

## CHAPTER 85 - SUBDIVISION ORDINANCE

85.01 Short Title. This ordinance shall be known and may be cited as the City of Marquette Subdivision Regulations.

85.02 Definitions. For the purpose of this Ordinance, certain terms, words, and phrases shall, wherever used in this Ordinance, have the meaning herewith defined as follows:

1. **Condominium** - A condominium project established in conformance with the Michigan Condominium Act (Act 59 of 1978)
2. **Condominium Subdivision Plan** - A plan meeting the requirements of section 66 of the Condominium Act (MCL 559.166 (2))
3. **Governing Body** - The City Commission of the City of Marquette.
4. **Planning Commission** - The City Planning Commission of the City of Marquette.
5. **Subdivider** - Shall be deemed to include the plural as well as the singular and may mean a person, firm, association, partnership, corporation, or any legal combination of them or any other legal entity proceeding under these regulations to effect a subdivision of land for himself or for another. A person proceeding under this ordinance to effect a subdivision of land for platting or a condominium for himself or for another.
6. **Subdivision** - Any land which is divided or proposed to be divided into two (2) or more lots, parcels, sites, units, or plots, for the purpose of offer, sale, lease, or development, upon any terms and conditions including re-subdivision. This definition includes the division of land, whether recorded or unrecorded, by deed, condominium master deed, metes and bounds description, devise, lease, map, or other instrument. For the purpose of this ordinance subdivision may included but is not limited to a platted subdivision as defined in the Subdivision Control Act.
7. **Lot** - A portion of a subdivision or other parcel of land intended as a unit transfer of ownership or for development.
8. **Master Plan** - The comprehensive plan includes graphic and written proposals dictating the general locations recommended for the streets, parks, schools, public buildings, zoning districts, and all physical developments of the City of Marquette and includes any unit or part of such plan separately adopted, and any amendments to such plan or parts thereof adopted by the Planning Commission or the Governing Body.
9. **Preliminary Plat** - A map indicating the proposed layout of the subdivision in sufficient detail to provide adequate basis for review and to meet the requirements and procedures set forth hereinafter.
10. **Final Plat** - A map of all or part of a subdivision prepared and certified as to its accuracy by a registered engineer or land surveyor. Such maps must meet the requirements of the Plat Act, Public Act 172, as amended, and be suitable for recording by the County Register of Deeds.
11. **Improvements** - Street pavements, curbs, gutters, sidewalks, cross-walks, water mains, sanitary and storm sewers, street trees, street signs, and other appropriate items.
12. **Public Utility** - A firm, corporation, or municipal authority providing gas, electricity, telephone, sewer, water or other services of a similar nature.
13. **Easement** - A quantity of land set aside or over which a liberty, privilege or advantage is granted by the owner to the public, a corporation, or some particular person or part of the public for specific uses and purposes, and shall be designated a "public" or "private" easement depending on the nature of the user.
14. **Alley** - A minor vehicular way used primarily to serve as an access way to the back or side of properties otherwise abutting on a street.
15. **Public Walkway** - A right of way dedicated for the purpose of a pedestrian access through residential areas, and located so as to connect to two or more streets, or a street and a public land parcel.

16. **Street** - A right of way dedicated to public use, which provides vehicular and pedestrian access to adjacent properties whether designated as a street, highway, thoroughfare, parkway, road, avenue, lane, or however otherwise designated, and including the land between the right-of-way lanes whether improved or unimproved and may comprise pavement, curbs and gutters, shoulders, sidewalks, parking areas, lawn areas and other areas within the right-of-way lines.
17. **Major Thoroughfare** - An arterial street of great continuity which is intended to serve as a large volume trafficway for both the immediate area and region beyond, and may be designated in the Major Thoroughfare Plan as a major thoroughfare, parkway, expressway or equivalent term to identify those streets comprising the basic structure of the street plan.
18. **Secondary Thoroughfare** - A street intended to serve as a means of access from minor streets to a major thoroughfare and has considerable continuity within the framework of the Major Thoroughfare Plan.
19. **Minor Street** - A street supplementary to a secondary street intended to serve the local needs of the neighborhood and of limited continuity used primarily as access to abutting residential properties.
20. **Marginal Access Street** - A minor street parallel and adjacent to a major thoroughfare; and which provides access to abutting properties and protection from through traffic.
21. **Cul-de-Sac (Court)** - A minor street parallel and adjacent to major thoroughfare; and which provides access to abutting properties and protection from through traffic.
22. **Turn-Around (Place)** - A minor street of short length with two openings to traffic with a boulevard median strip in the center, beginning from the same street, and projecting parallel to each other and connecting at their termination by a loop.
23. **Zoning Ordinance** - The official Zoning Ordinance adopted by the Governing Body of the City of Marquette, Michigan.

