

§ 151.06 PLAT AND DATA REQUIREMENTS.

(A) *Sketch plan.* Sketch plans shall contain, at a minimum, the following information:

- (1) Plat boundary;
- (2) North arrow;
- (3) Scale;
- (4) Street layout on and adjacent to plat;
- (5) Designation of land use and current or proposed zoning;
- (6) Significant topographical or physical features;
- (7) General lot locations and layout;

(8) Preliminary evaluation by the applicant that the subdivision is not classified as premature based upon criteria established in § 151.05 above.

(B) *Preliminary plat.* The subdivider shall prepare and submit a preliminary plat, together with any necessary supplementary information. The preliminary plat shall contain the information set forth in the subdivisions which follow.

(1) *General requirements.*

(a) Proposed name of subdivision; names shall not duplicate or too closely resemble names of existing subdivisions.

(b) Location of boundary lines in relation to a known section, quarter section or quarter-quarter section lines comprising a legal description of the property.

(c) Names and addresses of all persons having property interest, the developer, designer, and surveyor together with his or her registration number.

(d) Graphic scale or plat, not less than one inch to 100 feet.

(e) Data and north arrow.

(2) *Existing conditions.*

(a) Boundary line and total acreage of proposed plat, clearly indicated;

(b) Existing zoning classifications for land within and abutting the subdivision;

(c) Location, widths and names of all existing or previously plotted streets or other public ways, showing type, width and condition of improvements, if any, railroad and utility rights-of-way, parks, and other public open spaces, permanent buildings and structures, easements and section and corporate lines within the tract and to a distance of 350 feet beyond the tract;

(d) Location and size of existing sewers, water mains, culverts or other; underground

facilities within the tract and to a distance of 100 feet beyond the tract. Such data as grades, invert elevations, and locations of catch basins, manholes and hydrants shall also be shown;

(e) Boundary lines of adjoining unsubdivided or subdivided land, within 350 feet; identified by name and ownership, including all contiguous land owned or controlled by, the subdivider;

(f) Topographic data, including contours at vertical intervals of not more than two feet. Water courses, wetlands, rock outcrops, power transmission poles and lines, and other significant features shall also be known;

(g) In plats where public water and sewer are not available, the subdivider shall file a report prepared by a registered civil engineer on the feasibility of individual on-site sewer and water systems on each lot, and shall include soils boring analysis and percolation tests to verify conclusions.

(3) *Proposed design features.*

(a) *Layout of proposed streets.* Layout of proposed streets showing the right-of-way widths, centerline gradients, typical cross sections, and proposed names of streets in conformance with city and county street identification policies. The name of any street heretofore used in the city or its environs shall not be used unless the proposed street is a logical extension of an already named street in which event the same name shall be used.

(b) *Alleys and pedestrian ways.* Locations and widths of proposed alleys and pedestrian ways.

(c) *Proposed sewer lines and water mains.* Locations and size of proposed sewer lines and water mains.

(d) *Easements.* Location, dimension and purpose of all easements.

(e) *Lots and blocks.* Layout, numbers, lot areas, and preliminary dimensions of lots and blocks.

(f) *Minimum setback lines.* Minimum front and side street building setback lines.

(g) *Lots located on a curve.* When lots are located on a curve, the width of the lot at the building setback line.

(h) *Areas for public use.* Areas, other than streets, alleys, pedestrian ways and utility easements, intended to be dedicated or reserved for public use including the size of that area or areas in acres.

(i) *Water supply.* Water mains shall be provided to serve the subdivision by extension of an existing community system wherever feasible. Service connections shall be stubbed into the property line and all necessary fire hydrants shall also be provided. Extensions of the public water supply system shall be designed so as to provide public water in accordance with the standards of the city. In areas where public water supply is not available, individual wells shall be provided on each lot, properly placed in relation to the individual sewage disposal facilities on the same and adjoining lots. Well plans must comply with the Minnesota State Well Code, as may be amended, and be submitted for the approval of the City Engineer.

(j) *Sewage disposal, public.* Sanitary sewer mains and service connections shall be installed in accordance with the standards of the city.

(k) *Sewage disposal, private.* All on-site septic systems shall be installed in accordance with all applicable State Pollution Control Agency regulations and city ordinances.

