

## SUPERIOR CHARTER TOWNSHIP LAND DIVISION APPLICATION

You **MUST** answer all questions and include all attachments or this application will be returned to you as incomplete. Bring or mail the completed application to: 3040 N. Prospect, Ypsilanti, MI 48198, for the municipal reviewing agent.

Division of land within the Township requires prior Township approval whenever a proposed division is less than 40 acres and is not otherwise exempt from the requirement by the Township's Land Division Ordinance. NOTE: Approval of a proposed land division is not a determination that any resulting parcel complies with other Township Land Use Ordinances and/or regulations, or that a building permit can or will be issued for any resulting parcel in the future.

### Applicant Information.

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, state, zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

This form is designed to comply with section 109 of the Michigan Land Division Act (formerly the subdivision control act), P.A. 288 of 1967, as amended, and the Township's Land Division Ordinance.

### 1. LOCATION OF PARENT PARCEL TO BE SPLIT:

Address: \_\_\_\_\_ Road Name: \_\_\_\_\_

Parent parcel number: \_\_\_\_\_

Legal description of Parent Parcel (attach extra sheets if needed).

### 2. PROPERTY OWNER INFORMATION:

Name: \_\_\_\_\_ Phone: (\_\_\_\_) \_\_\_\_\_  
Address: \_\_\_\_\_ City, State: \_\_\_\_\_ Zip: \_\_\_\_\_

### 3. DESCRIBE THE DIVISION(S) BEING PROPOSED:

- A. Is the proposed division from a parent parcel (parcel created on or before March 31, 1997)? (yes or no)
- B. Is the proposed division from an exempt split or other parcel created subsequent to March 31, 1997? (yes or no) If yes, what is the recording date of the parcel being divided? \_\_\_\_\_
- C. Total acreage of the parcel or tract being divided. \_\_\_\_\_
- D. Number of proposed new Parcels \_\_\_\_\_
- E. Intended use (residential, commercial, etc.) \_\_\_\_\_
- F. Is the parcel to be divided a lot or outlot in a platted subdivision? (yes or no)
- G. Are all proposed new parcels greater than or equal to 40 acres? (yes or no). If so, is each resulting parcel accessible as defined by the Township's Land Division Ordinance? (yes, or no).
- H. Does each proposed parcel have a depth to width ratio of 4 to 1 or less? (yes or no).
- I. Does each parcel have a width not less than required by the Township's Land Division and/or Zoning Ordinance? (yes or no).
- J. Does each parcel have an area not less than required by the Township's Land Division and/or Zoning Ordinance? (yes or no).
- K. Does each resulting parcel of the proposed division provide access to an existing or proposed public road? (yes or no).
- L. Does each resulting parcel that is a development site have adequate easements for public utilities from the parcel to existing public utility facilities? (yes or no).

### 4. RIGHT TO MAKE FUTURE DIVISIONS EXEMPT FROM PLATTING:

The owner or proprietor of a parent parcel may transfer the right to make divisions exempt from platting. If the proposed division includes the transfer of future division rights, you must include a statement in the deed in substantially the following form: "The grantor grants to the grantee the right to make \_\_\_\_\_ division(s) under section 108 of the Land Division Act."

- A. Is the proposed division being made from a parent parcel? (yes or no)
- B. Does the proposed division include a transfer of the right to make future divisions exempt from platting under the Act? (yes or no). If yes, provide the following information:

Total number of divisions (parcels) allowed to the parent parcel - \_\_\_\_\_

Number of parent parcel divisions (parcels) made prior to this application - \_\_\_\_\_

Number of divisions (parcels) resulting from this application - \_\_\_\_\_

Number of divisions (parcels) remaining in the parent parcel after this application - \_\_\_\_\_

Proposed number of division rights being transferred - \_\_\_\_\_

Number of future division rights (if any) go with which parcels?

Parcel # J-10- - - - (\_\_\_\_\_ acres) has \_\_\_\_\_ # of future divisions if any.

Parcel # J-10- - - - (\_\_\_\_\_ acres) has \_\_\_\_\_ # of future divisions if any.

Parcel # J-10- - - - (\_\_\_\_\_ acres) has \_\_\_\_\_ # of future divisions if any.

5. **DEVELOPMENT SITE LIMITS:**

Check each item that represents a condition which exists on the parent parcel.  
Any part of the parcel:

\_\_\_\_\_ Is riparian or littoral (it is a river-bank or lake-front parcel)

\_\_\_\_\_ Includes a wetland

\_\_\_\_\_ Is within a flood plain

\_\_\_\_\_ Is on muck soils or soils known to have severe limitations for on-site systems

\_\_\_\_\_ Is known or suspected to have an abandoned well, underground storage tank or contaminated soils

6. **ATTACHMENTS:** (all attachments must be included).

Letter each attachment as shown here.

A. A scale drawing that complies with the requirements of the Township's Land Division Ordinance and P.A. 288 of 1967, as amended, for the proposed division(s) showing:

1. Parent parcel boundaries, area and dimensions (as of March 31, 1997), and

2. Parcel lines, boundaries and area of all previous divisions made from the parent parcel after March 31, 1997 (indicate when made and recorded or none), and

3. The parcel lines, area, and dimensions of all resulting parcels from the proposed division(s), and

4. existing and proposed road/easement rights of way, and

5. existing and proposed easements for public utilities from each resulting parcel that is a development site to existing public utility facilities, and

6. any existing improvements (buildings, wells, septic systems, driveways, etc.)

B. Provide the name for, and attach a legal description of, any proposed new road, easement or shared driveway. Note: a new road name can not duplicate an existing road name.

C. Legal description for each resulting parcel from the proposed division.

D. Indication of approval, or permit from County Road Commission, MDOT or Superior Charter Township, for each proposed new road, easement, or shared driveway for accessibility pursuant to the Township's Land Division Ordinance.

E. A copy of any deed or conveyance that transfers to the applicant the right to make the proposed division.

F. A fee of \$\_\_\_\_\_.

G. Other (please list).

7. **IMPROVEMENTS:**

Describe any existing improvements (buildings, well, septic, etc.) which are on any of the resulting parcels from the proposed division, or indicate none (attach extra sheets if needed).

8. AFFIDAVIT and permission for municipal, county and state officials to enter the property for inspections:

I agree that the statements made above are true, and if found not to be true, this application and any approval will be void. Further, I agree to comply with the conditions and regulations provided with parent parcel division. Further, I agree to give permission for officials of the municipality, county and the State of Michigan to enter the property where this parcel division is proposed for purposes of inspection to verify that the information on the application is correct at a time mutually agreeable with the applicant. I understand that the Township's approval of the proposed division is not a determination that the resulting parcels comply with the Township's zoning ordinance and does not include any representation that a building permit can or will be issued for any resulting parcel, nor does approval of a proposed division convey rights under any other statute, building code, zoning Ordinance, deed restriction or other property rights.

Finally even if this division is approved, I understand that zoning, local Ordinances and state Acts change from time to time, and if changed the divisions made here must comply with the new requirements (apply for division approval again) unless deeds, land contracts, leases or surveys representing the approved divisions are recorded with the Register of Deeds or the division is built upon before the changes to laws are made.

Property Owner's Signature \_\_\_\_\_

Date: \_\_\_\_\_

DO NOT WRITE BELOW THIS LINE

Reviewer's action \_\_\_\_\_

Total \$ \_\_\_\_\_

Receipt # \_\_\_\_\_

Approved: Conditions, if any: \_\_\_\_\_

Denied: Reasons (cite): \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_