85.03 Subdivision Procedure. The Preparation of a subdivision for platting shall be carried out through three stages including Preliminary Investigation, Preliminary Plat and Final Plat and in accordance with the procedure as follows. The preparation of a condominium subdivision plan shall be carried out through two stages including Preliminary Investigation and Preliminary Plat.

#### 85.04 Preliminary Investigation.

1. Prior to the preparation of a preliminary plat or condominium subdivision plan, the subdivider shall meet informally with the City Manager to investigate the procedures and standards of the City of Marquette with reference to these Regulations and with the proposals of the Master Plan as they affect the area in which the proposed subdivision is located. The subdivider shall concern himself with the following factors:
  - a. The area for the proposed subdivision shall be properly zoned for the intended use.
  - b. An investigation of the adequacy of existing schools and the adequacy of public open space including parks and playgrounds to service the proposed subdivision shall be made by the subdivider.
  - c. Examination of physical site characteristics which may affect site layout, drainage and utility service.
  - d. Determine the existence of or status of any state, county, regional or city plans relating to land use, traffic routes, scenic highways and/or neighborhoods which may bear on the proposed subdivision.
  - e. The relationship of the proposed subdivision with respect to Major and Secondary Thoroughfares and plans for widening of thoroughfares shall be investigated by the subdivider.
  - f. Standards for sewage disposal, water supply, electric power facilities and drainage of the City of Marquette and health standards of Marquette County and the State of Michigan shall be investigated by the subdivider.

#### 85.05 Preliminary Plat.

1. Engineering - All surveys, maps and designs of streets, utilities, sidewalks and other improvements shall be made by the subdivider or his agent and further shall be subject to approval by the municipality as hereinafter required.
2. Filing
  - a. Seven copies of the preliminary plat of the proposed subdivision or condominium subdivision plan, together with written application in triplicate, shall be submitted to the City Clerk.
  - b. Submittal by the subdivider with the City Clerk shall be at least twenty (20) days prior to the regular Planning Commission meeting (Which meeting shall be considered as the date of filing) at which he will be scheduled to appear. The Planning Commission will act on the plat within thirty (30) days after said meeting unless the subdivider agrees to an extension of time in writing.
  - c. One copy of the preliminary plat or condominium subdivision plan, where the proposed subdivision is adjacent to or containing a County highway, shall be submitted to the Marquette County Road Commissioner for approval.
  - d. One copy of the preliminary plat or condominium subdivision plan, where the proposed subdivision is adjacent to or containing a state trunkline or highway, shall be submitted to the State Highway Commissioner for approval.
3. Identification and Description. The preliminary plat shall include:
  - a. Proposed name of subdivision.
  - b. Location by Section, Town, and Range, or by other legal description.
  - c. Names and addresses of the subdivider or owner and the planner, designer, engineer or surveyor who designed the subdivision layout. The subdivider shall also indicate his interest in the land as to whether it is a land contract interest, or if he owns the property in fee.
  - d. Scale of plat, 1" = 100' as minimum acceptable scale.
  - e. Date.
  - f. North point.
4. Existing Conditions. The preliminary plat shall include:
  - a. An over-all area map showing the relationship of the subdivision to its surroundings shall be provided.
  - b. Location of proposed subdivision, and section or corporation lines within or adjacent to the tract.
  - c. Boundary line of proposed subdivision, and section or corporation lines within or adjacent to the tract.
  - d. Adjacent tracts of subdivided and unsubdivided land shown in relation to the tract being proposed for subdivision.
  - e. Location, widths and names of existing or prior platted streets and private streets, and public easements within or adjacent to the tract being proposed for subdivision.
  - f. Location of existing sewers, watermains, storm drains and other underground facilities within or adjacent to the tract being proposed for subdivision.
  - g. Topography drawn as contours with an interval of at least five (5) feet, except as may otherwise be required for proper review of special grading or drainage problems. Topography to be based on U.S.G.S. datum.
5. Proposed Conditions. The preliminary plat shall include:
  - a. Layout of streets indicating proposed street names, right-of-way widths, and connections with adjoining platted streets and also the widths and location of alleys, easements and public walkways.
  - b. Layout, numbers and dimensions of lots, including building setback lines showing dimensions.

