

## **Section 340.05 DATA FOR PRELIMINARY AND FINAL PLATS.**

### Subd, 1. Data for Preliminary Plat.

#### a. Identification and Description.

1. Proposed name of subdivision, which shall not duplicate or be similar in pronunciation or spelling to the name of any plat heretofore recorded in the County.
2. Location by section, township, range, and by legal description.
3. Name of City.
4. Names and addresses of the record owner and any agent having control of the land, sub-divider, land surveyor, engineer, and designer of the plan.
5. Graphic scale not less than one inch to 100 feet.
6. North arrow.
7. Key map including area within one mile radius of plat.
8. Date of preparation.

#### b. Existing Conditions.

1. Boundary line of proposed subdivision, clearly indicated and to a close degree of accuracy.
2. Existing zoning classifications for land within and abutting the subdivision.
3. A general statement on the approximate acreage and dimensions of the lots.
4. Location, right-of-way width, and names of existing or platted streets, or other public ways, parks, and other public land, permanent buildings and structures, easements and section and corporate lines within the plan and to a distance 150 feet beyond shall also be indicated.
5. Boundary lines of adjoining un-subdivided or subdivided land, within 150 feet, identified by name including all contiguous land owned or controlled by the sub-divider.
6. Topographic data, including contours at vertical intervals of ten feet, water courses, marshes, rock outcrops, power transmission poles and lines, and other significant features shall also be shown. USGS datum shall be used for all topographic mapping where feasible. The City may require topography data at two or five foot intervals if conditions warrant it.
7. An accurate soil survey may be required of the subdivision prepared by a qualified person. Soil percolation tests may also be required if conditions warrant it.

#### c. Subdivision Design Features.

1. Layout of proposed streets showing the right-of-way widths, centerline gradients, typical cross-sections, and proposed names of streets. The name of any street heretofore used in the City 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.
2. Locations and widths of proposed alleys and pedestrian ways.
3. Layout, numbers and preliminary dimensions of lots and blocks.
4. Minimum front and side street building setback lines.
5. When lots are located on a curve, the width of the lot at the building setback line.
6. Areas, other than streets, alleys, pedestrian ways and utility easements, intended to be dedicated or reserved for public use, including the size of such area or areas in acres.
7. Placement of all public utilities including sewer, water, electrical, and telephone and the location and width of all utility easements.

#### d. Other Information.

1. Statement of the proposed use of lots stating type of residential buildings with number of proposed dwelling units and type of business or industry, so as to reveal the effect of the development on traffic, fire hazards, and congestion of population.
2. Provision for surface water disposal, drainage, and flood control.
3. If any zoning changes are contemplated, the proposed zoning plan for the areas.
4. Where the sub-divider owns property adjacent to that which is being proposed for the subdivision, the Planning Commission shall require that the sub-divider 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 shown to relate well within existing or potential adjacent subdivisions.
5. Potential re-subdivision and use of excessively deep or wide (over 200 feet) lots shall be indicated in a satisfactory manner.
6. 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 erosion control measures, and landscaping of the erosion and sediment control system.
7. 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.
8. Such other information as may be requested by the Zoning Administrator or Planning Commission.

Subd. 2. Data for Final Plat.

- a. General. The Plat shall be prepared by a land surveyor who is registered in the State of Minnesota and shall comply with the provisions of Minnesota State Statutes and of this Chapter.
- b. The sub-divider or owner shall provide a map showing location and size of existing sewers, water mains, culverts or other underground facilities within the Plat and to a distance of 150 feet beyond. Such data as grades, invert elevations, and locations of catch basins, manholes, hydrants and street pavement width and type shall also be shown.
- c. The sub-divider or owner shall prepare a map showing all existing and proposed private restrictions.
- d. Title opinion by a practicing attorney-at-law based upon an examination of an abstract of the records of the County Recorder or the Registrar of Titles for the lands included within the plat and showing the title to be in the name of the owner or sub-divider. The date of examination of the records shall be within thirty days prior to the date the Final Plat is filed with the County Auditor. The owner or sub-divider shown in the title opinion shall be the owner of record of the platted lands on the date of recording of the Plat with the County Recorder.
- e. Execution of all owners of any interest in the land and any holders of a mortgage therein of the certificate required by Minnesota Statutes and which certificate shall include an accurate legal description of any area to be dedicated for public use and shall include a dedication to the City of sufficient easements to accommodate utility services in such form as shall be approved by the City Attorney.