

**Chapter 10**  
**DESIGN STANDARDS**

**SECTION:**

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**XX-10-1: MINIMUM REQUIREMENTS:** The design standards set forth in this chapter are minimum requirements. The town may impose additional or more stringent requirements concerning lot size, roads, and overall design as deemed appropriate considering the property being subdivided based upon site considerations and the comprehensive plan. (Ord. 910, 18 Apr 22)

**XX-10-2: LAND REQUIREMENTS:**

- A. In the subdividing of any land, due regard shall be shown for all natural features, such as tree growth, watercourses, historic spots or similar conditions which, if preserved, will add attractiveness and stability to the proposed development.
- B. Land shall be suited to the purpose for which it is to be subdivided. No plan shall be approved if the site is not suitable for the purposes proposed by reason of potential flooding, topography, or adverse soil or rock formation.
- C. When a parcel is subdivided into larger than normal lots that have the potential for further subdivision, the subdivision shall be designed so as to permit the logical location and openings of future roads and appropriate resubdivision, with provision for adequate utilities for such resubdivision.
- D. Land subject to hazards to life, health, or property shall not be subdivided until all such hazards have been eliminated or unless adequate safeguards against such hazards are provided by the subdivision plan.
- E. Proposed subdivisions shall be coordinated with surrounding jurisdictions so that the town as a whole may develop efficiently and harmoniously. (Ord. 910, 18 Apr 22)

**XX-10-3: LOTS AND BLOCKS:**

A. Blocks:

1. Block length, width, and acreage within bounding roads shall be such as to accommodate the size of residential lots required in the area by the zoning ordinance and to provide for convenient access, circulation control, and safety of road traffic.
2. In general, intersecting roads shall be provided at such intervals so as to serve cross traffic adequately and to meet existing roads. Where no existing plats control, the blocks in residential subdivisions should not exceed 1,400 feet in length, except where topography or other conditions justify a departure from this minimum. In blocks longer than 800 feet, outlots a minimum of 30 feet in width through the block for public trails may be required by the town in locations deemed necessary for the public health, safety, and welfare for access and circulation.
3. The width of the block shall normally be sufficient to allow two tiers of lots of minimum depth as required by the zoning ordinance except adjoining a lake, stream, river, railroad, major collector or arterial road, or where one tier or lot is necessary because of topographic conditions.

B. Lots:

1. Minimum Dimensions:
  - a. The minimum lot area, width, and depth shall not be less than that required for the zoning district established by the zoning ordinance in effect at the time of adoption of the final plat.
  - b. In addition to meeting the buildable lot area requirements of the applicable zoning district, all newly created lots for residential building purposes shall have a minimum of 40,000 contiguous square feet of the required minimum platted lot area at least three feet above the highest known water table.
  - c. Each lot shall have 5,000 square feet of contiguous land that is 36 inches above mottling, which may be accomplished by filling in non-wetland area. This area shall be a minimum of 60 feet in width and 60 feet in length. The principal building shall be located in this area and all fill below the floor areas and foundation shall be certified as structural fill by a geotechnical engineer.

2. Side Lot Lines: Side lines of lots shall be at right angles to road lines, radial to curved road lines, or radial to lake or stream shores unless topographic conditions necessitate a different arrangement or the zoning administrator finds such deviation acceptable.
3. Double Frontage Lots: Lots with frontage on two parallel or nonintersecting roads, shall not be permitted, except:
  - a. Where lots back on arterial or collector roads; or
  - b. Where topographic or other conditions render subdividing otherwise unreasonable.
  - c. Double frontage lots shall have an additional depth of at least 10 feet or a reserve strip shall be created in order to allow space for screen planting along the rear lot line.
4. Setbacks: Setback lines shall be shown on all lots and shall not be less than the setback required by the zoning ordinance.
5. Building Sites: Each lot shall provide an adequate building site at least 18 inches above the top of the adjacent curb or road surface unless approved by the town engineer upon the basis of plans submitted showing alternative, acceptable surface drainage measures.
6. Watercourses: Lots abutting a watercourse, wetland, ponding area, drainageway, channel, or stream shall have additional depth and width, as required to comply with the approved drainage plan for the subdivision and to meet the provisions of the Town zoning ordinance to assure building sites that are not subject to flooding.
7. River Frontage Lots: River frontage lots shall be designed so that the lot lines extended shall maintain the closest approximation to riparian rights.
8. Outlots:
  - a. All remnants of lots below minimum size for the respective zoning district in which they are located must be added to abutting lots or lots immediately adjoining.
  - b. For remnants separated by a public right-of-way, the lot remnants shall be designated an outlot.
  - c. Allowed use of outlots shall be governed section XX-16-2.G of the zoning ordinance.

