

17.100

**SUBDIVISION ORDINANCE
VILLAGE OF MANCELONA, MICHIGAN
ord. no. 62 eff. Mar. 6, 1976**

THE VILLAGE OF MANCELONA ORDAINS:

This ORDINANCE NO. 62 has been adopted to regulate the subdivision of land: to promote the public health, safety and general welfare; to further the orderly layout and use of land; to provide for proper ingress and egress to lots; to provide for proper approval to be obtained by sub dividers prior to the recording and filing of plats; and to repeal certain acts and part of acts.

17.110 **PROVISIONS OF THE ORDINANCE.**

Any division of land which results in a subdivision as defined in this ordinance shall be surveyed and a plat thereof submitted, approved and recorded as required by the provisions of this ordinance.
(ord. no. 62 eff. Mar. 6, 1976)

17.111 **(1) CONDITIONS OF APPROVAL.**

The Mancelona Village Council may require the following as a condition of approval of final plat for all streets and alleys in its jurisdiction or to come under its jurisdiction:

- A. Conformance to the general plan, width and location requirements that the Council may have adopted and published.
- B. Adequate provisions for traffic safety in laying out drives which enter streets, as provided in the Village Council's current published construction standards.
- C. Proper drainage, grading and construction of approved materials of a thickness and width provided in its current published construction standards.
- D. Submission of complete plans for grading, drainage and construction to be prepared by the Village Street Administrator.
- E. Installation of culverts and drainage structures where it is deemed necessary.
- F. Completion of all required improvements relative to streets and alleys, or a deposit by the proprietor with the Village Council in the form of cash, a certified check or irrevocable bank letter of credit, whichever the proprietor selects, or a surety bond acceptable to the Council in an amount sufficient to insure completion within the time specified.
(ord. no. 62 eff. Mar. 6, 1976)

17.112 **(2) DEPOSIT.**

As a condition of approval of the final plat, the Council may require a deposit to be made in the same manner as provided in subsection (F.) of section (1), to insure performance of any of the obligations of the proprietor to make required improvements.
(ord. no. 62 eff. Mar. 6, 1976)

17.113 (3) REBATE OF CASH DEPOSITS.

The Council shall rebate to the proprietor, as the work progresses, amounts of any cash deposits equal to the ratio of the work completed to the entire project.
(ord. no. 62 eff. Mar. 6, 1976)

17.114 (4) ACCESS.

The Council shall reject a final plat isolating lands from existing public streets unless suitable access is provided, and shall also require that such access be granted by easement or dedicated to public use.
(ord. no. 62 eff. Mar. 6, 1976)

17.120 PRELIMINARY REQUIREMENTS OF THE COUNCIL.

17.121 PRELIMINARY PLAT.

In order that subdivision plats may be prepared in conformity with the general street plans of the Council, the PROPRIETOR shall have prepared a preliminary plat of the area which is to be platted. The plat shall be prepared under the direction of a Registered Land Surveyor or Registered Civil Engineer and shall be drawn to a convenient scale not smaller than one inch equals 200 feet.

The preliminary plat shall give the name of the proposed subdivision and its location with reference to the section in which the parcel is situated. The plat shall show the proposed street layout, lot and plat dimensions (dimensions to the nearest foot are adequate on the preliminary plat), and governing factors such as adjoining subdivisions, streams, lakes, highways, railroads, parks, cemeteries, natural water courses, sewers, or any other feature or features which might affect the layout of the plat.

Two copies of the preliminary plat prepared as noted above shall be submitted to the council together with a letter requesting preliminary approval of the plat. The Council within 30 days of receipt of the preliminary plat shall approve it and note its approval on the copy to be returned to the PROPRIETOR, or for approval shall be given the PROPRIETOR in writing.
(ord. no. 62 eff. Mar. 6, 1976)

17.122 DRAINAGE PLAN.

A drainage plan shall be submitted indicating the manner in which surface drainage is to be disposed of. This will usually require making use of existing ditches, natural water

courses, or construction tributaries thereto. In all cases an easement of 12 or more feet in width shall be provided when the drain crosses private property with or adjacent to the subdivision.

