

CHARTER TOWNSHIP OF FENTON
Ordinance No. 730
Adopted: November 1, 2010

An ordinance to amend Sections 2 and 4 of Grading Ordinance No. 662 to revise language relating to grading and filling.

ARTICLE I. Section 2 (Requirements) of Ordinance No. 662 is hereby amended to provide as follows:

SECTION 2. Requirements

A grading review by the Township engineering firm is required prior to the issuance of a permit for any construction, grading or other earth moving activity listed below.

- A. Any new construction or modifications of an existing structure, in any zoning district, having an area six hundred (600) square feet or more.
- B. Private road construction.
- C. Grading or filling, i.e., alteration of existing topography that involves the use of 20 yards or more of fill material, or for any grading or filling adjacent to a lake.
- D. Construction of berms.

If a detailed grading plan is determined necessary by the Township engineering firm, such a plan meeting the requirements of Section 4 shall be submitted by the applicant and approved by the Township Engineer before a permit is issued.

An application for a grading review shall include a fee as established by the Township Board from time to time by resolution.

ARTICLE II. Section 4 (Specifications of Grading Plans) of Ordinance No. 662 is hereby amended to provide as follows:

SECTION 4. Specifications of Grading Plans.

The Township engineering firm will require a grading plan when the improvements proposed by the applicant are likely in the opinion of the Township engineering firm to negatively impact the surrounding property or the Township/County drainage system. A grading plan shall be prepared by a licensed civil engineer or surveyor, signed and sealed, and shall comply with the following minimum requirements:

- A. A scale of not less than one (1) inch equals fifty (50) feet (1" = 50'). Scales of one (1) inch equals twenty (20) feet (1" = 20') are preferred.
- B. Date, north arrow and scale.
- C. The dimensions of all lot and property lines, showing the relationship of the subject property to abutting properties.
- D. The location of all existing and proposed structures on the subject property and all existing structures on either side of the subject property.
- E. The location of all existing and proposed drives, parking areas and easements on the property.

- F. The location and widths of right-of-way of all abutting streets.
- G. The proposed location and dimensions of any pedestrian sidewalks.
- H. Existing ground elevations on the site will be shown with (two) 2 foot contours.
- I. The name, address and telephone number of the engineer/surveyor responsible for preparing the grading plan.
- J. Bench mark description and location used, based on United States Geological Survey datum (USGS).
- K. All required setbacks shall be shown and properly labeled.
- L. All wetlands, floodplains and floodplain elevation.
- M. The proposed method of drainage.
- N. General direction of the rear yard drainage and swales indicated with arrows.
- O. Additional grades shown under special conditions as required by the Township engineer.
- P. Such other information concerning the lot or adjoining lots as may be required by the Township engineer.
- Q. The location of all utility leads (water, sanitary, sump pump, gas, electric, etc.).

ARTICLE III. This ordinance and its various articles, paragraphs and clauses thereof are hereby declared to be severable. If any article, paragraph or clause is adjudged unconstitutional or invalid, the remainder of this amendatory ordinance shall not be affected thereby.

ARTICLE IV. All ordinances and provisions of ordinances of the Charter Township of Fenton in conflict herewith are hereby repealed.

ARTICLE V. This amendatory ordinance shall be published as required by law and shall take effect immediately after adoption and publication.

Enacted at a regular meeting of the Fenton Township Board held on the 1st day of November 2010.

Bonnie K. Mathis, Supervisor

Robert E. Krug, Clerk