

14.8 Major Subdivision/Major Land Development Project Final Plan Checklist

An applicant for a final approval of a major plan shall submit a plan labeled "Final Plan for a Major Subdivision", showing the as-built condition of the subdivision, and updating all of the information on the major plan preliminary plat checklist. Applicants shall contact the Planning Department for the number of required copies (this will not exceed thirteen (13) but may be fewer). Plans shall be prepared and stamped by a Rhode Island Registered Professional Engineer and/or Land Surveyor at a scale of 1 inch = 100 feet. Where any materials are generated electronically, the format requirements provided for electronic submittals at the beginning of Section 14 shall be followed. Individual sheets to be recorded shall not exceed 24 x 36 inches, and show the following:

- \_\_\_\_\_ 1. Date of preliminary major plan approval;
- \_\_\_\_\_ 2. Date of final plat submission;
- \_\_\_\_\_ 3. Surveyed measurements showing the location and dimensions of the following, (as built):
  - \_\_\_\_\_ a. Road profiles, establishing road grades and cross sections every one hundred (100) feet:
    - \_\_\_\_\_ (i) length of radii
    - \_\_\_\_\_ (ii) central angles
    - \_\_\_\_\_ (iii) tangent distances
    - \_\_\_\_\_ (iv) tangent bearings
    - \_\_\_\_\_ (v) arc lengths
- \_\_\_\_\_ 4. Accurate dimensions as follows:
  - \_\_\_\_\_ a. Width of streets and other rights of way
  - \_\_\_\_\_ b. Lengths of bearing of lot lines
  - \_\_\_\_\_ c. Length of right-of-way lines
  - \_\_\_\_\_ d. Length of subdivision boundary lines
  - \_\_\_\_\_ e. Areas of lots
- \_\_\_\_\_ 5. Center line profiles of constructed streets drawn at a horizontal scale of forty (40) feet equals one (1) inch and a vertical scale of ten (10) feet equals one (1) inch showing the location of as built drainage, sewer and water lines and structures, street surface grades and the finished ground elevation.
- \_\_\_\_\_ 6. A definite bearing and distance tie between permanent monuments on the exterior boundary of the subdivision and existing street intersections, or other permanent monuments where installed.
- \_\_\_\_\_ 7. Any restrictions stipulated by the Planning Commission's conceptual or preliminary approval as requiring notation on final plat.
- \_\_\_\_\_ 8. Limits of grading and clearing.
- \_\_\_\_\_ 9. Supporting Materials:
  - \_\_\_\_\_ a. Certificate of Tax Collector and appropriate Fire District showing that all taxes due on the land have been paid for a period of five (5) years prior to filing.

- \_\_\_\_\_ b. Two (2) notarized executed copies of existing and proposed protective covenants, easements and deed restrictions which regulate and protect the proposed subdivision.
- \_\_\_\_\_ c. Two (2) notarized executed copies of an irrevocable offer to convey to the Town all public streets and to convey all designated open space land to the Town if such open space is to be publicly owned or to a private association or to the purchaser of land in the plat where such open space is to be privately owned.
- \_\_\_\_\_ d. Certification of a Rhode Island Registered Professional Engineer and/or Land Surveyor that the plan is correct and accurate as built.
- \_\_\_\_\_ e. Filing fee.
- \_\_\_\_\_ f. 911 House numbers as dedicated by the numbering ordinance and one copy of subdivision map at scale of 1" = 100' annotated with house numbers.
- \_\_\_\_\_ g. Payment of fees in lieu of land dedication (if appropriate).
- \_\_\_\_\_ h. Certification from Director of Public Works that all inspection fees have been paid.
- \_\_\_\_\_ i. A bond to cover the cost of construction, maintenance and removal of temporary improvements if required as recommended by the Director of Public Works.
- \_\_\_\_\_ j. A maintenance bond as recommended by the Director of Public Works to cover the maintenance of all improvements within the subdivision for a period of one (1) year after their acceptance by the Town Council.
- \_\_\_\_\_ k. Digital file of the site plan in one of the following formats, or as approved by the GIS Office: CAD format (e.g. DXF, DWG), .shp, .TAB, or geodatabase.