

## CHAPTER 12 SUB-ANALYSIS

### SUBDIVISION REGULATIONS (PLATTING)

Section	Title	Page
SECTION 12.01	GENERAL PROVISIONS .....	12-2
12.02	DEFINITIONS .....	12-2
12.03	DETERMINATION OF STREETS .....	12-3
12.04-12.09	RESERVED.....	
12.10	PRELIMINARY PLAN.....	12-4
	Subd. 1 Procedure for preliminary plan .....	12-4
	Subd. 2 Data required for preliminary plan .....	12-4
12.11-12.19	RESERVED	
12.20	FINAL PLAT.....	12-7
	Subd. 1 Procedure for Final Plat .....	12-7
	Subd. 2 Data Required for Final Plat .....	12-8
12.21-12.29	RESERVED.....	12-9
12.30	DESIGN STANDARDS.....	12-10
	Subd. 1 Streets .....	12-10
	Subd. 2 Easements .....	12-11
	Subd. 3 Blocks .....	12-11
	Subd. 4 Lots .....	12-12
	Subd. 5 General.....	12-12
12.31-12.39	RESERVED.....	12-12
12.40	PUBLIC LAND .....	12-13
12.41	REQUIRED IMPROVEMENTS.....	12-13
12.42-12.49	RESERVED.....	12-14
12.50	OTHER PROVISIONS .....	12-15
12.51	ENGINEERING STANDARDS AND SPECIFICATIONS.....	12-15
12.52	AMENDMENTS .....	12-17
12.53-12.98	RESERVED.....	12-17
12.99	VIOLATION A MISDEMEANOR.....	12-18

## CHAPTER 12

### SUBDIVISION REGULATIONS (PLATTING)

#### SECTION 12.01. GENERAL PROVISIONS.

Subd. 1. Interpretation. In their interpretation and application the provisions of this Chapter shall be the minimum requirements adopted for the protection of the public health, safety, and general welfare.

Subd. 2. Scope. Except in the case of resubdivision, this Chapter shall not apply to any lot or lots forming a part of a subdivision recorded in the office of the County Recorder prior to the effective date of this Chapter. Nor is it intended by this Chapter to repeal, abrogate, annul or in any way impair or interfere with existing provisions of other laws or City Code provisions except those specifically repealed by, or in conflict with this Chapter, or with private restrictions placed upon property by deed, covenant or other private agreement, or with restrictive covenants running with the land to which the City is a party. Where this Chapter imposes a greater restriction upon land than is imposed or required by such existing provisions of law, City Code provision, contract or deed, the provisions of this Chapter shall control.

**SEC. 12.02. DEFINITIONS.** The following terms, as used in this Chapter, shall have the meanings stated:

1. "City Plans" - A set of maps, documents, and data on file with the Planning Commission; such maps, documents, and data commonly known as the "Comprehensive City Plan".

2. "Collector Street" - A street that carries traffic from minor streets to thoroughfares. It includes the principal entrance streets of a residential development and principal streets for circulation within such development.

3. "Cul-de-Sac" - A minor street with only one outlet.

4. "Easement" - A grant by an owner of land for the specific use of said land by the public generally, or to a person or persons.

5. "Final Plat" - The final map, drawing or chart on which the subdivider's plan of subdivision is presented to the Council for approval and which, if approved, will be submitted to the County Recorder.

6. "Lot" - A parcel of land in a subdivision or plat of land, separated from other parcels or portions by description as on a subdivision or by metes and bounds, for the purpose of sale or lease or separate use thereof.

7. "Marginal Access Street" - A service drive or minor street that is parallel and adjacent to a thoroughfare and which provides access to abutting properties and protection from through traffic.

8. "Minor Street" - A street of limited continuity used primarily for access to the abutting properties and the local needs of a neighborhood.

9. "Owner" - Any person having sufficient proprietary interest in the land sought to be subdivided to commence and maintain proceedings to subdivide the same under this Chapter.

