

**TOWN OF BLOOMFIELD ZONING APPENDIX
INCLUSION REQUIREMENTS FOR SITE PLAN DRAWINGS**

Section 1 Introduction

1.1 - Inclusion Requirements for Site Plan Drawings Defined: These “Inclusion Requirements for Site Plan Drawings”, prepared as an Appendix to the Zoning Regulations of the Town of Bloomfield, Connecticut, present the standards, requirements, and restrictions governing the inclusion and presentation of existing and proposed development information on a set of technical drawings/plans that comprise the site plan drawings for a subject development project; and as such are known as the “*Site Plan Drawing Requirements*” for the Town of Bloomfield. Any reference to the “Site Plan Drawing Requirements” made in or related to said Zoning Regulations and/or the conduct of business of or relating to the Town of Bloomfield shall mean this document.

1.2 - Plot Plans: Plans included in the application for a Zoning Signoff, (where a Site Plan is not required,) are typically referred to as “*Plot Plans*” in matters relating to the Zoning Regulations. Plot Plans shall meet all the requirements of these Site Plan Drawing Requirements with the exception of the following sections: 2.9.4, 2.9.10 - 2.9.13, 4.3.4 - 4.3.9, 4.6.1, 4.7.2 - 4.7.6, 4.9, 4.11, and 4.12; and amending 2.8.1 to allow sheet sizes of (in inches) 8.5 x 11, 11 x 17, 12 x 18, 18 x 24, 21 x 30, or 24 x 36, with the restriction that all sheets in a set shall be the same size.

Section 2 General Requirements

2.1 - Information shall be presented in a clear, concise, and readily interpretable manner. Use of variations of shading, hatching, symbols, line styles, line widths, line densities, borders, and information tables is strongly encouraged, and in some cases may be required, in order to achieve this requirement. The final plan submission for permit issuance shall be accompanied by an exact replication of the site plan drawings in Adobe® Acrobat® pdf format, version 6 or later, to accommodate reproduction and electronic filing.

2.2 - These requirements represent a minimum standard, and, as such, the Town may require additional information as deemed appropriate thereby to meet these General Requirements and the purposes of the Zoning Regulations.

2.3 - Information shall be presented to a level of scope, detail, accuracy, and completeness as is appropriate and/or necessary to meet all applicable regulations, standards, specifications, and requirements and sound professional and industry standard practices. The presentation of this information shall comprehensively communicate the design and other information necessary for proper construction and use for its intended purpose.

2.4 - The design of all various aspects of the improvements proposed in the site plan shall be in accordance with the Bloomfield Design Standards. In addition, all aspects of the design and construction of any facility or improvement to be owned and/or maintained by the Town of Bloomfield and/or to be constructed within or encroach upon any property or right-of-way owned or enjoyed by the Town of Bloomfield shall be in accordance with the Bloomfield Standard Construction Specifications.

2.5 - The preparer of the site plan, and any supporting calculations, studies, or other such information, on the Applicant’s behalf, is expected and required to be aware of and to have, or engage the services of an entity that has, competent knowledge of applicable federal, state, and local standards, regulations and requirements, and to appropriately comply with and apply the same. The preparer is also expected and required to have an intimate knowledge of and control over every aspect and detail of the information presented on, or in relation to, the site plan and how the same

relates to such standards, regulations and requirements. Any review of the site plan by the Town of Bloomfield is for purposes of general compliance with the subject standards, regulations, and requirements of the Town; and the subject reviewer is not expected to and will generally not have such intimate knowledge of the information presented on the site plan. Any approval of the subject overall application, or any portion thereof, shall not, by itself, constitute specific approval of any non-conformance not distinctly identified as being in non-conformance on the site plan, or otherwise in writing within an accompanying written submittal to the Town; and any subject standard, regulation, and/or requirement as may be applicable to any such non-conformance shall remain in full force, not to any extent waived or relaxed, with respect the subject project.

