

RENVILLE COUNTY LAND USE ORDINANCE

CHAPTER THREE

SUBDIVISION REGULATIONS

This chapter of the Renville County Land Use Ordinance shall be known as the Renville County Subdivision Regulations and may be referred to in this chapter as “this chapter.”

SECTION 1. INTENT AND PURPOSE

This chapter is adopted for the purposes of:

1. Regulating the subdivision of land in Renville County, Minnesota.
2. Protecting and providing for the public health, safety, and general welfare of the County.
3. Promoting and providing for the orderly, economic, and sound development of all land within Renville County.
4. Establishing minimum design standards and procedures for the subdivision of land to insure proper legal descriptions and monumenting of subdivided land.
5. Guiding development in order to provide adequate transportation, sewer and water, and other public services.
6. Protecting the natural beauty and topography of the County and to insure appropriate development with regard to these natural features.
7. Encouraging the wise use and management of natural resources throughout the County including preventing erosion and providing for adequate drainage and stormwater management.

Statutory Authorization. This chapter is adopted pursuant to the authorization and policies contained in Minnesota Statutes, Chapter 394; Minnesota Statutes, Chapter 505; Minnesota Statutes, Chapter 508; and Minnesota Statutes, Chapter 515B; or successor statutes.

Jurisdiction. This chapter shall apply to all subdivisions of land including registered land surveys and conveyances located in all areas of Renville County, Minnesota:

1. Except areas within the incorporated limits of any city, however organized, except as provided by law; and

2. Except as otherwise provided by law.

Restrictions on Land Use Permits and Subdivision Improvements. A land use permit shall not be issued for any structure on any lot proposed in a standard plat that has not received final approval pursuant to this chapter. No improvements shall be made or installed until the final plat has been approved pursuant to this chapter.

Metes and Bounds. Except as otherwise provided in this chapter, no land shall be subdivided by metes and bounds description without an accompanying certificate of survey from a licensed land surveyor.

Comprehensive Plan, Zoning Ordinance, and Official Map. No subdivision of land shall conflict with the goals and policies of the Renville County Comprehensive Plan or any provisions of the Renville County Land Use Ordinance or Official Map.

Adoption of Plat Manual by Reference. The Minnesota Society of Professional Surveyors' and the Minnesota Association of County Surveyors' "Manual of Guidelines for Platting in Minnesota" dated December 2009, or successor manual, is hereby adopted by reference as though a part of this chapter.

Recording of Deeds, Surveys, and Plats. No subdivision of land, survey, or plat shall be recorded in the County Recorder's office or have any validity unless the subdivision has been prepared, approved, and acknowledged in accordance with the provisions of this chapter.

SECTION 2. COMPLIANCE

1. The regulations contained in this chapter shall apply in the unincorporated area of Renville County and shall apply to any division of land into two or more parcels with the following exceptions:
 - A. Undevelopable tracts of land entered into permanent easement, designated wetlands, and land tracts located in the floodway.
 - B. U.S. government lots or U.S. Government Survey System tracts, whether a simple fractional part of or a simple quantity part of, 40 acres or greater in area that meet the Ordinance definition of "agricultural use" and are not intended for development.
2. These regulations shall apply for the purpose of transfer of ownership, building development, or tax assessment purposes by platting, replatting, registered land survey, conveyance, sales, contract for deed, or other means by which a beneficial interest in land is transferred.
3. No land shall be subdivided or platted nor shall any plat or deed be recorded except as provided in this chapter and approved by the Department as having

fulfilled the requirements of this chapter, the other chapters of the Renville County Land Use Ordinance, and Minnesota Statutes, Chapter 505.

4. Any parcel of land, either platted or unplatted, that has been combined for tax purposes, or for any other reason, shall not be re-separated without approval in the manner prescribed in this chapter.
5. No registered land survey shall be recorded until it has been approved by the Department as having fulfilled the requirements of this chapter and the Renville County Land Use Ordinance.

