

# RESIDENTIAL

# LOT DEVELOPMENT GUIDEBOOK

## Wadjiwong Oden

### I have a lot. Now what?

**Identify property lines.** Look at the survey and legal description to determine if the corners have been set. If they have been set, a metal detector can be used to locate the irons in the ground. If they are not set, we recommend contacting a local surveyor to mark the property lines.

For the Wadjiwong Oden development, the front corners have been set. Pink flags have been placed on/near the front corners.

**Assess land characteristics.** Does your lot have poor soils, steep slopes, egress/ingress limitations, poor surface drainage, high watertable, etc? These characteristics will impact how the lot is developed. Many lots in Wadjiwong Oden will have hydrological characteristics that must be taken into consideration.

For example, basements may be difficult due to the clay soils, poor drainage, and high water table. Crawl spaces with sump pumps would be a logical solution to this issue. Lot holders may also consider trucking in fill to raise the area where the house will be placed, installing drain tile or sock tube, etc. to address water issues. Install 4' deep footings to avoid frost and water table.

**Consult a Contractor.** We recommend consulting professional, licensed contractor as you begin developing your lot.

**Site Plan.** Develop a detailed site plan showing property lines, location of house, ancillary buildings, driveway, etc. Ensure site plans meet setback requirements.

### Requirements

**Building Codes.** Please review Building Codes at <https://baymillstribalcourt.org/wp-content/uploads/2018/11/Housing-and-Land-Use-Building.pdf>

**Setbacks.** The BMIC Zoning Ordinance requires that all buildings constructed be setback a minimum of 10' from the property lines.

**Lot Clearing.** In the event you burn brush during clearing operations, please notify the Conservation Department. Additionally, check fire conditions at [glff.mesowest.org](http://glff.mesowest.org) to reduce risk of a forest fire.

**Excavation.** Prior to engaging in any excavation activities, create and submit a Miss Dig work ticket on the Miss Dig website: <https://www.missdig811.org/>

Miss Dig will dispatch local utilities to mark underground utilities, including water, sewer, electric, natural gas, and telecommunication lines. Hand dig or vacuum excavate around known utilities to prevent unwarranted strikes.

**Culverts.** You must install a culvert under your driveway to ensure water is flowing through the ditches properly. A 15" culvert is standard, but may be as small as 12" or as large as 18" depending on the depth of the ditch.

**Authorization to Construct.** Prior to any clearing or construction activities, you must apply for a building permit with the Land Office. This permit is no additional cost to the lot holder. Once the application is reviewed and approved, a building permit will be issued.

**FEMA Toolkit.** The FEMA Building Codes Toolkit for Homeowners and Occupant may serve as a guide for those preparing to construct a home. [https://www.fema.gov/sites/default/files/documents/fema\\_building-codes-toolkit.pdf](https://www.fema.gov/sites/default/files/documents/fema_building-codes-toolkit.pdf)

# Connecting to Utilities

**Electric.** Lot holders are responsible for submitting a new service application to Cloverland Electric Cooperative and for paying for the connection fees. The application can be found on their website:

<https://www.cloverland.com/member-services/new-service/residential-service-application/>

Cloverland also has a residential energy optimization program that provides rebates for energy efficient appliances and heating/cooling systems. Information can be found here: <https://www.cloverland.com/clean-energy/energy-optimization/>

Be sure to keep your receipts to submit for this rebate program. The State of Michigan also has tax credits available.

**Natural Gas.** DTE natural gas mains have been installed throughout the development. To connect, you must apply on DTE's website. The cost to connect is on the lot holder. <https://www.dteenergy.com/us/en/residential/service-request/moving/new-construction-service.html#tabs-c0d6a98173-item-2462f80d4d>

**Water/Sewer.** Water and Sewer mains have been installed throughout the development. Lot holders must submit an IHS Sanitation Facilities Application to the Land Office. At a minimum, a site plan must be provided with the application in order to obtain service. Having a house onsite is even better.

**Internet.** There is currently no fiber or cable run in the Wadjiwong Oden Development. In the short term, lot holders may request NMU hotspots from Bay Mills Housing Authority or may sign up for Starlink service. Administration is currently in the planning phase for fiber/cable.

# Financing

Please contact Bay Mills Housing Authority for more information regarding homeowner down payment assistance and local financing options. Administration and BMHA will be hosting a Homeownership Fair in the Fall to connect lot holders with local lenders.