
**APPENDIX C - SPECIFICATIONS & SUBMISSIONS FOR PLANS & PLATS FOR
SUBDIVISIONS AND LAND DEVELOPMENT PROJECTS**

Article A. *General Requirements for all Submissions*

All plans submitted shall conform to the following:

1. *Title block*: Include the following information:
 - a. Name of project; submission type and stage of submission.
 - b. Name and address of property owner(s) and applicant(s).
 - c. Tax Assessor's Plat and Lot number(s).
 - d. Date of plan preparation, with revision date(s) (if any).
 - e. Name and RI registration number of professional engineer or land surveyor responsible for the plan submitted.
 - f. Graphic scale and true north arrow

2. *General notes*: Include the following notes as applicable.
 - a. Zoning classification.
 - b. Total area of subdivision or land development project.
 - c. Minimum area, frontage, dimensions and setbacks.
 - d. Wetlands (if none, state on plan)
 - e. Easements (if none, state on plan)

3. *Legend Symbols*:
 - a. Existing and proposed property lines and building setbacks
 - b. Existing and proposed structures, utilities, manholes, catch basins, pits, etc. (if none, state on plan)

4. *Drawing size*: The plan for the permanent Planning Department file shall be 18" x 24" or 24" x 36" in size. The balance of the plans for distribution may be reduced to 11" x 17" provided that they are still legible, as determined by the Administrative Officer. Sheets shall be numbered sequentially. Mylars for recording, if applicable, shall be 18" x 24" or 24" x 36" in size.

5. *Location map*: A location map showing the physical relationship of the proposed subdivision or land development project to the area within a radius of one-half 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 proposed subdivision or land development project.

6. *Lettering*. Lettering shall be neat and legible and shall not be smaller than one-eighth (1/8) inch high.

Article B. *Administrative Subdivision*

1. The subdivider or land developer shall file with the administrative officer in accordance with the scheduled enumerated in the regulations:
 - a. A fully completed application together with the appropriate fee as shown on the fee schedule in Appendix A.

- b. Sufficient number of plan copies (13 if plan must be reviewed by the Planning Board, otherwise 2 copies are sufficient) containing the items required in Article A hereinabove and identified in Article B hereinbelow.
2. The administrative sketch plan shall encompass the entire tract of land in contiguous ownership by the subdivider or developer and shall contain the following:
- a. Existing and proposed area(s) and dimensions of the parcel(s) being re-subdivided.
 - b. Location and size of existing buildings, structures, utilities and improvements on the lot(s) to be re-subdivided and on abutting lots.
 - c. Location, width and names of platted streets within or directly adjacent to the parcel being re-subdivided.
 - d. Wetlands (if none, state on Plan).
 - e. Easements (if none, state on Plan).
 - f. 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.
 - g. Copies of digital files on magnetic or optical media are required. If submitted in an AutoCad format, dxf files are preferred. Georeferencing coordinates for the plans within each dxf layer in the NAD83-RISPC in feet are preferred, but local coordinates are acceptable. If not already shown on the Plan, supplemental metadata should include the name and version number of the computer software used to generate the digital files and the name, company address and registration number of the land surveyor performing the work.

Article C. *Pre-Application Sketch Plans*

1. The subdivider or land developer shall file with the administrative officer in accordance with the scheduled enumerated in the regulations, but no less than fourteen (14) days in advance of the regularly scheduled meeting of the planning board:
 - a. A fully completed application together with the appropriate fee as shown on the fee schedule in Appendix A.
 - b. A minimum of fifteen (15) legible black line or blue line prints of the application sketch plan containing at minimum the items required in Article A hereinabove and identified in Article C(2) hereinbelow.
2. The pre-application sketch plan shall encompass the entire tract of land in contiguous ownership by the subdivider or developer and shall contain the following:
 - a. Existing and proposed area(s) and dimensions of the parcel(s) and street(s).

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- b. Location and size of existing buildings, structures, utilities and improvements on the lot(s) and on abutting lots.
 - c. Location, width and names of platted streets within or directly adjacent to the parcel being re-subdivided.
 - d. Existing easements (if none, state on Plan) and proposed deed or plat restrictions or protective covenants (if none, state on Plan).
 - e. 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.
 - f. 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).
 - g. A proposed phasing plan (if none, state on Plan).
 - h. Approximate topographic conditions.
 - i. Land proposed for public dedication.
 - j. Approximate locations of reservoirs and their tributaries, water bodies, watercourses, and wetlands (if none, state on Plan) on property.
 - k. Location of private wells and septic systems within 200' of the project.
 - l. Any other preliminary information or data which is relevant to good land planning and design.

