

# TOWNSHIP OF ELBA

4717 Lippincott Road

Lapeer, MI 48446

(810) 664-2332

## LAND DIVISION APPLICATION

You ***MUST*** answer all questions ***and*** include all required attachments, or approval cannot be granted. Bring or mail 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 for regulations.)

**1. LOCATION OF THE PARENT PARCEL to be split:**

Address of Road: \_\_\_\_\_

**PARENT PARCEL IDENTIFICATION NUMBER:** \_\_\_\_\_

Parent Parcel Legal Description (attach if too long for space provided):

\_\_\_\_\_

\_\_\_\_\_

**2. PROPERTY OWNER INFORMATION:**

Name: \_\_\_\_\_

Street Address: \_\_\_\_\_

City and State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone: (\_\_\_\_) \_\_\_\_\_

**3. APPLICANT INFORMATION:**

Name: \_\_\_\_\_

Street Address: \_\_\_\_\_

City and State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone: (\_\_\_\_) \_\_\_\_\_

**4. PROPOSED DIVISION(S) TO INCLUDE THE FOLLOWING:**

A. Number of proposed new parcels \_\_\_\_\_

B. Each proposed parcel has a depth to width ratio of 4 to 1

C. Each parcel has minimum road frontage as required by the zoning ordinance

D. Each parcel has an area not less than required by the zoning ordinance

E. The division of each parcel provides access as follows: (Check one)

1) \_\_\_\_\_ Each new division has frontage on an existing public road. Road name: \_\_\_\_\_

2) \_\_\_\_\_ A new public road, proposed road name: \_\_\_\_\_

3) \_\_\_\_\_ A new private road, proposed road name: \_\_\_\_\_

F. Attach a legal description of any proposed new road, easement or shared driveway.

G. Attach a legal description for each proposed new parcel.

5. **FUTURE DIVISIONS** being transferred from the parent parcel to another parcel. Indicate number transferred \_\_\_\_\_. (Make sure your deed includes both statements as required in Section 109 (3&4) of the Statute.)

6. **ATTACHMENTS** - All of the following attachments ***MUST*** be included. Letter each attachment as shown:

- A. A survey for the proposed division(s) of the parent parcel showing:
  - (1) Boundaries (as of March 31, 19997)
  - (2) All previous divisions made after March 31, 1997 (Indicate when divisions were made or state “none”)
  - (3) The proposed new division(s)
  - (4) Dimensions of the proposed division(s)
  - (5) Existing and proposed road/easement right-of-way(s)
  - (6) Easement for public utilities from each parcel that is a development site to existing public utility facilities.
  - (7) Any existing improvements (buildings, wells, septic system, driveways, etc.)
  
- B. Written approval or permit from the County Road Commission, that a proposed easement provides vehicular access to an existing road or street and meets applicable location standards.
  
- C. Written document stating Public Utility Easements are in place from Detroit Edison and Consumers Power (where applicable).
  
- D. The application fee.

**7. STATEMENT AND PERMISSION FOR TOWNSHIP OFFICIALS TO ENTER THE PROPERTY FOR INSPECTIONS:**

Application and any approval will be void. I hereby give permission for officials of the township to enter the property where this parcel division is proposed for purpose of inspection.

**Applicant’s Signature** \_\_\_\_\_  
**(If not property owner)**

**Property Owner’s Signature** \_\_\_\_\_

**Date:** \_\_\_\_\_

*Land Division Fee is \$45.00 per each legal description. Please include fee with completed application and attachments.*