



FEE: _____

DATE PAID: _____

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

SUBDIVISION PLAT REVIEW & SITE CONDOMINIUM REVIEW APPLICATION

Fees: \$600.00 base fee plus \$5.00 per lot

An application for a subdivision plat or site condominium must be reviewed and heard before the City of Lapeer Planning Commission. The application must be submitted a minimum of thirty (30) days prior to the regular Planning Commission meeting. **Regular meetings of the Planning Commission are held on the second (2nd) Thursday of each month at 6:30 p.m. at Lapeer City Hall.** Eight (8) 24X36 full size, one (1) 11X17 size, and one (1) digital format sets of the preliminary subdivision plat or site condominium are required at the time of submittal, along with evidence of title either by an abstract of title certified to date, or a policy of title insurance.

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

**A non-refundable filing fee made payable to the City of Lapeer must accompany your application. Preliminary Review: \$600.00 + 5.00 per lot
Final Plan Review: \$600.00 + 3.50 per lot**

Applicant Information

Name: _____

Address: _____

Phone Number: _____ Email Address: _____

Property Owner Information

Name: _____

Address: _____

Phone Number: _____ Email Address: _____

Project Designer/Contact Person Information

Name: _____

Address: _____

Phone Number: _____ Email Address: _____

Project Information

Property Address: _____

Parcel Number (Tax ID Number): _____ Zoning District: _____

Detailed Nature of Work Proposed: _____

A copy of the deed for the subject property or its legal description must be attached to the application.

Preliminary Subdivision 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 property owner and project designer(s)
- Scale of plat or site plan, 1 inch = 100 feet as minimum acceptable scale
- North arrow

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 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:

- 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

I (we), the undersigned, do hereby make application and petition the City of Lapeer to amend the City of Lapeer Zoning Ordinance and associated zoning map.

Applicant's Signature(s): _____

Date: _____

Signature(s) of Property Owner(s): _____
(If different than applicant)

Date: _____