- c. Indication of parcels of land intended to be dedicated or set aside for public use or for the use of property owners in the subdivision or lands set aside for future street connections to adjacent tracts.
- d. The developer shall indicate to the Governing Body the proposed systems for public sanitary sewage disposal, public water supply and storm drainage by submitting a copy of the plat showing the proposed installations. Capacities and other engineering features shall not be included.
- e. Proposed contour changes and areas of cut or fill.

The condominium subdivision plan shall include:

- a. A cover sheet.
  - b. A survey plan.
  - c. A floodplain plan, if the condominium lies within or abuts a floodplain area.
  - d. A site plan.
  - e. A utility plan.
  - f. Floor plans.
  - g. The size, location, area, and horizontal boundaries of each condominium unit.
  - h. A number assigned to each condominium unit.
  - i. The vertical boundaries and volume for each unit comprised of enclosed air space.
  - j. Building sections showing the existing and proposed structures and improvements including their location on the land. Any proposed structure or improvement shall be labeled either "must be built" or "need not be built". To the extent that a developer is contractually obligated to deliver utility conduits, buildings, sidewalks, driveways, landscaping, and an access road, the same shall be shown and designated as "must be built", but the obligation to deliver such items exists whether or not they are so shown and designated.
  - k. The nature, location, and approximate size of the common elements.
  - l. Other items the administrator of the Michigan Condominium Act requires by rule.
6. Preliminary Plat or Condominium Subdivision Plan Review by Planning Commission.
- a. The City Clerk shall receive and check for completeness, the preliminary plat or condominium subdivision plan, and if complete, place the proposal on the agenda of the next Planning Commission meeting. Should any important information be omitted, the City Clerk shall notify the subdivider of the additional data required data is received.
  - b. It shall be the duty of the Planning Commission to send notice of the time and place of the meeting at with the proposed plat will be reviewed to the owners of the land immediately adjoining the property proposed to be platted; said notice to be given not less than five (5)days prior to such meeting.
  - c. The Planning Commission shall review all details of the proposed subdivisions within the framework of the various elements of the Master Plan and within the design standards of this subdivision regulation.
  - d. Land requirements for public uses within the framework of the Master Plan, shall be considered in the review of each preliminary plat or condominium subdivision plan submitted.
  - e. Should the Planning Commission reject the plat or condominium subdivision plan it shall record the reasons in the minutes of the meeting. A copy of the minutes shall be sent to the subdivider.
  - f. Should the approval be a conditional approval, the subdivision layout shall not be forwarded to the Governing Body until said conditions have been satisfied by the developer. The revised layout shall follow the submittal procedure indicated under (6) A. above.
  - g. Should the Planning Commission find that all conditions have been satisfactorily met, it shall give preliminary approval to the subdivider; the Chairman shall make a notation to

that affect on each copy of the preliminary plat or condominium subdivision plan, returning one copy to the subdivider, forwarding three copies to the Governing Body with recommendations for preliminary approval, one copy to the Assessor, and retaining two copies for the Planning Commission files.

7. Preliminary Plat or Condominium Subdivision Plan Review by Governing Body.

- a. The Governing Body will not review a preliminary plat or condominium subdivision plan until it has received the review recommendations, the Governing Body shall consider the plat at such meeting that the matter is placed on the regularly scheduled agenda.
- b. Should the Governing Body approve the preliminary plat or condominium subdivision plan, it shall be deemed to confer upon the subdivider the right to proceed with the preparation of a final plat.
- c. Preliminary approval shall not constitute approval of the final plat. It shall be deemed as approval of the layout submitted on the preliminary plat as a guide to the preparation of a final plat. This paragraph shall not apply to condominium subdivision plans.
- d. The approval of the Governing Body shall be effective for a period of twelve (12) months. Should the final plat in whole, or in part, not be recorded within this limit, the preliminary plat must again be submitted to the Planning Commission for approval. If the condominium master deed is not recorded within this period, the condominium subdivision plan shall be resubmitted for approval.

