

CITY OF MERIDEN

AS-BUILT REQUIREMENTS

SITE DEVELOPMENT PROJECTS

• General

- As-built survey plans, “as-builts”, shall be submitted to the Planning Department for review and approval on ALL site development projects. In addition, as-builts are required for the following: new City water mains, sanitary sewer mains, storm sewer systems, and new City streets. Individual maps shall be provided for the sanitary sewer main and the water main. The storm drainage and street line information will be provided on an individual map.
- All submitted surveys plan shall be prepared by a CT Licensed Land Surveyor.
- As-builts shall conform to A-2 standard.
- Horizontal datum shall be NAD83, vertical datum shall be NAVD88.
- Street lines, curb line/edge of pavement, and lot lines must be shown and labeled on all as-built drawings.
- A title block shall be provided in the lower right-hand corner of the plan including the project name, date, address, surveyor’s name and scale(s).
- The size and location of all private and public easements shall be shown. Note the ownership and type of easement. The deed reference from the Meriden Land Records must also be shown.
- Where a cluttered area of utilities exists, an enlargement of this area shall be provided at an appropriate scale to provide an accurate and detailed picture.
- Furnish two paper copies of the as-built plan
- 2 final as-builts maps shall be submitted, sheet size 24” x 36” to a scale of no less than 1” = 50 feet, (horizontal), and 1” = 5 feet, (vertical).
- Furnish as-built plan to Planning in .pdf format compatible with the City’s GIS, using the Connecticut State Plane Coordinate System, NAD83.
- All submitted as-builts shall include the following statement:

“I certify that the submitted as-built is based on actual field measurements made by me on _____ and the completed site work is in conformance with the site plan / plot plan approved by Engineering / Planning on _____.”

Signature and License Number

Date

Procedures

- Project Approval
 - To obtain a Building Department permit to excavate and construct a foundation and grade site, the following is required:
 - Planning Department site plan or plot plan approval
- Foundation
 - Upon completion of the foundation and rough grading, and before application to the Building Department for Building Permits, (i.e. plumbing, electrical, mechanical, etc.), can be made:
 - Submit foundation plan as-built to Planning Department for review and approval by Engineering Department. Engineering staff to review foundation plan as-built and sign off. Plan to include accurate ties from the foundation to the front, side and rear property lines, and include all grade changes, garage and first floor elevations, top of foundation elevations, and grades adjacent to the foundation. Identify in transmittal submission any significant deviations from approved plan. Foundation as built must be approved before any building permit can be issued.
- Certificate of Occupancy Requirements
 - As-built information shall be submitted to Planning Department and Engineering Division **at least ten business days in advance** of the desired date of receiving a C.O. from the Building Department to facilitate review of submitted information.
 - Final A-2 as-built plan shall be submitted showing all improvements. The as-built shall include finished spot grades and contours to show compliance with approved plot plan or site plan, including driveways, sidewalks, location of drywells, etc. Identify in transmittal submission any significant deviations from approved plan.
 - Finished basement floor elevation.
 - Finished garage floor elevation.
 - Finished first floor elevation.
 - Finished foundation elevation.
 - Pedestrian egress from building to public way to be provided. ADA compliant route from HC accessible parking to building to be provided.
 - Footing and roof drains must meet all local and State requirements.
 - Water service and curb box location, (swing ties to curb box), including size and composition.
 - Location, size, composition and invert of sanitary sewer lateral, including ties to cleanouts. Swing ties from foundation corners shall be used.
 - List all City of Meriden Commission Approvals that are applicable to the subject site.
 - All property corners to be pinned.
- Project Acceptance / Closeout
 - Planning
 - Upon completion of work, submit final as-built to Planning Department to allow for review of bonding reductions and releases. No bond reductions will occur without an approved as-built.

- Water
 1. As-built surface profile. (main extension only)
 2. Top-of-rock profile, if applicable water main size, location and date of installation. (main extension only)
 3. Service lines by station and location of curb boxes. (main extension only)
 4. Size and location of mainline valves, reducers, increasers, tees, bends and fire hydrants.
 5. Horizontal distance of the water main from the curb/edge of pavement. (main extension only)
 6. Ties to gate valves, curb boxes, tees and bends from a minimum of two points. The ties must come off an existing building corner and include the horizontal distance in linear feet. Ties to other fixed objects will be considered if no houses exist within close proximity.
 7. All houses and buildings must be accurately shown on the map including the service connection.

- Sewer
 1. As-built surface profile. (main extension only)
 2. Top-of-rock profile, if applicable. (main extension only)
 3. Type, size and rates of grade of pipe.
 4. Stations, top of frame, width and invert elevations of all manholes. (main extension only)
 5. Stations of wyes in standard City of Meriden form. (main extension only)
 6. All houses and buildings shall be accurately shown on the map including the location of the sewer service to the structure.
 7. Street line and curb line for both sides of the roadway. (main extension only)
 8. The size and location of all private and public easements. Note ownership and type of the easement. The deed reference, volume and page number from the Meriden Land Records must also be shown.

- Storm and Streetline
 1. As-built surface profile. (public improvements only)
 2. Top of rock profile, if applicable. (public improvements only)
 3. Type, size and rates of grade of pipe.
 4. Stations, top of frame and invert elevations for all catch basins and manholes.
 5. Location and invert elevation for pipe inlets/outlets, (flared end sections, headwalls, endwalls).
 6. Stormwater detention basin, (surface and sub-surface), final grading, low-flow channel, outlet control structure, and emergency overflow location. Statement signed by the Land Surveyor / Engineer will be required stating that the basin has been constructed in substantial conformance to the design plan. Include all notes regarding maintenance and ownership.
 7. All houses and buildings will be accurately shown on the map including the location of roof leader and footing drain connections to the drainage system.

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8. The size and location of all private and public easements. Note the ownership, type of the easement, and volume and page number from filing on the Meriden Land Records.
9. The streetline information shall include bearings and distances, curve data, existing and newly set concrete monuments and iron pins.
10. Concrete monuments shall be set at all changes in direction for new street lines.

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