

# CALVIN TOWNSHIP

- **DIAMOND VIEW SUBDIVISION**

1. A water supply permit must be obtained from the Health Department.
2. Public Sewers

- **LONG LAKE SUBDIVISION**

1. All wells in this plat must pass through a 10' impervious layer or they must be at least 85' in depth and have at least 50' submergence.
2. Due to hardness concentrations exceeding the secondary maximum contaminate levels; a water treatment system may be desired.
3. A water supply permit must be obtained from the Health Department prior to construction beginning on any lot.
4. A sanitation permit must be obtained from the Health Department prior to construction beginning on any lot.

- **SAIL HARBOR #1**

1. On all lots the water well shall be located in the front of the lot and within 12' of the front building line established by these covenants.
2. A water supply permit must be obtained from the Health Department.
3. As to the location of the well and sewage disposal system (as well as the location of all buildings) approval must first be obtained from the Architectural Committee as herein provided.
4. Pubic Sewers

- **SAIL HARBOR #2**

1. All water wells in the subdivision must be located on the lake side of the dwellings.
2. On all lots the water well shall be located within 20' of the building line established by covenants.
3. A water supply permit must be obtained from the Health Department.
4. Public Sewers

- **TRIPLE L ACRES**

1. A water supply permit must be obtained from the Health Department.
2. A sanitation permit must be obtained from the Health Department prior to any construction.
3. All dwellings shall be connected prior to occupancy to a septic tank or sewer of material, size and designed approved and installed under the supervision of the Michigan Department of Health or its designated agency.

# HOWARD TOWNSHIP

- **DAISY ACRES**

1. An on-site sewage disposal permit shall be obtained from the Cass County Health Department prior to the issuance of a building permit and before construction is initiated. Septic tank-tile field sewage systems will be required; drywells will not be allowed.
2. All water wells shall be installed in accordance with the requirements of Act 294, Public Acts of 1965, the Groundwater Quality Control Act.
3. All water wells must penetrate at least one impermeable soil strata and be drilled to a minimum depth of 100'.
4. A water supply permit must be obtained from the Health Department.

- **HICKORY HILLS SUBDIVISION**

1. All wells should be installed at a minimum depth of 68' or at a depth which penetrates a minimum of 10-15' of impervious barrier protecting the water supply.
2. A sanitation permit must be obtained from the Health Department prior to construction beginning on any lot.
3. A water supply permit must be obtained from the Health Department.
4. A uniform method of development should be used in regards to the location of wells and sewage disposal facilities. This department recommends that the sewage disposal facilities be located on the road side of the house and the well on the opposite side of the house. This will insure ease in isolating wells and sewage disposal facilities as the development grows. Public water and sewage disposal facilities will undoubtedly reach the area in the future. If a uniform approach is used, the expense and difficulty in making connections to these facilities will be minimized.

- **MISTY ACRES EAST NO. 2**

1. A sewage disposal permit must be obtained for each sewage disposal system and an inspection made of the completed system.
2. Only tile fields and drain beds will be approved because of the shallow water supplies in the area.
3. If in the future, it is determined that problems are being created due to improperly operating sewage disposal systems an approved public sewage disposal system shall be installed.
4. All wells shall be installed at a depth of at least 100' by a Michigan licensed well driller.
5. A water supply permit must be obtained from the Health Department.
6. If in the future it is determined that the private water supplies are creating potential health hazards, an approved public water supply shall be installed.

