

PERKASIE BOROUGH FINAL AS-BUILT PLAN REQUIREMENTS

All Final As-Built Plans for new residential construction, new nonresidential construction and new nonresidential additions shall contain the following criteria:

1. A Final As-Built Plan drawn at a scale of one (1) inch equals twenty (20) feet, thirty (30) feet, or as otherwise approved by the Borough Engineer.
2. A depiction of the actual building footprint and all new construction.
3. A depiction of the location of all existing structures.
4. Proper building setback lines are to be marked on the plan indicating the front yard, side yards and rear yard. On a corner lot, the property front yard setback shall be shown as provided by the Zoning Ordinance.
5. Setback distances between buildings, property lines and the established street right-of-ways from all sides of the constructed building.
6. The location of property showing the nearest intersecting street and distance in feet and decimal parts thereof of property therefrom, together with a North point.
7. Dimensions, bearings and lot numbers as delineated on the Final Recorded Subdivision and/or Land Development Plan and approved Grading Plot Plan.
8. The as-built plan shall show all existing and proposed property monuments and iron pins
9. The gross and net lot area, in square feet, is to be shown on the as-built plan.
10. The building area, in square feet, is to be shown on the as-built plan.
11. The actual and maximum permitted impervious lot coverages must be shown on the as-built plan.
12. The location, site layout, and capacity of the areas to be used for motor vehicle access and off-street parking.
13. All drainage and utility easements, restrictions, deed-restricted open space, utility structures, existing structures, natural land features and surrounding properties shall be identified on the Final As-Built Plan.
14. Actual topographical site information, at a contour interval of not less than one (1) foot, shall be provided unless otherwise approved by the Borough Engineer. If grading on an adjacent property has not been completed, the as-built plan must indicate that the grading was not complete at the time of survey.
15. Spot ground surface elevations at all building corners must be provided to demonstrate adequate slope away from the building.
16. Spot ground surface elevations must be provided at all critical locations.
17. All highpoint elevations within the property must be labeled on the plan. In addition, the plan must provide flow arrows from the highpoint elevations to depict the actual drainage patterns of the site.
18. The location, dimensions, and layout of the open spaces, yards, and buffer yards, including methods to be employed for screening, where applicable.
19. The Zoning District is to be marked on the Final As-Built Plan such as indicated by the applicable Zoning Ordinance or Map or any other Borough zoning regulation now or hereafter established.
20. Streets, right-of-ways, etc. shall be properly marked with dimensions according to plans of record.

21. The Final As-Built Plan shall show location and species/size of all proposed street trees or other special landscape requirements.
22. The Final As-Built Plan shall show the driveway slope between the right-of-way line and the garage.
23. The Final As-Built Plan shall show the slope from the back of the driveway apron to the curb.
24. The Final As-Built Plan shall show all existing utilities including water service, sanitary sewer lateral and sump pump discharge line. All sump pump discharge lines must discharge into the side yards, unless otherwise approved by the Borough Engineer, and must be constructed at an appropriate underground depth.
25. The Final As-Built Plan must depict the locations of all roof drain header systems with dashed lines.
26. Final As-Built Plans shall show as-built basement, garage, and first floor elevations.
27. As-built information shall be signed and sealed by the preparing engineer/surveyor. The as-built plan shall contain the following statement:
“This plan represents as-built information obtained by (Engineer/Surveyor) (License No.) on (Date) and is true and correct.”