

MINOR SUBDIVISION
FINAL PLAN CHECKLIST

At least eight (8) photostat or blue line prints, plus one (1) original drawing on mylar, drawn to a scale of no smaller than one inch equals 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, address and signature of registered land surveyor, with stamp of registration with certification of survey. Survey shall conform to Class I standards and shall tie to the RIGS coordinate system.
- ❑ North arrow.
- ❑ Graphic scale.
- ❑ Boundary lines of the subdivision, with accurate linear and angular dimensions.
- ❑ Names of all abutting landowners, and plat/lot designation, including land separate from the subdivision by a street or right-of-way.
- ❑ Existing 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 curves.
- ❑ Location of permanent boundary monuments.
- ❑ A separate Utility Plan to include all of the above information, plus the location and descriptive notation 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.
- ❑ Two copies of any protective easements or covenants or the statement and conditions of any deed restrictions, including any provisions pertaining to the creation or organization of a homeowner's association.
- ❑ If applicable, open space plan detailing the management and use of open space lots.
- ❑ Confirmation, where applicable, from the Rhode Island Department of Environmental Management 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).
- ❑ Certification, from R.I. Department of Environmental Management, 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.
- ❑ A statement indicating 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
- ❑ 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 \$100 plus \$30 per lot. (see note)
- ❑ Fees paid for additional reviews as required by the Planning Board.

NOTE: If Preliminary and Final reviews are to be combined, the filing fee for both reviews is required.

