

## **PRELIMINARY PLAN**

PROCEDURE FOR PRELIMINARY PLAN- In order to familiarize oneself with this ordinance and related laws and to avoid costly revision of plans and plats, the subdivider is encouraged to have a preliminary discussion with the Surveyor and Commission.

The subdivider shall submit to the Environmental Services Director:

- Eight copies of the preliminary plan and protective covenants, if any proposed.
- Two copies of topographic information including elevation.
- Two copies of soils information and proposed septic treatment sites for individual SSTS's (Subsurface Sewage Treatment Systems, per chapter 7080, MN Pollution Agency).
- Township approval letter. A letter of township approval from the affected township.

DATA REQUIRED FOR PRELIMINARY PLAN-

- 1 inch equals 100 feet or larger scale.

Identification and Description:

- 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.
- Location by section, town and range with small-scale sketch showing location within the section.
- Names and addresses of the owner, subdivider, surveyor and designer of the plan.
- Graphic Scale.
- North-Point.
- Date of Preparation.
- Existing conditions in the tract and unless already platted, within 300 feet surrounding the tract:
  - Property lines.
  - Districts proposed for non-residential use.
  - Total acreage of proposed plat.

- Platted roads, railroad right-of-way and utility easements.
- Permanent buildings or other structures.
- Topographic conditions of area to be platted, including lakes, water courses, swamp areas, rock outcroppings and terrain exceeding 15% slope to adequately portray the land form conditions.

#### Subdivision Design Features

- Layout of proposed roads, showing rights-of-way and names.
- Location and widths of proposed pedestrian ways and utility easements.
- Layout of proposed surface water drainage easements. Surface water drainage shall be provided by storm sewers or drainage courses adequate to drain surface water from the subdivision while protecting against erosion.
- Layout, number and dimension of lots.
- Areas other than roads, pedestrian ways and utility easements, intended to be dedicated or reserved for public use, including the size of such area or areas in acres.
- Typical roadway section. Show a typical roadway section for all proposed roads. Refer to figure 1 in Kanabec County Ordinance #4 Subdivision and Platting for suggested section.

**STAGE DEVELOPMENT:** Whenever a portion of a tract is proposed for platting and is of a size 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.

#### SEC. 4.13 LAND REQUIREMENTS:

SEC. 4.13.1 - Land shall be suited to the purpose for which it is to be subdivided. No preliminary plan shall be approved, if considering the best interests of the public, the site is not suitable for plat and development purposes of the kind proposed by reason of potential flooding, swamp condition, or adverse earth or rock formation.

Lots subject to flooding and lots deemed uninhabitable because of adverse earth or rock formation shall not be approved by the Commission for residential occupancy, nor for such other uses as may increase danger to health, life or property or aggravate the hazard, but such land within a plat shall be set aside for such uses as shall not be endangered by periodic or occasional inundation or shall not produce unsatisfactory living conditions.

SEC. 4.13.2 - Land subject to hazards to life, health or property shall not be subdivided for residential purposes until all such hazards have been eliminated or unless adequate safe-guards against such hazards are provided by the subdivision plan.

SEC. 4.13.3 - Proposed subdivisions shall be coordinated with existing nearby municipalities or neighborhoods so that the community as a whole may develop harmoniously.

SEC. 4.13.4 - Proposed land uses shall conform to any county or township zoning ordinance in effect.

#### SEC. 4.14 ROAD SYSTEM:

4.14.1 - Proposed roads shall be properly related to such road plans or parts thereof as have been officially prepared, and adopted by the county.

4.14.2 - Proposed road shall further conform to such county and state road and highway plans as have been prepared, adopted and/or filed as prescribed by law.

4.14.3 - Roads shall be logically related to the topography so as to produce usable lots and reasonable grades.

4.14.4 - Access shall be given to all lots and portions of the tract in the subdivision. Reserved strips and land-locked areas shall not be created.

4.14.5 - Minor roads shall be laid out to discourage their use by through traffic and where possible, thoroughfares shall be protected for use by through traffic by marginal access roads, lots served by an interior road or other means.

