

CITY OF MERIDEN

NEW RESIDENTIAL PLOT PLAN REQUIREMENTS

General

- A. Initial submission shall be one, (1), plan to the Engineering office. Upon approval by the City of Meriden Engineering Division, six, (6), final sets are to be provided. These plans shall be signed and sealed by a Connecticut Licensed Professional Engineer or Surveyor, as appropriate.
- B. The following information shall be provided.
 - 1. Plot Plan shall be submitted on either 18" x 24" or 24" x 36" paper.
 - 2. Owner's name and street address of the site.
 - 3. Engineer's and/or Surveyor's name, address, and phone number.
 - 4. Map number, block number, and lot number.
 - 5. Class "A-2" survey.
 - 6. Lot area.
 - 7. North arrow.
 - 8. Scale, (1" = 10' or 1" = 20').
 - 9. Existing topography, including ground elevations, curb lines, sidewalks, trees within the City of Meriden Right-of-Way, utility poles, (ownership and number), fire hydrants, utility vaults, etc. Datum to be noted.
 - 10. Proposed grading plan, including lot grading, driveway grading, and spot elevations where necessary.
 - 11. Proposed house layout, including building setback lines.
 - 12. Proposed finished floor, basement floor, garage floor and foundation elevations, including each vertical grade change.
 - 13. Erosion and Sediment Control:
 - a. Construction entrance, (anti-tracking pad).
 - b. Hay bales/silt fence.
 - c. Temporary seed mixture.
 - 14. City Standard Street Pavement Repair Detail.
 - 15. Designated wetlands and buffer.

Water

1. Show size and location of existing water main. Note map reference.
2. Show layout of proposed lateral service.
 - a. Curb gate/box in grass area +/- 1' behind curb.
 - b. No connections into proposed garage or within driveway limits.
 - c. Minimum service size 1" Type "K" Copper.
 - d. Provide City Standard Trench Detail.
3. Water lines shall have a minimum ten-foot horizontal separation from any sanitary sewer line. The City will grant an exception only if the physical constraints of the property restrict implementation of this requirement. The accepted alternative must comply with the latest ConnDPH requirements for separating distances between potable water and sewers. However, the City will not accept less than 18" of vertical separation between water and sewer and the water shall be at the higher elevation.

Sanitary Sewer

1. Show size, type, and location of existing sanitary sewer main, including upstream/downstream manholes with top of frame and invert elevations. Note map reference.
2. Show layout of proposed lateral service, including clean-outs.
3. City Standard Lateral Service is 6" PVC, SDR 35, ASTM D-3034 with a minimum 2% slope and a minimum of 3 feet of cover.
4. Provide City Standard Trench Detail and Connection Detail.
5. Show the lateral invert elevation at the house.
6. Show existing lateral/standpipe by station.

Storm Drainage

1. Drywells may be required to prevent storm runoff from impacting down-gradient properties. Roof leaders and footing drains would be connected to the drywells.
2. Layout and design details for the storm drywells shall be provided.
3. The installation of drywells shall be considered for all approved rear lots.

Miscellaneous

1. Plans shall include a note indicating that existing curbing, sidewalks and pavement shall be repaired at no cost to the City should the owner/contractor damage these during the construction of the home.
2. A note stating that “All permits required by Engineering shall be secured in a timely manner to avoid unexpected delays and scheduling problems.”
3. Engineering Permits cannot be issued unless the Contractor has a valid CBYD at the time application for the Permit is made.

GENERAL NOTES

Include the following notes to the plan:

1. All site construction shall be in accordance with the City of Meriden Standards and Specifications.
2. Water services shall be a minimum 1", Type "K" copper.
3. All sanitary sewer laterals shall be 6" PVC, SDR 35, ASTM D-3034 with a minimum 2% slope and a minimum three feet of cover.
4. The City Public Works Facilities Inspector must be notified by the Contractor a minimum of 48 hours prior to beginning construction.
5. No trees shall be removed within the City Right-of-Way without permission of the City Tree Warden. A Tree Application must be filed with the City Parks Department – 460 Liberty Street, telephone number (203) 630-4259.
6. The underground utilities shown on this plan have been obtained from available records and have been located in the field where possible. The actual location of these utilities must be verified by the contractor. The contractor must contact "Call Before You Dig", 1-800-922-4455, for location and marking of all existing utilities prior to any excavation.
7. A backwater valve must be installed on all plumbing fixtures that are below the top of the nearest upstream sanitary sewer manhole.
8. Erosion and sediment controls must comply with latest Sediment & Erosion Control Manual published by the Connecticut Department of Environmental Protection.