



# TOWN OF MASHPEE

## Plan Requirements For Plan Review

**On the Site Plan and or Plans, the following information shall be provided as applicable to the project. Each plan shall be appropriately scaled maps or drawings of the property; drawn to an engineer's scale, clearly and accurately indicating such elements of the following information as are pertinent to the development activity proposed.**

**8 Plans are to be submitted two (2) weeks prior to the meeting.**

- 1) Assessor's Map and Parcel number and address of the property.
- 2) North Arrow
- 3) Name, address and telephone number of the property.
- 4) Name and address and phone number of the developer, contractor, engineer, other design professional and agent or legal representative.
- 5) A Side Block clearly listing the zoning of the lot and of the surrounding lots; Percentage of lot coverage; frontage and size of the lot.
- 6) Complete property dimensions of the property and of all structures on the site.
- 7) Existing and proposed topographical contours of the property taken at (2') contour intervals by a registered engineer or registered land surveyor.
- 8) The nature, location and size of all significant existing natural land features, including, but not limited to, tree, shrub, or bush masses, all individual trees over ten inches (10") in caliper, grassed areas, large surface rock in excess of six feet (6') in diameter and soil features.
- 9) Location of all wetlands or water bodies on the property and within one hundred fifty feet (150') of the perimeter of the development activity.
- 10) The location, grade and dimensions of all present and/or proposed streets, ways and easements and any other paved surface.
- 11) Engineering cross-sections of proposed new curbs and pavements, and vision triangles measured in feet from any proposed curb cut along the street on which access is proposed.

- 12) Location of all existing and proposed utilities and storage facilities including sewer connections, septic systems and any other storage tanks, noting applicable approvals if received.
- 13) Proposed surface treatment of paved areas and the location and design of drainage systems with drainage calculations prepared by a registered civil engineer.
- 14) Complete parking and traffic circulation plan (if applicable) showing location and dimensions of parking stalls, handicapped parking spaces, dividers, bumper stops, required buffer areas and planting beds.
- 15) Lighting plan showing the location, direction and intensity of existing and proposed external light fixtures.
- 16) A landscaping plan showing the location, name, number and size of plant types, and the locations and elevation and/or height of planting beds, fences, walls steps and paths.
- 17) A location map or other drawing at appropriate scale showing the general location and relation of the property to surrounding areas including, where relevant, the zoning and land use pattern of adjacent properties, the existing street system in the area and location of nearby public facilities.
- 18) Zoning District(s) are to be shown for the property and for all abutting property.
- 19) Location of site with regard to Flood Areas.
- 20) Location of site with regard to Areas of Critical Environmental Concern as designated by the Commonwealth of Massachusetts, Executive Office of Environmental Affairs.

Additional information may be required by the Building Commissioner or his designee, as reasonably necessary, to make the final determinations of the acceptability of the project.