Charter Township of Plymouth

Residential Requirement Check List

1. Complete Application (all 3 pages)
2. Developer/Subdivision approval
3. Two (2) complete construction drawings
    a. Must have Codes listed on plans
    b. If over 3500 square feet must be sealed by Michigan Architect or Engineer
    c. Truss drawings or roof loading sheet
    d. Any required Engineering reports
    e. Any required soil boring reports
4. Two complete Michigan Energy Packet
    a. Choice of compliance method
    b. Copy of original manufacturers R valves for windows & doors
    c. Sealed heat plans required if BTU output is over 375,000
    d. Manual J's (see attached)
5. Two complete topographical site plans containing the following:
    a. Show all cantilevers, protrusions & extensions beyond the building foundation
    b. North arrow
    c. Scale
    d. Benchmark (USGS Datum)
    e. Applicant name
    f. Legal Description
    g. All existing buildings & their addresses (adjacent properties)
    h. Differentiation between existing and proposed grades
    i. Street name
    j. Street right-of-way line
    k. All trees 8" & larger (species & condition)
    l. Type of surface on street & pavement width
    m. Lot lines or parcel lines with dimensions
    n. All existing structures (hydrants, poles, catch basins, manholes, etc)
    o. Existing ditches & culverts
    p. Existing grades
        i. Centerline of road
        ii. Edge of road (top of curb, edge of pavement or edge of gravel)
        iii. Property line (each corner & at 50 ft intervals)
        iv. Invert of road ditch (to first culvert up & downstream or 100 ft)
        v. Brickledge (adjacent buildings)
        vi. Center of lot

vii. 50 ft & 100 ft off-site grid
viii. Brickledge at proposed building (4 corners minimum)
ix. Property line (each corner and 50 ft intervals)
x. Inverts of ditch in roadway at projected property line
xi. Inverts of proposed drive culverts
xii. Center or rear & front yard

q. Proposed/existing setback dimensions
r. Proposed drive approach dimension, driveway slope & setbacks
s. Proposed/existing on site utilities & service leads (identify the size, material & slope of storm/sump, sanitary & water leads)
t. Seal of Registered Engineer or land Surveyor
u. Flood plain boundary/wetland boundary (if applicable)
v. Drainage arrows for proposed on-site drainage
w. On-site drainage swales to handle site water
x. Required site tress (street trees, rear yard etc)
y. Required tree replacement (if applicable)

6. Soil Erosion permit from Wayne County (734-326-3936) if required
7. Wayne County C Permit (734-595-6515 (if required)
8. DEQ Permit 313-593-1483 (if required)
9. Trees (Article 26.9.2 (see attached)
    a. Have you had a tree inspection?
    b. Do you have regulated trees?
    c. Trees to be removed, (if so, identify trees, species, size, quality & replacement caliper)
10. Water & Sewer application completed (see attached)
11. Contractor's License and that person's driver's license if not currently registered

Please understand this packet does not include all code sections that might apply to your particular project. It is your responsibility to make sure your project complies with the Michigan Residential Code. It is also your responsibility to complete your project and have all necessary inspections that may be required.

Manual J

The Energy Code requires (403.6) that the heating and cooling equipment be sized in accordance with the Residential Code M1401.3. This is more commonly called a Manual J.

Per the Mechanical Code for residential the building loads would be calculated in accordance with the provisions of ACCA Manual J-2000 or other approved heating and cooling calculation methodologies. Ductwork shall be sized in accordance with the provisions of ACCCA Manual D-1995.

Ken MacDonald
Chief Building Official

(a) Perimeters of areas of existing vegetation, such as tree-rows, hedgerows and woodlands, with notes describing the character of each area (i.e. "wooded wetland," "oak-hickory," etc.).

(b) When outside of wooded areas, the location, size, and name of all individual trees eight (8) inches D.B.H. or larger. Within wooded areas, all trees twenty-four (24) inches D.B.H. or larger shall be identified.

