

## Appendix B Environmental Land Use Restriction Class A-2 Survey Checklist

**Site Name:**

**Site Address:**

**Town:**

**Prepared by:**

**Date of Map:**

**Submittal Date:**

CTDEP suggests that this form is submitted with the draft ELUR. This check list is intended to present a list of items to consider when preparing or reviewing a Class A-2 Survey and may not be an all-inclusive list. In cases when an ELUR is approved by a LEP pursuant to Connecticut General Statutes (CGS) section 22a-133y, this form should also be used by the LEP and party preparing the ELUR. The requirements for A-2 Surveys are described in 22a-133q-1(a) of the Regulations of Connecticut State Agencies (RCSA). This checklist does not supersede these requirements. Check all boxes that are applicable. Items must be either be checked or marked as not applicable (N/A), as indicated.

<input type="checkbox"/>	The survey title includes, "Exhibit C: Declaration of Environmental Land Use Restriction and Grant of Easement, [Name and Address of Site]" or "[Name and Address of Site] Easement to be Granted to the Declaration of Environmental Land Use Restriction and Grant of Easement, Exhibit C."
<input type="checkbox"/>	The name of the owner provided on the survey is the same as the name of the Grantor included in paragraph one of the Declaration.
<input type="checkbox"/>	The address of the property is the same as the address included in paragraph two, (first "Whereas" of the Declaration).
<input type="checkbox"/>	The survey includes the embossed stamp and signature of a land surveyor currently licensed in the State of Connecticut.
<input type="checkbox"/>	The survey provided is an A-2 level Survey or better.
<input type="checkbox"/>	The survey is a first survey, independent resurvey, or dependent resurvey which conforms to Sections 20-300b-1 to 20-300b-20 of the RCSA.
<input type="checkbox"/>	The survey notes do not depict or note any approximate boundaries, such as boundary line agreement problems that may result in approximate boundaries of the property or Subject Area(s).
<input type="checkbox"/>	The survey notes do not recommend further work and or investigation.
<input type="checkbox"/>	The sizes and shapes of the Subject Area(s) are easy to find in the field at the site without a surveyor, are tied into permanent features at the site, and are of practical size.
<input type="checkbox"/>	All interests and easements listed in the Interests in the Land Summary and Subordination Waiver Request Form are shown on the A-2 Survey.
<input type="checkbox"/>	N/A [No interests or easements exist.]
<input type="checkbox"/>	The A-2 survey was reviewed for potential unrecorded easements. If any are noted, these must be included and considered during the evaluation of the Interests in the Land Summary.
<input type="checkbox"/>	N/A [No potential unrecorded easements exist.]

**The A-2 Survey shows:**

<input type="checkbox"/>	Vicinity map showing the property surveyed in reference to nearby highway(s) or major street intersection(s).
<input type="checkbox"/>	Boundaries of the property by course and distance, together with the metes and bounds description corresponding to such survey.
<input type="checkbox"/>	Approximate latitude and longitude of the center of the property plotted on the survey, in decimal degrees, referred to the North American Datum of 1983 with an accuracy of less than 5 meters.
<input type="checkbox"/>	Locations of the portion(s) of the parcel subject to the proposed ELUR (Subject Area(s)) are clearly identified and labeled as "ELUR Subject Area A", "ELUR Subject Area B", etc.
<input type="checkbox"/>	Optional monumentation used to mark the extent of the Subject Area(s) conforming to section 20-300b-14 of the RCSA. The locations and types of the monuments are identified.
<input type="checkbox"/>	N/A
<input type="checkbox"/>	Location of all improvements, including but not limited to: buildings, parking structures, parking areas, sidewalks, billboards, loading docks, and sheds.
<input type="checkbox"/>	Location and type(s) of impervious surfaces at the site, including but not limited to: asphalt, concrete, and bituminous concrete surfaces.
<input type="checkbox"/>	Location and type(s) of pervious surfaces at the site, including but not limited to: grass, landscaped areas, fields, wooded areas, and any other undeveloped areas.
<input type="checkbox"/>	Location and width of all easements, utility lines, and rights of way in reference to the book and page number on the municipal land records for granting the same
<input type="checkbox"/>	Location of utilities (representative examples of which are shown below) existing on or serving the surveyed property as determined by: <ul style="list-style-type: none"> <li><input type="checkbox"/> (a) Observed evidence</li> <li><input type="checkbox"/> (b) Observed evidence together with evidence from plans obtained from utility companies or provided by client, and markings by utility companies and other appropriate sources (with reference as to the source of information) <ul style="list-style-type: none"> <li>• railroad tracks and sidings;</li> <li>• manholes, catch basins, valve vaults or other surface indications of subterranean uses;</li> <li>• wires and cables (including their function, if readily identifiable) crossing the surveyed premises, all poles on or within ten feet of the surveyed premises, and the dimensions of all crossmembers or overhangs affecting the surveyed premises; and</li> <li>• utility company installations on the surveyed premises.</li> </ul> </li> </ul>
<input type="checkbox"/>	Indication of access to a public way on land such as curb cuts and driveways, and to and from waters adjoining the surveyed tract, such as boat slips, launches, piers and docks..
<input type="checkbox"/>	Any changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction. Observable evidence of recent street or sidewalk construction or repairs.
<input type="checkbox"/>	Location of all encroachments and restrictions affecting the property.
<input type="checkbox"/>	N/A [No encroachments or restrictions exist.]
<input type="checkbox"/>	Location of any evidence of use that may indicate a potential unrecorded or prescriptive easement.
<input type="checkbox"/>	N/A [No evidence exists.]
<input type="checkbox"/>	Municipal zone for the property, for example R-1 zone.
<input type="checkbox"/>	Names of adjoining owners of platted lands.

**(continued)**

The surveyor shall (a) discuss the ramifications of the following methodologies (e.g. the potential accuracy and completeness of the data gathered thereby) with the title company, lender and client prior to the performance of the survey and, (b) place a note on the face of the survey explaining the source, date, relative accuracy and other relevant qualifications of any such data.

Rectified orthophotography, photogrammetric mapping, laser scanning and other similar products, tools or technologies may be utilized as the basis for the location of certain features (excluding boundaries) where ground measurements are not otherwise necessary to locate those features to an appropriate and acceptable accuracy relative to a nearby boundary.

N/A

Observable evidence of earth moving work, building construction or building additions within recent months.

Observable evidence of site use as a solid waste dump, sump or sanitary landfill.