

CITY OF FARMINGTON
Checklist for Plot Plans

Note to Design Engineers:

The following checklist is intended to serve as a guide for designers to review prior to submitting plans to the City for review. While this checklist covers all major areas that will be reviewed by the City Engineer, this list is not all-inclusive and the City Engineer may comment on items not listed herein.

- The owner's name, address, and telephone number.
- The name, address, telephone, and fax numbers for the engineer/surveyor.
- The engineer/surveyor's signature and seal.
- A minimum of one (1) benchmark shall be provided on the plans. It is encouraged that the benchmark(s) be based upon NAVD '88, but not required. Assumed benchmarks are acceptable.
- The following dimensions must be shown on the plot plan:
 - Property lines (all sides) including the bearing.
 - All sides of the building footprint (including decks).
 - Driveways and sidewalks (label the material used for construction – i.e. concrete, asphalt, gravel). Driveway material shall match the existing road material (a gravel road shall have a gravel or asphalt drive, an asphalt road shall have an asphalt drive, a concrete road shall have a concrete or asphalt drive, etc.) in the ROW.
 - Water, sanitary, and storm service leads (sump pump discharges) including proposed material and size. Dimension the leads from the building corners; dimension the water shut-off valve from the building corners. Leads shall be proposed perpendicular to the existing main. Lead orientation shall be such as to minimize the amount of lead under public road pavement.
 - Any utility facilities on site (utility poles, catch basins, manholes, etc.) shall be dimensioned to property lines.
- The following elevations, referenced to the benchmark(s) provided, must be provided on the plot plans:
 - First floor (basement elevation where a basement is shown); garage floor, porch, and/or deck.
 - Lot corners and grade change points.
 - Ground elevation at the building corners.

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- Groundwater elevation within proposed building envelope.
- Centerline of the driveways at no more than 25-foot intervals; culvert crossings; edge of road.
- Centerlines of swales and drainage ditches (at no more than 25' intervals) with the high points noted.
- Inverts of drainage culvert ends; sanitary sewer lead at the property line. Rims of manholes, catch basins, as well as gate wells/boxes, hydrants, and other utility structures (proposed and existing).
- Established street grades.
- Sidewalk grades at no more than 25' intervals.
- The proposed finished earth grades of the house and the finished earth grades of houses on adjacent lots must be shown. The grade shall decrease 0.5 feet in the first 10 feet (5%) from the dwelling per building requirements.
- All grades are to be in accordance with any subdivision or site condominium plans that have been previously approved for the property. If none are available, the preliminary plot plan will be reviewed using the existing and proposed elevations provided on the plot plan.

- Show and label undisturbed wooded areas, wetlands, flood plains, etc.
- Note any variances obtained for site with respect to standard setbacks, etc.
- Show all existing significant natural features, including, but not necessarily limited to, trees (in excess of 6" caliber) and wetlands, as well as existing utilities.
- Runoff shall not be shed onto neighboring parcels. Downspouts and sump pump discharges shall be directed away from neighboring parcels.
- Grading shall be such that stormwater runoff is not held in low areas leading to potential health hazards.
- If the site is utilizing a septic field, the grading shall be such that runoff is directed away from the septic tank and field.
- Rear yard and side yard drainage swales shall be clearly indicated with grades shown at sufficient locations to provide for positive drainage away from the building and other structures. Channelization of drainage to an approved outlet shall also be shown. Direction arrows shall be provided showing proposed and existing drainage directions.

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- ☐ If construction is within 500 feet of a lake or stream, a SESC permit is required. In addition, if the disturbed area is to exceed one (1) acre, a SESC permit is required.