



## FIGURE 7D TOWN OF AVON AS-BUILT SITE PLAN CHECKLIST FOR NEW RESIDENTIAL HOME OR ADDITION JANUARY 18, 2023

APPLICANT NAME \_\_\_\_\_

APPLICANT ADDRESS \_\_\_\_\_

APPLICANT PHONE AND EMAIL \_\_\_\_\_

PROJECT NAME \_\_\_\_\_

PROJECT ADDRESS \_\_\_\_\_

New home construction requires submittal of an as-built record plan containing the following in addition to the information required on the Plot Plan prior to Engineering sign off on the Certificate of Occupancy:

Place check mark ( ✓ ) for each item supplied.

\_\_\_\_\_ 1. **Each sheet** of the plans or maps must include a title block with the following information:

- \_\_\_\_\_ a. Name of owner
- \_\_\_\_\_ b. Name, address and telephone number of plan preparer (Land Surveyor)
- \_\_\_\_\_ c. Name and address of property
- \_\_\_\_\_ d. 7 digit Assessor's parcel ID number
- \_\_\_\_\_ e. "As-built" shall be noted in title block
- \_\_\_\_\_ f. Date when drawing was prepared
- \_\_\_\_\_ g. Date and description of revisions

\_\_\_\_\_ 2. **Plot Plan:** An as-built map of the site on paper size 11" x 17", 18"x24", 22"x34", or 24"x36". Plans must be same scale as approved site plan.

- \_\_\_\_\_ a. Bearings and Distances of all boundary lines and acreage of site. All iron pins and monuments found or set are to be depicted on the plan. Iron pins are required at all property angle points, must be set prior to issuance of permanent certificate of occupancy, and must be shown on as-built. (Iron pins on individual lots which are part of a bonded subdivision need not be set prior to issuance of permanent C.O.) Monuments at corners and angles of all new streets and new street lines, at all points of curvature and tangency.
- \_\_\_\_\_ b. Building lines in accordance with zoning regulations
- \_\_\_\_\_ c. As-built locations of all above-ground physical features such as: buildings, driveway, walks, retaining walls, well, septic system, clean outs, curb stops, deck, patio, swimming pool, fences, utility structures, and other "permanent" structures. Buildings are to include offset dimensions to a minimum of the 3 closest property lines

- \_\_\_\_\_ d. Easements and variances granted noting Volume and Page
- \_\_\_\_\_ e. Owner names and addresses of abutting properties
- \_\_\_\_\_ f. Utilities – locations of utilities serving the property in the right-of-way or easements and locations of utilities within the property (sanitary sewer, electricity, gas, cable, telecom, water, etc.) as well as all above ground utility transformer pads, manholes, junction boxes, vaults (with dimensions) and hand holes.
- \_\_\_\_\_ g. As-built locations footing drains, yard drains, and roof leaders and associated piping including top of frames, inverts, routing, and outlet protection.
- \_\_\_\_\_ h. As-built limit of tree/vegetation clearing limits
- \_\_\_\_\_ i. As-built Building elevations – first floor, garage floor, and top of foundation elevations
- \_\_\_\_\_ j. Finished grade topographic contours at 2-foot intervals symbolized to differentiate nominal and 10-foot index elevations with sufficient labels and spot elevations.
- \_\_\_\_\_ k. Wetlands limits, watercourses and water bodies, and regulated wetlands limits
- \_\_\_\_\_ l. FEMA flood zone designations within the parcel including floodway, 1% (100 year), and 0.2% (500 year) including FEMA map reference information
- \_\_\_\_\_ m. North Arrow and scale bar
- \_\_\_\_\_ n. Map references including volume and page of filed maps
- \_\_\_\_\_ o. Horizontal and vertical datums (note: the Town's preferred horizontal datum is NAD 83, Connecticut state plane, and the Town's preferred vertical datum is NAVD 88)
- \_\_\_\_\_ p. Legend of Symbols.
- \_\_\_\_\_ q. If a septic system was installed, show the septic system including tanks, distribution boxes, grease traps, leach fields, etc. with dimensions, invert elevations and ties to major structures.

**Note:** *All annotation is to be printed at a minimum size of 0.07" tall and is to be clearly legible with no overwrites by features, leaders, or other obstructions. It is recommended that annotation for existing features be prepared at a set size and font and that annotation for proposed features be prepared at a larger size and font to clearly differentiate them. It is also recommended that line-work for proposed features be thicker and/or darker than existing features, and screening be used further clarify existing vs. proposed.*

**PLAN PREPARER (P.E./L.S.):**

(Printed name) \_\_\_\_\_

(Signature) \_\_\_\_\_

Date: \_\_\_\_\_

Affix P.E. Stamp and Seal

