

4. Plot Plan §R107.2 (separate from building plans) required for additions and accessory buildings and inground pools to include.

- *This plan shall be prepared by an Registered Land Surveyor in accordance with the Massachusetts Registration Laws, and submitted to the Inspector of Buildings prior to framing*
- *Location of existing and proposed construction with dimensioned setbacks including driveway setbacks*
- *Location of lot lines, dimensions of lot & frontage including lot width*
- *Property address: map & lot number, zoning district & overlays*
- *Copies of Variances or Special Permits Granted by The Planning Board or Zoning Board of Appeals or any other Town Boards*
- *Statement that the lot and proposed building shown on this plan is located on the ground as shown and does, does not conform to the present zoning bylaws.*
- *Statement that existing condition does / does not lie within a Flood Hazard Zone as shown on the F.E.M.A map of the Town of Hudson*
- *Septic System location with reserve area (if applicable)*
- *Well location (if applicable)*
- *Wetland delineation (if applicable)*
- *North Arrow*
- *Drawing scale*
- *Date of Document*
- *Location & dimensions of public easements, public utility easements, railroad rights-of-way, and established zoning setback requirements.*
- *Location & dimensions of primary & accessory buildings & structure also street access drives and walks or other conditions rendering the land surface impervious*

- Grading plan must include the existing grading of the lot (direction of water flow) and proposed grading after completion §R403.1.7.2 Foundation Clearance from Slopes
- New detached one and two-family dwellings, and multiple single-family dwellings (townhouses) with not less than 300 ft² (55.74 m²) of roof area oriented between 110° and 270° of true north must be labeled on plot plan as solar ready zone. (if applicable)
- Soil materials shall be classified in accordance with ASTM D2487. Where the classification, strength or compressibility of the soil is in doubt or where a load-bearing value superior to that specified in this code is claimed, the building official shall be permitted to require that a geotechnical investigation be conducted