

Town of Cumberland, Rhode Island  
**Land Development & Subdivision Regulations**

**APPENDIX C: CHECKLIST FOR A MASTER PLAN SUBMISSION**

Item	Complete	Incomplete/ Incorrect	Not Required
Application cover sheet and fee			
Sufficient number of plan copies (generally, 20)			
Name of project; submission type and stage of submission			
Tax Assessor's Plat and Lot number(s)			
Name and address of property owner(s) and applicant(s)			
Name and Rhode Island registration number of professional engineer or land surveyor responsible for the plan submitted			
Date of plan preparation, with revision date(s) (if any)			
Graphic scale and true north arrow			
Zoning District(s), including minimum area, dimensions and setbacks			
Total Area of subdivision or land development project			
Existing and proposed property lines and building setback lines			
Existing and proposed area(s) and dimensions of the parcel(s) and street(s)			
Location and size of existing buildings, structures, utilities and improvements on the lot(s) and on abutting lots			
Location, width and names of platted streets within or directly adjacent to the parcel being re-subdivided			
Proposed utilities, manholes, catch basins, pits, etc			
Existing easements (if none, state on Plan) and proposed deed or plat restrictions or protective covenants (if none, state on Plan)			
Plan scale shall be no smaller than one inch equals eighty feet (1"= 80'). The scale may be modified with the permission of the Administrative Officer.			
Sufficient Plan Size. (Plans may be reduced to 11" x 17" provided that they are still legible, as determined by the Administrative Officer. Sheets shall be numbered sequentially.)			
A location map showing the physical relationship of the proposed project to the area within a radius of 1/2 mile. Said location map (USGS or comparable may be used) shall identify location of all brooks, streams, ponds, lakes, wetland area, public drinking water reservoirs, and public wells within 1,000 feet of the project.			
Lettering shall be neat and legible and shall not be smaller than 1/8"			
A proposed phasing plan (if none, state on Plan)			
Approximate topographic conditions			
Land proposed for public dedication			
Approximate locations of reservoirs and their tributaries, water bodies, watercourses, and wetlands (if none, state on Plan) on property			
Location of private wells and septic systems within 200' of the project			

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Total area of all lots and roadways involved in project			
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Topographical conditions, existing man-made structures and natural site features on the lot(s) to be subdivided and/or developed and on abutting lots			
Tentative construction phasing illustrated on plan			
Analysis of potential neighborhood/district impacts			
Verification of wetland edge by the RI DEM (if no wetlands on property, state on plan)			
Analysis of buildable lot area. The analysis shall include a constraint plan illustrating constraints and indicating the square foot areas of all applicable constraints as itemized in the Regulations and an estimated limit of disturbance.			
Plat and lot location and names of each abutter; submission of abutter's names and addresses on self-adhesive mailing labels.			
Any other preliminary information or data which is relevant to good land planning and design			