



Town of
North Stonington
Connecticut
LAND USE DEPARTMENT
Nathan Reichert – Planning, Development and Zoning Official

SINGLE-FAMILY RESIDENTIAL
Certificate of Zoning Compliance
As-Built Submission Requirements
Amended 6-20-2022

Finalizing Your Residential Project

At the end of your project, you are required to obtain a Certificate of Occupancy issued by the Building Department. Zoning approval is required in the form of a Certificate of Zoning Compliance prior to the issuance of a Certificate of Occupancy. The Building Official may not issue a Certificate of Occupancy until you have received your Certificate of Zoning Compliance.

Certificate of Zoning Compliance:

Prior to the issuance of the Certificate of Zoning Compliance:

- A. The project must have approvals from Wetlands Enforcement Officer, Ledge Light Health District – Sanitarian and well, Town Highway Foreman, and the Zoning Enforcement Official.
- B. All disturbed soils must be stabilized with a permanent vegetative cover or seeded and mulched.
- C. All conditions of the Zoning Compliance Permit shall be met.
- D. A street identification number, visible from the street and at night, is to be placed at the end of the access driveway or on the house as applicable.
- E. The Zoning Official shall conduct an on-site as-built inspection. Allow up to five working days of scheduling lead time after the submission of all required documents for the as-built inspection.
- F. An As-Built Site Plan Drawing containing the following shall be submitted:
 - 1. The as-built site plan shall be prepared, signed, dated, and sealed, with live signatures and seals, by a Professionally Licensed Connecticut Land Surveyor, Engineer, Architect, and/or Soil Scientist acting within the licensed privileges of their professional designation.
 - a. If the plan is prepared solely by an Engineer or Architect, reference must be made to a filed A-2 Property/Boundary or Limited Property/ Boundary Survey and T-2 Topographic Survey plan prepared after 1996.
 - 2. The site plan must meet or exceed A-2 Boundary and T-2 Topographic survey accuracy standards.
 - 3. Location and description of a benchmark set on the property and location of all existing monumentation boundary points, angles and or bearings & distances.
 - 4. Location and type of monumentation (IP – Iron Pipe or Pin, DH – Drill Hole, RB – Rebar or Monument) shall be certified as present and if not present it shall be reset and re-certified by the plan's Licensed Land Surveyor.
 - 5. Show the finished grade land contours at 2' intervals based on actual field data.
 - a. Spot elevations confirming significant regrading.
 - b. The location and height of installed retaining walls.
 - 6. The plan must be drawn to scale and include a scale.
 - 7. Show a North Arrow.



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8. Show all lot dimensions.
9. State the Zoning District.
10. Display the required Zoning District setback lines.
11. The as-built site plan is required to show all site improvements in relation to the property lines and building setback lines:
 - a. Building footprint, including all decks, steps, bulkhead doors, a/c equipment, enclosed mechanicals, overhangs, etc.
 - b. The location of all accessory structures including sheds, garages, barns, gazebos, screen houses, patios, green houses, carports, pools, generators, etc.
12. Shall include a Zoning Compliance table demonstrating adherence with the site's zoning district dimensional regulations:
 - a. Zoning District Dimensional Requirements for: Zoning District, Lot Size, Street Frontage, Front Yard Setback, Side Yard Setbacks, Rear Yard Setback, Building Height, Number of Stories, Impervious Surface Coverage, and others as applicable.
 - b. Provided dimensions for: Lot Size, Street Frontage, Front Yard Setback, Side Yard Setbacks, Rear Yard Setback, Building Height, Number of Stories, Impervious Surface Coverage, and others as applicable.
 - c. Please note the plan's reliance upon a special permit, use requirements or approved variance(s) for altered or conditional dimensional requirements.
13. Wetlands, water courses, wetland buffers and the relationship of improvements to the wetlands and their required buffers. If the improvement location(s) rely upon an approval from the Inland Wetlands Commission please note the decision's conditions, approval date and demonstrate compliance with the Commission's approval.
 - a. If no wetlands are present on the site note that no wetlands are present.
14. Include the location of any outcroppings of ledge on the site.
 - a. If no ledge outcroppings are present on the site note that no ledge outcroppings are present.
15. The location, surface type and percent grade of the driveway.
16. Location of any existing or proposed easements, encumbrances, and/or deed restrictions.
 - a. If no easements, encumbrances, and/or deed restrictions are present on the site note that no easements, encumbrances, and/or deed restrictions are present.
 - b. If easements, encumbrances, and or deed restrictions are present reference and note the Town Clerk's book and page of their recording.
17. The location of any footing and/or gutter drains and their point of origin.
 - a. Rodent proof covers are required on footing drains.
18. The location of any stormwater runoff treatment, controls, drainage structures or pipes installed on the property. Invert, rim and grate elevations shall be noted for all storm water and sewer structures.
19. The location of the utilities servicing the new home.



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- a. Electrical Entrance location, the location of the entrance line's connection to the power lines and the location of the entrance line.
 - b. The location of the well or public water supply connection and all water lines.
 - c. The location of the septic system and its connection line.
 - d. Above ground or below ground LP tank location and its connection line.
 - e. The locations of gas, solar, telephone, cable, applicable other utilities, their connections with the utility, connection line and building entrance.
20. Location of adjacent structures, wells and septic systems that impact the lot.
21. Flood Zone classification.
22. Include the property's owner(s) name, e-911 address, assessors' plat and lot.