

### SECTION III - REQUIRED IMPROVEMENTS

A. The subdivider shall construct all improvements as required by these regulations at his own expense. All required public improvements shall reflect the physical character and design for that district as specified in the Comprehensive Plan.

**B. Streets:**

Streets shall be constructed in accordance with the standard specifications of the City of Newport.

**C. Curbs:**

1. Curbs shall be provided for all streets and intersections and shall be constructed in accordance with the standard specifications of the City of Newport.
2. Curb cuts shall not be permitted closer than seventy-five feet (75') to the center point of an intersection.

**D. Sidewalks:**

1. Construction: sidewalks shall not be less than four feet (4') wide. Greater width may be required by the Planning Board according to the character of the subdivision.
2. Sidewalks shall be constructed in accordance with the standard specifications of the City of Newport.

**E. Driveways:**

Driveways shall be constructed in accordance with the standard specifications of the City of Newport.

**F. Utilities:**

1. Sewer lines and related equipment such as manholes and connecting Y's shall be constructed in conformity with the City of Newport standards.
2. Water lines and related equipment such as hydrants and main street off valves shall be constructed in conformity with the City of Newport standards.
3. In minor and major all electric utility lines, communications lines and street lighting lines shall be installed underground. (3/70)

4. All utility lines shall be so located as to preserve the character and livability of the subdivision.
5. Adequate disposal of surface water shall be provided for in a manner satisfactory to the City Engineer. Catch basins shall be built in conformity to the City of Newport standards. All necessary drains, culverts, and bridgework shall conform to the City of Newport standards.

**G. Street Signs:**

Street signs shall be provided at all street intersections within the subdivision. Dead-end streets shall be properly signed. Street signs shall conform to the City of Newport standards.

**H. Monuments:**

1. Permanent monuments shall be installed at all street intersections, at all points in changes of direction or curvature of streets, and at other parts where, in the opinion of the Planning Board permanent monuments are necessary.
2. No permanent monuments shall be installed until all construction which would destroy or disturb the monuments is completed.
3. All monuments shall be constructed of reinforced concrete or granite, minimum dimensions to be six inches sq. and thirty-two inches long (6" x 6" x 32").

**I. Street Lights: (2/86)**

1. Street lights shall be provided and installed:
  - (a) Along arterial or major streets;
  - (b) In all residential, commercial and industrial subdivisions;
  - (c) Located where the interests of safety and security for persons, property, or traffic are best served by their installation.
2. Street lighting shall be provided and installed as set forth in the standard specifications of the City of Newport.
3. The subdivider shall be responsible for the capital costs associated with the installation of required street lights. This amount is to be paid to the City of Newport prior to the approval of the subdivision by the Planning Board.