

ORDINANCE NO. 27

GREY CLOUD SUBDIVISION ORDINANCE

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GREY CLOUD SUBDIVISION ORDINANCE

AN ORDINANCE REGULATING THE SUBDIVISION, PLATTING, ALTERATION AND IMPROVEMENT OF LAND IN GREY CLOUD TOWNSHIP IN ACCORDANCE WITH THE ADOPTED CRITICAL AREA AND COMPREHENSIVE PLAN AND ZONING REGULATIONS.

The Town Board of the Town of Grey Cloud hereby ordains:

SECTION 1. TITLE AND PURPOSE.

101. Short Title

This Ordinance shall be known as the "Grey Cloud Township Subdivision Ordinance".

102. Purpose

This Ordinance is hereby enacted pursuant to Minn. Stat. 473.865 and 462.358 in order to accomplish the following purposes:

1. To protect and promote the public health, safety, and general welfare of Grey Cloud Township and the Twin Cities Metropolitan Area.
2. To provide for the orderly, economic, and staged development of land consistent with the adopted township Critical Area and Comprehensive plan and zoning regulations, and the regional system plans of the Metropolitan Council.
3. To protect agricultural land, rural open space, and cultural resources within the Mississippi River Critical Area corridor and other portions of the township.
4. To ensure adequate design and construction of street, water supply, sewage disposal, storm drain, park and other services and facilities.
5. To promote the use of solar energy, and to conserve floodplain, shoreland, air and water quality, geologic and other ecological features.

6. To prevent ground and surface water contamination, and to discourage premature development without adequate regional and local governmental services and facilities.

SECTION 2. SCOPE

201. The rules and regulations of this Ordinance shall apply to all subdivisions and plats within the township.

202. It is not intended by this Ordinance to repeal or impair existing provisions of other Ordinances and regulations except those specifically repealed by, or in conflict with, This Ordinance, or with private restrictions placed upon property by deed, covenant, or other private agreement, or with restrictive covenants governing the land. Where this Ordinance imposes a greater restriction upon the land than is imposed or required by such existing provisions of law, ordinance, contract or deed, the provisions of this Ordinance shall govern.

SECTION 3. SUBDIVISION PROCEDURE.

301. Application Procedure

301.01. An original and two copies of an "Application for Subdivision Approval" shall be filed with the Town Clerk, each application copy accompanied by a Preliminary Plan which is in conformity with the Grey Cloud Township Critical Area and Comprehensive plan, zoning ordinance, official map, and the requirements of this Ordinance. A separate application shall be submitted for variances from the requirements of this Ordinance.

301.02 Establishment of Fee Schedule - There shall be a schedule of fees charged to an applicant to reimburse the Town Board and the Planning Commission for costs incurred in the review, investigation, and administration of an application required by this Ordinance. Reimbursable costs shall include charges incurred for printing, mailing, reproduction, and graphic illustration, as well as professional charges for engineering, land surveying, planning, architectural, legal, and other related services.

- (a) Residential Subdivision Fee Schedule - The following schedule of fees shall apply to each

application relating to property located in an existing R- 1, R-2, or PUD zoning district.

Review Fee

1. \$50 paid to Town Clerk at time of filing.
2. For professional services: as billed to the Town Board, but: not to exceed \$35/hour.
3. Other reimbursable costs described in this Ordinance.

Total fee charged to an applicant shall not exceed \$500 per lot in an R - I or R - 2 zoning district, or \$500 per dwelling unit in a PUD zoning district.

- (b) Industrial, Commercial Extraction, and Conservancy
Subdivision Fee Schedule - The following schedule of fees shall apply to each application for property located in an existing Industrial, Commercial Extraction, or Conservancy zoning district.

Review Fee

1. \$250 paid to Town Clerk at time of filing.
2. For professional services: as billed to the Town Board, but not to exceed \$45/hour.
3. Other reimbursable costs described in this Ordinance.

Total fee charged to an applicant shall not exceed \$7,500 per application.

301.03. Procedure - Upon submission for review, the Planning Commission shall make a written estimate of review costs. Within thirty (30) days of receipt or at some other later date as determined by the Planning Commission, the applicant shall pay to the Town Clerk one-half of the projected review costs, which initial payment shall not exceed \$3,000.00. Within thirty (30) days of the date of final action by the Town Board, or at some other date as it may determine, the Town Board shall provide the applicant with a

final itemized statement of costs incurred by the township in the review, investigation, and administration of an application. The balance owed by the applicant to the Town Board shall be paid within thirty (30) days of the date of mailing of the itemized statement to the applicant, or at some other later date as determined by the Town Board. The balance of any review fee paid in advance and not required to cover review costs shall be returned to the applicant.

302. Review of the Preliminary Plan

302.01 Upon receipt of the filing fee and application, the Town Clerk shall refer the application to the Planning Commission for consideration at its next regular meeting; provided, however, if the next regular meeting of the Planning Commission is within 10 days of the date of filing, then such consideration may be at the second regular meeting after the date of filing. At the meeting, the Planning Commission shall set a date for public hearing; the public hearing shall be held within 70 days after the date of filing of the application. Notice of the purpose, time, and place of such public hearing shall be published in the official newspaper at least 10 days prior to the, day of the hearing.

302.02. The recommendations of the Planning Commission, shall be submitted to the Town Board not later than 30 days after the date of public hearing. If no recommendations are received, the Town Board shall proceed with its review of the application and make its decision.

302.03. The Town Board shall give preliminary approval or disapproval to the subdivision application, in whole or in part, within 120 days following delivery of an application completed in compliance with the requirements of this Ordinance, unless an extension of the review period has been requested by an applicant and granted by the Town Board. The Town Board may further condition approval on compliance with requirements reasonably related to the terms of this Ordinance, and it may execute development contracts with the applicant embodying the terms and conditions of its approval. The Town Board may further condition approval on the construction and installation of sewage systems, streets, water supply, stormwater drainage, and similar utilities or, in lieu thereof, on the receipt by the Town Board of a cash deposit, certified check, irrevocable letter of credit, or bond in an amount and with surety and conditions sufficient to assure the Town Board that the utilities and

improvements will be constructed according to the specifications of the Town Board.

302.03. If the plan is not given preliminary approval by The Town Board, the reasons for such action shall be recorded in the proceedings and transmitted to the applicant.

