

**Bainbridge Township
Berrien County, Michigan**



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

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

Applications for a preliminary review session for a proposed Condominium Permit shall be submitted through the Zoning Administrator, accompanied by a \$100.00 filing fee due at time of filing and an additional \$400.00 to be paid prior to scheduling of the Public Hearing (total application fee \$500.00). Checks should be payable to “Bainbridge Township”.

Include the following:

1. Application.
2. Scaled Drawing in conformance with Article XI (11).
3. Legal description showing location and acreage of property.
4. Copy of current paid tax bill, deed, or other proof of ownership, which includes a legal description of the property, property tax number and proof of taxes paid on said property.
5. Statement of Compliance.
6. Request for Public Hearing.
7. Land Division Application, if applicable.
8. Rezoning Application, if applicable.
9. Private Road, if applicable.

Upon request by the applicant, a preliminary review session will be scheduled with the Township Supervisor, Planning Commission Chairman and Zoning Administrator to discuss the proposed

application and to provide guidance concerning zoning compliance and information requirements for the review process. This meeting is strongly advised as the information required for the review process will vary from proposal to proposal due to the unique land and development attributes of each submission.

**PRELIMINARY APPLICATION FOR
LAND DIVISION AND CONDOMINIUM**

Applicant Name: _____

(Address) (City) (State) (Zip)

Home Phone #: _____ Work/Mobile Phone #: _____

Tax Code Number: 11-01- _____ - _____ - _____ - _____ Zoned District: _____

Determine the gross area proposed for division and recording:

Identify the number of lots or units proposed to be developed:

Determine the location and dimension of proposed streets and roads, lot frontages, or unit sizes:

Identify the location of proposed utilities, including water, wastewater sewers, storm water sewers and drainage ways, and the location of private utilities including cable-TV, telephone, natural gas, etc.:

Describe the relationship of any natural features including lakes, ponds, floodplains, wetlands, wood lots, etc. to the proposed lots or units:

Signed: _____ Date: _____

STATEMENT OF COMPLIANCE

1. I represent that the enclosed application will comply with the following General Standards:
 - a. The special land use shall be designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property and the surrounding area.
 - b. The special land use shall not inappropriately change the essential character of the surrounding area.
 - c. The special land use shall not interfere with the general enjoyment of adjacent property.
 - d. The special land use shall represent an improvement to the use or character of the property under consideration and the surrounding area in general, yet also be in keeping with the natural environment of the site.
 - e. The special land use shall not be hazardous to adjacent property, or involve uses, activities, materials or equipment which will be detrimental to the health, safety, or welfare of persons or property through the excessive production of traffic, noise, smoke, odor, fumes or glare.
 - f. The special land use shall be adequately served by essential public facilities and services, or it shall be demonstrated that the person responsible for the proposed special land use shall be able to continually provide adequately for the services and facilities deemed essential to the special use under consideration.
 - g. The special land use shall not place demands on public services and facilities in excess of available capacity.
 - h. The special land use shall be consistent with the intent and purpose of this Ordinance, and the objectives of any currently adopted Bainbridge Township Development Plan.

Signature of Applicant: _____ / Date: _____

**PUBLIC HEARING REQUEST
FOR A CONDOMINIUM UNIT**

11-01- _____ - _____ - _____ - _____
Property Tax Code Number

I hereby request a public hearing for the purpose of securing a Condominium Permit for property described by the property tax code number shown above.

The address of this property is:

(Address) (City) (State) (Zip)

The requested Condominium is for the following purpose:

I have enclosed application, site plan, proof of ownership and legal description of the property, proof of paid taxes, a list of names and addresses of the owners of property within 300 feet of the perimeter of the property covered by this application and a statement of compliance.

