

VERGENNES TOWNSHIP

69 Lincoln Lake Ave NE

PO Box 208

Lowell MI 49331

Phone: 616-897-5671 Email: Zoning@VergennesTwp.org

GRADING PLAN

Please include a grading plan with your building permit application that shows existing grade levels and proposed grade levels prior to the construction of a new building. A topography map, sketch or surveys are possible methods to show the grade levels. The ordinance section is shown below.

201.412 Grade Levels.

4.12. The Zoning Administrator and Building Official shall review existing grade levels, proposed grade levels, and the proposed grading plan prior to the construction of a building or structure requiring approval pursuant to this Ordinance. To assist with this review, a grading plan is required for all new construction to establish grade levels. The yard around a new building shall be graded such that surface waters shall flow away from the building walls and prevent excessive runoff of surface water from flowing onto adjacent property. Proposed grade levels shall retain and not obstruct natural drainage. A retaining wall may be permitted in the required setback area if it is required for drainage purposes or for compliance with this Section. The Township may require the applicant to provide storm water management techniques to preserve the natural retention and storage capacity of any wetland, water body, or watercourse, while not increasing flooding or the potential of pollution of surface or groundwater, on-site or off-site.

Sand, dirt, and similar materials shall not be used to build up or add to the natural grade of the land in connection with the installation, building, or expansion of a building or structure if such alteration would, in the opinion of the Zoning Administrator, do any of the following:

- A. Unreasonably increase water runoff or drainage onto one or more adjoining properties due to the amount, concentration, or flowage rate of runoff waters; or
- B. Increase the height of a building or structure so as to unreasonably decrease the view on one or more adjoining properties of a lake, stream, or natural vista or create a situation which is incompatible with the surrounding uses.
- C. Increase the height of a sign or fence beyond the requirements of this Ordinance.

Building Permit Application New Construction Address

Permanent Parcel #: 41-16-____ - ____ - ____

Attach separate pages showing the existing grade and the proposed grade.

Signature _____ Date _____

Office Use - Plan reviewed:

Zoning Administrator Signature:

_____ Date _____