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(a) Financial Guarantee for Performance. In lieu of completion of required improvements prior to approval of the Final Plat, the Township Board may permit the subdivider to provide a financial guarantee of performance in accordance with the stipulations of § 101-5.5 et seq. In granting such deferral, the Township shall require of the subdivider that:

- (1) A breakdown of the costs and calculations therefore be provided.
- (2) The required sidewalk and/or bicycle path segment for that portion of the street or streets abutting any individual lot be installed prior to the issuance of an occupancy permit for the lot unless conditions prevent installation of the same. In such case, the Building Official may issue a "Temporary Certificate Of Occupancy".
- (3) The construction of any sidewalk and/or bicycle path system for any occupied lot granted a Temporary Certificate of Occupancy above shall be completed within one year of the date of occupancy of the lot.
- (4) Notwithstanding the above, and regardless of lot occupancy, within three (3) years of the date of the completion of construction of all streets, all sidewalks and bicycle paths required for the plat under this ordinance shall be constructed.

Sec. 101-5.492 Bicycle Paths

See Section 101-4.33 and above Sec. 101-5.491

Sec. 101-5.493 Crosswalks.

When required by the Township, crosswalks shall have easements at least ten (10) feet in width and include a paved walk at least five (5) feet in width, located generally along the centerline of the easement, and dedicated as a public pedestrian walkway. Crosswalks shall be

constructed in accordance with the requirements of the Clinton County Road Commission.

Sec. 101-5.494 Public Sites and Open Spaces.

See Section 101-4.81 et seq.

Sec. 101-5.495 Greenbelts.

See Section 101-4.7 et seq.

Sec. 101-5.496 Street Trees.

Street trees shall be provided as required by the Planning Commission, as follows:

- (a) Species. The trees should be species as determined by the Planning Commission which are most resistant to damage and disease in this part of the country and

*DeWitt Charter Township Subdivision Regulations August 2006*

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which are not likely to cause interference with underground utilities or street lighting or street pavements. Oaks, honey locust, and hard maples are examples of long lived shade trees considered acceptable.

- (b) Location. Street trees shall be located in the street right-of-way in a pattern reflecting uniformity in rows and spacing. Trees should be placed relatively equidistant between the sidewalk and the street. Along any portions of the street

where sidewalks not be provided, trees shall be placed at locations considered most consistent with the planting pattern for the streets of the general vicinity. Where no such pattern exists, trees shall be placed in the street right-of-way approximately nine (9) feet from the right-of-way line. In no event shall trees be placed less than six (6) feet from the edge of the curb or within fifty (50) feet of the intersection of two (2) street curb lines, unless authorized in writing by the Clinton County Road Commission. Approaches to buildings should be considered when locating trees. (Amended, Ordinance 26.2.3)

(c) Tree Size. Street trees shall be at least one and one half (1 1/2) inches in diameter at the trunk when planted. Any tree which dies within two (2) years after planting shall be replaced by the subdivider.

(d) Number. One tree shall be planted for every fifty (50) feet of frontage along each street. There shall be a minimum of one (1) tree per interior lot and at least two (2) trees shall be provided for a corner lot.

(e) Waivers from the above required number of trees may be granted upon the recommendation of the Building Inspector. Such waiver shall be granted only if there are naturally occurring trees growing along the right-of-way on the abutting created lots which, in the opinion of the Building Inspector, comply with these regulations and at the time of granting of an occupancy permit for the lot are no longer in danger of damage or destruction due to construction activity.