

**TOWNSHIP OF ARCADIA
4900 SPENCER STREET
LUM, MICHIGAN 48412**

LAND DIVISION APPLICATION

NOTE: You **MUST** answer all questions and include all required attachments with this application, or land division approval cannot be granted.

1. **LOCATION OF THE PARENT PARCEL**, to be split:

Address or Road Location: _____

PARENT PARCEL IDENTIFICATION NUMBER: _____

Parent Parcel Legal Description (fill in or attach)

2. **PRESENT PROPERTY OWNER INFORMATION:**

NAME: _____

STREET ADDRESS: _____

CITY AND STATE: _____ **ZIP CODE** _____

PHONE: (_____) _____

3. **APPLICANT INFORMATION: (if different than present owner)**

NAME: _____

STREET ADDRESS: _____

CITY AND STATE: _____ **ZIP CODE** _____

PHONE: (_____) _____

4. **NUMBER OF PROPOSED NEW PARCELS:** _____

5. **FUTURE DIVISION RIGHTS.** Indicate the number of division rights being transferred from the parent parcel or tract to any resulting parcels: _____

Indicate the number of division rights being retained with the parent parcel: _____

6. **REQUIRED ATTACHMENTS:** Each of the following attachments **MUST** be included for the application to be complete:

A: A scale drawing for the proposed division(s) of the parent parcel showing:

(1) Boundaries of the parent parcel as of March 31, 1997

(2) All previous divisions made after March 31, 1997 (state when made)

- (3) The proposed new division(s)
- (4) Dimensions of proposed divisions
- (5) Existing and proposed road and driveway easements
- (6) Public utility easements from each parcel to existing public utility facilities.
- (7) Any existing improvements (buildings, well, septic systems, driveways, etc.
- (8) Land division approval- Lapeer County Rd. Commission
- (9) Land division approval- Detroit Edison
- (10) **Recorded** Survey of new parcels (must include remainder description)

7. **VERIFICATION:**

The undersigned verifies that the statements made above are true. I understand that if any of the statements are found not to be true, any approval will be void. I hereby give permission for the land division official to enter the property for purposes of compliance determination.

I understand that approval of a division of land is required before any resulting parcel is sold. I further understand that approval of a division is not a determination that the resulting parcels comply with the ordinances or regulations other than the Land Division Ordinance.

Property Owners Signature _____

Applicant's Signature _____
(if not property owner)

Date _____

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

BOARD OF LAPEER COUNTY ROAD COMMISSIONERS

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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.

Detroit Edison



LAND SPLIT Service Application

Thank you for applying for your land split requirement. 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.

WO # _____

Date Received _____

Lapeer Service Center, 1100 Clark Rd, Lapeer MI 48446

Phone: (810) 667-7900 Fax: (810)667-7901

Property Owner Name: _____

Current Address: _____ Phone Number _____

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: The legal owner of the property must sign this application, unless the party acting instead of the legal owner has power of attorney or legal guardianship. Please provide proof of such.

Required Information

- a) Proof of Ownership (Deed or Land Contract – Title insurance does not constitute proof of ownership)
- b) Certified Survey of Parent Parcel
- c) Certified Survey of Parent Parcel *showing splits*
- d) Property Description (Legal Description)

NOTE: PLEASE ALLOW 4-6 WEEKS FOR PROCESSING.

Applicant's Signature: _____

Date: _____

TOWNSHIP OF ARCADIA

LAND DIVISION ORDINANCE AMENDMENT

ORDINANCE NO. 1006

An Ordinance to amend the Arcadia Township Land Division Ordinance to provide a procedure for appeals to the Township Board of Zoning Appeals.

THE TOWNSHIP OF ARCADIA ORDAINS:

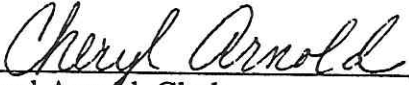
The following section of the Land Division Ordinance is hereby amended to provide as follows:

Section 7. Depth to Width Variance. The Township Board of Zoning Appeals shall have jurisdiction to consider variances from the depth to width ratio requirement contained in Section 2.C. of this Ordinance. In considering such variance requests, the Zoning Board of Appeals shall determine that one or more of the following standards justify the granting of a variance:

A. Exceptional topographic or physical conditions exist which make the 4 to 1 ratio impractical.

B. Prior legal land divisions have left insufficient width to comply with the 4 to 1 ratio.

The undersigned Clerk of the Township of Arcadia hereby certifies that the above ordinance amendment was adopted by the Arcadia Township Board on the 14th day of November, 2000. This ordinance amendment shall take effect on its date of publication.


Cheryl Arnold, Clerk
Township of Arcadia