

Exhibit II
Criteria for a Typical Plot Plan

[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]

The following criteria (information and data) shall be shown in the typical plot plan for the purpose of expediting the building permit review process:

1. The typical plot plan sheet size shall be 18 inches by 24 inches or 24 inches by 36 inches.
2. Registered professional engineer's and registered land surveyor's stamp.
3. Statement respecting the datum used for all elevations (USGS or City datum requires a permanent benchmark be established on the site and its elevation noted on the plot plan).
4. Name and address of the owner of land and deed information (book and page in the Registry of Deeds).
5. A locus indicating the general location of the lot.
6. Date of the plan.
7. Legend, scale and North point or compass rose. (Scale shall be no smaller than one inch equals 40 feet and contour elevations of two feet or less.)
8. Zoning district with any special overlaying districts (local historic district, floodplain district, municipal groundwater supply district, etc.).
9. Easements, restrictions or orders of condition (utilities, drainage, MGL c. 131, § 40A; MGL c. 61, 61A and 61B; MGL c. 130, § 105; MGL c. 131, § 40; MGL c. 184, §§ 1 to 33, etc.) with the dimensions or boundaries where applicable to the plan and reference numbers for recorded documents and plans.
10. Rivers, streams, intermittent streams, brooks, creeks, lakeshore, ponds, swamps, marshes, bogs or wet meadows including the direction of flow or drainage and the limits of the one-hundred-year floodplain.
11. Statement identifying the soils classification and/or existing vegetative cover.
12. Name of the nearest street and/or the street on which the lot fronts including the street width.
13. Approved street lines, grades and pavement width with type of curb.
14. Date of curb cut permit issuance.
15. Area of lot in square feet.
16. Distance from the lot corner to the nearest street.
17. Dimension of side lot lines and rear lot lines.
18. Front lot corners to be identified on the ground by the installation of property markers and noted on the plan.
19. Percent of lot area to be built on or paved.
20. Proposed elevations of the tops of standard foundations, which shall be a minimum of two feet above the approved center-line grade of the street. The City Engineer may waive this requirement, if he so deems.
21. Dimensions of structures to be erected, altered or moved.
22. Distance from the proposed structures to the street line.
23. Distance from the proposed structures to the side lot lines and the rear lot line.
24. Location of all existing buildings and structures within the locus.

25. Location, dimensions and curb cuts for the proposed driveways and parking areas.
26. Location of existing sanitary sewers and stormwater drains together with all appurtenances and also the size and material of construction of these utilities.
27. Location of existing water main together with the size, material of construction, water pressure and nearest fire hydrant location.
28. Location of electric utility poles.
29. List the names of all abutters to the property.
30. Show the proposed method for controlling stormwater surface runoff either from or to the street during and after construction or alteration including proposed dimensions and grades of drainage systems.
31. One-hundred-year stormwater surface runoff calculations for all business, commercial and/or industrial lots. One-hundred-year stormwater surface runoff for residential lots exceeding an area of one acre.
32. Location and date of the excavation of the high water table line observation hold including soil log data and water table elevation.
33. Location and depth of domestic well when applicable to the lot.
34. Location and dimensions of the subsurface wastewater disposal system and leaching fields when applicable to the lot.
35. Location and date of percolation tests including percolation rates when applicable to the lot.
36. Date of issuance of special permits, variance or covenant release under local rules and regulations or Subdivision Control Law, if applicable to the lot.