(Name of applicant)

(Street and Number)

(City) (State) (Zip)

_____/_____
(Signature) (Date)

ARTICLE XI

Site Plan and Scaled Drawing Requirements

Section 11.01 - Intent

- A. The intent of requiring site plan or scaled drawing submittal and review in certain instances specified herein is to facilitate determination of whether certain development proposals meet all applicable requirements and are in harmony with the purpose, intent and spirit of this Ordinance.
- B. It is further the intent to assist township officials in encouraging and assisting proposers of land development to design and implement land use proposals which foster orderly, efficient, compatible and aesthetic uses of land in Bainbridge Township.

Section 11.02 - When Required

- A. Variance or Special Land Use – Except for Single-Family, Two-Family: A site plan shall be prepared and submitted in accordance with Sections 11.03 A. and 11.04 with any application for:
 - 1. Variance or Special Land Use Permit, other than for a Special Land Use Permit for a Home Occupation;
 - 2. With any application for Rezoning, other than Rezoning for the sole purpose of constructing a single-family, two-family or agricultural permitted principal use;
 - 3. With any application for a Zoning Compliance Permit or Building Permit, other than for the sole purpose of constructing a single-family, two-family or agricultural permitted principal use or accessory use thereto; and
 - 4. With any application for a Planned Unit Development or Condominium.
- B. Rezoning – Single-Family, Two-Family: A scaled drawing shall be prepared for the sole purpose of constructing a single-family, two-family or agricultural permitted principal use or accessory use thereto and submitted in accordance with Sections 11.03 B. and 11.04 with any application for:
 - 1. Rezoning;
 - 2. Zoning Compliance Permit;
 - 3. Building Permit; or
 - 4. Variance.

Section 11.03 - Contents

- A. A required site plan shall be drawn at a scale of one (1) inch equals one hundred (100) feet and shall contain the following information:
1. The boundary lines of the area included in the site plan, including angles, dimensions and reference to a section corner, quarter corner or point on a recorded plat, an arrow pointing north, and the individual lot areas and dimensions of the land included in the site plan.
 2. Existing and proposed topography, drainage systems, and structures, with topographic contour intervals of not more than two (2) feet.
 3. The shape, size and location of all structures on the lot including yard dimensions, height, floor area and ground coverage ratios and the finished ground and basement floor grades.
 4. Natural features such as wood lots, trees of more than one (1) foot in diameter, streams and lakes or ponds, and man-made features such as existing roads and structures, with indication as to which features are to be retained and which removed or altered. Adjacent properties and their uses shall be identified.
 5. Proposed streets, driveways, parking spaces, curb cuts, loading spaces and sidewalks, with indication of direction of travel for one-way streets and drives and the inside radius of all curves. The width of streets, driveways and sidewalks, and the total number and layout of parking spaces shall be shown.
 6. The size and location of all existing and proposed public and private utilities and required landscaping.
 7. A vicinity sketch showing location of the site in relation to the surrounding street system.
 8. A legal description of the land and lots included in the site plan.
 9. Any other information necessary to establish compliance with this and any other ordinances.
 10. The availability of adequate utility capacity.
 11. The name, signature, title and mailing address of the person who prepared the site plan. A site plan for any development shall be prepared by a registered architect, engineer, professional community planner or land surveyor.
- B. A required scaled drawing shall be drawn at a scale appropriate to the dimensions of development and shall contain the following information:
1. A legal description of the land involved.

2. A vicinity sketch showing location of the site in relation to the surrounding street system.
3. The size and location of all structures proposed for and presently located on the site.
4. The boundary lines of the parcel of land involved including dimensions and an arrow pointing north.
5. Proposed streets and driveways. The width of streets and driveways shall be shown.
6. Any other information necessary to establish compliance with this and any other ordinances.
7. The name, signature and mailing address of the person who prepared the scaled drawing.

