

**CHARTER TOWNSHIP OF WASHINGTON
PLOT PLAN REQUIREMENTS – LAST REVISED 6/19/2020**

The following items are intended as a general guide for information to be provided on plot plans. This list is not all-inclusive as additional information may be required for special circumstances based on individual reviews.

1. Plan must be signed and sealed by a licensed professional engineer or surveyor.
2. Provide date of plan or revision, North Arrow, drawing scale, property address, parcel number, property legal description location map, zoning, bar scale, and title block of design engineer or surveyor.
3. Legal description should match bearings and distances on drawing and show point of commencement and point of beginning.
4. Show and label all easements. Existing easements shall include liber and page numbers.
5. Label floodplains and wetlands when present or provide a note that none exist. Indicate all existing or proposed water courses, swales or ditches.
6. Provide information on all variances or special conditions approved by the Township.
7. Show and label all approved setbacks as appropriate from property lines.
8. Provide at least one site benchmark on NAVD88 Datum and show on plan.
9. Provide percentage and square footage of lot covered by building, lot covered by all impervious surfaces, and impervious area remaining of maximum allowed.
10. Provide sufficient existing topography that clearly shows existing grades and physical features that may affect building on the lot. This typically should include spot grades, or contours across the site and onto adjacent sites, property corners, existing utilities, existing curbs, sidewalk, retaining walls, trees, buildings, septic tanks, fields, water wells, etc.
11. Provide sufficient proposed spot grades that clearly demonstrate proper site drainage and slopes. Proposed lot grading must conform to approved master grading plan.
12. Provide proposed finished floor grades for first floor, garage and basement if included.
13. Provide minimum 0.5 feet of fall within first 25 feet from building finished grade to side, front or rear yard highpoints.
14. Provide minimum 0.5 feet of fall within 10 feet from proposed walkout location. No uncovered forced walkouts are allowed.
15. Proposed slopes cannot exceed 1:3. All retaining walls shall meet guidelines as specified within the engineering design standards under the “Landscape Walls and Retaining Walls” section.
16. Show all proposed drainage patterns on plan. Minimum land and swale slopes to be 1-percent. All overland drainage routes must be maintained. Lowest house finished grades are to be a minimum of 1-foot above the highest overland flow route elevation.
17. Provide finished grade of adjacent houses and horizontal tie-ins to property line and proposed home. If adjacent lot is vacant, state so on the plan.
18. Architectural plan elevations and footprint must match plot plan. Show all proposed cantilevers and overhangs of proposed building and provide tie-in to property lines.
19. Show driveway width, material, and slope. Maximum driveway slope shall not exceed 8.0%.
20. Driveway must be at minimum 3 feet off of the nearest property line.
21. Driveway locations are to match the approved final site plan. If driveway location varies from the approved final site plan, a variance must be obtained from the Washington Township Zoning Board of Appeals.
22. Show 5-foot wide concrete sidewalk along right-of-way with proposed grading as appropriate for development. (Typically, 2% cross slope is required)
23. The plan must show the proposed sidewalks across the driveways and provide grades demonstrating they meet current ADA slope requirements. Corner lots with sidewalk ramps must provide grades showing they meet current ADA requirements.
24. Show all catch basins, manholes and inlets with as-built rim elevations. Show invert elevations as necessary.
25. Show proposed sump lead location, size, and material.
26. Show proposed water service lead location, size, and material. (Typically Type “K” copper)
27. Show proposed sanitary sewer lead location, size, material, and slope. Lead shall match as-built location/grades. Invert elevations will only be required for new connections to existing sanitary sewer.
28. If plan shows proposed septic field and/or well, provide copies of Macomb County Health Department approval(s).
29. Show road name, width, and if private or public. If within, public right-of-way, Macomb County Department of Roads permit may be required.
30. Provide note on plan indicating “Contractor shall construct a minimum 12-foot-wide, minimum 6-inch-thick temporary construction access drive comprised of 1”-3” crushed concrete or crushed limestone placed on woven geotextile fabric. Access drive shall be minimum 50 feet in length or to building envelope, whichever is less.”
31. Plan shall indicate a minimum of 10 feet of outdoor clear space adjacent to the rear of the proposed home not impacted by any setbacks or easements (existing or proposed). Provide dimensions on plan to demonstrate conformance.