



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.

Indicate the current size (in acres) of the parcel being divided: Indicate the current zoning of the parcel being divided: Have there been any divisions of this parcel since March 31, 1997? Yes _____ No _____ (If yes, please attach copies of the previous divisions) 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) 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. 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. The Michigan Land Division Act grants the township a 45-day period in which to review land division applications.	Land Division Checklist An application for land division approval shall provide the township with documented proof that the following requirements have been met: ☐ A fully completed township application form. ☐ 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. ☐ Compliance with the minimum lot width requirements of the township zoning ordinance for each resulting parcel. ☐ Compliance with the minimum lot area requirements of the township zoning ordinance for each resulting parcel. ☐ Road accessibility for each resulting parcel by: 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. ☐ 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. ☐ The proposed land divisions shall not create more resulting parcels than the number allowed by the Michigan Land Division Act. ☐ 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". ☐ Application fee of -- \$225.00 for each legal description submitted.
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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
☐ Approved ☐ Denied	Comment	
Authorized Signature	Date	

TOWNSHIP OF MAYFIELD

LAND DIVISION ORDINANCE

ORDINANCE NO. 700.3

An Ordinance to provide a procedure for the division of land located within the township of Mayfield pursuant to the requirements of Public Act 591 of 1996, as amended, being the Michigan Land Division Act.

THE TOWNSHIP OF MAYFIELD ORDAINS:

Section 1. **COMPLIANCE.** No land within the township shall be divided without the prior review and written approval by the township supervisor for compliance with this 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.

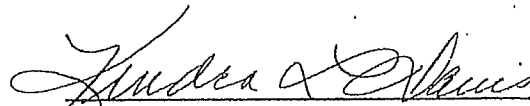
Section 2. **LAND DIVISION REQUIREMENTS.** An applicant for land division approval shall provide the supervisor with documented proof that the following requirements have been met before any land division can be approved:

- A. A fully completed township application form.
- B. A tentative land division map (to scale) showing:
 - 1. Area of each resulting parcel
 - 2. Proposed property lines of each resulting parcel
 - 3. Public utility easements to each resulting parcel
 - 4. Road accessibility for each resulting parcel
 - 5. All existing buildings, structures and drives.
- C. 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.
- D. Compliance with the minimum lot width requirements of the township zoning ordinance for each resulting parcel.
- E. Compliance with the minimum lot area requirements of the township zoning ordinance for each resulting parcel.

Section 7. REPEAL. The prior Land Division Ordinance, being Ordinance No. 700.2 adopted on May 20th, 1997 is hereby repealed.

Section 8. EFFECTIVE DATE. This Ordinance shall take immediate effect upon its date of publication in a newspaper of general circulation.

The undersigned Clerk of the Township of Mayfield hereby certifies that the above Ordinance was adopted by the Mayfield Township Board on the 13th day of April, 1998 and was published in The County Press on the 22nd day of April, 1998.



Kendra L. Davis, CMC
Mayfield Township Clerk



Ronald M. Dillon,
Mayfield Township Supervisor

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

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.

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

LAND DIVISION ACT

Formula for determining the initial number of resulting parcels allowed for parent parcels or parent tracts which lawfully existed on March 31, 1997:

1. For parent parcels or tracts under 20 acres in size, 4 resulting parcels
2. For parent parcels or tracts at least 20 acres in size:
 - a. 4 resulting parcels are allowed for the first 10 acres in the parent
 - b. 1 resulting parcel is allowed for each full additional 10 acres in the parent up to 120 acres
 - c. 1 resulting parcel is allowed for each full additional 40 acres above 120 acres in the parent
3. Two bonus resulting parcels are allowed for parent parcels or tracts of at least 20 acres in size if:
 - a. New roads are constructed and utilized so that no new driveways enter onto an existing public road; or
 - b. The land is divided so that at least 60% of the parent parcel or tract area is left as a single resulting parcel
4. Resulting parcels which are at least 40 acres in size are allowed in addition to the number of resulting parcels allowed by the above provisions.