Section 11.04 - Review Process and Approval

- A. Any required site plan or scaled drawing shall be submitted, of original quality, to the Zoning Administrator along with a cover letter signed by the owner of the land and/or prospective developer providing a general explanation and background information on the proposed development.
- B. The Zoning Administrator shall examine the site plan or scaled drawing as to proper form and content and particularly as to compliance with all applicable requirements of this Ordinance.
- C. If the proposed development does not require the issuance of a Special Land Use Permit by the Planning Commission, Variance by the Board of Appeals or a Rezoning of land by the Township Board, within thirty (30) days after receipt the Zoning Administrator shall notify in writing the proposer of the development of the approval or disapproval of the site plan or scaled drawing. If the site plan or scaled drawing is disapproved, the reasons therefore shall be given. Such disapproval shall be limited to inadequacy or defect in form or content and/or noncompliance with identified applicable provisions of this Ordinance. The Zoning Administrator may, at his discretion, request consultation with the Planning Commission prior to his approval or disapproval of the site plan.
- D. If the proposed development requires issuance of a Special Land Use Permit, the Zoning Administrator shall transmit his findings as described in paragraph C. above, to the Planning Commission along with a copy of the site plan and covering letter. The proposer of the development shall be notified of the status of his requested site plan approval.
- E. If the proposed development requires a rezoning of land, the Zoning Administrator shall transmit his findings as described in paragraph C., above, to the Township Board which shall follow the amendment procedure as provided in Article XV (15). The site plan or

scaled drawing and cover letter shall accompany the Zoning Administrator's findings. The proposer of the development shall be notified of the status of his requested site plan or scaled drawing for approval.

- F. If the proposed development requires a Variance, the Zoning Administrator shall transmit his findings as described in paragraph C., above, to the Board of Appeals which shall follow the Variance procedure as provided in Article XIII (13). The site plan or scaled drawing and cover letter shall accompany the Zoning Administrator's findings. The proposer of the development shall be notified of the status of his requested site plan or scaled drawing for approval.
- G. The decision rejecting, approving, or conditionally approving a site plan shall be based upon the requirements contained in Section 11.03, A. The decision rejecting, approving or conditionally approving a scaled drawing shall be based upon the requirements contained in Section 11.03, B.
- H. A site plan or scaled drawing shall be approved if it contains the information required by this Ordinance and is in compliance with this Ordinance and the conditions imposed thereunder, other applicable Township, County, State or Federal laws, rules or regulations.
- I. The site plan or scale drawing as approved shall become part of the record of approval, and subsequent actions relating to the activity authorized shall be consistent with the approved site plan or scaled drawing, unless a change conforming to this Ordinance receives the mutual agreement of the landowner and approving body.
- J. Upon approval of a site plan, the secretary of the approving body shall, within five (5) days, file with the Zoning Administrator a copy of the approved site plan or scaled drawing.

ARTICLE XX

LAND DIVISION (SUBDIVISION) AND CONDOMINIUM REGULATIONS

Section 20.01 – Intent

- A. After the date of adoption of this Ordinance, it shall be unlawful for any property owner to divide and record the division of land within the Township pursuant to the Michigan Land Division Act, Act 288 of 1967, as amended or the Michigan Condominium Act, Act 59 of 1978, as amended, except as regulated by the Bainbridge Land Division Ordinance, without first having received approval of the Planning Commission and Township Board as set forth herein.
- B. The regulations set forth in this Article shall apply to all land within the Township regardless of zoning district designation and are necessary to assure that proprietors of any plat intended for recording with the Berrien County Register of Deeds for the sale or transfer of real estate complies with the terms of this Ordinance and all other applicable Township, County, State or Federal laws, rules or regulations.

Section 20.02 – Definition

- A. **Condominium Building Site:** The condominium unit and contiguous limited common area or element. The condominium building site is the functional equivalent of a lot as defined in the Land Division Act. When lot is used as a reference in this Ordinance the regulation shall also refer to condominium building site.
- B. **Condominium Project:** A plan or project consisting of not less than two condominium units if established and approved for recording with the Berrien County Register of Deeds in conformance with The Michigan Condominium Act, Act 59 of 1978, as amended.
- C. **Condominium Plan:** The drawings and information prepared in compliance with the Zoning Ordinance which display the proposed site layout according to Section 20.04.

