

SUBDIVISION REGULATIONS ORDINANCE  
NUMBER 9b  
MUSSEY TOWNSHIP, ST. CLAIR COUNTY, MICHIGAN

An Ordinance enacted under Act 228, Public Acts of 1967, as amended, and Act 168 Public Acts of 1959, as amended, of the State of Michigan, establishing regulations governing the subdivision of land: Providing standards, procedures and rules for the preparation and filing of plats, providing for preliminary and final approval or rejection of such plats by Mussey Township.

MUSSEY TOWNSHIP ORDAINS:

ARTICLE 1 - TITLE AND PURPOSE

SECTION 100. Short Title:

This Ordinance shall be known and may be designated as the "Mussey Township Subdivision Regulations Ordinance."

SECTION 101. Purpose:

Pursuant to the authority and purposes conferred by the Public Acts of the State of Michigan, this Ordinance is designed to provide standards, procedures, rules and regulations related to the making and filing of plats, to provide standards for layout and design, and to provide a method for preliminary and final approval or rejection thereof and to provide for the penalties for violation of the provisions thereof.

ARTICLE 2. DEFINITIONS

SECTION 200. Definitions:

For the purpose of this Ordinance, certain words, terms and phrases shall be defined as follows:

1. All terms as defined in the State of Michigan Subdivision Control Act of 1967 and the Township's adopted Zoning Ordinance shall control unless specifically defined hereinafter.
2. Block: Property abutting one side of a street and lying between the two nearest intersecting streets, or between the nearest such street and railroad right-of-way, unsubdivided acreage, lake, river, or live stream; or between any of the foregoing and any other similar physical barrier to the continuity of development.
3. Master Plan, General Plan or Basic Plan: The Mussey Township Master Plan, including graphics and written text, adopted by the Planning Commission on August 2, 1982, including all subsequent amendments or additions thereto.

4. Easement: A grant by the owner of the use of land by the public, a corporation or persons, for specific uses and purposes, to be designated as a "public" or "private" easement depending on the nature of the use.
5. Improvements: Grading, street surfacing, curb and gutter, sidewalks, crosswalks, water mains and lines, storm sewers, sanitary sewers, culverts, bridges, utilities, and other additions to the natural condition of the land.
6. Performance Guarantee: Any security including performance bonds, escrow agreements, cash deposits, irrevocable bank letters of credit, and other similar collateral or surety agreements, which may be accepted by the Township Board as a guarantee that required subdivision improvements will be made by the subdivider.
7. Preliminary Plat: A map showing the salient features of a proposed subdivision submitted to an approving authority for purposes of preliminary consideration prepared in conformance with the State Subdivision Control Act, and this Ordinance.
8. Final Plat: A map of all or part of a subdivision substantially in conformance with the Preliminary Plat of the Subdivision prepared as required by the State Subdivision Control Act and this Ordinance, suitable for recording by the County Register of Deeds and State Treasurer's Office.
9. Shall and May: The word "shall" is mandatory and the word "may" is permissive.
10. Wetlands: Land characterized by the presence of water at a frequency and duration sufficient to support and that under normal circumstances does support wetland vegetation or aquatic life and is commonly referred to as a bog, swamp, or marsh and is shown on the National Wetlands Inventory Maps for the Capac or Allenton quadrangles, as published by the U.S. Department of the Interior.
11. Subdivider: Where the word ": subdivider" is used it shall mean the same as "proprietor".

### ARTICLE 3 - PLAT PROCESSING

#### SECTION 300. Review Procedure:

The accompanying chart entitled "Subdivision Review Processing Requirements" is hereby made part of this ordinance and shall be followed as the procedure for the review of all submitted plats.