10. "Preliminary Plan" - The preliminary map, drawing or chart indicating the proposed layout of the subdivision.

11. "Street" - A way for vehicular traffic, whether designated as a street, highway, thoroughfare, parkway, throughway, road, avenue, lane, place or however otherwise designated.

12. "Street Width" - The shortest distance between the lines delineating the right-of-way of a street.

13. "Subdivider" - Any person commencing proceedings under this Chapter to effect a subdivision of land hereunder for himself or for another.

14. "Subdivision" - The division of a parcel of land into two or more lots or parcels, for the purpose of transfer of ownership or building development. The term includes resubdivision and, when appropriate to the context, shall relate to the process of subdividing or to the land subdivided.

15. "Thoroughfare" - A fast or heavy traffic street of considerable continuity and used primarily as a traffic artery for intercommunication among large areas.

**SEC. 12.03. DETERMINATION OF STREETS.** The Council, upon advice from the Planning Commission, shall determine which streets are minor, collector, marginal access, or thoroughfares.

Source: Ordinance No. 85-A  
Effective Date: 5-21-66

(Sections 12.04 through 12.09, inclusive reserved for future expansion.)

**SEC. 12.10. PRELIMINARY PLAN.**

Subd. 1. Procedure for Preliminary Plan.

A. Prior to preparation of a preliminary plan, it is suggested that the subdivider meet with the Planning Commission and the City Engineer regarding City plans for thoroughfares, parks, utilities, etc., in which the area to be subdivided is located.

B. The subdivider shall have a preliminary plan prepared on the basis of such City plans, and of the design standards and data required by this Chapter.

C. The subdivider shall submit to the City Clerk:

1. Six copies of the preliminary plan.

2. A cash fee of \$25.00 plus one dollar for each lot up to a maximum total of \$100.00. This fee shall be used for the expenses of the City in connection with approval or disapproval of said preliminary plan.

3. Application for approval of a plat, made in writing by the owner or his authorized agent. The application shall specify the location and size of the tract to be platted, the intent as to the character, type and use of the subdivided property, the deed restrictions and mineral rights proposed, and the extent and character of improvements to be made by the subdivider.

D. The City Clerk shall, upon receipt of the preliminary plan:

1. Ascertain whether the preliminary plan includes the data as required by this Chapter.

2. Set a public hearing on the preliminary plan, such hearing to be held at the next regular meeting of the Planning Commission, but not earlier than 10 days after submission of the preliminary plan. Notice of said hearing shall be published in the official City newspaper at least five days prior to the hearing. The subdivider shall certify that owners of unsubdivided property adjacent to the area being subdivided have been notified of the hearing by mail.

3. Refer the written application and one copy of the preliminary plan to the Planning Commission and one copy each to the City Engineer, the School District Superintendent, and the Public Utilities Commission.

E. The City Engineer shall submit his report to the Planning Commission on or before the hearing on the preliminary plan. This report shall be on the feasibility of street location and construction and on any drainage or other problems that might be encountered.

F. The Planning Commission shall study the preliminary plan. The primary function of the Planning Commission in reviewing a preliminary plan is to determine whether such plan conforms to the design standards set forth in this Chapter and conforms to other City plans. The Planning Commission may recommend approval of a preliminary plan subject to certain revisions and may delegate its staff or one of its members to see that the further revisions conform to the intent of the Planning Commission. The Planning Commission shall conduct the hearing on the preliminary plan

and shall make its report to the Council within five days after the second regular meeting of the Planning Commission following referral by the City Clerk.

G. The Council shall act on the preliminary plan within 60 days of the date on which it was filed with the City Clerk. If the report of the Planning Commission has not been received in time to meet this requirement, the Council may act without such report. Approval of a preliminary plan by the Council is tentative only, involving merely the general acceptability of the layout. Subsequent approval will be required of the engineering proposals, pertaining to water supply, storm drainage, sewerage and sewage disposal, gas and electric service, grading, gradients and roadway widths, and the surfacing of streets.