Section 20.03 – Preliminary Application

- A. **Applicant:** A proprietor of a parcel of land who wishes to record the division of the property pursuant to the Land Division Act or Condominium Act, as amended. No Condominium shall be erected in the Township without first having acquired all permits as described in this Article.
- B. **Application:** Applications for Condominiums shall be submitted through the Zoning Administrator, to the Planning Commission. Preliminary application shall be accompanied by the preliminary payment of a fee in accordance with the schedule of fees adopted by the Township Board to cover the cost of processing the application. No part of any fee shall be refundable.

- C. **Required Information:** The Zoning Administrator shall then submit to the Planning Commission after review for completeness pursuant to Article X (10) and the following:
1. A scaled drawing prepared in accordance with the requirements of Article XI (11), Section 11.03 B.
 2. A legal description showing location and acreage of property.
 3. A statement and other evidence or proof by the applicant of present and future compliance with the standards required for approval in Article X (10), Section 10.04 C,1 and other standards imposed by this Ordinance affecting the special use under consideration.
 4. An application providing sufficient information for the Zoning Administrator and Planning Commission to:
 - a. Determine the gross area proposed for division and recording;
 - b. Identify the number of lots or units proposed to be developed;
 - c. Determine the location and dimension of proposed streets and roads, lot frontages, or unit sizes;
 - d. Location of proposed utilities, including water, wastewater sewers, storm water sewers and drainage ways, and the location of private utilities including, cable-TV, telephone, natural gas, etc.; and
 - e. Relationship of any natural features including lakes, ponds, floodplains, wetlands, wood lots, etc. to the proposed lots or units.
- D. **Planning Commission Review of Application:** The Zoning Administrator, upon receipt of the application and scaled drawing, shall review the application and scaled drawing. If the application and scaled drawing contain sufficient information to allow the Zoning Administrator and the Planning Commission to determine whether the proposed land division or condominium plat complies with this Ordinance and any other applicable Township, County, State or Federal regulations., shall submit the application and scaled drawing to the Planning Commission for review.
- E. **Pre-Application Meeting:** The Zoning Administrator, Planning Commission Chair, and the Township Supervisor, upon the request of an applicant will schedule a preliminary review session to discuss the proposed application, and to provide guidance concerning zoning compliance and information requirements for the review process. This meeting is strongly advised as the information required for the review process will vary from proposal to proposal due to the unique land and development attributes of each submission.
- F. **Preliminary Approval by Planning Commission:** The Planning Commission at a regular or special meeting shall review and consider action to approve, table or deny the

application. The intent of the preliminary review and approval is to indicate to the applicant that the proposal is consistent with the Township Master Plan and the proposed development complies with the terms of this Ordinance, before the applicant expends large sums of money for engineering and surveying.

1. The standards for review shall include:
 - a. Does the proposed land division of condominium conform to the Master Plan Future Land Use Map of the Township?
 - b. Does the proposed land division or condominium comply with the gross density and individual lot or unit size requirements (including minimum lot size, and lot frontage requirements) of the zoning district in which the property is located or which the applicant seeks rezoning?
2. Upon positive findings, the Planning Commission may issue a preliminary plan approval. The preliminary plan approval shall consist of a letter signed by the Zoning Administrator containing all findings and any conditions deemed appropriate by the Planning Commission plus a copy of the scaled drawing or drawing signed by the Chair of the Planning Commission evidencing the approval. A preliminary approval shall remain valid for a period of one (1) year from the date of issuance.
3. A duplicate copy of the drawing shall also be signed and retained by the Zoning Administrator. There shall be no changes made to an approved and signed scaled drawing unless approved by the Planning Commission. In case of discrepancies, the copy of the approved plan on file with the Township shall be deemed to be correct.

