

CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement • Police Services

SINGLE-FAMILY CONSTRUCTION LOT STABILIZATION POLICY

Official policy for the issuance of a Certificate of Occupancy for single-family residential units as it relates to the Soil Erosion Ordinance pursuant to Chapter 18, Article V of the Charter Township of Ypsilanti Code of Ordinances: NATURAL RESOURCES and ENVIRONMENTAL PROTECTION ACT (NREPA). Act 451 of 1994. Part 91. SOIL EROSION.

- No certificate of occupancy for any building shall be issued unless the applicant for the certificate has obtained a certification of compliance with all grading plans and specifications, (i.e. grade certificate & mass grading plan for development) and completion of all permanent soil erosion control measures (Sec. 18-153(a)). Permanent soil erosion control measures are those measures that are installed or constructed to permanently hold the disturbed soil in place. Such measures could include sod installation, hydro-seeding, straw and seed, and peg-in-place seed-matting for areas of steep slope. **All stabilization of residential subdivisions shall be hydro-seed or sod. Stabilization must be placed upon 2" to 4" of topsoil.**
- No temporary C of O will be issued after April 30 of any given year.
- After June 30, extension may be granted for permanent soil erosion measures (as described above) for 30 day, provided:
 - A non-refundable check, in the amount of \$250 shall be submitted for each house needing a temporary CO extension.
 - A check in the amount of \$3000 to insure that permanent soil erosion methods are in place. If permanent soil erosion methods are not in place fifteen (15) days after the extension, the \$3000 will be forfeited and used to guarantee performance.
- Between **November 15th and April 30th**, a temporary C-of-O will be issued after an appropriate security deposit is posted and temporary soil erosion control measures are installed (i.e. silt fence), inspected and approved by the Building Dept. If permanent soil erosion control measures are not in place at time of Temporary C-of-O, a security deposit of \$3,000 for each single-family unit shall be posted with the Office of Community Standards. Final grade and permanent soil erosion measures must be performed (as described above) by June 30th or the bond posted will be forfeited and used to guarantee performance.
- Subdivision/Site Condominium builders may post a letter of credit or cash deposit with the Office of Community Standards in the amount of \$30,000 to reduce the number of individual deposits per lot. This "performance deposit" will be a "rolling deposit" throughout the build-out of the development. The Building Official may modify this amount depending on development size. Any such modification must be documented in writing. Security Deposits will be promptly returned when the approved permanent soil erosion control measures are in place.
- Failure to comply with the provisions of this policy will delay the inspections, issuance of permits, and issuance of C of O's until all matters or problems have been resolved, including but not limited to site and lot problems.