

Section 340.07 IMPROVEMENTS REQUIRED

- Subd. 1. Improvements Listed and Described. Prior to the approval of a Final Plat, the sub-divider shall have agreed in the manner set forth below to install in conformity with construction plans approved by the City Engineer and in conformity with all applicable standards and ordinances, the following improvements on the site:
- a. Monuments. Monuments of a permanent character, as required by Minnesota Statutes, shall be placed at each corner or angle on the outside boundary of the subdivision; and pipes or steel rods shall be placed at each corner of each lot.
 - b. Streets. The right-of-way of each street and alley dedicated in the Plat shall be graded. All streets and alleys shall have an adequate sub-base and shall be improved with an all-weather permanent surface five-ton capacity. Except in areas where lot widths exceed one hundred feet or topography or tree cover dictates otherwise, grading shall provide for easy installation of sidewalks at some future date.
 - c. Concrete Curb and Gutter. Concrete curb and gutter may be required for all paved streets.
 - d. Sidewalks. Sidewalks may be required along both sides of all streets in areas where residential density equals or exceeds three dwelling units per net acre of residentially used land or in commercial areas.
 - e. Water Supply. Where the City water supply is available, the subdivider shall be required to provide a connection to the City system. Where a City connection is determined to be feasible, service connections shall be stubbed into each platted lot.
 - f. Sewerage. Sewerage shall be provided for all lots in the subdivision. Sewerage shall be installed in accordance with the City Engineer's specifications and shall be installed in rear line easements when carried on overhead poles.
 - g. Drainage. A system that will adequately take care of the surface water runoff within the subdivision shall be installed where necessary in conjunction with the grading of streets. Cross drains shall be provided to accommodate all natural water flow and shall be of sufficient length to permit full-width roadways and required side slopes. Drainage ditches shall be sodded to prevent erosion. When feasible, curb and gutter drainage shall be handled by storm sewer.
 - h. Public utilities. All utility lines for telephone and electrical service shall be placed in rear line easements when carried on overhead poles.
 - i. Parks and parkland. On all subdivisions consisting five or more lots and five or more acres, the property owner shall be required to provide for parks. Subject to the approval of the Lanesboro Parks Commission, developers shall dedicate 5% of the total land mass to parks, or shall make a cash donation of \$150 per lot for parks.
 - j. Miscellaneous Facilities. Tree planting, street name signs, traffic control signs, oversized utility trunk lines, pedestrian ways, street lights, and other improvements may be required.