



Survey Requirements for Additions and Certain Residential Accessory Structures

WHEN APPLYING FOR A ZONING PERMIT

A-2 Survey Requirement

In addition to submitting an application and fee, plot plans for zoning applications for the following structures must be based on an A-2 survey:

1. An addition that expands the footprint of principal structure. Decks, porches and outdoor type additions are excluded.
2. Any structure with a foundation or frost wall (does not apply to frost-protected piers).
3. In-ground pool.

How Can I Have This Requirement Waived for Pre-construction

This pre-construction A-2 requirement may be waived if the structure will be at least twice the required setback from all property lines and we have reasonably accurate information to make that determination. Please see below – even if a pre-construction survey is waived, you may still need an A-2 survey post-construction.

What if I Have an Existing A-2 Survey for this Property?

- If you have an existing A-2 survey for your property, we will accept the proposed addition or structure hand-drawn to scale on that survey.
- However, if the proposed structure appears to be close to a required setback line the Zoning Enforcement Officer may require submittal of a letter signed and sealed by a licensed land surveyor verifying that the structure meets the zoning requirements. If substantial regrading is necessary, the Zoning Enforcement Officer may require an engineered plan showing detail on the regrading.

What if I Do Not Have an Existing A-2 Survey for this Property?

- If you do not have an A-2 survey for your property, you will need to hire a surveyor. We may have a survey for your property on file, so please check with us first.

POST-CONSTRUCTION

Pursuant to Section 20-4.B of the Tolland Zoning Regulations, an as-built plan to A-2 standards must be submitted before final inspections for the following structures:

1. Additions that expand the footprint of principal structure. Decks, porches and outdoor-type additions are excluded.
2. Accessory structures with a foundation or frost wall. This may be waived if the structure will be at least twice the required setback from all property lines and we have reasonably accurate information to make that determination.