

Town of Wethersfield
Engineering Division
505 Silas Deane Highway, Wethersfield, CT 06109
Phone: 860-721-2850 Fax: 860-721-2843

Minimum Plot Plan Requirements for In-Ground Pools

In addition to plans required by the Building Department, all Building Permit applications for new **in-ground pools** must include **two (2) copies** of a plot plan on a 24"x36" sheet at a scale of 1"=20' (1"=40' maximum) showing existing conditions and proposed improvements. Plot plans shall be prepared, signed and sealed by a land surveyor licensed in the State of Connecticut and show existing conditions to Class A-2 and T-2 standards of accuracy for property boundaries and topography in the vicinity of the proposed improvements, respectively. Plans shall be developed in accordance with the Regulation for Connecticut State Agencies, Section 20-300b, and the "Standards for Surveys and Maps in the State of Connecticut", as adopted by the CT Association of Land Surveyors on September 26, 1996 (as amended). The horizontal datum shall be based on NAD 83 and the vertical datum shall be based on NAVD 88 utilizing the Geoid 12B model.

At a minimum, plot plans shall include the following information:

1. Title block containing:
 - Plan title and date (incl. revision dates)
 - Property address, lot number and subdivision name (if applicable)
 - Owner's name
 - Name of Survey and/or Engineering Consultant
2. Seal and signature of land surveyor (and professional engineer, if applicable) responsible for preparation of the plan
3. Limits of inland wetlands and/or FEMA 100-year flood zone derived from base flood elevations (BFEs) shown on the FEMA Flood Profiles. If no wetlands are located within 50' of the property and no flood zone exists, then add appropriate notes.
4. All property boundary dimensions and bearings
5. Front, side and rear building setback lines with associated labels
6. Proposed or existing easements on or abutting the property with all dimensions, bearings, angles and associated volume and page labels from the Town Land Records
7. Limits of existing house, and existing and proposed accessory structures with perimeter dimensions
8. Location and type of existing and proposed fence on the property
9. Existing and proposed topography at 2' foot maximum intervals in the vicinity of proposed improvements and a minimum of 50' in all directions
10. Existing and proposed retaining walls with top and bottom of wall elevations (if applicable)
11. Proposed elevations of top and bottom of pool and surrounding ground surface
12. Location, size and type of existing and proposed subsurface drainage
13. Existing tree lines and maximum limits of proposed clearing
14. Proposed erosion and sedimentation control measures such as silt fence, haybales, construction entrances and all associated details
15. Proposed soil stockpile area surrounded by erosion controls
16. Coordinates for a minimum of two (2) monuments or iron pins shown on the plan
17. Project benchmark
18. Complete Legend, north arrow and all map references (as applicable)

Notes:

- *These are minimum submission requirements; the Town reserves the right to require additional information as deemed necessary to conduct a complete review of the application.*
- *If the property has an existing septic system and/or potable well, contact the Central Connecticut Health District at 860-721-2822 for specific requirements.*
- *Any questions regarding plot plan requirements should be directed to the Engineering Division at 860-721-2850 or the Building Department at 860-721-2839.*