(c) All intermittent and perennial streams, floodplain and floodway limits, wetlands, steep slopes and soils with structural limitations (such as hydric or muck soils).

2. Where healthy trees exist on a site prior to development, expansion, redevelopment or change in use, landscape standards may be adjusted to allow for preservation of quality trees, in accordance with the purpose and objectives of this Article, and the following:

(a) All existing trees and wooded areas to be preserved shall be delineated on the site by the applicant for field inspection by the Township to verify that the trees are of high quality and will fulfill the requirements of this Article.

(b) The landscape plan submission shall include a recent aerial photograph of the site upon which is delineated the wooded areas and individual trees. Points along the perimeter of all wooded areas and regularly spaced within wooded areas shall be marked on the aerial photo. Site photographs shall be submitted to establish the quality and general density of vegetation at each such point.

(c) All trees and wooded areas must be labeled "to be removed" or "to be saved" on the landscape plan. If existing plant material is to be saved, protective measures shall be implemented and described on the landscape plan. Such measures may include the installation of snow fencing and stakes at the dripline of each area to be saved. No vehicle or other construction equipment shall be parked or stored within the dripline of any tree or other plant material intended to be saved.

(d) Prior approval from the Township is required before any de-limbing, root pruning or other work is performed on preserved trees or wooded areas. No earthwork shall be permitted prior to field verification by the Township of the limits of areas to be preserved.

(e) If as a result of site conditions, a substantial quantity of trees or individual significant specimen trees must be removed as part of the landscape plan, then replacement trees shall be provided at a ratio of one (1) inch caliper for each four (4) inches D.B.H., or in an amount considered sufficient by the Planning Commission.

(f) In the event that healthy plant materials that are intended to be saved to meet the requirements of the Ordinance are cut down or otherwise damaged or destroyed during construction, said plant material shall be replaced in accordance with the

following schedule, unless otherwise approved by the Township Planning Commission based upon the site and building configuration, available planting space, and similar considerations:

REPLACEMENT TREE SPECIFICATIONS	
TYPE OF TREE	REPLACEMENT RATIO
Deciduous	One inch caliper for each inch D.B.H. of tree damaged
Evergreen	One foot for each foot in height of tree damaged

1) Each replacement deciduous tree shall be a minimum of four inches caliper; larger trees may be permitted.

2) Each replacement evergreen tree shall be a minimum of eight feet in height; larger trees may be permitted.

SEC. 26.10 CHARACTER OF LANDSCAPING, SCREENING OR BUFFERING AREAS

The selection and placement of plant materials shall be such that the general maintenance and upkeep of the areas shall be low, so that the success of the planting area can be anticipated without placing undue hardship on the landowner or lessee.

1. Where landscape treatment is required for screening purposes, the Planning Commission shall insure that the plan proposed meets the following objectives:

(a) The proposed plan effectively forms a complete visual and physical separation between the two unlike land uses.

(b) The proposed plan effectively forms a transition zone between the unlike uses and affords sufficient protection and is compatible with the character of the adjacent residential area.

(c) The proposed plan effectively reduces the adverse effects of the proposed use, in particular, glare of headlights, lighting from parking areas, noise, unsightly areas such as trash pickup points and contrasting views such as parking areas and access drives.

2. When the landscape treatment is required as a buffer or green area, the Planning Commission shall insure that the plan proposed meets the following objectives:

(a) The proposed plan breaks up the area and the proposed plant material creates a partial visual separation.

DATE___/___/___

NEW CONSTRUCTION APPLICATION FOR WATER & SEWER

ADDRESS_____

SIDWELL/LOT_____

BETWEEN _____ & _____

SUBDIVISION_____

APPLICANT_____

CONTACT PERSON_____

PHONE NUMBER_____ EXT _____

PHONE NUMBER_____ EXT _____

APPLICANT ADDRESS_____

CITY_____ STATE_____ ZIP_____

WATER SERVICE SIZE_____ METER SIZE_____

MODEL:_____

PLEASE SIGN ATTACHED FORMS!

FORM # 235
DPW FILES