

BOARD OF LAPEER COUNTY ROAD COMMISSIONERS

820 DAVIS LAKE ROAD, LAPEER, MICHIGAN 48446
 PHONE: 810.664.6272 FAX: 810.664.0404

APPLICATION FOR LAND DIVISION & ACCESS REVIEW

PROPERTY OWNER: _____ DATE: _____

MAILING ADDRESS: _____

CITY/STATE/ZIP: _____

DAY PHONE: _____ EVENING PHONE: _____

TOWNSHIP: _____ SECTION #: _____ PARENT PARCEL TAX ID #: _____

ROAD NAME: _____ BETWEEN _____ ROAD & _____ ROAD

DATE THE PROPOSED LOT(S) WILL BE CLEARLY STAKED: _____

TOTAL NUMBER OF PARCELS TO BE CREATED: _____ RECEIPT #: _____

FEE: \$75 (Includes 2 parcels) Plus \$15 for each additional parcel (3rd & Greater)= \$ _____

**** A Certified Certificate of Survey and legal descriptions for each parcel to be created is required in order to proceed with the approval process. ****

FIELD INSPECTION - DATE: _____

| | | | | ADDITIONAL COMMENTS: |
|--------|----------|------------|--------|----------------------|
| LOT ID | APPROVED | RESTRICTED | DENIED | REMARKS |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

INSPECTOR'S SIGNATURE: _____ PRINTED NAME: _____
(SIGNATURE **MUST** BE ORIGINAL FOR TOWNSHIP TO ACCEPT) DATE SIGNED: _____

THIS IS NOT A DRIVEWAY PERMIT

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LAND DIVISION SUPPLEMENTAL INFORMATION

The purpose of the Land Division Application Inspection is for the Lapeer County Road Commission to investigate the location of the proposed land divisions and ensure that the proposed parcels can be accessed from the county road system according to published Lapeer County Road Commission standards. The goal is to determine appropriate driveway locations for the proposed land divisions, if any exist. Please keep the following sight distance guidelines in mind when proposing any land divisions. Land Divisions that do not meet sight distance requirements will not be approved.

Sight Distance will be measured from an eye height of three and one half (3.5) feet at a point thirty-one (31) feet from the centerline of the county roadway to an object height of three and one half (3.5) feet on the centerline of the county roadway. The minimum sight distance for a residential drive shall be in accordance with the following table:

| <u>SPEED LIMIT (MPH)</u> | <u>MIN. SIGHT DISTANCE (FEET)</u> |
|--------------------------|-----------------------------------|
| 25 | 280 |
| 30 | 335 |
| 35 | 390 |
| 40 | 445 |
| 45 | 500 |
| 50 | 555 |
| 55 | 610 |

If the proposed frontage of the new parcels can not meet the above-listed sight distance requirements, the land division shall only be granted pending review and approval by the County Engineer.

The following information is required to properly investigate the proposed land division driveway locations:

1. A completed Land Division Application
2. A Certified Certificate of Survey drawing showing each parcel to be created as well as the remainder. Legal descriptions of each parcel to be created as well as the remaining parcel shall also be provided. If the parent parcel description is aliquot, then a minimum of a quarter section shall be shown in the drawing.
 - *If you feel that sight distance may be a factor at your locations, you may request a preliminary inspection. A preliminary inspection may be performed if a drawing, drawn to scale with lot dimensions, is submitted that illustrates the location of the proposed land divisions. The property owner will be verbally notified of the results.*
 - The land division form will not be approved or completed until a Certified Certificate of Survey is submitted.
3. Land Division property corners shall be clearly marked by the property owner using lath, stakes, or flagging along the parent parcel's county road frontage.

Lapeer County Road Commission approval of the Land Division Application does not relieve the property owner of the responsibility to comply with all applicable Township Ordinances, rules and zoning requirements, as well as the provisions of Public Act 591 of 1996 and Act 87 of 1997.

If you have any questions, please contact the Permit Department at (810) 664-6272.