

CHARTER TOWNSHIP OF BRIGHTON

4363 Buno Rd., Brighton, MI 48114

LAND DIVISION/COMBINATION APPLICATION

NO. _____

Approval of a division of land is required before it is sold, when a new parcel is less than 40 acres and is not just a property line adjustment (Sec 102e & f).

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 amended particularly by P.A. 591 of 1996 and P.A. 87 of 1997, MCL 560.101 et.seq.)

Approval of a division is not a determination that the resulting parcels comply with other ordinances or regulations, or that applications for building permits will be approved.

The application is complete only if all questions are answered and all attachments are included.

1. Location of PARENT PARCEL to be split: _____

Parent Parcel(s) Identification Number(s): _____
(List all Parent Parcels involved)

2. Property Owner Information:

Name: _____

Address: _____

Phone: _____ Email Address: _____

3. Proposed division(s) to include the following:

- A. Number of new parcels: _____
- B. Intended use (residential, commercial, etc.): _____
- C. Each proposed parcel must have a depth to width ratio of 4 to 1 or less.
- D. Each parcel must have a width, not less than required by ordinance.
- E. Each parcel must have an area, not less than required by ordinance.
- F. The division of each parcel provides access as follows: (check one)

_____ Each new parcel has frontage on an existing public road. Road name: _____

_____ Each new parcel has frontage on a new public road. Road name: _____

_____ Each new parcel has frontage on a new/existing private road. Road name: _____

4. Future Divisions: Please indicate the number of future divisions being transferred to each new parcel.

Note: See section 109 (2) of the Statute. Make sure your deed includes both statements as required in 109 (3 & 4) of the Statute.

5. Development site limits (Check each which represents a condition existing on the parent parcel):

- _____ Waterfront property (river, lake, pond, etc.)
- _____ Includes wetlands
- _____ Includes a beach
- _____ Is on muck soils or soils known to have severe limitations for on-site sewage system

6. IMPROVEMENTS: Describe any existing improvements (buildings, well, septic, etc., which are on the parent parcel)

7. ATTACHMENTS: All of the following attachments **MUST** be included prior to processing the application

- A. A survey, signed and sealed by a registered land surveyor, with a scaled drawing for the proposed division(s) of the parent parcel showing the following:
 - 1. Current boundaries (as of March 31, 1997)
 - 2. All previous divisions made after March 31, 1997 (indicate when made or none)
 - 3. The proposed division(s)
 - 4. Dimensions of proposed division(s)
 - 5. Existing and proposed road/easement right-of-way(s)
 - 6. Easements for public utilities from each parcel that is a development site to existing public utility facilities
 - 7. Any existing improvements (buildings, wells, septic systems, driveways, etc.)
 - 8. Any of the features checked in question number 5
- B. Legal description of each proposed new parcel
- C. Legal description of any proposed new road(s) or easement(s)
- D. Indication of approval, or permit from the appropriate county road commission or Michigan Department of Transportation, that a proposed easement provides vehicular access to an existing road or street and meets applicable location standards.
- E. A copy of any reserved division rights (sec. 109 (2) of the act) in the parent parcel
- F. Applicable fees

8. Acknowledgement:

The undersigned acknowledges that any approval of this application is not a determination that the resulting parcels comply with other applicable Township, County or State ordinances, rules or regulations which may control the use or development of the parcels. It is also understood that ordinances, laws and regulations are subject to change and that any approved division is subject to such changes that may occur before the recording of the division or the development of the parcels. The parties to this land division agree and understand that this is a courtesy division. The new tax identification number(s) issued as a result of this split are temporary until the next assessment year following this division. All taxes for the current year must be paid by year-end and will be based on the parent parcel(s). Any non-payment of taxes or special assessments (if any) will be considered a default on the entire parent parcel(s) and may be subject to forfeiture. Non-payment of taxes will void the land division at year end.

Owner(s)/Agent Signature

Date

Note: All owners must sign. If agent, authorization letter must be attached.

FOR OFFICE USE ONLY

Date Received:

Total Fee: _____ Check No: _____

Zoning District: _____

No. of Divisions: _____

Assessor Signature

Date Approved

Date Denied

Zoning Administrator Signature

Date Approved

Date Denied

Supervisor Signature

Date

Manager Signature (if sewer involved)

Date

If denied, list reasons for denial: _____
(Attach more sheets if necessary)