

**Sec. 16-162. Utilities.**

(a) *Requirements for underground wiring.* The proprietor shall make arrangements for all lines for telephone, electric, television and other similar services distributed by wire or cable to be placed underground entirely throughout a subdivided area, except for major thoroughfare right-of-way. Such conduits or cables shall be placed within private easements provided to such service companies by the proprietor or within dedicated public ways, provided that only overhead lines may be permitted upon written recommendations of the engineer, planner, planning commission, and the approval of the village council at the time of final plat approval where it is determined that overhead lines will not constitute a detriment to the health, safety, general welfare, plat design and character of the subdivision. All such facilities placed in dedicated public ways shall be planned so as not to conflict with other underground utilities. All such facilities shall be constructed in accordance with standards of construction approved by the state public service planning commission. All drainage and underground utility installations which traverse privately owned property shall be protected by easements granted by the proprietor.

(b) *Sewage disposal.* A sanitary sewer system including all appurtenances shall be required in all subdivisions.

(c) *Storm drainage system.* An adequate storm drainage system including necessary storm sewers, catchbasins, manholes, culverts, bridges, and other appurtenances shall be required in all subdivisions. Adequate provision shall be made for proper drainage of stormwater runoff from residential rear yards. Each yard shall be self-contained and shall be drained from rear to front except where topography or other natural features require otherwise.

(d) *Trees.*

(1) Existing trees near the street right-of-way shall be preserved by the proprietor.

(2) Street trees shall be provided at the rate of at least one per lot but not less than one tree for each 50 feet of road frontage. Trees placed between the sidewalk and curb or between the curb and the property line where no sidewalks are provided. Street trees shall consist of canopy trees that are no less than 2½-inch caliper at time of planting. Street trees shall be installed prior to a occupancy permit being issued for each home, or within six months of issuance of an occupancy permit where a performance bond is posted with the village guaranteeing that the trees shall be installed. The subdivision deed restrictions should state that occupancy permits for homes shall not be granted until the required tree is installed.

(Ord. No. 99, § 5.1, 12-11-1995)

**Cross reference**—Utilities, ch. 34.

- (6) *Minimum sizes and spacing.* The minimum plant sizes and spacing shall be provided in accordance with the following:

	<i>Minimum Plant Sizes<sup>1</sup></i>	<i>Spacing Requirements</i>
Deciduous canopy trees	2½' caliper	25' on-center
Ornamental trees	2" - 2½" caliper 6' height	15' on-center
Evergreen trees	6' height	15' on-center
Narrow evergreen trees	4' height	12' on-center
Deciduous shrubs	2' height	4'-6' on-center
Upright evergreen shrubs	2' height	3'-4' on-center
Spreading evergreen shrubs	18"-24" spread	6' on-center

Footnote 1: For new trees which are to be planted, caliper shall be measured six inches above the average surrounding grade, and the height of trees shall be measured between the top of the planting to the average surrounding grade.

- (7) *Wall standards.* When required, walls shall meet the following standards:
- a. Walls intended for complete screening shall be a minimum of six feet in height. Walls intended for decorative purposes or to screen parking along a roadway shall be 2½ feet in height.
  - b. Walls shall be located on the lot line or within the required setback when it is desired to have plant material on both sides of the wall.
  - c. Walls shall be continuous except for openings for driveways and pedestrian connections as approved by the planning commission.
  - d. Walls shall be constructed of brick, stone, split-face block or other complementary material as approved by the planning commission. The planning commission may allow wood fence in instances where the fence will be separated from vehicular activity and unlikely to be damaged.
  - e. Walls shall be durable, weather-resistant, rustproof and easy to maintain.
- (8) *Berm standards.* Berms shall be constructed with horizontal and vertical undulations so as to represent a natural appearance with a crest area at least four feet in width. Berms shall be planted with trees, shrubs or lawn to ensure that it remains stable. The exterior face of the berm shall be constructed as a earthen slope. The interior face of the berm may be constructed as an earthen slope or retained by means of a wall, terrace or other similar method. The maximum slope of the berm shall not exceed one foot of vertical rise to three feet of horizontal distance.
- (9) *Suggested plant material.* Botanical species containing trees native to southeast Michigan are identified with an asterisk (\*).
- a. Canopy trees: Oaks\*, Hard Maples\*, Hackberry\*, Sycamore\*/Plane Tree, Birch\*, Ginko (male), Honeylocust\* (thornless varieties), Sweetgum, Hophornbeam\*, Linden, Ash\*, Hickory\* and Hornbeam\*.

- b. Evergreen trees: Fir, Hemlock, Pine\* and Spruce.
  - c. Narrow evergreens: Red Cedar and Juniper.
  - d. Ornamental trees: Serviceberry\*, Redbud\*, Dogwood\* (tree form), Hawthorn\*, Flowering Crab (disease resistant varieties), Flowering Pear, Magnolia and Rose of Sharon.
  - e. Large shrubs: Northern Bayberry, Dogwood\* (shrub form), Cotoneaster, Forsythia, Mock-Orange, Sumac\*, Lilac, Viburnum\*, Witchhazel\*, Euonymus, Sargent Crab and Ninebark\*.
  - f. Small shrubs: Bayberry, Quince, Cotoneaster, Euonymus\*, Forsythia, Hydrangea, Holly\*, Privet, Potentilla\*, Currant\*, Lilac, Viburnum\* and Weigela.
  - g. Evergreen shrubs: Juniper, yew, Dwarf Mugo Pine, Euonymus varieties and Winter Creeper.
- (10) *Trees not permitted.* The following trees are not permitted as they split easily, their wood is brittle, their roots clog drains and sewers and they are unusually susceptible to disease or insects. The planning commission may, however, allow trees from this list when associated with an appropriate ecosystem. Trees not permitted are as follows: Box Elder, Elms, Tree of Heaven, Willows, Soft Maples (silver), Poplars, Horse Chestnut (nut bearing), Ginkgo (female), Cottonwood, Mulberry, Black Locust, Honey Locust (with thorns).
- (11) *Waiver or modification of landscaping and screening requirements.* During site plan review, the planning commission may determine that existing plant material would provide adequate landscaping or screening or that dimensional conditions unique to the subject parcel would prevent development of required landscape components. If such a determination is made, the planning commission may waive or modify the landscape provisions of this section in consideration of, but not limited to, the following:
- a. Existing vegetation;
  - b. Topography and grade changes;
  - c. Existing wetlands;
  - d. Type of and distance to adjacent land uses;
  - e. Tree sizes proposed are larger than the minimum requirements;
  - f. Required landscaping would impose greater drainage impacts on adjacent lands than an alternative design;
  - g. Existing zero lot line development pattern in the central business district;
  - h. Shallow setbacks of existing structures;
  - i. Limited site area due to required setbacks and spacing from utility lines.