

File #: _____

Date Submitted: _____

CHARTER TOWNSHIP OF LYON
APPLICATION FOR TREE PRESERVATION PERMIT REVIEW

NOTICE TO APPLICANT: Applications for Tree Preservation Permit review by the Planning Commission must be submitted to the Township *in substantially complete form* at least twenty-one (21) days prior to the Planning Commission's meeting at which the proposal will be considered. The application must be accompanied by the data specified in the Tree Protection Ordinance, including fully dimensioned site plans, plus the required review fees. Regular meetings of the Planning Commission are held on the second and fourth Mondays of the month at 7:00 p.m. All meetings are held at the Lyon Township Hall, 58000 Grand River Avenue, New Hudson, Michigan, 48165. Phone number: 248-437-2240. Fax number: 248-437-2336.

TO BE COMPLETED BY APPLICANT:

I (We), the undersigned, do hereby respectfully request Tree Preservation Permit Review and provide the following information to assist in the review:

Applicant: _____

Mailing Address: _____

Telephone: _____ Fax: _____

Email: _____

Property Owner(s) (if different from Applicant): _____

Mailing Address: _____

Telephone: _____ Fax: _____

Email: _____

Applicant's Legal Interest in Property: _____

LOCATION OF PROPERTY:

Street Address: _____

Nearest Cross Streets: _____

Sidwell Number: _____

PROPERTY DESCRIPTION:

If all or part is a recorded plat, provide lot numbers and subdivision name. If all or part is a condominium, provide unit numbers and condominium name. If all or part of the property is not part of a recorded plat (i.e., "acreage parcel"), provide metes and bounds description. Attach separate sheets, if necessary.

Property Size (Square Feet): _____ (Acres): _____

Present Use of Property: _____

Proposed Use of Property: _____

Is the property located within a Wellhead Protection Area? _____ Yes _____ No

PROFESSIONALS WHO PREPARED PLANS:

A. Engineer/Surveyor

Name: _____

Mailing Address: _____

Telephone: _____ Fax: _____

Email: _____

B. Tree Expert

Name: _____

Mailing Address: _____

Telephone: _____ Fax: _____

Email: _____

SUBMIT THE FOLLOWING:

1. Six (6) individually folded copies of the site/tree plans, sealed by a registered engineer or surveyor.
2. A PDF file of the site/tree plans.
3. Proof of property ownership (title insurance policy or registered deed with County stamp).
4. Property dimensions. The boundaries and dimensions of the property, and the location of any existing and proposed structures or improvements, with a statement identifying the types of structures or improvements.
5. Tree survey and plan. A tree survey and plan shall be required only in areas where trees are proposed to be removed. The survey and plan shall include the location of all existing protected trees identified by common and botanical name and d.b.h., and an indication as to whether each tree is to remain, be transplanted, or be removed. Groups of trees in proximity (five feet or closer) may be designated a "clump" of trees, with predominant species, estimated number and average size. A survey and plan that is submitted in conjunction with a site plan required under the zoning ordinance shall demonstrate how existing trees will be incorporated into the required landscaping plan.
6. Buildable area. To the extent that information is available, the buildable area shall be designated on each lot for proposed single family development. In commercial, office, industrial and other non-single family developments, the site plan shall illustrate the exact location of proposed improvements, to the extent that such information is available. In the event that the exact location of certain site improvements is not known at the time the permit application is filed, then the applicant may specify the maximum amount of area needed and the approximate location for such facilities.
7. Tree protection. A statement which complies with division 5, describing how trees intended to remain will be protected during development.
8. Easements and setbacks. Location and dimensions of existing and proposed easements as well as all setbacks required by the zoning ordinance.
9. Topography and grade changes. If any excavation, land balancing, or other grade changes are proposed, then a topographic survey shall be required which shall be drawn at two-foot contour intervals referenced to a U.S.G.S. benchmark. Grade changes proposed for the property shall be indicated on the plan.
10. Intended tree replacement. The number, size, species, and estimated cost of all replacement trees, if proposed.
11. Tree identification. A plan for identifying and protecting trees being retained during development shall be submitted (for example, by painting or flagging, protective fences or barriers, etc.) Such measures shall be in place before any construction, land balancing, or tree cutting begins. Removal or damage to trees that were identified "to be retained" on the tree plan or application shall constitute a violation of this article. Such violation may be remedied by implementing tree replacement in accordance with section 18-282.
12. Application escrow fee deposit of \$500.00. The Township will bill actual review costs and refund any balance. If Township review costs exceed the amount deposited the Township may request additional funds.

PLEASE NOTE: The applicant, or a designated representative, **MUST BE PRESENT** at all scheduled meetings, or the site plan review may be tabled due to lack of representation.

Failure to provide true and accurate information on this application shall provide sufficient grounds to deny approval of a site plan application or to revoke any permits granted subsequent to the site plan approval.

APPLICANT'S ENDORSEMENT:

All information contained herein is true and accurate to the best of my knowledge. I acknowledge that the Planning Commission will not review my application unless all information in this application and the Zoning Ordinance has been submitted. I further acknowledge that the Township and its employees shall not be held liable for any claims that may arise as a result of acceptance, processing, or approval of this site plan application.

Signature of Applicant

Date

Applicant Name (Print)

Signature of Applicant

Date

Applicant Name (Print)

Signature of Property Owner Authorizing this Application

Date

Property Owner Name (Print)

TO BE COMPLETED BY THE TOWNSHIP		Case #: _____
Date Submitted: _____	Fee Paid: _____	
Received By: _____		