H. If the preliminary plan is not approved by the Council, the reasons for such action shall be recorded in the proceedings of the Council and transmitted to the applicant. The Council may require such revisions in the preliminary plan and final plat as it deems necessary for the health, safety, general welfare, and convenience of the City.

Subd. 2. Data Required for Preliminary Plan.

A. Scale. One inch to 100 feet, if possible. Otherwise, one inch to 50 feet.

B. Identification and Description.

1. Proposed name of subdivision, which name shall not duplicate or be alike in pronunciation of the name of any plat heretofore recorded in the County.

2. Location by section, town, range or by other legal description.

3. Names and addresses of the owner, subdivider, surveyor, and designer of the plan. The subdivider shall submit a statement that he has the area being subdivided under ownership or control.

4. Graphic scale.

5. North point.

6. Date of preparation.

C. Existing Conditions in Tract and in Surrounding Area to a Distance of 100 Feet.

1. Boundary line of proposed subdivision, clearly indicated.

2. Any non-residential zoning districts.

3. Total approximate acreage.

4. Platted streets, railroad right-of-way and utility easements.

5. Boundary lines and ownership of adjoining unsubdivided land.

6. Permanent buildings, structures, and ownership lines.
7. Sewers, water mains, culverts or other underground facilities.
8. Topography, showing lakes, watercourses, marsh areas, and contours at vertical intervals of not more than two feet. Where contour lines are more than 100 feet apart, spot elevations must be shown on streets and sewers to delineate drainage patterns.
9. Wooded areas.
10. Other information, such as soil tests, if requested by Engineer.

D. Subdivision Design Features.

1. Layout of proposed streets, showing right-of-way widths and names of streets. The name of any street heretofore used in the City or its environs shall not be used, unless the proposed street is an extension of an already named street, in which event the name shall be used. The street layout shall include all contiguous land owned or controlled by the sub-divider.

2. Location and widths of proposed pedestrian ways and utility easements.

3. Layout, numbers and minimum dimensions of lots.

4. Areas, other than streets, pedestrian ways and utility easements, intended to be dedicated or reserved for public use, including the size of such area or areas in acres.

5. Proposed use of all parcels, and if zoning change is contemplated, proposed rezoning.

6. Minimum front and side-street building setback lines, indicating dimensions.

7. Whenever a portion of a tract is proposed for platting and it is intended or large enough for future enlargement of such platted portion from time to time, a tentative plan for the future subdivision of the entire tract shall be submitted to the Planning Commission.

Source: Ordinance No. 85-A

Effective Date: 5-21-66

(Sections 12.11 through 12.19, inclusive, reserved for future expansion.)

**SEC. 12.20. FINAL PLAT.**

Subd. 1. Procedure for Final Plat.

A. Unless an extension of time is requested by the subdivider and granted by the Council, the subdivider shall within six months following approval of the preliminary plan, submit to the City Clerk:

1. Eight copies of the Final Plat. This Final Plat shall incorporate all changes required by the Council. Otherwise it shall conform to the preliminary plan. The Final Plat may constitute only that portion of the preliminary plan which the subdivider proposes to record and develop at the time. If the Final Plat is not submitted within six months, the approval of the preliminary plan shall be considered void.

2. An up-to-date certified abstract of title or registered property report and such other evidence as the City Attorney may require showing title or control in the applicant.

B. The City Clerk shall refer one copy of the Final Plat to the City Engineer and one copy each to the Telephone Company, Public Utilities Commission, and the Planning Commission. The Clerk shall refer the abstract of title or registered property report to the City Attorney for his examination and report.

C. The Planning Commission shall make a recommendation concerning the Final Plat not later than at its regular meeting after the meeting at which the Final Plat is initially considered and not later than 45 days after such initial consideration. The reports of the City Attorney and City Engineer shall be submitted to the Council within thirty days after filing of the Final Plat. The City Engineer shall state whether the Final Plat and the proposed improvements conform to the engineering standards and specifications established in this Chapter; he shall also state whether the Final Plat conforms to the preliminary plan.

