TOWN OF WESTWOOD

Commonwealth of Massachusetts

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CONSERVATION COMMISSION

REQUIREMENTS FOR PLANS

The following is a check list for all plans submitted with any filing under the Wetlands Protection Act and Westwood Wetland Protection Bylaw, Article 18. This regulation is intended to ensure that all plans submitted with wetland permit applications provide information the Commission deems necessary to determine whether a project can be conducted without harming the public interests defined by the Westwood Bylaw, Article 18 and the Wetlands Protection Act.

Each single lot plan must show the following:
- The minimum scale of plans should be 1" = 30 feet for large lots or subdivisions and 1"=20 feet for standard single lot plans unless specified otherwise.
- A locus map on the first page of all plans. The locus should be located in the upper right corner and should show only a few streets to orient the lot to a known location in town.
- All contours must reference USGVD database.
- An outline or "footprint" of the foundation of any proposed house or other structure using a foundation.
- All proposed and existing driveways and parking lots.
- The location and type of all proposed utilities.
- The limit of each wetland.
- The wetland line flag numbers.
- Areas subject to flooding.
- The Riverfront Area identified in the Rivers Protection Act.
- All other resource areas defined by Article 18, Act, DEP wetlands regulations, or regulations under Article 18.
- Topographic contours in two-foot or one-foot intervals.
- The limit of the 100-foot buffer zone described by the Act and DEP wetland regulations.
- The 10/35 foot buffer zone required by Article 18.
- The limit of proposed work activity and ground disturbance.
- The location and type of proposed sedimentation controls.
- The limit of any proposed lawn or other landscaping.
- The limit of the Watershed and Aquifer Protection Districts, if applicable.
- The limit of the FEMA floodplain or the 100-year floodplain, if applicable.

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- Any large boulders and outcroppings of ledge.
- All existing and proposed structures, features, and outbuildings, including barns, sheds, stables, and paddocks.
- Any porches, decks, and patios.
- The drainage systems, including sumps, French drains, and dry wells.
- Any other outdoor amenities, including without limitation, gardens, sprinkler systems, pools, whirlpools, Jacuzzi, sport courts, basketball, and tennis courts.
- Any other proposed structure, feature, and amenity the construction or operation of which could affect the interests of the Bylaw, the Act, DEP wetland regulations, or the Westwood Wetlands Protection Bylaw regulations.
- The distance between the proposed limit of work line and the nearest resource area.
- The distance between the foundation and the nearest part of the resource area.
- The distance between the proposed and nearest resource area.

AS-BUILT FOUNDATION PLANS

For projects involving the construction of a house or other structure having a foundation, once the foundation has been laid but before framing begins, the applicant shall submit to the Commission an as-built plan, on a 1 inch = 40 feet or larger scale that has been stamped, dated, and signed by a professional engineer or a professional land surveyor. The plan shall show:

- In a solid line, the location and dimensions of the foundation as built.
- In a broken line, the location and dimensions of the foundation as shown on the plan approved by the Commission as set forth in the Order of Conditions.
- The limits of all resource areas.
- The edge of the 10 foot and 100 foot buffer zones bordering each resource area.
- The limits of any floodplain.
- The distance in feet between the foundation and the nearest part of each resource area.
- The location and type of sediment controls.
- The limits of disturbed area.
- The contours in two foot intervals.