

**Bainbridge Township
Berrien County, Michigan**



7315 Territorial Road, Watervliet, MI 49098
Phone: 269-468-8040/Fax: 269-468-3498

Bill Hodge, Supervisor
Patty Hiler-Molter, Clerk
Nancy Weber, Treasurer

**LAND DIVISION (SUBDIVISION)
AND CONDOMINIUM PERMIT
Article XX
Final Application**

Final Application for Land Division and Condominium Permit shall be submitted through the Zoning Administrator to the Planning Commission accompanied by a \$400 filing fee. Checks should be payable to “Bainbridge Township”.

Include the following:

1. Final drawings.
2. A survey prepared, signed and sealed by a Michigan Registered Surveyor containing all information required for the recording of real estate pursuant to the Land Division or Condominium Act.
3. A plat map prepared, signed and sealed by a Michigan Registered Surveyor, showing lot or unit layout in sufficient form as to legally describe each lot or unit for recording purposes.
4. An engineering drawing required for the installation of any public infrastructure or any water or sewer system dedicated to the Township or other public utility provider.
5. Evidence of approval of the plans by the Berrien County Drain Commissioner, Berrien County Road Commission and, if applicable, the County Health Department, Michigan Department of Environmental Quality or the Michigan Department of Public Health.
6. A copy of any deed restriction; codes covenants and restrictions; or condominium regulations intended to be recorded with the Berrien County Register of Deeds applicable to the development.
7. A copy of any drawing for any development located within a common or limited common element of a condominium, specifically private roads, parking and other underground infrastructure.

8. Statement of Compliance.

Prior to the review of any submission, the Zoning Administrator shall refer the documents to the Township Engineer, or in the case where the Township Engineer represents the applicant, to an independent engineer for the purpose of conducting a review of the proposal. All costs of the Engineer shall be borne by the applicant. If a special meeting of the Planning Commission is requested, a charge of \$500 is required to defray Township expense.

STATEMENT OF COMPLIANCE

Final

I represent that the enclosed application will comply with the following Standards for Development:

1. The arrangement of roads shall provide for a continuation of existing streets from adjoining areas into the new subdivision.
2. Where adjoining areas are not subdivided, the arrangement of streets in the proposed plat or plan shall be extended to the boundary line of the tract to make provision for the future projection of streets into adjoining area; provided, however, that minor streets within the plat or plan shall be so laid out that their use by through traffic will be discouraged.
3. Street names should be unique. Commonly used names such as Oak St., Pine St., Elm St., etc. should be avoided to eliminate confusion. Private Roads must end with "Lane".
4. Streets should intersect at ninety (90) degrees or closely thereto in no case be less than eighty (80) degrees.
5. Where the proposed continuation of a street at an intersection is not in alignment with the existing street, it must not intersect such cross street closer than one-hundred seventy-five (175) feet from such opposite existing street, as measured from the center line of said streets.
6. The minimum length allowed for residential blocks shall be one thousand (1,000) feet.
7. All right-of-way within or abutting such plats or plans shall be not less than sixty-six (66) feet in width. Permanent dead-end streets in excess of six hundred sixty (660) feet in length shall be prohibited. Exceptions may be granted by the Planning Commission only where the topographic of the area, rivers, streams, to her natural conditions or the prior development of the area prevents a through street from being constructed.
8. A plat or extension of an existing plat or a condominium plan or extension of an existing plan creating a total of fifty (50) or more lots must be developed so as to provide two (2) or more access streets.
9. Corner lots generally should have extra width to permit appropriate building setback from both streets.
10. Privately held reserve strips controlling access to streets shall be prohibited.
11. Existing natural features which add value to residential development, that enhance the attractiveness of the community (such as streams, water courses, historic spots and similar irreplaceable assets) should be preserved insofar as possible in the design of the subdivision.
12. Elevation contours shall not be altered more than ten (10) feet as shown on the preliminary plan for any building site unless a licensed professional engineer certifies that

the elevation change will not adversely affect the drainage plan for the plat or plan. All roads and drainage infrastructure shall be built in accordance with a licensed Michigan Professional Engineers stamped profile.

13. Monuments shall be located in the ground and made according to the following requirement, but it is not intended or required that monuments be placed within the traveled portion of a street to mark angles in the boundary of the plat or plan, if the angle points can be readily re-established by reference to monuments along the sidelines of the streets.
14. All monuments used shall be made of solid iron or steel bars at least one-half (1/2) inch in diameter and thirty-six (36) inches long and completely encased in concrete at least four (4) inches in diameter.
15. Monuments shall be located in the ground at all angles in the boundaries of the plat or plan at all intersection lines of streets, at the intersection of the lines of streets, at the intersection of alleys with the boundaries of the plat or plan; at all points of curvature, points of tangency, points of compound curvature, points of reverse curvature and angle points in all side lines of streets and alleys; at all angles of an intermediate traverse line and at intersections with elements and all common elements, if applicable.
16. If the required location of a monument is an inaccessible place, or where the locating of a monument would be clearly impracticable, it is sufficient to place a reference monument nearby and the precise location thereof be clearly indicated on the plans and referenced to the true point.
17. If a point required to be monumental is on a bedrock outcropping, a steel rod, at least one-half (1/2) inch diameter, shall be drilled and grouted into solid rock to a depth of at least eight (8) inches.
18. All required monuments shall be placed flush with the ground where practical.
19. All unit corners shall be monumental in the field by iron or steel bars or iron pipes at least eighteen (18) inches long and one-half (1/2) inch in diameter or other approved markers.

Signature of Applicant: _____ / Date: _____