April 9, 2005
Gary W. Howell

LAND DIVISION ACT

INITIAL NUMBER OF RESULTING PARCELS ALLOWED FROM PARENT PARCELS OR TRACTS

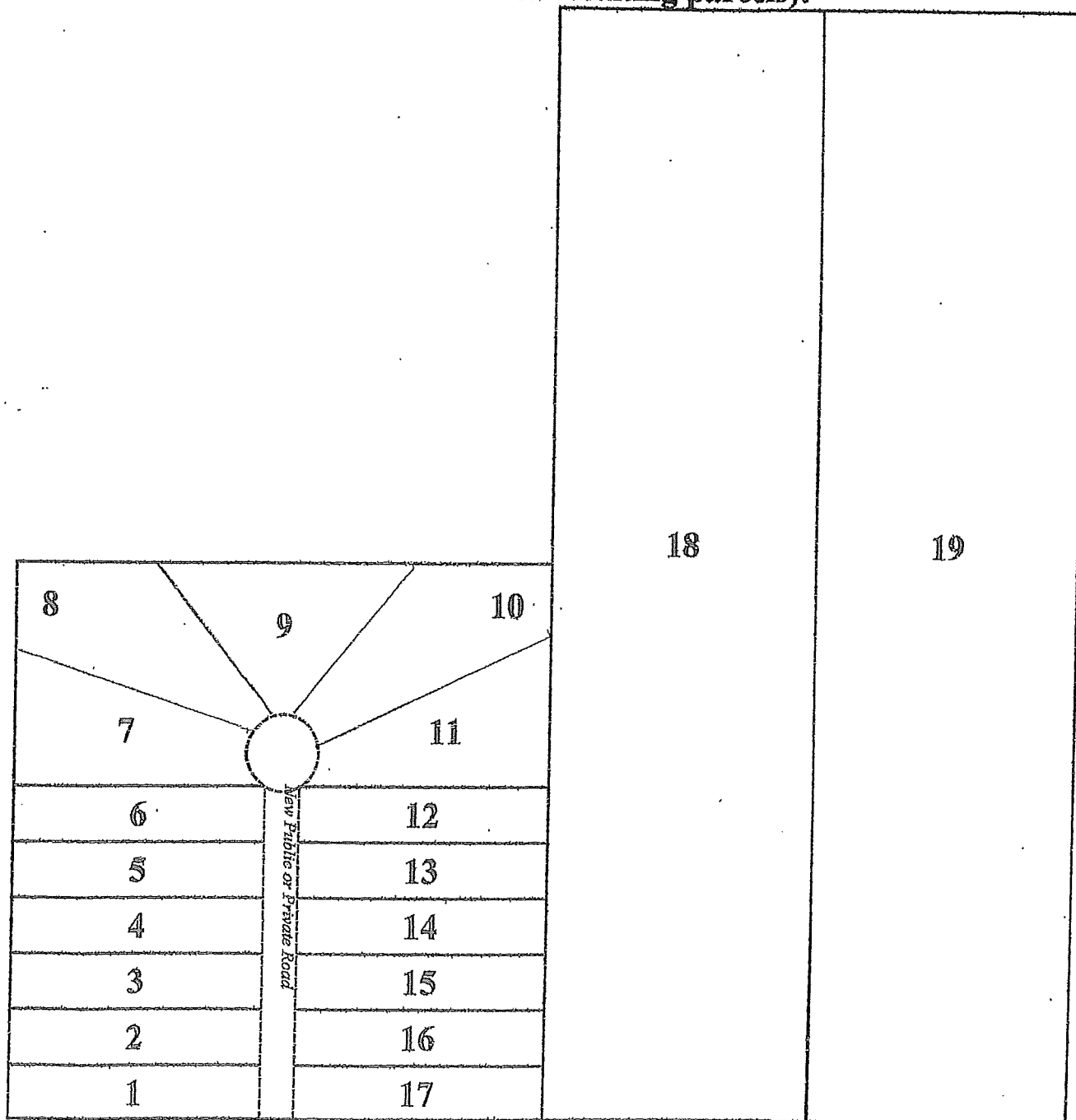
Acres in Parent Parcel or Parent Tract*	Maximum Allowable Resulting Parcels Which Can Result From Divisions	Maximum Allowable Bonus Parcels (if development qualifies)
under 20	4	None Allowed
20 - 29.99	5	2
30 - 39.99	6	2
40 - 49.99	7	2
50 - 59.99	8	2
60 - 69.99	9	2
70 - 79.99	10	2
80 - 89.99	11	2
90 - 99.99	12	2
100 - 109.99	13	2
110 - 119.99	14	2
120 - 159.99	15	2
Any resulting parcels in excess of 40 acres in size are allowed in addition to the number of parcels specified on this chart.		

*Note: A parent parcel or parent tract is a parcel or tract which lawfully existed as a separate parcel or tract on March 31, 1997. No other parcels or tracts created after that date can ever become parent parcels or parent tracts. A tract consists of two or more parcels in the same ownership and having a common property line on March 31, 1997.

