

CODIFIED ORDINANCES OF GRAND BLANC

PART TWELVE - PLANNING AND ZONING CODE

TITLE TWO - Planning

Chap. 1220. Planning Commission.

Chap. 1222. Planning Generally.

Chap. 1224. Subdivision Regulations.

Chap. 1226. Road and Utility Requirements and
Specifications for Proposed Plats
and Condominiums and Land Divisions.

TITLE FOUR - Zoning

EDITOR'S NOTE: Because it is separately published, the Zoning Code of the City (Ordinance 180, passed February 11, 1987, as amended) is not codified. Copies may be obtained, at cost, from the City Clerk.

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- Chap. 1220. Planning Commission.
- Chap. 1222. Planning Generally.
- Chap. 1224. Subdivision Regulations.
- Chap. 1226. Road and Utility Requirements and Specifications for Proposed Plats and Condominiums and Land Divisions.

CHAPTER 1220

Planning Commission

- 1220.01 Establishment.
- 1220.02 Composition.
- 1220.03 Compensation.
- 1220.04 Terms of office.
- 1220.05 Vacancies.
- 1220.06 Removals.
- 1220.07 Chairperson; meetings;
rules; records.
- 1220.08 Powers and duties.
- 1220.09 Expenditures;
appropriations.

CROSS REFERENCES

Zoning and planning in home rule cities - see M.C.L.A.
Sec. 117.4i

County planning commissions - see M.C.L.A. Secs. 125.101
et seq.

Zoning and planning generally - see M.C.L.A. Secs. 125.11
et seq., 125.31 et seq., 125.581 et seq.

Municipal planning commissions - see M.C.L.A. Secs. 125.31
et seq.

Partitioning or division of platted lots - see P. & Z. 1222.01

1220.01 ESTABLISHMENT.

A Planning Commission is hereby established in and for the City.

(Ord. 132. Passed 5-14-80.)

1220.02 COMPOSITION.

The Planning Commission shall consist of nine members. One member shall be the Mayor, one member shall be an administrative official of the City selected by the Mayor, and one member shall be a member of Council

to be selected by it. Such three persons shall be ex officio members. The remaining six members shall be appointed by the Mayor and shall hold no other City office.

(Ord. 132. Passed 5-14-80.)

1220.03 COMPENSATION.

The members of the Planning Commission shall serve without compensation.

(Ord. 132. Passed 5-14-80.)

1220.04 TERMS OF OFFICE.

The terms of office of the ex officio members shall correspond to their respective official tenures, except that the term of the administrative official selected by the Mayor shall terminate with the term of the Mayor selecting him or her. The term of each appointed member, where six are appointed, shall be three years or until his or her successor takes office, except that the respective terms of two of the members first appointed shall be for one year and two for two years.

(Ord. 132. Passed 5-14-80.)

1220.05 VACANCIES.

Vacancies occurring otherwise than through the expiration of a term shall be filled for the unexpired term by the Mayor, in the case of members selected or appointed by him or her, and by Council in the case of the member appointed by Council.

(Ord. 132. Passed 5-14-80.)

1220.06 REMOVALS.

A member of the Planning Commission, other than the member selected by Council, may, after a public hearing, be removed by the Mayor for inefficiency, neglect of duty or malfeasance. Council may, for like cause, remove the member selected by it.

(Ord. 132. Passed 5-14-80.)

1220.07 CHAIRPERSON; MEETINGS; RULES; RECORDS.

The Planning Commission shall elect its Chairperson from among the appointed members and create and fill such other of its offices as it may determine. The term of office of the Chairperson shall be one

year, with eligibility for re-election. The Commission shall hold at least one regular meeting in each month. It shall adopt rules for the transaction of business and shall keep a record of its resolutions, transactions, findings and determinations, which record shall be a public record.

(Ord. 132. Passed 5-14-80.)

1220.08 POWERS AND DUTIES.

The Planning Commission shall have the powers, duties and responsibilities set forth in the statutes of the State, particularly in M.C.L.A. 125.31 et seq., as amended, but such powers shall not be limited thereto. In addition, the Planning Commission, when convened as the City Sign Review Committee, shall assume the powers and authority and perform the duties and responsibilities of the Sign Review Committee as defined in Chapter 272 of the Administration Code. However, the powers of the Commission shall not supersede the powers and duties of Council.

(Ord. 213. Passed 4-11-90.)

1220.09 EXPENDITURES; APPROPRIATIONS.

Expenditures of the Planning Commission, exclusive of gifts, shall be within the amounts made available by appropriation by Council, which shall determine the funds necessary for the Commission's work. Neither the Commission, nor any member thereof, shall incur any financial liability in the name of the City.

(Ord. 132. Passed 5-14-80.)

CHAPTER 1222

Planning Generally

1222.01 Partitioning or division
of platted lots.

CROSS REFERENCES

Zoning and planning in home rule cities - see M.C.L.A.

Sec. 117.4i

County planning commissions - see M.C.L.A. Secs. 125.101

et seq.

Zoning and planning generally - see M.C.L.A. Secs. 125.11

et seq., 125.31 et seq., 125.581 et seq.

Municipal planning commissions - see M.C.L.A. Secs. 125.31

et seq.

Blighted area rehabilitation - see M.C.L.A. Secs. 125.71

et seq.

Road and utility requirements and specifications for proposed

plats and condominiums and land divisions - see P. & Z.

Ch. 1226

1222.01 PARTITIONING OR DIVISION OF PLATTED LOTS.

Platted lots may be partitioned or divided into not more than four parts, provided that the resulting lots, parcels or combinations of portions of two or more divided lots shall be not less in width or size than the more restrictive of the City Zoning Code or the Michigan Subdivision Control Act of 1967, and provided, further, that each resulting lot shall have direct access to a public roadway and to public utilities necessary

or required to service such lot. In addition, all such resulting lots shall conform in all particulars to the requirements of the Michigan Subdivision Control Act of 1967 and all City ordinances.

(Ord. 49. Passed 5-8-69.)

CHAPTER 1224
Subdivision Regulations

1224.01	Short title.	1224.15	Storm sewers or drains;
1224.02	Purpose.		special sewer or water
1224.03	Legal basis.		facilities.
1224.04	Scope; interpretation; conflicts.	1224.16	Building finish grade.
1224.05	Administration.	1224.17	Site improvements.
1224.06	Definitions.	1224.18	Site condominium or condominium
1224.07	Lots and land divisions.		development.
1224.08	Streets and alleys.	1224.19	Commercial and industrial
1224.09	Easements for utilities.		developments.
1224.10	Subdivision improvements.	1224.20	Flood plain zone.
1224.11	Requirements for underground wiring.	1224.21	Appeals and variances.
1224.12	Water supply system.	1224.22	Road and utility requirements and
1224.13	Sanitary sewer system.		specifications for proposed plats and
1224.14	Greenbelts and decorative		condominiums and land divisions.
	entranceways.		

CROSS REFERENCES

Zoning and planning in home rule cities - see M.C.L.A. Sec. 117.4i

Zoning and planning generally - see M.C.L.A. Secs. 125.11 et seq., 125.31 et seq.,
125.581 et seq.

Approval of plats; street system - see M.C.L.A. Sec. 125.43

Regulations governing subdivision of land; bond to secure improvement;
publication of regulations - see M.C.L.A. Sec. 125.44

Approval or disapproval of plats; procedure; effect - see M.C.L.A. Sec. 125.45

Certification of city plats - see M.C.L.A. Secs. 125.51 et seq.

Partitioning or division of platted lots - see P. & Z. 1222.01

1224.01 SHORT TITLE.

This chapter shall be known and may be cited as the "City of Grand Blanc Land Division, Subdivision and Condominium Control Ordinance."

(Ord. 215. Passed 9-5-90.)

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1224.02 PURPOSE.

The purpose of this chapter is to regulate and control the subdivision of land within the City of Grand Blanc, to regulate the development of land under the Condominium Act, by establishing minimum standards and procedures for review and approval, thereby assuring that all developments are designed and reviewed in a manner consistent with developments under another form of ownership, and to promote the safety, public health and general welfare of the community. The regulations and standards are specifically designed to:

- (a) Provide for orderly growth and harmonious development of the community, consistent with orderly growth policies.
- (b) Secure adequate traffic circulation through coordinated street systems with proper relation to major thoroughfares, adjoining developments, and public facilities.
- (c) Promote efficient use and livability of the land.
- (d) Insure adequate provisions for water, drainage, and sanitary sewer facilities and other health requirements.

