

Section 85-040 Necessary Data for a Preliminary Plat

Data required for preliminary plat approval is set forth in this section. Prior to submittal of a preliminary plat, sub-dividers are invited to prepare for review to the Planning Commission, City Engineer and others as the Planning Commission may direct, a proposed subdivision sketch, which, in order to be most useful, shall contain the following information:

1. Site location map showing streets, school locations, commercial centers and other significant developments.
2. Tract boundaries. (survey)
3. North arrow and scale.
4. Streets within and adjacent to tract.
7. Proposed general street design.
8. Proposed lot sizes and orientation.
9. Size: The preliminary plat shall be clearly and legibly drawn. The size of the map shall not be less than 12 inches by 18 inches. All subdivision maps shall be drawn at a scale not smaller than a scale of one-inch equals 100 feet, unless otherwise required by the Council.

Information Required: The preliminary plat of the proposed subdivision shall contain or have attached thereto the following information:

1. Identification and Description
 - a. Proposed name of subdivision, which name shall not duplicate or be alike in pronunciation the name of any plat theretofore recorded in the County of Hubbard.
 - b. Legal description of property to be platted on a survey prepared by a surveyor registered in the State of Minnesota.
 - c. Names and addresses of the owner, subdivided, surveyor, and designer of the plan.
 - d. North arrow scale.
 - e. Date of preparation.
2. Requirements for Existing conditions:
 - a. Boundary line of proposed subdivision clearly indicated.
 - b. Existing zoning classification.
 - c. Total approximate acreage.
 - d. Location, widths, and names of all existing or previously platted streets or other public ways, showing the type, width and condition of improvements, if any, and utility right-of-ways, parks and other public open space, permanent buildings and structures, easements and section and corporate lines within the proposed subdivision and to a distance of 100 feet beyond the proposed subdivision.
 - e. Location and size of existing sewers, water mains, culverts or other underground facilities within the proposed subdivision and to a distance of 100 feet beyond the proposed subdivision. Such

data as grades, invert elevations and locations of catch basins, manholes and hydrants shall also be shown.

- f. Boundary lines of adjoining un-subdivided or subdivided land within 100 feet of the proposed subdivision, said land to be identified by name and ownership.
- g. Topographic data, including an area 300 feet beyond the boundaries of the proposed subdivision, with a vertical contour interval of not more than one foot. Lakes, surface water, water courses, marshes, wooded areas, rock outcrops, power transmission poles and lines and other significant features shall also be shown. United States Geological Survey data shall be used for all topographic mapping. In the case of a subdivision where no new street is involved in non-shoreland areas, the required topographic map may be waived if it is deemed unnecessary by the City Engineer and the Planning Commission. In shoreland districts, contours at intervals of 10' are required, at a minimum.
- h. Adequate soils information to determine suitability for building for every lot from the most current existing sources or from field investigations such as soil borings, or other methods.
- i. In shoreland areas, a line or control representing the ordinary high-water level, and the top of bluffs, and the minimum building setback distances from the top of the bluff and the lake or river.
- 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.

3. Subdivision Design Features:

- a. Layout of proposed streets, showing right-of-way widths and proposed names of streets.
- b. Location and widths of proposed pedestrian ways and utility easements.
- c. Typical cross-sections of proposed improvements upon streets, together with an indication as to the method of disposing of the proposed storm water runoff.
- d. Approximate centerline gradients of proposed streets.
- e. Locations, size and approximate gradient of proposed streets.
- f. Layout, numbers and preliminary dimensions of lots and blocks.
- g. Minimum front and side street building setback lines, indicating dimensions.
- h. Areas, other than streets, pedestrian ways and utility easements intended to be dedicated or preserved for public use, including the size of such or areas in acres.

4. Other Information:

- a. Statement of the proposed use of lots, stating the type of residential buildings, with the number of proposed dwelling units; the type of business or industry so as to reveal the effect of the development on traffic, fire hazards or congestion of population.
- b. Proposed restrictive covenants and a copy of any restrictive covenants pertaining to adjacent properties.

- c. Source of water supply.
- d. Provisions of sewage disposal, drainage and flood control.
- e. If zoning changes are contemplated, indicate the proposed zoning plan for the area, including dimensions.
- f. Where the sub-divider owns property adjacent to that which is being proposed for the sub-division, the Planning Commission may require that the sub-divider submit a preliminary plan for the remainder of the property so as to show the possible relationships between the proposed sub-division and any future sub-divisions. In any event, all subdivisions must be shown to relate well with existing or potential adjacent sub-divisions.
- g. Potential re-subdivision and use of excessively deep (over 200 ft.) lots must be indicated in a satisfactory manner.