SECTION 300. SUBDIVISION REVIEW PROCESSING REQUIREMENTS

Mussey Township, St. Clair County, Michigan

TENTATIVE PRELIMINARY PLAT

(Planning Commission recommendation within 60 days of filing and Township Board action within 90 days of filing)

Subdivider files* preliminary plat for Tentative Approval. Clerk collects fees.	Placed on agenda of next Png. Comm. meeting. Submit copies to Engineer & Planner for review	Png. Commission reviews: - Lot sizes - Lot layout - Street layout - Utilities - Land Use - Design standards	Png. Commission recommends: - Approval - Conditional Approval, or - Denial	Township Board grants Tentative Approval or Rejects Plat
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FINAL PRELIMINARY PLAT

Subdivider files\* preliminary plat for final approval, list of authorities in Sec. 111-119 of Act 288 of 1967, and pays fees

Png. Comm. reviews & recommends Approval, Conditional Approval, or Denial within 30 days of filing

Township Board at next meeting or within 20 days after receipt of approved plats: Approve or Reject

FINAL PLAT

Subdivider submits\* Final Plat and pays fees

Township Board within 20 days or next meeting  
- Approves or  
- Rejects

\*Each submission must be on proper application forms furnished by the Township.

SECTION 301. Tentative Preliminary Plat Subdivision Requirements:

A. IDENTIFICATION AND DESCRIPTION

1. Proposed name of subdivision.
2. Location by Section, Town, and Range, or by other legal description.
3. Names and addresses of the subdivider, owner, and the planner, landscape architect, designer, engineer or surveyor who designed the subdivision layout. The subdivider shall also indicate his interest in the land.
4. Date, northpoint and scale of plat, 1"=100' is the minimum acceptable scale.

B. Existing Conditions

1. An overall area location map at a scale of not less than 1"=400'.
2. Boundary line of proposed subdivision, section or municipal limits within or adjacent to the tract and overall property dimensions.
3. Property lines of contiguous adjacent tracts of subdivided and unsubdivided land within 200 feet from the proposed plat.
4. Location, widths, and names of existing or prior platted streets and private streets, public areas and public easements within or adjacent to the tract being proposed for subdivision, including those located across abutting roads.
5. Location of existing utilities, storm drains and other underground facilities within or adjacent to the tract being proposed for subdivision.
6. Drainage patterns.
7. Topography based on United States Geological Survey Datum, at a minimum contour interval of 2 feet.
8. Vegetation on the site carefully inventoried and sketched as to type and location on a map at the same scale as the preliminary plat.

C. Proposed Conditions

A refined illustration showing the information indicated below shall be submitted as the preliminary plat drawing.

1. Layout of streets indicating proposed street names, right-of-way widths and connections with adjoining platted streets and also the width and location of alleys, existing easements and public walkways.
2. Layout, number and dimensions of lots, including building setback lines showing the width of each lot at the front setback line.
3. Indication of parcels of land intended to be dedicated or set aside for public use and/or for the use of property owners in the subdivision and any lands to be preserved in their natural state.
4. A statement of the status of the petitioner's ownership, and existing and proposed use of any parcels identified as "excepted" on the preliminary plat shall indicate how this property could be developed in accordance with the requirements of the existing zoning district in which it is located.
5. Statement of intended use of the proposed plat such as residential single-family, industrial, commercial, and etc.

SECTION 302. Final Preliminary Plat Subdivision Requirements:

Within one year after having received tentative preliminary plat approval as described above, the subdivider shall submit the Preliminary Plat for final approval.

- A. Submit to the Township Clerk ten (10) copies of the preliminary plat and other required data at the time he files copies with the authorities as required in SECTION 113 to 119 of the Subdivision Control Act. At this filing he shall include a certified list of all authorities to which he has submitted preliminary plats for review.
- B. Submit as proof of ownership a policy of title insurance, or a legal opinion with reference to ownership, for examination, so that the Township can determine whether or not the proper names appear on the plat.
- C. The preliminary plat shall be prepared in accordance with Section 120 of the Subdivision Control Act and in accordance with the requirements of this Ordinance.
- D. Identification and Description - Same as 301A.
- E. Proposed Conditions - Same as 301C
- F. An indication of the required underground utilities.