- **MISTY ACRES EAST NO. 3**

1. All dwellings shall be connected prior to occupancy with a septic tank of material, size and design approved by the State Department of Health and installed under the supervision of said department. If and when municipal sanitary sewers are available, all dwellings within the subdivision shall be connected to such sewer. The septic system restrictions are as follows:
  - For lots 63 and 64, the building set back line will be 70' back from the road right of way. A 3,500 sq. feet area will be set aside at the front of the lots for the septic system. The initial septic system, and any replacements, shall be located between the dwelling and the road and such area shall not be used for any other purpose unless approved by the Cass County Health Department. All topsoil will be removed and replaced with clean sand fill.
  - For lots 65, 66, 67, 68, 77 and 70 the building set back line will be 55' back from the road right of way. A 3,500 sq. feet area will be set aside at the front of the lots for the septic system. The initial septic systems, and any replacements, shall be located between the dwelling and the road and such area shall not be used for any other purpose unless approved by the Cass County Health Department. Except for lots 65, 67 and 79, all topsoil will be removed and replaced with clean sandfill. As to lots 65, 67 and 79 the initial septic systems and any replacements, shall be located in the area where clean sandfill has previously been placed.
  - For lot 70, the building set back line will be 55' back from the road right of way. The septic system will be 3,500 sq. feet in area with all topsoil removed and replaced with clean sandfill. The initial septic system, and any replacements, shall be located between the dwelling and the road and such area shall not be used for any other purpose unless approved by the Cass County Health Department. The dwelling to be built on this lot is to be at the same elevation as the present dwelling to the East.
  - All other lots in the subdivision will have a minimum of 55' building set back and 3,500 sq. feet area of the septic system at the front of the lots, all topsoil in these areas are to be removed and replaced with clean sandfill. The initial septic system, and any replacements shall be located between the dwelling and the road and such area shall not be used for any other purpose unless approved by the Cass County Health Department.
2. All dwellings shall be connected prior to occupancy to a well which has been drilled to a minimum of 100' in depth or to municipal water if available, approved by the State Department of Health. The well should be located behind all dwellings and shall be at least 50' from the septic system. If and when municipal water is available, future dwellings within the subdivision shall be connected to such water system.

- **CARBERRY FAIR SUBDIVISION**

1. Public Water – No well plat restrictions.
2. A sanitary septic system shall be installed at the lot owner's expense for each dwelling erected in the subdivision. Such septic system shall be of a type and construction and so located on the individual lot as to be approved in written by the appropriate regulatory agency as required in Cass County, Michigan. No other sanitary provision or device for sewage disposal shall be installed or permitted to remain in this subdivision, except a municipal sewage collection system.
3. No residential building may be erected on any lot until the owner or proposed owner has completed an application in proper form for septic tank approval, filed such with the Cass County Health Department or its successor, and such application has been approved and a septic tank permit has issued as to such lot.
4. Upon each lot there is hereby established a reserve are for the possible future installation of a septic system to replace the initial septic system upon its failure to function properly. Such reserve area shall be not less than 500 square feet, preferably located in the rear yard of each lot, and upon which there shall not be located or placed any permanent structure of any kind. This restriction shall not be amended or terminated and shall run with the land and be binding upon all parties hereunder, their successors, assigns or personal representative and shall be, therefore, irrevocable. Provided, however, this provision shall be of no further effect and terminate as to any lot which is connected to and serviced by a municipal sewer system.

# **JEFFERSON TOWNSHIP**

- **WOODFIELD HILLS                      LOTS 1-18**
  1. A sanitation permit must be obtained before construction begins on any lot.
  2. Well must reach a depth of 180; or must pass through a protective barrier of at least 10' in thickness.
  3. A water supply permit must be obtained from the Health Department.
  
- **WOODFIELD HILLS NO. 2            LOTS 19-46**
  1. A sanitation permit must be obtained before construction begins on any lot.
  2. Well must reach a depth of 100' or must pass through a protective barrier of at least 10' in thickness.
  3. A water supply permit must be obtained from the Health Department.
  
- **WOODFIELD HILLS NO. 3&4      LOT 47-72**
  1. A sanitation permit must be obtained before construction begins on any lot.
  2. Well must pass through a 10' impervious layer or they must be at least 120' in depth and have at least 50' of submergence.
  3. Due to iron and hardness concentrations exceeding the secondary maximum contaminate levels; a water treatment system may be desired.
  4. A water supply permit must be obtained from the Health Department prior to construction beginning on any lot.

# **LAGRANGE TOWNSHIP**

- **APPLE BLOSSOM ESTATES**
  1. A sewage disposal permit must be obtained for the installation of the sewage disposal system.
  2. The public water supply from Cassopolis must be used. No private water supplies will be approved.
  
- **DANIEL HEROY'S SUBDIVISION**
  1. That all sewage disposal systems shall be isolated from the waters edge by a minimum of 50'.
  2. All final disposals, such as dry wells or tile fields or beds shall not be installed within 2' of the known high ground water level.
  