April 9, 2005
Gary W. Howell

EXAMPLE OF THE MAXIMUM POSSIBLE DIVISIONS OF A 120 ACRE PARENT TRACT

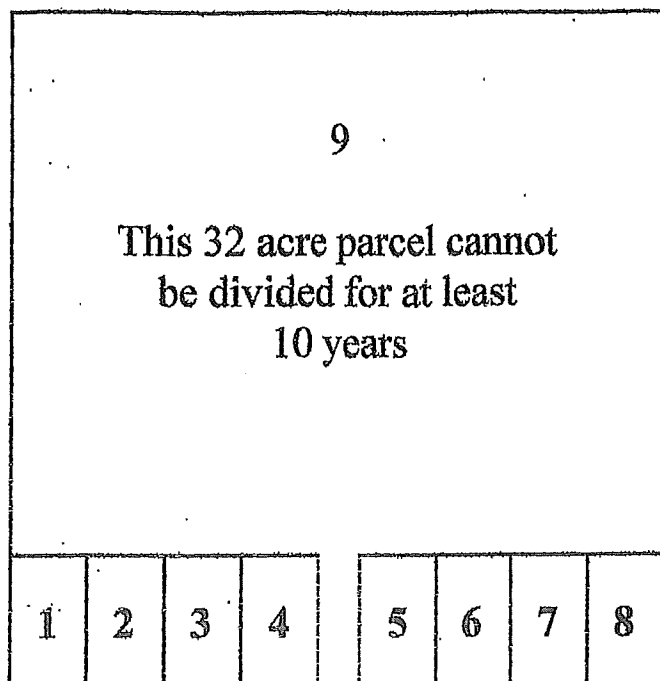
**(Includes two bonus resulting parcels for constructing a new road
and two 40 acre resulting parcels which do not count against the permitted
number of resulting parcels):**



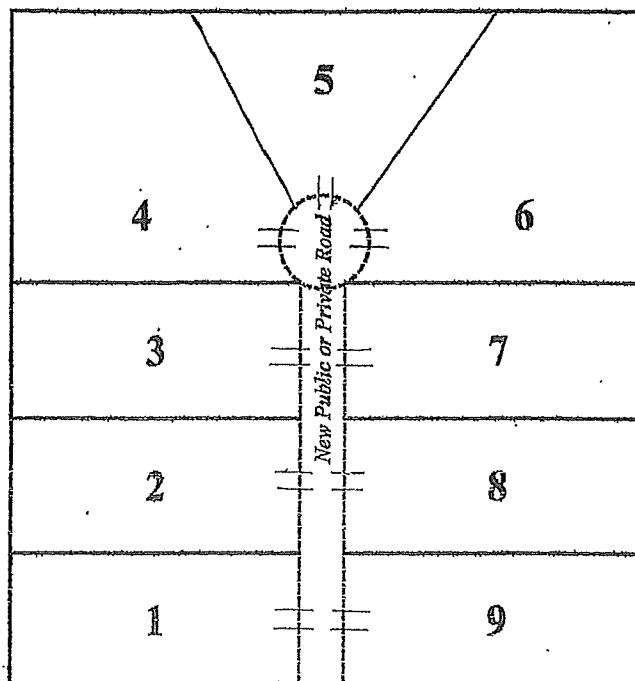
***Note:** This example does not take into account any unique zoning and/or road easement requirements which may exist in the township and which must also be complied with.