- G. An indication of system proposed for sewage by a method approved by the Township.
- H. An indication of system proposed for water supply by a method approved by the Township and the County Health Department.
- I. An indication of proposed storm drainage system, and point of outlet at the subdivision line, by a method approved by the Township and the Drain Commissioner.
- J. In the case where the subdivider wishes to subdivide only part of the property in question, the preliminary plat shall include the proposed general layout for the entire area. The part which is proposed to be subdivided first shall be clearly superimposed upon the overall plan in order to illustrate clearly the method of development which the subdivider intends to follow. Each subsequent plat shall follow the same procedure until the entire area controlled by the subdivider is subdivided.
- K. Subsoil drainage: Whenever there is reason to expect that any part of the tract has a high water table or unstable subsoil conditions, the Preliminary Plat submittal shall include a tabulated record and a keyed map of soil borings made by and certified by a registered civil engineer, or registered land surveyor.
- L. Water areas: A plan shall be submitted of any proposed water areas indicating depths, normal water levels, slopes and type of bank retention; method of controlling insects, water growths and vegetation.
- M. Proposed topography: Superimposed on the preliminary plat shall be the proposed contours, at a minimum interval of two feet, for the area including the area at least 100 feet outside of the project boundary.

SECTION 303. Final Plat Submission and Approval Requirements:

- A. The final plat shall comply with the provisions of the State Subdivision Control Act and be submitted within two years after Final Preliminary Plat Approval was granted.
- B. The final plat shall conform substantially to the preliminary plat as approved and it may constitute only that portion of the approved preliminary plat which the proprietor proposed to record and develop at the time; provided, however, that such portion conforms to this Subdivision Ordinance.

- C. Two (2) copies of the proposed Subdivision Deed Restrictions or protective covenants or a statement in writing that none are proposed shall be furnished to the Township to be filed with the Township's copy of the final plat.
- D. Upon approval of the final plat by the Township Board, the subsequent approvals shall follow the procedure set forth in the Subdivision Act. The three (3) prints of the final plat shall be forwarded: one (1) to the Clerk, one (1) to the Planning Commission and one (1) to the Building Inspector (Zoning Administrator). The five (5) mylar copies shall be forwarded to the County Plat Committee.
- E. Placing of required monument and lot corner markers may be waived by the Township Board for a period of one year from the date of approval of the final plat by the Township Board provided:
  - 1. That monuments or other markers adequately witnessed, shall be in place at all angles and at all ends of curves in the boundaries of the subdivision; and
  - 2. That the subdivider shall have delivered to the Clerk cash or a certified check or irrevocable bank letter of credit running to the Township, whichever the Township Board determines is appropriate, in amount equal to \$50.00 per monument remaining to be placed; plus \$20.00 per lot corner marker remaining to be placed; however, that a minimum deposit of \$200.00 shall be necessary regardless of the number of monuments and/or markers to be placed.

Such cash, certified check or irrevocable bank letter of credit shall be returned to the subdivider upon receipt of a certificate by a surveyor that the monuments and markers have been placed as required within the time specified. If the subdivider defaults, the Township Clerk shall engage a surveyor to locate the monuments and markers called for on the plat and on completion of the work shall return any unexpended balance of the deposit to the party from whom it was received.

- F. The Township shall require of the subdivider as a condition of final plat approval, a deposit in the form of cash, certified check, or irrevocable bank letter of credit running to the Township for the full cost, as estimated by the Township Engineer, of the public improvements under Township jurisdiction to insure the completion of said improvements and facilities within a length of time agreed upon from the date of approval of the final plat by the Township Board. The Township shall rebate to the subdivider as work progresses, amounts of any cash deposits equal to the ratio of the work completed to the entire project

provided, however, that no amount shall be reimbursed until the Township Engineer approved the same and at least ten percent (10%) shall be retained pro-rata from the entire project for each payment until one (1) year after completion of the improvements to insure against any repairs that may be necessary.

- G. One complete set of "as built" mylar drawings shall be provided by the proprietor to the Township Board at the time of final acceptance of the public improvements.

