

Section 5 Basic Improvements

Subdivision 1 General

1. Before a final plat is approved by the County Board, the subdivider of the land covered by the said plat shall execute and submit to the County Board an agreement, which shall be binding on his or their heirs, personal representatives and assigns, that he will cause no private construction to be made on said plat or file or cause to be filed any application for building permits for such construction until all improvements required under this Ordinance have been made or arranged for in the manner following as respects the highways, roads, or streets to which the lots sought to be constructed have access.
2. Before a Final Plat is signed by the Chairperson of the Planning Commission and the County Board, the subdivider shall be required to complete all required street, and other basic improvements required by this ordinance, and dedicate those improvements to the township free and clear of all liens and encumbrances on the dedicated property and public improvements.
3. No final plat shall be approved by the County Board without first receiving a report certifying that the improvements described herein, together with the agreements and documents required herein, and that all roadway design standards contained in Section 3 Subdivision 3 of this Ordinance have been met. Drawings showing all improvements as built shall be filed with the County Engineer and the affected township.
4. Final plats may be approved by the County Board on land subject to flooding or containing poor drainage facilities and on land which would make adequate drainage of the streets or roads and lot impossible, provided the subdivider has obtained the necessary permits or authorizations required by all applicable units of government (i.e. Army Corps of Engineers, Department of Natural Resources, Minnesota Board of Water and Soil Resources, and other federal or State Agencies). All improvements necessary for development in these areas shall be designed by a Civil Engineer or Registered Land Surveyor and filed with the County Engineer, to ensure the area is suitable for use without interfering with the flow of water under flood conditions
5. All of the required improvements to be installed under the provisions of this Ordinance shall be designed by a Civil Engineer or Registered Land Surveyor and be inspected by the County Engineer during the course of the construction. All of the inspection costs pursuant thereto shall be paid by the subdivider.

Subdivision 2 Road and Highway Improvements

1. The right-of-way shall be cleared, and the road constructed , in accordance with standards and specifications for road construction as approved by the County Engineer, and affected Township if applicable.
2. All roads shall be of an overall width in accordance with the standards and specifications for road construction as approved by the County Engineer, and the affected Township if applicable.
3. Curb and gutter, when required, shall be constructed as required by the standards and specifications for road construction as approved by the County Engineer.
4. Storm sewers, culverts, storm water inlets, and other drainage facilities will be required where they are necessary to insure adequate storm water drainage for the subdivision. Where required, such drainage facilities shall be constructed in accordance with the standards and specifications for road construction as approved by the County Engineer.
5. Road signs of the standard design approved by the County Engineer, shall be installed at each street or road intersection. Costs for all road signs shall be paid for by the developer.
6. Seeding, and/or sodding, shall be installed within all road rights-of-way and over slope easements, in accordance with standards and specifications set forth in Section 3 Subdivision 3 item 15 of this Ordinance.

Subdivision 3 Sanitary Sewer and Water Distribution Improvements

1. Sanitary sewers, both public and private, shall be installed as required by standards and specifications as approved by the County Board.
2. Water facilities, both public and private, including pipe fittings, hydrants, etc., shall be installed as required by standards and specifications as approved by the County Board.

Subdivision 4 Public Utilities

1. All utility lines for telephone and electric service shall be placed in utility easements when carried on overhead poles.
2. Where telephone, electric and/or gas service lines are to be placed underground entirely, conduits or cables shall be placed within easements or dedicated public ways, in such a manner so as not to conflict with other underground services. All drainage and other underground utility

installations, which traverse privately owned property, shall be protected by easements.