

GARRETT COUNTY SUBDIVISION ORDINANCE

MAJOR SUBDIVISION - FINAL PLAT

CHECKLIST & SUBMITTAL REQUIREMENTS

Applicant's Name: _____

Name of Subdivision or Development: _____

Please review all items for completeness

**Indicates that the information may be shown on a separate sheet.*

A. GENERAL SUBMISSION ITEMS:

- 1. *County application/review fee(s)/escrow
- 2. Three print copies of the complete final plats and 9 additional copies of the layout plan for Planning Commission review. Layout plans should be identical to the submitted plat and may be reduced to a minimum of 11"x17"
- 3. One set of any required supporting documents
- 4. All information and drafting requirements that were required on the preliminary plat, provided that additional copies are not required to be submitted of documents that were submitted as part of the preliminary plat if such documents still apply and do not need to be updated
- 5. Words "final plat" and sheet title (such as "layout plan") on each sheet
- 6. Statement of status of any applications for state or federal wetland or state road access permits
- 7. Offer of road dedication and acceptance statements if applicable

B. *CONSTRUCTION DETAILS: *(following any applicable county improvement standards), such as road construction cross-section, storm drainage details and central water and sewage details.*

C. SUPPORTING DOCUMENTS:

- 1. * A copy of any "supporting documentation and additional information" that was required for the preliminary plat and that needed to be revised to reflect changes between the preliminary and the final plat
- 2. * List of modifications or waivers requested to this chapter that are needed but have not yet been granted
- 3. * Deed restrictions and agreements. All deed restrictions, conservation easements, property owner agreements or covenants already imposed or to be imposed as a condition to sale that may affect the subdivision plat. Statement of entity to be responsible to maintain roads and any protected open space.
 - a. Any agreement regarding maintenance of roads, utilities and protected open space and preservation of protected open space shall be subject to review by the County Attorney and acceptance by the Planning Commission.
 - b. The developer shall be responsible for maintenance of improvements and lands proposed to be owned by a property owner association until such association is established and operational

- 4. * Phasing. A map and statement indicating the order of any phasing of the preliminary plat
- 5. * For industrial operations or industrial storage written description of the proposed use in sufficient detail to allow a general determination of: a) any noise, glare, smoke and fumes nuisances, and b) possible fire, explosive, toxic, genetic, public health or other hazards
- 6. * Evidence that the County Engineer has determined that the submission meets applicable stormwater management requirements, and that such plans take into account any proposed phasing

D. MATERIALS REQUIRED PRIOR TO RECORDING: The following are not required at the time of final plat submission, but are required prior to recording of the final plat and prior to the construction of any permanent buildings.

- 1. Utilities agreements and permits
 - a. * All signed agreements or contracts with water and sewage providers for the provision of services to the project
 - b. * Approval letters from all appropriate state agencies of any private central water supply system or private central sewage disposal system
- 2. See "record plat" requirements in § 159.101
- 3. * Copies of any required or soil erosion and sediment control permits
- 4. * Evidence of compliance with the county floodplain ordinance, if any areas within the 100 year floodplain will be affected
- 5. * Copy of any required permit for traffic access onto a state road