- **POKAGONEK EDAWAT** – No known plat restrictions
  
- **STONE LAKE SHORES** – Public Water & Sewer
  
- **RUDOLPHI WOODS SUBDIVISION** - Public sewer and water

# MARCELLUS TOWNSHIP

- **BLUE BIRD MANOR**
  1. Well must reach 179' in depth or pass through a protective barrier of at least 10' in thickness.
  2. A water well permit must be obtained prior to beginning any construction
  3. A sewage disposal permit must be obtained prior to beginning any construction.
  
- **MELVILLE'S ESTATES** – No known plat restrictions
  
- **MELIVLLE'S #2** – No known plat restrictions

# MASON TOWNSHIP

- **AUTUMN COVE SUBDIVISION**
  1. All wells in this plat shall pass through a clay barrier of at least 10' in thickness, or they must be at least 83' in depth, and have 50' of submergence.
  2. Water supply permit must be obtained prior to construction beginning on any lot.
  
- **FIELDVIEW SUBDIVISION**
  1. All wells in this plat must be drilled to a depth of 65' or they must pass through a protective clay barrier of at least 10' in thickness.
  
- **LEONARD ESTATES** – No known plat restrictions
  
- **MAPLE GLEN** - No known plat restrictions
  
- **MEADOW ESTATES SUBDIVISION**
  1. All wells shall be installed by a Michigan licensed well driller and all water pumps shall be installed by a Michigan licensed pump installer. The well driller may do both.
  2. All wells shall be drilled to such a depth that the casing penetrates a protective barrier.
  3. Well pits shall not be used in the subdivision.
  4. All sewage disposal systems shall be in conformance with the Cass County Sewage Disposal Regulations.
  5. All final disposal systems shall be of a shallow design such as tile fields or tile beds and not contain less than 130 square feet of surface area per bedroom.
  
- **METCALFS MEADOWS** – No known plat restrictions



- **PARKER'S ESTATES**

1. On all lots the water well shall be located on the street side of the dwelling.
2. All water wells and necessary appurtenances will be installed by a Michigan licensed well drilling under Act 294, P.A. 1965.
3. All water wells shall be installed to a suitable depth below the layer of blue clay lying approximate 90' below the ground surface.
4. A sewage disposal permit must be obtained from the Cass County Health Department prior to beginning construction on any lot.
5. On all lots the septic tank and dry well and/or drain field shall be on the rear side of the dwelling and shall be no closer to the well than 50'.
6. Only gravity-flow sewage disposal systems will be allowed.
7. The sewage system must be of the absorption field type and the bottom of the tile in the disposal field laid on a 6" layer of ½ to 1 ½ inch washed crushed stone or gravel at a depth of 16-24 inches deep and covered with 4 to 6 inches of washed crushed stone or gravel before back filling.

- **TERRACE VILLAGE - No Plat Restrictions**
- **TERRACE VILLAGE #2 - No Plat Restrictions**
- **TERRACE VILLAGE #3 - No Plat Restrictions**

- **SUNSET GARDENS SUBDIVISION**

1. All wells in this plat must be at least 127' in depth and have at least 50' of submergence.
2. A water supply permit must be obtained prior to construction beginning on any lot.
3. A sanitation permit must be obtained prior to construction beginning on any lot.

# MILTON TOWNSHIP

- **ELDELWEISS MANOR #2**

1. All sewage disposal systems installed in the subdivision must be gravity flow. It will be required that only septic tank and tile fields or drain bed be installed in the subdivision. Drywells will not be approved. All septic and drainage systems must meet Cass County requirements and must be approved by same.
2. All well water supplies must be installed by a Michigan Registered Well Driller to a minimum depth of 100' or through a protective clay barrier.

- **GLYNAYRE SUBDIVISION**

1. A sanitation permit must be obtained prior to construction beginning on any unit.
2. A well permit must be obtained prior to construction beginning on any unit.
3. All wells in this site condominium must have 50' submergence.
4. The partial chemical results were found to be satisfactory with the exception of hardness (as calcium carbonate) which was elevated. Although not considered a health concern, this may require treatment of the water supply to prevent scaling of water fixtures and pipes.

- **HIDDEN HILLS ESTATES**

1. Sanitation permit must be obtained prior to construction beginning on any unit.
2. Well permit must be obtained prior to construction beginning on any unit.
3. All wells in this site condominium must have 50' submergence.