Article D. *Master Plans*

1. The subdivider or land developer shall file with the administrative officer in accordance with the scheduled enumerated in the regulations, but no less than fourteen (14) days in advance of the regularly scheduled meeting of the planning board:
 - a. A fully completed application together with the appropriate fee as shown on the fee schedule in Appendix A.
 - b. A minimum of twenty (20) legible black line or blue line prints of the application plan containing at minimum the items required in Article A and C hereinabove and identified in Article D(2) hereinbelow.
2. The master plan or master plat shall encompass the entire tract of land in continuous ownership by the subdivider or developer and abutting property and shall contain the following:
 - a. Total area of all lots and roadways involved in project.

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- b. Topographical conditions, existing man-made structures and natural site features on the lot(s) to be subdivided and/or developed and on abutting lots.
 - c. Tentative construction phasing illustrated on plan.
 - d. Analysis of potential neighborhood/district impacts.
 - e. Verification of wetland edge by the RI DEM (if no wetlands on property, state on plan).
 - f. Analysis of buildable lot area. The analysis shall include a constraint plan indicating the square foot areas of all applicable constraints as itemized in the Regulations including: wetlands, perimeter wetlands, areas with slopes in excess of 15% within the limit of disturbance, easements areas and 100 year flood plain and floodways and an estimated limit of disturbance.
 - g. Plat and lot location and names of each abutter; submission of abutter's names and addresses on self-adhesive mailing labels.
 - h. Any other preliminary information or data which is relevant to good land planning and design.

Article E. *Preliminary Plats & Plans*

- 1. The subdivider or developer shall file with the administrative officer in accordance with the regulations, but under no conditions less than fourteen (14) days in advance of the planning board's regularly scheduled meeting:
 - a. A fully completed preliminary application with the appropriate filing fee as shown on the fee schedule in Appendix A.
 - b. A minimum of twenty (20) legible black line or blue line prints of the preliminary plat containing all the information required by Article A and C hereinabove and identified in Article E(2) hereinafter.
 - c. A minimum of twenty (20) black line or blue line prints of centerline profiles of the proposed streets.
 - d. Preliminary site suitability determinations by the Rhode Island Dept. of Environmental Management as to the suitability of the soils within the plat boundaries for the safe and proper operation of individual sewerage disposal systems, if such systems are planned.
 - e. Certification by the Superintendent of the Cumberland Water Department that the proposed water service is acceptable and that water can be provided to the proposed project. Location of fire hydrants shall be determined by the Cumberland Water Department in cooperation with the local fire department. If water is to be provided by a water system other than the Cumberland Water Department similar certification and hydrant location is required.

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- f. Certification by the Cumberland Public Works Department that the proposed sewer layout is acceptable and can accept the effluent load of the proposed project.
 - g. An advisory report from the Cumberland Police Traffic Officer as to the need for and the location of traffic control signs or other traffic control devices as well as any required ordinances deemed necessary for traffic control.
 - h. A notarized statement from the property owner authorizing the submission of his/her land to the subdivision and/or land development procedures if he/she is not the subdivider.
2. The preliminary plan shall encompass the entire tract of land in continuous ownership by the subdivider or developer and abutting property and shall contain the following:
- a. Proposed area(s), angles and dimensions of the parcel(s) and street(s).
 - b. Location and size of existing buildings, structures, utilities and improvements on the lot(s) and on abutting lot(s).
 - c. Location, width and names of platted streets within or directly adjacent to the parcel being re-subdivided.
 - d. 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.
 - e. Sufficient Plan Size. (Plans may be reduced to 11" x 17" provided that they are still legible, as determined by the Administrative Officer. Number sheets sequentially).
 - f. Total area of all lots and roadways involved in project.
 - g. Construction phasing illustrated on plan.
 - h. Plat and lot location and names of each abutter; submission of abutter's names and addresses on 2 sets of self-adhesive mailing labels.
 - i. Preliminary site suitability determinations by the RI DEM as to the suitability of the soils for the operation of ISDS(s).
 - j. Ground elevation data referenced to mean sea level and illustration of floodplains in accordance with Federal flood insurance maps and reports.
 - k. Topographic contours at 2' intervals; illustrate other conditions such as ledge outcroppings and appropriate setback lines to all brooks, reservoirs, streams, ponds, lakes, wetland areas, drinking water supplies and other waterways within 200' of the proposed project (if none, state on the Plan).
 - l. Proposed areas to be dedicated as open space & ownership/maintenance proposals.