D. The Council shall act on the Final Plat within 60 days of the date on which it was filed with the City Clerk. No Final Plat shall be approved that:

1. Does not conform to the preliminary plan;

2. Does not meet the design standards and engineering specifications set forth in this Chapter or as required by the Council.

E. If the Final Plat is approved by the Council, the subdivider shall record it with the County Recorder within 90 days after the date of approval; otherwise the approval shall be considered void.

F. The subdivider shall, immediately upon recording, furnish the City Clerk with two prints of the Final Plat showing evidence of the recording.

Subd. 2. Data Required for Final Plat.

- A. Plans for water supply, sewage disposal, drainage and flood control.
- B. Soil borings and samples of subsoil materials as required by the City Engineer. If private sewage disposal systems are proposed, soil borings shall be taken as follows: There shall be a minimum of one boring per five lots. If requested by the City Engineer, soil soundings are required along centerline of all streets at intervals of 50 feet and to a depth of the invert elevation of the sanitary sewer or a depth of eight feet below finished street grade except when ledge rock is encountered. Where ledge rock is encountered, trace out rock outlines. Depending on the area developed, the interval of soundings shall be changed at the discretion of the City Engineer. Location, depth, and material encountered in soundings shall be shown on street and sewer and water profiles. If necessary, the City Engineer can request samples of subsoil materials.
- C. Plan for solving ground water problems.
- D. Any supplementary engineering data required by the City Engineer.
- E. Data required under regulation of County Surveyor - accurate angular and lineal dimensions for all lines, angles, and curvatures used to describe boundaries, streets, easements, areas to be reserved for public use, and other important features. Dimensions of lot lines shall be shown in feet and hundredths.
- F. When lots are located on a curve or when side lot lines are at angles other than 90 degrees, the width of the building setback line shall be shown.
- G. An identification system for all lots and blocks
- H. The size (in square feet) and dimensions of all lots.
- I. True angles and distances tied to the nearest established street lines or official monuments (not less than three) which shall be accurately described in the plat.
- J. Municipal, township, county, or section lines accurately tied to the lines of the subdivision by distances and angles.
- K. Complete curve data, including radii, internal angles, points and curvatures, tangent bearings and lengths of all arcs.
- L. Accurate location of all monuments.
- M. Certification by a registered land surveyor to the effect that the plat represents a survey made by him and that monuments and markers shown thereon exist as located and that all dimensional and geodetic details are correct.
- N. Notarized certification by owner, and by any mortgage holder of record, of the adoption of the plat and the dedication of streets and other public areas in the form approved by the City Attorney.
- O. Certifications showing that all taxes currently due on the property to be subdivided have been paid in full.

20\_\_\_\_\_ P. Form for Approval: Approved by the City of Virginia, this\_\_\_\_day of ,

Source: Ordinance No. 85-A  
Effective Date: 5-21-66

(Sections 12.21 through 12.29, inclusive, reserved for future expansion.)

**SEC. 12.30. DESIGN STANDARDS.**

Subd. 1. Streets.

A. General Design. The design of all streets shall be considered in their relation to: public safety, existing and planned streets, efficient circulation of traffic; topographical conditions, run-off of storm water; and proposed uses of the land to be served by such streets. The arrangement of streets in new subdivision shall make provisions for the appropriate continuation of existing streets in adjoining areas. Where adjoining areas are not subdivided, the arrangement of streets in new subdivisions shall make provision for the proper projection of streets. When a new subdivision adjoins unsubdivided land susceptible to being divided, then the new streets shall be carried to the boundaries of such unsubdivided land.

B. Width. All right-of-way widths shall conform to the following minimum dimensions:

Thoroughfares	80 feet
Collector Streets	70 feet
Minor Streets	66 feet
Cul-de-sacs	66 feet
Marginal Access Street	66 feet

C. Reverse Curves. Tangents of at least 50 feet in length shall be introduced between reverse curves on collector streets.