SECTION 3. ADMINISTRATION

1. Pursuant to Chapter One (Administration) of the Renville County Land Use Ordinance, the Renville County Division of Environment and Community Development shall be the Administrator of these regulations.
2. Whenever there is a difference between the minimum standards or dimensions required in this chapter and any other standards or dimensions in other chapters of the Renville County Land Use Ordinance, the most restrictive standards or dimensions shall apply.
3. Subdivision review shall be coordinated with the requirements and procedures set forth for Environmental Review, Minnesota Rules, Chapter 4410, or as amended, together with the provisions of this chapter. Any mandatory Environmental Assessment Worksheet or Impact Statement shall be completed and submitted as part of the application for preliminary plat approval.
4. Subdivision review shall be coordinated with the affected township Board of Supervisors. The affected township shall be kept informed during the standard plat approval process.
5. In the case of a request to divide a lot that is part of a recorded plat or metes and bounds description where the division is to permit the adding of a parcel of land to an abutting lot or to otherwise exchange property between adjacent lots and the newly created property line will not cause either lot to be in violation with this chapter or the Land Use Ordinance, the division may be approved by the Zoning Administrator after submission of a survey and legal description of each by a licensed land surveyor showing the original lots and the proposed new lot lines. The newly acquired land must be combined on the same deed on any future conveyance.
6. No structure shall be built or placed on a lot in a newly approved standard plat until all required improvements have been completed as determined by the Zoning Administrator.

7. Creation of a security interest in a portion of a parcel less than the entire parcel does not entitle the property to be subdivided even in the event of foreclosure of the security interest unless the parcel is in conformance with this chapter and the Renville County Land Use Ordinance.
8. Variances to the dimensional standards contained in this chapter shall be heard by the Renville County Board of Adjustment and Appeals and governed by the regulations contained in Chapter One (Administration) of the Renville County Land Use Ordinance.
9. Any development agreements or financial and warranty agreements required under the provisions of this chapter shall be approved by the County Board.
10. The County Board shall not approve a plat if the subdivider is in default on a previously adopted plat.
11. Fees for plat reviews and other services rendered under this chapter shall be established by the Renville County Board of County Commissioners.

SECTION 4. TYPES OF SUBDIVISIONS

The subdivision of any lot, tract, or parcel into two or more lots, tracts, or parcels shall be considered a subdivision and shall be subdivided in accordance with the provisions of this chapter. The following types of land subdivisions shall be allowed by this chapter:

1. Minor Administrative Subdivisions
2. Standard Plats
3. Registered Land Surveys
4. Common Interest Community Plats

SECTION 5. MINOR ADMINISTRATIVE SUBDIVISION PROCEDURES

Minor administrative subdivisions are simple land divisions that shall be allowed for the following land conveyances provided that any residual tract does not become nonconforming as defined by the Renville County Land Use Ordinance.

1. The subdivision and conveyance of a land parcel surveyed as part of the U.S. Government Survey System that is less than 40 acres or a complete U.S. government lot used for agricultural purposes that does not require the construction or altering of roads or public infrastructure.
2. The subdivision and conveyance of a tract of land less than five acres in area for the purpose of attachment to an adjoining lot, parcel, or tract of land. A proposed

subdivision that does not comply with the minimum lot requirements of the zoning district in which it is located may be allowed without seeking a Variance if the tract of land is legally combined on the same deed to an adjoining lot, parcel, or tract of land and thereon shall be considered as one lot, parcel, or tract of land.