302.04. Should the applicant desire to amend the preliminary plan as approved, an amended plan may be submitted in accordance with the same procedure described in subsection 302, unless the amendment is deemed by the Town Board of such scope as to constitute a new plan, in which case it shall be re-filed as a new application.

303. Review of the Final Plat

303.01. After approval of the preliminary plan, an applicant may prepare the final plat. The final plat shall incorporate all changes and conditions and otherwise shall conform to the approved preliminary plan and this Ordinance.

303.02. In the case of subdivisions to be developed at staged intervals, the Town Board may permit an applicant to prepare a final plat for only that portion of the approved preliminary plan which is proposed to be developed within one year of the application date, provided such portion conforms with all the requirements of this Ordinance. The Town Board may require the applicant, as a condition of final plat approval, to submit an estimated schedule for submission of final plats for the remaining portions of the approved preliminary plan and provide appropriate financial guaranty for completion of necessary improvements.

303.03. An applicant shall file 5 copies of the final plat with the Town Clerk not later than 6 months after the date of approval of the preliminary plan. If this is not done, the preliminary approval of the plan will be considered void, unless the Town Board grants an extension at the request of the applicant.

303.04. An applicant shall submit with the final plat a current Abstract of Title or Registered Property Certificate along with any necessary unrecorded documents relating to ownership and an Opinion of Title by an Attorney.

303.05 The Town Clerk shall, upon receipt of the final plat, refer two copies to the Planning Commission and one copy each to the county surveyor and planning coordinator, and other governmental agencies as appropriate, for their review and comment. The Planning Commission shall submit its report to the Town Board within 30 days of the date of submission to the Town Clerk.

303.06 The Town Board shall certify final approval or disapproval within 60 days of the date of submission of the final plat to the Town Clerk. Final approval should be given if the applicant has complied with all conditions and requirements upon which the preliminary approval is expressly conditioned either through performance or the execution of appropriate agreements of financial guaranty adequately assuring performance. If the final plat is not approved by the Town Board, the reasons for disapproval shall be recorded in the proceedings and transmitted to the applicant.

An applicant shall record the final plat with the County recorder, as finally approved by the Town Board, within 120 days of the date of final approval by the Town Board, or the final plat shall be considered void.

303.07 An applicant shall, immediately upon recording, furnish the Town Clerk with 2 prints of the recorded plat. Failure to furnish such copies shall be grounds for refusal to issue building permits or zoning site plan approvals for any lot within the plat.

304 Permits

Except as otherwise provided by this section all electric and gas distribution lines or piping, roadways, curbs, walks and other similar improvements shall be constructed only on a street, alley, or other public way or easement which is designated on an approved plat, or properly indicated on the official map of the township, or which has otherwise been approved by the Town Board. When the township has adopted an official map, no permit for the erection of any building shall be issued unless the building is to be located upon a parcel of land abutting on a street or highway which has been designated upon an approved plat or on the official map or which has been otherwise approved by the Town Board, and unless the buildings conform to the established building line. This limitation on issuing permits shall not apply to Planned Unit Developments approved by the Town Board pursuant to its zoning ordinance. No permit shall be issued for the construction of a building on any lot or parcel conveyed in violation of the provisions of this ordinance.

SECTION 4. DEFINITIONS.

401. Rules

401.01. Words used in the present tense include the past and future tense; the singular number includes the plural and the plural includes the singular; the word "shall" is mandatory, and the word "may" is permissive.

401.02. In the event of conflicting provisions in the text of this regulation, the more restrictive shall apply.

402. Definitions

402.01. For the purpose of these regulations, certain terms and words are hereby defined as follows:

- (1) Alley. Any dedicated public right-of-way providing a secondary means of access to abutting property.
- (2) Block. The enclosed area within the perimeter of roads, property lines or boundaries of the subdivision.
- (3) Boulevard. The portion of the street right-of-way between the curb line and the property line,
- (4) Collector Street. A street which carries traffic from minor streets to thoroughfare or from thoroughfare to thoroughfare. It includes the principal entrance streets of a residential development and for circulation within such a development.
- (5) Contour Map. A map on which irregularities of land surface are shown by lines connecting points of equal elevations. Contour interval is the vertical height between contour lines.
- (6) Copy. A print or reproduction made from a tracing,
- (7) Corner Lot. A lot bordered on at least two (2) adjacent sides by streets.
- (8) County, Washington County, Minnesota.

- (9) County Board. The Washington County Board of Commissioners.
- (10) Cul-De-Sac. A minor street with only one outlet and having a turnaround.
- (11) Development. The act of building a structure, installing site improvements, or otherwise dividing or altering land.
- (12) Double Frontage Lots. Lots which have a front line abutting on one street and a back or rear line abutting on another street.
- (13) Drainage Course. A water course or indenture for the drainage of surface water.
- (14) Easement. A grant by an owner of land for a specific use by persons other than the owner.
- (15) Key Map. A map drawn to comparatively small scale which definitely shows the area proposed to be platted in relation to known geographical features, i.e., town centers, lakes, roads.
- (16) Lot. A parcel or portion of land in a subdivision or plat of land, separated from other parcels or portions by description as on a subdivision or record of survey map for the purpose of sale, lease, use or record thereof.
- (17) Marginal Access Street (Service Road). A minor street parallel to and adjacent to high volume arterial streets and highways, which provide access to abutting properties and protection of through traffic.
- (18) Metes and Bounds Description. A description of real property which is not described by reference to a lot or block shown on a map, but is described by starting at a known point and describing the bearings and distances of the lines forming the boundaries of the property or delineates a fractional portion of a section, lot or area by described lines or portions thereof.
- (19) Minor Street. A street of limited continuity used primarily for access to the abutting properties and the local needs of a neighborhood.