Approval of a condominium subdivision plan shall confer upon the developer the right to proceed with preparation of condominium master deed.

85.06 Final Plat.

1. Preparation.

- a. The final plat shall comply with the provisions of Act 172 of the Public Acts of 1929, as amended (the Plat Act), and with the instructions and requirements set forth in the Plat Manual of instruction Relative to Making and Filing of Township, village and City Plats, issued by the Auditor General's Office, Lansing, Michigan.
- b. The final plat shall conform substantially to the preliminary plat as approved and it may constitute only that portion of the approved preliminary plat which the subdivider proposed to record and develop at the time; provided, however, that such portion conforms to the Subdivision Regulation.
- c. The subdivider shall submit such evidence of title, either the opinion form an attorney as to title showing any interests of record, or shall furnish an abstract of title certified to date, or at the option of the subdivider, a policy of title insurance for examination in order to ascertain as to whether or not the proper parties have signed the plat.

2. Final Plat Review.

- a. Five (5) copies of the final plat shall be filed by the subdivider with the City Clerk at least ten (10) days prior to the regular Planning Commission meeting at which he will be scheduled to appear; deposit with the City Clerk such sum of money as the Governing Body may establish by resolution to provide for the expense of inspection of lands, meeting of the City Commission and for fees required by the Plat Act.
- b. The final plat documents shall be transmitted to the Secretary of the Planning Commission for review as to compliance with the approved preliminary plat.
- c. Should the Planning Commission find that the final plat is in agreement with the preliminary plat is shall approve same and notify the Governing Body of this action in its official minutes.
- d. Should the Planning Commission find that the final plat does not conform substantially to the previously approved preliminary plat, and that it is not acceptable, they shall record the reasons in their official minutes and forward same to the Governing Body; and

recommend that the Governing Body disapprove the final plat until the objections causing disapproval have been changed to meet with the approval of the Planning Commission.

- e. The Governing Body shall review all recommendations of the Planning Commission and take action to approve or disapprove the final plat within thirty (30) days of its filing with the City Clerk.
- f. Upon approval of the final plat by the Governing Body, the subsequent approval shall follow the procedure set forth in the Plat Act.
- g. When evidence of completion of required improvements or deposit of performance guarantee has been received by the Clerk, he shall transcribe a certificate of approval of the City Commission on the Plat and deliver it to the Clerk of the County Plat Board.
- h. No construction of improvements shall be commenced by the subdivider until he has received notice of the conditional approval of the City Commission.

85.07 Design Standards. The subdivision design standards set forth under this section are development guides for the assistance of the developer. All final plans must be reviewed and meet the approval of the Governing Body.

85.08 Streets. Streets shall conform to at least all minimum requirements, general specifications, typical cross sections, and other conditions set forth in the improvement section of this regulation and by the Governing Body.

1. Location and Arrangement.

- a. The proposed subdivision shall conform to the various elements of the Master Plan and shall be considered in relation to existing and planned major thoroughfares and secondary thoroughfares, and roads of the proposed plat which would be part of such thoroughfares shall be plotted in the location and the width indicated on such plan. The Standards for county roads are intended to be in harmony with all of the roads right-of-way standards and policies of the Marquette County Road Commission.
- b. The street layout shall provide for continuation of secondary thoroughfares in the adjoining property is not subdivided (generally not more than 1,300 feet apart); or conform to a plan for a neighborhood unit drawn up and adopted by the Planning Commission.
- c. The street layout shall include minor streets so laid out their use by through traffic shall be discouraged.
- d. Should a proposed subdivision border on or contain an existing or proposed major thoroughfare, the Planning Commission may require marginal access streets, reverse frontage, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation and reduction of traffic hazards.
- e. Should a proposed subdivision border on or contain an expressway, or other limited access highway right-of-way, the Planning Commission may require the location of a street approximately parallel to and on each side of such right-of-way at a distance suitable for the development of an appropriate use of the intervening land as for parks in residential districts or for commercial or industrial purposes in appropriate districts. Such distances shall be determined with due consideration of the minimum distance required for approach grades to future grade separation.

