

## Section 10.0 As-Built Plan

10.0 There shall be no departure from an approved Definitive Plan without prior approval of the Planning Board. Unauthorized changes may be subject to reconstruction. Upon completion of the subdivision and prior to the release of bonds, funds, lender agreements or covenants, the developer shall submit to the Board a plan, certified by a Massachusetts Registered Land Surveyor, showing the subdivision as constructed and indicating any departure(s) in the location, line grade, construction or materials of streets and utilities from the original approved Definitive Plan or a certification that all construction and installation conforms to the approved plan and these Rules and Regulations. As-built plans are to be reviewed by the Town engineer or its agents at the expense of the applicant. The developer must submit as-built plans and legal description, easements, etc. in order to have the subdivision roadways accepted by the Town. The board reserves the right to use any remaining performance guarantee to complete the as-built plans. A Mass Registered engineer must certify that the retention/detention basins were built as shown/designed and approved by the Board. Plans to be provided on vellum and in (GIS) Plans and profiles sheets shall provide all dimensions for all infrastructure in feet and inches.

As-Built Plan Requirements	
Plan	Profile
Property lines with all bearings and distances of lots, right-of-ways, easements, and permanent perimeter of the subdivision	Infrastructure to include but not limited to roadways, curbs, sidewalks, manholes, catch basins, sewer mains and storm drain lines, gas lines, water, electric, electric and phone cable, junction boxes, communication lines, water valves, hydrants,
Existing contours	Existing contours
Infrastructure to include but not limited to roadways, curbs, sidewalks, manholes, catch basins, sewer mains and storm drain lines, gas lines, water, electric, electric and phone cable, junction boxes, communication lines, water valves, hydrants,	Roadway stationing
Drainage systems to include but not limited to swales, water courses, basins, bmp devices and contours	
All Easements	
Lot numbers	
Driveway openings, curb-cuts	
Mailboxes	
Street trees	
Utility poles	
Roadway stationing	
Street signs	
Public landscaping	

<b>Lot Release As-Built Plan Requirements</b>	
<b>The plan can be a “redline” drawing over a copy of the endorsed Definitive Plan- An “As-built Plan” that does not indicate the proposed improvements is also acceptable</b>	
<b>Plan</b>	<b>Profile</b>
Property lines with all bearings and distances of lots, right-of-ways, easements, and permanent perimeter of the subdivision	Infrastructure to include but not limited to roadways, curbs, sidewalks, manholes, catch basins, sewer mains and storm drain lines, gas lines, water, electric, electric and phone cable, junction boxes, communication lines, water valves, hydrants,
Layout and grades of the drainage system, the sewer system, and the water main and services. The edge of pavement shall also be indicated.	The utilities shall also be indicated on a profile drawing.
Infrastructure to include but not limited to roadways, curbs, sidewalks, manholes, catch basins, sewer mains and storm drain lines, gas lines, water, electric, electric and phone cable, junction boxes, communication lines, water valves, hydrants,	Roadway stationing
Drainage systems to include but not limited to swales, water courses, basins, bmp devices and contours	
All Easements	
Lot numbers	
Driveway openings, curb-cuts	
Mailboxes	
Street trees	
Utility poles	
Roadway stationing	
Street signs	
Public landscaping	
<b>Performance Standards</b>	
Certification from a Massachusetts Registered Land Surveyor or Massachusetts Professional Engineer stating that the infrastructure improvements are completed in substantial conformance with the endorsed Definitive Plan	
The constructed storm water basins shall be indicated at two-foot contours or less. Spot grades shall be provided on the basin floor and along the top of berm.	
The storage volume of the basins shall be provided.	
Easement corners shall be staked with iron rods or concrete bounds. The easement layout and monuments shall be indicated on the drawings.	