(Ord. 215. Passed 9-5-90.)

1224.03 LEGAL BASIS.

This chapter is enacted pursuant to the statutory authority granted by the Condominium Act (Act 59 of the Public Acts of 1978), as amended; Act 191 of the Public Acts of 1939, as amended, providing for publication or ordinances; Act 246 of the Public Acts of 1945, as amended, authorizing city councils to adopt ordinances and regulations to secure the public health, safety, and general welfare; and Act 168 of the Public Acts of 1959, as amended, providing for the City Planning Commission; and all subsequent amendments in support of stated public acts.

(Ord. 215. Passed 9-5-90.)

1224.04 SCOPE; INTERPRETATION; CONFLICTS.

This chapter shall not apply to any lot or lots forming a part of a subdivision created and recorded prior to the effective date of this chapter except for the further dividing of lots. Nor is it intended by this chapter to repeal, abrogate, annul, or in any way impair or interfere with existing provisions of other laws, ordinances, or regulations, or with private restrictions placed upon property by deed, covenant, or other private agreements, or with restrictive covenants, or with restrictive covenants running with the land to

which the City is a party. Where this chapter imposes a greater restriction upon land than is imposed or required by such existing provision of any other ordinance of this City, the provisions of this chapter shall control.

(Ord. 215. Passed 9-5-90.)

1224.05 ADMINISTRATION.

The approval provisions of this chapter shall be administered by the City Council unless such authority shall be granted to the Planning Commission, the City Manager, the Clerk or the Building and Zoning Administrator.

(Ord. 215. Passed 9-5-90.)

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1224.06 DEFINITIONS.

Unless specifically defined below, words or phrases shall be interpreted so as to give them the meaning they have in common usage and to give this chapter its most reasonable application. For the purpose of this chapter, certain words and terms shall be defined as follows:

- (a) "Area of special flood hazard" means the land in the flood plain within a community subject to a one percent or greater chance of flooding in any given year.
- (b) "Base flood" means the flood having a one percent chance of being equalled or exceeded in any given year.
- (c) "City" means the City of Grand Blanc.
- (d) "Condominium" means a form of ownership which can apply to any type of development.
- (e) "Condominium Act" means Act 59 of the Public Acts of 1978, as amended.
- (f) "Condominium subdivision" includes all single-family detached condominium developments and shall be equivalent to the term "subdivision," as used in the Zoning Code and the "Land Division, Subdivision and Condominium Control Ordinance."
- (g) "Council" means the City Council of the City of Grand Blanc.
- (h) "Developer" means a person, firm, association, partnership, corporation, or a combination of any of them, which may hold any ownership interest in land whether recorded or not.
- (i) "Development" means any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, mobile home placement, excavation or drilling operations located within the area of special flood hazard.
- (j) "Easement" means an irrevocable grant by the property owner of the use of a parcel of land by the City, by the public or a public utility, by a corporation, or by a private person or persons, for a specific purpose or purposes.
- (k) "Flood Insurance Rate Map" (FIRM) means the official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards, and the risk premium zones applicable to the community.
- (l) "Flood Insurance Study" means the official report provided by the Federal Insurance Administration that includes flood profiles, the Flood Boundary-Floodway Map, and the water surface elevation of the base flood.
- (m) "Improvements (site improvements)" means grading street surfacing, curbs and gutters,

sidewalks, water mains and lines, sanitary sewers, culverts, bridges, utilities, underground sprinkling systems, fences, walls, signs, monuments, light poles, poles, landscaping, streams, lakes, impoundments, and other additions to the natural state of land which increases its value, utility or habitability.

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- (n) "Landscaping" means the treatment of the ground surface with live plant materials normally grown in Genesee County such as, but not limited to, grass, berms, ground cover, trees, shrubs, vines, and other live plant material. In addition, a landscape design may include other decorative natural or processed materials, such as wood chips, crushed stone, boulders or mulch. Structural features such as fountains, pools, statues, and benches shall also be considered a part of landscaping if provided in combination with live plant material.
 - (o) "Lot" means a parcel of land occupied, or intended to be occupied, by a main building or a group of buildings, and/or utilized for a principal use; described on a recorded plat or by a meets and bounds description; having frontage along a public street; and having sufficient size to comply with the requirements of this chapter for minimum lot area or overall density, setbacks, maximum building coverage and open space.
 - (p) "Master Development Plan" means a sketch plan showing the lot, street, and open space for the overall development of a tract of land, indicating that part of the development not proposed in the first subdivision application.
 - (q) "Parcel" or "tract" means a continuous area or acreage of land under one proprietor.
 - (r) "Planning Commission" means the Planning Commission of the City of Grand Blanc.
 - (s) "Plat Act" means Act 288 of the Public Acts of 1967, as amended.
 - (t) "Proprietor" means a person, firm, association, partnership, corporation, or a combination of any of them, which may hold any ownership interest in land whether recorded or not.
 - (u) "Right-of-way" means a street, alley or other thoroughfare or easement intended to be occupied by a street, crosswalk, railroad, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, shade trees, or other special use, permanently established for passage of persons or vehicles and under the legal authority of the agency having jurisdiction over the right-of-way.
 - (v) "Site condominium" means a development which creates detached condominium units intended for use as single-family dwellings, and which are subject to this chapter.
 - (w) "Subdivide" or "subdivision" means the partitioning or dividing of a parcel or tract of land by the proprietor thereof or by his or her heirs, executors, administrators, legal representatives, successors or assigns, for the purpose of sale, or lease of more than one year, or of building development, where the act of division creates five or more parcels of land each of which is ten acres or less in area; or five or more parcels of land each of which is ten acres or less

in area are created by successive divisions within a period of ten years. "Subdivide" or "subdivision" does not include a property transfer between two or more adjacent parcels if the property taken from one parcel is added to an adjacent parcel; and

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any resulting parcel shall not be considered a building site unless the parcel conforms to the requirements of this chapter or the requirements of any other City ordinance. This shall also mean, for the purpose of this chapter, any division of land into condominium units and common elements.

- (x) "Variance" means a grant of relief from the requirements of this chapter which permits construction in a manner that would otherwise be prohibited by this chapter.

All other definitions shall be held in accordance with other parts of this chapter, the Subdivision Control Act or the Condominium Act, all as amended.

(Ord 215. Passed 9-5-90; Ord. 222. Passed 4-10-91; Ord. 234. Passed 7-12-00.)

1224.07 LOTS AND LAND DIVISIONS.

(a) Conformity to Zoning Code. The lot width, depth, and area shall not be less than the particular district requirements of the Zoning Code, except where outlots are provided for some permitted purpose.

(b) Width Related to Length. Narrow deep lots shall be avoided. The depth of a lot generally shall not exceed three times the width as measured at the building line for platted subdivisions or four times the width for unplatted lands

(c) Corner Lots. Corner lots shall have extra width to permit appropriate building setback from both streets for orientation to both streets.

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(d) Lot Frontage. All lots shall front upon a publicly dedicated street, except for those provided with a private driveway easement dedicated to the use of those lots not fronting a public street. No subdivision shall be processed in this manner without being approved by the Board of Zoning Appeals. Variances may be permitted for approved planned community developments and as otherwise approved by the City Council with private street variance.

(e) Lot Division. The division of an existing lot in a recorded subdivision plat is prohibited, unless approved following application to the Zoning Administrator. The application shall state the reasons for the proposed division. No lot in a recorded plat shall be divided into more than four parts and the resulting lots shall be not be less in area than permitted by the Zoning Code. No building permit shall be issued, or any building construction commenced, until the division has been approved by the City and the suitability of the land for building sites has been approved by the Department of Public Works. The division of a lot resulting in a smaller area than prescribed herein may be permitted but only for the purpose of adding it to an existing building site or sites. The division and description shall be in accordance with Act 132 of the Public Acts of Michigan, Certified Survey by Registered Land Surveyor, and copies shall be provided to the City of Grand Blanc.

(f) Division of Unplatted Parcel. The division of an unplatted parcel of land shall require the approval of the City prior to taking such action. The division of an unplatted parcel of land upon existing streets shall require the approval of the City in order to insure that the ordinances of the City have been satisfied, and to insure that interior lands are not "landlocked" or provided with inadequate means of future access.

A division of unplatted land, between two or more parcels, when being added to an existing parcel which has public road frontage, shall not be considered "landlocked". This division of land shall also require approval of the City.

All such applications shall be made in writing and shall be accompanied by a preliminary drawing indicating dimensions, all land areas and public road access points of the proposed divisions.