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- m. Proposed street names (Names shall not be a duplicate of, or closely resemble, existing street names).
 - n. Existing and proposed water line, sewer line, drainage line and all manholes, catch basins including location and dimensions of each and data that supports their sizing and design.
 - o. Existing and proposed easements, plat restrictions and/or covenants; include draft legal documents (if none, state on Plan).
 - p. Existing and proposed curb lines and driveway openings.
 - q. Location of existing and proposed permanent monuments.
 - r. Location of existing and proposed fire hydrants.
 - s. Location of existing private wells within two hundred 200' of the proposed project, locations of wells within the project, and the location and type of public wells within 800' feet of the project.
 - t. Location of existing cesspools, septic systems, seepage pits, or other sewerage disposal systems within 200' of the project.
 - u. A soil erosion and sedimentation control plan.
 - v. Identification of any land located within public drinking water supply areas.
 - w. Identification of storm water controls and data that supports sizing and design.
 - x. Engineered centerline profiles of proposed streets containing, as appropriate: existing and proposed street grades, sewer mains, water mains, all other underground utilities, and drainage facilities. Profile scale shall have a horizontal scale of 1"= 40' and vertical scale of 1" = 4'.
 - y. Street ROW cross-section detail illustrating all utilities, sidewalks & trees.
 - z. Street signs and traffic calming measures, as appropriate.
 - aa. A landscape plan prepared by a RI registered Landscape Architect identifying the location of existing tree cover, location and common name of individual trees of 16-inch diameter or greater within 50 feet of the right-of-way and the location of proposed trees.
 - bb. A street lighting plan, showing the location of proposed lights and the existing lights within 50' of the proposed development.
 - cc. All necessary State and Federal permits.
 - dd. Identification of flood areas in accordance with the flood hazard regulations.

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- ee. If wetlands are located within the project area, a written determination from RI DEM is necessary documenting either that the Wetlands Act does not apply, or that the proposal will result in an insignificant or significant alteration as granted by evidence of a permit. Copies of DEM stamped plans and permits along with any conditions shall be submitted.
 - ff. Demonstrated compliance/submission of any materials required as a condition of Master Plan approval; Any other information or data which is relevant to good land planning and design

Article F. *Final plats*

1. The subdivider and/or developer shall file with the administrative officer in accordance with these regulations, but no less than fourteen (14) days in advance of a regularly scheduled meeting of the planning board, the following:
 - a. A fully completed final plat application together with the appropriate fee identified in Appendix A.
 - b. A minimum of fifteen (15) legible prints of the final plat, two (2) copies shall be black ink on Mylar, in accordance with the requirements of these regulations.
 - c. Minimum of fifteen (15) black line or blue line copies of the proposed street profiles.
 - d. Municipal lien certificate documenting that there are no taxes due on the property.
 - e. Plat and lot location and names of each abutter; submission of abutter's names and addresses on self-adhesive mailing labels.
 - f. A quitclaim deed conveying all street ROWs and other legal documents such as deed restrictions, protective covenants, easements.
 - g. A statement in duplicate describing any easements and the conditions thereof.
 - h. Written certification by a registered professional engineer that all drainage structures and facilities will accommodate a 100-year frequency rainfall event. This design standard may be increased by the planning board upon request by the town engineer. All Holding Ponds shall be designed to accommodate one-hundred (100) year design frequency rainfall. A statement in duplicate describing any easements and the conditions thereof.
 - j. Approved construction phasing plan.
 - k. Demonstrated compliance submission of any materials required as a condition of Master Plan approval; Any other information or data which is relevant to good land planning and design.
 - l. The approved Preliminary Plan including construction details, landscaping, soil erosion, lighting, etc. Plans and accompanying materials shall include and clearly illustrate all modifications directed by the Board during previous stages of review.

