

**CITY OF CREDIT RIVER
SCOTT COUNTY
STATE OF MINNESOTA**

ORDINANCE NO. 2021-05

**AN ORDINANCE AMENDING THE SUDIVISION REGULATIONS RELATED TO
SIGNATURES ON FINAL PLATS AND CITY STATUS**

The City Council of Credit River, Minnesota ordains:

SECTION 1. RESCIND AND REPLACE SECTION. Section 935.020, Subd. 6 of the Credit River Subdivision Regulations is hereby rescinded and a new Section 935.020, Subd. 6 is added as follows:

Subd. 6. Drawings, Final Plans. The application form shall be accompanied by drawings and information indicating the following:

A. Final plat, including the following:

1. Name of the proposed plat.
2. Layout of all proposed lot lines with dimensions, and lot and block numbers.
3. Layout of all proposed streets, showing right-of-way widths and street names pursuant to the City's street naming system.
4. Location, dimensions, and purpose of all easements.
5. Areas other than streets, sidewalks, trails, pedestrian ways, and utility easements intended to be dedicated or reserved for private or public use, including the size of such area(s).
6. Certification by a registered surveyor, as required by Minnesota Statutes, Section 505.03, as may be amended.
7. Space for signatures of all owners of any interest in the land and holders of a mortgage thereon, in the format prescribed by Scott County.
8. Space for certificates of approval to be filled in by the signatures of the Mayor and City Clerk..
9. Space for certificates of approval and review, in the format prescribed by Scott County.

- B. Final grading and drainage plan for the proposed plat, including the following:
1. Lot and block numbers, building pad locations, building style and proposed building pad elevations at the lowest floor and garage slab for each lot.
 2. Topography in two-foot contour intervals, with existing contours shown as dashed lines and proposed contours shown as solid lines. Existing topography shall extend 100 feet beyond the borders of the proposed plat.
 3. Location of all existing natural features on the tract including, but not limited to, tree lines, wetlands, ponds, lakes, streams, drainage channels, bluffs, steep slopes, etc.
 4. Location of all existing and proposed storm sewer facilities, including pipes, manholes, catch basins, ponds, swales, and drainage channels within 100 feet of the proposed plat. Pipe type and size, pipe grades, rim and invert elevations, and normal and high-water elevations shall be included.
 5. Flood elevations and locations if the plat is located within, or adjacent to, a 100-year flood plain.
 6. Spot elevations at drainage break points and directional arrows indicating site and swale drainage, and emergency overflow locations, elevations, and routes.
 7. Locations, grades, and rim invert elevations of all storm sewer facilities, including ponds and rain gardens, proposed to serve the plat.
 8. Locations and elevations of all street high and low points.
 9. Street grades.
 10. Phasing of grading.
 11. Benchmark elevations.
 12. Location and elevation of all retaining walls.
 13. Location of all easements, including oversize or non-typical easements.

14. An erosion control plan, pursuant to Section 950 of this Chapter.
- C. Final utility plan for the proposed plat, including the following:
1. Location, dimensions, and purpose of all easements.
 2. Location, size, grades, and rim and invert elevations of existing and proposed sanitary sewer, storm sewer, water mains, culverts, catch basins, man holes, hydrants, and other similar facilities within the proposed plat and to a distance of 100 feet beyond the plat.
 3. Storm sewer, sanitary sewer, and water layouts, including top rim and invert elevations, proposed gradients, direction of flow, hydrant locations, drainage areas and benchmark elevations.
 4. Profiles for all proposed utilities.
- D. Tree preservation plan for the proposed plat. The plan shall identify the location and type of trees and all existing trees to be preserved. Such plan shall also include proposed locations and details of tree protection fencing to be installed for all trees to be preserved.
- E. Other drawings required for the proposed plat, as follows:
1. Location of proposed street lights, as well as the utilities of electricity, gas, telephone, and CATV.
 2. A general landscaping plan showing plantings, berms, fences, walls, sidewalks and trails, and any subdivision signage.
- F. Final street plan for the proposed plat, including the following:
1. Plan view of proposed and existing streets including location, dimensions, and purpose of all rights of way and easements, location of existing or proposed utilities.
 2. Street profiles including existing and proposed elevations extended to show how they tie into the adjacent properties.
 3. Street cross-section and design information based on the soil r-value.

SECTION 2. UPDATE SUBDIVISION REGULATIONS TO REFLECT CHANGE TO CITY. Staff is authorized to update the entirety of the codified Zoning Ordinance to reflect changes warranted due to the change to a city, including but not limited to the following:

- Change “Town Board” to “City Council”

- Change “Town Clerk/Engineer/Planner” to “City Clerk/Engineer/Planner”
- Change “Chairman” to “Mayor”
- “Town” to “City”

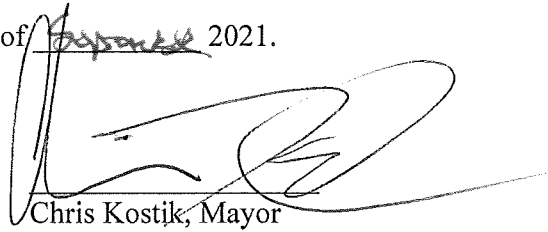
SECTION 3. EFFECTIVE DATE

This ordinance becomes effective on the date of its publication, or upon the publication of a summary of the ordinance as provided by Minn. Stat. § 412.191, subd. 4, as it may be amended from time to time, which meets the requirements of Minn. Stat. § 331A.01, subd. 10, as it may be amended from time to time.

SECTION 4. REPEALER


All prior ordinances to the extent that they are inconsistent with the terms and provisions of this Ordinance, shall be deemed repealed after the effective date of this Ordinance with regard to those inconsistent terms and provisions.

Passed by the City Council of Credit River this 20th day of February 2021.



Chris Kostik, Mayor

Attested:



Karen Donovan, City Clerk