No building or occupancy permit shall be issued in such cases until the City has approved the division of such land. Upon approval, the final division and descriptions shall be in accordance with Act 132 of the Public Acts of Michigan, Certified Survey by Registered Land Surveyor, and copies shall be provided to the City of Grand Blanc.

(g) Traffic Ways; Streets and Roads. The standards set forth in this chapter shall be the minimum standards for streets, roads and intersections. Streets shall be dedicated to public use.

(Ord. 215. Passed 9-5-90; Ord. 222. Passed 4-10-91.)

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1224.08 STREETS AND ALLEYS.

(a) Street Location and Arrangements. When a major street plan has been adopted, subdivision streets shall be required to conform to the plan.

(b) Local or Minor Streets. Such streets shall be so arranged as to discourage their use by through traffic.

(c) Street Continuation and Extension. The arrangement of streets may be required to provide for the continuation of existing streets from adjoining areas into new subdivisions by the Planning Commission and/or the City Council.

(d) Stub Streets. Where adjoining areas are not subdivided, the arrangement of streets in new subdivisions may be required to be extended to the boundary line of the tract to make provision for the future projection of streets into adjacent areas. Outlots may be substituted for stub streets by the Planning Commission and or City Council.

(e) Alleys. Alleys shall not be permitted.

(f) Acceleration/Deceleration Lanes. Where entrances to a plat are from an arterial street, the Planning Commission and/or City Council may require an acceleration/deceleration lane.

(g) Cul-de-sac Streets. Cul-de-sacs shall not be more than 1,500 feet in length. The Planning Commission and City Council may give special consideration to longer cul-de-sacs under certain topographic conditions or other unusual situations.

(h) Private Streets. Private streets and roads shall generally be prohibited.

(i) Street Names. Street names shall not duplicate any existing street name in the City of Grand Blanc, except where a new street is a continuation of an existing street.

Street names that may be spelled differently but sound the same shall also be avoided.

Duplications can be avoided by checking new street names with the Planning Commission's

Master Listing and the County Road Commission's Master Listing.

All new streets shall be named "Avenue", "Road", "Street", "Highway", "Drive", "Lane", "Path or Trail"; and cul-de-sacs shall be named "Circle", "Court", "Way", or "Place," unless approval for a substitute is granted by the Planning Commission.

All street signs, including traffic control signs, shall be purchased by the City of Grand Blanc and all costs involved in the initial purchase and installation of said signs shall be billed to the developer. After the initial installation, the City of Grand Blanc will be responsible for the cost of maintaining said signage.

(j) Clear Vision. There shall be a clear vision zone at all corners of intersecting roads or road junctions, consisting of a triangular area defined by:

- (1) The point of intersection of the right-of-way lines; and
- (2) The line drawn between two points extended along such right-of-way lines a distance of twenty-five feet from the point of intersection, and within which area no obstruction to vision, excluding existing topography, shall be permitted from a height of two feet to eight feet above the centerline elevation of abutting streets.

Where existing and anticipated traffic volumes, traffic speeds, intersection configurations, and geographic and topographic conditions may require a greater clear vision zone, the area of the clear vision zone shall be shown as an easement on the plat. (Ord. 215. Passed 9-5-90.)

1224.09 EASEMENTS FOR UTILITIES.

All subdivision plans shall include all necessary easements granted to the City of Grand Blanc without cost for the purposes of constructing, operating, inspecting, maintaining, repairing, altering, replacing, and/or removing pipelines, mains, conduits, and other installations of a similar character; for the purpose of providing public utilities, including conveyance of sewage, water and storm water run-off across, through and under the property subject to said easement; and for the purpose of excavating and refilling ditches and trenches necessary for the location of said structures. All other easements of benefit or burden to the project shall also be included with the plans. All utilities shall be underground unless the Planning Commission approves them in another manner because of unusual circumstances. (Ord. 215. Passed 9-5-90.)

1224.10 SUBDIVISION IMPROVEMENTS.

(a) Purpose. It is the purpose of this section to establish and define the public improvements which will be required to be constructed by the subdivider as conditions for final plat approval and also to outline the procedures and responsibilities of the subdivider and the various public officials and agencies concerned with the administration, planning, design, construction, and financing of public facilities, and to further establish procedures for assuring compliance with these requirements.

(b) Responsibility for Plans. It shall be the responsibility of the subdivider of every proposed subdivision to have prepared by a registered engineer, a complete set of construction plans,

including profiles, cross-sections, specifications, and other supporting data, for the hereinafter required public streets, utilities, and other facilities. Such construction plans shall be based on the preliminary plat or condominium site plan, and shall be prepared in conjunction with the final plat or condominium plan. Construction plans are subject to approval by the responsible public agencies. All construction plans shall be prepared in accordance with the City of Grand Blanc standards or specifications. (Ord. 215. Passed 9-5-90.)

1224.11 REQUIREMENTS FOR UNDERGROUND WIRING.

The proprietor shall make arrangements for all lines for telephone, electric, television and other similar services distributed by wire or cable to be placed underground entirely throughout a subdivided area. Such conduits or cables shall be placed within private easements provided to such service companies by the proprietor or within dedicated public ways. All such facilities placed in dedicated public ways shall be planned so as not to conflict with other underground utilities.

(Ord. 215. Passed 9-5-90.)

1224.12 WATER SUPPLY SYSTEM.

All land divisions, condominiums and subdivisions shall be serviced by a public water supply system, fire hydrants and other required water system appurtenances. This system shall be provided by the subdivider in accordance with the requirements of the City of Grand Blanc. (Ord. 215. Passed 9-5-90.)

1224.13 SANITARY SEWER SYSTEM.

All land divisions, condominiums and subdivisions shall be serviced by a public sanitary sewerage system. Sanitary sewers and other required appurtenances thereto shall be provided by the subdivider in accordance with the requirements of the City Council. No septic tanks will be allowed. (Ord. 215. Passed 9-5-90.)

1224.14 GREENBELTS AND DECORATIVE ENTRANCEWAYS.

Where the proprietor/subdivider elects to provide greenbelts and/or constructs decorative or other improved entranceways, financial or other guarantees shall be made to the City Council to insure continued upkeep and maintenance of all improvements. Such guarantees may consist of a deed restriction or covenant which requires all future purchasers of lots in the subdivision or condominium to belong to a homeowners association and to pay an annual fee adequate to maintain and upkeep the improvements to their original condition. Failure to provide adequate funds to accomplish this to the satisfaction of the City Council shall empower the City to carry out the improvements and upkeep and to make such assessments as are required to pay the costs incurred to the City against the owner of the lots contained within the subdivision or condominium.

Each entranceway to any newly developed condominium or subdivision development shall have no less than two street lights installed, which meet the theme, standards and style of those installed along

the South Saginaw Street (downtown) Streetscape Project. All costs for the initial installation shall be the responsibility of the developer. After the installation, all maintenance costs shall be the responsibility of the City. (Ord. 215. Passed 9-5-90.)

1224.15 STORM SEWERS OR DRAINS; SPECIAL SEWER OR WATER
FACILITIES.

No subdivision will be accepted for final plat or condominium approval unless water mains, storm water sewers or drains have been dedicated to the public for that purpose and will be available to the use of other lands in the City within the drainage district. Further, in the event the City

shall determine that the public health, safety and welfare require such drains to be tiled and covered, the subdivider will agree to do so. Further, in the event the general plan of development of the City requires that pipelines and facilities for storm water, public sanitary sewer or public water supply need to be larger or deeper than the sizes and depth required to serve this subdivision alone, for future development of other lands in the City, the subdivider will place such larger or deeper pipelines available for connection to other lands of the City, provided that the City allows for payback to the developer in cash, or in a manner to be agreed upon, for the additional cost of larger or deeper pipelines or facilities deemed necessary. (Ord. 215. Passed 9-5-90.)

1224.16 BUILDING FINISH GRADE.

Any building requiring yard space shall be located at such an elevation that a sloping grade shall be maintained to cause the flow of surface water to run away from the walls of the building. A sloping grade, beginning at the sidewalk level, shall be maintained and established from the center of the front lot line to the finished grade line at the front of the building, and also from the rear lot line to the front, both grades sloping to the front property line. Where rear lot drainageways are required, an enclosed drain and/or surface swale drain along the rear lot lines shall be provided with easements provided in accordance with the City approval. However, this shall not prevent the grading of a yard space to provide sunken or terraced areas, provided proper means are constructed and maintained to prevent the run-off of surface water from flowing onto the adjacent properties. Grade elevations shall be determined by using the elevation at the centerline of the road in front of the lot as the established grade or such grade determined by the City Engineer or the Building and Zoning Administrator.

