



MAJOR SUBDIVISION - PRELIMINARY PLAT APPLICATION CHECKLIST

CITY OF GRANT

Mailing Address: P.O. Box 577
Willernie, Minnesota 55090
City Hall: 111 Wildwood Road
Phone: (651) 426-3383 Fax: (651) 429-1998
E-mail: cityclrk@visi.com

GENERAL REQUIREMENTS:

INCLUDED IN SUBMITTAL

- | | | | | |
|---|--------------------------|-----|--------------------------|----|
| 1. Application Form | <input type="checkbox"/> | YES | <input type="checkbox"/> | NO |
| 2. Fees | <input type="checkbox"/> | YES | <input type="checkbox"/> | NO |
| 3. Escrow | <input type="checkbox"/> | YES | <input type="checkbox"/> | NO |
| 4. Complete legal description | <input type="checkbox"/> | YES | <input type="checkbox"/> | NO |
| 5. Aerial photo of site and 1/2 mile vicinity | <input type="checkbox"/> | YES | <input type="checkbox"/> | NO |
| 6. Project Narrative describing the request and the proposal | <input type="checkbox"/> | YES | <input type="checkbox"/> | NO |
| 7. Preliminary Plat Plan Sets | <input type="checkbox"/> | YES | <input type="checkbox"/> | NO |
| - 4 plan sets, 22" x 34" | | | | |
| - 15 plan sets, 11" x 17" | | | | |
| - 15 copies of any additional submittal documents | | | | |
| <u>Plan Sheet Requirements:</u> | | | | |
| - Name of subdivision | | | | |
| - Title block | | | | |
| - Name, address, phone number for owner, developer, surveyor, engineer | | | | |
| - Date of preparation and revision dates | | | | |
| - North Arrow | | | | |
| - Graphic scale not less than 1:100 | | | | |
| 8. Public Hearing mailing list of property owners within 1,250 feet of the property boundaries.
Contact Washington County Surveyor's Office: (651) 430-6875. | <input type="checkbox"/> | YES | <input type="checkbox"/> | NO |
| 9. Proposed Name of Subdivision: _____ | <input type="checkbox"/> | YES | <input type="checkbox"/> | NO |
| 10. Wetland Delineation Report | <input type="checkbox"/> | YES | <input type="checkbox"/> | NO |
| 11. Drainage computations | <input type="checkbox"/> | YES | <input type="checkbox"/> | NO |
| 12. Draft Homeowners Association covenants/deed restrictions | <input type="checkbox"/> | YES | <input type="checkbox"/> | NO |
| 13. Building elevations, if requested | <input type="checkbox"/> | YES | <input type="checkbox"/> | NO |
| 14. List of any variances needed/requested | <input type="checkbox"/> | YES | <input type="checkbox"/> | NO |

EXISTING CONDITIONS, FOR SUBJECT PROPERTY AND WITHIN 100 FEET:

INCLUDED IN SUBMITTAL

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|--|--------------------------|-----|--------------------------|----|
| 1. Boundary lines and dimensions | <input type="checkbox"/> | YES | <input type="checkbox"/> | NO |
| 2. Existing zoning classifications for land in and abutting the subdivision | <input type="checkbox"/> | YES | <input type="checkbox"/> | NO |
| 3. Total acreage | <input type="checkbox"/> | YES | <input type="checkbox"/> | NO |
| 4. Location, right-of-way width, and names of existing or platted streets or other publicways, parks or other public lands, permanent buildings and structures, easements and section, corporate and school district lines | <input type="checkbox"/> | YES | <input type="checkbox"/> | NO |
| 5. Location and size of existing sewers, watermains, culverts, wells, septic systems, or other undergrounds facilities | <input type="checkbox"/> | YES | <input type="checkbox"/> | NO |
| 6. Grades and location of catch basins, manholes, and street pavement width and type | <input type="checkbox"/> | YES | <input type="checkbox"/> | NO |



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| 7. Boundary lines of adjoining unsubdivided or subdivided land, identified by name and ownership, but including all contiguous land owned or controlled by the subdivider. | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| 8. Topographic contours at 2-foot intervals, with delineation of slopes greater than 12% | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| 9. Water course, marshes, wooded areas, rock outcrops, power transmission poles and lines, and other significant features | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| 10. A copy of all proposed private restrictions | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| 11. In areas where public sewer is not available, four soil borings shall be completed on each lot with results being submitted to Washington County. If it appears soils may not be suitable on any lot for the installation of on-site septic systems, additional borings and percolation tests may be required. | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| 12. Soil types and location of limits of each soil type as shown in the Soil Survey of Washington County. | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| 13. If severe soil limitations for the intended use are noted in the Soil Survey on file in the Washington County Soil and Water Conservation District office, a plan or statement indicating the soil conservation practice or practices to be used to overcome said limitation shall be made part of the permit application. | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| 14. On all lakes, ponds, wetlands, all water surface elevations, natural ordinary high elevation, and present and proposed 100 year flood elevations shall be denoted. The lowest floor elevation for each lot shall be indicated and shall be at least 2 feet above the 100 year flood elevation, to 2 feet above the waterbody outlet, (whichever is higher), and at least 4 feet above the groundwater elevation. | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| 15. Wetland delineation | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| 16. Vegetation and trees | <input type="checkbox"/> YES | <input type="checkbox"/> NO |

PROPOSED SUBDIVISION DESIGN:

INCLUDED IN SUBMITTAL

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|---|------------------------------|-----------------------------|
| 1. Layout of streets, showing street and right-of-way width, and street names | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| 2. Location and width of proposed alleys, pedestrian ways, and utility easements | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| 3. Lots, lot dimensions, lot area, and Block and Lot numbers | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| 4. Proposed front, side, and rear building setback lines | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| 5. Gradients of proposed streets. Plans and profiles showing locations and typical cross-sections of street pavement including curb, ditches, gutters, sidewalks, drainage easements, right-of-ways, manholes and catch basins. | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| 6. 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. | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| 7. Grading and Drainage Plan | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| 8. Erosion and Sediment Control Plan | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| 9. Driveways | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| 10. Locations, dimensions and materials of sidewalks and/or trails | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| 11. Percent impervious surface area | <input type="checkbox"/> YES | <input type="checkbox"/> NO |



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| 12. Location of wells, sewage treatment areas, and soil borings | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| 13. Outlots for public use or for resident use | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| 14. Vegetation and landscaping | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| 15. Construction plans and profiles addressing streets, sewage treatment and water, stormwater, trails, sidewalks and related features | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| 16. If proposed: lighting, parking, signage, fences, dumpster locations and other features | <input type="checkbox"/> YES | <input type="checkbox"/> NO |