

## SEC. 153.14 FINAL PLAT.

(A) *Plat contents.* The final plat for recording purposes shall be prepared in accordance with the provisions of Minnesota Statutes and applicable County regulations. At least 7 copies of the final plat and application shall be submitted to the City Administrator or the Administrator's designee within 360 days after the city approves the preliminary plat. The plat shall contain the following:

- (1) All information required by the County Surveyor, Registrar of Titles and County Recorder;
- (2) Dimensions, size and scale as required by the county for approval by the county board in filing with the County Recorder or the Registrar of Titles;
- (3) Municipal, township, county or section lines accurately tied to the lines of the subdivision by distance and angles;
- (4) Name of the plat;
- (5) Location by section, township, range, county and state and including descriptive boundaries of the subdivision based on an accurate traverse, giving angular and linear dimensions which must mathematically close. The allowable error of closure on any portion of a final plat shall be 1 foot in 7,500 feet;
- (6) Names of adjoining subdivisions and layouts of their streets;
- (7) Location and description of monuments shown in reference to existing official monuments of the nearest established street lines, including true angles and distances to such reference points or monuments. Permanent markers shall be placed at each corner of each lot, points of curvature and points of tangency on street lines, and at each angle point on the boundary of the subdivision. A permanent marker shall be deemed to be a steel rod or pipe, 3/4 inch or larger in diameter extending at least 14 inches below the finished grade. In situations where conditions prohibit the placing of markers in the locations prescribed above, offset markers shall be shown on the final plat, together with accurate interior angles, bearings and distances. Permanent monuments shall be placed at all quarter section points within the subdivision or on its perimeter;

- (8) The location of lots, streets, public highways, alleys, parks and other features with accurate dimensions in feet and decimals of feet, with the length of radii and/or arcs of all curves, and with all other information necessary to reproduce the plat on the ground. Dimensions shall be shown from all angle points and points of curve to lot lines;
- (9) Boundary lines and description of boundary lines of any areas other than streets and alleys which are to be dedicated or reserved for public use;
- (10) Clearly numbered lots and blocks with block numbers shown in the center of the block;
- (11) Names and addresses of the subdivider and surveyor making the plat;
- (12) Scale of plat (the scale to be shown graphically and in feet per inch), date, and north point;
- (13) City Attorney's approval of plat;
- (14) A statement dedicating all easements;
- (15) A statement dedicating all streets, alleys, parks and public open space, and other public areas not previously dedicated; and
- (16) A separate copy of the plat labeled "Building Setback Lines" containing the statement: "Building setback lines are hereby established as shown on this copy of the plat, and no building or portion thereof shall be built between this line and the street line." The statement shall be dated and endorsed by the subdivider and the city when the city determines that said statement is consistent with the Zoning Chapter of the City Code and plat approvals.

(B) *Required certifications.* The final plat shall contain the following:

- (1) Notarized certification by owner or by any mortgage holder of record of the adoption of the plat and the dedication of streets and other public areas;
- (2) Notarized certification by a registered land surveyor to the effect that the plat represents a survey made by the surveyor and that monuments and markers shown therein exist as located and that all dimensional and geodetic details are correct;
- (3) Certification showing that all taxes and special assessments due on the property have been paid in full;

- (4) Space for certificates of approval to be filled in by the signatures of the Chairperson of the Planning Commission, the Mayor, the City Administrator or the Administrator's designee, City Attorney and City Engineer;
- (5) Certificate of private restrictions and trusteeships and their period of existence. Should such restrictions and trusteeships be of such length as to make the lettering of same on plat impractical, and thus necessitate the preparation of a separate instrument, reference to such instrument shall be made on the plat, and the book and page number referring to the instrument shall be added to the plat after the restrictions or trusteeship have been recorded; and
- (6) The form for approval of county authorities as required.

(C) *Final grading plan.* The final grading plan shall contain the following information and comply with the following standards.

