

Township of Dryden Parcel Division Application

Section _____

4849 Dryden Road* Dryden, Mi. 48428
* (810) 796-2248* Fax (810) 796-2250

Fee \$ _____
Date _____

1) This form shall be returned to the address given below.

| | | | |
|---------|-------|-------|-----|
| Name | Phone | | |
| Address | City | State | Zip |

2) Property Owner Information

| | | | |
|--------------------|-------|-------|-----|
| Name | Phone | | |
| Address | City | State | Zip |
| Signature of Owner | | | |

3) Applicant Information (if other than owner)

| | | | |
|---------|-------|-------|-----|
| Name | Phone | | |
| Address | City | State | Zip |

4) Parent Parcel Information

| |
|--|
| Address |
| Parent Parcel # _____ Parcel Size _____ |
| Legal Description of Parent Parcel (or attach) |

5) Previous Divisions

| |
|--|
| List here or attach copies of all conveyance documents. (Deeds, land contracts, etc.) |
| List Previous divisions of the parcel since March 31, 1997 Yes No |

6) Proposed Division

| | |
|--|---|
| Describe the division(s) being proposed: | |
| 1) | Number of new parcels _____ |
| 2) | The division of the parcel provides access to an existing public road by (Check One) _____ Each resulting parcel has frontage on an existing public road. |

_____ A new public road, proposed road name _____
 (Road name cannot duplicate an existing road name)
 _____ A new private road, proposed road name _____
 (Road name cannot duplicate an existing road name)
 _____ A recorded easement (driveway)

3) Previous Divisions Continued
 Write or attach a legal description of the proposed new road, easement, or driveway. _____

4) Write or attach a legal description for each proposed new parcel.

7) Attachments (All Attachments MUST Be Included

Letter each attachment as shown here.

_____ A) Show a map, drawn to scale, of the proposed division of the parent parcel and location of all existing structures.
 1) Boundaries as of March 31, 1997 and
 2) All previous divisions made after March 31, 1997 (indicate when made or none) and
 3) The proposed division(s) and
 4) Dimensions of the proposed divisions and
 5) Existing and proposed road/easement right-of-way(s) and
 6) Easements for public utilities from each parcel to existing public utility facilities and

_____ B) Indication of approval, or permit from County Road Commission, MDOT, or respective city /village street administrator, for each proposed new road, easement or driveway. _____

_____ C) A fee of \$ _____

_____ D) Other (please list)

8) Development Sites

Does any resulting parcel have or is intended for building development?

(Circle one) YES NO

9) Permission Statement to Enter Property for Inspection

Statement and permission for Township officials to enter the property for inspections:
 I agree the statements made above are true, and if found not to be true, this application and any approval will be void. I hereby give permission for official's of the Township to enter the property where this parcel division is proposed for purposes of inspection.

_____ Applicant's Signature _____ Date

_____ Property owner's Signature _____ Date

You must answer all questions and include all required attachments, or approval cannot be granted. Bring or mail to application & attachments to the Township at the above address.

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

For Office Use Only:

Reviewer's action:

Total Fee: \$ _____ Check # _____ Date of Application _____

Received by: _____

_____ Approval date (Conditions if any) _____

_____ Denial date (Cite Reasons) _____

Date: _____ Tina Papineau, Dryden Township Supervisor

| Parcel | Acres | Address |
|---------------|-------|---------|
| Parent Parcel | | |
| | | |
| | | |
| Splits | | |
| | | |
| | | |
| Splits | | |
| | | |
| | | |
| Splits | | |
| | | |
| | | |
| Splits | | |
| | | |
| | | |

parcel-d

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
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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.

TOWNSHIP OF DRYDEN

LAND DIVISION ORDINANCE

ORDINANCE NO. 14.2

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

THE TOWNSHIP OF DRYDEN ORDAINS:

Section 1. COMPLIANCE. No land within the township shall be divided without the prior review and written approval by the township assessor and/or 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 assessor or supervisor. No building or zoning permits shall be issued for parcels of land divided in violation of the ordinance. Approval of a division of land does not constitute a determination that the resulting parcel(s) comply with other ordinances or regulations.

Section 2. LAND DIVISION REQUIREMENTS. An applicant for land division approval shall provide the assessor or 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
 6. Boundaries of the parcel and all previous divisions of the parcel after March 31, 1997 and, if such divisions were made, attach a copy of the conveyance document creating the prior divisions.
- C. Compliance with a depth to width ratio of not more than 4 to 1 for each resulting parcel of ten (10) acres in size or less, 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.
- 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 Sections 4.12A and 4.12B of the Township Zoning Ordinance; or
3. A permanent unobstructed private driveway easement at least sixty-six (66) feet in width which complies with the Section 4.12A of the Township Zoning 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.

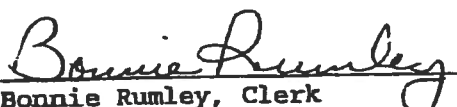
Section 4. APPROVAL PERIOD. The township assessor or supervisor shall have a review period of forty-five (45) days after documents verifying compliance with each of the requirements listed in Section 2 have been submitted to the assessor or supervisor.

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. REPEAL. The prior Land Division Ordinance, being Ordinance No. 14.1 adopted on 11/5/97 is hereby repealed.

Section 7. 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 Dryden hereby certifies that the above ordinance was adopted by the Dryden Township Board on the 14 th day of April, 1998 and was published in the County Press the 29th day of April, 1998.


Bonnie Rumley, Clerk
Township of Dryden

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: _____