

ARTICLE II - Territorial Limits of Subdivision Regulations

Section 2.1 - The Subdivision Regulations contained herein guiding the subdivision and platting of land shall apply within the charter limits of Hampton Township and those lands outside the limits owned by the Township and such other areas outside the charter limits of the Township where the legislative body in which such area is located officially agrees to accept these Subdivision Regulations.

ARTICLE III - Title and Definitions

Section 3.01 - Alley. The word "alley", as used herein, shall mean a strip of land over which there is a right-of-way, public or private, on which no dwelling or other acceptable land uses front, serving as a rear entrance to two or more properties.

Section 3.02 - Block. The word "block" as used herein shall mean a tract of land bounded by actual or platted streets, waterways or other definite boundaries.

Section 3.03 - Dead-end Street. The word "dead-end street" as used herein, shall mean a residential street having one terminus open for public vehicular or pedestrian access and the other terminated by a vehicular turn-around.

Section 3.04 - Easement. The word "easement" as used herein shall mean a grant by the property owner for the use of a strip of land by the public or by public utilities.

Section 3.05 - Improvements. The word "improvements" as used herein shall mean any or all of the following: street pavements, curb and gutter, sidewalks, water mains, storm and sanitary sewers, top soil between sidewalk and curb, street trees, grading, street signs, cross-walks and off-street parking facilities and may include walkways or any other items normally considered public improvement.

Section 3.06 - Local Street. The word "local street" as used herein shall mean a street designated primarily to provide access to abutting properties, usually residential.

Section 3.07 - Location Map. The words "location map" as used herein shall mean a map showing the location of the proposed subdivision in relation to the nearest existing streets to enable the Township Board and the Planning Commission to properly identify said proposed subdivision with relation to existing streets, schools, parks, and commercial sites.

Section 3.08 - Marginal Access Street. The words "marginal access street" as used herein shall mean minor streets which are generally parallel to and contiguous to major arterial streets and highways.

Section 3.09 - Major Street-Highway. The word "major street" or "highway" as used herein shall mean a street connecting district centers serving large volumes of through traffic, usually located outside of or bounding residential neighborhoods and so designated in the Major Street Plan.

Section 3.10 - Major Street Plan. The words "major street plan" as used herein shall mean that part of the Master Plan relating to the major street system of the Township which has been adopted and is on file in the office of the Township Clerk.

Section 3.11 - Master Plan. The words "master plan" as used herein shall mean that Master Plan, or any part or amendments thereof, adopted by the Planning Commission which is on file in the Office of the Township Clerk.

Section 3.12 - Planning Commission. The words "planning commission" as used herein shall mean the Township Planning Commission of Hampton Township, created under Ordinance Number _____ as amended, of Hampton Township and the Planning Commission Act.

Section 3.13 - Planning Commission Act. - The words "Planning Commission Act" as used herein shall mean Act 285, Michigan Public Acts of 1931, as amended.

Section 3.14 - Platting Act. The words "platting act" as used herein shall mean Act 172, Michigan Public Acts of 1929, as amended,

Section 3.15 - Subdivide. The word "subdivide" as used herein shall have the same meaning as defined in the platting act.

Section 3.16 - Substandard Right-of-Way. The words "substandard right-of-way" as used herein shall mean any right-of-way which has a width less than the standard width established in the Master Plan.

Section 3.17 - Title. These Subdivision Regulations may be known and cited as Regulations.

Section 3.18 - Township. The word "township" as used herein shall mean the Charter Township of Hampton, Bay County, Michigan, or any other Township owned property outside said charter limits.

Section 3.19 - Township Board. The words "Township Board" as used herein shall mean the Township Board of Hampton Township.

Section 3.20 - Township Engineer. The words "Township Engineer" as used herein shall mean the Township Engineer of Hampton Township or a duly authorized representative designated by the Township Board.

Section 3.21 - Walkway. The word "walkway" as used herein shall mean a walk to provide pedestrian access to schools, playgrounds or other community facilities.

Section 3.22 - Zoning Ordinance. The words "zoning ordinance" as used herein shall mean Ordinance Number _____, as amended, or any new zoning ordinance which may be hereafter adopted by the Township Board of Hampton Township and shall include all new ordinances relating to zoning restrictions and districts which may hereafter be adopted under the provisions of Act 207 of the Michigan Public Acts of 1921, as amended, and all past and future amendments to any of the ordinances mentioned in this section.

ARTICLE IV - Procedure for the Preparation and filing of Plats.

Section 4.01 - Application. An application shall be submitted to the Township Clerk in triplicate by the owner or his authorized representative for approval of a preliminary plat of any proposed subdivision. The application shall contain the following information:

- (a) Proposed name for the subdivision.
- (b) Legal description of the property to be subdivided.
- (c) Proposed means of water supply.
- (d) Proposed method of sewage disposal.
- (e) Name and address of owner of record.
- (f) Name and address of developer.
- (g) Name and address of technical author.