SECTION 304. Assessor's Plat:

If it is established that conditions exist whereby an assessor's plat is necessary, said assessor's plat shall comply with Section 201 to 213 of the State Subdivision Control Act.

SECTION 305. Review and Approval Criteria:

The Planning Commission shall act upon the proposed plat within the time limits outlined in Section 300, unless the subdivider agrees to an extension in writing. The Township Board action shall be within the time limits established in the State Subdivision Control Act. Review, approval or denial of a proposed plat shall be based on the following considerations:

- A. Township, County and State regulations and ordinances.
- B. The availability and adequacy of sewer, water and other utilities.
- C. Open space preservation and natural resource protection.
- D. Availability of recreation, and public service facilities.
- E. Master Plan proposals.
- F. The standards of this ordinance and the health, safety and welfare concerns of Mussey Township.

Tentative plat approval is irrevocable for a maximum of one year, unless an extension is applied for in writing by the subdivider and granted by the Township Board. Tentative plat approval establishes the layout and design of streets, lots and open spaces. Final Preliminary approval is good for two years with the same conditions for extension as mentioned above. Final Preliminary Plat is usually granted once preliminary engineering is completed, and deals with the plat remaining substantially the same as approved at the tentative stage. Final Plat approval involves only the approval of the Township Board and deals with the plat preparation with recording pursuant to the sale of lots.



ARTICLE 4 - DESIGN STANDARDS AND PUBLIC IMPROVEMENTS

The subdivision design standards set forth herein are development guides and all plats must be reviewed and meet the approval of the Township.

SECTION 400. Streets:

Streets shall conform to all minimum requirements, general specifications, typical cross-sections and other conditions set forth in this Ordinance and any other requirements of the St. Clair County Road Commission.

A. Location and Arrangement:

1. The proposed subdivision shall conform to the various elements of the Master Plan and shall be considered in relation to existing and planned major thoroughfare and collector streets, and streets shall be platted in the location and the width indicated on the Master Plan.
2. The street layout shall provide for continuation of collector streets in the adjoining subdivisions or of the proper projections of streets when adjoining property is not subdivided.
3. The street layout shall include local streets so laid out that their use by through traffic will be discouraged.
4. Should a proposed subdivision border on or contain an existing or proposed major thoroughfare, the Planning Commission may require a side lot relationship to the Major thoroughfare with an approved screen planting contained in a dedicated nonaccess reservation along the side property lines having a minimum width of 12 feet, or such other treatment as may be necessary for adequate separation of the residential properties from the major thoroughfare.

B. Street Layouts: The following design standards shall be used:

1. Major and secondary thoroughfare minimum right-of-way width = 120 feet.
2. Collector streets minimum right-of-way = 86 feet.
3. Local street minimum right-of-way width = 66 feet.
4. Cul-de-Sac streets minimum right-of-way = 66 feet, with a vehicular turn-around with a minimum diameter of 150 feet and with a paved roadway of not less than 112 feet in diameter.

5. Cul-de-Sac street maximum length = 660 feet measured to the center of the turn-around.
  6. Half streets and alleys are prohibited.
- C. Grade Standards and Horizontal Alignment shall be to County Road Commission specifications.

SECTION 401. Blocks

Blocks within subdivision shall conform to the following standards:

- A. Sizes:
1. Maximum length for blocks shall not exceed 1,500 feet in length, except where in the opinion of the Planning Commission, with the advice of the Township Planner and the Township Engineer, conditions may justify a greater distance.
  2. Widths of blocks shall be determined by the conditions of the layout and shall be suited to the intended design of the subdivision.
- B. Public Walkways:
1. Public walkways or crosswalks or easements for same shall be required by the Planning Commission to obtain satisfactory pedestrian circulation within the subdivision and the periphery to public or private facilities.
  2. Right-of-way widths of public walkways when not adjacent to or a part of street rights-of-way shall be at least 15 feet and shall be dedicated to the use of the public.
- C. Easements:
1. Location of utility line easements shall be provided in a uniform location approved by the Planning Commission. Every lot, park or public grounds shall have access of not less than 15 feet wide.
  2. Recommendations on the proposed layout for telephone, electric, and gas utility easements shall be obtained from the utility companies serving the Township.
  3. Where a subdivision is traversed by a water course, drainage way, channel or stream, there shall be provided a storm easement or drainage right-of-way conforming substantially with the lines of such water course and such further width or construction or both

as will be adequate for the purpose. Such easements shall meet the approval of the Township and the County.