- **IRONWOOD HEIGHT #2**

1. Because of a 60 foot anticipated well depth and because there is no impervious protection for the water supply aquifer, it will be required that all secondary disposals (tile fields, drain beds, drywells) be located a minimum of 100' from the wells.

- **KESTRAL HILLS SUBDIVISION**

1. A sanitation permit must be obtained before construction begins on any lot.
2. Wells drilled in this plat must meet or exceed a depth of 150' or pass through a protective clay barrier of 10'.

- **KNOLLWOOD RESERVE**

1. Wells drilled in this plat must meet or exceed a depth of 100' or pass through a protective clay barrier of 10'.

- **RED RUN SUBDIVISION**

1. No Plat Restrictions – Recommend that wells in the subdivision be tested for nitrates prior to completion.

- **PINE RIDGE SITE CONDOMINIUM SUBDIVISION**

1. A sanitation permit must be obtained prior to construction beginning on any lot.
2. A water supply permit must be obtained prior to construction beginning on any unit.
3. All wells in this plat must pass through a 10' impervious layer or they must be at least 100' in depth and have at least 50' of submergence.

# **NEWBERG TOWNSHIP**

# ONTWA TOWNSHIP

- **CHICAGO TRAILS FARMS SUBDIVISION**

1. All wells in this plat must pass through a 10' impervious layer or they must be at least 130' in depth and have at least 50' of submergence.
2. Water supply permit must be obtained prior to construction beginning on any lot.
3. Public Sewers

- **CHICAGO TRIALS FARM SUBDIVISON #2**

1. All wells in this subdivision must pass through an impervious layer at least 10' thick or must be drilled to a depth of 130'.
2. Water supply permit must be obtained prior to construction beginning on any lot
3. Public Sewers

- **EAGLES NEST SUBDIVISION**

1. All wells installed in this plat must reach a depth of 90' or they must pass through a protective barrier of at least 10' of thickness.
2. Water supply permit must be obtained prior to construction beginning on any lot
3. The disposal area should be located on the highest ground available on each lot. Please also know that at least 4' of dry soil will be needed between the bottom of the installed absorption fields, and where high water sign is found.
4. A sanitation permit must be obtained prior to construction beginning on any lot.

- **EAGLE LAKE SOUTH SUBDIVISON**

1. A sewage disposal permit must be obtained before any construction of the house or sewage disposal system is started.
2. All sewage disposal systems installed in the subdivision must be gravity flow.
3. It will be required that only septic tank and tile fields or drain beds be installed in the subdivision. Drywells will not be approved.
4. All sewage disposal systems must be installed on the road side of the house.
5. All wells construction in the subdivision must be installed to a depth of approximately 150'. Wells must draw from the same water aquifer as the test well.
6. Wells must be in accordance with Act 294 of Public Acts of 1965.

- **EAGLE POINT ESTATES**

1. Wells drilled in this plat must reach 130' depth or they must pass through a protective barrier of at least 10' in thickness.
2. Water supply permit must be obtained prior to construction beginning on any lot

- **LAKESHORE LANDING**

1. Water supply permit must be obtained prior to construction beginning on any lot
2. Wells drilled within this site condominium must pass through a 10' impervious layer or they must be at least 120' in depth and have at least 150' of submergence.

- **LAWNDALE #2**

1. A sewage disposal permit must be obtained from the Cass County Health Department before any construction of either a building or sewage disposal system is commenced.
2. All sewage disposal systems installed must be gravity flow.
3. Only septic tank and tile fields or drain beds may be installed. No drywells are permitted.
4. Placement of the sewage disposal systems on each lot will be determined by the Cass County Health Department when a sewage permit is issued.
5. At such time that a municipal sewage facility is available to the platted lots, connection may be required as determined by the responsible municipal agency.
6. All wells constructed must be installed to a depth of not less than 100'.
7. All wells must be installed in accordance with Act 296 of Public Acts of 1965.

- **NORTH AMERICAN INDUSTRIAL PARK**

1. Public Sewer & Water

- **NORTHLAND SUBDIVISION**

1. Wells installed in this plat must reach a depth of 75' or they must pass through a protective barrier of at least 10' in thickness.
2. A sanitation permit must be obtained before construction begins on any lot.