Prior to the submission of the application and preliminary plat, applicants are encouraged to discuss their plans with the Planning Commission.

Section 4.02 - Preliminary Plat. Four copies of the preliminary plat at a scale of not more than two hundred (200) Feet to the inch showing the following shall be submitted to the Planning Commission with the application:

- (a) Proposed title.
- (b) Date, cardinal point, and scale.
- (c) The boundary lines, accurate in scale, of the tract to be subdivided.

- (d) The location, widths and names of any existing streets which may affect the location of a proposed street.
- (e) The location, widths and name of proposed streets, parks, lots and walkways in the area proposed to be platted and which are proposed to be dedicated to the public use.
- (f) When only a portion of a tract is proposed to be subdivided, a general layout of the remaining area shall be shown if such proposed future use has been determined by the applicant at the time of the submission of the application and preliminary plat.

Section 4.03 - Tentative Approval of Preliminary Plat.

Preliminary plats will be subject to the approval of the Planning Commission and the Township Board as follows:

- 4.03 - a. If satisfied that all objectives of these regulations have been met, the Planning Commission shall recommend approval of the preliminary plat as being approved by the Commission, forward two copies to the Township Board and retain the balance in the permanent files of the Commission.
- b. Whenever the Planning Commission rejects a preliminary plat the reasons for so doing shall be recorded in the minutes of the meeting, noted on the permanent file copy and on the copies to be sent to the Township Board.

c. The Township Board shall act at their next regular meeting upon any plat referred to them by the planning Commission. If the Township Board concurs in the recommendation of the Planning Commission they shall either approve or disapprove of the Preliminary Plat. In the case of disapproval, the reasons for so doing shall be entered upon the minutes of the meeting. Proper notification of approval or disapproval shall then be sent to the Owner and the Planning Commission.

4.04 Meaning of Preliminary Approval.

- a. The approval of a Preliminary Plat shall not be considered as acceptance of a Final Subdivision.
- b. Such approval of a Preliminary Plat shall be good for a period of one year.
- c. If the Owner so desires he may develop only a portion of the area covered by a Preliminary Plat Layout.

Section 4.04 - Record of Final Plat.

(a) The final plat shall be prepared and presented to the Township Clerk in five copies in accordance with the provisions of the Platting Act or any other statutory requirements.

Section 4.05 - Approval. The Township Board shall examine the map for compliance with the preliminary plat and required changes thereof, and shall approve or disapprove the plat within thirty days after submission thereof to it: provided, that the applicant may waive this requirement and consent to an extension of such period.

ARTICLE V - Design Standards.

Section 5.01 - Conformity with Statutes, Ordinances, Township Plans and Township Requirements. No subdivision or plat shall be approved unless the same is in conformance with the statutes of the State of Michigan, the ordinances of the Township, the Township Master Plan, and these Sub-division Regulations.

Section 5.02 - Streets.

(a) Major Streets - Major Streets shall conform to the Major Street Plan as to width of right-of-way and general location.

(b) Relation to Adjoining Street System - Provision shall be made for the continuation and extension of principal existing streets in adjoining or adjacent subdivisions unless a variation therefrom is approved by the Planning Commission and the Bay County Road Commission.

(c) Access to Property - To provide adequate means for fire protection every lot shall adjoin a dedicated public right-of-way.

(d) Street Intersections - Street shall intersect one another at right angles or as nearly at right angles as conditions permit. Wherever more than two streets would converge at one point, an appropriate design solution must be presented.

32 less than County (e) Dead-end streets (Cul-de-sacs) - Every permanently dead-end street shall have a circular terminal area with a minimum right-of-way diameter of one hundred (100) feet. Such dead-end streets will not generally be approved if they exceed eight hundred (800) feet in length, but this length may be exceeded or extended by the Planning Commission to prevent waste of land.

(f) Streets in Relation to Railroads - Whenever a subdivision is adjacent to a railroad right-of-way, there shall be a street which is parallel with and not less than 150 feet from right-of-way so as to restrict the number of grade crossings.

(g) Street Widths - The width for major streets shall conform to the width designated on the Major Street Plan. The minimum width for all other streets shall be sixty (60) feet.

(h) Substandard Rights-of-Way - Wherever there exists adjacent to the tract to be subdivided, a dedicated or platted substandard right-of-way, additional width not to exceed fifty (50) feet may be required by the Plann-

ing Commission to assure conformity to the Major highway plan.

Section 5.03 - Street and Subdivision Names. All proposed streets which, if extended in either direction would align or nearly align with another already existing and named, must bear the same name. Duplication of proposed subdivision and street names with the names of those already existing in Bay County will not be permitted.

Section 5.04 - Alleys. Alleys will not be permitted in residential districts.

Section 5.05 - Marginal Access Streets. Where a subdivision abuts or contains an existing or proposed major thoroughfare or arterial street, the Planning Commission may require marginal access streets adjacent to such major thoroughfares where such lots front on such major streets.