3. The subdivision and conveyance of an existing building site that complies with the minimum lot requirements of the zoning district in which it is located.
4. The subdivision and conveyance is, in the opinion of the Zoning Administrator, solely for the purpose of correcting a boundary line.
5. The subdivision and conveyance is part of a registered land survey or approved plat, and the conveyance is for the purpose of attachment to an adjoining lot or an exchange of property.
6. The subdivision and conveyance is a new single lot, parcel, or tract of land for the purpose of the development of a building site provided:
 - A. The site has direct access to a public road and does not require any new construction or reconstruction, expansion, or extension of any existing public infrastructure.
 - B. The subdivision complies with all density and lot requirements of the zoning district in which it is located.
 - C. The site contains a minimum of one contiguous acre of accessible buildable lot area as defined by the Land Use Ordinance.

Minor Administrative Subdivision Approval Process.

1. The property owner or applicant shall submit the following information for review:
 - A. A certificate of survey prepared and signed by a licensed land surveyor. The survey shall include the following information:
 - i. A legal description of the existing parcel and proposed legal description of the lot, parcel, or tract of land to be conveyed.
 - ii. The total area of each parcel.
 - iii. Boundary lines including location of monuments found and set.
 - iv. Site improvements including structures and their distances to boundary lines.

- v. All existing and proposed easements.
 - vi. All access drives and access easements including a legal description for providing an easement for ingress and egress, a minimum of 24 feet wide, to a public road for any lot, parcel, or tract of land that does not have a legal access to a public right-of-way.
 - vii. North arrow and scale.
 - viii. Name, address, and telephone number of the surveyor.
 - ix. Location of waters of the state and wetlands, if applicable.
- B. Name, address, email address, and telephone number of the property owner or applicant submitting the minor administrative subdivision information.
 - C. An application fee for review of the minor administrative subdivision as established by the Renville County Board of County Commissioners.
2. The Zoning Administrator shall review the proposed subdivision for compliance with this chapter.
 3. If the minor administrative subdivision is approved, the Zoning Administrator shall submit it to the County Recorder for recording.
 4. If the minor administrative subdivision is denied, the Zoning Administrator shall provide the property owner or applicant, in writing, the reasons for the denial including what requirements shall be necessary for it to be approved. A copy of the notification shall be sent to the County Recorder.

SECTION 6. STANDARD PLAT PROCEDURES

Standard plats allow the subdivision of land by plat pursuant to Minnesota Statutes, Chapter 505, or successor statutes, and containing all elements and requirements set forth in all official controls adopted pursuant to Minnesota Statutes, Chapters 394 and 505, or successor statutes. The standard plat approval process shall be followed if the proposed subdivision does not meet the standards necessary to qualify as a minor administrative subdivision.

1. Pre-application Standard Plat Process Meeting.
 - A. The pre-application meeting provides an opportunity for the developer and the Department to discuss the procedural requirements and minimum standards of this chapter and the requirements or limitations imposed by

other state or County regulations prior to the investment of resources into the development of a preliminary plat. The developer shall initiate a meeting with the Department to discuss the proposal.

- B. The developer shall prepare and submit a copy of a concept/sketch plan containing the following information to be discussed and/or reviewed at the pre-application meeting:
 - i. Location of existing property lines.
 - ii. Significant topographic and physical features and existing vegetation on the property to be platted.
 - iii. General location and width of existing and proposed roads and lot layout including lot sizes.
 - iv. General location of proposed public and private open space areas or parks.
 - v. Soil types and characteristics in the area to be platted.
 - vi. Location of public water bodies, wetlands, and drainageways.
 - vii. Location of any feedlot within 2,640 feet of the proposed plat boundary.
 - viii. Location of all existing buildings.
 - ix. Plan for sewage treatment, water supply, and stormwater management.
 - x. Location of floodway, flood fringe, and/or general flood plain district boundaries, if applicable.
 - xi. Location of Shoreland Overlay District boundary, if applicable.
- C. The Department shall review and provide administrative comments regarding the sketch plan with the developer. The Zoning Administrator can take no formal or informal action at this stage of review, and discussion that occurs at the meeting cannot be construed as approval or denial of the proposed plat.

