

The final plat for the first phase of the development shall be submitted within one year after said approval or approval of the preliminary plat shall be considered void. For plats with multiple phases a final plat application for a subsequent phase must be submitted within two (2) years after approval of the previous phase final plat or the preliminary plat shall be considered void. Prior to the expiration of the final plat deadline, the Planning Commission may extend the approval for an additional (2) years. The extension request shall be in writing specifically designating the expiration date. Only one (1) extension may be granted per phase of the preliminary plat.

REQUIRED INFORMATION (JPB ORD SUBD 18.09)

General Requirements

1. Proposed name of subdivision, not similar to any existing subdivision.
2. Date and North Arrow.
3. Scale of plat, not less than one (1) inch to one hundred (100) feet.
4. Indication of any proposed covenants or private restrictions.
5. Location map indicating location of proposed subdivision in relationship to general known area.
6. Names and addresses of the subdivider and surveyor making plat and property owners of record within three hundred fifty (350) feet of the proposed subdivision.
7. Legal description of proposed subdivision.

Existing Conditions and proposed Design Features.

1. Boundary line of proposed subdivision
2. Zoning of land within and abutting the subdivision.
3. Layout, dimensions and acreage of proposed lots and blocks.
4. Name, location and right-of-way width of existing or proposed streets, highways, alleys, sidewalks, and pedestrian ways.
5. Soil survey, grading plan, soil erosion and sediment control plan, and landscaping plan.
6. Location and elevation of the Ordinary High water level of all lakes, rivers, streams and wetlands.
7. Location, dimensions, and purpose of existing and proposed utilities and utility easements.
8. Primary and secondary individual sewage treatment system locations for each lot.
9. Existing and proposed storm water drainage systems including drainage easements.
10. Boundary lines of adjoining unsubdivided or subdivided land within three hundred and fifty (350) feet, identifying by name and ownership.
11. Statement of proposed use of development including type and number of structures and units.
12. Proposed zoning changes, if necessary.
13. Minimum front, side, and rear yard setbacks as required by the Zoning Chapter.
14. Location, dimensions. and size of areas, other than streets, alleys, pedestrian ways, and utility easements, proposed to be dedicated or reserved for public uses.
8. Inventory of existing trees above 6-inches diameter by type and size and the proposed tree preservation plan for property included within the subdivision.
9. The Type of Structure proposed based on drainage, grading, and sewer elevations must be shown for each lot in the subdivision.

Supplementary Information. The following information may be required if it is deemed necessary and appropriate by the Zoning Administrator, the Joint Planning Board, or the Town Board.

1. Statement of adequacy of existing or proposed utilities to accommodate or serve the proposed development.
2. Statement relative to the relationship of the proposed subdivision with existing or potential adjacent subdivisions.
3. Statement of estimated costs of proposed required improvements.
4. Other information deemed necessary by the Joint Planning Board, Zoning Administrator, Town Board, or Subdivider.

NOTE: PRELIMINARY AND FINAL PLAT IS SUBJECT TO PARK DEDICATION REQUIREMENTS. Acceptance of either park land dedication or cash in lieu of park land dedication is at the discretion of the Township.

Park Dedication Requirements:

Residential – 10 percent of land or \$800 per unit (Payment in Lieu)

Commercial – 5% land where the Town deems it in the public interest to require a contribution

We, the undersigned, have read and understand the above.

I HEREBY CERTIFY that I have no delinquent property taxes, special assessments, penalties, interest, or municipal utility fees due on the parcel to which the application relates. I am also aware that the property taxes which are being paid under the provisions of a court order or which are in the process of being appealed are not considered delinquent for purposes of this law if all payments under the terms of the order or appeal have been paid.

I FURTHER CERTIFY that if I am in violation of this requirement, the Becker Joint Planning Board and/or the Town of Becker may deny the permit application by law.

Signature of Applicant

Date

Signature of Owner (s)

Date