- (20) **Natural Water Way.** A natural passageway in the surface of the earth so situated and having such a topographical nature that surface water flows through it from other areas before reaching a final ponding area. The term also includes all drainage structures that have been constructed or placed for the purpose of conducting water from one place to another.
- (21) **Owner.** An individual, firm, association, syndicate, co-partnership, corporation, trust, or any other legal entity having sufficient proprietary interest in the land sought to be subdivided to commence and maintain proceedings to subdivide the same under these regulations.
- (22) **Pedestrian Way.** A public right-of-way across or within a block, to be used by pedestrians.
- (23) **Person.** Any individual, firm, association, syndicate or partnership, corporation, trust or any other legal entity.
- (24) **Plan.** The map or drawing indicating the proposed layout of the subdivision to be submitted to the Planning Commission and Town Board.
- (25) **Planned Unit Development.** A residential development in which a number of single family dwelling units are grouped on one or smaller than usual lots, leaving some land undivided for common use by all residents of the development.
- (26) **Plat.** The drawing or map of a subdivision prepared for filing of record pursuant to Minn. Stat. Chapter 505 and containing all elements and requirements set forth in this Ordinance.
- (27) **Private Street.** A street serving as vehicular access to two (2) or more parcels of land which is not dedicated to the public but is owned by one or more private parties.
- (28) **Protective Covenants.** Contracts entered into between private parties and constituting a restriction on the use of all private property within a subdivision for the benefit of the property owners, and to provide mutual protection against undesirable aspects of development which would tend to impair stability of values.

- (29) Reserve Strips. A narrow strip of land placed between lot lines and streets to control access.
- (30) Right-of-way. The land covered by a public road or land dedicated for public use or for certain private use such as land over which a power line passes.
- (31) Street. A way dedicated to the public for vehicular traffic, whether designated as street, highway, thoroughfare, parkway, throughway road, avenue, boulevard, lane, place, drive, court, or otherwise designated.
- (32) Street Width. The shortest distance between the lines delineating the right-of-way of a street.
- (33) Subdivision. The separation of an area, parcel, or tract of land under single ownership into two or more parcels, tracts, lots, or long-term leasehold interests where the creation of the leasehold interest necessitates the creation of streets, roads, or alleys.
- (34) Surveyor. A land surveyor registered under Minnesota State Laws.
- (35) Thoroughfare. A street primarily designated to carry large volumes of traffic and provide for vehicular movement between and among large areas.
- (36) Tracing. A plat or map drawn on transparent paper or cloth which can be reproduced by using regular reproduction procedure.

SECTION 5. PRELIMINARY PLAN AND PLAT REQUIREMENTS.

501. Data Required For The Preliminary Plan

501.01. Identification and description:

- (1) Proposed name of subdivision, which name shall not duplicate or be alike in pronunciation of the name of any plat theretofore recorded in the county.

- (2) Legal description of property.
- (3) Name and address of the record owner, and any agent having control of the land, subdivider, land surveyor, engineer and designer of the plan.
- (4) Graphic scale not less than one (1) inch to one hundred (100) feet.
- (5) North point and key map of area showing well known geographical points for orientation within a one-half (1/2) mile radius.
- (6) Date of preparation.

501.02. Existing conditions:

- (1) Boundary lines shall be shown clearly and to such a degree of accuracy that conforms to the plat in that no major changes are necessary in preparing said plat.
- (2) Existing county and township zoning classifications for land in and abutting the subdivision.
- (3) Approximate total acreage.
- (4) Location, right-of-way width, and names of existing or platted streets or other publicways, parks and other public lands, permanent buildings and structures easements and section, corporate and school district lines within the plan and to a distance one hundred (100) feet beyond shall also be indicated.
- (5) Location and size of existing sewers, water mains, culverts or other underground facilities within the preliminary plan area and to a distance of one hundred (100) feet beyond. Such data as grades and locations of catch basins, manholes, hydrants, and street pavement width and type, shall also be shown.
- (6) Boundary lines of adjoining unsubdivided or subdivided land, within one hundred (100) feet, identified by name and

ownership, but including all contiguous land owned or controlled by the subdivider.

- (7) Topographic data, including contours at vertical intervals of not more than two (2) feet except where the horizontal contour interval is one hundred (100) feet or more, a one (1) foot vertical interval shall be shown. water courses, marshes, wooded areas, rock outcrops, power transmission poles and lines, and other significant features shall also be shown. U.S.G.S. datum shall be used for all topographic mapping where feasible.
- (8) A copy of all proposed private restrictions shall be submitted.
- (9) Percolation tests and soil borings are required on soil areas for each lot and residential dwelling unit in conformity with 6 MCAR 4.8040, as adopted by the Minnesota Pollution Control Agency if the area being subdivided does not have municipal sanitary sewer available to it.
- (10) If severe soil limitations for the intended use are noted in the Soil Handbook on file in the Washington County Planning Department and the Washington County Soil and Water Conservation District office, a plan indicating the soil conservation practice or practices to be used to overcome said limitation.

501.03. Subdivision design features:

- (1) Layout of proposed streets showing right-of-way widths and proposed names of streets. The name of any street shall conform to the Washington County Uniform Street Naming and Property Numbering System as applicable.
- (2) Locations and widths of proposed alleys, pedestrian ways and utility easements.
- (3) Layout numbers and preliminary dimensions of lots and blocks.
- (4) Proposed front and side street building setback lines.
- (5) Location and size of proposed sanitary sewer lines and water mains, or proposed on-site sewer and water systems

- (6) Gradients of proposed streets, sewer lines and water mains, if requested.
- (7) Areas, other than streets, alleys, pedestrian ways and utility easements, intended to be dedicated or reserved for public use, including the size of such area or areas in acres.

501.04. Other information:

- (1) Statement of the proposed use of lots stating type of residential buildings with number of proposed dwelling units; type of business or industry so as to reveal the effect of the development on traffic, fire hazards, and congestion of population.
- (2) Source of water supply.
- (3) Provisions for sewage disposal, surface water drainage and flood control.
- (4) The proposed zoning site plan for the area, including dimensions.
- (5) Such other information as may be requested by the Town Board or Planning Commission.
- (6) Where the subdivider owns property adjacent to that which is being proposed for the subdivision, the Town Board or Planning Commission may require that the subdivider submit a sketch plan of the remainder of the property so as to show the possible relationships between the proposed subdivision and future subdivision. In any event, all subdivisions must be shown to relate well with existing or potential adjacent subdivisions and land use.

502. Data Required For The Plat

The plat shall be prepared by a land surveyor who is registered in the State of Minnesota and shall comply with the provisions of Minnesota State Statutes and of this regulation.

502.02. Form Of Approval Of The Township.

- (1) Approved by the Planning Commission of the Town of Grey Cloud, Minnesota, this _____ day of _____, 19_____.

Signed _____
Chairman

Signed _____
Secretary

(2) Approved by the Town Board of the Town of Grey Cloud,
Minnesota, this _____ day of _____,
19_____.

Signed _____
Chairman

Signed _____
Clerk

SECTION 6. MINIMUM IMPROVEMENTS AND DESIGN STANDARDS.

