SUBDIVISION PLAT CHECKLIST CHARTER TOWNSHIP OF UNION Authority: Ordinance 1994-06, Subdivision of Land

| \checkmark | Section | Description | Comment |
|--------------|---------|-------------------------------------|--|
| | 201.003 | Preliminary Plat | |
| | 3.01 | File Preliminary plat with Clerk | Submit to Zoning Administrator who will give |
| | | | plan to Clerk |
| | 3.01.A | Scale < 200' / Inch | |
| | 3.01.B | Show platted / Dedicated streets in | |
| | | area | |
| | 3.01.C | North Arrow and Date, Revisions | |
| | 3.01.D | Dimension Lots, Out lots and parks | |
| | 3.01.E | Location, Size, Inverts for Sewer, | |
| | | Storm and Water, Existing and | |
| | | proposed | |
| | 3.01.F | Lot Numbers- Sequential, no gaps or | |
| | | duplicates | |
| | 3.01.G | No Block numbers or letters | |
| | 3.01.H | Road Plan (see also Private Road | |
| | | Ordinance) | |
| | 3.01.I | Written statement of Intent for | |
| | | installation of Roads and Utilities | |
| | 3.01.J | Show any future phases | |

| 201.303 | Final Plat Specs The developer shall revise the preliminary plan and Submit to Clerk | Note: Submission to clerk made through the township Zoning Administrator |
|----------|---|--|
| 3.03.A | Statement by twp engineer that proposed water, sanitary and stormwater on preliminary are feasible and adequate. | Note: Submit through Townships Utility Coordinator. Maybe submitted concurrently with preliminary plan review by Planning Commission. |
| 3.03.B&C | Financial assurance for Water and Sewer | Cash Deposit, Letter of Credit, Bond or other such assurance |
| 3.03.D | Plat Restrictions, if any. | Note: Township does not enforce these |

| | Section # | Description | Comments |
|----------|-----------|--|--|
| , | 201.005 | General Specifications and Design St | tandards |
| | 5.01 | Streets and Alleys | |
| | 5.01.A. | Location and Arraignment | |
| | а | Continue existing streets into Plat | |
| | b | Take new streets to edge for future | |
| | с | Show contours | |
| | d | Where ¹ / ₂ street is dedicated on | |
| | | adjoining plat, other ¹ /2 must be | |
| | | platted | |
| | 5.01.B | Right of Way widths shown | For Public road, see Isabella County Road |
| | | | Commission Standards, For private see Union |
| | | | Township Private Road Ordinance. |
| | a | Roads – 66ft | |
| | b | Alleys and Service Drives – 40 ft | |
| | с | Walkways – 10 ft | |
| | d | Cul-de-Sacs | Meet requirements of ICRC Standards. |
| | | | |
| | 5.01.C | Alleys not acceptable unless | |
| | | specifically required by Planning | |
| | | Commission | |
| | | | |
| | 5.01.D | Street Names are Unique in Isabella | Applicant is advised to check with both |
| | | County and have been approved by | County Road Commission and County |
| | | Isabella County. Apply directly to | Inspections, Union Twp does not assign road |
| | | Isabella County (989) 772-0911, ext | names and assumes the developer has properly |
| | | 227. | named roads prior to final approval. |
| | 5.02 | | |
| | 5.02 | Blocks | |
| | 5.02.A | Length – 1320 Ft Max | |
| | 5.02.B | Easements- Blocks >559 Ft may | |
| | 5.02.0 | require utility easements mid-way | |
| | 5.02.C | Intersection of subdivision and major | |
| | | streets held to minimum. | |
| | 5.02 | Lota | |
| | 5.03 | Lots Accessible to Public Street | |
| | 5.03.B | Side lot lines perpendicular or radial | |
| | 3.03.D | to street | |
| | 5.03.C | Corporate Boundaries – May not go | |
| | 5.05.C | through a lot, Maybe lot line of | |
| | | Center line of street or alley | |
| | 5.03.D | Conform to zone district for width | |
| | 5.05.D | and area. | |
| | 5.03.E | Corner Lots shall be given front yard | |
| | 5.05.L | setbacks towards all roads, adequate | |
| | 5.03.F | Restrict Lots from accessing from | |
| | | Arterial streets by covenant | |
| | 5.03.G | Splits - Not applicable to new plat | Requires conformance to Ord 1991-11 |
| <u>د</u> | | | |

The following section details specific requirements of a Platted Subdivision.

