



Charter Township of Harrison

BUILDING, ORDINANCE, PLANNING & ZONING

Phone: (586)466-1430

Fax: (586)465-2618

SWIMMING POOL PLAN REVIEW SUBMITTAL REQUIREMENTS

For quicker plan review turn-around, please be sure to review and submit the following items. Please note: incomplete information may delay permit issuances,

1. Completed building permit application & applicant's photo I.D
2. Completed contractor's registration form and required documents, if applicable.
3. 3 copies of proposed site plan.
4. 3 copies of all manufacturer's specifications and installation instructions, entrapment avoidance information, etc.
5. Fences, decks, or impervious patios will require further review. Please refer to the appropriate brochure for more information,

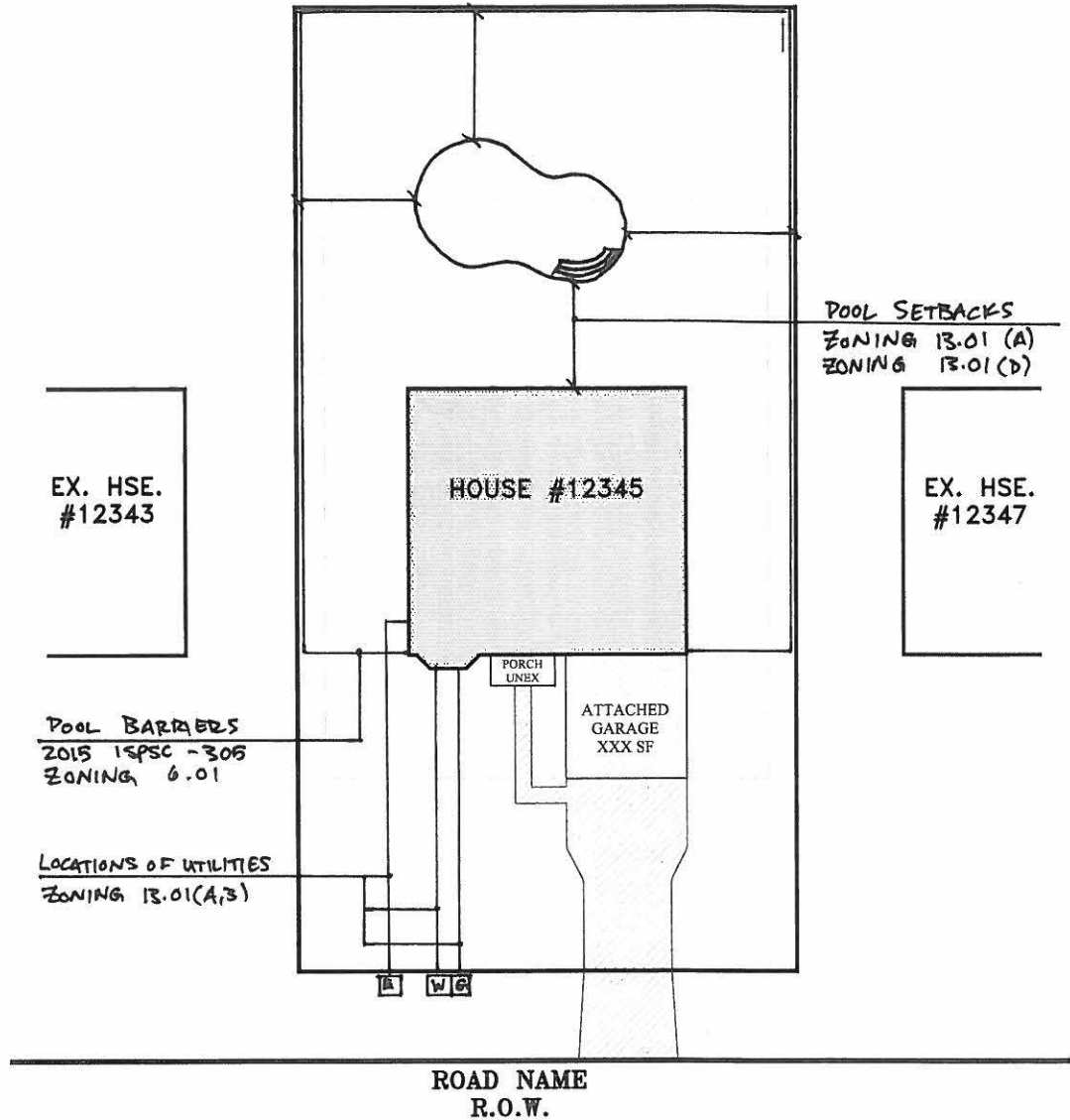
Please note that 3 sets of plans are required for submittal. One set of the approved plans will be required on the jobsite for inspections.

When planning your project, please review the 2015 Residential Building Code and Township Ordinance requirements. Please see the following pages for an example of a site plan and building plan. On the examples, you will find code and ordinance references. Additional codes or ordinances may apply to your particular project.

