



576 Liberty Park, Lapeer, MI 48446 (810) 664-4553

APPLICATION FOR SUBDIVISION PLAT REVIEW AND SITE CONDOMINIUM REVIEW

DATE: _____

FEE: _____

DATE PAID: _____

An application for Subdivision Plat Review or Site Condominium Plan Review is submitted to the Lapeer City Clerk's office (Office of the City Manager) for consideration by the Planning Commission. Regular meetings of the Planning Commission are held on the second Thursday of each month at 6:30 P.M. at Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan.

The City of Lapeer Subdivision Plat and Site Condominium Review submittal requirements are provided in detail in Chapter 6 of the Lapeer City codes entitled LAND DIVISION REGULATIONS and Chapter 58 entitled CONDOMINIUM ORDINANCE.

Filing requirements include:

- Evidence of title either by an abstract of title certified to date, or a policy of title insurance.
- Fifteen (15) copies of the preliminary plat or site plan of the proposed development. The application must be submitted a minimum of thirty (30) days prior to the regular Planning Commission meeting, which is considered the date of filing.

Preliminary Plat/Site Condominium Requirements

Identification and Description:

- Proposed name of development.
- Location by Section, Town and Range, or by other legal description.
- Names and addresses of the proprietor, owner proprietor, planner, designer, engineer, or surveyor who designed the subdivision layout. The proprietor shall also indicate his interest in the land.
- Scale of Plat or site plan, 1 inch = 100 feet as minimum acceptable scale.
- Date.
- Northpoint.

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Existing Conditions:

- An overall area map at a scale not less than 1 inch = 2,000 feet.
- Boundary lines of proposed subdivision.
- Property lines of adjacent tracts of land.
- Location, widths, and names of existing streets, private streets and public easements.
- Location of existing sewers, water mains, storm drains and other underground facilities.
- Topography drawn as contours with an interval of not greater than two (2) feet.
- The School Board or School Board Superintendent of the School District having jurisdiction in the area concerned shall be informed and made aware of the proposed preliminary plat by the applicant.

Proposed Conditions. The preliminary plat or condominium site plan shall include:

- Layout of streets, street names and right-of-way widths.
- Layout, numbers and dimensions of lots, including setback lines.
- Indication of parcels of land for dedication for public use.
- Ownership of “excepted” parcels.
- Sanitary sewer system.
- Water supply system.
- Storm drainage system.
- Phasing plan.

Review Fee Schedule:

Fees shall be charged for the review of preliminary plats and condominium site plans by the planner on the basis of the following schedule. There shall be no additional planner review fee charged for preliminary or final plans which are in substantial conformance to a previously approved preliminary plan.

SUBDIVISION PLATS & SITE CONDOMINIUMS

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|-----------------------------|------------------------------------|
| 1. Preliminary Plan Review: | \$600.00 base fee + \$5.00 per lot |
| 2. Final Plan Review: | \$600.00 base fee + \$3.50 per lot |

Applicant: _____

Address: _____

Applicant Signature: _____