4.14.6 - Half or partial roads will not be permitted, except where essential to reasonable subdivision of a tract in conformance with the other requirements and standards of these regulations and where, in addition, satisfactory assurance for dedication of the remaining part of the road can be secured.

SEC. 4.15 - CUL-DE-SAC ROADS

4.15.1 - Cul-de-sac roads, permanently designed as such shall not exceed 800 feet in length, except as variances are permitted by the Commission. Such a variance may be granted if it can be clearly shown that by reason of unfavorable landform, or the irregular shape of the plat from which the subdivision is being made; that a normal street pattern cannot be established, or that land would be wasted by not granting such a variance.

4.15.2 - Cul-de-sac roads shall be provided at the closed end with a turn-a-round having a minimum radius to the outside edge of the finished road or curb line of not less than fifty (50) feet.

4.15.3 - Unless future extension is clearly impractical or undesirable, the turn-around right-of-way of the same width as the street shall be carried to the property line in such a way as to permit future extension of the street into the adjoining tract. At such time as such a street is extended, the overage created by the turn-around outside the boundaries of the extended street shall revert in ownership to the property owner fronting on the temporary turn-around.

4.16 ROAD DESIGN

4.16.1 Widths: Minimum widths for each type of Public Street, or road shall be as follows:

<u>TYPE OF ROAD</u>	<u>RIGHT-OF-WAY WIDTH</u>
Principal Arterial	200 ft.
Minor Arterial	150 ft.
Major Arterial	120 ft.
Minor Collector	100 ft.
Local Road	66 ft
Alley	33 ft.

4.16.2 - Where a subdivision abuts or contains an existing road of inadequate width, sufficient additional width shall be provided to meet the above standards.

4.16.3 - Additional right-of-way and roadway widths may be required to promote public safety and convenience when special conditions require it or to provide parking space in areas of intensive use.

4.16.4 - Extensions of existing roads with lesser right-of-way and/or roadway widths than

prescribed above may be permitted by variance in special cases.

**4.16.5 RESTRICTION OF ACCESS:** When a subdivision or portion thereof adjoins a major thoroughfare, no lot shall have direct access thereto unless there is no practical alternative. Said lots shall be provided with frontage on a marginal access road or an interior road.

**4.16.6 INTERSECTIONS:** Road intersections shall be as nearly at right angles as is possible, and no intersections shall be at an angle of less than sixty (60) degrees.

**4.16.7 ROAD JOGS:** Road jogs with centerline offsets of less than one hundred twenty-five (125) feet shall not be allowed.

**4.16.8 ROAD NAMES:** A proposed road which is in alignment with and joins an existing named road shall bear the name of the existing road.

through the subdivision to its natural outlet to maintain or replace the natural water course.

**SEC. 4.23 MINIMUM LOT STANDARDS, ROAD AND SANITATION IMPROVEMENTS.**

	Individual Sewage Disposal	Community Sewage Disposal	Community Water Supply and Sewage Disposal System
Lot Area	43,750 sq. ft. or more if required as a result of soil percolation tests as provided for in SEC. 5.17 (Approx. 1 acre)	21,600 sq. ft. (Approx. 1/2 acre)	10,000 sq. ft. (Approx. 1/4 acre)
Lot Width	175 ft.	120 ft.	75 ft.
Lot Depth	250 ft.	180 ft.	130 ft.
Road Driving Surface Width	24 ft.	24 ft.	24 ft.
Road Pavement	6" stabilized gravel	6" stabilized gravel	6" stabilized gravel
Water			

## **ARTICLE V**

### **IMPROVEMENTS**

Before the County Board shall approve a final plat of a subdivision the subdivider shall have completed and paid for the required improvements at his own expense. Said improvements are the following:

SEC. 5.10 SURVEY MONUMENTS: All subdivision boundary corners, block and lot corners, road intersection corners and points of tangency and curvature shall be marked with survey monuments meeting the minimum requirements of state law. All government corner locations shall be monumented and certificates of government corner locations together with the resurvey information and section breakdown necessary to determine the boundaries of the proposed plat, shall be recorded with the Kanabec County Recorder.