When a new building is constructed on a vacant lot between two existing buildings or adjacent to an existing building, the existing established grade shall be used in determining the grade around the new building and the yard around the new building and the yard shall be graded in such a manner as to meet existing grades and not to permit run-off of surface water to flow onto the adjacent property.

(Ord. 215. Passed 9-5-90.)

1224.17 SITE IMPROVEMENTS.

(a) No site improvement shall be installed within the City's right-of-way without the express written permission of the City, provided the following site improvements shall not require a separate review or permit when located outside of the required clear vision zone:

- (1) A site entrance feature, berm, wall or fence approved as part of a site plan or subdivision plat.
- (2) A. Landscaping that does not impose a hazard to the motoring public or create conflicts with public or franchised utilities such as ground level planters, flower beds, small ornamental shrubs not expected to attain a height greater than three feet, trees, sprinklers and decorative items

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at residential driveways on subdivision streets when located at least six feet from the back of the curb or six feet from the edge of the curb or six feet from the edge of the road shoulder.

B. The City reserves the right to remove or alter any such landscaping to provide a required clear vision zone, maintain or construct public utilities or make other improvements in the right-of-way with no obligation to preserve or replace such landscaping.

(3) An essential service structure.

(4) Mail boxes that meet USPS standards.

(5) Underground sprinkler systems when installed and located so the street, non-motorized paths, and sidewalks are not impacted by overspray, drift, or run-off. Control panels, electrical systems or water supplies to the sprinkler system or water supplies shall be located outside of the right-of-way.

(6) Regulatory signs.

(7) An existing natural feature that has been preserved.

(b) Any existing construction or site improvement currently within the City's right-of-way and not previously approved, shall obtain approval or shall be removed. The City shall not be responsible for replacing or repairing any approved or non-approved construction, landscaping, or other site improvement.

(Ord. 215. Passed 9-5-90; Ord. 234. Passed 7-12-00.)

1224.18 SITE CONDOMINIUM OR CONDOMINIUM DEVELOPMENT.

(a) Condominium Land Use. Condominiums may be planned for and developed within any zoning district, provided the use of condominium units or land use within the condominium project is an allowable use within the zoning district. Condominiums may be developed for residential, office, industrial or recreational use, provided the land proposed for development has the proper zoning or is processed through a rezoning request.

(b) Permitted Area or Placement. Condominium units may be placed on land in accordance with

plans approved by the City of Grand Blanc Planning Commission. All elements of the schedule of regulations in Ordinance 70, as amended, may not apply to the placement of condominium units within a condominium project because of a clustering plan approved by the Planning Commission. However, the minimum land area required for the total residential dwelling units and the maximum density allowed in each zoning district of Ordinance 70, as amended, will be applicable.

(c) Condominium Site Plan Review. A site plan along with a preliminary exhibit (A) master deed document shall be submitted to the Planning Commission showing all buildings, parking areas, recreation areas, limited common elements, general common elements, and landscaping, on a scale as required by the Zoning Code. The site plan shall also contain all elements of the City of Grand Blanc site plan check list.

2002 Replacement

In addition, the proposed site plan of the development shall show all adjacent properties, including existing buildings, located within 200 feet of the proposed site and any other site design elements which the Planning Commission deems necessary. If the plans indicate no adverse effects which cause injury to adjoining property or the City as a whole, the Planning Commission and City Council may grant approval. Plans so approved shall regulate development on said premises unless modified with Planning Commission approval.

A final master deed, both exhibit (A) and (B) documents, must be submitted and approved by the City prior to any occupancy permits being issued. Proof of the master deed being recorded at the Genesee County Register of Deeds must also be provided.

Among the items required in a master deed are provisions for funding maintenance of private driveways, pedestrianways, entryways, subdivision signage, private utilities, public road dedications, all other common areas and any other items so required by the City.

(d) Streets and Utilities. All streets shall be dedicated to the public and be constructed to the specifications of the City of Grand Blanc as defined in other sections of this chapter. All parking lots and driveways included as part of common elements shall be constructed to City of Grand Blanc specifications, unless otherwise approved by the Planning Commission.

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Utilities, including sanitary sewers, storm sewers and water mains, shall be constructed in accordance with existing City and public utility requirements. All utility services shall be placed underground. Easements shall be provided for all public utilities and City utilities as specified in other sections of this chapter.

(e) Phased Development. Condominium projects may be constructed in phases. However, any phased plan shall show the total project proposed with phases clearly identified. Building permits for a phase thereof will not be issued until all streets and utilities have been constructed for that phase, unless bonds are posted to guarantee construction of said unfinished roads and utilities.

(f) Procedures. The proprietor shall submit a site plan to the Planning Commission with detail as required by this chapter. The Planning Commission will review the plan and make recommendations to the City Council. The City Council will act on the site plan, either approving or disapproving the plan. An approved site plan will regulate development of the property, unless alterations are approved by the Planning Commission and City Council.

(Ord. 215. Passed 9-5-90; Ord. 222. Passed 4-10-91.)

1224.19 COMMERCIAL AND INDUSTRIAL DEVELOPMENTS.

These subdivision design standards may be modified in the case of subdivisions specifically designed for commercial or industrial development, including shopping districts, wholesaling areas, and planned industrial districts.

In all cases, however, adequate provision shall be made for off-street parking and loading as well as for traffic circulation. Streets shall be dedicated to the City of Grand Blanc in accordance with standard requirements of this chapter.

(Ord. 215. Passed 9-5-90.)

1224.20 FLOOD PLAIN ZONE.

(a) Intent. It is the intent of this section to significantly reduce hazards to persons and damage to property as a result of flood conditions in the City of Grand Blanc, and to comply with provisions and requirements of the National Flood Insurance Program.

(b) Basis for Establishing Areas of Special Flood Hazard. The Federal Emergency Management Agency (FEMA) Flood Insurance Study (FIS) entitled "Genesee County, Michigan" and dated September 25, 2009 and the Flood Insurance Rate Map(s) (FIRMs) panel number(s) of 26049C: 0309D, 0317D, 0328D, 0336D, 0337D and dated September 25, 2009 are adopted by reference for the purposes of administration of the Michigan Construction Code, and declared to be a part of Section 1612.3 of the Michigan Building Code, and to provide the content of the "Flood Hazards" section of Table R301.2(1) of the Michigan Residential Code.

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(c) Designation and Duties of the Administrator. The Building and Zoning Administrator of the City of Grand Blanc is hereby appointed Administrator and is to review all development and subdivision proposals to insure compliance with this chapter.

(d) Development Prohibition. All development shall be prohibited within areas of special flood hazard unless granted a permit by the Department of Natural Resources and the City of Grand Blanc under appropriate rules and regulations.

(Ord. 215. Passed 9-5-90; Ord. 09-04. Passed 10-28-09.)

1224.21 APPEALS AND VARIANCES.

The Board of Zoning Appeals of the City of Grand Blanc shall hear and decide appeals and requests for variances from the requirements of this chapter. The manner in which a Board hearing is convened shall be by the procedure already established.

(Ord. 215. Passed 9-5-90.)

1224.22 ROAD AND UTILITY REQUIREMENTS AND SPECIFICATIONS FOR PROPOSED PLATS AND CONDOMINIUMS AND LAND DIVISIONS.

See Chapter 1226 of the Codified Ordinances of the City of Grand Blanc for required street specifications.

(Ord. 215. Passed 9-5-90.)

2013 Replacement

CHAPTER 1226

Road and Utility Requirements and

Specifications for Proposed

Plats and Condominiums and Land Divisions

- 1226.01 Requirements and covenants generally; definitions.
- 1226.02 Preliminary requirements for plat approval.
- 1226.03 Submission of street and drainage plan.
- 1226.04 Design standards.
- 1226.05 Final plat requirements.
- 1226.06 Special provisions.
- 1226.07 Materials and inspection.
- 1226.08 Street and drainage construction specifications and requirements.
- 1226.09 Legal requirements and safety precautions.
- 1226.10 Construction methods and techniques.
- 1226.11 Surfacing and base requirements.
- 1226.12 Turn-around provisions for dead-end streets.
- 1226.13 Easements.
- 1226.14 Utilities and street

lights.

