

**SITE PLAN AND “AS-BUILT” PLAN REQUIREMENTS**  
**A POLICY OF THE TOWN OF ROCKY HILL, 03-01-22**

The purpose of this policy is to assist an applicant in showing compliance with the Rocky Hill Zoning Regulations as they apply to residential structures. The policy includes, but is not limited to, building permits for all new construction, additions, accessory structures, and pools.

**Common sheds and accessory structures of less than 400 square feet not built on a permanent foundation are excluded from this requirement, although they must not be placed within easements.**

As noted in the Minimum Standards for Surveys and Maps in the State of Connecticut, adopted September 26, 1996, by the Connecticut Association of Land Surveyors, Inc., a Property Survey, Zoning Location Survey, or Improvement Location survey, conforming to Class A-2 Accuracy Standards, is required for all new construction prior to the issuance of a Zoning Permit or Certificate of Zoning Compliance, to verify compliance with the Town of Rocky Hill’s Zoning Regulations.

If a current A-2 as-built survey is on file, it may be used at the discretion of Town Staff.

An Improvement Location Survey – Proposed or Record, Commonly known as a “Plot Plan” or an “As-Built” Plan, **shall accompany all building permit applications for new construction and all requests for a Certificate of Zoning Compliance.** A Certified Improvement Location Survey is to be done at a scale of 1”=20’ or a sufficient scale, in order to show structures as they relate to the project site and boundary lines, and shall be prepared and sealed by a Connecticut licensed Land Surveyor and Engineer (if applicable).

This survey shall show, but not be limited to, the following;

1. Title block containing plan title and date, property address, owner’s name, name of the survey, and/or, engineering consultant
2. Complete legend, north arrow, and all map references
3. A Zoning Data summary table indicating the zone, the required standards, proposed and the “as-built” dimensions
4. Property lines with dimensions and bearings and building setback lines
5. Locations of any easements on the property
6. Dimensioned footprints of all structures or improvements located on the subject lot, above or below ground, including all decks and overhangs, and the dimension from each to the nearest property line
7. Driveway locations and material type
8. Locations of on-site well and/or septic system (if applicable)
9. Location, height, and type of existing or proposed fences
10. Location of Inland Wetlands per approved IWWC approval (if applicable) and limits of upland review areas
11. Flood Hazard limits (if applicable)
12. Existing tree lines and maximum limits of clearing

13. Proposed erosion and sedimentation control measures such as hay bales, silt fence, construction entrances, anti-tracking pads, and associated details
14. Soil stockpile area surrounded by erosion controls
15. Topography at a two-foot or sufficient interval a minimum of 50 feet in all directions from any proposed structures
16. Any existing and proposed retaining walls, including type and height
17. First Floor elevations and garage floor elevations (if applicable) and drive grade at gutter or slope of driveway
18. Building height of new structures from finished grade
19. Locations, type, and size of any subsurface drainage, including their point of discharge

*Nothing in this document waives any requirement of the Rocky Hill Zoning Regulations. The Commission or the Zoning Enforcement Officer may waive any requirement within this policy for good cause if it is determined that the applicant has provided enough information to show compliance with the Zoning Regulations of the Town of Rocky Hill.*