



PRELIMINARY PLAT CHECKLIST

City of Oronoco

*The following items must be submitted a minimum of three weeks prior to the P & Z meeting (which is held on the 2nd Thursday of every month at 7:00PM) **No Exceptions.***

Developers/Builders must submit 2 full sized copies, 7 - 11x17 of the following information:

- _____ 1. Preliminary Plat
 - a. Identification – date, scale, North point, subdivision name.
 - b. Legal Description – legal description and location map.
 - c. Principals – Names of owners and surveyor.
 - d. Boundaries – Length and bearings of exterior boundaries
 - e. Lots & Blocks – Layout and exact dimensions.
 - f. Monuments & Corner Lots – exact location of all permanent monuments and lot corners.
 - g. Existing Streets and Public Uses – Layout, width and identification of existing streets, easements, drainage ditches, parks and other uses within and adjacent to subdivision.
 - h. Existing Utilities – Location of existing sanitary and storm sewer lines, water mains and culverts within and adjacent to subdivision with pipe sizes, cross sectional areas, grades and capacities indicated.
 - i. Other Existing Features – Location of existing buildings and structures, railroad right-of-way, municipal limits, township lines, rivers, streams.
 - j. Zoning – Zoning of subdivision and all adjacent land.
 - k. Topography – Contours with intervals of two (2) referenced to National Geodetic Vertical Datum of 1929.
 - l. Proposed Features – Location width, bearings, angle of intersection and identification of proposed streets, easements, sidewalks, drainage ditches, parks and other property to be dedicated to the public. Location of proposed sewer lines, water mains, fire hydrants, culverts, storm water drains and drainage facilities with pipe size, gas mains and telephone, cable and power lines.
 - m. Radii and Tangents – Radii of all curves and lengths of all tangents.
 - n. Restrictive Deed Covenants –
 - o. For Flexible Zoning Proposals – a statement as to how land will be transferred and protective covenants and homeowners association by-laws.
 - p. All information required on Concept Plan with the following notations.
 1. Explanation of drainage easements.
 2. Explanation of easements.
 3. Explanation of reservations.

- q. Surface and Subsurface Material – Profiles of surficial soil and geologic material and location of different soils and geologic material and location of different soils and geologic units with reference to the SCS publication.
- r. State Plane Co-ordinates shall be shown on all Subdivision Plats to be recorded in Olmsted County.
- s. Information – The lack of information under any item specified herein, or improper information supplied by the applicant, shall be cause of disapproval of a Preliminary Plat.

- _____ 2. Grading Plan
- _____ 3. Site Plan (may include grading and utility plans)
- _____ 4. Geotechnical Report – Geotextile Fabric required on all streets.
- _____ 5. Drainage Report
- _____ 6. Utility Plan
- _____ 7. Adjacent Property Zoning Map (may be included on Preliminary Plat)

Developers/Builders must submit 20 reduced copies of the following information:

- _____ 1. Preliminary Plat – Same as above
- _____ 2. Adjacent Property Zoning Map (may be included on Preliminary Plat)

Applicant signature: _____ Date: _____



City Clerk: _____ Date: _____