

CHAPTER 7

REQUIRED IMPROVEMENTS

SECTION:

- 11-7-1: Municipal Improvements
- 11-7-2: Special Conditions
- 11-7-3: Required Permits And Approvals
- 11-7-4: Monuments

11-7-1: **MUNICIPAL IMPROVEMENTS:** Municipal improvements including the design and construction of sewer, water and streets will be provided by the City unless otherwise noted at the time of approving the preliminary plat. The cost of such improvements will be assessed back to the property being developed. (Ord. 19, 5-1-1978)

11-7-2: **SPECIAL CONDITIONS:** If so ordered by the City Council at the time of approval of the preliminary plat, the developer will be required to construct the following improvements. All improvements so required to be installed by the developer shall be designed by a registered professional engineer with copies of the plans submitted along with the final plat to the City Council in accordance with Chapter 5 of this Title.

- A. **Water Mains And Appurtenances:** Water mains and appurtenances shall be installed in the street right of way and water service laterals shall be stubbed to the lot line. Water main shall be six inches (6") minimum and of cast iron or ductile iron pipe materials. Water service shall be three-fourths inch ($\frac{3}{4}$ ") copper with corporation and curb stop. Water hydrants and water main valves shall be as directed by the City Engineer.
- B. **Sanitary Sewer Mains And Appurtenances:** Sanitary sewer mains and appurtenances shall be installed along the centerline of the streets and service laterals shall be stubbed to the lot line. Sewer mains shall be eight inches (8") minimum with service lines being six inches (6") in size. Sewer main materials shall be as directed by the

City Engineer. All materials shall be installed in the proper bedding material and in accordance with the specifications as adopted by the City.

- C. Storm Water Or Drainage Culverts: Storm sewer or drainage culverts shall be sized according to drainage area where needed to provide for surface water drainage. Minimum pipe size shall be twelve inches (12"). Driveway culverts will be furnished by the City.
- D. Street Grading And Surfacing: Street grading and surfacing shall be constructed through the aggregate base. All aggregate base for streets shall be a minimum of twenty eight feet (28') wide and six inches (6") thick and shall meet the requirements of MHD 2211, Class 5. (Ord. 19, 5-1-1978)

11-7-3: **REQUIRED PERMITS AND APPROVALS:** Where the developer is required to provide said improvements, he shall obtain all required permits and approvals from the Minnesota Pollution Control Agency and the Minnesota Department of Health prior to commencement of any construction for improvements detailed herein. (Ord. 19, 5-1-1978)

11-7-4: **MONUMENTS:** Durable iron monuments shall be placed at all block and lot corners, all intermediate points on blocks where there is a change in the direction of the block line, at points of curves in streets, at each angle and curve point on the exterior boundary lines of the plat, and at such other points as may be required by the Planning Commission. All monuments shall be a minimum of one-half inch ($\frac{1}{2}$ ") in diameter and fifteen inches (15") in length. (Ord. 19, 5-1-1978)