

PARCEL DIVISION APPLICATION

No. _____ Date _____

ANN ARBOR CHARTER TOWNSHIP

3792 Pontiac Trail, Ann Arbor, Mi 48105

734-663-3418 www.aatwp.org

Please answer all questions and include all attachments. Bring, mail or email the completed application to Ann Arbor Township, 3792 Pontiac Trail Ann Arbor, MI 48105. If you have any questions, please contact the Zoning Administrator: 734-663-3418.

Approval of a division of land is required before it is sold, when the division results in a parcel less than 40 acres and it is not just a property line adjustment between adjacent parcels (Sec 102(d) and (e) of P.A. 288 of 1967 MCL 560.102(d) and (e)).

This form is designed to comply with Sec. 108 and 109 of the Michigan Land Division Act (formerly the Subdivision Control Act, P.A. 288 of 1967) MCL 560.108 and 109 ("Statute").

Land Divisions are subject to the requirements of the Statute and Chapter 58, Article III, Sections 58-276 through 58-282 of the Township Code of Ordinances ("Code").

Approval of a division is not a determination that the resulting parcels comply with other laws, ordinances or regulations.

1. Location of parent parcel to be divided:

Address _____

Parent Parcel ID _____ - _____ - _____ - _____

Legal Description of Parent Parcel _____

Attach if Necessary

2. Property Owner Information (provide proof of ownership):

Name _____ Phone _____

Address _____ City, State, Zip _____

3. Describe the division(s) proposed:

A. Number of new parcels _____

B. Intended use (residential, commercial, etc) _____

C. Does each proposed parcel have a depth to width ratio of 4 to 1 or less? _____

D. Does the area and width of each parcel comply with Township ordinances? _____

E. The division provides each resulting parcel with access to an existing public road by:
 frontage on an existing public road (road name _____.)

a new public road (proposed road name: _____.)

Approval of the public road is required.

a new private road (proposed road name: _____.)

Approval of the private road is required.

a recorded easement (driveway) (cannot service more than 2 parcels)

F. Provide a legal description of proposed road or shared driveway _____

G. Provide a legal description for each resulting parcel (new parcel(s) and remainder of parent parcel) _____

Number of divisions available to parent parcel under Land Division Act prior to approval of this Application _____

Number of divisions used in this Application _____

4. Future Divisions that may be allowed but not included in this application:

Unallocated divisions available to parent parcel under the Land Division Act after deducting those used in this Application _____

Are any unallocated divisions transferred to the newly created parcel(s)? _____

If so, identify the number of divisions transferred to each new parcel and divisions retained by parent parcel _____

(See section 109(2) of the Statute. The conveyance must include both statements as required in section 109 (3) and (4) of the Statute.

5. Development Site Limits (check each condition which exists on the parent parcel)

- ____ Waterfront property (river, lake, pond, etc.)
- ____ Wetland
- ____ Within a floodplain
- ____ Existing drainage easements
- ____ Known or suspected of having an abandoned well, underground storage tank or contaminated soils

6. Attachments - all the following MUST be included with Application:

A. A **scale** drawing (Survey usually required) of the proposed division(s) of the parent parcel showing:

- i Boundaries as of March 31, 1997
- ii All previous divisions made after March 31, 1997 (indicate when made)
- iii The proposed divisions and dimensions
- iv Existing and proposed public or private roads and access easements (driveway)
- v Easements for public utilities from each resulting parcel to existing public utility facilities
- vi Any existing improvements (buildings, wells, septic systems, driveways, etc.)
- vii Any of the features checked in question number 5

B. A copy of the proposed deed(s) which contains the following statement: "This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act."

C. A copy of the proposed deed(s) which includes a statement which substantially reads: "The grantor grants to the grantee the right to make *{insert number}* division(s) under section 108 of the Land Division Act, PA288 of 1967."

D. Indication of approval or permit from the Washtenaw County Road Commission or MDOT for each proposed new road, easement or shared driveway.

E. A fee of \$200.00 per parcel

F. Other attachments (please list) _____

7. **Improvements** Describe any existing improvements (buildings, well, septic, etc.) which are on the parent parcel, or indicate none: _____

8. Certification, Agreement and permission for municipal, county and state officials to enter property for inspections

The owner certifies that the statements made in this application are true and correct. Owner agrees to comply with any conditions imposed as part of the Land Division approval. Owner gives permission for officials of Ann Arbor Township, Washtenaw County and the State of Michigan to enter the property where this parcel division is proposed for any inspections needed to make a determination regarding the application.

Owner acknowledges that any approval of a land division is not a determination that the resulting parcels comply with other laws, ordinances, regulations, or private restrictions.

The Township and its officers and employees shall not be liable for approving a land division if building permits for construction on the parcels are subsequently denied because of inadequate water supply, sewage disposal facilities, or other factors.

Any approval of a land division is conditioned on the applicant recording with the county register of deeds, within ninety (90) days after receipt of a notice of approval, a deed or other instrument of conveyance or a survey evidencing the approved division. Such recorded survey, deed or instrument of conveyance shall include the following statement: "The Township and its officers and employees shall not be held liable for approving a land division if building permits for construction on the parcels are subsequently denied because of inadequate water supply, sewage disposal facilities or other factors."

Owner understands that any approved parcel division is subject to such changes that may occur before the recording of the division or the development of the parcels.

Property Owner's Signature _____ Date _____

Office Use Only

Total Fee \$ _____

DATE COMPLETED APPLICATION RECEIVED _____

Parcel zoning district _____

_____ Approved: Conditions, if any

_____ Denied: Reasons

Signature and Date of approval or denial

Resulting parcel property Identification Numbers:

1. _____

2. _____

3. _____

4. _____