

Town of Falmouth

Building and Zoning Department

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SITE PLAN REQUIREMENTS

All site plans submitted for a building permit shall conform to the Massachusetts State Building Code requirements cited in section 110.10. This section states that a site plan shall be filed showing, to scale, the size and location of all new construction and all *existing structures* on the site, distances from *lot lines*, established street grades and the proposed finished grades; and it shall be drawn in accordance with an accurate boundary line survey.

- I. Assessor's Information-Map, Section, Parcel, Lot
2. Flood Zone (based on the current maps)
3. Zoning District
4. Wind Exposure Category
5. Any overlay district
6. Identification of all Existing and Proposed Construction with Setbacks (no "+/-")
7. Septic Location
8. Street Address with House Number
9. Wind Borne Debris Region
10. Wet Stamp from Certified Land Surveyor or Engineer
11. Lot Coverage by
 - (a) structures (in square footage and percentage)
 - (b) parking, paving and structures (in square footage and percentage)

This information is required prior to the issuance of a building permit and will expedite the process for property owners.

If the property is in a flood zone, an elevation certificate signed by a land surveyor is required for new construction and major renovations which certifies the lowest floor after construction.

In the case of demolition, the site plan shall show all construction to be demolished and the location and size of all existing structures and construction that are to remain on the site or plot.