

## Section 340.06 SUBDIVISION DESIGN STANDARDS

### Subd. 1. General Requirements.

- a. The Planning Commission, in its review of the Preliminary Plat, will take into consideration the requirements of the City and the best use of the land being subdivided.
- b. If a Comprehensive Plan or official map has been adopted by the City, the subdivision shall conform to it.
- c. The arrangement, character, extent, width and location of all streets shall be considered in their relation to existing and planned streets, to reasonable circulation of traffic, to topographic conditions, to runoff of storm water, to public convenience and safety, and in their appropriate relation to the proposed uses of the land to be served by such streets. Wherever possible and necessary, the arrangement of streets in new subdivisions shall provide for the continuation of existing streets in adjoining areas. Where adjoining un-subdivided areas may be subdivided, the arrangement of streets in a new subdivision shall make provision for the proper projection of street into adjoining areas by carrying the new streets to the boundaries of the new subdivision at appropriate locations.
- d. Limitations in Flood Plains.
  1. No land shall be subdivided which is unsuitable for the reason of flooding, inadequate drainage, water supply or sewage treatment facilities. All lots within the flood plain districts shall contain a building site at or above the Regulatory Flood protection Elevation. All subdivisions shall have water and sewage treatment facilities that comply with the provisions of this Ordinance and have road access both to the subdivision and to the individual building sites no lower than two feet below the Regulatory Flood Protection Elevation. For all subdivisions in the flood plain, the Floodway and Flood Fringe boundaries, the Regulatory Flood Protection Elevation and the required elevation of all access roads shall be clearly labelled on all required subdivision drawings and platting documents.
  2. Removal of Special Flood Hazard Area Designation: The Federal Emergency Management Agency (FEMA) has established criteria for removing the special flood hazard area designation for certain structures properly elevated on fill above the 100-year elevation. FRMA's requirements incorporate specific fill compaction and side slope protection standards for multi-structure or multi-lot developments. These standards should be investigated prior to the initiation of site preparation if a change of special flood hazard area designation will be requested.

### Subd. 2. Streets.

- a. Widths. Street right-of-way widths shall conform to the official map, and to County and State standards for trunk highways. In the absence of such standards, right-of-way widths of all streets shall be at least 60 feet.
- b. Street Intersections. Insofar as practical, streets shall intersect at right angles. In no case shall the angle formed by the intersection of two streets be less than 75 degrees. Intersections having more than four corners shall be prohibited. Adequate land for future intersection and interchange construction needs shall be dedicated.
- c. Street jogs. Street jogs with centerline offsets of less than 100 feet shall be avoided for local streets.
- d. Local streets. Minor streets shall be laid out so that their use by through traffic is discouraged.
- e. Cul-de-sac. The maximum length of a street terminating in a cul-de-sac shall be 500 feet, measured from the centerline of the street of origin to the end of the cul-de-sac right-of-way,
- f. Centerline gradients. All centerline gradients shall be at least 0.4% and shall not exceed 8%.
- g. Access to Arterial Streets. In the case where a proposed Plat is adjacent to a limited access highway (arterial), there shall be no direct vehicular or pedestrian access from individual lots to such highways. As a general requirements, access arterials shall be at intervals of not less than one-fourth mile and through existing and established cross roads where possible.
- h. Half Streets. Half streets shall be prohibited except where it will be practical to require the dedication of the other half when the adjoining property is subdivided, in which case the dedication of a half street may be

permitted. The probable length of time elapsing before dedication of the remainder shall be considered in this decision.

- i. 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 and providing convenient access to it.

Subd. 3. Blocks. The length, width and acreage of blocks shall be sufficient to provide for convenient access, circulation, control and safety of street design. Blocks may be longer than 1,300 feet or shorter than 300 feet only if the Zoning Administrator and city staff agree that exceptions are warranted. Exceptions may be warranted in order to foster design originality provided that such exceptions do not violate sound planning principles. Pedestrian ways may be required on blocks longer than 900 feet or in other areas dedicated to the City to provide access to schools, parks and other destinations. Pedestrian ways shall be at least ten feet wide and shall be located so as to minimize intersections with streets.