Section 5.06 - Residential Blocks. Residential blocks shall be no more than one thousand three hundred and twenty (1320) feet long nor less than two hundred (200) feet in width unless review of physical conditions by the Planning Commission indicates such restrictions in length or width are unfeasible, in which case they may be varied either way by 25%. Where blocks are more than eight hundred (800) feet long, a ten (10) feet pedestrian walkway may be required by the Planning Commission for access to adjacent schools.

Section 5.07 - Lots

(a) Size of Lots - Lots shall conform in width and area to the Zoning Ordinance, as amended. No lot classified as residential shall be platted that is less than _____ feet in width at the building line, and less than _____ square feet.

(b) Lots with Double Frontage - Double frontage lots should be avoided except where essential to provide separation of residential development from traffic arteries or to overcome disadvantages due to topography.

(c) Side Lot Lines - Side lot lines, where practicable, shall be approximately at right angles to the right-of-way line of the street on which the lot abuts.

(d) Corner Lots - Corner lots shall have extra width sufficient to permit compliance with the set back requirements of the Zoning Ordinance on both right of way.

Section 5.08 - Open Spaces. Due consideration shall be given by the subdivider and the Planning Commission to the reservation of suitable sites for future schools, parks and playgrounds, the location of those features to conform as nearly as possible to the Master Plan of the Township. If the proposed plat or subdivision covers any area required for future public development, the Planning Commission shall forthwith notify the appropriate public body. The appropriate public body shall have sixty (60) days within which to take any action it deems appropriate, but if no action is taken

within the said sixty (60) days the subdivision, if otherwise acceptable, shall be approved as submitted.

Section 5.09 - Utilities, Improvements and Street Signs.

(a) Utilities and Improvements - The owner of any plat shall provide for the installation and construction of such utilities and improvements as are required by these Regulations. This can be done either by the physical installation thereof, filing a bond to assure the installation and construction.

(b) Improvements in Major Streets - Improvements costs on major streets greater than equivalent improvement costs for local residential streets shall be borne by the township-at-large or the Bay County Road Commission.

Section 5.10 - Engineering Standard.

a. Grades - The minimum allowable Street grade shall be 0.5%.

b. Alignment.

1. Horizontal - Where a deflection is made in a street centerline, a curve shall be used to connect the two tangents.

c. Easements - Utility easements, not less than 12 feet in width, shall be provided as required by either public or private utilities.

ARTICLE VI - Improvements

It shall be the responsibility of the developer to install all utilities and street improvements as set forth in these regulations which may be amended at any time by the Township Board upon recommendation of the Planning Commission. All work shall be constructed according to the current Hampton Township specifications and those of the Bay County Road Commission.

Section 6.01 Service Areas.

- a. Primary Service area - The Primary Service Area covers that part of Hampton Township as shown on the Service Area Map or any other part of the township in which both sanitary sewer and public water are available.
- b. Secondary Service Area - The Secondary Service Area covers that part of Hampton Township as shown on the Service Area Map or any other part of the township in which either sanitary sewer or public water is available.
- c. Non-Utility Area - The Non Utility Area covers that part of Hampton Township as shown on the Service Area Map or any other part of the township where neither sanitary sewer or a public water supply are available.

d. For the purposes of the three Service Areas the word "available" shall mean within 1000 feet of the proposed plat.

Section 6.02 - Required Improvements.

a. The following improvements shall be required in the several Service Areas.

	San. Sewer	Water	Street Impr.	San. Sewer or Water
Primary Service Area	X	X	X	
Secondary Service Area			X	X
Non-Utility Service Area			X	

b. Street improvements shall mean those specifically required by the Bay County Road Commission.

c. In those areas where sanitary sewer is not available new subdivisions will only be approved upon the presentation of proof by the developer that adequate means are to be provided to handle the disposal of sanitary wastes without pollution of present or proposed watercourses.

d. The requirements of Section 6.02a shall not become effective until such time as trunk utilities are constructed in these areas under the July, 1963 election.

ARTICLE VII -

Section 7.01 - Compliance, Conflict. Compliance with these regulations shall be prerequisite to the approval of any plat or subdivision, except insofar as they may be in conflict with any applicable State Law or County regulations.

Section 7.02 - Severability. In the event any section or part thereof of the regulations is held invalid for any reason, then such holding shall not affect the remaining portion of these regulations or any section thereof.

~~The above Subdivision Regulations were duly adopted by the Board of Commissioners of the County of Platte, Missouri, on this 7th day of February, 1964.~~

~~Approved:~~ _____ ~~, Secretary~~

~~Chairman~~

Motion by Schaefer to adopt the foregoing Ordinance to become effective on February 7, 1964, and in lieu of publication that 50 copies of said Ordinance be obtained and held by the Clerk's Office and distributed at a charge not to exceed the costs of obtaining the same. ^{supported by} Walraven

AYES Walraven Wagner Rypess Burnaby Schaefer
Badour Goddard

NAYS _____

George H. Badour, Jr.
George H. Badour, Jr., Clerk