

CHAPTER 11

SUBDIVISION REGULATION

<u>Section</u>		<u>Page</u>
11.01.	General Provisions	11-1
	Subd. 1. Short Title	11-1
	Subd. 2. Purpose	11-1
	Subd. 3. Scope	11-1
	Subd. 4. Approvals Necessary for Acceptance of Subdivision Plats	11-1
	Subd. 5. Conditions of Recording	11-1
	Subd. 6. Building Permits	11-1
	Subd. 7. Exemptions	11-1
	Subd. 8. Separability	11-3
	Subd. 9. Conflict	11-3
	Subd. 10. Conveyance by Metes and Bounds	11-3
	Subd. 11. Disclosure by Seller	11-3
	Subd. 12. Exception to Platting	11-4
11.02.	Rules and Definitions	11-4
	Subd. 1. Rules	11-4
	Subd. 2. Definitions	11-4
11.03.	Procedure	11-8
	Subd. 1. Preliminary Plat	11-8
	Subd. 2. Final Plat	11-10
	Subd. 3. Replat	11-11
	Subd. 4. Sketch or Concept Plan.	11-11
11.04.	Data Required for Preliminary and Final Plats	11-12
	Subd. 1. General Information	11-12
	Subd. 2. Final Plat	11-15
11.05.	Design Standards	11-17
	Subd. 1. Blocks	11-17
	Subd. 2. Lots	11-18
	Subd. 3. Streets and Alleys	11-18
	Subd. 4. Easements	11-20
	Subd. 5. Erosion and Sediment Control.	11-21
	Subd. 6. Drainage	11-21
	Subd. 7. Steep Slopes	11-21

<u>Section</u>	<u>Page</u>
Subd. 8. Subdivision in "W" Wetland, "S" Shoreland and "FP" Flood Plain Management Districts	11-22
Subd. 9. Planned Unit Developments (PUDs).	11-22
Subd. 10. Safe Routes to School	11-22
11.06. Parks, Open Space & Public Use	11-22
Subd. 1. Authority	11-22
Subd. 2. Conditions for Contribution of Dedication	11-23
Subd. 3. Type of Contribution or Dedication	11-23
Subd. 4. Procedure for Cash Contribution .	11-24
Subd. 5. Land Dedication	11-25
Subd. 6. Delayed Dedication or Contribution	11-25
Subd. 7. Exception for Outlots	11-25
Subd. 8. Resubdivision Credit	11-26
Subd. 9. Commercial/Industrial Subdivisions	11-26
11.07. Required Basic Improvements	11-26
Subd. 1. Procedures	11-26
Subd. 2. General	11-26
Subd. 3. Street Improvements	11-28
Subd. 4. Sanitary Sewer and Water Distribution Improvements	11-29
Subd. 5. Public Utilities	11-30
11.08. Registered Land Surveys and Conveyance by Metes and Bounds	11-31
Subd. 1. Registered Land Surveys	11-31
11.09. Variances	11-31
Subd. 1. General	11-31
11.10. Fees	11-32

7/1/03 THIS PAGE REPLACES PAGE iii

<u>Section</u>		<u>Page</u>
11.11.	Violations of Penalty	11-32
	Subd. 1. Sale of Lots from Unrecorded Plats	11-32
	Subd. 2. Receiving or Recording Unapproved Plats	11-32
	Subd. 3. Misrepresentation as to Construc- tion, Supervision, or Inspection of Improvements	11-32
	Subd. 4. Penalty	11-33