2.6- These Site Plan Drawing Requirements are intentionally written to allow for flexibility on the part of the preparer of the drawings to arrange and present the required information in a manner best suited to the nature and scope of the subject project. However, the final determination regarding compliance with these Requirements, i.e. the applicability, appropriateness, and completeness, and/or lack thereof, of the information provided, its organization and presentation, etc., remains with the Director of Planning, or designee thereof, in any and all instances.

2.7- Proposed improvements, and their limits, shall be readily distinguishable from existing improvements.

2.8- Sheet Size and Scale:

2.8.1 Full size site plan drawings shall be submitted in bound sets of plain white sheets of paper measuring 24 inches by 36 inches. Smaller sizes may be allowed/accepted solely by *express* approval of the Director of Planning.

2.8.2 Scale for various drawing elements on the plan shall be as appropriate to comply with the General Requirements set forth above and shall be to an industry standard scale factor. However, in no case, except as expressly set forth herein or otherwise expressly waived by the Director of Planning, shall the horizontal scale of drawings presenting information relating to any aspect of the construction of or modification to improvements be less than 1" = 40'; (i.e. 1" = 20' is acceptable, 1" = 60' is not acceptable.) The horizontal scale for drawings limited to presenting the locations of signage, lighting, pavement painting, detour elements and/or general type of material extents may be less than 1" = 40'. This requirement is not intended to cover reference or key sheets or other such sheets that are included to compile general information from other, more detailed sheets to assist in plan interpretation or navigation.

2.9- 'Floating' Information: The following information is required to be included within the plan set at an appropriate, but not specific, location or locations, and appropriately notated in accordance with its applicability and scope:

2.9.1 Basis of elevations (i.e. bench mark(s) and reference datum / system.) Unless otherwise approved, the reference datum shall be NAVD 1988. A convenient, usable project bench mark shall be identified on, or within 50 feet of, the project site.

2.9.2 Coordinate reference or basis of bearings, including reference system / projection

2.9.3 Applicable Bloomfield Standard Development Notes.

2.9.4 Other applicable construction and development notes.

2.9.5 Applicable abbreviations legend

- 2.9.6 A location map depicting the location of the site in relation to, (as applicable,) the Town Boundary, major and adjacent roads, relevant surface water features, points of interest, etc. The location map is to include a north arrow and the horizontal scale of the map.
- 2.9.7 Permits (federal, state, and/or local) required to be obtained, including information on the nature of the permit, who the issuing authority is, who is responsible for obtaining the permit, the current status of the permit or its application process, and the dates of approval and expiration, if applicable.
- 2.9.8 Other regulatory approvals (federal, state, and/or local), including variances and waivers, obtained or required to be obtained. Include information on the nature of the approval, the name of the authority granting approval, and the current status of the approval or its application process (including the date or anticipated date of approval.)
- 2.9.9 Easements affecting the property and public rights-of-way adjacent to the property, if any.
- 2.9.10 Front, side, and rear setback lines.
- 2.9.11 Bulk zoning table
- 2.9.12 Other required site data tables, if any.
- 2.9.13 Key maps, where applicable.
- 2.9.14 Overall project development plan, for phased or other larger projects.

Section 3 Requirements for Every Sheet

3.1 - Title Block:

- 3.1.1 Project name
- 3.1.2 Project address
- 3.1.3 Assessor's lot number of the subject parcel(s)
- 3.1.4 Applicant's name
 - a) Owner's / Developer's name, if different than applicant
- 3.1.5 Name of lead consultant / preparing entity
 - a) Name of subconsultant / sub-preparing entity having significant input on a sheet
- 3.1.6 Submittal purpose
- 3.1.7 Sheet title – should indicate purpose / information content of the sheet
 - a) Subtitle(s) – e.g. extents or category of this particular sheet
- 3.1.8 Sheet number / identifier and total number of sheets in the plan set (lower right corner)
- 3.1.9 Scale – horizontal and vertical (if applicable) (must be clearly and readily identifiable)
- 3.1.10 Plan set date – all sheets shall have the same plan set date; (month, year min. precision)
 - a) Individual sheet date if appropriate (e.g. – for survey, etc.)
- 3.1.11 Revision block – see Section 5: Revision Identification and Tracking

