

Town of Foster Planning Department
Major Land Development and Major Subdivision
Final Plan Checklist

The applicant shall submit to the Administrative Officer all items required for previous review stages for a major subdivision and the following additional supporting materials indicated below in electronic format:

A. Submission Requirements

1. Stenographer Fee - \$250.00, only required if a major change to the application as defined in Sec. 32-184(14) has been made since the approval of the master or preliminary plan. If a major change has been made, the fee must be paid before the Public Hearing.
2. An electronic copy of the final site plans drawn to an appropriate scale. A sufficient number of sheets shall be included to clearly show all of the information required. Sheets shall be numbered sequentially (e.g., sheet 1 of 3, sheet 2 of 3, etc.).
3. Seven (7) copies of the narrative report providing a general description of the existing physical environment of the uses and type of development proposed by the applicant, including any changes since Preliminary Plan submission.
4. One Mylar of the final approved plan layout and (4) black lines to be given for recording purposes after the twenty (20) day appeal period found in RIGL 45-23-71, at 24"x36" size.
5. Two originals signed copies of all legal documents describing the property, including proposed easements and rights-of-way, dedications, restrictions, or other required documents.
6. A deed for transferring all lands proposed for dedication to the Town of Foster or other qualified group must be accepted and approved **or** a fee-in-lieu of dedication must be received and accepted (if required).
7. Sample deed of all parcels upon approval.

B. Additional Site Plan Requirements

1. Location of all permanent bounds.
2. Location of all interior lot lines and road lines with accurate dimensions indicated.
3. Notation of special conditions of approval imposed by the Planning Board (if any).
4. ☐ Electronic copies of final construction plans as listed in the preliminary plan checklist, including plans of any additional improvements as required by the Planning Board as a condition of approval
5. ☐ Certification (stamp) of a Registered Professional Engineer that the construction drawings are correct
6. ☐ A certificate block drawing, for signatures for Planning Board approval and Town Clerk recordings should be located on **each page** of the plan.

<i>Town of Foster, Rhode Island</i>		<i>Department of Planning</i>	
<i>Submission Record for</i>		<i>-Major-</i>	<i>Subdivision</i>
<i>Submission</i>	<i>Board Action</i>	<i>Date:</i>	<i>Signed:</i>
<i>Certificate of Completeness</i>	<input type="checkbox"/> <i>Certified</i> <input type="checkbox"/> <i>Returned for cause</i> <input type="checkbox"/> <i>Denied</i>	_____	_____
<i>Preliminary Review</i>	<input type="checkbox"/> <i>Approved</i> <input type="checkbox"/> <i>Returned for cause</i> <input type="checkbox"/> <i>Denied</i>	_____	_____
<i>Final Review</i>	<input type="checkbox"/> <i>Approved</i> <input type="checkbox"/> <i>Returned for cause</i> <input type="checkbox"/> <i>Denied</i>	_____	_____
<i>Received for Record</i> _____		<i>Date:</i> _____	
<i>At</i> _____ <i>M. Recorded in Book No.</i> _____ <i>Page</i> _____			
<i>Of the Land Evidence in the Town of Foster, Rhode Island.</i>			
_____ <i>Town Clerk</i>			

<i>Town of Foster, Rhode Island</i>		<i>Department of Planning</i>	
<i>Submission Record for</i>		<i>-Land Development-</i>	
<i>Submission</i>	<i>Board Action</i>	<i>Date:</i>	<i>Signed:</i>
<i>Certificate of Completeness</i>	<input type="checkbox"/> <i>Certified</i> <input type="checkbox"/> <i>Returned for cause</i> <input type="checkbox"/> <i>Denied</i>	_____	_____
<i>Preliminary Review</i>	<input type="checkbox"/> <i>Approved</i> <input type="checkbox"/> <i>Returned for cause</i> <input type="checkbox"/> <i>Denied</i>	_____	_____
<i>Final Review</i>	<input type="checkbox"/> <i>Approved</i> <input type="checkbox"/> <i>Returned for cause</i> <input type="checkbox"/> <i>Denied</i>	_____	_____
<i>Received for Record</i> _____		<i>Date:</i> _____	
<i>At</i> _____ <i>M. Recorded in Book No.</i> _____ <i>Page</i> _____			
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_____ <i>Town Clerk</i>			

7. ☐ Proposed road plan and profiles drawn at a scale of 1"=40' horizontal and 1"=4' vertical if required by the Planning Board
8. ☐ Road cross-sections, if required by the Planning Board
9. ☐ For phased projects, as built drawings for the previous stage, if applicable

C. Supporting Material

1. ☐ Written confirmation from the RI Department of Environmental Management pursuant to the RI DEM Rules and Regulations Governing the Enforcement of the Freshwater Wetlands Act, and any subsequent amendments thereto, that plans of the proposed subdivision or land development, including any required off-site construction, have been reviewed and indicating that the Wetlands Act either does not apply to the proposed site alteration or that approval has been granted for the proposed site alteration.
2. ☐ A Physical Alteration Permit (PAP) issued by the State Department of Transportation for any connection to or construction work within a State highway or other right-of-way (if necessary).
3. ☐ Performance bond or other financial guarantees, if applicable
4. ☐ Evidence that all necessary variances, permits or agreements with local state, or federal agencies have been obtained.

5. ☐ Phasing schedule, if any
6. ☐ Evidence that all public improvements have been completed or that a public improvement guarantee has been received and approved
7. ☐ Evidence of approved ground percolation tests and ISDS for each lot as well as general building locations.

D. Payment of Required Fees

Payment of the following fees or posting of financial guarantees, if required, is required prior to endorsement by the Planning Board and recording of final plans:

- a. ☐ Performance bond or other financial guarantees: \$ _____ Date set by Planning Board
- b. ☐ Fees in-lieu-of land dedication - \$1,335.00 per lot
- d. ☐ Maintenance bond for acceptance of public improvements (if applicable)
 - \$ _ Date of Council Acceptance _____
 - Description _____
 - Date of Expiration of Maintenance Bond _____

F. Certification and Review Process

1. The Final Plan shall be certified complete or incomplete by by the administrative officer in writing, within fifteen (15) days of submission, according to the provisions of § 45-23-36(c) so long as a completed checklist of requirements is provided with the submission. This time period may be extended to twenty-five (25) days of submission by written notice from the administrative officer to the applicant where the final plans contain changes to or elements not included in the preliminary plan approval.
2. Once certified, the Administrative Officer, or, if referred to it, the planning board, shall review, grant, grant with conditions, or deny final plan approval. A decision shall be issued within forty-five (45) days after the certification of completeness, or within a further amount of time that may be consented to by the applicant, approve or deny the final plan as submitted.
3. Once the final plans have been approved and the twenty (20) day appeal period found in RIGL 45-23-71 has passed, one Mylar and four black lines should be recorded at the Town Hall along with the new deed descriptions for each parcel. **If there are any remaining fees to be paid, they should be paid at the time of recording.**