2. Preliminary Standard Plat Process.

- A. Preliminary Plat Application Information. The following information shall be shown on the plat map and submitted for preliminary plat review:

- i. General information to be shown:
 - a. Proposed name of the plat.
 - b. Legal description of the property.
 - c. Name, address, and phone number of the property owner, any agent having control of the land, applicant, subdivider, land surveyor, engineer, and any other principals involved in the development of the plat.
 - d. Map shall indicate the north orientation and graphic scale of not less than one inch to 100 feet.
 - e. Date of preparation.
 - f. Existing land use district.
- ii. Existing information and features to be shown:
 - a. Existing property lines including property lines extending 100 feet from the exterior boundaries of the proposed plat.
 - b. Existing zoning classification for land in and abutting the plat.
 - c. Approximate total acreage of the land to be subdivided.
 - d. Existing public and private roads including right-of-way width, parks and other public lands, significant physical features/natural resources, vegetation and wood areas, buildings and structures, and public and private easements.
 - e. Location and size of existing sanitary and storm sewers, water mains, culverts, wells, septic systems, drain tile, or other underground facilities and essential services within the preliminary plat area and to a distance of 100 feet beyond.
 - f. Location of all waters of the state and wetlands. All wetlands shall be field delineated by a qualified and experienced wetlands delineator. The preliminary plat must show the surveyed location of all wetland boundary markers. A copy of the wetland delineation report shall be submitted.

- g. Topographic data including contours at vertical intervals of not more than two feet unless otherwise approved by the Department.
- h. The toe and top of any bluffs for lands proposed to be platted in the Minnesota Scenic River Overlay District, the Project River Bend Overlay District, and Shoreland Overlay District.
- i. All ordinary high water elevations, 100-year flood elevations, regulatory flood protection elevations, and the lowest floor elevation of a building shall be noted for all lots unless deemed unnecessary by the Zoning Administrator. A durable benchmark shall be established and noted on the map.
- j. Surface water drainage patterns.
- k. Floodway, flood fringe, and/or general Flood Plain District boundaries, if applicable.
- l. The Shoreland, Scenic River, and Project River Bend Overlay District boundaries, if applicable.
- m. Location of any environmental hazards on the site.
- n. Any additional information deemed necessary at the pre-application meeting.
- iii. Subdivision design features to be shown:
 - a. Name, location, grade, and width of proposed streets including engineering plans and profiles and any provision for extending streets to serve adjacent neighboring areas.
 - b. Locations and widths of proposed pedestrian ways and easements for utilities and stormwater management.
 - c. Proposed lot lines and dimensions, lot and block numbers, area of each lot, and identification of the buildable area of each lot.
 - d. All minimum required setbacks and resulting building lines.

- e. Proposed location areas (other than streets, alleys, pedestrian ways, and utility easements) intended to be dedicated or reserved for public uses (parks, trails, playgrounds, or other public property) including the size of such area(s) in acres.
 - f. Proposed borrow sites within the proposed plat to be used for the construction of new roads/infrastructure.
 - g. Location of buildable lot area on each site including the lowest building floor elevations.
- iv. Other Information to be Submitted:
- a. Source of potable water supply either by an individual well, central water system, or public water system including plans and specifications.
 - b. Where the subdivider owns property adjacent to that which is being proposed for platting, the Planning Commission may require the subdivider to submit a sketch plat of the remainder of the property so as to show the possible relationships between the proposed subdivision and future subdivision.
 - c. Map indicating the location of all animal feedlots within 2,640 feet of the plat boundary.
 - d. Mapped soils as shown in the Soil Survey of Renville County.
 - e. Plans and specifications for installation of all proposed sanitary sewer lines. In areas where public sewer is not available, identification on the preliminary plat of two standard soil treatment and dispersal areas including a site evaluation report completed by a licensed designer for each proposed lot.
 - f. Stormwater management and drainage facility plans and designs including all calculations.
 - g. Grading and drainage plans for entire platted area.
 - h. Erosion and sediment control plan during construction for the entire platted area.