- d. Lot remnants may be allowed to be platted as outlots if a plan for future use is found acceptable by the town board
  - e. In such cases where outlots are created or exist, their area shall not be utilized in calculating minimums for buildable lot area requirements.
9. Access:
- a. Each lot shall directly access a public road except as may be allowed by the town zoning ordinance.
  - b. Subdivisions with 20 lots or more, including existing and proposed lots, shall have two or more accesses onto existing public roads.
  - c. Direct vehicular access from individual lots to minor collector roads shall be allowed only when approved by the town engineer.
  - d. In the case where a proposed plat is adjacent to a limited access highway, other major highway, or other arterial or major collector roads defined by the town comprehensive plan, there shall be no direct vehicular access from individual lots to such roads.
10. Political Boundaries: Where a singular plat extends over school district boundaries, no individual lot may be divided by said school district boundary. (Ord. 910, 18 Apr 22)

**XX-10-4: ROADS:**

A. General Provisions:

- 1. Transportation Plan: Proposed roads shall conform to state, county, and town transportation plans that have been prepared, adopted and/or filed as prescribed by law.
- 2. County Roads: Dedication of right-of-way for county roads or county state aid highways and the spacing of intersections with county roads or county state aid highways, and direct access to county roads or county state aid highways shall comply with Sherburne county ordinances, subject to approval of the county engineer.
- 3. Local Roads: Local roads shall be logically related to the topography, so as to produce usable lots and reasonable grades and to discourage their use by through traffic.

4. Arrangement: The arrangement of arterial and collector roads shall be considered in their relation to the reasonable circulation of traffic, to topographic conditions, to runoff of stormwater, to public convenience and safety, to their appropriate relationship to the proposed uses of the area to be served.
5. Access:
  - a. Access shall be given to all lots and portions of the tract in a subdivision and to adjacent unsubdivided parcels, unless the topography clearly indicates that such connection is not feasible.
  - b. The arrangement of roads in new subdivisions shall make provision for the appropriate continuation of existing roads in adjoining areas and construction of said roads shall be at least to the boundary of the plat.
  - c. The road design shall not be such as to cause hardship to adjoining property in platting of the land and providing convenient access thereto.
  - d. A temporary turnaround facility shall be provided at the closed end of a road to be extended, in conformance with section XX-10-4.C.4.b of this section.
  - e. Reserve strips controlling access to roads shall be prohibited except under conditions accepted by the town council.
6. Existing Roads: Where a subdivision abuts or contains an existing road of inadequate width, sufficient additional width shall be provided to meet the standards of this ordinance.
7. Half Roads:
  - a. Half roads shall be prohibited except where it will be practical to require the dedication of the other half when the adjoining property is subdivided, in which case, the dedication of a half road may be allowed with consideration as to the probable time elapsing before dedication of the remainder.
  - b. All undeveloped parcels, lots, or outlots having access only from a half road are prohibited from being eligible for building permits except as may be allowed by the town zoning ordinance.
8. Dedication: All proposed roads shown on the plat shall offered for dedication as public roads unless otherwise determined by the town board.

B. Road Design:

1. Widths: Road right-of-way widths shall be as determined in the Comprehensive Plan and official map, and where applicable, shall conform to County and State standards for trunk highways. In cases where no standard is provided, the following minimum standards shall apply:

Road	Right-Of-Way Width
Principal Arterial	120 feet
Minor Arterial	100 feet
Major Collector	80 feet
Local	66 feet
Cul-de-sac	66 feet

2. Additional Widths: Additional right-of-way and roadway widths may be required by the town engineer to promote public safety and convenience when special conditions, such as turn and/or by-pass lanes, require it.
3. Road Sections: The road section shall comply with design standards as set forth by the town and all road designs and construction plans are subject to the review and approval of the town engineer.
4. Intersections:
  - a. Intersections having more than four corners shall be prohibited.
  - b. Insofar as practical, roads shall intersect at right angles. In no case shall the angle formed by the intersection of two roads be less than 75 degrees.
  - c. Road intersections with centerline offsets of less than 200 feet shall be prohibited.
  - d. Intersections of local minor collector onto major collector roads shall be at intervals of not less than 600 feet.
  - e. Intersections of local roads onto arterial roads shall be discouraged at intervals of less than 2,640 feet.
  - f. Adequate land for future intersections and interchange construction needs shall be dedicated.