601. Improvements Required

601.01. Prior to the approval of a preliminary plan, the Town Board may require the subdivider to install, in conformity with approved construction plans and in conformity with all applicable standards and ordinances, the following improvements on the site.

601.02. 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 U.S., state, county and other official bench marks, monuments or triangulation stations in or adjacent to the property shall be preserved in precise position unless a relocation is approved by the controlling agency.

602. Land Requirements

602.01. The proposed subdivision shall conform to the Critical Area and Comprehensive Plan, official map, and zoning regulations as adopted by the township.

602.02. Land shall be suited to the purpose for which it is to be

subdivided. No plan shall be approved if the site is not suitable for purposes of the kind proposed by reason of potential flooding, topography, adverse earth or rock formation, inadequate drainage, sewage disposal, or water supply.

602.03. Land subject to hazards to life, health, or property shall not be subdivided until all such hazards have been eliminated or unless adequate safeguards against such hazards are provided by the subdivision plan.

602.04, Erosion and sedimentation control plans in accordance with the technical standards and specifications of the Soil Conservation Service, as provided by the Washington County Soil and Water Conservation District office, are required on slopes with grades of eighteen (18) percent or steeper.

602.05. Proposed subdivisions shall be coordinated with the county, school district and adjacent municipalities so that the township as a whole may develop harmoniously with its neighboring units of government.

603. Street Plan

603.01. Proposed streets shall conform to the state, county, and township highway and street plans as have been prepared, adopted and/or filed as prescribed by law.

603.02. Streets shall be logically related to the topography so as to produce usable lots and reasonable grades.

603.03. Access shall be given to all lots and portions of the tract in the subdivision, and to adjacent unsubdivided parcels unless the topography clearly indicates that such connection is not feasible. Reserved strips, and land-locked areas shall not be created.

603.04. The arrangement of streets in new subdivisions shall make provision for the appropriate continuation of the existing streets in adjoining areas.

603.05. Where adjoining areas are not subdivided, but may be subdivided, the arrangement of streets in a new subdivision shall make provision for the proper projection of streets into adjoining areas by carrying the new streets to the boundaries of the new subdivision at appropriate locations.

603.06. Minor streets shall be laid out to discourage their use by through traffic. Thoroughfares shall be reserved for through traffic by providing marginal access streets, interior streets for serving lots, or other means.

603.07. Half or partial streets 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 street can be secured.

603.08. Wherever a tract to be subdivided adjoins an existing half, or partial street the part of the street within such tract shall be platted.

603.09. Dead-end streets shall be prohibited, except as stubs to permit future street extension into adjoining tracts or when designed as cul-de-sac streets.

603.10. Private streets. Private streets may be permitted, provided that such streets shall not interfere with development of adjacent properties, and provided further that an agreement is entered into between the owner and the township assuring that the construction, operation, and maintenance of said streets will be in accordance with approved town and county standards.

603.11. Where a subdivision abuts or contains an existing or Planned Major thoroughfare or a railroad right-of-way, a street approximately parallel to and on each side of such thoroughfare and right-of-way may be required for adequate protection of residential properties and separation of through and local traffic. Such service streets shall be located at a distance from the major thoroughfare or railroad right-of-way suitable for the appropriate use of the intervening land, as for park purposes in residential districts, or for commercial and industrial Purposes in appropriate districts. Such distances shall also be determined with due regard for the requirements of approach grades and future grade separations.

604. Cul-De-Sac Streets

604.01. Cul-de-sac streets, permanently designed as such, may be permitted if it can be clearly shown that by reason of unfavorable land form, or the irregular shape of the land from which the subdivision is being

made, a normal street pattern cannot be established, or that land would be wasted.

604.02. Unless future extension is clearly impractical or undesirable, the turnaround right-of-way shall be placed adjacent to a property line and a right-of-way of the same width as the street shall be carried to said 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 acreage covered by the turnaround outside the boundaries of the extended street shall revert in ownership to the property owner fronting on the temporary turnaround.

605. Street Design

605.01. Minimum right-of-way widths and pavement widths (face to face of curb) for each type of public street or road shall be as follows:

<u>TYPE OF STREET</u>	<u>RIGHT-OF-WAY WIDTH</u>	<u>ROADWAY WIDTH</u>
Thoroughfare	120 feet	As determined by Traffic Needs
Collector Street	80 feet	44 feet
Commercial or Industrial		
Service Street	80 feet	44 feet
Minor Street	60 feet	32 feet
Marginal Access Street	50 feet	32 feet
Cul-de-sac	60 foot	45 foot
	turnaround	turnaround
	radius	radius

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

605.03. 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.

605.04. Extensions of existing streets with lesser right-of-way than prescribed above, may be permitted by variance in special cases.

605.05. Restriction of access. Access of minor streets onto state

and county aid highways, shall be discouraged at intervals of less than 500 feet.

605.06. Street jog. Street jogs with centerline offsets of less than one hundred fifty (150) feet shall not be allowed.

605.07. Deflection. When connecting street lines deflect from each other at any one point by more than ten (10) degrees, they shall be connected by a curve with a radius of not less than one hundred (100) feet.

605.08. Grades. Centerline gradients shall be at least 0.4 percent and shall not exceed the following:

<u>CLASSIFICATION</u>	<u>GRADIENT (IN PERCENT)</u>
Thoroughfares and Collector Streets	5
Minor Streets, Marginal Access Streets	8

605.09. Vertical curves. Different connecting street gradients shall be connected with vertical curves. Minimum length, in feet, of these curves shall be twenty (20) times the algebraic difference in the percent of grade of the two adjacent slopes.

605.10. Angle of intersection. The angle formed by any intersecting of streets shall not be less than 60 degrees with 90 degree intersections preferred..

605.11. Size of intersection. Intersections of more than four corners shall be prohibited.

605.12. Corner radii. Roadways of street intersections shall be rounded by a radius of not less than fifteen (15) feet. Roadways of alley-street intersections shall be rounded by a radius of not less than six (6) feet. Corners at the entrances to the turn-around portions of cul-de-sacs shall be rounded by a radius of not less than fifteen (15) feet.

605.13. Curb and gutter. Curb and gutter may be included as part of the required street surface improvement and shall thus be designed for installation along both sides of all roadways.

