

CITY OF MERIDEN

NEW RESIDENTIAL PLOT PLAN REQUIREMENTS

General

- A. Initial submission shall be two, (2), plans to the Planning Office. Upon approval by the City of Meriden Engineering Division, four, (4), final sets are to be provided to the Planning Office. These plans shall be signed and sealed by a Connecticut Licensed Professional Engineer or Surveyor, as appropriate. A digital copy of all submission plans and supporting documents shall also be provided.
- 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. Coordinates and IP's set
 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. No assumed datum.
 10. Proposed grading plan, including lot grading, driveway grading (max. slope of 6% for first 25', 10% thereafter), 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, Sidewalks and Curb Details.
 15. Designated wetlands and buffer.
 16. Horizontal datum shall be NAD83, vertical datum shall be NAVD88.
 17. Zoning Table for bulk requirements.
 18. Retaining walls plans and calculations for walls over 30" in height.

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.
 - e. Water services over 100' in length will require a water meter pit.
3. Water lines shall have a minimum ten-foot horizontal separation from any sanitary sewer line or other water laterals. 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 installation is 6" PVC, SDR 35, ASTM D-3034 with a 2% min. / 12% max. 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 and at main.
6. Show existing lateral/standpipe by station.
7. "City of Meriden Conceptual Approval Form" must be filled out by the Applicants consultant firm and returned to the Meriden Engineering Department. This form will be also be required for Engineering staff to determine water meter sizing.
8. A backwater valve must be installed if any plumbing fixtures are below the top of the nearest upstream sanitary sewer manhole.

Storm Drainage

1. Drywells may be required to prevent stormwater runoff from impacting down-gradient properties. Roof leaders and footing drains shall be connected to the drywells.
2. Layout and design details for the storm drywells shall be provided.
3. The installation of drywells shall be required for all 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.
4. Contractors working in City right of way must obtain a License to Work and all applicable permit from Engineering Division.

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5. Contractors performing sidewalk work within City right of way shall provide samples of work to Engineering, and must be approved prior to work.
6. Contractors working on City sanitary mains or laterals must provide a drain layers bond and obtain a permit from Engineering.
7. An As-Built map meeting City requirements to be submitted upon completion of construction.