5. Tangents: A tangent of at least 100 feet shall be introduced between reverse curves on arterial and collector roads.
6. Deflections: When connecting road lines deflect from each other at one point by more than 10 degrees, they shall be connected by a curve with a radius adequate to ensure a sight distance of not less than 500 feet for arterials, 300 feet for collectors, and 200 feet for local roads, except as may be approved by the town engineer.
7. Centerline Gradients: All centerline gradients shall be at least 0.6 percent and shall not exceed 7.0 percent.
8. Centerline Curvature: The minimum horizontal curvature of roads shall be in accordance with the MnDOT highway design manual for the type of road and design speed with a minimum curvature of 250 feet, except as may be allowed subject to approval by the town engineer.
9. Corner Radii:
  - a. Local road intersections shall be rounded by a radius of not less than 20 feet with the right-of-way rounded by a five foot radius.
  - b. Corner radius for a local road to arterial and collector roads shall be not less than 30 with the right- of-way rounded by a 15 foot radius.
10. Roads In Flood Hazard Areas: No road shall be approved if its final surface is at a lower elevation than two feet below the regulatory flood protection elevation. The Town Council may require profiles and elevations of finished roads for areas subject to flooding. Fill may be used for roads, provided such fill does not unduly increase flood heights and provided any such fill would not result in a stage increase violating the requirements of Minnesota statutes 104 and 105, as such chapters may be amended, supplemented, or replaced from time to time, and any applicable requirements imposed by the federal emergency management agency pursuant to its rules and regulations. Drainage openings shall not restrict the flow of water so as to unduly increase flood heights and provided any such drainage opening would not violate the requirements of Minnesota statutes 104 and 105, as such chapters may be amended, supplemented, or replaced from time to time, and any applicable requirements imposed by the federal emergency management agency pursuant to its rules and regulations.
11. Road Designation: Roads shall be designated pursuant to established town and county standards. The following policies may be generally applied when designating awkward road and avenue configurations:

- a. Cul-de-sacs shall assume the designation of the road they intersect and be designated as court or circle.
- b. Loops shall be designated avenues, streets or a combination of both, depending on the depth of the configuration. Generally, the longer the length or depth, the greater the applicability for a separate road and avenue designation. For short loops, the word "circle" shall be used to indicate the configuration.
- c. Names of new roads shall not duplicate existing or platted road names, unless a new road is a continuation of or in alignment with the existing or platted road. In that event, it shall bear the same name of the existing or platted road. Road names shall conform to the town or county standards for road designations and property addressing as applicable.

C. Cul-De-Sac Roads:

1. Dead end roads shall be prohibited, except as to permit future road extension into adjoining tracts with temporary cul-de-sacs, or when designed as cul-de-sac roads.
2. Permanent cul-de-sac roads shall only be allowed where one or more of the following criteria have been met:
  - a. Area topography or other physical site conditions warrant a dead end road design.
  - b. A through road is not physically feasible.
  - c. Lots on the cul-de-sac turnaround shall exceed the zoning district minimum lot width requirement by 25 percent.
3. Temporary Cul-De-Sacs:
  - a. Where a road is terminated pending future extension in conjunction with future subdivision and there is more two lots accessed between the dead end and the nearest intersection, a temporary turnaround shall be provided at the closed end in conformance with cul-de-sac requirements.
  - b. A temporary cul-de-sac shall be placed inside a temporary roadway easement if it is located outside road right-of-way.
  - c. A temporary cul-de-sac shall be located within a side or rear yard, versus a front yard, wherever practical.



4. Design:
  - a. Cul-de-sac roads permanently designed as such shall not be less than 300 feet or exceed 1,400 feet in length measured along the centerline from the nearest intersection to the center point of the cul-de-sac.
  - b. Permanent and temporary cul-de-sac roads shall include a terminal turnaround at the closed end with a right-of-way radius of not less than 65 feet and pavement radius of 55 feet.
  - c. Corners at entrances to the turnaround portions of cul-de-sacs shall be rounded by a radius of not less than 65 feet.