SECTION 402. Lots:

Lots within subdivisions shall conform to the following standards:

A. Sizes and Shapes:

1. The lot size, width, depth and shape in any subdivision proposed for residential uses shall be appropriate for the location and the type of development contemplated.
2. Lot areas, widths, and setbacks shall conform to at least the minimum requirements of the Zoning Ordinance for the district in which the subdivision is proposed.
3. Excessive lot depth in relation to width shall be avoided. A depth-to-width ratio of not more than 4 to 1 may be required.
4. Corner lots in subdivisions shall be platted at least twenty (20) feet wider than the minimum width permitted by the Zoning Ordinance.
5. Lots intended for purposes other than residential use shall be specifically designed for such purposes, and shall have adequate provisions for off-street parking setbacks, and other requirements in accordance with the Zoning Ordinance.

B. Arrangement (The Planning Commission may alter requirements of subsection 2-3-4 upon a finding that topographic or other practical difficulties result from the strict application of these standards):

1. Every lot shall front or abut upon an approved street.
2. Side lot lines shall be at right angles or radial to the street lines.
3. Residential lots abutting major thoroughfares or collector streets shall be platted with side lot lines parallel to the major traffic streets, or shall be platted with extra depth to permit generous distance between buildings and such trafficway.
4. Lots shall have a front-to-front relationship across all streets where possible.
5. Wetlands, lands subject to flooding or lands otherwise deemed by the Planning Commission to be uninhabitable shall not be platted for residential purposes, or for

uses that may in the judgement of the Planning Commission diminish a natural resource or tend to endanger health, life, or property or increase the flood hazard. Such land within a subdivision shall be set aside for other uses, such as open space or parks.

6. Where parcels of land are subdivided into unusually large lots the parcels may be divided, where feasible so as to allow for resubdividing into smaller parcels in a logical fashion. Lot arrangements shall allow for the ultimate extension of adjacent streets through the middle of wide blocks.

SECTION 403. Credits for Public Dedications:

In supplying sites for schools and parks, the subdivider may reduce the minimum lot frontage and lot area requirements of the Township's Zoning Ordinance in direct proportion to the land dedicated for public purpose according to the following formula:

$$\frac{\text{Total Park and School Area Dedication}}{\text{Gross Area of Plat}} = \text{Percentage of Minimum Lot Frontage \& Area Reduction (Not to exceed 10\%)}$$

When multiplying the percentage reduction allowable to the minimum lot frontage, the product may be rounded to the nearest lower whole number. When multiplying the percentage reduction allowable to the minimum lot area, the product may be rounded to the nearest lower even 100 square feet.

SECTION 404. Trees and Natural Features:

The natural features and character of lands must be preserved wherever practical.

- A. Due regard must be shown for all natural features such as large trees, natural groves, and similar community assets that will add attractiveness and value to the property if preserved. Existing trees shall be preserved wherever possible, removal must be justified to the Planning Commission.
- B. Areas identified as wetlands on the National Wetlands Inventory Maps shall not be filled, drained, developed, or otherwise altered in any way. This Ordinance intends to protect and preserve all wetlands. Protection of such areas shall not be used for density credits or bonuses.

SECTION 405. Greenbelts:

Greenbelts acceptable to the Planning Commission may be required to be placed next to incompatible features such as highways, commercial or industrial uses to screen the view from residential properties. Such screens or greenbelts shall be a minimum of

fifteen (15) feet wide and shall not be a part of the normal roadway right-of-way or utility easement.

