

LAPEER COUNTY ROAD COMMISSION  
PERSONNEL AND OPERATIONS POLICY MANUAL

Policy Subject: <b>LAND DIVISION / DRIVE ACCESS</b> Authorized by Board of Road Commissioners      Date: 10/22/08
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**STATEMENT OF POLICY**

The purpose of the Land Division Application Inspection is for the Lapeer County Road Commission (LCRC) 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 current standards.

The goal is to determine appropriate driveway locations for the proposed land divisions, if any exist.

**PROCEDURE:**

- The following information shall be submitted by the applicant:
  1. A completed Land Division Application and Payment
  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.
    - At the applicant's request, 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.
  
- 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

Land Divisions that do not meet sight distance requirements will not be approved. 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.

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.