Town of Falmouth Policy for
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.

Therefore, each Site Plan shall contain the following:

1.) Assessor’s Information – map, section, parcel, lot
2.) Building number
3.) Street name
4.) Lot square footage and all dimensions
5.) Flood zone
6.) Identify location of all existing and proposed construction with setbacks – no pluses or minuses
7.) Septic location
8.) Site plan will show the existing % of lot coverage and the proposed % of lot coverage
9.) Wind Exposure A, B, C or D
10.) Wet stamp from a Certified Land Surveyor not an Engineer

If property is in a Flood Zone an elevation certified by a Land Surveyor is required for new construction and major renovations certifying 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.