Section 20.04 – Final Application

- A. **Submission Documents:** Upon submission of final drawings, a written request for approval of such drawing for recording a land division plat or a condominium plat with the Berrien County Register of Deeds and payment of final fee, the applicant shall file with the Zoning Administrator, the following:
 1. A survey, prepared, signed and sealed by a Michigan Registered Surveyor containing all information required for the recording of real estate pursuant to the Michigan Land Division Act, Act 288 of 1967, as amended or Michigan Condominium Act, Act 59 of 1978, as amended;
 2. 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;
 3. A copy of any engineering drawings required for the installation of any public infrastructure to be accepted by the County Drain Commissioner, County Road

Commission, or any water or sewer system dedicated to the Township or other public utility provider;

4. 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;
 5. 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; and
 6. 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.
- B. **Independent Review:** 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. The intent of this review is to secure a third-part independent review of the proposal to determine compliance with Township and other Township, County, State or Federal requirements. The written review shall be distributed by the Zoning Administrator to all Planning Commission members in advance of the meeting at which the matter is scheduled for action. All costs of the Engineer shall be borne by the applicant.
- C. **Planning Commission Review:** Upon receipt of the independent review the Planning Commission shall review the final submission documents and shall hold a hearing on the site plan and special land use request in accordance with Article X (10).
1. The standards for review shall include:
 - a. Does the proposed Land Division or Condominium conform to the Master Plan Future Land Use Map of the Township?
 - b. Does the proposed Land Division or Condominium comply with the gross density and individual lot or unit size requirements (including minimum lot size, and lot frontage requirements) of the zoning district in which the property is located or which the applicant seek rezoning?
 - c. Has the applicant received evidence that the proposed development is in full compliance with all provision of the Land Division or Condominium Act?
 - d. Has the applicant secured all approvals and permits required for construction of any infrastructure that shall be deeded to a public agency?
 2. Upon positive findings, the Planning Commission may recommend to the Township Board that they issue a final plan approval. The final plan approval

recommendation shall consist of a letter signed by the Zoning Administrator, containing all findings and any conditions deemed appropriate by the Planning Commission plus a copy of each drawing signed by the Chair of the Planning Commission evidencing the recommended approval by the Township Board.

3. A duplicate copy of each drawing shall also be signed and retained by the Zoning Administrator. There shall be no changes made to an approved and signed scaled drawing unless approved by the Planning Commission. In case of discrepancies, the copy of the approved plan on file with the Township shall be deemed to be correct.

D. **Township Board Approval:** Upon receipt of the Planning Commission recommendation, the Township Board shall review the Planning Commission recommendation and may consider an action to approve, table or deny the applicants request. The Zoning Administrator shall communicate in writing the action of the Township Board to the applicant. The Township Board approval, if granted, shall be conditioned. A condition of the approval shall require the construction of all roads and streets pursuant to the approved drawings, construction of all other infrastructure and acceptance of same by the public and private agencies as set forth in the approved drawings.

Section 20.05 – Township Board Acceptance of Land Division or Condominium Development

- A. **On-Site Inspection:** The proprietor of any Land Division or Condominium project shall request the Township Boards acceptance of the final development pursuant to the following procedures:
1. After completion of all improvements to the development, the proprietor shall request a final inspection of the development in writing to the Zoning Administrator. The Zoning Administrator shall schedule an on-site meeting including the Township Engineer (or the third-party independent engineer who reviewed the initial project submission documents) and a representative of each agency that issued an approval or permit in relation to the development.
 2. The on-site inspection will be completed to determine if the development complies with all requirements of the approving agencies and the Township. At the conclusion of the inspection, the Zoning Administrator shall prepare a summary of the inspection indicating approval and if required any punch-list items which need to be completed prior to the acceptance of the development by the Township Board.
 3. The proprietor shall be required to complete all punch-list items prior to requesting acceptance of the development by the Township Board. In situations where the installation of infrastructure is phased or cannot be completed within reasonable time, the Zoning Administrator may establish procedures for the completion of certain elements including financial guarantees, including cash deposits and security bonds.

