



OFFICE OF COMMUNITY DEVELOPMENT

8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

FINAL ZONING COMPLIANCE

This application is to be used only for the items listed below. All other uses first require Site Plan Review by the Planning Commission and City Council. A complete application shall include a scaled site plan, plot plan or survey, and required fees.

APPROVAL REQUESTED FOR:

<input type="checkbox"/>	New Single Family Dwelling	<input type="checkbox"/>	Detached structure (garage, etc.)	<input type="checkbox"/>	Addition to single-family dwelling
<input type="checkbox"/>	Remodeling of an existing building	<input type="checkbox"/>	Multiple family dwelling	<input type="checkbox"/>	Deck
<input type="checkbox"/>	Commercial office building	<input type="checkbox"/>	Other property alteration:		

THE CITY OF DEXTER HAS NO JURISDICTION OVER MASTER DEED RESTRICTIONS, THEREFORE, IF ZONING ORDINANCE REQUIREMENTS ARE MET, A PERMIT WILL BE ISSUED. HOWEVER, THE APPLICANT SHOULD BE AWARE THERE MAY BE DEED RESTRICTIONS REGARDING DECKS, ADDITIONS, GARAGES AND EXTERIOR REMODELING, ETC. PLEASE CONTACT YOUR HOMEOWNERS ASSOCIATION BEFORE BEGINNING CONSTRUCTION.

Property Address: _____ Tax ID Number: _____

Proposed Use: _____

Applicant Name: _____ Phone: _____

Applicant Address: _____

Email Address: _____ Mobile Phone: _____

Property Owner Name: _____ Phone: _____

Property Owner Address: _____

Email Address: _____ Mobile Phone: _____

Final Plot Plan Requirements for new home construction: Plot plans shall be drawn to scale, submitted in two (2) copies, and shall provide the following information:

1. Plot plans must be prepared, signed and sealed by a Registered Professional Engineer or Licensed Surveyor.
2. North arrow and scale, between 1" = 20' and 1" = 50'.
3. Builders name, address and telephone number.
4. Date of plan or revision, subdivision name, property address, lot number, and legal description of property.
5. Street right-of-way name and width.
6. Location, shape and dimensions of the lot, including total area in square feet.
7. Dimensioned outline and area (in square feet) of all existing and proposed structures, including those on adjacent lots.
8. Front, side and rear setbacks.
9. Location and species type of required street trees.

10. Location, type of material and width of sidewalks and driveway (with elevations). Please indicate driveway slopes.
11. Provide site benchmark on NAVD '88 datum.
12. Location, elevations, and easements for all utilities, including water, sanitary and stormwater sewers and gas, cable, etc.
13. Location of fire hydrants must be provided.
14. Elevations at each lot corner.
15. Finish grade and finish floor elevations for first floor, garage and basement for proposed structure(s) and finish grade elevation of structures on adjacent lots, as applicable. Please indicate if the adjacent lot is vacant.
16. Sanitary sewer and water services lines must be shown at the as-built location with invert elevation.
17. Sump line shall be shown connecting the building to the existing sump lead with pipe slope noted.
18. Rear yard and side yard drainage swales with grades shown at sufficient locations to provide for positive drainage away from the building and other structures. Channelization of drainage to an approved outlet shown. Direction arrows provided showing proposed and existing drainage directions.

Regulations and Standards (applicant must complete): *In addition to the basic requirements for each zoning district, the following regulations also apply:*

1. Corner Lots are considered to have two (2) front yards and two (2) side yards.
2. All additions to a dwelling, including attached garages and decks, are considered part of the dwelling and must meet the same setbacks. Detached structures must be at least ten (10) feet from any other structure; detached structures may be placed not less than three (3) feet from any rear lot line or the rear yard portion of the side lot line.
3. Height limitations are 35 feet for dwellings, and 14 feet for detached accessory buildings. (Height is measured to the middle of the roofline for a pitched roof).
4. Street trees must be planted. Planting Date: _____ Species: _____
5. Right of Way Pavement Construction permit must be closed out.

	Requirement	Plan Submitted
Front Yard Setback (ft) () Check here if corner lot	_____	_____
Side Yard Setback (ft) – Principal/Accessory Structure	_____	_____
Rear Yard Setback (ft) – Principal/Accessory Structure	_____	_____
Lot Coverage (Structures) (%)	_____	_____
Height (ft) – Principal/Accessory Structure	_____	_____

Owner's Signature _____ Date _____

Applicant's Signature _____ Date _____

To be completed by Staff:

Staff Review: Fee: _____ Date Received: _____ Receipt # _____

Remodel/Deck \$25; Residential Home \$50; Multi-Family/Commercial/Industrial/Quasi-Public \$100

Site/Plot Plan	Acceptable	
	Yes	No
Prepared, signed and sealed by a Registered Professional Engineer or Licensed Surveyor.		
North arrow and scale, between 1" = 20' and 1" = 50'.		
Builders name, address and telephone number.		
Date of plan or revision, subdivision name, property address, lot number, and legal description of property.		
Street right-of-way name and width.		
Location, shape and dimensions of the lot.		
Dimensioned location, outline, and dimensions of all existing and proposed structures, including those on adjacent lots.		
Front, side and rear setbacks.		
Location and species of required street trees, at least 6 feet from water/sewer leads and driveways, at least 5 feet from the edge of the driveway, and a minimum of 20 feet from other street trees. Tree Species: _____		
Location, type of material and width of sidewalks and driveway (with elevations). Driveway slopes are indicated.		
Site benchmark on NAVD '88 datum provided.		
Location, elevations, and easements for all utilities, including water, sanitary and stormwater sewers and gas, cable, etc.		
Location of fire hydrants		
Elevations at each lot corner and grade change points.		
Finish grade and finish floor elevations for first floor, garage and basement of proposed structure and finish grade elevation of adjacent houses provided, where applicable.		
Sanitary sewer and water lead locations at the as-built location with invert elevation, and the proposed grade of the sanitary lead		
Sump lead shall be shown at the as-built location with invert elevation and connects the building to the existing sump lead with pipe slope noted.		
Rear yard and side yard drainage swales are clearly indicated with grades shown at sufficient locations to provide for positive drainage away from the building and other structures. Channelization of drainage to an approved outlet shown. Direction arrows provided showing proposed and existing drainage directions.		

Connection Fees

Tap fee paid on: _____		
Other	YES	NO
SESC Permit Close-out.		
Right of Way Pavement Construction Permit Close out or bond posted.		
MXU Installed		

Date Site Checked: _____ Date Utilities Checked: _____

Reviewed by: _____

Date: _____

Approved

Denied

REASONS FOR DENIAL: _____

EXISTING NON-CONFORMITIES/VARIANCES GRANTED: _____

APPROVAL STAMP:

***** APPROVAL EXPIRES SIX (6) MONTHS FROM THE APPROVAL DATE *****