

LOWELL CHARTER TOWNSHIP

Required Information for Preliminary Plat

The following information shall be submitted the Planning Commission for tentative approval of the preliminary plat. Maps shall be at a scale of not more than 100 feet to one inch.

- _____ The name or title of the proposed subdivision.
- _____ Legal description of the proposed plat.
- _____ The name, address and telephone number of the Proprietor, developer, record owner and subdivider.
- _____ Intended use for the proposed plat showing land for public use or for the common use of property owners in the plat, and stating the location, dimensions and purpose of such land.
- _____ Small scale vicinity map showing location of project within the Township, and the name and location of abutting subdivisions.
- _____ Location, dimensions and approximate grade and radius of **proposed and existing** streets in the plat.
- _____ Location of all existing features affecting the plat such as railroads, buildings, trees, ditches, watercourses and other physical features.
- _____ Location and size of all **existing and proposed** public water, sanitary sewer and storm drainage pipes, equipment, fire hydrants, catch basins and other facilities.
- _____ Location of utility and drainage easements.
- _____ Contiguous lands owned by the applicant, a map showing the street layout and access for subsequent development.
- _____ A written statement from the Kent County Health Department regarding the suitability of the soils for on-site septic systems.
- _____ Location and dimension of lots, radii of all curves and approximate location of all setback lines. Lot width shall be shown for each lot, at the required setback line.
- _____ Label and illustrate the location of 100 year floodplain.
- _____ Two copies of any proposed covenants and deed restrictions or a statement in writing that none are proposed. If common areas are to be reserved for use by the residents of the subdivision, copies of an agreement indicating how the area will be maintained.
- _____ Property lines, dimensions, and building setback distances and all structures, lot lines and wetlands within 100 feet of the site.
- _____ Existing and proposed topographic elevations at two foot intervals on the site and to a distance of 50 feet outside the boundary lines of the site.
- _____ Direction of storm water drainage and how storm water runoff will be handled as well as a statement describing where storm water will be ultimately discharged such as a creek, stream, lake or wetland.
- _____ Location of abutting streets, rights-of-way, service drives, curb cuts, and access easements serving the site, as well as driveways opposite the site and driveways within 100 feet on either side of the site. Also driveway width, curb radii and design of proposed deceleration lanes.
- _____ Street lighting, if any, including the type of fixture as well as method of shielding illumination from adjacent properties and roadways.
- _____ Location and type of significant existing vegetation, water courses, and water bodies including county drains and manmade surface drainage ways, floodplains, and wetlands.
- _____ Location of existing and proposed slopes which are 12 percent or greater, which may be altered by the development or the construction of buildings within the development.
- _____ Zoning and use of the proposed subdivision and on adjacent properties.