

8-17-09 As approved on Second Reading

CHANGES IN BOLD

STATE OF MICHIGAN, COUNTY OF WASHTENAW
ANN ARBOR CHARTER TOWNSHIP ORDINANCE NO. 5 - 2009
AMENDMENT TO CHAPTER 58, SECTION 58-72(b) AND SECTION 58-113(a)
OF TOWNSHIP CODE OF ORDINANCES
STORM WATER MANAGEMENT IN SUBDIVISIONS

The Ann Arbor Charter Township Board of Trustees ordains that Section 58-72(b) is amended by adding additional language to subsection (10) as shown in bold below, and Section 58-113(a) is amended to add new subsection (7) as shown in bold below.

Sec. 58-72. Preliminary plat; tentative approval.

- (b) *Information required.* The following information shall be required for the entire property to be subdivided. The required information may be combined for presentation on one or more drawings or maps. The Planning Commission may require that the information be presented on drawings in addition to the ones submitted, if necessary, for clarity and understanding.
- (1) Subdivision name.
 - (2) Legal description, including a boundary survey that includes boundary distances and bearings, tied to an existing survey monument; tax parcel numbers.
 - (3) Each sheet shall be 24 inches by 36 inches in size and shall have the following information: scale, date, and north arrow; revision date; title, including a reference to the preliminary plat.
 - (4) Name and address of the proprietor, all record owners, and the planner, engineer, surveyor, or other designer who prepared the plat.
 - (5) Names of adjacent subdivisions; location, name, right-of-way width, surface type and width of adjoining streets; location, purpose, and width of easements adjacent to or connecting with the proposed subdivision; lot lines and dimensions of lots adjacent to the proposed subdivision; owners of record of adjacent property.
 - (6) Existing topography at two foot intervals, based on USGS datum; wetlands; 100-year floodplains.
 - (7) A description of proposed deed restrictions or restrictive covenants; if none, a statement of such in writing.
 - (8) Location, right-of-way, surface type and width, and name of each proposed street; identify whether public or private.
 - (9) Lands to be dedicated to or reserved for public or common use (see section 58-115).
 - (10) Location and size of existing sanitary sewer, storm sewer, and water supply facilities and appurtenances; location of proposed points of connection; inverts; location of existing utility poles and lines; location of existing natural gas lines; location and description of on-site facilities to serve the entire subdivision, if applicable, **and a Stormwater Management Plan and other information and documents required by the Township Stormwater Management Ordinance, Chapter 21, Article VII, Section 26-501 et seq.**

- (11) Location and description of all proposed uses.
- (12) Phase lines; development summary, by phase and total site.
- (13) Location, dimensions, and purpose of existing and proposed easements on or adjacent to the site.
- (14) Location and size of proposed sidewalks and pedestrian paths.
- (15) Zoning classification of property in the preliminary plat and adjacent properties; civil jurisdiction of adjacent properties, if applicable.
- (16) Location of jurisdictional boundaries, if applicable.
- (17) Existing trees, streams, wetlands, and other natural features; location, type, and size of existing trees of eight inches or greater caliper; identify natural features to remain and to be removed.

Sec. 58-113. Utilities.

(a) *Storm drainage.*

(1) If a subdivision is traversed by a watercourse, drainage way, channel, or stream, a stormwater easement or drainage way shall be provided in accordance with the standards of the Washtenaw County Water Resources Commissioner (WCWRC), formerly known as the county drain commissioner. Such easements shall be placed so as not to interfere with the use of lots. Existing drainage ways may be rechanneled but such rechanneling shall not increase the flow or level or cause impoundment of water on properties upstream or downstream from the proposed subdivision. Exceptions may be made if such changes conform to an overall drainage plan for a drainage district.

(2) Natural water drainageways and impoundment areas shall be preserved at their natural gradients and shall not be filled or interfered with in any way, except as approved by the WCWRC and the MDEQ. If, in the judgment of the WCWRC, a natural water drainage way or impoundment area should be reserved in the public interest, a storm drainage easement of a width and/or to an elevation specified by the WCWRC shall be required and reserved as a public storm drainage easement or impoundment area. Such easements shall be reviewed and approved by, and conveyed to, the WCWRC.

(3) The proprietor may be required to carry away, by pipe or ditch, in appropriate easements, any spring or surface water that might exist either previous to or as a result of the subdivision.

(4) A culvert or other drainage facility to be provided in a proposed subdivision shall, in each case, be large enough to accommodate potential runoff from its entire upstream drainage area, whether that area is inside or outside the subdivision. The design and size of the facility shall be based on anticipated runoff from a ten-year storm event under conditions of total potential development permitted by chapter 74, and designated by adopted development policies for the lands lying within the drainage area.

(5) The effect of the subdivision on existing downstream drainage facilities outside the subdivision shall be reviewed by the proprietor with the WCWRC. Where it is anticipated that the additional runoff resulting from development of the subdivision will overload an existing downstream drainage facility during a ten-year or larger storm event, the WCWRC shall notify the Township Board of such potential condition. In such situations, the Township Board shall not approve the subdivision until provision has been made for improvement of such condition.

(6) All drainage improvements shall conform to the general development plan and to the standards and specifications of the WCWRC. The Planning Commission may, if it considers such requirements necessary for the proper and safe development of the subdivision and surrounding area, require that the drain be enclosed.

(7) All proposed subdivisions are subject to standards, terms and provisions of the Township Stormwater Management Ordinance, Chapter 26, Article VII, Section 26-501 et. seq., including submission and approval of a Stormwater Management Plan.

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CERTIFICATION

It is hereby certified that that foregoing Ordinance was adopted by the Township Board of Ann Arbor charter Township, Washtenaw County, Michigan, at a meeting of the Board duly called and held on August 17, 2009.

ANN ARBOR CHARTER TOWNSHIP

By: _____
Michael C. Moran, Supervisor

By: _____
Rena Basch, Clerk

First Reading: July 20, 2009

Adopted: August 17, 2009

Published and Effective: August 27, 2009