606. Pavement

606.01. Pavement. All streets and alleys shall be improved with concrete or bituminous surface except that the Town Board may permit streets to be surfaced with six (6) inches of stabilized gravel to a surface width of thirty-two (32) feet, if the Town Board determines it would cause an undue hardship to require a concrete or bituminous surface, and if the lots as platted will not be resubdivided into smaller lots within five (5) years.

606.02. Grades. All centerline gradients shall be at least 0.5 percent and shall not exceed eight (8) percent. The full width of the right-of-way of each street dedicated in the plat shall be graded.

607. Sidewalk Design

607.01. Sidewalks. The Town Board may require sidewalks along all streets in areas where residential density equals or exceeds three (3) dwelling units per net acre of residentially used land, or in commercial and industrial areas.

607.02. Widths. All sidewalk widths shall when installed conform to the following minimum standards:

<u>CLASSIFICATION</u>	<u>WIDTH</u>
Single Family Area	4 feet
Multiple Family Area and Public Building Sites	6 feet
Commercial Areas	10 feet
Industrial Areas	6 feet

607.03. Grades. Sidewalks shall slope 1/4 inch per foot away from the property line and the profile grade shall not exceed 8 percent.

608. Public Utilities

608.01. Water supply. Extensions of the public water supply system shall when available be designed so as to provide public water service to each lot.

608.02. Sewage disposal. Extensions of the public sanitary sewer system shall when available be designed so as to provide public sewer service to each lot.

609. Drainage

609.01. A complete and adequate drainage system design shall be required for the subdivision and may include a storm sewer system or a system of open ditches, culverts, pipes and catch basins, and ponding areas, or both systems.

610. Easements

610.01. Provided for utilities. Easements of at least twelve (12) feet wide, centered on rear and other lot lines as required, shall be provided for utilities where necessary. Where underground utilities are being installed, a front or side yard easement may be required. These easements shall be covered by document.

610.02. Provided for drainage. Easements shall be provided along each side of the center line of any water course or drainage channel, whether or not shown on the Comprehensive Plan, to a sufficient width to provide proper maintenance and protection. and to provide for storm water run-off and installation and maintenance of storm sewers.

610.03. Dedication. Utility and drainage easements shall be dedicated for the required use.

611. Street Trees

611.01. Street trees shall not be planted less than eighty (80) feet apart with a minimum of one (1) per lot. They shall be placed six (6) to twenty (20) feet inside the property line and not in the boulevard.

612. Street Names

612.01. Names of new streets shall not duplicate existing or platted street names unless a new street is a continuation of or in alignment with the existing or platted street. In that event it shall bear the same name of the existing or platted street so in alignment.

Street names shall conform to the Washington County Uniform Street Naming and Property Numbering System as applicable.

613. Block Design

613.01. Block length and width or acreage within bounding streets shall be such as to accommodate the size of residential lots required in the area by the zoning ordinance and to provide for convenient access, circulation control, and safety of street traffic.

613.02. In residential areas, other than water frontage, blocks shall not be less than six hundred (600) feet in length measured along the greatest dimension of the enclosed block area, unless minor variances are necessitated by topography or conformance with an adjoining plat.

613.03. In blocks over nine hundred (900) feet long, ten (10) foot wide pedestrian crosswalks may be required through the blocks in locations deemed necessary to public health, convenience and necessity. Suitable paving and fencing shall be provided.

613.04. Blocks for commercial and industrial areas may vary from the elements of design contained in this section if the nature of the use requires other treatment. In such cases, off-street parking for employees and customers shall be provided along with safe and convenient limited access to the street system. Space for off-street loading shall also be provided with similar access. Extension of roads, railroad access right-of-way, and utilities shall be provided as necessary.

613.05. Blocks shall be wide enough to allow two (2) tiers of lots with a minimum depth as required by zoning ordinance except adjoining a lake, stream, railroad or thoroughfare or where one tier of lots is necessary because of topographic conditions.

614. Lot Requirements

614.01. Side lot lines shall be substantially at right angles to straight street lines or radial to curved street lines or radial to lake or stream shores unless topographic conditions necessitate a different arrangement.

614.02. Through or double frontage lots Such lots shall not be

permitted except where such lots abut a thoroughfare or major highway. Such lots shall have an additional depth of ten (10) feet for screen planting along the rear lot line.

614.03. Water course. Lots abutting upon a water course, drainageway, channel or stream shall have an additional depth or width, as required to assure building sites that are not subject to flooding.

614.04. Lots with lakeshore frontage shall be designed so that the lot lines extended shall maintain the closest approximation to riparian right.

614.05. Natural features. In the subdividing of any land, 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.

614.06. Lot remnants. All remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, or a plan shown as to future use rather than allowed to remain as unusable parcels.

614.07. Access to thoroughfares. In the case where a proposed plat is adjacent to a limited access highway, other major highway, or thoroughfare, there shall be no direct vehicular access from individual lots to such streets and roads. In the platting of small tracts of land fronting on limited access highways or thoroughfares where there is no other alternative, a temporary entrance may be granted; as neighboring land becomes subdivided and more preferable access arrangements become possible, such temporary access permits shall become void.

614.08. Political subdivision lines. No lot shall extend over a political subdivision boundary or school district line.

SECTION 7. ENGINEERING STANDARDS.

701. Monuments

701.01 All lot corner pipes or iron rods shall be a minimum of one-half inch in diameter, 18 inches in length, and shall be inscribed with the registration number of the land surveyor making the survey as

prescribed in Minnesota Statutes Chapter 505. All unmonumented quarter corners and section corners will be set by the Washington County Surveyor.

702. Streets

702.01. Street grading. Streets shall be graded in accordance with a plan approved by the engineer. The grading shall include the entire width of the right-of-way and shall provide a boulevard section, in addition to the minimum pavement width.

702.02. Street pavement, The design of street pavement for all streets covered by this regulation shall be in accordance with the State of Minnesota Highway Department Road Design Manual No. 5-291 for flexible pavements. The designed thickness of the surfacing elements shall be in accordance with the flexible pavement design standard for road classifications as follows:

<u>CLASSIFICATION</u>	<u>PAVEMENT DESIGN; AXLE ROAD</u>
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Thoroughfare, Collector Streets and Commercial or Industrial Service Streets	As determined by traffic needs
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Minor Streets and Marginal Access Streets	7 Ton minimum
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702.03. Gravel surface. Streets that at the present time will only have a gravel surface shall be designed so the base and sub-base requirements as set forth in State of Minnesota Highway Department Road Design Manual No. 5-291 for flexible pavement are met. In all cases at least the top six (6) inches of the street surface shall be of class 5 gravel or a material as approved by the engineer.