3.2- Certifications:

- 3.2.1 Applicable textural certification blocks, appropriately executed and dated.
- 3.2.2 Applicable professional stamps and/or seals, appropriately signed. The signing professional shall be appropriately licensed with the State of Connecticut.
- 3.2.3 As a minimum, boundary and topographic survey information require the certification of a Registered Land Surveyor.
- 3.2.4 As a minimum, storm drainage improvements, erosion and sedimentation control measures, slope and stream course stabilization measures, subsurface sewage systems, sanitary sewer improvements serving more than one building, water improvements serving more than one building or serving site fire protection facilities, earth retaining improvements retaining over 4 vertical feet at any point, and pavements for carrying vehicular traffic require certification by a Professional Engineer.
- 3.2.5 Specific certifications are required for developments that encroach upon the 100-year floodplain; see Section 4.8, "Flood Management Information," for these requirements.

3.3- Miscellaneous: (where applicable)

- 3.3.1 Appropriate legend(s)
- 3.3.2 North arrow
- 3.3.3 A graphical scale indicator
- 3.3.4 Street names and state highway route numbers
- 3.3.5 Parcel boundary lines
- 3.3.6 Project phase lines

Section 4 Construction Specific Information Requirements

4.1 - The following information regarding existing conditions and the proposed construction of improvements and associated activities is required to be included within the plan set. The requirements are grouped into major functionality categories. These categories are intended as a general guide for how the information should be organized within the plan set. The size, scope, and nature of an individual project should determine how many sheets any given plan set includes, as well as how the information is organized for presentation on those sheets in order to comply with the General Requirements set forth above. The Director of Planning retains the authority to require the separation of information onto alternate or additional sheets up to an individual sheet, or subset of sheets, for each category presented herein, and/or the inclusion of information detailed elsewhere onto other sheets for reference purposes, as deemed fit in order to obtain better compliance with the General Requirements.

4.2- Boundary and Topographic Survey Information:

- 4.2.1 All survey information shall be compiled and presented in accordance with all applicable provisions of the "Minimum Standards for Accuracy, Content, and Certification for Surveys and Maps" as set forth in Sections 20-300b-1 to 20-300b-20 inclusive of the Regulations of Connecticut State Agencies, as stipulated and refined hereby.

- 4.2.2 The boundary survey shall be of type "Property Survey", as set forth in subsection (b) (1) of Section 20-300b-2 of said "Standards", prepared to a Horizontal Accuracy Class of "A-2".
- 4.2.3 The topographic survey shall be prepared to a Topographical Accuracy Class of "T-1", "T-2", or "T-3", as is appropriate, and shall include, as a minimum, the following information:
- a) Elevation contour lines at an interval appropriate to the nature of the existing topography and to the scope and nature of the proposed improvements; providing that in no case shall the prevailing contour interval exceed 2 feet. (A larger contour interval may be used locally on a survey to clarify the depiction of steep slopes or radical elevation changes.) Major contour lines, as designated by a distinct alternate linestyle and periodic inserted text identifying the contour's elevation, shall be displayed at contours that are multiples of 10 for a prevailing 2-foot contour interval and at contours that are multiples of 5 for all other contour intervals.
 - b) Existing areas with a slope greater than 25% (4h:1v) shall be identified by shading.
 - c) Spot elevations to accurately depict the elevation characteristics of the site and at all property corners.
 - d) Apparent structures, improvements and features, (both manmade and natural), including spot elevations; and, known subsurface structures and improvements, (even if out of service or abandoned), including any known or readily measured elevation information. If subsurface entities are known or suspected to exist without accurate and/or reasonably reliable information regarding their location, they should be depicted and noted / described / qualified to the extent appropriate to the accuracy and reliability of the available information.
 - e) The limits of the canopy of existing wooded/forest areas shall be shown and annotated.
 - f) Existing specimen trees shall be properly labeled.
 - g) Existing trees larger than 12" in diameter outside any canopy line shall be properly labeled.
 - h) Topographic information must be shown (on a minimum of the certified topographic survey sheet and the grading sheet) to a minimum distance of 60 feet beyond the boundaries of the subject parcel or the limits of the proposed work, whichever has the greater extents. In the event that the topographic information was generated from a field survey and access to adjacent properties was not possible, then the grading plan shall supplement the project generated topographic information with the best publically available topographic information, properly noted on the plan and edge matched as best as possible, in order to meet this requirement. It is further stipulated that any such supplemental topographic information must be visually verified for accuracy and completeness, and any discrepancies noted and depicted as accurately as possible.
 - i) The location of the limits of any regulated floodways and/or Special Flood Hazard Areas, (i.e. flood zones) as shown on the FEMA FIRM [map] for Bloomfield shall be included on a sheet certified by a Registered Land Surveyor. The FIRM is on file in the Engineering office in Town Hall. If a Special Flood Hazard Area or a floodway is located on or near the subject project site, then the Floodplain Management Regulations, [Article 5.1 of these Zoning Regulations,] and Section 4.8, [Flood Management Information,] of these Site Plan Requirements, should be consulted for additional requirements.

