

CHAPTER 1246
Improvements

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CROSS REFERENCES

- 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.

1 1246.0 IMPROVEMENTS REQUIRED PRIOR TO PLAT APPROVAL OR OCCUPANCY.

The developer of a subdivision shall provide the improvements described in this chapter before approval of a plat, shall provide Council with a certified check sufficient to cover full faith and compliance with this chapter or shall provide a performance bond in an amount necessary to ensure compliance with this chapter. Sewer and water facilities and street construction shall be installed and completed to serve each building before occupancy.
(Ord. 228. Passed 4-5-94.)

1246.0 WATER MAINS AND FIRE HYDRANTS.

The minimum size water main shall be eight inches 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 practice.
(Ord. 228. Passed 4-5-94.)

3 1246.0 SANITARY SEWERS.

Adequate sanitary sewerage facilities will be provided by the developer to service the subdivision in accordance with current City specifications.
(Ord. 228. Passed 4-5-94.)

4 1246.0 STREETS.

Streets not less than thirty-one feet (back of curb to back of curb) in width, with adequate storm drainage, curbs and gutters and a paved surface, shall be installed by the developer in accordance with current City specifications.
(Ord. 228. Passed 4-5-94.)

5 1246.0 SIDEWALKS.

Sidewalks shall have a minimum width of five feet and shall be built in accordance with current City specifications.
(Ord. 228. Passed 4-5-94.)

6 1246.0 UTILITIES.

All electrical, telephone and similar utilities shall be placed underground.
(Ord. 228. Passed 4-5-94.)

7 1246.0 DESIGN; CONSTRUCTION; VARIANCES.

The improvements required by this chapter shall be designed by a registered professional engineer prior to approval of the master plat. The installation of improvements shall be in accordance with specifications of the City and under the inspection of the City Engineer. If, in any instance, the City decides that it is necessary to install a larger water main or sewer, or to increase the width of a street, the City 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 served at its borders by water mains or adequate sewers. Council may require a petition for the creation of an assessment district to furnish such sewer and water service or may require the developer to bear the full cost of the extensions to the area to be platted. Council may accept petitions for an assessment district in lieu of a certified check or performance bond for the installation of improvements, provided that no building permit shall be issued within the subdivision until the assessment district is confirmed and the roll spread.

Where extraordinary circumstances exist or where there are practical difficulties in complying with a certain provision of this chapter, Council may, at its discretion, vary or modify any of the provisions herein contained at a particular instance so that the spirit of these Subdivision Regulations shall be observed and an adequate development encouraged.
(Ord. 228. Passed 4-5-94.)