

CHAPTER 1
GENERAL INFORMATION

INTRODUCTION

The design and construction standards for subdivision and land development contained in this publication are intended as guidelines to be used by the developer in the preparation of preliminary and final plats, site condominium developments, development in conjunction with local zoning and subdivision ordinances, the State of Michigan Land Division Act, and other applicable state and local regulations to produce residential and commercial developments which conform to the Municipality's requirements.

Where reference is made to specifications and standards, it is understood to mean the latest revision.

DEFINITIONS

- (1) OWNER OR DEVELOPER - A natural person, firm, corporation, association, partnership, or other entity who proposes subdivision or other land development and/or municipal improvements, and who either has an ownership interest therein or is authorized to act as an agent with respect thereto for an entity having such ownership interest.
- (2) MUNICIPALITY – City of DeWitt, Michigan.
- (3) ENGINEER OR MUNICIPAL ENGINEER – The person, firm, or corporation empowered by the Municipality to provide the required engineering review and inspection services.
- (4) DESIGN ENGINEER – The engineer engaged by the developer to prepare platting documents and plans and specifications for subdivision or plans and specifications in non-platted land developments.
- (5) CONTRACTOR – The person, firm, or corporation engaged by the developer for construction services in conjunction with the proposed land development.
- (6) STANDARDS – “Municipal Standards” hereafter, **the minimum standards** for design and construction of subdivisions and land development projects.
- (7) MDOT – Michigan Department of Transportation
- (8) MDEQ – Michigan Department of Environmental Quality
- (9) AUTHORITY – The Southern Clinton County Municipal Utilities Authority.

REGULATORY REQUIREMENTS

LAND DIVISION ACT – The Michigan Legislature enacted the Land Division Act, that gives the local units of government in Michigan the authority required to assure that new subdivisions conform to sound subdivision practices, retain their beauty and value, and that they remain an asset to the community.

A Manual of Instructions for implementing the Act is available from the State Department of Consumer and Industry Services Corporation Securities and Land Development Bureau. The Manual of Instruction includes step-by-step regulations for preparation of the preliminary and final plats as well as the rules and regulations of the Department of Treasury, Transportation, and Environmental Quality.

INLAND LAKES AND STREAMS ACT – The Inland Lakes and Streams Act was enacted to control construction operations in and adjacent to lakes and streams. A construction permit may be required and can be obtained from the Michigan Department of Environmental Quality (MDEQ). All Michigan Department of Environmental Quality permits for submerged stream crossings and culvert and bridge construction shall also be obtained by the Developer.

WETLAND PROTECTION ACT – Act 203 of 1979 was established to control construction within regulated wetlands in Michigan. As applicable, the Developer will be required to obtain permits under Act 203.

FLOODPLAIN REGULATORY AUTHORITY – Work and/or construction within floodplain areas are regulated by MDEQ as authorized by PA 245 of 1929 and PA 167 of 1968. The Developer will be required to obtain permits, as applicable, for work or construction with floodplain areas.

SOIL EROSION AND SEDIMENTATION CONTROL ACT – The Soil Erosion and Sedimentation Control Act was enacted to control soil erosion and sedimentation which could enter the State's watercourses through public or private construction operations. Any construction involving an "earth change" as defined in the Act, must obtain a construction permit from the County enforcing agency. The agent for Act 347 is the Clinton County Department of Building and Zoning. Developers are directed to contact this Building and Zoning Office for permit applications and additional information.

STATE AND LOCAL BUILDING CODES – The City has adopted the 2000 International codes for basic building, mechanical, and plumbing work. Electrical work shall conform to the National Electrical Code.

UNDERGROUND UTILITIES ACT, PUBLIC ACT 53 OF 1974 – The Underground Utilities Act, Public Act 53 of 1974 was enacted to require notification of local public, quasi public, and private utilities of excavation in the area of their facilities.

CITY CODE AND ORDINANCES – Chapter 38 of the City Code outlines the requirements for land division within the City. Chapter 2 of the City Code authorizes the adoption and publication of municipal standards for Streets, Storm Sewers and Sidewalks. Chapter 66 of the City Code references the sources of the standards for utilities.

SAINTARY SEWERS AND WATER MAINS – Sanitary sewers shall be constructed in accordance with the requirements of the Southern Clinton County Municipal Utilities Authority. A copy of the Sanitary Sewer Standards is available at the Authority.

The Lansing Board of Water and Light provides water service to the City of DeWitt. Extensions of water mains must meet the requirements and standards of the Board.

UTILITY LOCATION WITHIN STREET RIGHT-OF-WAY – The utilities listed below shall be constructed in the designated location within a street rights-of-way unless existing utility locations preclude conformance to the standard locations.

Sanitary Sewers - south or west side, 7 feet from the centerline of the right-of-way.

Storm Sewers - north or east side, 7 feet from the centerline of the right-of-way.

Water Mains - north or east side, 22 feet from the centerline of the right-of-way.

Gas Mains - south or west side, 38 feet from the centerline of the right-of-way.

Other Utilities - as approved by the Municipal Engineer. Requirements of the Clinton County Road Commission shall be considered in locating utilities.

EASEMENTS – Where easements are required, it is the responsibility of the Developer to secure all easements for streets and utilities. Easements and deeds of grants shall be transferred to the Municipality prior to acceptance of the project.