- B. **Township Board Acceptance:** The proprietor of the Land Division or Condominium development upon completion of all punch-list item or compliance with security agreements for the completion of such items and upon submission of as-built drawing for any construction of infrastructure deeded to any public or private body shall request the acceptance of the development by the Township Board.
1. The Township Board shall accept the development upon verification that:
 - a. The development has been constructed in accord with the plans and specifications as approved by the Township Planning Commission and Township Board and other agencies who have issued permits or approvals relative to any portion of the development;
 - b. That any and all public and private infrastructure has been installed and accepted by applicable agencies;
 - c. That any unfinished work which is to be completed after the acceptance, is secured through a cash deposit or security bond, in a form acceptable to the Township Attorney and Township Board of Trustees;
 - d. That as-built drawings have been completed and filed with the Zoning Administrator; and
 - e. That the plat of subdivision or plat of Condominium has been recorded with the Berrien County Register of Deeds.
- C. **Conditional Acceptance:** The Township Board may, at their discretion, accept a portion of development provided that a Development Agreement is executed between the developer and the Township Board governing the installation of the remaining infrastructure, and only upon consent of the County Drain Commissioner, County Road Commission and any other agency who has jurisdiction over any aspect of the remaining lands that are to be developed.
- D. **Public Notice of Acceptance:** Upon acceptance of the development by the Township Board, the proprietor shall record with the Berrien County Register of Deeds and notice of acceptance, and file a copy of the recorded document with the Zoning Administrator.

Section 20.06 – Standards for Development

- A. Road Lot/Unit Standards.
1. Compliance with Private Road specifications according to Article XVIII (18) and the Berrien County Road Commission, if any.
 2. The arrangement of roads shall provide for a continuation of existing streets from adjoining areas into the new subdivision.

3. 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.
4. Where the proposed plat or plan abuts or contains a county primary road and major thoroughfare, the Planning Commission may require marginal access streets approximately parallel to the right-of-way of the primary road or major thoroughfare and may require such other treatment as is deemed necessary for the adequate protection of residential properties and to afford separation of through and local traffic.
5. 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".
6. Streets should intersect at ninety (90) degrees or closely thereto in no case be less than eighty (80) degrees.
7. 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.
8. The minimum length allowed for residential blocks shall be one thousand (1,000) feet.
9. 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, and streams, to her natural conditions or the prior development of the area prevents a through street from being constructed.
10. 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.
11. Corner lots generally should have extra width to permit appropriate building setback from both streets.

B. General Layout Provisions:

1. Privately held reserve strips controlling access to streets shall be prohibited.

2. 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.
3. Lands subject to flooding or otherwise determined to be unsuitable for development by the Planning Commission should not be divided for residential, commercial or industrial purposes. Such lands within a plat or condominium plan may be set aside for other purposes such as parks, open space or common elements.
4. The Planning Commission shall review maps of existing and/or proposed electrical or gas utility easements, on record with the Township, which are within five hundred (500) feet of the boundary of the proposed plat or plan.
5. 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.

C. Standards for Monumentation:

1. 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.
2. 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.
3. 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.
4. 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.

5. 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.
6. All required monuments shall be placed flush with the ground where practical.
7. 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.
8. The Planning Commission or Township Board may waive the placing of any of the required monuments and markers, not required by law, for a reasonable time, not to exceed one (1) year, on the condition that the proprietor deposits with the Township Clerk cash or a certified check, or irrevocable bank letter of credit running to the Township, whichever the proprietor selects, in an amount set by resolution of the Township Board. Such cash, certified check or irrevocable bank letter of credit shall be returned to the proprietor upon receipt of a certificate by a professional licensed surveyor that the monuments and markers have been placed as required within the time specified.

Section 20.07 – Appeals

- A. Any person, firm, corporation or department, board or bureau of the Township aggrieved by the decision of the Planning Commission on Special Land Uses for the purpose of establishing a Condominium may seek review by the Board of Appeals in the manner prescribed in Article XIII (13).

Section 20.08 – Effect of Approval of Planning Commission

- A. The approval of the application by the Planning Commission shall allow the Zoning Administrator to issue a Zoning Compliance Permit in conformity with the application as approved Article X (10).