VILLAGE OF DEXTER

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

PRELIMINARY 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 Village Council. A complete application shall include a scaled site plan, plot plan or survey, and building plans, floor plan, elevations and fees.

APPROVAL REQUESTED FOR:

	New Single Family Dwelling		Detached structure (garage, fence, etc.)		Addition to single-family dwelling
	Remodeling of an existing building		Multiple family dwelling		Deck
	Commercial office building		Other property alteration:		

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: _____

Preliminary Plot Plan Requirements: *Plot plans shall be drawn to scale, submitted in two (2) copies, and must meet the following standards:*

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.
7. Dimensioned location, outline, and dimensions of all existing and proposed structures, including those on adjacent lots.
8. Front, side and rear setbacks.
9. Location and species of required street trees must be provided and must be 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.***
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, including width, for all utilities, existing and proposed.

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. Proposed location of sanitary sewer and water leads, as well as service connections to structure.

17. Proposed sump lead shall be shown connecting the building to discharge location (i.e. storm sewer).

18. Rear yard and side yard drainage swales shall be 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 shall also be shown. Direction arrows shall be 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. A copy of the Washtenaw County Soil Erosion and Sedimentation Control Plan and permit must be submitted along with application. In addition all streets/roads are required to be kept clean and may from time to time require street sweeping.
5. A Right-of-Way Pavement Construction Permit must be submitted and approved along with a Preliminary Zoning Compliance Permit in accordance with the permit requirements and permit instructions.

	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

***Street Trees: Attempts should be made to plant trees in a pattern that is uniform to the surrounding street trees. Call MISS DIGG prior to locating and installing any street tree. Please note that the tree species and planting date will be required information on the Final Zoning Compliance application.

To be completed by Staff:

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

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

	Acceptable	
Site/Plot Plan	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, including width, for all utilities, existing and proposed.		
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.		
Proposed location of sanitary sewer and water leads, as well as service connections to structure.		
Proposed sump lead connection from principle structure to storm sewer.		
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.		

	Acceptable	
Building Plan	Yes	No
Floor plan of proposed structure or alteration/remodeling plan/use.		
Elevation views of the proposed structure		
Estimated tap fee: _____		

	Acceptable	
Other	Yes	No
SESC Permit		
Right of Way Pavement Construction Permit and Fee		

Date:_____ Approved Denied

Reviewed by:_____

REASONS FOR DENIAL:_____

_____

EXISTING NON-CONFORMITIES/VARIANCES GRANTED:_____

_____

APPROVAL STAMP:

APPROVAL EXPIRES SIX (6) MONTHS FROM THE APPROVAL DATE