

## ORDINANCE # 116

AN ORDINANCE ESTABLISHING REGULATIONS GOVERNING ACCEPTANCE OF PLATS IN THE VILLAGE OF CONCORD, MICHIGAN, AND FOR THE FILING OF BONDS AND/OR SECURITY TO INSURE CERTAIN IMPROVEMENTS WITHIN SUCH PLATTED AREA, AND RELATING TO PROCEDURE IN CONNECTION THEREWITH; TO PROVIDE FOR TYPES OF STREETS, SEWERS, WATER LINES, AND PUBLIC CONSTRUCTIONS THEREIN; AND TO PROVIDE FOR CONFORMITY OF INDIVIDUAL PLATS WITH THE MASTER PLAN FOR DEVELOPEMENT OF THE VILLAGE AS A WHOLE.

THE VILLAGE OF CONCORD ORDAINS:

Article 1. General

A lot in a well developed subdivision, with essential improvements already installed, is a better investment for a prospective purchaser than one which does not have the necessary facilities and further that such improvements contribute directly to an individual's health, safety and general welfare. Therefor, in the best interests of the purchaser, subdivider and Village at large certain standards to be required of future subdivisions are hereby established. It is not the intent of this ordinance to discourage subdividing, but it is rather the intent to encourage developement and subdividing which will make for an orderly and well developed community and preserve land values within the community.

Article 2. Submission of Plats.

1. Preliminary Plat A. Preliminary plat shall be prepared for submission before consideration by the Village Commission. The following information shall be required on a preliminary plat.

a. The scale of the drawing, not more than 200 feet to the inch, the date, a north arrow and identification of existing bordering streets, property lines, buildings, watercourses, railroads, utilities and other physical features so that the proposed plat may be adequately located in respect to adjoining property.

b. Names and addresses of the owner and surveyor or engineer preparing the preliminary plat, Names, location and width of proposed streets, alleys, easements, parks, lot lines and existing utilities.

c. Relative ground elevations at the intersections of all streets and at the extremities of the plat.

d. The zoning classification requested for the plat or parts of the plat.

2. Final Plat-A final plat prepared in accordance with Act 172, Public Acts of 1929 as amended and containing the features of the accepted preliminary plat must be submitted within one year from the date of acceptance of the preliminary plat, otherwise approval of the preliminary plat shall become null and void. Final plat approval shall be conditioned upon the developer meeting the conditions of Article 4 of this ordinance.

Article 3. Design Standards

The subdivision shall be so arranged as to be in harmony with adjoining subdivisions and provide for the continuation of existing streets. Provisions shall be made for streets through the subdivision for platting of contiguous property.

1. Streets - The minimum width of streets shall be 60 feet for local streets and 80 feet for section line streets, provided, however, that the Village Commission may at its discretion accept lesser widths for streets of length of less than 600 feet or streets

ending in a cul-de-sac. Streets to have rounded corners to conform with adjacent plats.

2. Blocks- No blocks shall be more than 1100 feet in length between the center-lines of intersecting streets nor less than 500 feet in length. The optimum length of a block shall be considered 800 feet.

3. Alleys- Alleys not less than 18 feet in width shall be provided to serve the rear of all lots proposed for business use.

4. Easements- Easements not less than six feet in width shall be required at the rear of all lots, such easements to be dedicated and provided for utility service from street to street.

5. Lots- Where sanitary sewer facilities are available the minimum lot frontage shall be 50 feet and the minimum lot depth 110 feet. Where sanitary sewer facilities are not available the minimum of frontage shall be 60 feet and the minimum lot depth 150 feet. Lots with frontages on two parallel streets shall be prohibited, Building line to conform with Building Code. Corner lots large enough to allow proper building set-back from both streets.

6. Parks & Public Spaces- The Village Commission may accept the dedication of suitable parks and other public open spaces when it appears that the Village at large will benefit from such dedication.

#### Article 4. Improvements

The developer shall provide the following improvements before approval of plat or shall provide the Village Commission with a certified check sufficient to cover full faith and compliance or shall provide a performance bond in an amount necessary to insure compliance with this article of this ordinance. Sewer and water facilities shall be installed to serve each building before occupancy and street construction and sidewalk shall be completed within one year after occupancy.

1. Water - The minimum size water main shall be 4" in diameter and all water mains must be looped so that water is available from two sources to any point. Fire hydrants, gate valves and appurtenances shall be installed in accordance with accepted engineering practices.

2. Sewer- Adequate sanitary sewer facilities shall be provided to service the subdivision. If due to topography or other circumstances it is not advisable to require sanitary sewers, lot sizes shall conform to Article 3, Section 5 and septic tanks shall be constructed to serve each property individually.

3. Streets - Streets not less than 29 feet in width with adequate storm drainage, curb and gutter and a 6 inch gravel compacted base shall be installed by the subdivider.

4. Sidewalks - Concrete sidewalks not less than four feet in width and four inches in thickness shall be installed by the subdivider.

5. Design of Improvements- The above improvements shall be designed by a registered professional engineer prior to final plat approval. Installation of improvements shall be to specifications of the Village and under inspection by the Village Council. If in any instance the Village should decide that it is necessary to install a larger water main, sewer or greater width of street they will bear a pro-rata share of the cost of the particular improvement.

In some cases the proposed area to be platted will not be

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served at its borders by water mains or adequate sewers. The Village Commission may require a petition for the creation of an assessment district to furnish such sewer and water or may require the developer to bear the full cost of extensions to the area to be platted. The Village Commission may accept petitions for an assessment district in lieu of a certified check or performance bond for installation of improvements, provided, that no building permits shall be issued within the subdivision until the assessment district is confirmed and the roll spread.

Where extraordinary circumstances exist or there are practical difficulties in complying with a certain provision or requirement of this ordinance the Village Commission may at their discretion vary or modify any of the provisions or requirements herein contained at a particular instance so that the spirit of the ordinance shall be observed and an adequate development encouraged.

This ordinance shall become effective on January 25, 1954 (20 days after adoption thereof).

Adopted January 5, 1954.