CROSS REFERENCES

Authority of Council re streets - see CHTR. Ch. 14,

Secs. 4 et seq., Ch. 27, Sec. 4

Dedication of streets - see CHTR. Ch. 14, Sec. 6

Public utilities - see CHTR. Chs. 22, 23

Street improvements and special assessments - see

S.U. & P.S. Ch. 1020

Street excavations - see S.U. & P. S. 1024.02

1226.01 REQUIREMENTS AND COVENANTS GENERALLY;

DEFINITIONS.

The following minimum requirements and specifications for streets, alleys and utilities apply to all proposed plats, condominiums and land divisions coming under the jurisdiction of the City in accordance with State and local laws or ordinances.

As used in this chapter:

(a) "A.A.S.H.O." means the American Association of State Highway Officials.

(b) "A.S.T.M." means the American Society for Testing Materials.

(c) "City's specifications" means this chapter.

(d) "Condominium Act" means Act 59 of the Public Acts of 1978, as amended.

(e) "Development" means either a plat or a condominium as defined in subsection (k) and (d) hereof, respectively.

(f) "DPW" means the City Department of Public Works, its supervisor or authorized representative.

(g) "Engineer" means the City Consulting Engineer or his or her authorized representative, or an engineer appointed by the City. The City Engineer shall be licensed by the State.

(h) "Inspection" means the close observation and examination of the various construction operations as a means of determining the acceptability of completed streets.

(i) "M.D.O.T." means the Michigan Department of Transportation.

(j) "M.D.O.T Specifications" means the Standard Specifications for Highway Construction, July 1, 1984, edition, current editions and Supplemental Specifications thereto as issued by the Michigan Department of Transportation.

(k) "Plat Act" means Act 288 of the Public Acts of 1967, as amended.

(l) "Proprietor" or "developer" means a natural person, firm, association, partnership, corporation, or any combination thereof, which may hold any ownership interest in land, whether recorded or not.

(m) "Surveyor" shall be as defined in the Subdivision Control Act and in the Condominium Act. A surveyor shall be licensed by the State.

(Res. Unno. Passed 11-12-86.)

1226.02 PRELIMINARY REQUIREMENTS FOR PLAT APPROVAL.

(a) Submission of Preliminary Plat.

(1) Step 1. Action by City Planning Commission. The Planning Commission, established in Chapter 1220, shall be the first step in submitting a plat for approval. The Commission shall recommend to Council one of the following:

- A. Disapproval;
- B. Approval; or
- C. Approval upon meeting specific conditions.

Every recommendation made by the Commission shall be submitted immediately to Council for its approval or disapproval or for the deletion or addition of conditions.

(2) Step 2. Tentative approval by Council. Council shall review the Planning Commission's decision and, pursuant to M.C.L.A. 560.112, shall, within ninety days:

- A. Approve the preliminary plat as presented without any conditions for approval; or
- B. Disapprove the preliminary plat and set forth written reasons for such

disapproval and requirements for tentative approval.

Either decision by Council shall be valid for one year from the date of the decision but the plat may be given one-year extensions thereafter upon application to Council.

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(3) Step 3. Final Approval by Council. Council shall review the tentative approval previously given and shall:

- A. Approve the plat if tentative approval requirements and conditions are met;
- B. Disapprove the plat if the tentative approval requirements and conditions are not met; or
- C. Disapprove the plat pursuant to M.C.L.A. 560.120.

Approval shall be valid for two years from the date of decision, but two-year extensions may be granted if timely application is made to Council.

(4) Step 4. Council action re Plat Act. Council, after review of the final approval of the preliminary plat, shall:

- A. Approve the plat; or
- B. Disapprove the plat if it does not conform with the specific provisions of the Plat Act as set forth in M.C.L.A. 560.167.

(b) Right of Way Requirements.

(1) State or national trunklines shall be of the width required by the M.D.O.T.

(2) County section-line roads, quarter section-line roads and existing roads shall be a minimum of 100 feet wide, being fifty feet on each side of the center line or section line.

(3) All other streets and roads shall have a minimum right-of-way width of sixty feet, unless additional right of way is required for proper construction.

(4) All dead-end streets shall be provided with an approved turn-around constructed within the boundaries of the plat, unless otherwise approved by the City. If there is even a remote possibility of the street ever being extended into adjoining property, it shall extend to the plat line. In any event, the maximum length of streets having only one means of ingress and egress shall be subject to the approval of the City. Additional requirements shall be as provided in Sections 1226.04 and 1226.12.

(5) Outlots intended for future street extensions will be permitted if expansion of the street system into adjacent property is contemplated, if it is compatible with the plat layout and if, by circumstances, it is pertinent to the area being platted. Provision shall be made, either as a part of the plat dedication or by other means satisfactory to the City, to assure that outlots intended for the future

expansion of the street system are reserved and restricted for that purpose, in satisfaction of Plat Act requirements. Also, the arrangement of streets should provide for the continuation of existing streets from adjoining areas into the new subdivision where desirable and required by the City. The minimum

outlot width for future streets shall be sixty feet.

(6) The right of way on all curves of curvilinear streets shall be the same width as the right of way on the tangents.

(7) Reverse frontage lots shall be required in all plat development adjacent to the following types of highways:

Statewide arterials

Local arterials

Major collectors

The concept of fronting on an internal road is encouraged for reasons of safety and public convenience. Therefore, the best interest of the public welfare on the aforementioned highways, plat and condominium design shall include the limited access principle so that private driveways from platted lots or condominiums shall be served by marginal access streets, reverse frontages or similar means as a condition of approval of the project. The streets requiring use of the back lot principle are: Perry Road, Reid Road, Center Road, Saginaw (M-54) Road, Holly Road, Genesee Road and Grand Blanc Road.

(c) Miscellaneous Geometric Requirements.

(1) All newly developed streets which intersect with existing highways, or with proposed platted streets, will do so at ninety degree angles with a minimum straightaway of 150 feet, measured from the center line of the existing highway. The grade in the 150 foot straightaway shall not exceed four percent.

(2) Each horizontal curve on curvilinear streets shall have a minimum radius, measured from the center line, as approved by the City. Curves or other features whose purpose is principally to obtain a particular lot size, shape, appearance or scenic attraction, not in keeping with good engineering design, will not be permitted.

(Res. Unno. Passed 11-12-86.)

1226.03 SUBMISSION OF STREET AND DRAINAGE PLAN.

(a) Generally. After approval of the preliminary plat layout, three sets of street and drainage plans, covering all streets within the plat or condominium, shall be submitted to the City for approval. These plans must show plan and profile, typical cross-sections and special details and shall be accompanied

by a plat layout on the title or first sheet. This implies a workmanlike execution of the street plans in every respect. The plans and special details must be complete to the extent that they can be used as construction plans and must bear the seal of a Registered Engineer licensed in the State. Suggested cross-sections can be found in Section 1226.11.

Separate enlarged details showing unusual installations and situations must be included. These details should include, but are not limited to, pipe arches, acceleration/deceleration lanes and widened intersections or

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other areas of construction which cannot be clearly shown and understood from the conventional plan and profile.

(b) Street Plans; Information Required. The plans must show plainly all of the following information:

- (1) A plan view with the center line or top of the curb profile directly below the plan view;
- (2) The proposed grades taken from datum determined from a permanent benchmark, the location of which shall be shown on the plans; and
- (3) All pertinent design and construction information necessary to construct and inspect the improvements.

(c) Drainage Plans; Information Required. The plans must show plainly at least all of the following information:

(1) The location, size and depth of all underground structures used for street drainage within the plat or condominium. The drainage plans may be incorporated as a part of the street plans if this can be done without sacrificing clarity. A composite layout of the sewers and other drainage structures must be shown on the overall street system submitted as a part of the plans. A schematic drawing of this layout will suffice. Drainage plans should be approved by both the County Drain Commissioner (if he or she shares jurisdiction in these facilities with the City) and the City. Road plans should be approved by the County Road Commission (if it shares jurisdiction in the facilities with the City) and the City. In case of differences in standards between these two organizations, the higher standard shall prevail.

(2) Sizes, lengths and locations of all cross culverts and/or storm sewers existing or proposed within the development limits and adjacent to the developed area which are to be used to drain the area and adjoining lands;

(3) The location and type of inlets and clean-out points for underground drainage systems; and

(4) The M.D.O.T. detail number or reference to the standard plan number for all catchbasins, inlets, manholes and similar structures. (Res. Unno. Passed 11-12-86.)

