Private Roads

Add Section 2500 A 6

1. Permits for any dwelling or building on any parcel served by the private road shall not be issued until the Township’s engineer determines that the road was constructed and completed in accordance with this ordinance.

Subdivision Control Ordinance

Dedicated Landscape Area

Insert Section 1.02 5 A Definitions – Dedicated Landscape Area

A strip or parcel of land, privately restricted or publicly dedicated as open space, located between incompatible uses, and along major roads for the purpose of protecting and enhancing residential developments.

Add Section 3.05 Dedicated Landscape Area

*Dedicated landscape area.* A landscaping plan shall be reviewed by the municipal planner and municipal engineer and a recommendation submitted to the planning commission and reviewed based on the following standards:

1. A complete landscape plan shall be prepared and sealed by a registered landscape architect licensed by the state of Michigan to prepare such plan. The plan must be drawn to scale, dimensioned and labeled to explain all features, and must include two (2) separate detail sheets as follows:
	1. A planting plan must be drawn to a minimum (engineer) scale of one (1) inch equals thirty (30) feet. The plan must be dimensioned to show the finished grade of the dedicated landscape area, the topography including berms, drainage, the location of all trees and shrubs including their spacing and size, signs, lighting and other landscape features. The scaled drawing must show all plants on the landscape plan to represent their true size at the time of installation, as well as the projected size of plants, drawn to scale, at maturity.
	2. A scaled structure and improvement plan must show the dedicated landscape area in relationship to the structures built on each lot, the sidewalks, catch basins, slopes, watering systems, underground utility lines, and easements. The structure plan must be drawn to scale and include dimensions, in plan and elevation view, for all structures located within the dedicated landscape area.
2. The planting plan must show a complete plant list with the number, size, genus and species of each plant noted. Although a specific number of plants are not required, the number of trees and shrubs planted must effectively screen the subdivision from incompatible feature and land uses. The final design and number of trees rests with the township board of trustees.
3. An ample variety and quantity of ornamental plants, trees and shrubs should be used in the plan. Some dominant types are usually chosen with subordinate types interspersed for accent. Repeating certain types creates unity, but no types should be overused. Variety should be achieved with respect to seasonal changes, species selected, texture, color and size at maturity.
4. The planting plan must also indicate the planting and staking details of all plantings to be installed. Further, all plant materials used in the plan shall be of acceptable varieties and species shall be hardy in Macomb County, shall conform to standards of the American Association of Nurserymen, and shall have passed any inspections required under state regulations. All plants must be planted in fertile soil.
5. A landscape dedication shall be a minimum of twenty (20) feet wide.
6. A landscape dedication shall not be a part of a roadway right-of-way, utility easement or lot.
7. The area of the plat or site condominium subdivision designated as the dedicated landscape area must contain the following statement on the plan: "The entire common area is subject to a private easement dedicated to the ownership association for landscaping."
8. Should the dedicated landscape area be separated by a roadway, etc., then the continuation of the dedicated landscape area must be identified and contain the dedication as set forth above.
9. The following plant materials are specifically prohibited for use in any plan considered under provisions of these regulations: boxelder, soft maple, elm, poplar, willow, nut bearing horse chestnut, tree of heaven, catalpa, fruit bearing trees, all thorned trees and shrubs, gooseberry and cottonwood.
10. The acceptable size of the plant materials used in the plan must meet or exceed the sizes listed in of the following chart:

|  |  |
| --- | --- |
| Large evergreen trees (including arborvitae) | 5' to 6' in height |
| Large deciduous shrubs | 3' to 4' in height |
| Small and large deciduous trees | 2" to 2 1/2" caliper |
| Small deciduous shrubs | 18" to 2' in height |
| Small evergreen shrubs | 18" to 2' spread |
| Large evergreen shrubs | 2' to 3' in height |
| Ground cover | 2" peat  |
| Vines | 2-gallon container |

1. The dedicated landscape area and all common areas, except for regulated wetlands or defined natural areas, must be sodded with pre-grown grass seed and irrigated, as noted in subsection (12) below, and placed to enhance the tree and shrub installation. Common areas shall include any public rights-of-way, parks, greenbelts, access easements, basin areas and/or other areas not intended for immediate development but planned to be developed as a unit or portion of the site.
2. The dedicated landscape area must be provided with a watering system that is separately metered and utilized to provide the plants with scheduled watering to maintain the landscaping in a health growing condition. Adequate drainage must be provided per township engineering standards. Development of stormwater facilities, including plantings, slopes, drainage and irrigation shall be reviewed and approved by the municipal engineer.
3. All signs and landscape features such as walls, light standards or fixtures, kiosks and/or other ornamental structures such as gazebos and arches must be shown on the plan and constructed in accordance with township standards.
4. The construction of any feature of the plan must not encroach into any easements of the plat or site condominium subdivision.
5. The restrictive covenants of the subdivision for plats or the master deed for site condominium subdivisions must make provision for the responsibility and maintenance of the dedicated landscape area.
6. The location of all landscaping must respect the property lines of each lot or unit.
7. Landscape berms shall be designed so as not to impede or trap drainage. Berms shall not be used adjacent to screening walls or other berms unless appropriate measures for drainage are provided and shown on the landscape plan.