

# BOARD OF LAPEER COUNTY ROAD COMMISSIONERS

820 DAVIS LAKE ROAD, LAPEER, MICHIGAN 48446

PHONE: 810.664.6272 FAX: 810.664.0404

## APPLICATION FOR ACCESS REVIEW

PER LAND DIVISION ACT (ACT 591 OF 1996, EFFECTIVE MARCH 31, 1997)

PROPERTY OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

CITY/STATE/ZIP: \_\_\_\_\_

DAY PHONE: \_\_\_\_\_ PARENT PARCEL TAX ID #: \_\_\_\_\_

TOWNSHIP: \_\_\_\_\_ SECTION #: \_\_\_\_\_

ROAD NAME: \_\_\_\_\_ BETWEEN \_\_\_\_\_ & \_\_\_\_\_

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

TOTAL NUMBER OF PARCELS: \_\_\_\_\_ RECEIPT #: \_\_\_\_\_

FEE: \$100 (Includes up to 5 parcels) Plus \$15 for each additional parcel (6<sup>th</sup> & Greater)= \$ \_\_\_\_\_

**\*\* A Certified Certificate of Survey and legal description for each parcel is required for approval process. <sup>1</sup>**

FIELD INSPECTION - DATE: \_\_\_\_\_

LOT ID	APPROVED	RESTRICTED	DENIED	ADDITIONAL COMMENTS:
				REMARKS

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

**THIS IS NOT A PERMIT TO CONSTRUCT A DRIVEWAY APPROACH**

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### **THIS IS NOT A PERMIT TO WORK WITHIN THE ROAD RIGHT OF WAY OR TO CONSTRUCT A DRIVEWAY APPROACH**

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Per the *Land Division Act*, parcel(s) shall be “accessible”. This means that proposed subdivided Parcels shall have an area, or easement, where a driveway approach can be constructed which meets all applicable location standards of the Lapeer County Road Commission under Public Act 200 of 1969 (MCL 247.321 to 247.329).

***The Lapeer County Road Commission performs this accessibility review on behalf of the approving agency, or the Township, per MCL Section 560.109.***

### LAND DIVISION SUPPLEMENTAL INFORMATION

The purpose of the *Application for Access Review* 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. Please keep the following sight distance guidelines in mind when proposing any land divisions. Applications for Access Review 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 the edge of the existing road shoulder 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 cannot meet the above-listed sight distance requirements, the land division shall only be granted pending review and approval by the County Highway Engineer.

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

1. A completed Application for Access Review
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 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 approximate lot dimensions is submitted that illustrates the location of the proposed land divisions. The property owner will be verbally notified of the results. <sup>1</sup>*
  - 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.