SECTION 406. Flood Hazard Areas:

Any areas of land within the proposed subdivision which lie either wholly or in part within the floodway of a stream, creek or drain, or any other areas which are subject to flooding or inundation by storm water shall require specific compliance with the Subdivision Control Act and applicable State Law.

SECTION 407. Topsoil:

Removal of topsoil from areas to be subdivided shall be prohibited except in those areas to be occupied by buildings, roads, or parking areas. A plan for storage or stockpiling of topsoil shall be submitted by the proprietor with the final plat and shall be approved prior to receiving approval of the final plat.

SECTION 408. Required Conditions:

The improvements set forth under the provisions of this Ordinance shall be obtained prior to the installation of any subdivision or project improvements within Mussey Township in public streets, public rights-of-way, and public easements, and/or under the ultimate jurisdiction of St. Clair County.

SECTION 409. Utility Improvements:

A set of engineering plans shall be prepared by a Professional Engineer showing all utility improvements. The plan shall show and conform to all standards and ordinance requirements and the following:

A. Surface Drainage - Building Permit:

No building permit shall be issued in any subdivision in Mussey Township unless the application for such permit is accompanied by evidence, in the form of plat diagrams, showing topography of such building site and the proposed surface drainage thereof approved by the Township. It shall be unlawful for any person to impede, block, change or alter the flow of surface drainage in any manner, or maintain any such impediment or blockage in any manner in any subdivision, without the prior express written approval of the Township.

B. Surface Drainage - Occupancy Permit:

No final occupancy permit shall be issued for a new building until satisfactory evidence is furnished that the yard grading is complete for the lot or parcel of land on which the building is located. "Satisfactory evidence" may at the

discretion of the Township Clerk be in the form of a certificate prepared by and certified by a registered land surveyor or registered professional engineer, showing the required grading to be done, a temporary certificate of occupancy may be issued by the Building Inspector upon the filing with the Township Clerk of a cash bond, in an amount to be determined by the Township, to guarantee that said grading will be completed as soon as weather permits. Upon the filing of satisfactory evidence that the grading has been completed as herein provided, said bond shall be refunded.

SECTION 410. Other Improvements:

A. Street Signs:

An appropriate street sign shall be erected at each street intersection within the subdivision. The type of sign and location thereof, shall be subject to the approval and direction of the County Road Commission. Temporary signs shall be installed by the developer before construction in the subdivision is begun to facilitate the location of given lots by emergency vehicles.

B. Pedestrian Walkways, Open Spaces and Trees:

Pedestrian walkways, open spaces and trees shall be installed and preserved in accordance with this Ordinance.

ARTICLE 5 - REVIEW FEES

Fees for examination and inspection of plats and the land proposed to be subdivided and related expenses shall be paid to the Township by the subdividers, and such fees shall include the Township administrative fee, the Planner's fee, the Engineer's fee and the Township Attorney's fee, based upon his arrangement with the Township in effect at said time. The Township Board shall adopt by ordinance the appropriate Schedule of Fees.

ARTICLE 6 - VARIANCE

The Township Board may authorize a variance from these regulations when, in its opinion, undue hardship may result from strict compliance. In granting any variance, the Board shall obtain a Planning Commission recommendation and prescribe such conditions that it deems necessary to or desirable for the public interest.

ARTICLE 7 - VIOLATIONS AND PENALTIES

Any person, firm or corporation who violates the provisions of this Ordinance shall be guilty of a misdemeanor and upon conviction thereof shall be subject to a fine not exceeding Five Hundred (\$500.00) Dollars.

ARTICLE 8 - SEVERABILITY

If any section, paragraph, clause or provision of this Ordinance is for any reason held to be invalid or unconstitutional, the invalidity or unconstitutionality of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance.

ARTICLE 9 - PUBLICATION

Notification of adoption of this Ordinance shall be published in a newspaper of general circulation in Mussey Township, within thirty (30) days after its adoption.

ARTICLE 10 - EFFECTIVE DATE

This Ordinance shall take effect thirty (30) days from and after the publication of a notice of adoption.

