

PRELIMINARY PLAT APPROVAL

LIST OF REQUIRED SUBMISSIONS

1. CERTIFICATE OF SURVEY

- A. Legal description of property and its current zoning.
- B. Parcel square footage - entire site.
- C. Parcel square footage - each lot created.
- D. Deeds restrictions on the property.
- E. Easements clearly noted.
- F. Restrictive areas clearly noted: high water table, flood plan, floodways, environmental overlay district, wetlands, etc.
- G. Legal boundaries clearly noted.

2. PROPOSED PLAT

- A. Proposed name of the subdivision.
- B. Location of boundary lines in relationship to section-to-section, quarter section, or quarter-quarter section lines.
- C. Graphic scale of plat, not less than 1" = 100', date, and north arrow.
- D. Location, widths, and names of all previously platted, existing streets or public ways showing type, width and condition of improvements including any railroads, utility right-of-ways, parks and/or public open space.
- E. Location, site of existing sewers, water mains, culverts, or other underground facilities a minimum distance of 100 feet beyond the plat. Grades, inverts, location of catch basins, manholes, and hydrants shall also be shown.
- F. Topography data showing contours at 2-foot intervals. Wetlands, water courses, rock outcrops, power transmission lines and poles and other significant features shall be shown. In addition, data shall be submitted to insure compliance with Title 10, Chapter 8 of the City Code.
- G. In plats where public water and sewer are not available, the subdivider shall provide the requirements of Title 10, Chapter 11 of the City Code which includes but is not limited to filing feasibility of individual on-site sewer and water systems on each lot. The report shall include soil boring analysis and percolation tests to verify conclusions.

Some information requested for preliminary plat application may be available in records kept by the City of Burnsville. Should information not be a matter of record, the subdivider shall provide the information as part for this plat.

PRELIMINARY PLAT APPROVAL (cont.)

3. PLAT DESIGN

- A. Layout of proposed streets showing right-of-way widths, centerline, and gradients. Typical cross-sections and proposed names of streets shall be in conformation with City and County Street identification policies.
- B. Location and widths of proposed pedestrian ways.
- C. Location and size of proposed sewer lines and water mains and their connection with existing systems.
- D. Location, dimension, and purpose of all easements.
- E. Layout, numbers and lot area of lots and blocks.
- F. Minimum front and side street building setback lines.
- G. Lots on a curve shall have the lot width indicated at the building setback line.
- H. Location, site, and dimensions of areas set aside for park or playground use for the public of property owners of the subdivision.
- I. Provisions for collecting and discharging surface water drainage.
- J. Compliance with the Environmental Overlay Ordinance as it would apply.
- K. Provisions of handling surface run-off and site erosion.

Applicant is responsible for installing and maintaining public hearing sign(s) on the subject property until a final decision regarding the application has been made by the City Council. Failure to post signs by designated date will delay your public hearing (See Public Hearing Appendix).

The City must receive 9 blue-line copies of the preliminary plat before a Development Review can begin.

The City must receive 9 sets of the revised plat (if necessary) and 1 set of 11 X 17 reductions after the development review is completed.

The applicant must submit a list and two sets of mailing address labels of the names and addresses of property owners within 350' of the subject property.