D. Street Grades. All center line gradients shall be at least 0.5 percent, and shall not exceed the following:

Collector Streets	4 percent
Minor Streets	10 percent

E. Minor Streets. Minor streets shall be so aligned that their use by through traffic will be discouraged.

F. Street Jogs. Street jogs with center line offsets of less than 125 feet shall be avoided.

G. Safe Intersections. It must be evidenced that all street intersections and confluences encourage safe and efficient traffic flow. As far as practicable, horizontal and vertical curves shall not occur together.

H. Alleys. Alleys are not permitted in residential areas. Alleys where provided shall not be less than 30 feet in width.

I. Cul-de-Sacs. Maximum length cul-de-sac streets shall be 500 feet measured along the center line from the intersection of origin to end of right-of-way. Each cul-de-sac shall be provided at the closed end with a turn-around having an outside roadway diameter of at least 100 feet, and a street property line diameter at least 120 feet.

J. Half Streets. Half streets shall be prohibited, except where essential to the reasonable development of the subdivision and adjoining unsubdivided areas.

K. Reserve Strips. Reserve strips controlling access to streets shall be prohibited except under conditions approved by the Council.

L. Private Streets. Private streets shall not be approved nor shall public improvements be approved for any previously existing private street.

M. Hardship to Owners of Adjoining Property. The street arrangements shall not be such as to cause hardship to owners of adjoining property in platting their own land providing convenient access to it.

N. Street Interval. In general, provisions shall be made at intervals not exceeding one-half mile for through streets (streets running through the subdivision in a fairly direct manner).

O. Intersections. In general, streets shall intersect at right angles. Angles less than 70 degrees shall be avoided.

P. Corners. Property lines at residential street corners shall be rounded on a radius of not less than 10 feet and curb lines on a radius of not less than 12 feet, although greater radii may be required where deemed necessary by the Council.

Subd. 2. Easements.

A. Utilities. Easements at least 10 feet wide, centered on rear and other lot lines, shall be provided for utilities, where necessary. They shall have continuity of alignment from block to block. At deflection points, easements for pole-line anchors shall be provided where necessary. Utilities shall be placed along rear lot lines where possible.

B. Drainage. Where a subdivision is traversed by a water course, drainage way, channel or stream, there shall be provided a stormwater easement or drainage right-of-way conforming substantially with the lines of such water course, together with such further width or construction or both, as will be adequate for stormwater run-off. The easement shall include not only the stream channel, but also adjoining areas that have been subject to flooding in years of heavy run-off.

Subd. 3. Blocks.

A. Length. Block lengths shall not exceed 1500 feet and, if possible, should not be less than 400 feet in length. In commercial and industrial areas such block lengths and widths shall be platted as may be determined to be most suitable for the kind of occupancy intended.

B. Arrangement. A block shall be so designed as to provide two tiers of lots, unless it adjoins a railroad, limited access highway, or subdivision limit, and unless topographic conditions necessitate a single tier of lots.

C. Pedestrian Ways. In blocks over 1200 feet long, a pedestrian way or easement may be required in locations deemed necessary to public health, convenience and necessity. Such an easement shall not be less than 10 feet in width.

Subd. 4. Lots.

A. Location. All lots shall abut by their full frontage on a publicly dedicated street.

B. Corner Lots. Corner lots shall be platted at least 15 feet wider than the minimum lot size required.

C. Side Lot Lines. Side lines of lots shall be substantially at right angles or radial to the street line.

D. Water Courses. Lots abutting upon a water course, drainage way, channel or stream shall have an additional depth or width, as required, to assure house sites that are not subject to flooding.

E. Features. In the subdividing of any land, due regard shall be shown for all natural features, such as tree growth, water courses, historic spots or similar conditions, which if preserved will add attractiveness and stability to the proposed development.

F. Lot Remnants. All remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allowed to remain as unusable parcels. However, outlots may be used if there is a reasonable likelihood that future subdivision of adjoining land will absorb these outlots into standard lots.