- **REGAL PLACE SUBDIVISION – SECTION 1 & 2**

1. Wells drilled in this plat must reach a depth of 120' or pass through a protective clay barrier of at least 10' in thickness.
2. A water well permit must be obtained prior to construction beginning on any lot.

- **THE PINES AT EAGLE LAKE**

1. Wells installed in this plat must reach a depth of 90' or they must pass through a protective barrier of at least 10'.
2. Septic systems on lots 2, 3, 4 and 5 will have to be located on the highest ground available near Eagle Cove Street.
3. At least 4' of dry soil will be needed between the bottom of the installed absorption fields, and where high water sign is found. Therefore, some sandfill modification may be necessary on some lots.
4. A sanitation permit must be obtained before construction begins on any lot.

- **SHERMAN ACRES**

1. A sanitation permit must be obtained before construction begins on any lot.
2. Only gravity-flow sewage disposal will be allowed.
3. All water wells and necessary appurtenances will be installed by a Michigan licensed well driller under Act 294, P.A. 1965.
4. All water wells shall be installed to a suitable depth below the layer of clay which was found in the test well between 36' and 81'.
5. All well casings upon the completion of the wells shall be properly terminated at least 1' above the finish grade.

- **SOUTHFORK SUBDIVISION**

1. All wells drilled in this plat must be 150' in depth and have at least 50' of submergence.
2. A water supply permit must be obtained prior to construction beginning on any lot.
3. A sanitation permit must be obtained before construction begins on any lot.

- **SEASIDE ESTATES**

1. Wells installed in this plat must reach a depth of 90' or they must pass through a protective barrier of at least 10' thickness.
2. Lot #3 shall have the sewage disposal system placed on the western most portion of the lot and in order to isolation the bottom of the system from water table up to 2' of clean coarse sandfill may be needed in the area of final sewage disposal.
3. Lot #4 shall have its system placed in the northwest corner of the lot.
4. Lot #5 shall have its system located in the western most part of the lot, ear the cul-de-sac on the highest ground available.
5. All the systems installed in this plat shall be isolated from water table signs by at least 4' and no system shall have its bottom lower than the 801 elevation mark. This may require sandfill modification on some lots.
6. A sanitation permit must be obtained before construction begins on any lot.

- **WAGON WHELL**

1. A sewage permit shall be obtained from the health department prior to beginning construction of any lot. Each lot will be evaluated separately.
2. There shall be no drywells.
3. All well water supplies on any lot in the subdivision must be installed by a Michigan Licensed well driller.
4. All well must be installed to a depth of approximately 100' or pass through a protective clay barrier.

- **WILKINSON TRAIL**

1. Public Sewers
2. All wells drilled in this plat shall reach a depth of 100' or must pass through a protective barrier of at least 10' in thickness.



# PENN TOWNSHIP

# **POKAGON TOWNSHIP**

- **INDIAN LAKE SOUTH SHORE ANNEX** - No known plat restrictions
  
- **MERRYWILL SHORES**
  1. A sanitation permit application will be required prior to starting any construction on any log.
  2. A private water supply application will be required prior to starting any construction on any lot.

# PORTER

## NORTH & SOUTH TOWNSHIP

- **BAIR LAKE SHORES** - No known plat restrictions
  
- **CLOVERLEAF ESTATES**
  1. Septic permit shall be obtained prior to the commencement of construction of any building on any lot in the plat.
  2. No sewage disposal system shall be constructed upon any lot in the plat unless the same be a gravity flow sewage disposal system.
  3. All water wells upon any lot in the plat shall be installed to a suitable depth below the layer of clay that is present in said lands, and as the same was found in the test well, between 36' and 90' depth.
  4. All well casings upon the completion of the wells shall be properly terminated at least 1' above the finish grade.
  