702.04. Soil tests. To determine subgrade soil classifications, soil samples shall be collected and analyzed by a reputable testing laboratory. Reports of the soil analysis shall be submitted to the engineer with the pavement plans. Soil samples shall be taken along the center line of the proposed road at intervals not exceeding 300 feet.

702.05. Curb and gutter. Construction of concrete curb and

gutter shall be in accordance with Standard Specification for Highway Construction, M.H.D. Spec. No. 2531, Concrete curb and gutter cross-sections shall be either M.H.D. Design No. 8618 or M.H.D. Design No. S518.

702.06. Boulevards. The Town Board may require that boulevards have four (4) inches of topsoil (black dirt) placed on them and then be seeded or sodded.

702.07. Sidewalks and pedestrian ways. All required walks shall be concrete four (4) inches thick placed on a four (4) inch gravel base. Grades shall be as approved by the Town Board. Sidewalks shall be placed in the public right-of-way.

703. Public Utilities

703.01. Water main. If a public water system is available, a minimum water main of six-inch cast iron pipe or other approved pipe shall be required. Mains over six inches in size may be required and the additional cost may be borne by the community.

703.02. Sanitary sewer. If a public sewer system is available, unless otherwise required, a sanitary sewer of a inch vitrified clay pipe shall be installed as the minimum size placed at grades approved by the engineer.. Mains over 9 inches in size may be required and the additional cost may be borne by the community. Service wyes shall be four inches. Root repellent joint material and yarns are required.

703.03. 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 structure. A one inch Type K copper water service, corporation cock, curb box and stop, and four inch extra heavy cast iron soil pipe sewer service shall be the minimum requirements and may be placed in a common trench.

7 04. Sanitation

704.01. Where lots cannot be connected with a public sewerage system provisions must be made for sanitary sewerage facilities, consisting of a central treatment plant or individual disposal devices for each lot. This does not mean that the installation of individual disposal devices shall be at the expense of the subdivider.

704.02. Any subdivision or lot not provided with off-site sewer facilities shall be subject to soil and percolation tests to determine whether or not the lot size or building site proposed will meet minimum standards of 6 MCAR 4.8040. The lot area and topography must be such that it will accommodate an adequate disposal system or systems to serve the residence for the estimated unsewered years as determined by the Town Board. Such tests shall be made at the expense of the subdivider, and a sketch map shall be submitted to identify the specific locations where tests were made.

705. Water Supply

705.01. An individual well shall produce at least ten (10) gallons per minute, have a well casing at least four (4) inches in diameter and be grouted to provide a safe, potable water supply.

706. House Plumbing

706.01. When an individual sewage system is used and the septic tank is placed on a side other than that from which the public sewer line would connect, it shall be required that a capped sewage disposal line shall be extended from the point of ground entrance of basement or house to a point five (5) feet beyond and to the side from which the future sewer connection will be made. Inside the basement the elbow shall be set up to be easily reversed for connection to the capped line.

707. Drainage

707.01. All surface and underground drainage systems shall be installed to adequately remove all natural drainage that accumulates on the developed property. All such systems shall be in conformity to the community drainage plans and all piping shall provide complete removal and a permanent solution for the removal of drainage water.

708. Street Signs

708.01. All street signs shall be provided and installed by the community at the expense of the subdivider.

709. Street Trees

709.01. The type or species of tree planted shall be approved

by the Town Board. Trees with root structures that are less likely to interfere with utility lines, break-up sidewalks, and cause other nuisance damage are desirable. Trees shall have a trunk diameter (measured 12 inches above ground level) of not less than 1 3/4 inches and shall be planted in not less than one cubic yard of good growing soil with a suitable amount of fertilizer. Approved multiple varieties shall be used alternately.

710. Utilities Location

710.01. When practicable and feasible, all utilities shall be placed underground. All underground work shall be completed prior to street surfacing. All utility lines for telephone and electrical service shall be placed in rear line easements when carried on overhead poles.

711. Inspection

711.01. All required improvements shall be inspected during construction at the expense of the subdivider.

SECTION 8. REQUIRED FINANCIAL ARRANGEMENTS.

801. Required Financial Arrangements

801.01. The required improvements as listed elsewhere are to be furnished and installed at the sole expense of the subdivider. However, if the cost of an improvement would by general policy be assessed only in part to the improved property and the remaining cost paid out of general tax levy, provision may be made for the payment of a portion of the cost by the township. Further, if any improvement installed within the subdivision will be of substantial benefit to lands beyond the boundaries of the subdivision, provision may be made for causing a portion of the cost of the improvement, representing the benefit to such lands, to be assessed against the same. In such a situation the subdivider will be required only to pay for such portion of the whole cost of said improvements as will represent the benefit to the property within the subdivision.

802. Agreement Providing For The Installation Of Improvements

802.01. Prior to the installation of any required improvements and prior to the approval of the preliminary plat, the subdivider shall enter into a contract in writing with the Town Board requiring the subdivider to furnish and construct said improvements at his sole cost and in accordance with plans and specifications and usual contract conditions. This shall include provision for supervision of details of construction by the Town Board and shall grant to the Town Board authority to correlate the work to be done under said contract by any subcontractor authorized to proceed thereunder and with any other work being done or contracted by the Town Board in the vicinity. The agreement shall require the subdivider to make an escrow deposit or, in lieu thereof, to furnish a performance bond, the amount of the deposit or penal amount of the bond to be equal to 125% of the Town Board's estimate of the total cost of the improvements to be furnished under the contract, including the cost of inspection. on request of the subdivider, the contract may provide for completion of part or all of the improvements covered thereby prior to acceptance of the plat. In such event the amount of the deposit or bond may be reduced in a sum equal to the estimated cost of the improvements so completed prior to the acceptance of the plat. The time for completion of the work and the several parts thereof shall be determined by the Town Board upon recommendation of its engineer or planning commission after consultation with the subdivider. It shall be reasonable with relation to the work to be done, the seasons of the year, and proper correlation with construction activities in the plat and subdivision.

802.02. No subdivider shall be permitted to start work on any other subdivision without special approval of the Town Board if he has previously defaulted on work or commitments.

