

Preliminary Plats and Condominium Project Review

The Land Division Act, Act 288 of 1967 and Condominium Act, Act 59 of 1978 requires that developers, owners, or proprietors notify the Michigan Department of Transportation (MDOT) and other State and Local Governments of their intent to develop a subdivision plat or condominium project in the State of Michigan. The instructions below describes the information that must be initially provided to MDOT, and the steps MDOT will take once the information is received.

Preliminary Plat Reviews

Please provide MDOT with one copy of the preliminary plat in either hard copy or electronic PDF file format. The preliminary plat shall be drawn to a scale of not more than 200 feet to 1 inch. The preliminary plat must contain the proper identification of the parcel of land to be divided, the name of the plat and proposed division of the land, the name and address of the proprietor/owner, and the name, address and seal of the professional surveyor who prepared it.

Within 30 calendar days after receipt MDOT will conduct a review of the preliminary plat submittal to determine whether MDOT has “Authority” or “No Authority” over the final plat. Once a determination has been made, the MDOT Plat/Condominium Review Coordinator will notify the developer/proprietor of the determination and provide additional information and instructions regarding the next step of the process, which may include additional improvements to MDOT’s roadways.

Condominium Project Reviews

Please provide MDOT with one copy of a written Notice of Proposed Action, which includes a cover letter, Notice of Intent to Establish Condominium Project ([DEQ form](#)), a complete and accurate written property description of the condominium project location, and an illustrative drawing or map showing the location of the condominium project.

When the Notice of Proposed Action is received by MDOT, the Plat/Condominium Review Coordinator will ensure that it includes the necessary content. The coordinator will also provide the Notice of Proposed Action to the applicable MDOT Transportation Service Center for review. MDOT’s review will determine if the proposed condominium project is at or near a state trunkline road and if the condominium project would need to include improvements to the state’s road system as part of the condominium development. If improvements are necessary, the MDOT Transportation Service Center will inform the condominium developer/owner of the required improvements as well as the permitting requirements and process. The MDOT Transportation Service Center and the condominium developer/owner will work together to resolve any permit issues.

Contact Information

Send all required information to the mailing or email address below. If sending information by email the file size should not exceed 25 MB.

Mailing Address: Plat/Condominium Coordinator
MDOT - Innovative Contracting Unit
Design Division, 2nd Floor
425 W. Ottawa St.
P.O. Box 30050
Lansing, MI. 48909

Email: MDOT-DesignPlatCondo@michigan.gov

The MDOT Plat/Condominium Coordinator can also be contacted at 517-335-6722.