CERTIFICATE OF TOWNSHIP CLERK

I hereby certify that the foregoing constitutes a true and complete copy of an Ordinance duly adopted by the Township Board of Mussey Township, St. Clair County, Michigan, at a meeting held on the 8 day of June, 1988.

I hereby further certify that the following Township Board Members were present at said meeting: Hofert, Sayles, Essenburg and Rinne and that the following Township Board Members were absent: Killingbeck.

I further certify that Hofert moved adoption of said Ordinance, and that motion was supported by Sayles. I further certify that the following vote was taken:

Ayes: 4

Nays:

Julia Hofert  
MUSSEY TOWNSHIP CLERK

CERTIFICATION OF PUBLICATION

I, the undersigned Clerk of Mussey Township, do hereby certify that on 6/22/88 the adopted foregoing Ordinance was duly published in the Tri-City Times, a newspaper having general circulation within said Township.

Julia Hofert  
Julia Hofert,  
MUSSEY TOWNSHIP CLERK



APPLICATION FOR SUBDIVISION APPROVAL  
Mussey Township, Michigan

Date Rec'd \_\_\_\_\_ Filing Fee \_\_\_\_\_ Rec. # \_\_\_\_\_

PLAT NAME \_\_\_\_\_

Tentative Preliminary                      Final Preliminary                      Final plat

The submission with this application must satisfy all of the Mussey Township Subdivision & Zoning Ordinance requirements for the stage of approval being requested. Supplemental verbal statements changed or corrected copies will not be accepted at any meeting. Any changes in the original submission shall require a new application and reprocessing. Ten (10) copies of this form together with same number of drawings must be filed with the Township Clerk together with the appropriate fee.

Applicant's Name \_\_\_\_\_  
Address \_\_\_\_\_

If you are not the legal owner, state your basis of representation (Engineer, Attorney, site planner, landscape architect, option purchaser, etc.) \_\_\_\_\_

Legal Description of Property (On plat drawing or separate sheet)

Common Description of Property \_\_\_\_\_

Existing Zoning \_\_\_\_\_ Zoning of Surrounding Property \_\_\_\_\_  
Drawings Prepared by Name \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_

TENTATIVE PRELIMINARY - Application for Tentative Approval will be informally reviewed at the Commission's first meeting after the date of filing and acted upon the Planning Commission within sixth (60) days after date of filing at one of its regular meetings.

FINAL PRELIMINARY - The Planning Commission shall take action on the proposed plat within thirty (30) days of filing with the Township, and the Township Board shall follow the procedures set forth in Act 288 of 1967.

FINAL PLAT - Shall be reviewed only by the Township Board after all necessary approvals have been obtained, as set forth in Act 288 of 1967.

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Legal Owner's Signature

MUSSEY TOWNSHIP  
SCHEDULE OF SUBDIVISION FEES ORDINANCE

Ordinance No. \_\_\_\_\_

AN ORDINANCE TO ESTABLISH A SCHEDULE OF FEES FOR EXAMINATION AND INSPECTION OF SUBDIVISION PLATS IN THE TOWNSHIP OF MUSSEY.

THE TOWNSHIP OF MUSSEY ORDAINS:

The following Schedule of Fees shall be paid by an applicant for subdivision plat examination and inspection , as required by the Mussey Township Subdivision Regulations Ordinance, as amended and the Subdivision Control Act 288 of 1967, as amended:

TOWNSHIP ADMINISTRATIVE FEE \$\_\_\_\_\_/lot

PLANNER'S REVIEW FEES

Tentative Preliminary Plat (\$100 minimum)	\$2.50/lot
Final Preliminary Plat (\$100 minimum)	\$1.50/lot
Final Plat (\$50 minimum)	\$1.00/lot

ENGINEER'S REVIEW FEES

Tentative Preliminary Plat (\$100 minimum)	\$1.50/lot
Final Preliminary Plat (\$100 minimum)	\$2.50/lot
Final Plat (\$100 minimum)	\$2.00/lot

ATTORNEY'S REVIEW FEES

All Reviews \$\_\_\_\_\_/hour