- j) The location of the limits of any channel encroachment zones as designated by the Connecticut DEP shall be shown on a sheet certified by a Registered Land Surveyor.
- k) If wetlands and/or watercourses exist on the site, or any portion of the site is within the upland review area for the same, then the [relevant] limits and/or locations of the wetlands and watercourses shall be determined and shown on the survey in accordance with the provisions of Articles 3.4 and 3.5, as well as any other applicable provisions, of the Town of Bloomfield Inland Wetlands and Watercourses Regulations; in addition, the limits and locations of the wetlands and watercourses as shown on the current "Official Map of Inland Wetlands and Watercourses, Bloomfield, Connecticut" as issued by and maintained under the direction of the Bloomfield Inland Wetlands and Watercourses Commission shall be shown and properly annotated. In the event the information locating all or any portion of the subject wetland and watercourse limits on said Official Map was determined in accordance with the requirements of said Articles 3.4 and 3.5, and only to the extents that the Official Map's information meets said requirements, then the same may be utilized on the survey, and be properly noted thereon, in lieu of having to reflag and field survey those areas. The Town Wetlands Agent or the Town Engineer shall be the sole determiners as to if the subject information is applicable and any extents thereof. The Official Map's information is in Connecticut State Plane Coordinates, NAD 1983. In the event the subject survey is in another coordinate system, then the subject information shall be deemed not applicable unless it may be demonstrated to the satisfaction of the Wetlands Agent and the Town Engineer that the information may be acceptably converted / translated into the other coordinate system without degradation.

4.2.4 Existing recent survey maps on file with the Town of Bloomfield may be used, at the discretion of the Director of Planning, to comply with some or all of the survey information requirements if all of the following are satisfied:

- a) The information meets all of the applicable requirements.
- b) The information is correct.
- c) The subject survey was conducted within 10 years from the date of the current application.
- d) For boundary information, that the *property owner* provides evidence and/or a signed statement that the property boundaries and easements shown have not been altered and remain the correct and total boundary and easement lines relevant to the site. The applicant shall provide a signed commitment that any missing property survey monumentation will be set prior to commencing construction.
- e) For topographic information, that the *property owner* provides a signed statement that no site construction or alterations have taken place since the date of the subject survey that would render the information incorrect. In the event the current property owner acquired the property after the date of the subject survey, then the statement shall also be signed, or an equivalent statement shall be prepared and signed, by any and all previous owners of the property during the subject time period.

- 4.2.5 For specific applications where the proposed improvements are completely within the limits of existing improvements and have small probability of encroaching upon property or setback lines and/or where updated topographic information is of minimal relevance to the review and construction of the application and proposed improvements, and at the sole discretion of the Director of Planning, some or all of the survey information requirements may be waived.