803. Financial Guarantee

803.01. The contract provided for in Section 802 shall require the subdivider to make an escrow deposit or, in lieu thereof, furnish a performance bond. The escrow deposit or performance bond shall conform to the requirements of this regulation.

803.02 Escrow deposit. An escrow deposit shall be made with the township treasurer in a sum to 125% of the total cost as estimated by the Town Board of all the improvements to be furnished and installed by the subdivider pursuant to the contract, which have not been completed prior to approval of the plat. The

total costs shall include costs of inspection by the township. The Town Board shall be entitled to reimburse itself out of said deposit for any cost and expense incurred by the township for completion of the work in case of default of the subdivider under said contract, and for any damages sustained on account of any breach thereof. Upon completion of the work and termination of any liability, the balance remaining in said deposit shall be refunded to the subdivider.

803.03. Performance bond. In lieu of making the escrow deposit, the subdivider may furnish a performance bond with corporate surety, in a penal sum equal to 125% of the total cost as estimated by the Town Board of all the improvements to be furnished and installed by subdivider pursuant to the contract, which have not been completed prior to the Approval of the plat. The total costs shall include costs of inspection by the township. The bond shall be approved as to form by the town attorney and filed with the clerk.

804. Construction Plans And Inspection

804.01. Construction plans for the required improvements conforming in all respects with the standards and ordinances of the township shall be prepared at the subdivider's expense by a professional engineer who is registered in the State of Minnesota, and said plans shall contain his certificate. Such plans together with the quantities of construction items shall be submitted to the engineer for his approval and for his estimate of the total costs of the required improvement. Upon approval, such plans shall become a part of the required contract. The tracings of the plans approved by the engineer plus two (2) prints shall be furnished to the township to be filed as a public record.

804.02. All required improvements on the site that are to be installed under the provisions of this regulation shall be inspected during the course of construction by the township engineer at the subdivider's expense, and acceptance by the Town Board shall be subject to the engineer's certificate of compliance with the contract.

805. Improvements Completed 'Prior To Approval Of The Plat

805.01. Improvements within a subdivision which have been completed prior to application for approval of the plat or execution of the contract for installation of the required improvements shall be accepted as equivalent improvements in compliance with the requirements only if the engineer shall certify that he is satisfied that the existing improvements conform to applicable standards.

806. Trunk Facilities

806.01. Where a larger size water main, sanitary sewer, storm drain or similar facility is required to serve areas outside the subdivision, the larger facility required must be constructed. Additional cost is to be borne by the benefiting properties and the assessments are to be determined accordingly by the Town Board.

807. Alternate Installation And Incomplete Improvements

807.01. The Town Board may elect to in all any or all of the required improvements pursuant to a cash escrow agreement or other financial arrangements with the subdivider

807.02. It is hereby the announced policy of the township that full and complete utility systems be installed in all needed areas as soon as is practicable and feasible. Accordingly, the township shall proceed as soon as it is practicable after final approval of a subdivision with installation within the subdivision of such improvements as may be determined to be necessary. In the event of small subdivisions or in subdivisions in which development may proceed slowly, or in other events in which the construction of surfaced streets, sidewalks, utility lines, or other improvements is clearly not feasible immediately following the approval of the plat, the Town Board may elect to commence assessment proceedings, utilize funds of a cash escrow agreement, or otherwise move to finance and install improvements when the subdivision is developed to the point of warranting the improvements. Such improvements are required in order to provide greater assurance of public health, assure reliability of water supply, provide for economy of installation, provide more effective fire fighting through hydrants, and otherwise protect the public health, safety, convenience and general welfare.

SECTION 9. GENERAL PROVISIONS.

901. Land Dedication For Public Use

901.01. Portions of the undeveloped land proposed for subdivision or development shall be dedicated to the public or preserved for public use as streets, roads, sewers, electric, gas, and water facilities, storm water drainage and holding areas or ponds and similar utilities and improvements, as the Town Board deems appropriate.

902. Dedication For Parks Or Open Space Uses

902.01. The Town Board may require dedication to the public or preserved for public use of an amount not to exceed ten (10) percent of the proposed subdivision for public use as parks, playgrounds, trails or open space, in addition to land dedicated for the purposes described in section 901.01.

902.02. It shall be deemed that there is a public need to require park or open space dedication when the Town Board, after review and recommendation by the Planning Commission, makes one or more of the following affirmative findings of fact:

- (1) All or part of the land proposed to be subdivided or developed has been previously designated as open space in the Critical Area and Comprehensive plan.
- (2) The land proposed to be subdivided or developed adjoins existing park or open space property.
- (3) All or part of the property proposed to be subdivided or developed will be necessary to protect the adjacent residents from safety or health hazards which are reasonably foreseeable from any of the permitted or conditional uses which would exist on the land to be subdivided.
- (4) The land proposed to be subdivided or developed contains or borders upon existing unique topographical features including but not limited to ponds, lakes, streams, timber stands, water holding areas, hills or

bluffs, which should be preserved and reserved to all the public:

- (a) To prevent foreseeable safety hazards; or
- (b) To provide unique recreational and aesthetic enjoyment to the people; or
- (c) To maintain the public usefulness of water areas.

902.03. Where a proposed drainage way, park, playground, scenic overlook, riverfront access or other public site, as shown on the Critical Area and Comprehensive plan is embraced in part or in whole by the boundary of a proposed subdivision and such public sites are not dedicated, such sites shall be reserved and no final action taken towards approval of a plan or plat for a period not to exceed ninety (90) days to allow the proper governmental agency the opportunity to consider and take actions towards acquisition of such public ground or park by purchase or other methods.

902.04. If the Town Board determines that the proposed subdivision is too small for practical dedication of public land, or that there is no land suitable for the township's park or open space purposes or uses, the Town Board may require an equivalent amount in cash from the subdivision applicant for part or all of the portion required to be dedicated to such public uses or purposes based on the fair market value of the land no later than at the time of final plat approval. Any cash payments received shall be placed in a special township fund used only for the purposes for which it was obtained.

903. Planned Unit Developments

903.01. Upon receiving a report from the planning commission, the Town Board may grant a variance from the provisions of these regulations in the case of a planned unit development, as defined in the Zoning Ordinance, provided that the Town Board shall find that the proposed development is fully consistent with the purpose and intent of these regulations. This provision is intended to provide the necessary flexibility for new land planning and land development trends and techniques.