D. Sidewalks and Trails:

1. Pedestrian Movement: The subdivider shall provide for adequate pedestrian movement within the subdivision, along the subdivision, and to adjoining property which shall be provided in compliance with the comprehensive plan, policies established by the town board, and this section.
2. Sidewalks: Concrete sidewalks shall be constructed along local and minor collector roads where determined to be required by the town.
3. Trails: Trails shall be constructed along major collector roads, arterial roads, and other roadways as designated by the comprehensive plan.
4. Compliance: Construction of sidewalks or trails shall be in compliance with the specifications, subject to approval of the town engineer. (Ord. 910, 18 Apr 22)

**XX-10-5: UTILITIES:** On site sewer and water systems, including the size and relative location of same, shall be in conformance with town, county, state, and federal requirements including specifically any federal emergency management agency rules and regulations pertinent to on site sewer and water, and the following requirements:

- A. The plat shall be subject to soil and percolation tests being made by the applicant at their experience to determine whether or not the lot sizes proposed will meet minimum standards of health and sanitation due to limitations of soils as shown on existing soils maps.
- B. No cesspools or seepage pits shall be allowed.
- C. The town may prohibit installation of sewage disposal facilities requiring soil absorption systems where such systems will not function due to high groundwater, flooding, or unsuitable soil characteristics.

- D. Approval of a subsurface sewage treatment systems in accordance with chapter 4 of the building ordinance shall be required prior to approval of any subdivision under the provisions of this ordinance. (Ord. 910, 18 Apr 22)

**XX-10-6: STORMWATER MANAGEMENT:** A complete and adequate drainage system design in compliance with local and regional drainage plans shall be required for the subdivision and may include a storm sewer system or system of open ditches, culverts, pipes, catch basins, and ponding areas, or a combination thereof.

- A. Erosion and sediment control measures shall be consistent with best management practices for erosion and sedimentation control as specified in the Minnesota stormwater manual, as amended, and shall be sufficient to retain sediment on site.
- B. Stormwater drainage facilities, where required, shall be designed to convey the flow of surface waters without damage to persons or property. The system shall ensure drainage at all points along roads, and provide positive drainage away from buildings and on-site waste disposal to accommodate frequent floods. The facilities shall be designed to protect against surface erosion and siltation of surface water and to prevent the discharge of excess runoff onto adjacent properties.
- C. All developments are responsible for control of surface or stormwater to equal or improve predevelopment conditions:
  - 1. Developmental drainage systems shall be provided that accept flow from upstream areas, that control, convey, and pond developmental runoff, that limit outflow to the natural predevelopment rate, and that do not have detrimental impacts on downstream properties.
  - 2. All pipe conveyance shall be to 10-year design return frequency.
  - 3. Flood protection shall be provided for 100-year design return frequency. flood protection for public and personal property shall be 1.5 feet plus any encroachment above the floodplain.
  - 4. All basins for detention or retention shall be designed for 100-year frequency storm condition with a positive outlet. All storm runoff shall be calculated by the soil conservation service method TR55 using atlas 14 storm events.
- D. Tree Preservation: The preliminary and final grading plan shall include a plan for tree removal and preservation.

- E. Maintenance Agreement: If a method of storm water management is used that will require maintenance, a plan shall be submitted indicating how the system will be maintained and who will be responsible for maintenance.
- F. Elevations:
1. All preliminary and final grading / drainage plans shall designate the lowest floor elevation and lowest entry elevation for the residence of each lot.
  2. The designing engineer's designation of the type of house (example: walkout, no walkout, split, full basement, slab) that will be allowed on each lot must be shown on the preliminary and final drainage and grading plan drawings.
- G. Erosion Control:
1. Natural vegetation shall be protected wherever possible.
  2. The development shall conform to the natural limitations presented by topography and soil so as to create the least potential for soil erosion.
  3. Erosion and sediment control devices and best management practices shall be provided for all soil disturbing activities in accordance Minnesota pollution control agency requirements.
  4. Land shall be developed in increments of workable size such that adequate erosion and siltation controls can be provided as construction progresses. Appropriate control measures shall be installed prior to development when necessary to control erosion.
  5. When soil is exposed, the exposure shall be for the shortest feasible period of time, as specified in the development agreements.
  6. Topsoil:
    - a. Sufficient arable soil shall be set aside for respreading over the areas to be planted.
    - b. The soil shall be restored to a minimum depth of four inches or a depth as may be established by the town engineer and shall be of a quality at least equal to the soil quality prior to development.

