



Land Division Application

Date
Parcel I.D. Number

Property Owner(s) Name	Applicant(s) Name (if other than owner)
Mailing Address	Mailing Address
City, State, ZIP	City, State, ZIP
Phone	Phone

Approval of a division is required before it is sold, when a new parcel is less than 40 acres and not just a property line adjustment. Approval of a land division is not a determination that the resulting parcels comply with other ordinances or regulations.

<p>Indicate the current size (in acres) of the parcel being divided:</p> <p>Indicate the current zoning of the parcel being divided:</p> <p>Have there been any divisions of this parcel since March 31, 1997? Yes ____ No ____ (If yes, please attach copies of the previous divisions)</p> <p>Are there any existing buildings on this parcel? Yes ____ No ____ (If yes, indicate the location of each building on the survey being submitted with this application)</p> <p>Are any unused division rights being transferred from the original parcel to a new parcel? Yes ____ No ____ If yes, indicate the number of divisions being transferred: _____ If you transfer divisions from the "parent" parcel to a "child" parcel, you must file a land division transfer notice with the assessor within 45 days.</p> <p>No land within Mayfield Township shall be divided without the prior review and written approval of the township supervisor for compliance with the Township Land Division Ordinance and the Michigan Land Division Act. No parcels of land divided after March 31, 1997 shall be placed on the township tax roll until compliance has been verified by the supervisor. No building or zoning permits shall be issued for parcels of land divided in violation of the ordinance.</p> <p>The Michigan Land Division Act grants the township a 45-day period in which to review land division applications.</p>	<p>Land Division Checklist An application for land division approval shall provide the township with documented proof that the following requirements have been met:</p> <p><input type="checkbox"/> A fully completed township application form.</p> <p><input type="checkbox"/> Compliance with a depth to width ratio of not more than 4 to 1 for each resulting parcel, except for one parcel retained by the proprietor.</p> <p><input type="checkbox"/> Compliance with the minimum lot width requirements of the township zoning ordinance for each resulting parcel.</p> <p><input type="checkbox"/> Compliance with the minimum lot area requirements of the township zoning ordinance for each resulting parcel.</p> <p><input type="checkbox"/> Road accessibility for each resulting parcel by:</p> <ol style="list-style-type: none"> 1. Public road frontage which meets Road Commission driveway location standards; or 2. Frontage on a private road which complies with the Township Private Road and Driveway Ordinance; or 3. A private driveway easement at least 66 feet in width which complies with the Township Private Road and Driveway Ordinance. <p><input type="checkbox"/> A survey and legal description of each proposed parcel, including an accurate legal description (in shortest possible form) of the remainder of the land from which the resulting parcels are being taken.</p> <p><input type="checkbox"/> The proposed land divisions shall not create more resulting parcels than the number allowed by the Michigan Land Division Act.</p> <p><input type="checkbox"/> Public utility easements must be in a place from each proposed parcel to existing public utility facilities, if the land division is to be a "development site".</p> <p><input type="checkbox"/> Application fee of _____ for each legal description submitted. \$100.00</p>
---	--

By signing below, owner certifies that the information contained herein is accurate and authorizes the processing of this request.

Owner(s) Signature
Applicant(s) Signature (if other than owner)

DO NOT WRITE BELOW THIS LINE - TOWNSHIP USE ONLY

Date All Items Received	Application Fee	Receipt Number
<input type="checkbox"/> Approved	Comment	
<input type="checkbox"/> Denied		
Authorized Signature	Date	

LAPEER COUNTY ROAD COMMISSION

2017 FEE SCHEDULE

DATE BOARD APPROVED: JANUARY 01/04/2017

TRANSPORTATION PERMITS

Oversize (Per Motor Unit) **,**

- Up to 13'11" High, 14' Wide, and/or 80' Long
 - Single Move or Roundtrip (Within 3 Days)..... \$25
 - Annual.....\$100
- Over 14' High, 14' Wide, and/or 80' Long
 - Police Escort Required – Minimum of One Hour Charge
 - Single.....\$25 Plus Escort Fees

Overweight (Per Motor Unit) **,***

- Up to 25% over Normal Legal Axle Weight per Axle
 - Single Move (One-Way)..... \$25
 - Roundtrip (Within 3 Days).....\$50
 - Annual.....\$100
- Up to 40% over Normal Legal Axle Weight per Axle
 - Single Move (One-Way)..... \$75
 - Roundtrip (Within 3 Days).....\$150
 - Annual.....\$300
- More than 40% over Normal Legal Axle Weight per Axle
 - At LCRC Engineer's Discretion
 - All Gravel/Class "A" Route
 - Single Move (One-Way).....\$100
 - Roundtrip (Within 3 Days)..... \$150
 - Routes including Class "B" Paved Roads
 - Single Move (One-Way).....\$150
 - Roundtrip (Within 3 Days)..... \$250
 - Upon request, Annual Permits for loads greater than 40% overweight may be granted at LCRC Engineer's Discretion at a price up to \$1500. Otherwise, Board approval is required.