2. Design Standards.

- a. Major and secondary thoroughfare right-of-way widths shall conform to the major thoroughfare plan of the Master Plan of the City of Marquette.
- b. Minor streets shall have a right-of-way width of not less than 34 feet.
- c. Marginal access streets shall have a right-of-way width of not less than 34 feet, unless approved by the governing board.
- d. Cul-de-sac streets shall have a right-of-way width of not less than 60 feet and shall terminate in a vehicular turn-around with a minimum diameter of 125 feet and with an improved roadway width of not less than 100 feet in diameter. Maximum length for

cul-de-sac streets shall be 500 feet unless it can be conclusively shown that greater length is essential to proper development of the land area.

- e. Turn-around streets shall have a right-of-way width of not less than 125 feet and shall have an improved roadway width of not less than 100 feet in diameter at its terminating loop.
  - f. Half streets shall be prohibited, except where absolutely essential to the reasonable development of the subdivision in conformity with the other requirements of these regulations and where the Planning Commission finds it will be practicable to require the dedication of the other half when the adjoining property is developed. Wherever there exists adjacent to the tract to be subdivided, a dedication or platted and recorded half street; the other half shall be platted.
  - g. Alleys, where permitted, shall have a width of not less than 20 feet.
  - h. Access to streets across all ditches shall be provided by the subdivider in a standard method approved by the City Engineer.
3. Street Grades. For adequate drainage, the standards listed below shall be followed:
- a. Minimum Grades
    - 1. Concrete streets and gutters 0.3%
    - 2. All other types of street surfacing 0.5%
  - b. Maximum Grades
    - 1. Major thoroughfares - not greater than 3.0%
    - 2. Minor streets - not greater than 8.0%
4. Alignment.
- a. Vertical Curves.
    - 1. Major thoroughfares shall have profile grade changes where the grade change is over a total of 1.5 percent, connected by vertical curves of a minimum length equivalent to twenty (20) times the algebraic difference in rate of grade, expressed in feet per hundred.
    - 2. Secondary thoroughfares shall have profile grade changes where the grade is over a total of 1.5 percent, connected by vertical curves of minimum length equivalent to fifteen (15) times the algebraic difference in the rate of grade, expressed in feet per hundred.
    - 3. Minor streets shall have profile grade changes where the grade change is over a total of 1.5 percent, connected by vertical curves of minimum length equivalent to ten (10) times the algebraic difference in the rate of grade, expressed in feet per hundred.
  - b. Minimum Horizontal. - The radius of centerline curvature:
    - 1. Major thoroughfares - 475 feet radius
    - 2. Secondary thoroughfares - 300 feet radius
    - 3. Minor streets - 200 feet radius
  - c. Visibility Requirements.
    - 1. Minimum vertical visibility (measured from four and one-half (4 1/2) floor eye-level to eighteen (18) inch tail light shall be:
      - 500 feet on Major thoroughfares
      - 300 feet on Secondary thoroughfares
      - 200 feet on Minor Streets
      - 100 feet on Minor Streets less than 500 feet in length
    - 2. Minimum horizontal visibility shall be:
      - 300 feet on Major thoroughfares, measured on centerline
      - 200 feet on Secondary thoroughfares, measured on centerline
      - 100 feet on Minor Streets, measured on centerline
  - d. Streets shall be laid out so as to intersect as nearly as possible to 90 degrees.
  - e. Curved streets intersecting with major thoroughfares and secondary thoroughfares shall do so with a tangent section of centerline 50 feet in length measured from the right-of-way line of the major thoroughfare or secondary thoroughfare.

- f. Streets which intersect the same street shall have a distance of no less than one hundred (100) feet between them, measured from centerline to centerline.

85.09 Blocks. Blocks within subdivision shall conform to the following standards:

1. Sizes.

- a. Maximum length for blocks shall not exceed 1,300 feet in length, except where in the opinion of the Planning Commission, physical conditions may justify a greater distance.
- b. Widths of blocks shall be determined by the condition of the layout and shall be suited to the intended layout.
- c. Block length shall not be less than six (6) times the minimum width of a residential lot, as prescribed in the City's Zoning Ordinance in the applicable zoning district or 400 feet, whichever is longer.