- c. The Town shall have the authority to remove the topsoil for its own purposes from all dedicated roads within its corporate boundaries. Said topsoil shall be utilized in the development project from which it is taken unless otherwise specified as part of a development agreement.
- H. The entire area approved as part of a final plat must be graded in conformance with the approved drainage and grading plans before any building permits will be issued. (Ord. 910, 18 Apr 22)

**XX-10-7: WETLANDS:**

- A. Compliance with the requirements of the Wetland Conservation Act shall be as provided for by Section XX-16-4 of the zoning ordinance.
- B. Runoff shall not be discharged directly into wetlands without appropriate quality and quantity runoff control, depending on the individual wetland's vegetation sensitivity, subject to approval of the town engineer.
- C. Wetlands must not be drained or filled, wholly or partially, unless replaced by either restoring or creating wetland areas of at least equal public value. Compensation, including the replacement ratio and quality of replacement, shall be consistent with the requirements outlined in the rules adopted by the board of water and soil resources to implement the wetland conservation act of 1991, as amended.
- D. Work in and around wetlands must be guided by the following principles in descending order of priority:
  - 1. Avoid both the direct and indirect impact of the activity that may destroy or diminish the wetland.
  - 2. Minimize the impact by limiting the degree or magnitude of the wetland related activity and its implementation.
  - 3. Rectify the impact by repairing, rehabilitating, or restoring the affected wetland environment with one of at least equal public value.
  - 4. Reduce or eliminate the adverse impact over time by preservation and maintenance operations during the life of the activity.
  - 5. Compensate for the impact by replacing or providing approved substitute wetland resources or environments.
- E. Basins established for stormwater drainage purposes are exempt from the provisions of this section. (Ord. 910, 18 Apr 22)

**XX-10-8: EASEMENTS:**

- A. Dedication. All easements shall be dedicated by appropriate language on the final plat as required by law and provisions of this ordinance:
- B. Drainage And Utility Easements: Easements of a minimum of 12 feet wide or a width equal to the required side yard setback established by the respective zoning district in which the property is located, whichever is least, centered on rear and other lot lines, shall be provided for drainage and for public and private utilities. Lot easements shall be a minimum of 12 feet when no easement exists on the adjoining parcels. When it is not practical to center easements, the fully required easement width may be required along one property line. Said easements shall have continuity of alignment from block to block. The easements, when approved, shall not thereafter be changed without the approval of the town board pursuant to Minnesota statutes.
- C. Drainage Easements: Easements shall be provided along each side of the centerline of any natural watercourse or drainage channel to a width sufficient to provide proper maintenance and protection and to provide for stormwater runoff. Where necessary, drainage easements corresponding with lot lines shall be provided. Such easements for drainage purposes shall not be less than 20 feet in width or a width equal to the required side yard setback established by the respective zoning district in which the property is located, whichever is less.
- D. Sight Easements: Sight easements beyond required zoning setback regulations may be required by the town, county, and/or department of transportation to protect major intersections on the road system.
- E. Outlot Alternative: As determined by the town, stormwater basins, drainageways, wetlands, and wetland buffers, water bodies, or other natural features subject to dedication of easements in accordance with this section shall instead be included within outlots having access to a public road as approved by the town engineer. (Ord. 910, 18 Apr 22)

**XX-10-9: TREE AND WOODLAND PRESERVATION:** Developers, proposing new residential subdivision areas with oak woods shall schedule an on-site inspection with the zoning administrator for diagnosis of any existing oak wilt infection centers on the property. If oak wilt is found, it will be included in the report of the zoning administrator to the planning commission and town board for consideration. (Ord. 910, 18 Apr 22)

