

TOWNSHIP OF ALMONT

LAND DIVISION ORDINANCE

ORDINANCE 27.3

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

THE TOWNSHIP OF ALMONT ORDAINS:

Section 1. COMPLIANCE. No Land within the township shall be divided without the prior review and written approval by the Almont Township Assessor 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 Township. 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 Almont Township Assessor with documented proof 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 4-1 for each resulting parcel of ten acres or less, except for one parcel retained by the proprietor of a parent parcel or parent tract.
- 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.
- F. 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 Ordinance.

G. A survey and legal description of each proposed parcel prepared by a registered surveyor or engineer.

H. An accurate legal description (in the shortest possible form) of the remainder of the land from which the resulting parcels are being taken.

I. The proposed land divisions shall not create more resulting parcels than the number allowed by the Michigan Land Division Act.

J. Public utility easements must be in place from each proposed parcel to existing public utility facilities, if the land division is to be a "development site".

Section 3. DEVELOPMENT SITE. For purposes of this ordinance, the term "development site" shall mean any parcel which is used or is intended to be used as a location for a dwelling or other building. The term "development site" shall not include vacant agricultural or forestry land which will not be used as a location for a dwelling or other non-agricultural building.

Section 4. APPROVAL PERIOD. The township assessor shall have a review period of forty-five (45) days after documents verifying compliance with each of the requirements listed in Section 2 have been submitted to the assessor.

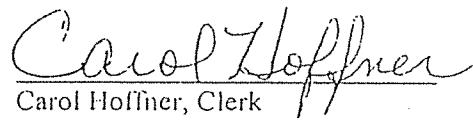
Section 5. FEES. The Township Board shall establish a fee for processing land division and parcel combination requests. The fee shall be paid before any division or combination is approved.

Section 6. VOIDABLE SALE. The purchaser of any parcel resulting from a land division which violates the Michigan Land Division Act shall have the right to void the sale. If a sale is voided, the Seller shall forfeit all money and other consideration received for the land and shall be liable for damages sustained.

Section 7. REPEAL. The prior Land Division Ordinance, being Ordinance No. 27.2 adopted on December 14, 1998 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 Almont, hereby certifies that the above Ordinance was adopted by the Almont Township Board on the 29th day of Sept, 1999 and was published in the Lapeer County Press on the 3rd day of Oct, 1999.


Carol Hoffner, Clerk
Township of Almont

Land Division Checklist

Owner's Name _____

Parent Parcel 001-_____

1. _____ Completed Application
2. _____ Survey showing:
 - a) _____ existing improvements (buildings, wells, septics, drives, etc.)
 - b) _____ boundaries as of 3/31/97
 - c) _____ all previous divisions made after 3/31/97
 - d) _____ dimensions of proposed division(s)
 - e) _____ existing and proposed road/easement right-of-way(s)
 - f) _____ easement for public utilities from each parcel that is a development site to existing public utility facilities.
3. _____ Written approval or permit from the County Road Commission for each resulting parcel.
4. _____ Public Utility Easements, ie Detroit Edison, Consumers Power (where applicable)
5. _____ Application Fee

Total Fee \$ _____ Check# _____/Cash Receipt# _____

Date Rec'd _____ Rec'd By _____

Date fee given to Treasurer _____

Initialed by Treasurer

Date Appl/Attachments given to Assessor _____

Initialed by Assessor

LAPEER COUNTY ROAD COMMISSION 2010 FEE SCHEDULE

DATE BOARD APPROVED: 12/02/09

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

* 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..... \$890

- To be Phased-Out in 2013

Frost Law Exemption..... \$25

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

UTILITY PERMITS

Annual Maintenance Permit – Public Utility..... \$815

Construction/Utility/Seismic.....\$103 + \$0.20 per Foot

Winter Construction – Utility.....\$203 + \$0.20 per Foot

INSPECTION CHARGES

Regular Hourly Rate.....\$70
Overtime Rate..... \$105

Escort – Weighmaster Hourly Rate.....\$70
Escort – Weighmaster Overtime Rate..... \$105

DRIVEWAYS

Residential or Agricultural Field Drive.....\$75
▪ Gravel or Hard Surface

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

Surface or Re-surface Existing Residential Drive.....\$50

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.....\$240
- Inspection Deposit.....\$300
- Plan Review Fee.....\$1,000
- Cash Bond or Letter of Credit.....\$7,500

Public Road

- Permit Fee.....\$240
- Inspection Deposit.....\$600
- Plan Review Fee.....\$1,000
- Cash Bond or Letter of Credit.....\$7,500

Utility Access Drive..... \$125

Resurface Existing Commercial Drive

- Permit Fee.....\$100
- Inspection Deposit..... \$250

LANDSPLIT

Land Split.....\$60 plus \$20 for each Additional Parcel

MISCELLANEOUS

Ditch Enclosure

- Permit Fee.....\$65
- Inspection Deposit..... \$200

Landscaping/Forestry

- Permit Fee.....\$65
- Inspection Deposit..... \$200

Abandonment Petition..... \$300

MOST FORMS ARE AVAILABLE AT WWW.LCRCONLINE.COM

REQUEST FOR LAND DIVISION

ALMONT TOWNSHIP 819 N. MAIN ST. ALMONT, MI 48003 PH: 810-798-8521

Parcel Identification: Enter the property I.D. number of parcel _____
Address of parcel _____

Property Owner Information

Name _____
Address _____
City _____ State _____ Zip _____
Phone _____

Applicant Information (If other than owner)

Name _____
Address _____
City _____ State _____ Zip _____
Phone _____

PARENT PARCEL INFORMATION:

1. Indicate the current size (in acres) of the parcel being divided _____
2. Have there been any divisions of this parcel since March 31, 1997? Yes _____ No _____
3. Are there any existing buildings located on this parcel? Yes _____ No _____ (If yes, indicated the location of each building on the Survey being submitted with this application)

If you transfer any division rights from the parent parcel to a new parcel, you must notify the Township in writing within 45 days of the transfer date. (form L-4260a)

Land Division Checklist: All of the following must accompany this application _____

- ____ Survey and legal description of each proposed land division.
- ____ Accurate legal description of the remaining parcel of land.
- ____ Road accessibility for each parcel by: Road Commission approval of proposed driveway location; or Township Planning Commission approval of private road.
- ____ Indication of public utility easement from proposed parcel to existing public utility facilities for each "development" site.
- ____ Application fee of \$35 per new legal description submitted.
- ____ Completed request form.
- ____ Compliance with depth to width ratio of not more than 4 to 1 for each resulting parcel.

The Township has 45 days in which to review proposed land divisions. This review period does not begin until all required information has been submitted to the Township

Important: Prior to obtaining a survey and incurring other costs, it is strongly recommended that you review the Michigan Land Division Act and Almont Township Land Division Ordinance and submit a scale drawing of the proposed divisions to the Township for preliminary review.

Property Owner Authorization:

The undersigned hereby certifies that the information herein is accurate and authorizes the processing of this request.

Owner
Signature _____ Date _____

Approval of a division is required before it is sold. Approval of a land division is not a determination that the resulting parcels comply with other ordinances or regulations.

Revised 4-22-08

FOR OFFICIAL USE ONLY

PARENT PARCEL NUMBER: _____

TOTAL FEE: \$ _____ CHECK NO.: _____ or CASH Receipt # _____

RECEIVED BY: _____



LAND SPLIT Application

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.

Service Center Address: 1100 Clark Rd., Lapeer, Michigan Zip Code: 48446

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

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

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: _____

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: _____

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.