G. Lots Along Thoroughfares. There shall be no direct vehicular access from residential lots to a major thoroughfare, and residential lots shall be separated from major thoroughfares and railroad rights-of-way by a 25-foot buffer strip, which may be in the form of added depth or width of lots backing on or siding on the thoroughfare or railroad right-of-way. A screen planting easement shall be granted to the City for the 25foot buffer strip, if it adjoins a major thoroughfare.

H. Size. Minimum lot size shall be as approved by the Council unless specifically controlled by the Zoning Chapter, no lot shall have less area or width than is required by the zoning regulations applying to the area in which it is located.

I. Through lots or double-frontage lots shall be avoided.

Subd. 5. General. The proposed subdivision shall, in all respects, conform to the City plans, as approved by the Planning Commission and the Council.

Source: Ordinance No. 85-A

Effective Date: 5-21-66

(Sections 12.31 through 12.39, inclusive, reserved for future expansion.)

**SEC. 12.40. PUBLIC LAND.** Because a new subdivision creates a need for recreation areas, as well as for streets, the Council may require the dedication of a part of the subdivision for recreation or school area. Such dedication need not exceed eight percent of the total area of the subdivision plat. In addition, wherever the City plan shows a proposed public site larger than the area to be dedicated, the preliminary plan and Final Plat shall show such projected site, and the City shall have one year in which to purchase the additional area. If such purchase has not been made within the year, the subdivider may proceed to subdivide the additional area.

**SEC. 12.41. REQUIRED IMPROVEMENTS.** Before the Council approves a Final Plat, the subdivider shall give satisfactory assurance of the installation of the following improvements:

Subd. 1. Monuments. Monuments shall be placed at all block corners, angle points, points of curves in streets and at intermediate points as shown on the Final Plat and as required by the City Engineer. Pipes or steel rods shall be placed at the corners of each lot and at each intersection of street centerlines. All U.S., State, County, or other official benchmarks, monuments or triangulation stations in or adjacent to the property shall be preserved in precise position.

Subd. 2. Streets. All the streets shall be improved in accordance with the engineering specifications established by the City. The full right-of-way of all streets shall be graded. All streets shall be improved with a concrete surface or equivalent. The subdivider is required to sod all boulevards.

Subd. 3. Curb and Gutter. These shall be provided as approved by the City Engineer along all streets.

Subd. 4. Sidewalks. Sidewalks shall be installed in pedestrian ways, along one side of collector streets, and along both sides of thoroughfares.

Subd. 5. Water Mains. Where connection with the municipal water system is feasible, the public water facilities shall be used.

Subd. 6. Sanitary Sewer. To all cases where trunk line sanitary sewer facilities are available, the subdivider shall be required to install sanitary sewers and connect the same to such trunk line sewers. If such facilities are not available, but will become available within a reasonable time, such sewers, together with all necessary laterals extending from the main sewer to the street curb shall be installed and capped. In such event, the subdivider may also install on-site disposal units, provided they are so located as to permit easy and the least expensive connection to the sewer when it becomes usable. Where such on-site units are installed, the builder shall provide underground plumbing to extend five feet beyond the footing and plugged. The area around the stack shall be scored so that the septic tank line can be disconnected and connection can be made with the City's sanitary sewer system.

Subd. 7. Drainage Facilities. Such facilities and easements shall be installed as will adequately provide for the drainage of surface waters.

Subd. 8. Trunk Facilities. Where a water main, sanitary sewer, or storm drain facility should, according to utility plans, be constructed at a larger size to serve areas outside the subdivision, the larger facility should be constructed, the additional cost to be borne by the City and pro-rated against a future subdivider who will benefit at the Council's discretion.

Subd. 9. Specifications. All of the required improvements shall conform to engineering standards and specifications as required by the City Engineer and this Chapter.

Subd. 10. Financing. Before a Final Plat is approved by the Council the subdivider shall submit an agreement and performance bond or cash escrow agreement to assure the following:

A. The subdivider shall pay for the cost of all improvements required in the subdivision and the subdivision's share of costs of trunk facilities to be extended to the subdivision.