1226.04 DESIGN STANDARDS.

(a) Generally. An all-weather, paved-surface street with curb and gutter and proper drainage facilities is required. The roadway surface should conform to the typical cross-section of abutting curbed, platted streets, except where a higher type of surface is required.

(b) Street Design Requirements.

(1) Two-lane sections.

A. The width of the street shall be a minimum of twenty-seven feet from back of curb to back of curb. (See Figures 1, 2 and 3, following the text of this chapter.)

B. For a curb and gutter cross-section, the crown shall be three inches minimum.

C. The sight distance over a crest shall be a minimum of 300 feet viewed from a point three feet, six inches above the surface of the pavement, with the object sighted being three feet, six inches above the surface of the pavement.

D. The maximum grade on any portion of a street shall not exceed six percent (a rise or fall of six feet in 100 feet). The minimum grade shall be 0.40 percent measured along the center line of the street, except that on the circle area of a cul-de-sac, the developed minimum grade shall be 0.6 percent, measured along the outside edge of the cul-de-sac.

E. The minimum radii on platted street intersections shall be as follows:

1. State and Federal highways: as approved by the M.D.O.T;
2. Major local or primary roads: forty feet to the back of the curb;
3. Residential area streets: thirty feet to the back of the curb; and
4. Commercial and industrial platted streets: thirty-five feet to the

back of the curb.

(2) Boulevard platted streets at intersections.

A. Pavement width on each side of the median divider shall be not less than twenty-seven feet from back of curb to back of curb.

B. All medians shall be curbed in essentially the same manner and according to the same detail of curb and gutter used elsewhere throughout the development. High curbs, flagstone walls or similar medians will not be permitted.

C. The distance from the back of the curb to the street right-of-way line shall be not less than the minimum distance approved elsewhere in the plat, except on cul-de-sacs with approval from the City.

D. The median divider maximum length from end to end shall be 200 feet. The minimum length along the same dimensions shall be 100 feet.

E. Median dividers shall be not less than twelve feet nor more than twenty

feet in width from back of curb to back of curb and shall be of uniform even width. Hour

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glass or other odd shaped medians shall not be permitted. Minimum radii at median ends shall be one-half of the uniform median width.

F. The material placed between the curbs, inside the median, may consist of sodded earth, limestone chips, brick or similar material approved by the City.

G. The only other items to be sanctioned within the limits of the median, until such time as the plat is approved, will be low growing shrubbery, a maximum of eighteen inches in height.

H. The typical cross-section of the boulevard section, at its midpoint, showing the pavement crown and other pertinent information, shall be required as a part of the street and drainage plans.

(3) Cul-de-sacs. Cul-de-sac length should be limited to seven times the average lot width and in no case should a cul-de-sac exceed 1,200 feet in length. Special consideration may be given to longer cul-de-sacs under certain topographic conditions or other unusual situations.

(c) Drainage Design Requirements; Underground Storm Sewers.

(1) All underground drainage used to drain the streets in a development must be approved by the City DPW. When requested, design data supporting the adequacy of the underground drainage system shall be furnished before approval of the plans. Storm sewer pipe shall be C76, twelve-inch minimum diameter placed at a minimum 2.5 fps grade slope. Storm sewer design shall be at no less than a twenty-five year storm. The minimum initial time of concentration shall be twenty minutes. The run-off coefficient for single-family shall be 0.4, for multifamily 0.5, and for commercial-industrial 0.75. Adjustments of run-off factors must be approved by the City DPW prior to use.

(2) Where possible, the underground storm sewer of adequate diameter shall be laid with sufficient gradient to be self-cleaning. Catchbasins, when used, shall have minimum two-foot sumps. Structures may be two feet interior for less than four feet of depth. All structures exceeding four feet in depth must be at least four feet interior diameter.

(3) The proper type of pipe and bedding, complying with M.D.O.T. specifications, shall be used as necessary for good design. Granular material backfill must be used in trenches under all roadways and in all trenches, the inside edges of which are within three feet of the back of the curb. Backfill material shall be compacted to a minimum of ninety-five percent modified Proctor (A.S.T.M. Test

T-99).

(4) Manholes (or other approved clean-out points) on underground drainage systems must be placed at maximum intervals of 400 feet.

(5) Manholes shall be built according to the M.D.O.T. Standard Plan with Cover A. Catchbasins shall be built according to the M.D.O.T. Standard Plan with the approved cover, unless otherwise approved by the City.

(6) Where applicable, an approved method must be used to drain the subbase or subgrade. The minimum size open joint drain tile used shall be six inches in diameter.

(7) Approaches to catchbasins or inlets behind the curbs shall be sodded or otherwise protected from erosion.

(8) On cul-de-sacs having circular turn-arounds, a catchbasin or inlet will be required in the gutter to drain the circular area, unless it can be positively determined by the City DPW that the gradients, etc., are sufficient to warrant omitting these structures (minimum pavement grade slope within the circle area of a cul-de-sac shall be 0.6 percent). If a planting island is created in such turn-arounds, a similar structure must be built in the island gutter or the island gutter must be built 0.4 percent higher than the outside radius gutter and the island shall have a slope-away gutter. Following construction, if these areas do not drain to the satisfaction of the City, the installation of the necessary drainage structures will be required before acceptance of the street.

(9) Soil erosion and sedimentation control measures shall be required pursuant to Act 347 of the Public Acts of 1972, as amended.

(10) The proprietor shall provide an acceptable auxiliary system of underground drainage to enable lot owners to drain sump pump outlets, roof drains and similar private drainage into an approved storm sewer network. This sump pump system may be an approved solid wall PVC pipe a minimum of eight inches in diameter with standard structures for clean-outs.

(Res. Unno. Passed 11-12-86.)

1226.05 FINAL PLAT REQUIREMENTS.

(a) Generally.

(1) The final plat should not be submitted until all streets within the plat have been completed according to the plans and specifications as set forth in this chapter, or until satisfactory arrangements have been made to complete them.

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(2) All plats submitted for final approval must be accompanied by as-built storm sewer, water main, sanitary sewer and road elevation plans and profile views from an accredited surveying or engineering firm bearing a Registered Engineer's seal. In instances wherein the street construction is to be completed subsequent to plat approval, the aforesaid as-builts and plan submittal may be deferred pending approval of the completed streets.

(3) These plans must be complete in all respects, must show the as-constructed design and must equal or surpass the quality of the originally approved plans. These plans must be submitted prior to the approval of the final plat and bear the seal of a Registered Engineer.

(4) All utilities installed within the street right of way, prior to submitting the final plat for approval, shall be shown on the revised street plans.

(5) The proprietor shall, when submitting the final plat for approval, pay for furnishing and placing all street name, traffic control and similar signs as determined necessary by the City. These signs shall be located and placed by the City's personnel.

(b) Performance Guarantee and Contract Deposit.

(1) Any request made of the City to accept a performance guarantee deposit in lieu of completing all street construction, prior to having the City endorse the plat, must be confirmed in writing and must be accompanied by an estimate of the costs of the remaining street improvements. This estimate must be furnished by the proprietor's engineer. It must be complete in all respects, including estimated quantities and unit prices, and bear the engineer's seal of registration. If approved by the City, this estimate will provide the basis for the amount of performance deposit and the written agreement. Generally, the amount of performance guarantee deposit required will be equal to 100 percent of the estimate plus fifteen percent of such estimate for contingencies. The agreement shall be so written that any part of the performance deposit, as required, may be used to reimburse the City for costs incurred in connection with the examination and inspection of the plat. All maintenance, including snow and ice removal, shall be performed by the proprietor's personnel until street construction is completed and approved for acceptance by the City, whenever a plat is approved by the City subject to a performance agreement.

(2) Performance deposits in the form of certified checks or irrevocable bank letters of credit shall be made payable to the City of Grand Blanc.

(3) Irrevocable bank letters of credit shall be valid for a minimum time period of six months, commencing at the approximate date the final plat is approved by the City. (See attached sample, Figure 4.)

(4) Whenever a plat is approved under terms of a performance agreement, the proprietor shall, prior to plat approval, furnish the City a copy of an insurance certificate disclosing that the proprietor has adequate insurance to afford protection against all claims for damage to public property and for injuries or death to persons arising out of and during the progress of the work until its completion. This certificate shall also incorporate a "hold harmless" clause. Limits of insurance coverage shall be set forth in Section 1226.09(b).

(c) Fees for Plat Review.

