

Information For New House Construction

When applying for a permit for the construction of a new house, or new commercial building, a comprehensive site development plan is required. All of the local surveying and engineering firms are familiar with this requirement, and have prepared many such plans for their clients.

The elements of the site development plan are:

- 1.) Existing and proposed conditions depicting all required grading, other changes in topography and the construction of retaining walls as may be needed.
- 2.) Measures to control erosion and sedimentation during and immediately following active site work and construction. Elements of a credible plan include the designation of a construction entrance and stock-pile area; silt fencing or hay bales installed downslope of areas of disturbance, around any surface drains, and elsewhere as needed; and site stabilization in the form of gravel under decks, splash pads at downspouts, and seeding/sod/mulch of all disturbed earth areas.
- 3.) Depiction of all drainage improvements including footing drains, curtain drains, dry wells, connection(s) to the City storm drain system. Drainage improvements and supporting documentation will be reviewed and approved by the City Engineer.

The accompanying drawing depicts a representative site-development plan for a single-family residence. If your plans do not include the identified information, a trip back to your consultant is in order.

Questions may be directed to EPB staff at 203-977-4028, or in person during public office hours (no appointment needed) between the hours of 8:00 A.M. and 11:00 A.M.