904. Minor Subdivisions

904.01. In the case of a subdivision of an area of no more than 10 acres resulting in two parcels, situated in a locality where conditions are well defined, the Town Board may exempt the subdivider from complying with some of the requirements of these regulations. In the case of a request to subdivide a lot which is a part of a recorded plat, or where the subdivision is to permit the adding of a parcel of land to an abutting lot or to create not more than two new lots, and the newly created property lines will not cause any resulting lot to be in violation of these regulations or the Zoning Ordinance, the division may be approved by the Town Board, after submission of a survey by a registered land surveyor showing the original lot and the proposed subdivision.

905. Resubdivision

905.01. In the case of a request to divide a lot which is a part of a recorded plat where the division is to permit the adding of a parcel of land to an abutting lot or to create two lots and the newly created property line will not cause the other remaining portion of the lot to be in violation with this regulation or the Zoning Ordinance, the division may be approved by the Town Board after submission of a survey by a registered land surveyor showing the original lot and the proposed subdivision.

906. Land Division

906.01. In any case where the division of land into two or more lots or parcels for the purpose of transfer of ownership or building improvement is not specifically provided for in the provision of these regulations, a description of such land division shall be filed with the clerk. No building permit shall be issued for any construction, enlargement, alteration, or repair, demolition or moving of any building or structure on any lot or parcel resulting from such division until such division has been approved by the Town Board. Prior to the consideration of such division by the Town Board, a certified survey shall be submitted to the Town Board.

907 Registered Land Surveys

907.01. All Registered Land Surveys shall be filed subject to

the same procedure as required for the filing of a plan for platting purposes. The standards and requirements set forth in these regulations shall apply to all Registered Land Surveys. Unless the governing body shall approve, a Registered Land Survey shall not be used to divide a parcel of land into lots for the purpose of transfer of ownership or building development, if any of the tracts do not have the required frontage on a dedicated public street.

908. Unapproved Subdivisions

908.01. No conveyance of land to which this regulation is applicable shall be filed or recorded, if the land is described in the conveyance by metes and bounds; or by reference to an unapproved Registered Land Survey made after April 21, 1961, or to an unapproved plat. The foregoing provision does not apply to a conveyance if the land described:

- (1) Was a separate parcel of record April 1, 1945 or the date of adoption of subdivision regulations under Laws 1945, Chapter 287, whichever is the later, or of the adoption of subdivision regulations pursuant to a home rule charter; or
- (2) Was the subject of a written agreement to convey entered into prior to such time, or
- (3) Was a separate parcel of not less than two and one-half acres in area and 150 feet in width on January 1, 1966, or
- (4) Was a separate parcel of not less than five acres in area and 300 feet in width on July 1, 1980, or
- (5) Is a single parcel of commercial or industrial land as provided by the Critical Area and Comprehensive plan or not less than five acres and having a width of not less than 300 feet and its conveyance does not result in the division of the parcel into two or more lots or parcels, any one of which is less than five acres in area or 300 feet in width, or
- (6) Is a single parcel of residential or agricultural land of not less than 20 acres as provided by the Critical Area and Comprehensive plan and having a width of not less than 500 feet and its conveyance does not result in the division of the

parcel into two or more lots or parcels, any one of which is less than 20 acres in area of 500 feet in width.

908.02. In any case in which compliance with the foregoing restrictions will create an unnecessary hardship and failure to comply does not interfere with the purpose of the subdivision regulations, the platting authority may waive such compliance by adoption of a resolution to that effect and the conveyance may then be filed or recorded.

909. Variances

909.01. Upon receiving the report from the Planning Commission, the Town Board may grant a variance in any particular case where the subdivider can show that by reason of the exceptional topography or other physical conditions the strict compliance to these regulations could cause an exceptional and undue hardship on the enjoyment of a substantial property right. Such relief may be granted provided there is no detriment to the public welfare, no impairment of intended purpose of this regulation, and no inconsistency with the Critical Area and Comprehensive plan.

909.02. Separate application for any such variance shall be made in writing by the subdivider pursuant to the procedures described in Section Three of this Ordinance, at the time when the plan is filed for consideration. Such application shall state fully all facts relied upon by the subdivider, and shall be supplemented with maps, plans or other additional data which may aid the Planning Commission in the analysis of the proposed project. The plans for such development shall include any covenants, restrictions or other legal provisions necessary to guarantee the full achievement of the proposed plan. Any variance or modification thus granted shall be recorded and entered in the minutes of the Town Board setting forth the reasons for granting the variance..

SECTION 10. ENFORCEMENT.

1001. Building Permits

1001.01. No building permit shall be issued for any construction, enlargement, alteration, or repair, demolition or moving of any building or structure on any lot or parcel until all the requirements of this regulation have been fully met.

1002. Violation And Penalties

1002.01. Any firm, person or corporation who violates any of the provisions of these regulations, or who sells, leases or offers for sale or lease any lot, block or tract of land herewith regulated before all the requirements of these regulations have been complied with, shall be guilty of a misdemeanor, and upon conviction thereof be subject to a fine of \$300 for each lot or parcel so conveyed. Each day that a violation is permitted to exist shall constitute a separate offense.

1003. Separability

1003.01. It is hereby declared to be the intention that the several provisions of this regulation are separable in accordance with the following:

- (1) If any court of competent jurisdiction shall adjudge any provision of this regulation to be invalid, such judgment shall not affect any other provision of this regulation not specifically included in said judgment.
- (2) If any court of competent Jurisdiction shall adjudge invalid the application of any provision of this regulation to a particular property, building, or, structure, such judgment shall not affect other property, buildings or structures.

SECTION 11. EXISTING CODES.

The provisions of this Subdivision ordinance are in addition to and not in replacement of the provisions of the Zoning ordinance. Any provisions of the Zoning ordinance relating to platting shall remain in full force and effect except as they may be contradictory to the provisions of this Subdivision ordinance.

SECTION 12. REPEAL OF CONFLICTING ORDINANCE.

Ordinance No. _____ and all other ordinances, or parts thereof, in force at the time of this Ordinance takes effect and inconsistent with this Model Subdivision Regulation Code, are hereby repealed.

SECTION 13. EFFECTIVE DATE.

This Ordinance shall be and is hereby declared to be in full force and effect from and after its passage and publication according to law.

Passed by the Town Board of the Town of Grey Cloud, Washington County, Minnesota, this 21st day of April 1982.

S/Roland M. Peek

S/Harvey C. Stiefel

ATTEST: S/Marie C. Goracke, Clerk