4.3 - Site Layout Information:

- 4.3.1 Site layout information shall be dimensioned, coordinated, annotated, detailed, and otherwise presented in such a manner that the proposed improvements can be accurately staked or otherwise laid out for construction and dimensioned for construction based solely on the site plan information; and such that the same may be properly and adequately interpreted for review and construction.
- 4.3.2 All existing and proposed buildings shall have their footprints adequately dimensioned, and shall show offset distances to property boundaries as appropriate to any applicable requirements of the Zoning Regulations.
- 4.3.3 The limits and purpose of any easements required, whether permanent or temporary, for the construction and/or use of the project shall be clearly identified, and the status of any such easement stated.
- 4.3.4 All proposed and existing improvements.
- 4.3.5 Proposed and existing improvements, (pavement painting and signage included), shall be shown and detailed to an extent necessary to properly present vehicular and pedestrian traffic flow circulation, ingress and egress, parking, emergency access lanes, and loading/unloading areas. Vehicle turning radius analysis shall be applied to design emergency and other non-passenger vehicle circulation elements. Appropriate site distance analysis shall also be performed for all site ingress and egress drives. A report on either or both of these analyses may be required at the discretion of the Town Engineer.
- 4.3.6 Accessible parking spaces, routes, and other facilities shall be in accordance with all applicable state and federal codes and regulations.
- 4.3.7 Outside storage areas, including trash and recycling receptacles, and outside mechanical facilities, along with [for both] their proposed screening. The same shall include annotation describing the types of material and/or equipment expected to be stored / present.
- 4.3.8 The location, type, material, size, height, mounting, and face design of all proposed signage.
- 4.3.9 The location, height, fixture design, lamp type, and wattage of all proposed exterior lighting.
- 4.3.10 Any existing facilities or improvements to be demolished shall be clearly identified; and any existing facilities and improvements to remain shall be clearly identified, including any methods, measures, and details for protecting the same during construction, and for restoration of the same as needed.

4.4 - Site Grading Information:

- 4.4.1 Existing topographic survey, wetlands, floodway, flood zone, and channel encroachment information.
- 4.4.2 Proposed elevation contours, at the same, or a more detailed, interval as the existing contours and in a distinct alternate linestyle from the existing contours. The proposed contours shall be appropriately labeled.
- 4.4.3 Proposed spot elevations as appropriate and necessary for proper interpretation of the plan and construction of the improvements. Proposed spot elevations shall be clearly distinguishable from existing spot elevations, and the intended application of the elevation, including its precise location of application, shall be readily discernable, using labels or abbreviations as necessary. Spot elevations shall be given for all critical locations controlling the elevation layout and construction of the improvements to proper grade and vertical lines; requiring or relying on scaling or interpretation of contours to accomplish this is not acceptable. For emphasis, and not intended to be all-inclusive, spot elevations are required at the following locations:
 - a) Vertically at the base and the top of all retaining walls at both ends, all angle points, and all changes in slope.
 - b) At all property corners, (match existing unless easements provided).
 - c) At property lines where any ingress/egress drives cross.
 - d) At the intersection of ingress/egress drives and existing roadway improvements, as well as at centerline of the existing roadway improvements adjacent thereto.
 - e) At the ends and changes in slope along drainage swales and channels.
 - f) At slope changes and angle points along the edge of pavements.
 - g) At the existing ground immediately exterior to all building corners and high or low points along a building.
 - h) The finished floor/slab/foundation elevation for, as applicable, first floor level, basement, garage, and any subgrade enclosure for any building existing or proposed on the site.
- 4.4.4 Accessible routes and sidewalk ramps shall be dimensioned, annotated, detailed, and have spot elevations sufficient to ensure constructability complying with applicable regulations and standards.
- 4.4.5 Existing and proposed drainage facilities shall be shown and annotated to an extent required to determine the complete drainage path for any location on the site.
- 4.4.6 Drainage swales and channels shall be shown and detailed to their complete extents, (i.e. to their discharge to an existing channel or a drainage facility). "Grade to drain" or other such general instructions are not acceptable when applied to any form of channelized flow.
- 4.4.7 Additional drainage shall not be directed onto adjacent property, nor shall the location or manner of drainage onto adjacent property change, without written evidence of proper permission.