| V | Section | Description | Comment |
|------|--|--|---|
| | 5.04 | Course 1 Providence of the second sec | |
| _ | 5.04 | General Requirements | |
| | 5.04.A | Variances granted by Planning | May grant dimensional, improvement or open |
| | | Commission | space variances due to unusual physical |
| ~ | | | conditions or new planning techniques. |
| Stat | te variance and | reasons: | |
| | | | |
| | | | |
| | 5.04.B | Dedicated Ingress and Egress | Provide MDOT or ICRC letter of approval for |
| | | | entrance design. |
| | 5.04.C | Adequate water or sewer disposal | If non twp, requires Central Mich Health Dep approval |
| | 5.04.D | Other stipulations | To conform to Subdivision Control act or |
| | | - | specifications of the Board. |
| | | | |
| | | | |
| | 201.006 | Road and Street Improvements | |
| | 6.01 | Installation | |
| | 6.01.A | Conformance to ICRC or Union Twp | Private Road Standards |
| | 6.01.B | Culverts and Bridges | All to be developer installed |
| | 6.01.C | Sanitary sewer lines | Installed by developer by way of easement |
| | 6.01.D | Water lines | Installed by developer by way of easement |
| | 6.01.E | Storm sewer | Approved by Drain Commissioner per Union |
| | | | Township Stormwater Management |
| | | | Ordinance. |
| | 6.01.F | Utility Easement, 10' per lot | |
| | 6.01.G | Rear lot Storm drainage | |
| | 6.01.H | | loper installed, easements and maintenance by |
| | | association required | |
| | | * | |
| | 6.01.I | Replacement of all monuments distur | bed by developer req w/ permission |
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| | | | bed by developer req w/ permission |
| | 6.02 | Financing | bed by developer req w/ permission |
| | | Financing Water and Sewer Mains | bed by developer req w/ permission |
| | 6.02 6.02.A | Financing Water and Sewer Mains Deposit for Water Mains | bed by developer req w/ permission |
| | 6.02 6.02.A a | Financing Water and Sewer Mains Deposit for Water Mains Deposit for Sanitary Sewer | |
| | 6.02 6.02.A a b c | Financing Water and Sewer Mains Deposit for Water Mains Deposit for Sanitary Sewer Added Costs – If design requires lages | than 8" water or sewer, additional cost by twp |
| | 6.02 6.02.A a b c d | Financing Water and Sewer Mains Deposit for Water Mains Deposit for Sanitary Sewer Added Costs – If design requires lage Utilities begun after deposit | |
| | 6.02 6.02.A a b c c d e | Financing Water and Sewer Mains Deposit for Water Mains Deposit for Sanitary Sewer Added Costs – If design requires lager Utilities begun after deposit Final accounting of funds | |
| | 6.02 6.02.A a b c d | Financing Water and Sewer Mains Deposit for Water Mains Deposit for Sanitary Sewer Added Costs – If design requires lager Utilities begun after deposit Final accounting of funds Assessment district maybe petitioned | |
| | 6.02 6.02.A a b c c d d e f | Financing Water and Sewer Mains Deposit for Water Mains Deposit for Sanitary Sewer Added Costs – If design requires lage Utilities begun after deposit Final accounting of funds Assessment district maybe petitioned for. | |
| | 6.02 6.02.A a b c d d e f f 6.02.B | Financing Water and Sewer Mains Deposit for Water Mains Deposit for Sanitary Sewer Added Costs – If design requires lage: Utilities begun after deposit Final accounting of funds Assessment district maybe petitioned for. Pavements and storm drains | r than 8" water or sewer, additional cost by twp |
| | 6.02 6.02.A a b c c d d e f | Financing Water and Sewer Mains Deposit for Water Mains Deposit for Sanitary Sewer Added Costs – If design requires lage Utilities begun after deposit Final accounting of funds Assessment district maybe petitioned for. | |

| 201.008 | Variances | |
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| 8.01.A | Planning Commission recommends | |
| | to Twp Board upon finding: | |
| а | Undue hardship | |
| b | Requirement is deemed impractical | |
| 8.01.B | Variance desirable to public interest | |
| 8.01.C | Take into account: | |
| a | Proposed use and existing adjacent | |
| | uses | |
| b | Population of subdivision | |
| с | Effect on traffic in vicinity | |
| 8.01.D | Findings after a Public Hearing | |
| а | Strict application of Condition is | Developer to submit written request with |
| | unreasonable or impractical | reasons why requirement cannot be met. |
| b | Variance will not be detrimental to | |
| | public health/safety, or injurious to | |
| | other property in the area | |
| с | Not violate state subdivision act | |
| d | Does not nullify intent of this or | |
| | other ordinances of the township | |
| 8.01.E | Minutes to record findings | |
| | and actions taken | |
| | | |
| 8.02 | Topographical, physical limitation | |
| | | |
| 8.03 | Planned Unit Development | PUDs may receive variances for: |
| 8.03.A | Consideration | |
| a | Nature of proposed use and existing uses | |
| b | Population of PUD | |
| c | Effect on traffic | |
| 8.03.B | Findings | |
| a.05.B | Constitutes a desirable and stable | |
| u | development | |
| b | In harmony with surroundings | |
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| | COMMEN | rs |
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