The drainage plan may be superimposed on the preliminary plan, or it may be submitted as a supplement to the preliminary plan.
(ord. no. 62 eff. Mar. 6, 1976)

17.123 **RIGHT-OF-WAY WIDTH**

The following minimum widths of right-of-way will be required for all streets and alleys.

LOCAL STREETS	66 feet
ALLEYS	33 feet

Great right-of-way width may be required by the Council when considered necessary.

Section line and quarter line roads shall be centered on said lines unless an exception is approved by the Council.

Half width dedications of streets or alleys will be acceptable only when the boundary of the proposed plat coincide with the boundary of a recorded plat on which a half street, or alley has been previously dedicated.
(ord. no. 62 eff. Mar. 6, 1976)

17.124 **STREET LAYOUT.**

The street layout shall conform to the pattern established by adjacent streets. All existing public streets or alleys that terminate at the boundaries of a proposed plat must be connected with the street system of the proposed plat. The layout of streets and alleys in a proposed plat shall provide a continuous circuit for travel except when, in the opinion of the Council, the lands to be subdivided are limited in area or are subject to a natural barrier. In such cases a dedication that provides access to another street at one end only will be acceptable if a turnaround of 60 feet minimum radius is provided at the terminus of the street to permit turning in a continuous circuit. Lot arrangement shall be such that the number of turnarounds required is held to a minimum.
(ord. no. 62 eff. Mar. 6, 1976)

17.125 **STREET NAMES.**

Street dedications shown on plats shall be designated by name. Streets which are extensions of, or in line with, existing streets must be named to agree with those in existence. Other streets may be given such names as the PROPRIETOR may choose, subject to the approval of Council.

Private streets shall be clearly signed as such at all entrances and said signs shall be maintained by the PROPRIETOR.
(ord. no. 62 eff. Mar. 6, 1976)

17.130 REQUIRED STANDARDS AND SPECIFICATIONS.

The PROPRIETOR shall be required as a condition of approval of the final plat to complete all grading, drainage, and surfacing in accordance with the standards and specifications contained herein.
(ord. no. 62 eff. Mar. 6, 1976)

17.131 PLAN AND PROFILE.

Plan and Profile drawings shall be prepared by the PROPRIETOR'S engineer in complete enough detail to be used as construction plans. The drawings shall show the proposed gradients of all streets, the location of drainage facilities and structures, and any other pertinent information. The maximum grade permitted shall be 10 percent. Vertical curves shall be used at all changes in grade. Sight distance, horizontal alignments and intersections shall be approved by the Street Administrator.

It is desirable that all intersecting streets meet at right angles but in no case shall the intersection angle be less than seventy (70) degrees. Turning radii shall be provided at all intersections with a minimum radius of thirty (30) feet at the lot lines.

A minimum of fifty (50) feet of flat gradient measured from the shoulder line shall be provided at the approach of a secondary street to a main street.

All trees, stumps, brush and the roots thereof shall be entirely removed from within the grading limits of all streets and alleys in the proposed subdivision and shall be disposed of outside of the right-of-way.
(ord. no. 62 eff. Mar. 6, 1976)

17.132 GRADING AND DRAINAGE.

Centered on the right-of-way a street shall be constructed in conformance with the requirements of the Council's Standard Plans for Subdivision and Street Grading as shown on the last page of this ordinance.

Streets shall have a minimum width of thirty (30) feet between shoulder lines.

Alleys shall be graded as directed by the Village Street Administrator.

The presence of other than granular materials in the sub grade soil shall require special treatment approved by the Street Administrator.

The level of the finished sub grade shall be at least two (2) feet above the water table.

Drainage ditches shall be constructed on each side of street in cut section and in fill sections when required. Ditches shall be a minimum of 1.5 feet in depth and deeper where necessary to permit placing of future driveway culverts.
(ord. no. 62 eff. Mar. 6, 1976)

17.133 DRAINAGE STRUCTURES AND EROSION CONTROL.

Drainage structures shall be installed as indicated on the Drainage Plan.

Either concrete or corrugated metal pipe of the required size may be used. Minimum inside diameter of Street Intersections Culverts shall be 15 inches, minimum inside diameter of driveway culverts shall be 12 inches.