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- m. Any State and Federal Permits that have been obtained or have been changed since submission with the Preliminary Plan.
 - n. Two (2) copies of existing and proposed deed restrictions and protective covenants to run with the land in the development, if such exists or are proposed.
 - o. Certification that all curb cuts and/or drainage proposed to be made onto state highways have been approved by the Rhode Island Department of Transportation.
 - p. Street name and housing numbering plan. A plan approved by the Town of Cumberland showing street names of all new proposed streets and house numbers assigned to each new lot proposed in the development or subdivision. Such plan shall not duplicate or conflict with existing street names and/or house numbers.
 - q. A Street lighting plan approved by the Town of Cumberland showing the location of all proposed street lights within the subdivision and existing street lights within 50 feet of the proposed subdivision.
 - r. Copies of digital files on magnetic or optical media are required. If submitted in an AutoCad format, dxf files are preferred. Georeferencing coordinates for the plans within each dxf layer in the NAD83-RISPC in feet are preferred, but local coordinates are acceptable. If not already shown on the Plan, supplemental metadata should include the name and version number of the computer software used to generate the digital files and the name, company address and registration number of the land surveyor performing the work.
2. The final plan shall encompass the entire tract of land in continuous ownership by the subdivider or developer and abutting property and shall contain the following:
- a. All information required under articles A, C, and E.
 - b. Any conditions of approval or waivers/variances granted should be identified on the plan.
 - c. Location of all permanent monuments. A defined bearing or angle and distance tie shall be shown between permanent monuments on the existing boundary of the proposed development and existing street intersections or other existing permanent monuments.
 - d. Dimensions as follows: Width of street right-of-way; all angles and dimensions of lot lines; right-of-way lines and project boundaries; area of lots; curve data to include lengths of radii, central angles and tangent curblines.
 - e. Certification of a registered land surveyor that the plat is correct and certification by registered professional engineer that storm drainage provisions are satisfactory.
 - f. Profiles of proposed streets.
 - g. If wetlands are located within the subdivision or land development project, a written determination form the Rhode Island Department of Environmental Management that:
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- a. The Fresh Water Wetlands Act does not apply, or
 - b. The proposals will result in an insignificant alteration of wetlands, or
 - c. The project will result in a significant alteration of wetland. In such a case, copies of permits approved by the Rhode Island Department of Environmental Management along with a list of any conditions for such a permit shall be submitted.

Additionally, a certification by a title attorney or comparable legal professional, that no notice of violation of the Wetlands Act is on file in the land evidence records of the Town of Cumberland pertaining to the lot or lots being considered for subdivision or land development.

Specifications and Submissions for Development Plan Review

Article G. *General Requirements for all Development Plan Review Submissions*

The Applicant shall submit a fully completed application, together with the appropriate fee as shown on the fee schedule in Appendix A, and eighteen (20) legible black line or blue line prints of the plan containing, at a minimum, the items identified herein below.

Article G(1). *General Requirements for all Submissions*

All plans submitted shall conform to the following:

1. *Title block*: Include the following information:
 - a. Name of project; submission type and stage of submission.
 - b. Name and address of property owner(s) and applicant(s).
 - c. Tax Assessor's Plat and Lot number(s).
 - d. Date of plan preparation, with revision date(s) (if any).
 - e. Name and RI registration number of professional engineer or land surveyor responsible for the plan submitted.
 - f. Graphic scale and true north arrow
2. *General notes*: Include the following notes as applicable.
 - a. Zoning classification.
 - b. Total area of subdivision or land development project.
 - c. Minimum area, frontage, dimensions and setbacks.
 - d. Wetlands (if none, state on plan)
 - e. Easements (if none, state on plan)
3. *Legend Symbols*:
 - a. Existing and proposed property lines and building setbacks
 - b. Existing and proposed structures, utilities, manholes, catch basins, pits, etc. (if none, state on plan)
4. *Drawing size*: The plan for the permanent Planning Department file shall be 18" x 24" or 24" x 36" in size. The balance of the plans for distribution may be reduced to 11" x 17" provided that they are still legible, as determined by the Administrative Officer. Sheets shall be numbered sequentially. Mylars for recording, if applicable, shall be 18" x 24" or 24" x 36" in size.

5. *Location map*: A location map showing the physical relationship of the proposed subdivision or land development project to the area within a radius of one-half 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 proposed subdivision or land development project.
6. *Lettering*. Lettering shall be neat and legible and shall not be smaller than one-eighth (1/8) inch high.