B. Guaranteed completion of the required improvements within a two year period.

C. Payment by the subdivider for all costs incurred by the City for review and inspection. This would include preparation and review of plans and specifications by the City Engineer, costs incurred by the City Attorney, as well as other costs of a similar nature. This payment would be in addition to the subdivision fee paid with the submission of the preliminary plan.

D. The City may elect to install any of the required improvements under the terms of a cash escrow agreement.

E. The performance bond or cash escrow agreement shall be equal to one and one-half times the City Engineer's estimated cost of the required improvements.

F. If the required improvements are not completed within the two year period, all amounts held under the escrow agreement or performance bond shall be turned over and delivered to the City and applied to the cost of the required improvements. Any balance remaining after such improvements have been made shall be returned to the owner or subdivider.

Source: Ordinance No. 85-A  
Effective Date: 5-21-66

(Sections 12.42 through 12.49, inclusive, reserved for future expansion.)

## **SEC. 12.50. OTHER PROVISIONS.**

Subd. 1. Variances and Exceptions. Where there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the provisions of this Chapter, the Council, upon consultation with the Planning Commission, shall have the power to vary the requirements of this Chapter in harmony with the general purpose and intent thereof, so that the public health, safety, and general welfare may be secured and substantial justice done. In particular, small subdivisions - where one lot is divided into two or three lots, the submission of topographic maps, soil tests, other data and fee may not be necessary if the Council after consultation with the Planning Commission so determines, Minor subdivision of larger areas - where a tract of land over five acres is divided into two parcels - shall be exempted from all the provisions of this Chapter. However, a dimensioned map of such a subdivision shall be filed with the City Clerk within 30 days after the subdivision has been made.

Subd. 2. Building Permits. No building permit shall be issued by any governing official for the construction of any building, structure or improvement on any land henceforth subdivided until all requirements of this Chapter have been fully complied with.

Subd. 3. Division of Land and Land Development. The provisions of this Chapter shall apply to all methods of land division including the sale of land by metes and bounds description and registered land surveys. When land parcels are divided by any means to create two or more smaller parcels for the purpose of constructing any building, structure or improvement on any such parcel, the provisions of this Chapter shall have been fully complied with prior to issuance of a building permit.

**SEC. 12.51. ENGINEERING STANDARDS AND SPECIFICATIONS.** Conformity to all engineering standards and specifications as described herein shall be required prior to approval of a Final Plat. At the Council's discretion and after consultation with the City Engineer and the Planning Commission, the engineering standards and specifications may be added to, altered, or otherwise changed where there are practical difficulties or unnecessary hardships in the way of strict compliance with the requirements. In the interest of the-public health, safety, general welfare, and convenience, the Council may change or add to these standards and specifications.

Subd. 1. Monuments. All lot corner pipes or steel rods shall be one-half inch in diameter placed flush with the finished lot grade. All quarter corners, sixteenth corners and section corners if encountered within or adjoining a plat shall be duly described and tied and placed in a five foot deep by six inch round concrete monument.

Subd. 2. Street Grading. The grades after approval by the City Engineer shall be graded to full right-of-way width with a six inch curb, 0.5 foot rise above the curb to the property line, and a slope of three to one from the property line to natural ground. A sub-base and base for road or plant mix surfacing shall be established for a seven ton minimum load which is equal to a ten inch base.

Subd. 3. Street Surfacing. A surfaced road shall be required for all streets and alleys. The width of the surfaced street shall be determined by the City Engineer and be in conformity with the City's Major Street Plan. A hot plant mix specification as prescribed by the City Engineer and approved by the Council shall be required. The road mix base shall be a minimum of one inch and the leveling and wearing courses shall be a minimum of 1-1/2 inches each.

Subd. 4. Curb and Gutter. Integral concrete curb and gutter with a six inch curb and twenty-four inch gutter six inches thick shall be required. Intersection radius of curb shall be varied to street curb width.