All culverts are to be provided either by the PROPRIETOR or the lot owners. Sodding, rip-rapping, topsoil, seeding, or other methods of erosion control shall be used where required.
(ord. no. 62 eff. Mar. 6, 1976)

17.134 SURFACING.

An aggregate surface shall be placed on the prepared sub grade, in accordance with the Standard Plans shown on the last page. Trenching will be required prior to placing the aggregate to provide a minimum surfacing width of 22 feet.

A minimum total depth of six (6) inches of aggregate surfacing shall be placed in two courses, each of which shall be thoroughly compacted. The top course shall consist of a minimum of 3 inches compacted surfacing aggregate 22A. Michigan Department of State Highways Specifications (current). It is recommended that 22A aggregate also be used for the bottom course; although pit run gravel with a maximum stone size of 1 ½ inches may be used if approved by the Village Street Administrator. All larger stones shall be removed before the top course is placed.

Alleys and streets shall be surfaced as directed by the Street Administrator.

Shoulders shall be stabilized with two or more inches of good topsoil or a combination of topsoil or pit run gravel.

17.135 INSPECTION.

The Street Administrator shall make the following inspections of streets in the subdivision:

- (1) Prior to construction.
- (2) After grading and trenching is complete but before surfacing aggregate is placed.

(3) After construction is completed.

The above inspections shall be made at no cost to the PROPRIETOR. If it becomes necessary to make additional inspections because of sub-standard work, a fee will be charged to cover the cost of each such additional inspection. It shall be the PROPRIETOR'S responsibility to provide engineering inspection during construction. There will be no inspections of subdivision Streets between December 1 and April 1. (ord. no. 62 eff. Mar. 6, 1976)

17.136 FINAL APPROVAL.

The PROPRIETOR shall submit all copies of the final plat to the Council for action. Delivery of the plat to the Council shall be made at least one (1) week before their next regular meeting.

Within 15 days, the Council shall:

- (a) Certify their approval on all copies of the plat and return it to the PROPRIETOR;
or
- (b) Reject the plat, give their reasons in writing and return to the PROPRIETOR.

If the plat is rejected, the Council shall send a copy of the letter of rejection to the clerk of the appropriate governing body.
(ord. no. 62 eff. Mar. 6, 1976)

17.137 WATER MAINS.

Water mains must be installed by the property owner and meet all requirements of the Michigan Department of Public Health.

All requests for installation will be submitted to the Village Council of Mancelona which in turn will apply for permits to the Michigan Department of Public Health.

No water mains shall be installed without such permits.
(ord. no. 62 eff. Mar. 6, 1976)

17.138 GUARANTEE OF IMPROVEMENTS.

The PROPRIETOR shall be required to grade, drain and surface the streets and alleys in accordance with the specifications and standards contained herein.

If the PROPRIETOR has not completed said improvements prior to submission of the final plat to the Council for approval, he will be required to furnish cash, a certified check or irrevocable bank letter of credit, whichever the PROPRIETOR selects, or a surety

bond acceptable to the Council in an amount sufficient to insure completion of all improvements within a period of two years from the date of approval of the final plat by the Council.

(ord. no. 62 eff. Mar. 6, 1976)

17.139 **PRIVATE STREETS.**

No person shall sell any lot in a recorded plat if it abuts a street which has not been accepted as public unless the seller first informs the purchaser in writing on a separate document conveying the information that such parcel of land is abutting a private street and is not required to be maintained by the village.

(ord. no. 62 eff. Mar. 6, 1976)

17.140 **CHANGES AND SPECIAL CONDITIONS.**

These published specifications and standards are subject to change without notice by the Council.

The Council reserves the right to require construction to higher standards where warranted by special conditions.

These published specifications and standards are effective on the date of adoption by the Council and cancel and supersede all previously published regulations.

This ordinance was enacted and adopted by the VILLAGE COUNCIL OF MANDELONA, MICHIGAN ON January 28, 1976 and shall become effective thirty (30) days after publications.

(ord. no. 62 eff. Mar. 6, 1976)

Published: February 5, 1976