(1) The fee for plat review to ascertain that the provisions of the Plat Act have been complied with, for each final plat submitted to the City for approval, is as follows:

Plats without platted streets	\$ 125.00
Plats with platted streets	125.00
(plus a charge of twenty-five cents (\$.25) per foot of lot frontage on each platted street*)	

*An additional fee of \$50.00 is required in each instance when a special agreement or contract deposit is to be executed prior to approval of the final plat.

(2) Fifty percent of the plat review fees required are to be paid at the time of submittal of the preliminary plat. The remaining amount will be due upon submittal of the final plat for City approval. Also, all payments for street name and other signs shall be due and payable at the time of final plat review. The cost of these signs shall be in addition to review fees and shall be determined by the City DPW.

(3) Water main testing and chlorination testing shall be performed by the City. Initial flushing shall be done by the contractor. A fee will be charged to the contractor for pressure testing

and chlorination testing. The fee shall be fifty dollars (\$50.00) per hour for the pressure test and one hundred fifty dollars (\$150.00) minimum plus ten cents (\$.10) per foot of water main for the chlorination test.

(Res. Unno. Passed 11-12-86.)

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1226.06 SPECIAL PROVISIONS.

(a) These published requirements and specifications are subject to change without notice by the City. However, changes shall not apply to previously approved preliminary plats.

(b) The City reserves the right to reject any plat which does not comply with the requirements of Act 288 of Public Acts of 1967, as amended.

(c) Requirements and specifications not covered by this publication shall comply with M.D.O.T. Specifications, dated July 1, 1984, and with subsequent editions and specifications supplemental thereto.

(d) Approval of the street and drainage plans shall not be construed to mean that approval of the finished street is forthcoming or automatic. Unforeseen circumstances may result in a re-evaluation of the original design and require changes in construction. The City can assume no responsibility for additional costs or claims for damage arising from such changes. However, all reasonable precautions and efforts will be made to minimize the necessity for such changes.

(e) Verbal agreements will not be recognized unless confirmed in writing.

(Res. Unno. Passed 11-12-86.)

1226.07 MATERIALS AND INSPECTION.

(a) Material Requirements.

(1) All materials must be approved by the City Engineer or by the City.

(2) All materials used must equal or surpass the requirements of M.D.O.T.

Specifications.

(b) Inspection Requirements.

(1) At the time the final plat is submitted for the approval of the City, an acceptance report shall be made by the DPW Supervisor or his or her authorized representative concerning the suitability of the streets therein as public highways. In order to provide reliable information on which to

base this report, periodic observations and examinations will be made

by the City on subdivision projects to assure that streets are satisfactorily constructed. It is recommended that the proprietor or his or her authorized representative request such inspection at the completion of each major street construction stage. Otherwise approval of the finished street may be delayed until it can be determined that the City's specifications have been complied with.

(2) The City will require a reasonable (twenty-four hour minimum) notice prior to inspecting any construction stage or the finished street.

(3) No inspection will be provided on Sunday or on legal holidays.

(4) Requests for inspection will not be granted on any proposed plat for which street and drainage plans have not been approved by the City.

(Res. Unno. Passed 11-12-86.)

1226.08 STREET AND DRAINAGE CONSTRUCTION SPECIFICATIONS
AND REQUIREMENTS.

(a) A systematic procedure of construction must be followed to produce a satisfactory quality of work.

(b) The contractor shall, at all times during his or her absence from the job site, have, as his or her agent at the job, a competent superintendent or foreman who thoroughly understands the plans and specifications.

(c) It shall be the responsibility of the proprietor to keep all traffic off the streets until otherwise authorized by the City. Approval of the plat and acceptance of the constructed streets shall be contingent on their condition at the time of final inspection. In the event that any damage is done to the streets by traffic or otherwise, all damage must be repaired before acceptance of the finished street.

(Res. Unno. Passed 11-12-86.)

1226.09 LEGAL REQUIREMENTS AND SAFETY PRECAUTIONS.

(a) Permits.

(1) A permit issued by the M.D.O.T. is required for all proposed streets intersecting State highways. Whenever the proposed subdivision is adjacent to, or within 500 ft. of, or affects drainage from or onto, a State highway right of way, it is recommended that the Permit Office of the County Road Commission, as agent for the M.D.O.T., be contacted as to the appropriate procedure to follow in applying for the necessary permit.

(2) A permit issued by the County Road Commission is also required for all proposed streets intersecting or otherwise connecting with any existing County highways. This permit

must be obtained before any work is done within a public right of way and is available at the aforementioned Permit Office. Any work done by the contractor without notification to the County Road Commission will be unauthorized and may be ordered removed or replaced at the proprietor's expense.

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(3) A permit issued by the office of the DPW, Street Administrator, is also required for all proposed streets intersecting or otherwise connecting with any existing City streets. This permit must be obtained before any work is done within the public right of way and is available at the aforementioned Permit Office. Any work done by the contractor without notification to the DPW will be unauthorized and may be ordered removed or replaced at the contractor's expense.

(b) Insurance. Prior to performing any work within any existing City road right of way, the contractor shall file with the City evidence that, with respect to the operations he or she or any of his or her subcontractors perform, he or she carries adequate insurance satisfactory to afford protection against all claims for damage to the public or to private property and for injuries to or death of persons arising out of and during the progress of the work and until its completion.

The minimum protective liability insurance requirements are as follows:

Property Damage Liability	Bodily Injury Liability
Each accident \$ 500,000	Each person \$1,000,000
Aggregate 1,000,000	Each accident 1,000,000

(c) Public Safety. The contractor shall be responsible for the provision of proper barricades and lighting conforming to the Michigan Manual of Uniform Traffic Control Devices, whenever necessary for public safety. No traffic hazards shall be left overnight on any existing City streets. If a traffic hazard exists, the City shall have the right to correct such conditions and bill the contractor for the cost. No subsequent work shall be approved until such bills are paid.

(Res. Unno. Passed 11-12-86.)

1226.10 CONSTRUCTION METHODS AND TECHNIQUES.

(a) General Requirements.

(1) Existing road ditches, County drains or watercourses shall be properly cleaned by the proprietor's contractor when essential to provide necessary drainage for the development. Such cleaning shall be as required by the DPW.

(2) All fences, obstructions, brush, shrubs and roots thereof shall be removed entirely

from the right of way where construction connected with the plat is performed, unless otherwise authorized by the DPW. Trees shall be removed as directed by the DPW. Depressions left after the removal of stumps and roots must be filled and graded to conform with the surrounding ground.

(b) Underground Drainage Structures.

(1) The grade and alignment of thirty-inch diameter pipes or less shall not vary more than one-fourth of an inch at any joint, and pipes greater than thirty inches in diameter shall not vary more than one-half of an inch. Batter boards with string lines or laser or other methods approved by the DPW must be provided for checking grade and alignment to the satisfaction of the Engineer.

(2) Any trench, the inside edge of which is located within three feet from the edge of the existing or proposed pavement or the back of the curb, shall be backfilled with an approved granular material, placed and compacted in layers with a mechanical compactor, all as approved by the DPW.

(c) Right-of-Way Cleanup, Seeding and Mulching Requirements.

(1) Cleanup shall be Class A which means that no irregularity shall exist greater than one tenth of a foot above or below the lines as shown on the cross-section between the curb and right-of-way line.

(2) Seeding and mulching shall be in accordance with M.D.O.T. Specifications.

A. Seeding shall be M.D.O.T. Roadside Seeding, which consists of fifty percent Perennial Rye, fifteen percent Kentucky Bluegrass and thirty-five percent Creeping Red Fescue. Combined seeds shall be spread at the minimum rate of 100 pounds per acre. A minimum of 240 pounds per acre of chemical fertilizer nutrients shall also be applied to seeded areas.

B. Mulching shall consist of dry straw or hay spread at the rate of two tons per acre.

(Res. Unno. Passed 11-12-86.)

1226.11 SURFACING AND BASE REQUIREMENTS.

(a) Cross-Sections. (See Figures 1, 2 and 3, following the text of this chapter.) Testing of compaction and materials, when required by the City, will be provided by the contractor at no expense to the City. The contractor shall employ a testing firm having a Registered Engineer certifying the testing reports.

(b) Bituminous Aggregate Pavement With Limestone Base.

(1) Materials.

A. The subgrade shall be properly compacted in accordance with M.D.O.T.

Specifications and shall be properly drained with tile underdrain, if required by the City. Following compaction, immediately prior to paving, the subgrade shall be fine graded with equipment utilizing a templated screed so that the exact crown and shape of the subgrade surface will be positively established.