POSSIBLE 40 ACRE PARENT PARCEL DIVISIONS

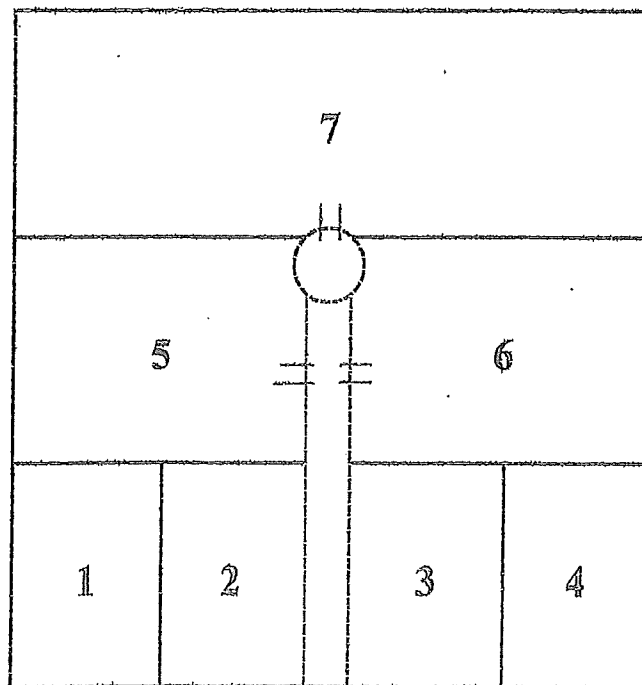
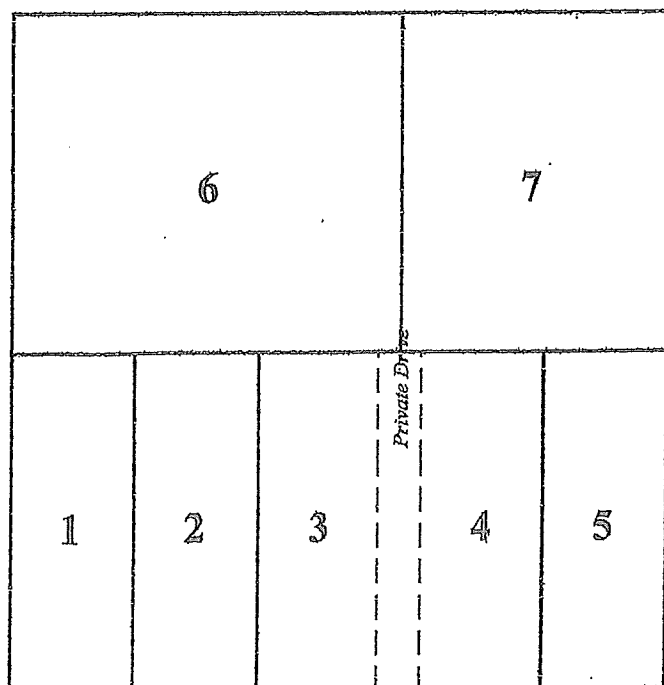
60% resulting parcel bonus:



new road bonus:



without bonus divisions:



*Note: These examples do not take into account any unique zoning ordinance and road easement requirements which may exist in the township and which must also be complied with.

April 9, 2005

Gary W. Howell

LAND DIVISION ACT

MAXIMUM ALLOWABLE NEW RESULTING PARCELS FROM RE-DIVISIONS

After 10 years (March 31, 2007 or later), the initial resulting parcels and exempt splits can be re-divided:

1. At least 10 years must have elapsed since the date the resulting parcel was recorded with the Register of Deeds.
2. Allowable number of parcels from re-divisions of resulting parcels are:
 - a. For resulting parcels under 20 acres in size, 2 re-divided parcels
 - b. For resulting parcels or exempt splits over 20 acres in size:
 - i. 2 re-divided parcels are allowed for the first full 10 acres
 - ii. 1 re-divided parcel is allowed for each additional full 10 acres
 - iii. A total of not more than 7 re-divided parcels are allowed (not including bonus re-divisions)
3. Bonus Re-Divisions - if one of the new parcels exceeds 60% of the area of the original resulting parcel, up to 3 additional re-divided parcels are allowed under the 1 parcel per 10 acres formula (only 70 acre or larger parcels can benefit).

LAND DIVISION ACT

MAXIMUM ALLOWABLE NUMBER OF RESULTING PARCELS FROM RE-DIVISIONS AFTER 10 YEARS

Acres in initial resulting parcel	Maximum Allowable Additional Parcels from Re-divisions	Maximum Allowable Bonus Parcels from Re-divisions
under 20	2	None
20 - 29.99	3	None
30 - 39.99	4	None
40 - 49.99	5	None
50 - 59.99	6	None
60 - 69.99	7	None
70 - 79.99	7	1
80 - 89.99	7	2
90 and over	7	3

*Note: A resulting parcel can only be re-divided 10 years after it has been recorded as a separate resulting parcel (March 31, 2007 or later).

LAND DIVISION ACT

Requirements for Land Division Approvals

Verification of compliance with the following requirements of Section 109 of the Land Division Act must be submitted to the municipality before any land division can be approved:

1. Accurate legal description (local ordinance may require survey before final approval).
2. Tentative parcel map (to scale) showing:
 - A. Area of each resulting parcel
 - B. Proposed property lines with approximate dimensions
 - C. Public utility easements to each resulting parcel
 - D. Road accessibility for each resulting parcel
3. Compliance with the parcel depth to width ratio requirements of the local ordinance, with an exception for the parcel retained by the proprietor. In the absence of a local depth to width ordinance provision, a 4-1 ratio for parcels under 10 acres applies.
4. Compliance with the parcel width requirements of the local ordinance.
5. Compliance with the parcel area requirements of the local ordinance.
6. Each resulting parcel must be accessible by either:
 - A. Existing public road frontage which meets M.D.O.T., Road Commission, or city/village driveway location standards for vehicular access; or
 - B. A private easement to an existing public road. The easement must meet M.D.O.T., Road Commission or city/village driveway location standards for vehicular access for entrance onto the public road. The easement must also meet the dimensional requirements for private roads or driveways (if permitted by local ordinance) or Road Commission requirements for public roads.
7. Utility easements from each resulting parcel to existing public utility facilities, if the parcel is to be a "development site". A "development site" is any land which is used or is intended to be used for building at any time in the future.
8. The proposed land divisions cannot create more resulting parcels than the number allowed by the Land Division Act for the parent parcel.

Once all of the above requirements have been met, the municipality must grant approval within 45 days.

April 9, 2005
Gary W. Howell

DTE Energy



REC'D

JUN 23 2004

MAYFIELD TWP.

Date: June 20, 2004
To: Elected/Appointed Officials
From: Ray Bollaert, Regional Manager, DTE Energy

This letter is for informational purposes relative to DTE Energy right of way process when applied to land split applications. With the passage of Land Division Act of 1996, a section of Public Act 591 allows for the assignment of utility easement (gas, electric and communication services) by the seller/owner of property split for residential or development purpose.

Attached for your use is a copy of the DTE Energy "Land Split" application form, which you may duplicate for office use. This "Land Split" application, filed with the township provides assurance that the person requesting the land split has released a utility easement to future owners of the property. The filing of this utility easement right of way prevents hardship and expense on the party that purchases the property for future residential construction or development.

If your township has not adopted a land division ordinance, please contact the Michigan Township Association as they can provide a draft copy (sample) of such an ordinance.

If you should have questions relative to this land split application form and are located in Huron, Sanilac or Tuscola County, please contact Joyce Dudek, Right of Way Facilitator at our North Area Energy Center located at 4100 Doerr, Cass City, MI 48726. Joyce can be reached by phone at (989) 872-6176. If you are located in Lapeer County contact Gary Kenny at (810) 667-7829 and in St. Clair County contact Phil Balon at (810) 364-0352

Thank you kindly for your consideration in this matter.

Sincerely,

Ray Bollaert, Regional Manager
(810) 667-7806

LAND SPLIT Service Application

Detroit Edison



Thank you for applying for service with us. We value you as our customer and appreciate your business. Please complete and return your application to Detroit Edison, at the Service Center address listed below. We look forward to working with you.

Mt. Clemens Service Center

Service Center Address: Service Planning-Right of Way Department Zip Code: 48036
43230 Elizabeth Clinton twp., MI

LaDonna Jackson - 1-586-783-1978

Applicant's Name: _____ Social Security No.: _____

--or--

Current Address: _____ MI Driver's License # _____

Co-Applicant's Name: _____ Home Phone: () _____

Name of person to be contacted in case of questions _____

Daytime Phone Number: () _____ Evening Phone Number: () _____

Property/Tax I.D. # _____

City/Township/Village: _____

If assigned by municipality:

Address No.: _____ Street Name: _____

Nearest intersection: _____

Subdivision name: _____

NOTE: Township letters verifying electrical easements will be issued by DTE 7-10 days after receiving "signed" easements in our office.

(Rev. 08/2003)

Required Information:

- a) Proof of ownership (Deed, Title Insurance Policy, or Land Contract)
- b) Survey showing property splits
- c) Property description

Applicant's Signature: _____

Date: _____

Co-Applicant's Signature: _____

Date: _____



Dana M. Miller
Lapeer County Treasurer
255 Clay St. Suite 303, Lapeer, MI 48446
810-667-0239

Land Division Tax Payment Certification Form

Name: _____ Phone: _____

Owner Address: _____

Owner City, State, Zip _____

Property Address: _____

Property City, State, Zip: _____

Parcel ID: _____

-Attach a description of the parcel to be divided-

☐ CERTIFICATION DENIED

The Lapeer County Treasurer's Office has found delinquent taxes on the parcel listed above and cannot issue a certification of tax payment.

Delinquent taxes owed: _____

☐ CERTIFICATION APPROVED

Pursuant to House Bill 4055 The Lapeer County Treasurer's Office certifies that all property taxes and special assessments due on the parcel or tracts subject to the proposed division for the five years preceding the date of the application have been paid.

Certified By: _____

Date Certified: _____