

Section 10-55(a) Text Amendment for Survey's

(a) *Survey.* Any building permit application that involves a new building or structure or exterior changes to the size of a building or structure shall be required to submit a plat of survey. The survey shall be prepared and certified by a surveyor registered by the state. The survey shall provide, at a minimum, the following information and is subject to verification:

- (1) Legal description and drawing showing the boundaries of the property and size of the premises, giving the subdivision name, lot and block number if located in an approved subdivision.
- (2) Location and size of all existing and proposed structures, including septic systems and wells, and structures and wells on adjacent lots located within 50 feet.
- (3) Dimensions of the lot.
- (4) Dimensions showing all setbacks of existing and proposed buildings on the lot.
- (5) Drainage easements and public utility easements in existence on the property.
- (6) Watercourses or existing drainage ditches.
- (7) Seal and signature of the surveyor.
- (8) Date of survey.

Some surveys may require additional information based on the unique characteristics of the property and project as determined by the Community Development Director or designee.

In lieu of a new survey, an existing survey that is accurate to the number and size of existing buildings and structures, easements or other legal encumbrance, and matches the current lot configuration may be allowed on a case-by-case basis for residential projects as determined by the Community Development Director or designee. Residential projects that meet the following conditions are not eligible for an exemption of submitting a new survey:

- (1) New home construction projects.
- (2) Projects that are in proximity to an existing wetland.
- (3) The property contains frontage on the Lake Michigan bluff or other topographic areas with slopes that are equal to or greater than 12 percent.
- (4) The property is located within the 100-yr floodplain.
- (5) Other projects where it is difficult to ascertain from the current survey, compliance with all setbacks, offsets, and other technical requirements.