2. Public Walkways.

- a. Location of public walkways or crosswalks may be required by the Planning Commission to obtain satisfactory pedestrian circulation within the subdivision where blocks exceed 900 feet in length.
- b. Widths of public walkways shall be at least twelve (12) feet in width and shall be in the nature of an easement for this purpose.

3. Easements.

- a. Location of utility line easement shall be provided along the rear or side lot lines as necessary for utility lines. Easements shall give access to every lot, park or public grounds. Such easements shall be a total of not less than 12 feet wide, 6 feet from each parcel. For sewer and water lines, where trench excavation is required a temporary construction easement 30 feet wide and a permanent maintenance easement at least 12 feet wide shall be provided.
- b. Recommendations on the proposed layout of telephone and electric line easements should be sought from all of the utility companies serving the area.

85.10 Lots.

1. Sizes and Shapes.

- a. Lot widths and building set back lines shall in no case be less than that required by the Zoning Ordinance for the districts in which the subdivision is proposed.
- b. Excessive lot depth in relation to width shall be avoided. A depth-to-width ratio of 3 to 1 shall normally be considered a maximum.
- c. Corner lots shall be platted a minimum of at least ten (10) feet wider than interior lots in order to permit conformance to set back lines on side lotted streets.
- d. Lots abutting a major or secondary thoroughfare shall be no less than one hundred and forty-five (145) feet in depth on a major thoroughfare and one hundred and thirty-five (135) feet in depth on a secondary thoroughfare.
- e. Lots intended for purposes other than residential use shall be specifically designed for such purposes, and shall have adequate provision for off-street parking and off-street loading all in accordance with the requirements of the Zoning Ordinance. If the use intended is subject to special conditions, the approval of the Building Inspector shall be obtained prior to approval of the final plat.

2. Arrangement.

- a. Every lot shall front or abut on a street.
- b. Side lot lines shall be at right angles or radial to the street lines, or as nearly possible thereto.
- c. Residential lots abutting major thoroughfares or secondary thoroughfares, where marginal access streets are onto desirable or possible to attain, shall be platted with reverse frontage lots, or with side lot lines parallel to the major traffic streets, or shall be platted with extra depth as required in paragraph d. above, under Lots: Sizes and Shapes.



85.11 Flood Plan. Any areas of land within the proposed subdivision which lie either wholly or in part within the flood plain of a river, stream, creek or lake, or any other areas which are subject to flooding or inundation by storm water shall not be platted for any use which may increase danger to health, life, or property. The subdivider may show, by way or accurately engineered plans that a change to the topography in the proposed subdivision will eliminate flooding in the area in question and shall clearly demonstrate that any such planned topographical change will not unduly aggravate the flood hazard beyond the limits of the proposed subdivision. If the Governing Body determines that a flood problem does exist, then it shall reject all or that part of the proposed subdivision lying within the flood plain.

85.12 Natural Features. The natural feature and character of lands must be preserved wherever possible. Due regard must be shown for all natural features such as large trees, natural grooves, water courses and similar community assets that will add attractiveness and value to the property, if preserved. The preservation of drainage and natural stream channels must be considered by the subdivider and the dedication and provision of adequate barriers, where appropriate, shall be required.

85.13 Improvements. The improvements set forth under this section are to be considered as the minimum acceptable standard. All those improvements for which standards are not specifically set forth shall have said standards set by the Governing Body. All improvements must meet the approval of the Governing Body.

Prior to issuing the certificate of approval on the final plat (Section 85.06, 2g) the Governing Body must be satisfied that all improvements required under this Section have been constructed. In lieu of the completion of the improvements required under this Section have been constructed. In lieu of the completion of the improvements, the proprietors shall be required to deposit with the City Clerk, cash, certified check or surety bond, whichever the proprietors elect, running to the City of Marquette to insure construction of all improvements. The deposit of bond shall guarantee the completion of the required improvements in accordance with the dated shown below in Table 1. The Governing Body shall rebate to the proprietors as the work progresses, amounts of any cash deposits equal to the ratio of the work completed to the entire project.

