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21 Second Street SE, Chatfield, MN 55923

507-867-3810

General Development Plan Application Form

Name of Applicant: _____

Address of Applicant: _____
Street City Zip

Telephone Number: _____ Fax Number: _____

Email: _____

Property where the work will take place: _____

Key Dates:

_____ Pre-Application Meeting
_____ Submittal Date (21 days) prior to Planning & Zoning Hearing
_____ Neighborhood Notification (At least 10 days prior to meeting)
_____ Planning & Zoning Public Hearing Date
_____ City Council Consideration Date
_____ Date Approved or Denied

Checklist for the submittal package:

_____ Signed and dated application form
_____ Six (6) full sized copies of the General Development Plan
_____ One (1) reduced copy and one (1) digital copy of the General Development Plan
_____ Intended Zoning and/or Zoning Information
_____ Filing fee
(See attached sheet for a detailed outline of these requirements)

Signature of Property Owners: _____

Date: _____

General Development Criteria

An application for approval of a general development plan shall include the following:

- 1) Two copies of the application on a form provided by the zoning administrator and the filing fee according to the schedule of application fees described in section 111-43.
- (2) Twelve full size copies, prepared in ink or pencil, drawn to a convenient scale of not more than 100 feet to an inch, and showing the following information:
 - a. Scale and north arrow.
 - b. Name and address of property owner.
 - c. Name and address of subdivider.
 - d. Topography with contour intervals of not more than five feet on land having slopes less than 15 percent and ten feet on lands with slopes greater than 15 percent.
 - e. General pattern of land use proposed if different from the comprehensive land use plan.
 - f. Identification of floodplain lands and wetlands.
 - g. Identification of soils with particular characteristics that could create difficulties for development, i.e., wet soils, highly erodible soils.
 - h. Identification of major drainage corridors on the property.
 - i. Proposed street pattern for the area under consideration.
 - j. General lot layout with approximate dimensions.
 - k. Preliminary proposal for connection with existing water supply and sanitary sewer.
 - l. Possible phasing of any development of the property.
- (3) A reduced copy of the plan at 8½ inches by 11 inches or 11 inches by 17 inches in size.