Subd. 4. Lots

- a. Size. The lot dimensions shall conform with the minimum lot areas specified in the Zoning Ordinance.
- b. Side lot lines. Side lines of lots shall be substantially at right angles to straight street lines or radial to curved street lines.
- c. Lots shall be graded so as to provide drainage away from building locations.
- d. Natural Features. In the subdividing of any land, due regard shall be shown for all natural features, such as tree growth, wetlands, steep slopes, water course, historic spots, or similar conditions, and plans adjusted to preserve those which will add attractiveness, safety and stability to the proposed development.
- e. 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.
- f. Double frontage lots. Double frontage lots (lots with frontage on two parallel streets) or reverse frontage shall not be permitted except where lots back on an arterial or collector street. Such lots shall have an additional depth of at least ten feet in order to allow for screen planting along the back lot line.
- g. On large lots (one acre or more) septic tanks and drain fields shall be located in such a way as to allow future subdivision of the land.

Subd. 5. Tree Removal and Conservation of Vegetation. All subdivisions shall be planned, designed, constructed and maintained so that:

- a. Existing healthy trees and native vegetation on the site are preserved to the maximum extent feasible and are protected by adequate means during construction.
- b. Existing native vegetation is not disturbed, injured or removed prior to site development, except to the extent necessary to perform preliminary and final surveys.
- c. Following construction, vegetation suitable to the site shall be planted. Trees with root structures that are less likely to interfere with utility lines, break up sidewalks, and cause other nuisance damage are desirable.
- d. Existing trees shall be preserved within any right-of-way when such trees are suitably located, healthy, and when approved grading allows.
- e. No brush, dead trees, or uprooted stumps shall remain after development.

Subd. 6. Erosion and Sediment Control. The following guidelines shall be applied in the subdivision and construction of land areas:

- a. The development shall conform to the natural limitations presented by topography and soil so as to create the least potential for soil erosion.
- b. Erosion and siltation control measures shall be coordinated with the different stages of development. Appropriate control measure shall be installed prior to development when necessary to control erosion.

- c. 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.
- d. When soil is exposed, the exposure shall be for the shortest feasible period of time.
- e. Where the topsoil is removed, sufficient arable soil shall be set aside for resspreading over the developed area. The soil shall be restored to a depth of four inches and shall be of a quality at least equal to the soil quality prior to development.

Subd. 7. Drainage. The natural drainage system shall be used as far as is feasible for the storage and flow of runoff. The following requirements shall also apply:

- a. Storm water drainage shall be discharged to marshlands, swamps, retention basins or other treatment facilities. Diversion of storm water to marshlands or swamps shall be considered for existing or planned surface drainage. Marshlands and swamps used for storm water shall provide for natural or artificial water level control.
- b. No existing ditch, stream, drain or drainage canal shall be deepened, widened, filled, or rerouted without written permission from the Council.
- c. Where artificial channels must be constructed to augment the natural drainage system, such channels as well as the natural drainage ways may be planned as part of a recreation trail system.
- d. The drainage system shall be constructed and operational as quickly as possible during construction.

Subd. 8. Easements. All easements shall be dedicated by appropriate language on the plat as required by Minnesota Statutes.

- a. Provided for utilities. Easements at least twelve 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.
- b. Drainage. Easement shall be provided along each side of the centerline of any water course or drainage channel, whether or not shown in the Comprehensive Plan, to a width sufficient to provide proper maintenance and protection and to provide for storm water runoff from a ten year storm of one hour duration. Where necessary, drainage easements corresponding with lot line shall be provided. Such easements for drainage purposes shall not be less than twenty feet in width and shall be designed so as not to cause problems for adjacent property owners.

Subd. 9. Steep Slopes. Subdivision design shall be consistent with limitations presented by steep slopes. Subdivision shall be designed so that no construction or grading will be conducted on slopes steeper than 18% in grade.

Subd. 10. Sanitation.

- a. Where lots cannot be connected with a public sewerage system, provisions must be made for sanitary sewerage facilities, consisting of individual disposal devices for each lot. This does not mean that the installation of individual disposal devices shall be at the expense of the sub-divider.
- b. Any subdivision or lot not provided with off-site sewer facilities may be subject to soil and percolation tests being made to determine whether or not the lot size proposed will meet minimum standards of health and sanitation if requested by the Planning Commission due to limitations of soils as shown on existing soils maps. 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 un-sewered years as determined by the governing body. Such tests shall be made at the expense of the sub-divider and a sketch map shall be submitted to identify the specific locations where tests were made.
- c. All proposed sewage disposal systems shall comply with the regulations and recommended standards of the Minnesota Pollution Control Agency (WPC-40).
- d. All proposed sewage disposal systems shall be planned and coordinated with the Lanesboro Public Utilities Commission, or its successor in interest for potential City sewer or other utility service.

Subd. 11. Utilities. 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.