The plan shall encompass the entire tract of land in contiguous ownership by the subdivider or developer and shall contain the following

Article G(2). *Pre-Application Sketch Plans*

1. *For lots which have existing buildings or structures located thereon, the plan shall contain the following*:
 - a. All information required in Article G(1) hereinabove.
 - b. Locations and dimensions of existing and proposed (i) property lines, (ii) project boundaries, (iii) buildings and structures;
 - c. Locations of existing and proposed (i) parking areas, (ii) vehicular drives, aisles, (iii) means of ingress and egress, curb cuts (iv) loading areas, (v) pedestrian facilities, (vi) signage, and (vii) drainage facilities.
 - d. Locations of all existing buildings and structures on abutting lots.
 - e. Names and locations of existing streets abutting the subject parcel(s); location and dimension of proposed streets.
 - f. Approximate location of any wetlands, watercourses, or wetland buffers. If there are no wetlands on the parcel, a notation shall appear on the plan stating same.
 - g. Any other initial information or data which is relevant to good land planning and design.

Supporting Materials:

- a. A notarized statement from the property owner authorizing the submission of his/her land to the development plan review procedures if he/she is not the applicant.
2. *For lots without existing buildings or structures located thereon, the pre-application sketch plan shall additionally contain the following*:
 - a. Existing site analysis map of the site, including identification of existing contours with intervals of a maximum of ten (10) feet, locations of significant existing natural and manmade environmental features, including but not limited to wooded areas, wetlands, land containing steep slopes, rock outcrops, stonewalls, easements, and historic cemeteries.

Article G(3). ***Preliminary Plans***

1. *For lots which have existing buildings or structures located thereon, the plan shall contain the following:*
 - a. All information required in Articles G(1) and G(2) hereinabove.
 - b. The number and dimensions of existing and proposed parking spaces and handicapped parking spaces. In notes, provide explanation of parking computations in relation to gross floor area and number of seats, if applicable, in accordance with the Zoning Ordinance requirements.
 - c. Computation of impervious lot coverage, in accordance with the Zoning Ordinance requirements.
 - d. Identification of internal circulation patterns.
 - e. Locations and dimensions of existing and proposed easements and rights of way within or abutting the subject property. If none are proposed, a notation shall appear on the plan stating same. Location, dimensions, and notation on plan of any existing or proposed deed or plat restrictions or protective covenants, if applicable.
 - f. Location of all existing and proposed utilities (electric, gas, water, hydrants, wells, sewer, ISDS).
 - g. Location of any wetlands, watercourses or wetland buffers, as determined by a RIDEM qualified wetlands biologist, in accordance with RIDEM Wetland Regulations. If there are no wetlands on the subject parcel, a notation shall appear on the plan stating same.
 - h. Location of existing private wells within two hundred (200') feet of the proposed project.
 - i. Identification of any portion of property located in flood zones, as determined by FEMA maps. If no portion of property is located in a flood zone, a notation shall appear on the plan stating same.
 - j. If changes in contours are being proposed, identification of existing and proposed contours with intervals of two (2) feet; Otherwise, a notation that no changes in contours are being proposed,.
 - k. Location of any existing or proposed sidewalks on-site and/or intermodal transportation connections to adjacent parcels.
 - l. Identification of storm water controls. Where new drainage structures are planned as part of the site improvement, detailed drainage plan and computations.
 - m. Location of any existing and/or proposed solid waste facilities including appropriate screening.

- n. Quantities and locations of proposed use and storage of hazardous materials.
- o. Location, dimension, and architectural style of proposed external lighting (including type of illumination and illustration of foot candles in scale of measurements equal to that of the plan).
- p. Location, dimension, and architectural style of proposed outdoor signs (including material, color, lettering type and height, and type of illumination).
- q. Landscaping plan showing all significant proposed clearing of land, removal of existing vegetation, and revegetation, including detailed design of planting areas, selection of landscape materials, number of each plant to be established, and the size of plant materials at time of planting.
- r. Name, signature, and Rhode Island registration number of professional land surveyor, as required by law, responsible for the plan(s) submitted. Additionally, the Plan shall be certified that it is correct and conforms to the Procedural and Technical Standards for the Practice of Land Surveying in the State of Rhode Island. Surveys shall meet the minimum standards for Class I surveys.
- s. Any other information which is relevant to good land planning and design.