(4) *Supplementary information.*

(a) Any or all of the supplementary information requirements set forth in this subdivision shall be submitted when deemed necessary by the city staff, consultants, advisory bodies and/or City Council.

(b) Proposed protective covenants.

(c) An accurate soil survey of the subdivision prepared by a qualified person.

(d) A survey prepared by a qualified person identifying tree coverage in the proposed subdivision in terms of type, weakness, maturity, potential hazard, infestation, vigor, density, and spacing.

(e) Statement of the proposed use of lots stating type of buildings with number of proposed dwelling units or type of business or industry, so as to reveal the effect of the development on traffic, fire hazards, and congestion of population.

(f) If any zoning changes are contemplated; the proposed zoning plan for the' areas, including dimensions, shall be shown. The proposed zoning plan shall be for information only and shall not vest any rights in the applicant.

(g) Provision for surface water disposal, ponding, drainage, and flood control.

(h) Where the subdivider owns property adjacent to that which is being proposed for the subdivision, it shall be required that the subdivider submit a sketch plan of the remainder of the property so as to show the possible relationships between the proposed subdivision and the future subdivision. In any event, all subdivisions shall be required to relate well with existing or potential adjacent subdivisions.

(i) Where structures are to be placed on large or excessively deep lots which are subject to potential replat; the preliminary plat shall indicate a logical way in which the lots could possibly be resubdivided in the future.

(j) A plan for soil erosion and sediment control both during construction and after development has been completed. The plan shall include gradients of waterways, design of velocity and erosion control measures, design of sediment control measures, and landscaping of the erosion and sediment control system.

(k) A vegetation preservation and protection plan 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.

(l) When the city has agreed to install improvements in a development, the developer shall furnish the city a financial statement satisfactory to the city. When the city has not undertaken to install improvements, the city may, at the city's option, require the developer to furnish a financial statement satisfactory to the city.

(m) Other information as may be required.

(C) *Final plat.* The owner or subdivider shall submit a final plat together with any necessary supplementary information. The final plat, prepared for recording purposes, shall be prepared in accordance with provisions of Minnesota State statutes and LeSueur County regulations, and that final plat shall contain the following information:

(1) Names of the subdivision, which shall not duplicate or too closely approximate the name of any existing subdivision.

(2) Location by section, township, range, county and state, and including descriptive boundaries of the subdivision, based on an accurate traverse, giving angular and linear dimensions which must mathematically close. The allowable error closure on any portion of a final plat shall be one foot in 7,500.

(3) The location of monuments shall be shown and described on the final plat. Locations of those monuments shall be shown in reference to existing official monuments on the nearest established street lines, including true angles and distances, to such reference points or monuments.

(4) Location of lots, streets, public highways, alleys, parks and other features, with accurate dimensions in feet and decimals of feet, with the length of radii and/or arcs of all curves, and with all other information necessary to reproduce the plat on the ground shall be shown. Dimensions shall be shown from all angle points of curve to lot lines.

(5) Lots shall be numbered clearly. Blocks are to be numbered, with numbers shown clearly in the center of the block.

(6) The exact locations, widths, and names of all streets to be dedicated.

(7) Location and width of all easements to be dedicated.

(8) Name and address of surveyor making the plat.

(9) Scale of plat (the scale to be shown graphically on a bar scale), date a red north arrow.

(10) Statement indicating all easements as follows: "Easements for installation and maintenance of utilities and drainage facilities are reserved over, under and along the strips marked *utility easements*."

(11) Statement dedicating all streets, alleys and other public areas not previously dedicated as follows: "Streets, alleys and other public areas shown on this plat and not heretofore dedicated to public use are hereby so dedicated."

(D) *Address map.* The address map shall be prepared in accordance with city and county policy and shall include all addresses of lots as platted.

(E) *Certification required.*

(1) Certification by registered surveyor in the Form required by M.S. § 505.03, as it may be amended from time to time.

(2) Execution by all owners of any interest in the land or any holders of a mortgage thereon of the certificates required by M.S. § 505.03, as it may be amended from time to time, and which certificate shall include a dedication of the utility easements and other public areas in such form as approved by the City Council.

(3) Space for certificates of approval and review to be filled in by the signatures, of the Mayor and City Administrator-Clerk. The form of approval of the City Council is as follows:
(Ord. passed - -)