

## **DETAILS REQUIRED FOR NEW HOUSE APPLICATIONS**

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### **Submission to be Uploaded to Online Permitting System and Hardcopy of Maps to Land Use Office**

#### **A-2 Certified Survey**

- Property lines (metes and bounds), monuments, and pins
- Easements, restrictions, encumbrances, etc. with reference to recorded instruments and maps
- T-2 Topographic Survey (2-foot contours)
- CT Soil Scientist wetland delineation (showing individual flags), noting delineator, date, and depicting Wetland/Watercourse 100-foot upland review area and if applicable Vernal Pool 500-foot upland review area
- 100-year floodplain, noting flood zones and base flood elevation
- Existing lot conditions, structures, and improvements

#### **Lot Development Plan**

- Existing and proposed principal and accessory buildings and structures
  - Lot grading (2-foot contours)
  - Finish floor elevations
  - Roof driplines, leader and footing drains
  - Walkways, patios
  - Decks, porches, stoops, balconies, steps
  - Chimneys, exterior basement access
  - Accessory structures (pools, tennis courts, sheds, etc.)
  - Fences, walls, paddocks
  - Utility connections
  - Septic systems and water supply wells, and separation distances
  - Mechanical structures (above and below ground) and pads
  - Fuel storage tanks (above and below ground) and pads
- Stormwater management collection and treatment (footing and leader drains leading to infiltrators, rain gardens, basins, plunge pools/outlet protection, etc.)
- Erosion and sediment control measures (silt fencing, antitracking apron at new driveway entrance, protection of soil stockpile areas, etc.)
- Driveway Plan & Profile
  - Compliance with driveway construction standards Town Code Chapter 210, Article II
  - Minimum 100-foot sightlines in both directions
  - Detail driveway material, curbing, plans for drainage/runoff treatment, etc.
  - Driveway width – Minimum 10 feet
  - Apron paved for the first 12 feet
  - Driveway grades – Maximum 15%,  $\geq 10\%$  required to be paved, maximum 5% for first 30 feet
- Architectural building plans (floor plans, elevations, identification of building height based on average grade (*see Zoning Regulations Definitions and example below*)).
- Zoning Compliance Table (*see example below*)

#### **Erosion and Site Stabilization Bond**

- Minimum \$1,000.00

**SAMPLE ZONING COMPLIANCE TABLE**

Standard	Requirement	Existing	Proposed
Minimum Lot Area	100,000 sf		
Minimum Lot Frontage	225 ft		
Maximum Building Square	200x200 ft		
Front Yard	50 ft		
Side Yard	40 ft		
Side Yard	40 ft		
Rear Yard	50 ft		
Maximum Building Height <sup>1</sup>	35 ft		
Maximum Building Coverage <sup>1</sup>	10%		
Maximum Total Coverage	25%		

1 – See Zoning Regulations Definitions for how to calculate and note calculations in table.

**SAMPLE BUILDING HEIGHT CALCULATION**