A

final compaction by rolling shall immediately precede the limestone placement.

B. The limestone base material shall be 23-A crushed and washed. The limestone shall be placed and graded to meet the required thickness, crown and slope. Compaction by rolling shall immediately precede the paving. A tolerance of one-half inch, plus or minus, will be allowed in the compacted limestone base. Modification of materials and/or procedures shall be as approved by the City.

C. A bituminous limestone bond coat must be applied between layers of base course, and between the base course and the surface course. The type of bond coat and rates of application will be as approved by the City.

D. A bituminous aggregate surface course must be according to Section 4.00 of the M.D.O.T. Specifications. Modifications of materials and/or procedures shall be as approved by the City.

(2) Construction.

A. Each compacted limestone base course lift shall be laid in a maximum of seven inches in thickness. (See cross-sections for total thickness requirement.) Each separate course thickness shall be as approved by the City. (See details for additional specifications.)

B. The base course pavement material must be according to Section 4.00 of the M.D.O.T. Specifications laid at a compacted minimum uniform depth of three inches. (Greater thicknesses are required for some uses.) A tolerance of one-half inch, plus or minus, will be allowed in the compacted bituminous aggregate base course. Modification of materials and/or procedures shall be as approved by the City.

C. The bituminous wearing surface shall be laid at a uniform minimum thickness of one and one-half inches. However, a tolerance of one-eighth of an inch, plus or minus, will be allowed. (Greater thicknesses are required in some uses.) The bituminous pavement shall be laid with equipment utilizing automatic screed controls, unless otherwise directed by the City. (See details for additional specifications.)

D. Each stage of construction shall be approved by the City DPW before proceeding with the next stage.

(c) Bituminous Aggregate Pavement With Semirigid Bituminous Base.

(1) Materials.

A. The subgrade shall be properly compacted in accordance with M.D.O.T.

Specifications and shall be properly

drained with tile underdrain, if required by the City. Following compaction, immediately prior to paving, the subgrade shall be fine graded with equipment utilizing a templated screed so that the exact crown and shape of the subgrade surface will be positively established. A final compaction by rolling shall immediately precede the paving.

B. The base course pavement material must be according to Section 4.00 of the M.D.O.T. Specifications laid at a compacted minimum uniform depth of seven and one-half inches. (Greater thicknesses are required for some uses.) The base course shall be laid with lifts containing a maximum thickness of five inches. A tolerance of one-half inch, plus or minus, will be allowed in the compacted bituminous aggregate base course. Modification of materials and/or procedures shall be as approved by the City.

C. A bituminous bond coat must be applied between each layer of base course, and between the base course and the surface course. The type of bond coat and rates of application shall be as approved by the City.

D. A bituminous aggregate surface course must be according to Section 4.00 of the M.D.O.T. Specifications. Modification of materials and/or procedures shall be as approved by the City.

(2) Construction.

A. The compacted bituminous aggregate base shall be laid in a minimum of two separate courses. Each separate course shall be of a thickness approved by the City. (See details for additional specifications.)

B. The bituminous wearing surface shall be laid at a uniform minimum thickness of one and one-half inches. However, a tolerance of one-eighth of an inch, plus or minus, will be allowed. (Greater thicknesses are required in some uses.) The bituminous pavement shall be laid with equipment utilizing automatic screed controls, unless otherwise directed by the City. (See details for additional specifications.)

C. Each stage of construction shall be approved by the City DPW before proceeding with the next stage.

(d) Concrete Pavement.

(1) Materials.

A. The concrete shall be 3,500 psi Concrete according to M.D.O.T. Specifications with a minimum thickness of six inches (reinforced). (See details for additional

specifications.) The mix must be approved by the City DPW prior to placement.

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B. Longitudinal lane joint tie bars may be mill bent steel deformed one-half inch round bars, held in place by mastic or metal chairs, or sixteen inches long, one-half inch in diameter, joint dowel hook bolts fastened directly to the forms.

C. Transverse expansion joint basket assembly of approved standard plan will be required where directed.

(2) Construction.

A. The sub-base construction shall be according to Section 2.11 and tested in accordance with Section 2.08 of the M.D.O.T. Specifications.

B. The concrete construction shall be according to Section 4.14 of the M.D.O.T. Specifications. However, that part of the prepared grade (roadbed) on which the concrete pavement is to be placed shall not be used for hauling purposes. A tolerance of one-fourth of an inch will be allowed in pavement thickness.

C. Where sawed joints are called for, their minimum depth shall be one-fourth of the thickness of the concrete, and the maximum interval between transverse sawed joints shall be twenty feet, unless otherwise directed by the Engineer. Sawed joints shall be filled with an approved rubber base joint-sealing compound, preferably hot, in two applications performed at separate intervals as directed by the Engineer. All expansion and dummy joints in excess of one-eighth of an inch in width must be filled with hot poured rubber-base type joint-filling compound.

D. Each stage of construction must be approved by the City DPW before proceeding with the next stage.

(e) Soil Cement Base Pavements. This type of pavement will not be allowed in the City for use on public streets. Any private street constructed of this material may not be accepted into the public system in the future.

(Res. Unno. Passed 11-12-86.)

1226.12 TURN-AROUND PROVISIONS FOR DEAD-END STREETS.

(a) Turn-around provisions within the boundaries of the plat must be constructed on all dead-end streets, unless otherwise directed by the City.

(b) On circular turn-arounds, the distance between the right-of-way line and the back of the outside

curb shall not be less than ten feet. The radii on circular turn-arounds shall not be less than is shown in the Figures that follow the text of this chapter.

(c) "T" type turn-arounds shall be constructed as shown in the Figures that follow the text of this chapter.

(d) "L" type turn-arounds shall not be permitted.

(Res. Unno. Passed 11-12-86.)

1226.13 EASEMENTS.

(a) Generally. Easements shall be provided to the owners of all utilities in order that construction and maintenance can be facilitated without need for condemnation of property.

(b) Plats and Condominiums.

(1) Cross-lot easements. Easements for utilities running cross-lots shall be a minimum of fifteen feet in width for utilities which are maintained and owned by the City. These easements are to be permanent easements.

(2) Street easements. An easement shall be provided continuously along each street line at a width of ten feet in addition to the street right of way. This easement shall run along and parallel to the street right of way line. This frontage easement shall be for the use of City utilities and public utilities.

(3) All other easements. Easements provided for other than City utilities shall be not less than six feet in half-width.

(Res. Unno. Passed 11-12-86.)

1226.14 UTILITIES AND STREET LIGHTS.

(a) Generally. The proprietor shall make arrangements for the installation of all public and other utilities required and necessary to make his or her development inhabitable.

(b) Installation of Street Lights and Poles. The proprietor shall contract with Consumers Power Company to place street lights and poles which meet City standards. The installation shall be at the cost of the proprietor or developer while the maintenance and lighting fees shall be paid by the City. The lights and poles shall be in place prior to the City issuing occupancy permits or the proprietor shall post appropriate moneys with the City to guarantee placement of poles and lights.

(c) Underground Installation of Utilities. The proprietor shall have all utilities placed underground by Consumers Power Company, Michigan Bell Telephone Company and Cablevision. All three of these agencies shall have their cables and lines in place prior to the City issuing occupancy permits. The developer is encouraged to have cable television installed prior to construction clean up.

(Res. Unno. Passed 11-12-86.)

FIGURE 4

ANYBANK

MICH.

(Date Issued)

City of Grand Blanc
200 High Street
P.O. Box 846
Grand Blanc, Michigan 48439

Gentlemen:

RE: Performance Deposit, Irrevocable Letter of Credit

No. , Plat of .

We hereby open our Irrevocable Letter of Credit No. in your favor for the account of
for a sum not exceeding () Dollars, U.S. Currency, available by
your draft at sight on of ,
.

All drafts drawn under this Credit must be marked "Drawn under

of _____, _____, Letter of Credit No. _____." Any amendment to the terms of this Credit must be in writing over authorized signatures of this Bank.

The original Letter of Credit must be submitted to us together with any drawings hereunder for our endorsement of any payments effected by us.

We engage with you that each draft drawn under and in compliance with the terms of this Credit will be duly honored if presented at this office on or before _____.

Very truly yours,

(Bank officer and title)

(Res. Unno. Passed 11-12-86.)

TITLE FOUR - Zoning

EDITOR'S NOTE: Because it is separately published, the Zoning Code of the City (Ordinance 180, passed February 11, 1987, as amended) is not codified. Copies may be obtained, at cost, from the Clerk of Council.