

## Lynden Township Preliminary Plat Application Checklist

The following information shall be included with the **Preliminary Plat**:

A copy of the final sketch plan including agreed-upon changes

When an application includes only a portion of a landowner's entire tract, or when such portion is contiguous to an adjoining tract of the landowner, a future development overlay shall be included showing the potential subdivision of all contiguous lands belonging to the landowner to ensure that the subdivision may be accomplished in accordance with current codes and provide for appropriate future access

Resource Impact and Conservation Plan: Using the Resource Assessment Map (RAM), the primary and secondary impact areas and the designated protected areas shall be mapped

Preliminary Improvements Plan: Where earthwork, grading, or construction activities will take place in or adjacent to woodlands, fields, or other significant vegetation or site features, the limit of disturbance will be delineated

Where installation of the improvements are proposed to be done in phases, the applicant shall submit a delineation of the proposed sections and a schedule of deadlines which applications for final approval of each section are intended to be filed

Plats utilizing the standard development process that create a new road will be required to screen the areas adjacent to the subdivision's access point(s).

Plats utilizing open space or cluster subdivision shall include a landscape plan that identifies areas of public value, including significant views, natural vegetation, or watercourses, even where said features may be located on private lots

A vegetation management plan shall be submitted that shows those trees proposed to be removed, those to remain, the types and locations of trees, and other vegetation that are to be planted

The landscape plan shall be accompanied by a reliable estimate of installation costs

The subdivider shall provide a financial security that guarantees live growth of plant materials for a two year period

All required improvements (streets, landscape, etc.) will be covered by an improvements agreement that includes a financial guarantee to the township (Absolutely NO final plats will be approved without a signed improvements agreement and financial guarantee)