**XX-10-10: PARK DEDICATION:**

- A. Dedication: Subdividers shall dedicate a reasonable portion of the buildable land, excluding only existing wetlands and right-of-way for arterial or major collector roadways, in the proposed subdivision for conservation purposes or for public use as parks, recreational facilities as defined and outlined in Minnesota statutes 471.191, playgrounds, trails, wetlands, or open space, provided that the town may choose to accept an equivalent amount in cash for part or all of the portion required to be dedicated based on the fair market value of the land at the time of final approval.
- B. Suitability: The land dedicated for parks and trails shall be in addition to property dedicated for roads, easements, or other public ways. Land to be dedicated shall be reasonably suitable for its intended use as determined by the town and shall be at a location convenient to the public to be served. Factors used in evaluating the adequacy of proposed park and recreation areas shall include size, shape, topography, geology, hydrology, tree cover, access, and location. Areas of wetlands, ponding areas, and drainageways accepted by the town shall not be considered in the park land dedicated to the town.
- C. Recommendation: The applicant shall confer with zoning administrator and the park committee at the time the preliminary plat is under consideration, to secure a recommendation as to the location of any property that shall be dedicated to the public, such as parks, playgrounds or other public property. The preliminary plat shall show the location and dimensions of all areas to be dedicated in this manner. Such contribution requirement recommendation of the park committee will be sent to the planning commission for review and comment and subsequently to the town board approval.
- D. Proposed Park, Playground, Recreational Area, or other Public Land: When a proposed park, playground, recreational area, or other public land has been indicated in the town comprehensive plan and is located in whole or in part within a proposed plat, it shall be dedicated to the appropriate governmental unit. If the applicant elects not to dedicate an area in excess of the land required hereunder for a proposed public site that the town feels is in the public interest to acquire, the town may consider acquiring the excess land through purchase or condemnation.
- E. Requirements: Land area conveyed or dedicated to the town shall not be used in calculating lot area and density requirements of the town zoning ordinance and shall be in addition to and not in lieu of open space requirements for planned unit developments.

- F. Private Open Space: Where private open space for park and recreation purposes is provided in a proposed subdivision, such areas shall not be used for credit against the requirement of dedication for park and recreation purposes, unless the town board finds it is in the public interest to do so.
- G. Cash Contribution: The town, upon consideration of the particular type of development, may require that a lesser parcel of land should be dedicated due to particular features of the development. In such cases, a cash contribution shall be required above the land dedication to ensure that compensation is received for the full amount of the impact on the town park system.
- H. Land Dedication:
  - 1. In all subdivisions where land dedication is required, 10 percent of the buildable area of the land being subdivided shall be dedicated for public parks, trails, or open space.
  - 2. Land dedication to the town shall be in the form of lots or outlots as determined by the town.
  - 3. When land is dedicated and deeded to the town for park purposes, it shall be the responsibility of the town to maintain such dedicated property.
- I. Fee In Lieu Of Land: When a subdivision is proposed, the developer shall make a dedication of land for public park use, or the town may require a fee as set forth in the town fee schedule ordinance in lieu of such land dedication, which is the town's best estimate of the effect of the subdivision on the town park system.
- J. Town May Elect: The town may elect, at its sole discretion, to receive land, a cash fee in lieu of land, or a combination of cash, land, and development of the land for park use. The potential cash donation generated by the dedicated land and/or the value of the development of land shall be calculated. That amount shall be subtracted from the cash contribution required by subsection I of this section.
- K. Timing: Park cash contributions are to be calculated and established at the time of final plat approval and paid upon execution of the development agreement.
- L. Cash Contributions: Cash contributions for parks and trails shall only be used for park acquisition or development and trail acquisition or development as determined by the town anywhere within the town park systems.

- M. Replatting: Property being replatted with the same number of lots and same number of dwelling units shall be exempt from all park land dedication requirements. If the number of lots or the number of dwelling units is increased, or if land outside the previously recorded plat is added, then the park land dedication and/or park cash contributions shall be based on the additional lots and on the additional land being added to the plat.
  
- N. Option Of Study: If the applicant does not believe that the estimates contained in this section fairly and accurately represent the effect of the subdivision on the town park system, the applicant may request that the town prepare an in depth study of the effect of the subdivision on the town park system and an estimate of that effect in money and/or land. All costs of such study shall be borne by the applicant. If the applicant requests the preparation of such a study, the request must be made at the time the development application is submitted. No application for development that is submitted shall be deemed complete until the requested study has been completed and a determination is made as to the appropriate amount of land or money necessary to offset the effects of the subdivision. (Ord. 910, 18 Apr 22)