- **COVERDALE TERRACE #2**
  1. A sewage disposal permit must be obtained.
  2. All sewage disposal system installed must be gravity flow.
  3. Only septic tank and tile fields or drain beds be installed in the subdivision. Drywells will not be approved.
  4. The placement of the sewage disposal system on each lot will be determined by the health department when the sewage permit is issued.
  5. No sewage system shall be constructed on lots number 3 through 11 inclusive, except under one of the following methods:
    - The excavation of all clay (down to sand) in an area not less than 2700 sq. fee and subsequently back filling with suitable sand; or
    - "Deep-Trenching" of an individual bed to the sand layer.
  6. At such time that the municipal sewage facility is accessible to these parcels, connection may be required.
  7. All wells constructed must be installed to a depth of not less than 100'
  
- **COVERDALE TERRACE NO. 3**
  1. A sewage disposal permit must be obtained.
  2. All sewage disposal system installed must be gravity flow.
  3. Only septic tank and tile fields or drain beds be installed in the subdivision. Drywells will not be approved.
  4. The placement of the sewage disposal system on each lot will be determined by the health department when the sewage permit is issued.
  5. At such time that the municipal sewage facility is accessible to these parcels, connection may be required.
  6. All wells constructed must be installed to a depth of not less than 100'

- **HILLVIEW #2**
  1. All water wells must be approximately 100' deep since no consistent impermeable barrier is available.
  2. All on-site sewage systems shall be drain-fields with each lot evaluated on an individual basis.
  3. A horizontal isolation of 75' shall be required between water wells and on-site sewage disposal.
  
- **INDIAN LAKE TERRACE** - No known plat restrictions
  
- **LAKEPARK ESTATES**
  1. All wells must be drilled to a minimum depth of 58' and through a protective clay barrier.
  
- **PRAIRIE VIEW POINT SUBDIVISION**
  1. All wells in this plat must pass through a 10' impervious layer or they must be at least 119' in depth and have at least 50' of submergence.
  2. A water supply permit must be obtained prior to construction beginning on any lot.
  3. A sanitation permit must be obtained prior to construction beginning on any lot.
  4. Lots 11 & 12 shall place the sewage disposal system on the west side of the lot. Lots 13 & 16 shall place sewage disposal system on the north side of the lot.
  
- **RAINBOW RIGE**
  1. No construction can begin on any lot without first obtaining a sanitation permit from the Cass County Health Department.
  2. Lots 4, 5, 6, 7, 8, 9, 10, 11, & 12 when developed must utilize the site layout plans on file with the health department.
  3. Wells drilled must reach a depth of at least 70' or they must pass through a protective clay barrier of 10' in thickness.
  
- **SOUTH SHORE NO. 2**
  1. No known plat restrictions
  
- **UNION GARDENS SUBDIVISION**
  1. All wells must pass through a protective clay barrier.
  
- **UNION HEIGHTS** - No known plat restrictions
  
- **UNION HEIGHTS #2** – No known plat restrictions

# **SILVER CREEK TOWNSHIP**

- **DEWEY BROOK SUBDIVISION** - No known plat restrictions
- **INDIAN WOOD ESTATES** - No known plat restrictions
- **PRIEST LAKE HILLS SUBDIVISION**
  1. A sewage permit must be obtained before any construction of house or system is started.
  2. All sewage disposal systems installed in the subdivision must be gravity flow.
  3. It is required that only septic tanks and tile fields be installed in the subdivision. Drywells will not be approved.
  4. All sewage disposal systems must be installed a minimum of 150' from the lake and always installed on the roadside of the house.
  5. Lots 22 and 23 which border between each easement must have their sewage disposal systems installed on the opposite side of the lot from the drainage easement.
  6. Lots 17 and 18 may require special consideration in the design of the house so that there is an ample amount of room on the high level ground for the installation of a sewage disposal system and its replacement.
  7. Lot 43 which borders a drainage easement must have its sewage disposal system installed on the opposite side of the lot from the drainage easement.
  8. Lot 42 which borders a draining easement must have its sewage disposal system installed on the opposite side of the lot from the easement. This lot may also require fill to bring it into compliance for required depth to the water table.
  9. Lots 45 and 47 will require at least 2 ½' of fill to be in compliance with the depth to ground water table.
  10. All sewage systems must be covered with an approved material. In certain areas the original soil is not acceptable because of top soil.
  11. Any land which soil has been deposited will not be accepted for on-site sewage.
  12. All wells constructed must be installed to a depth of 100'.

# VOLINIA TOWNSHIP

## **WAYNE TOWNSHIP**

- **GLENWOOD HEIGHTS** - No known plat restrictions
- **WHISPERING PINES SUBDIVISION** – No known plat restrictions