

3. Plot Plan §R106.2 (separate from building plans) required for additions and accessory buildings to include;

- This plan shall be prepared by an Engineer or 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
- Location of lot lines, dimensions of lot & frontage
- Property address: map & lot number, zoning district & overlays
- 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 Grafton
- Septic System location with reserve area
- Well location if applicable
- Wetland delineation if applicable
- North Arrow
- Drawing scale
- Date of Document
- Location & dimensions of public easements, public utility easements, railroad right-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 600 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.

The Plan Submitted to Have

- Original Seal (wet seal)
- Original signature