Supporting Materials:

- a. All supporting materials required in Article G(2) herein above.
- b. Written analysis of potential neighborhood impacts.
- c. A general floor plan, showing the proposed use and area in square feet for each building and structure, and for each proposed use within the structure.
- d. Exterior elevation plans of proposed additions, buildings, or structures, showing the front, side, and rear views (including height, length, roof pitch, overhang, steps, rails, windows, doors, ramps and other building elements). Exterior elevation plans for additions shall show the entire structure, not just the proposed new construction. A description of construction materials (including color and texture).
- e. Draft copies of all pertinent legal documents, including deeds conveying any land or easements which may be deed to the Town of Cumberland, as well as any proposed restrictive and protective covenants, if applicable.
- f. Written confirmation from the Cumberland Water Department that the proposed water service is acceptable and that water can be provided to the proposed project, if applicable.
- g. Written confirmation from the Cumberland Public Works Department that the proposed sewer service is acceptable and can accept the effluent load of the proposed project, if applicable.

- h. If an existing individual sewage system is being utilized, a septic system suitability determination by RIDEM that an existing individual sewage system is suitable for the proposed use, if applicable.
 - i. An advisory report from the Cumberland Police Traffic Officer as to need for and the location of traffic control signs or other traffic control devices as well as any required ordinances deemed necessary for traffic control when there is a new use proposed for the property.
 - j. Verification of wetland delineation by the Rhode Island Department of Environmental Management, if applicable.
 - k. Cross section and profiles of any proposed impervious surface construction, if intended as a public improvement. Profiles of proposed streets shall include existing and proposed street grades, sewer mains, water mains, underground utilities, and drainage facilities.
 - l. Plat and lot location and names of each abutter; submission of abutter's names and addresses on self-adhesive mailing labels. In the event of a street creation or extension, the name, address, assessor's plat and lot for property owners located within the required notice area.
2. *For lots without existing buildings or structures located thereon, the preliminary plan shall contain the following:*
- a. All information required in Articles G(1) and G(2) herein above.
 - b. If changes in contours are being proposed, identification of existing and proposed contours with intervals of two (2) feet; Otherwise, a notation that no changes in contours are being proposed,
 - c. Location of groundwater and percolation test holes, if applicable.
 - d. Landscaping plan showing all significant proposed clearing of land, removal of existing vegetation, and revegetation, including detailed design of planting areas, selection of landscape materials, number of each plant to be established, and the size of plant materials at time of planting. The plan shall be stamped and signed by a Rhode Island Registered Landscape Architect.

Supporting Materials:

- a. All supporting materials required in Article G(1) and G(2) hereinabove.
- b. Preliminary site suitability determination by the Rhode Island Department of Environmental Management as to the suitability of the soils within the lot boundaries for the safe and proper operation of individual sewerage disposal systems for proposed use, if applicable.

Article G4. ***Final plans***

All plans submitted shall conform to the following:

- a. All information required in Articles G(1), G(2), and G(3) herein above.
- b. All final plans shall include all modifications and special conditions of approval directed by the planning board during the preliminary stages of review. All changes and modifications shall be clearly identified.

Supporting Materials:

- a. All supporting materials required in Articles G(1), G(2), and G(3) herein above
- b. If wetlands are located within or near the subject property, written confirmation from the RIDEM that the plans of the development, including any off-site construction, have been reviewed and indicating that the Wetlands Act either does not apply or that approval has been granted for the proposed site alteration.
- c. Final street name and numbering plan, approved by the Town of Cumberland Rescue Director, showing street names of all proposed streets and numbers assigned to each new unit proposed for the project, if applicable.
- d. Certificate of the tax collector of the Town of Cumberland that all taxes are current and that there are no outstanding tax liens thereon.
- e. Written certification by a registered professional engineer that all drainage structures and facilities will accommodate a minimum one-hundred (100) year design frequency rainfall.
- f. Certification that all curb cuts and/or drainage proposed to be made onto state highways have been approved by the Rhode Island Department of Transportation.
- g. Two signed final copies of all pertinent legal documents, including deeds conveying any land or easements which may be deeded to the Town of Cumberland, as well as any proposed restrictive and protective covenants, if applicable.
- h. Soil erosion and sediment control plan, if applicable.
- i. Proposed construction schedule, including phasing as appropriate.
- j. Copies of digital files on magnetic or optical media are required. If submitted in an AutoCad format, dxf files are preferred. Georeferencing coordinates for the plans within each dxf layer in the NAD83-RISPC in feet are preferred, but local coordinates are acceptable. If not already shown on the Plan, supplemental metadata should include the name and version number of the computer software used to generate the digital files and the name, company address and registration number of the land surveyor performing the work.