If you have any questions, please feel free to contact us at (586) 466-1400 ext. 5 or email us at buildingdept@harrison-township.org.

Thank you,
Building Department Staff

**SITE PLAN FOR 12345
PARCEL ID# 12-34-567-890**



**NONCONFORMING LOTS, USES AND STRUCTURES
SECTION 16.01 (N)**

HOUSE NUMBER	F.Y.S.	R.Y.S.
12347 EXAMPLE DR.	27'	22'
12349 EXAMPLE DR.	31'	28'
12343 EXAMPLE DR.	28'	30'
12341 EXAMPLE DR.	25'	25'
SUBJECT PROP. AVE.	27.75'	26.25'

**LOT COVERAGE & IMPERVIOUS SURFACE CALCULATIONS
SECTION 14.02**
 LOT SIZE = X.XX ACRE (X,XXX SF)
 PERCENTAGE OF LOT COVERED BY BUILDING = X.XX% (X,XXX SF)
 PERCENTAGE OF LOT COVERED BY IMPERVIOUS SURFACE = X.XX% (X,XXX SF)

NOTE:
 PRIOR TO BACKFILL, A PRELIMINARY GRADE SURVEY IS REQUIRED TO BE SUBMITTED/SEALED BY LICENSED SURVEYOR. AT THIS PHASE IN THE PROJECT, THE GARAGE IS TYPICALLY NOT BUILT, THUS THE REQUEST FOR BOTH GARAGE AND HOUSE SETBACK DIMENSIONS AT PLOT PLAN SUBMITTAL.

NOTES:
 * ALL SITE PLANS FOR NEW HOMES AND ADDITIONS GREATER THAN 50% OF EXISTING HOUSE REQUIRE A LEGAL SURVEY.
 * SITE PLANS WILL BE REVIEWED UNDER 2015 MRC AND CURRENT TOWNSHIP REGULATORY AND ZONING ORDINANCES.
 PLEASE VISIT:
[HTTPS://MUNICODE.COM/LIBRARY/MI/HARRISON_CHARTER_TOWNSHIP/CODES/CODE_OF_ORDINANCES](https://municode.com/library/mi/harrison_charter_township/codes/code_of_ordinances)
 * THIS SITE PLAN IS FOR REFERENCE ONLY; CERTAIN PLANS MAY REQUIRE ADDITIONAL INFORMATION
 * SUBMIT ALL PLANS IN MULTIPLES OF 3; ONE OFFICE COPY, ONE CUSTOMER COPY AND ONE INSPECTORS COPY.

LEGAL DESCRIPTION:
 (INCLUDE SUBDIVISION NAME AND LOT NUMBER)

LEGEND (COLOR CODED):

- MECHANICAL EQUIPMENT A/C GEN
- DRAINAGE PLAN
- LOT LINE
- LOT COVERAGE
- IMPERVIOUS SURFACE
- BUILDING ENVELOPE
- STORM SEWER
- SANITARY SEWER
- WATER LEAD
- GRADE ELEVATION AT PROPERTY LINES XXX.XX
- GRADE ELEVATION AT BUILDING B.L. XXX.XX



**72 HOURS
(3 WORKING DAYS)
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
(TOLL FREE)**



Professional Engineering • Construction Staking • Construction Services • Soil Testing • Architectural Design & Rendering
 Professional Realtors • Surveyors
 8155 ANNSBURY SUITE 109
 SHELBY TWP. MI 48316
 OFFICE (586) 786-5533 FAX (586) 786-5575

Section 13.01. - Swimming pools, spas, and hot tubs.

- A. Outdoor swimming pools, spas, and hot tubs with a depth exceeding 24 inches permanently or temporarily placed in, on or above the ground shall be permitted as an accessory structure in all zoning districts subject to the following:
 - 1. Swimming pools, spas and hot tubs shall be prohibited in any front yard and/or front yard setback, or within any easement or right-of-way.
 - 2. There shall be a minimum distance of not less than six feet between adjoining lot lines or alley right-of-way and outside wall of the swimming pool, spa or hot tub.
 - 3. There shall be a distance of not less than ten feet between the outside wall of a swimming pool and any principal building on the same lot. This requirement shall not apply to spas or hot tubs.
- B. A distance of at least five feet horizontally must be maintained from a permanent pool to any sanitary sewer line or lead; and from any underground water, electrical, telephone, gas or other public utilities, except for parts of the swimming pool system.
- C. Construction, alteration or relocation of swimming pools, spas, and hot tubs shall be subject to the provisions herein for new pools.
- D. Pools on waterfront lots:
 - 1. Above ground pools on a waterfront lot shall maintain the thirty-foot open yard setback from the ordinary high water mark or sea wall (not to include boat well cut-ins), if applicable.
 - 2. Fences surrounding any pool shall meet the applicable requirements of section 6.01.
- E. In no case shall a pool, spa or hot tub be considered impervious surface.