

MAJOR SUBDIVISION
FINAL PLAN CHECKLIST

Contents of Final Plan

- ❑ At least eight (8) photostat or blue line prints, plus one (1) original drawing on mylar, drawn to scale of no smaller than one inch equals forty feet (1" = 40') on a maximum sheet size of 34" long by 24" wide, unless otherwise approved by the Planning Board, to show the following information:
- ❑ Name of Subdivision.
- ❑ Name and address of owner(s).
- ❑ Name and address of registered engineer and land surveyor, with stamp of registration. Surveyor certification that survey conforms to the standards of Class I survey.
- ❑ North arrow.
- ❑ Graphic scale.
- ❑ Boundary line of the subdivision, with accurate linear and angular dimensions.
- ❑ Names of all abutting landowners and plat/lot designation. Include land separated from the subdivision by a street or right-of-way.
- ❑ Existing and proposed street right-of-way lines, lot lines, lot numbers, lot areas, and easements to show accurate dimensions, bearings and areas, radii and angles of intersection of all horizontal curve.
- ❑ Location of permanent boundary monuments.
- ❑ A separate Utility Plan, to include all of the above information, plus the location and descriptive notations necessary to locate all water lines, sewer lines, storm drainage lines, underground lighting and communication lines, trees and facilities appurtenant thereto.
- ❑ A separate Profile Drawing(s) of final profiles, at a horizontal scale of one inch equals forty feet (1"=40') and a vertical scale of one inch equals four feet (1"=4'), showing road grades and cross sections at every one hundred (100) foot station, plus the location and grades of proposed drainage, water and sewer lines.
- ❑ An autocad disk, if plans are computer generated, shall be submitted with the final subdivision plan

Supporting Material – Final Plan

- ❑ A separate plan of land drawn to the same scale as the scale of the Tax Plat on which the lot(s) is being subdivided appear.
- ❑ A separate maintenance requirements plan describing the maintenance requirements for storm drainage and sanitary sewer systems.
- ❑ Two (2) copies of any protective easements or the statements and conditions of any deed

restrictions, including any provisions pertaining to the creation or organization of a homeowner's association.

- ❑ Confirmation, where applicable, from the Rhode Island Department of Environmental Management (RIDEM) that the proposed subdivision does not violate provisions of the Fresh Water Wetlands Act (pursuant to Chapter 2-1, General Laws of Rhode Island, as amended, and regulations thereunder).
- ❑ Confirmation, where applicable, from the Rhode Island Coastal Resources Management Council (CRMC) that the proposed subdivision does not violate policies and regulations within their jurisdiction (pursuant to Chapter 46-23, General Laws of Rhode Island, 1971, as amended, and regulations thereunder).
- ❑ Certification from R.I. Department of Environmental Management (DEM) that all lots within the proposed subdivision have been approved for the disposal of sewage by individual sewage disposal systems, if such are planned.
- ❑ Written certification from the Town Council of the Town of Middletown, or its authorized representative, that the proposed plan for use of public sanitary sewers has been reviewed and approved with regard to design, size, location and capacity.
- ❑ Written approval, where applicable, from RIDEM Division of Water Resources approving the extension of the existing sewer system.
- ❑ House numbers corresponding to parcel numbers, as required, for 911 notification system.
- ❑ Sewer impact fee required yes/no.
- ❑ Either of the following:
 - ❑ A statement indicating that it is the intention of the applicant to file a bond, surety or other security in a form satisfactory to the Planning Board, and in sufficient amount to cover the construction and installation of all improvements to the subdivision within the required completion period;

or

- ❑ A statement indicating it is the intention of the applicant to complete the required improvements prior to the endorsement of the subdivision.
- ❑ Written approval from the Director of Public Works, or their representative, of the detailed costs, including labor materials, of all improvements which must be installed by the applicant submitted on Public Works Form #1 – Detailed Costs (see page A-22).
- ❑ Filing fee of \$200 plus \$30 per lot or dwelling unit, whichever is greater.