- (1) All requirements of the preliminary grading plan must be met.
- (2) The current certificate of survey must be used as a base for the preparation of the final grading, development and erosion control plan.
- (3) Requirements for certified grading plan:
  - (a) A certified plan must be submitted within 60 days of grading completion.
  - (b) The "as constructed" grading plan must include certification by a registered land surveyor or engineer that all ponds, swales and drainageways have been constructed on public easements or land owned by the city.
  - (c) The "as constructed" grading plan shall include field-verified elevations of the following:
    - (1) Cross-sections of ponds;
    - (2) Location and elevations of all swales, drainageways and emergency overflows;
    - (3) All lot corners and center of house pads;
    - (4) Tops of castings of rear yard catch basins.
  - (d) After construction, 1 set of drawings is to be prepared and submitted to the city.

(e) Certified grading plans are to be submitted to the city on an electronic file. The electronic file must be in AutoCAD.DWG or DXF format and consistent with the city's standard specification manual for minimum layering requirements.

(D) *Erosion and sediment control plan 1.* The erosion and sediment control plan shall contain the following information and comply with the following standards:

- (1) The development shall conform to the natural limitations presented by topography and soil so as to create the least potential for soil erosion.
- (2) Erosion and siltation control measures shall be coordinated with the different stages of construction. Appropriate control measures shall be installed prior to development when necessary to control erosion.
- (3) Location of all structural erosion control measures including but not limited to the following: temporary gravel construction entrances, temporary and permanent sediment basins, silt fence, staked bales, storm sewer inlet filters, rock filter dikes, storm sewer outlet protection, erosion control mats, fiber blankets and nettings.
- (4) Locations of soil stockpile areas with temporary stabilization measures indicated.
- (5) Seeding specifications, including:
  - (a) Type of seeding (permanent, temporary, and dormant);
  - (b) Type of seed and application rate;
  - (c) Fertilizer type and application rate;
  - (d) Mulch type, application rate, and method of anchoring;
  - (e) Specifications for the installation and maintenance of erosion control mats, blankets or netting and any Stormwater Management structures, ponds, basins, etc;
  - (f) Note requiring seeding to be completed within 48 hours of rough grading with re-vegetation to occur within 48 hours of fine grading.
- (6) Land shall be developed in increments of workable size such that adequate erosion and siltation controls can be provided as construction progresses. The smallest practical area of land shall be exposed at any one period of time.

- (7) When soil is exposed, the exposure shall be for the shortest feasible period of time, as specified in the development agreement.
- (8) Where the topsoil is removed, sufficient topsoil soil shall be set aside for re-spreading over the developed area. Topsoil shall be restored or provided to a minimum depth of 4 inches and shall be of a quality at least equal to the soil quality prior to development.
- (9) Natural vegetation shall be protected wherever practical.
- (10) Runoff water shall be diverted to a sedimentation basin before being allowed to enter the natural drainage system.
- (11) The developer shall comply with current city and/or all other regulatory agencies' specifications for erosion and sediment control, including any specifications or design standards specifically adopted to provide additional protection to various categories of water bodies as defined in M.S. § 103G *et seq.* and Scott County WMO regulations.
- (12) Development shall comply with and follow all best management practices for erosion and sedimentation control as specified in the MPCA publication "Protecting Water Quality in Urban Areas," as may be amended.

(E) *Supplementary documents.* The following shall also be provided to the city:

- (1) Four (4) hard copies of the subdivision as approved by the city;
- (2) A complete set of subdivision development plans containing plans and specifications to construct the required public improvements and to make the subdivision suitable for development shall be filed with the city and shall conform to city requirements;
- (3) A certified copy of the plat evidencing filing with the county shall be submitted to the city within 60 days after approval of the plat by the city;
- (4) A complete set of as-built construction drawings including an as-built grading plan for any public improvements constructed in the subdivision shall be furnished as soon as the construction is complete and approved by the city. In addition, one (1) digital GIS formatted copy and/or one (1) electronic AutoCAD file and one scanned copy for imaging shall be submitted to the city;
- (5) Upon adoption and filing of a final plat, the city shall prepare a street address map and distribute it to the applicant, utility companies, police department, ambulance, fire department, post office and county;

(6) A disk of the recorded plat in AutoCAD or other approved format for inclusion in the city's base map.

(Ord. 85, passed 4- -2005)(Ord. 2012-11)