* Dimensions shall be measured from the widest points including overhangs. Mobile homes shall be allowed an overhang up to 8" (14'8" total width).

** Oversize and Overweight permits shall be issued for non-divisible loads only. A permit shall not be valid for any vehicle with a load that can be readily dismantled, reduced or rearranged to come within the legal limits.

*** Maximum load on any axle shall not exceed 700 pounds per inch of tire width.

Restricted Road Permit (Posted Roads)

- At LCRC Engineer's Discretion
- Up to Class "B" weights (3 Day Permit)..... \$40

Rubbish Hauler Frost Law Exemption..... \$975

- Trucks with a Minimum of 3 Rear Axles ONLY

Frost Law Exemption..... \$25

- Agricultural, Milk Haulers, Public Utilities & Emergency Well-Drilling Only

UTILITY PERMITS

Annual Maintenance Permit (Public Utility)..... \$50 + All Related Inspection Charges

Construction/Utility/Seismic.....\$25 + All Related Inspection Charges

INSPECTION CHARGES

Regular Hourly Rate.....\$75
Overtime Rate..... \$115

Escort – Weighmaster Hourly Rate.....\$75
Escort – Weighmaster Overtime Rate..... \$115

DRIVEWAYS

Residential /Agricultural Field/Utility Access Drive..... \$95
▪ Gravel or Hard Surface

Multi-Residential Drive.....\$225
▪ Up to 3 residences or parcels per drive

Surface Existing Residential Drive..... \$75

Re-Surface Existing Residential Drive
▪ Remove Surface & Replace (Same Size & Type)...No Charge
▪ Overlay or Replace with Different Size or Type..... \$75

Maintenance of Existing Residential or Agricultural Drive
▪ Replace Culvert, Ditch Cleanout.....No Charge

Temporary Commercial Drive.....Per Engineering

Commercial Drive or Private Road Approach
▪ Permit Fee..... \$255
▪ Inspection Deposit..... \$350
▪ Plan Review Fee.....\$1,000
▪ Cash Bond or Letter of Credit.....\$7,500

Public Road
▪ Permit Fee..... \$255
▪ Inspection Deposit..... \$2,000
▪ Plan Review Fee.....\$1,000
▪ Cash Bond or Letter of Credit.....\$7,500

Resurface Existing Commercial Drive
▪ Permit Fee..... \$100
▪ Inspection Deposit..... \$250

LAND SPLIT

Land Split.....\$75 plus \$20 for each Additional Parcel

MISCELLANEOUS

Ditch Enclosure / Landscaping
▪ Permit Fee..... \$75
▪ Inspection Deposit..... \$200

Abandonment Petition..... \$300

MOST FORMS ARE AVAILABLE AT WWW.LCRCONLINE.COM

BOARD OF LAPEER COUNTY ROAD COMMISSIONERS

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

APPLICATION FOR LAND DIVISION & DRIVEWAY ACCESS

PROPERTY OWNER: _____ DATE: _____

MAILING ADDRESS: _____

CITY/STATE/ZIP: _____

DAY PHONE: _____ EVENING PHONE: _____

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

ROAD NAME: _____ BETWEEN _____ RD. & _____ RD.

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

TOTAL NUMBER OF PARCELS TO BE CREATED (INCLUDING ANY EXCEPTIONS): _____

TOTAL FEE: \$75 + _____ PARCELS (EXCLUDING REMAINDER) X \$20 = \$ _____ RECEIPT #: _____

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

FIELD INSPECTION - DATE: _____

LOT ID	APPROVED	RESTRICTED	DENIED	ADDITIONAL COMMENTS:
				REMARKS

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

THIS IS NOT A DRIVEWAY PERMIT

BOARD OF LAPEER COUNTY ROAD COMMISSIONERS

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

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.