

4-18-2011 As Adopted

STATE OF MICHIGAN
COUNTY OF WASHTENAW
ANN ARBOR CHARTER TOWNSHIP

ORDINANCE NO. 2 - 2011
AMENDING CHAPTER 58 - SUBDIVISIONS

The Ann Arbor Charter Township Board of Trustees ordains and adopts the following changes to Section 58-121 and Section 58-73 of Article II of Chapter 58 of the Township Code of Ordinances – Subdivisions as follows:

Sec. 58-121. Trees.

[Deletions shown as strikethrough and additions in bold]

Trees shall be provided in the margins on both sides of all streets, whether public or private, and shall be provided at a minimum rate of one tree per 60 linear feet of lot frontage. Trees may also be required in pedestrian ways, at the same rate. Trees to be installed in street margins shall be the large deciduous type, such as oak, maple, ~~ash~~, and sycamore. However, ornamental trees may be installed in street margins but shall not count toward the minimum street tree requirement. Both large deciduous and ornamental trees may be planted in pedestrian ways. **Requirements for landscape plan submittals, permitted tree species, planting size and location are set forth in Section 74-586 of the Zoning Code and cross referenced in Section 58-73(b)(2) of this Chapter 58.**

- (1) ~~The following trees shall not be permitted in street margins, pedestrian ways, or any other landscaped area required by this article:~~
- a. ~~Box elder;~~
 - b. ~~Soft maple;~~
 - c. ~~American elm, poplar;~~
 - d. ~~Ailanthus (tree of heaven); and~~
 - e. ~~Willow.~~
- (2) ~~All required trees shall be nursery grown stock and shall be sound and healthy at the time of planting. Root systems shall be balled and burlapped. Required trees shall be protected from damage by wind and other elements; guy wires, where used, shall not damage bark or break branches.~~

~~(3) Trees shall be guaranteed by the proprietor for one full year after planting, with dead or otherwise unacceptable trees to be replaced at the proprietor's expense, during the guarantee period.~~

~~(4) Required trees shall meet the following minimum size requirements:~~

~~a. Deciduous, nonornamental: two to 2 1/2 inch caliper.~~

~~b. Ornamental: six to seven feet high.~~

~~c. Conifers: four to five feet high.~~

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Section 58-73 Preliminary plat; final approval [ADDITIONS IN BOLD]

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(b) Information required.

(1) Copies of approval of each county and state agency required to approve the preliminary plat, with the dates of approval.

(2) All information that was provided on the preliminary plat that was tentatively approved by the Township Board.

(3) Proof that required Township fees have been paid.

(4) A description of all changes that were made after the Township Board gave tentative approval to the preliminary plat.

(5) Description of proposed restrictive covenants.

(6) Existing streets adjacent to property: rights-of-way, surface type and width, names.

(7) Proposed streets: names, right-of-way or easement width; surface type and width; typical sections; location and type of curbs; expansion of existing streets rights-of-way; proposed improvements to existing streets.

(8) Existing utilities serving the property: location, size, inverts, fire hydrants, gate wells, manholes, and catchbasins; location and elevation of ditches, culverts, and bridges adjacent to the property; location of utility poles and lines; location of natural gas pipelines and appurtenances.

(9) Proposed water system: location, size, and type of lines; location of fire hydrants and valves.

(10) Proposed sanitary sewer system: location, size, and type of lines; inverts; location of manholes.

(11) Proposed storm drainage system: location, dimensions, and calculations of stormwater retention areas; location, size, and calculations and material type of storm sewers; location and centerline elevations of swales and ditches; inverts; location of manholes and catchbasins; direction of drainage flows; drainage pattern of each lot.

- (12) Proposed electrical, telephone, and gas services; location of new utility poles, if applicable; location of underground lines and surface equipment.
- (13) Location of proposed water supply well and drainfield on each lot.
- (14) Grading plan at a minimum of two-foot contours; off-site elevations within 100 feet of the property's boundaries not bordered by a public street.
- (15) Existing trees, streams, wetlands, and other natural features to remain or to be removed; location, type, and size of existing trees eight inches and larger caliper.
- (16) Proposed sidewalks and pedestrian paths: location; width; surface type; typical sections.
- (17) Proposed central mailboxes, if applicable: location, details.
- (18) Proposed identification signs for the subdivision: location, dimensions, and area; height; materials; lighting; copy.
- (19) Proposed open space and recreational areas: location, use, and size; proposed improvements.
- (20) Landscape plan **meeting the requirements of Section 74-586.**
- (21) Street lighting: location; height; type of lights; typical details.

ORDINANCE DECLARED ADOPTED

CERTIFICATION

It is hereby certified that the foregoing Ordinance was adopted by the Township Board of Ann Arbor Charter Township, Washtenaw County, Michigan, at a meeting of the Board duly called and held on April 18, 2011.

ANN ARBOR CHARTER TOWNSHIP

By: _____
Michael C. Moran, Supervisor

Its: _____
Rena Basch, Clerk

First Reading March 21, 2011
Second Reading April 18, 2011

Adopted: April 18, 2011
Published and Effective: April 28, 2011