Subd. 5. Sidewalks and Pedestrian Ways. Concrete sidewalks shall be five feet wide and four inches thick placed on a four inch gravel base. All pedestrian ways shall be concrete the full width and shall conform to sidewalk requirements. Sidewalk grades shall coincide with street grades and slope one-fourth inch per foot from property line. Sidewalks shall be placed in the street right-of-way at the property line.

Subd. 6. Water Main. A minimum water main of six inch cast iron pipe or approved equal shall be required wherever feasible. Mains in size over six inches shall be installed as indicated on the City's utility plans. Community water shall be permitted if at no expense to the City provided that the system is approved by the Council.

Subd. 7. Sanitary Sewer. A sanitary sewer of eight inch vitrified clay pipe or approved equal shall be required as minimum size placed at not less than 0.3 percent grade except for a dead end section where a 0.4 percent minimum grade shall be required. House service wyes shall be four inches. Root repellent joint material and yarns are required. Double wyes are not permitted. All sewers must be inspected by a City Inspector before backfill is implaced.

Subd. 8. House Services. Each house service shall be run from the main to the property line where a cap or plug shall be placed until the service is extended to the house. A three-fourths inch copper water service, corporation cock and curb box and stop and four-inch extra heavy cast iron soil pipe sewer service shall be minimum requirements and may be placed in a common trench. All materials used shall be in accordance with specifications as required by the Plumbing Inspector and all plumbing shall be inspected before gravel backfill is implaced.

Subd. 9. Individual Wells. An individual well shall produce at least five gallons per minute and shall be cased or grouted to provide a safe, potable water supply. A pressure tank equal to ten times the well capacity is required.

Subd. 10. Individual Sewage Systems. Each individual system shall include a septic tank at least 900 gallons in capacity followed by an absorption system based on Public Health Service minimum standards. All percolation results shall be filed with the City Clerk showing that a competent soils engineer conducted the field tests. The minimum lot area required for septic tank use shall be as determined necessary by the City Engineer. Soil samples shall be provided by the subdivider.

Subd. 11. House Plumbing. When individual well and septic tanks are used and the septic tank is placed at the rear of the house, it shall be required that plumbing be extended from the vent stack of the rear outlet to a point five feet beyond the basement footing and capped. Inside the basement the vent elbow shall be set up to be easily reversed for connection to the capped line. The basement slab shall be scored for easy removal to include an area three feet square.

Subd. 12. Drainage Facilities. All surfaces and underground drainage systems shall be installed to adequately remove all natural drainage that accumulates on the developed property. Where a master plan or storm sewer district has been established the drainage network shall conform to the adopted plan. All piping shall provide complete removal and a permanent solution for the drainage water. Open ditches are to be avoided if at all possible.

Subd. 13. Street Signs. All street signs shall be installed by the City.

Subd. 14. Inspection. All improvements required on site as described under engineering standards -shall be inspected during construction by the City Engineer at the expense of the subdivider. This inspection shall include aggregate samples, bituminous mix samples, concrete samples, and visual inspection of projects during the installation of work.

**SEC. 12.52. AMENDMENTS.** This Chapter may be amended only by a two-thirds vote of the Council after a public hearing on such amendment has been duly advertised and held. Proceedings for such amendment may be initiated by (1) the Council, (2) the Planning Commission.

Source: Ordinance No. 85-A  
Effective Date: 5-21-66

(Sections 12.53 through 12.98, inclusive, reserved for future expansion.)

**SEC. 12.99. VIOLATION A MISDEMEANOR.** Every person violates a section, subdivision, paragraph or provision of this Chapter when he performs an act thereby prohibited or declared unlawful, or fails to act when such failure is thereby prohibited or declared unlawful, and upon conviction thereof, shall be punished as for a misdemeanor except as otherwise stated in specific provisions hereof.

Source: Ordinance No. 85-A  
Effective Date: 5-21-66