

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 |