- 4.4.8 The location, logs, and other pertinent information associated with any subsurface geotechnical investigation performed shall be included.
- 4.4.9 Limits of cut slopes, fill slopes, land disturbance, and construction activities, including the total area of vegetation to be cleared shall be shown.
- 4.4.10 List the total earthwork volumes calculated for the site based on the design, including stripping, cut, fill, borrow, waste, and export.

4.5 - Site Utilities:

- 4.5.1 Existing and proposed site-related sanitary sewer, water, electric, communications, and lighting improvements shall be designed, detailed, and shown in accordance with all applicable regulations and standards, and in accordance with standard industry practice.
- 4.5.2 In addition to the requirements of 4.5.1, pipe invert elevations shall be given at the penetration into the building and at the connection point to the main collection pipe for all building sanitary sewer laterals.

4.6 - Site Drainage and Permanent Stormwater Management Information:

- 4.6.1 A drainage study, the scope of which is appropriate to the size, scope, and potential drainage impacts of the project, will be required. Reference the Bloomfield Design Standards for the particular requirements for the study.
- 4.6.2 All existing and proposed site-related storm drainage, permanent erosion, sedimentation, and other stormwater management and pollution control improvements shall be shown, designed, and detailed in accordance with all applicable regulations and standards, and in accordance with standard industry practice.

4.7 - Construction Erosion and Sedimentation Control Information:

- 4.7.1 In general, the Erosion and Sedimentation control information shall be in accordance with the E&S Guidelines, except as amended or supplemented hereby, by the Bloomfield Design Standards, by the Bloomfield Standard Construction Specifications, and/or by the Bloomfield Inland Wetlands and Watercourses Regulations. The use of industry standard BMPs is strongly encouraged.
- 4.7.2 An erosion and sedimentation control narrative providing the information listed in part 1, "Narrative," (page 3-12) of the section entitled "E&S" Plan Checklists" of the E&S Guidelines, as well as items 4.3 - 4.7 inclusive (page 3-13) of part 4, "Erosion and Sediment Control Drawings," of the same section. The narrative shall also designate the method and location proposed for disposal of clearing debris and materials and any excess or waste materials to be removed from the site.
- 4.7.3 Existing topographic survey, wetlands and watercourses, floodway, flood zone, and channel encroachment information.
- 4.7.4 Proposed grading and improvement information.
- 4.7.5 Any site or potentially impacted areas within public water supply watershed boundaries or aquifer boundaries, and well heads.
- 4.7.6 Underlying soils information.

- 4.7.7 The limits of the proposed clearing / grading operations.
- 4.7.8 All proposed measures for erosion and sedimentation control.
- 4.7.9 On-site storage areas for topsoil or other excavated material.
- 4.7.10 All other proposed on-site construction staging and/or materials storage areas.
- 4.7.11 All proposed construction access or operation roadways.
- 4.7.12 For larger projects, show and detail phased erosion control measures on the plan.

4.8- Flood Management Information:

- 4.8.1 Where any portion of a proposed development, or existing improvements associated therewith, encroach upon a Special Flood Hazard Area, (aka SFHA, see the Floodplain Management Regulations, Article 5.1 of these Zoning Regulations,) or a regulated floodway, the provisions of this Article 4.8 shall apply.
- 4.8.2 The location of the limits of any regulated floodways and/or Special Flood Hazard Areas, as shown on the FEMA FIRM [map] for Bloomfield, shall be included on a sheet certified by a Registered Land Surveyor.
- 4.8.3 The Base Flood Elevations (BFEs) within any SFHA as shown on the FIRM, and verified based on those designated in the associated Flood Insurance Study (FIS), shall be shown with the SFHA limits, where applicable.
- 4.8.4 Where the FIRM SFHS and/or BFEs are found to be inaccurate or incomplete, then the proposed revised information, as appropriately determined and documented, shall also be shown on the same drawing(s) as the foregoing FIRM information in a separate and distinct manner; provided that the provisions of Article 5.1.P of the Floodplain Management Regulations shall be complied with.
- 4.8.5 Where compensating storage is required to be provided in accordance with Article 5.1.0.22 of the Floodplain Management Regulations, then such storage shall be appropriately shown and detailed on the Site Plan.
- 4.8.6 Proposed elevations, as are compliant with the applicable requirements of the Floodplain Management Regulations, shall be shown for:
 - a) The finished floor/slab for, as applicable, first floor level, basement, garage, and any subgrade enclosure for any building existing or proposed on the site; and/or, if a site is intended to have one or more future buildings that are not currently shown but have general locations indicated, the elevation that the lowest floor, including any basement, must be above to be compliant with the Floodplain Management Regulations.
 - b) The lowest floor of any manufactured home shown on the Site Plan; and/or, if a site is intended to have one or more future manufactured homes that are not currently shown but have general locations indicated, the elevation that the lowest floor, including any basement, must be above to be compliant with the Floodplain Management Regulations.
 - c) The top of foundation for any proposed storage tanks, as well as for any associated fill, vent, or other such openings associated therewith.

- d) The top of foundation/mounting pad, or the corresponding ground elevation, for any significant external utility, mechanical, or other service equipment or other such facility; or the lowest elevation on any such unit itself if otherwise mounted. Roof mounted units are exempt [assuming the roof elevation is out of the floodplain].
- e) The top of foundation/mounting pad, or the corresponding ground elevation, for any non-building structural facility.
- f) Where any part of a building is, or is proposed to be, below the BFE, a note shall be included, and clearly indicate its applicable building, that clearly states the required elevations that any utility and service facilities must be placed at or above, either unconditionally or to avoid floodproofing [if allowed]; and/or the elevation to which the same must be floodproofed, if appropriate and allowed.

4.8.7 The anchoring system for any building, manufactured home, other structural facility, storage tank, material storage, or any other facility, equipment, or item which may be subject to flooding for which anchoring is required under the Flood Management Regulations, shall be appropriately detailed on the Site Plan.

4.9 - Site Landscaping Information:

- 4.9.1 Existing trees, vegetated buffer, and other vegetation, and other existing landscaping features, to remain, including methods, measures, and details for protecting the same during construction, and for restoration of the same as needed.
- 4.9.2 Location, names, size, quantities, and other pertinent information regarding proposed site plantings
- 4.9.3 Location, extents, description, and other pertinent information regarding other landscaping related features and materials proposed for the site.

4.10 - Construction Details:

- 4.10.1 Individual detail drawings expounding on particular aspects of more general construction items. Individual details should include:
 - a) A title
 - b) A scale, if appropriate
 - c) Clear indication as to its intended applicability

4.11 - Architectural Information:

- 4.11.1 General building plans and elevations, including exterior dimensions and finishes, are required.
- 4.11.2 Roof mounted equipment and structures shall be incorporated into the architectural design of the building so as to be concealed and inconspicuous.

4.12 - Title Sheet:

- 4.12.1 A title sheet is required for every plan set that contains more than four sheets. At a minimum, the title sheet shall include:
 - 4.12.2 All of the title block information, presented in title sheet format.
 - a) The names of the entire designing team should be listed
 - 4.12.3 A sheet index to all of the sheets in the set.
 - 4.12.4 The location map for the site.

