

Section 85-120 Open Space and Public Sites

1. **General:** Where a proposed park, playground, school site or other public site as shown on the comprehensive or land use plan is embraced in part or in whole by the boundary of a proposed subdivision and such public sites are not dedicated to the public, such site shall be reserved and no action taken towards approval of the preliminary or final plat for a period not to exceed 90 days to allow the City Council the opportunity to consider and take action toward acquisition of such site by purchase or other means.
2. **Parkland and Trail Dedication:** The City Council may require that suitable sites within a subdivision be dedicated or reserved for future public use such as: parks, public access or open space as needed by the particular subdivision in accordance with applicable Minnesota State Statutes.

Section 85-130 Required Improvements on the Site

Prior to the approval of the final plat by the Council, the sub-divider shall have agreed, in the manner set forth in this subsection, to install or pay for the installation in conformity with all applicable standards and provisions of this code, the following improvements on the site:

1. **Monuments:** Monuments of a permanent character shall be placed in locations on the boundary of the subdivision within it as required.
2. **Street and Alley Improvement:**
 - a. Grading: The full width of the right-of-way of each street and alley dedicated in the plat shall be graded.
 - b. Pavement: All streets and alleys shall have an adequate subbase and shall be improved with an all-weather, permanent surface. If the streets and alleys are not paved, Class V gravel must be applied as approved by the City Engineer.
3. **Water Supply and Sewage Disposal:** Water service and sanitary sewer mains and service connections stubbed into the property line shall be provided to serve all the lots in residential subdivisions and shall be connected to the existing city water and sewer system.
4. **Drainage:** A system that will adequately take care of the water runoff within the subdivision shall be provided. If the City Council, upon the recommendation of the City Engineer, determines that it is feasible for the sub-divider to install storm sewers connected to the existing storm sewer system of the city within or adjacent to the subdivision, or an extension of the city system which will be extended to the boundary of the subdivision within 18 months of the filing of the final plat, the City shall install a storm sewer system to provide drainage. If a storm sewer system is installed and connections to the city system are not immediately available, the storm sewers shall be capped and temporary provisions made for drainage by other means. The cost of storm sewers shall be assessed against the benefitting properties including those which may lie outside the boundaries of the proposed subdivision.
5. **Street Signs:** Street signs shall be installed in all new subdivisions by the City.
6. **Underground Electric Service and Phone Service:** The City Council may require that all electric service and phone service installations be put underground except where extreme conditions prohibit and a variance from these requirements is recommended by the Planning Commission upon the advice of the utility companies.