85.13 TABLE I

IMPROVEMENT	BY SUBDIVIDER	BY CITY	COMPLETION DATE
Sewer mains and laterals	100%	-0-	Prior to acceptance of final plat
Water mains and taps	100%	-0-	Prior to acceptance of final plat
Gravel streets	100%	-0-	Prior to acceptance of final plat
Paving	100%	-0-	When 2/3 of the lots in the plat are sold
Curbs (if required)	100%	-0-	Not later than two years after acceptance of final plat
Sidewalks (if required)	100%	-0-	Not later than two years after acceptance of final plat
Storm Sewer	100%	-0-	Prior to acceptance of final plat
Street signs	-0-	100%	Not later than two years after acceptance of final plat

85.14 Streets.

1. Street improvements for subdivisions in the City of Marquette shall be in accord with the following schedule of minimum acceptable standards:

	Right of way width	Pavement width to outside of curbs	Sidewalk width	Distance between sidewalk and right of way line
Major thoroughfares	120 feet	40 feet	5 feet 4 inches	2 feet
Secondary thoroughfares	80 feet	40 feet	5 feet 4 inches	2 feet
Minor streets	66 feet	32 feet	5 feet 4 inches	2 feet
Marginal access streets	34 feet	20 feet	5 feet 4 inches	1 foot

Detailed specifications for pavements or street surface types and curb and gutter construction is subject to approval by the City Engineer.

2. Grading and Centerline Gradients. Per plans and profiles approved by the Governing Body.
3. Curbs and Gutters. In accordance with details and specifications prescribed by the Governing Body.
4. Bituminous Aggregate, Roadway Pavements. In accordance with details and specifications prescribed by the Governing Body.

85.15 Other Improvements.

1. Sidewalks. Concrete sidewalks shall be constructed along both sides of every street shown on the plat in accordance with details and specifications prescribed by the Governing Body and Tables 1 and 2; provided, however, that where the property is platted in lot shaving an area of 10,000 square feet or more and a width of at least 100 feet, the Governing Body may waive this requirement. Sidewalks, where required, shall be five feet four inches (5'-4") wide, and four inches thick, and shall be placed two feet off property lines, except marginal access streets shall require only one sidewalk placed one foot off property lines.
2. Storm Drainage System and Other Drainage Improvements. Per plans approved by the Governing Body. Where County drains are involved a letter or document of approval from the County must be submitted by the subdivider.
3. Sewage Disposal. Per plans approved by the Governing Body and the requirements of the County Health Board or other appropriate public health authority.
4. Water Supply. Water distribution system - plans approved by the Governing Body and in conformance with the Regulations of the Michigan Department of Health relating to Municipal Water Supplies.
5. Street Signs. Street name signs of a type approved by the City Engineer shall be placed at all street intersections and shall be of permanent weather resistant construction, visible from two directions.

85.16 Repeal of Previous Conflicting Ordinances. Any ordinance, or part of an ordinance, which may be in conflict herewith, is hereby repealed to the extent of such conflict.

85.17 Interpretation. The provisions of these regulations shall be held to be the minimum requirements adopted for the promotion and preservation of public health, safety and general welfare of the City of Marquette. These regulations are not intended to repeal, abrogate, annul or in any matter interfere with existing regulations or laws of the City of Marquette, nor to conflict with any statutes of the State of Michigan or Marquette County, except that these regulations shall prevail in cases where these regulations impose a greater restrictions than is provided by existing statutes, laws or regulations.

85.18 Fees. Engineering fees, inspection fees, water and sewer connection charges and other applicable development charges may be provided for by resolution of the City Commission.

85.19 Violations and Penalties. Any person, persons, firm or corporation or anyone acting in behalf of said person, persons firm or corporation violating any of the provisions of this Ordinance shall upon conviction thereof, be subject to a fine of not more than one hundred (\$100.00) dollars and the costs of prosecution or in default of the payment thereof by imprisonment in the County Jail for a period not to exceed ninety (90) days, or both, such fine and imprisonment is the discretion of the court. Each day that a violation is permitted to exist shall constitute a separate offense. The imposition of any sentence shall not exempt the offender from compliance with the requirements of this Ordinance.

85.20 Validity. This Ordinance and the various parts sections and clauses thereof are hereby declared to be severable. If any part, sentence, paragraph, subsection, section or clause is adjudged unconstitutional or invalid, it is hereby provided that the remainder of the Ordinance shall not be affected thereby.