Section 5 Revision Identification and Tracking

5.1 - All revisions to the site plan after the initial submittal shall be clearly identified on the drawings and tracked in the title block of any altered drawing for any subsequent submittals in a manner satisfactory to the Director of Planning. The default, pre-approved manner of identifying revisions is to enclose each revision in a 'cloud' linestyle and identify with a cross-referenced [in the revision section of the title block] number or letter. The identifier used is to be sequenced with each subsequent revision group. Any revisions that occur subsequent to the final approval of a site plan shall be clearly designated as an "amendment".

Section 6 As-Built Record Information

6.1 - Purpose: The purpose, expectation, and requirement for As-Built Record Maps is to accurately present the as-built record information in a clear and unconfusing manner so as to allow the reader to readily 1) locate, interpret, evaluate, and comprehend the facilities, improvements, and work completed, and 2) identify and quantify deviations of the as-built product from the intended design.

6.2 - General Requirements: The Town of Bloomfield requires that a survey be made and a map be drawn to show the existing positions of improvements and other information following completion of construction in streets, site construction or subdivision improvements. In association with a Certificate of Zoning Compliance, the as-builts must be delivered and approved prior to the issuance of a Certificate of Occupancy. For other types of projects/work, the as-builts must be delivered and approved prior to release of any performance bond/security that may have been posted, and/or issuance of a Certificate of Completion, and or acceptance of a street/project, and/or final approval of the project/work, as may be applicable. As-built maps must be prepared in compliance with all applicable provisions of the "Minimum Standards for Accuracy, Content, and Certification for Surveys and Maps" as set forth in Sections 20-300b-1 to 20-300b-20 inclusive of the Regulations of Connecticut State Agencies complying with accuracy classes A-2 & T-2. As-Built maps shall be appropriately certified, signed, and sealed by a registered land surveyor. In addition to the survey, the Town Engineer may require a report from the project architect or engineer that addresses the project's completeness, adherence to design and construction integrity. For private and public streets, this report is mandatory; for other projects it will be decided on a case by case basis.

6.3 - Content: Clearly printed/stamped on each sheet in a large bold and/or filled font in an open area near the title block shall be the words "As-Built Record Map" with the date the map was prepared appearing below. In essence, the information required to be shown on an As-Built Record Map is the same information as required for the approval/construction (i.e. design) plans, updated to reflect the actual locations, elevations, dimensions, materials, configurations, etc. resulting from construction. Where applicable when there is a discrepancy between the design and as-built information, both the

design and as-built information shall be presented, with the design information being crossed out with a single thin, but distinguishable, line, or other appropriate means of designating it as being superseded without rendering the information as unreadable or uninterpretable. In such cases, the as-built information shall be shown nearby its associated design information in a consistent and readily distinguishable, (use of a bold, italic font, for instance,) manner; or otherwise presented in a clear and readily interpretable manner, (e.g. a table, etc.) Where the scope or nature of discrepancy is such that the preceding approach is not practicable or will not meet the stated purpose (Section 6.1) of this requirement, the as-built information shall be presented by either 1) detailing the as-built information of the subject area on the same or a separate sheet, with proper identification, (e.g. clouding and crossing out,) and referencing [on the design plan] of the information superseded, or 2) creating a whole new sheet presenting the as-built information with discrepancies clearly identified, (e.g. clouding); in such case, the superseded design sheet is to be clearly identified as such and attached to the end of the as-built record set.

6.3 - Digital [Electronic] Submission: The submission of the final approved As-Built Record Maps shall include digital information in accordance with the Bloomfield Engineering Department's Digital Drawing Submission Requirements, including an exact replication of the Maps in Adobe® Acrobat® pdf format, version 6 or later, to accommodate reproduction and electronic filing; and, at minimum, information to digitally recreate the linework for subdivision lot and easement lines, road and site layout, grading, storm drainage, and utility improvements to accommodate incorporating such information into the Town's GIS platform, and avoid the needless expenditure of public funds in recreating such information. The digital linework information may either be supplied as vector graphics in an acceptable CAD or GIS format, or as an acceptably formatted digital coordinate dump, including all end points, internal vertices, radius points, connectivity, and other information necessary or convenient for digitally recreating the linework.