- i. Proposed lot uses and residential density.
- j. A copy of all proposed private restrictions, restrictive covenants, or other subdivision agreements.
- k. Proof of ownership or legal interest in the property.
- l. Such other information as may be requested by the Zoning Administrator, the Department, the County Engineer, or the Planning Commission.
- v. An application fee as established by the Renville County Board of County Commissioners.

B. Preliminary Plat Application Submittal.

- i. After receiving comments from the Zoning Administrator during sketch review, the applicant shall prepare and submit all application information including 11 copies of the preliminary plat to the Zoning Administrator for review. The application shall be accompanied by a fee as established by the County Board.
- ii. Preliminary Plat Application Review Process.
 - a. The Zoning Administrator shall review the preliminary plat to determine if all information as listed in Section 7 of this chapter has been submitted.
 - b. The Zoning Administrator shall notify the developer in writing of any request for additional or clarifying application information.
 - c. The preliminary plat shall be sent to the following for written comments and recommendations:
 - 1) The Minnesota Department of Natural Resources for plats located in a Shoreland Overlay District.
 - 2) The Soil and Water Conservation District and watershed district in the area of the proposed plat.
 - 3) The Minnesota Department of Transportation for plats that abut a state highway right-of-way.
 - 4) The township in which the plat is located.

- 5) The County Recorder.
 - 6) The County Attorney.
 - 7) The County Engineer.
 - 8) Any city located within one-half mile of a proposed plat.
- d. The preliminary plat application shall be considered a complete application only upon submission of all information required in Section 7 of this chapter for the adequate review of the preliminary plat, as determined by the Zoning Administrator.
- iii. **Public Hearing.** Upon receipt of complete preliminary plat application, the Planning Commission shall conduct a public hearing before final consideration of the proposed preliminary plat. Public notice and hearing procedures shall be in accordance as outlined in Chapter One (Administration), Section 7.2, of the Land Use Ordinance.
- iv. **Planning Commission Review Criteria.** The Planning Commission shall consider, but not be limited to, the following criteria when considering a preliminary plat:
- a. The preliminary plat shall conform to all applicable Renville County official controls and all state and federal laws, regulations, and rules.
 - b. The preliminary plat shall be consistent with the Renville County Comprehensive Plan.
 - c. A preliminary plat shall not be approved if it does not conform to any applicable Flood Plain, Shoreland, Scenic River, and Project River Bend Overlay District standards contained in the Renville County Land Use Ordinance.
 - d. A preliminary plat shall not be approved unless each lot can be hooked onto a public sewer system or each lot is designed to be of sufficient size and character to meet the sewage treatment system standards contained in Chapter Four (Sewage and Wastewater Treatment Regulations) of the Land Use Ordinance including the provision for two standard on-site sewage treatment systems for each lot.

- e. A preliminary plat shall not be approved where a variance or variances will subsequently be required in order to use the lots for their intended use.
 - f. A preliminary plat shall not be approved if it does not contain adequate provisions for stormwater runoff. No plat shall be approved without a stormwater management plan reviewed and approved by the Renville County Soil and Water Conservation District.
 - g. Each lot of the preliminary plat shall have sufficient buildable lot area as defined in the Land Use Ordinance.
 - h. The Planning Commission shall consider whether the preliminary plat as proposed adequately protects the health, safety, and welfare of the residents of the County by providing for a healthy drinking water supply, adequate sewage treatment capacity, safe road access, and proper setbacks and buffering from conflicting land uses.
- v. Planning Commission Review and Decision.
- a. Following the public hearing, the Planning Commission shall make findings recommending the approval or denial of the preliminary plat.
 - b. If the Planning Commission does not recommend approval of the preliminary plat, the reasons for such action shall be recorded in the proceedings and transmitted to the applicant. The applicant can appeal such non-approval to the County Board who shall conduct a public hearing and take action on the preliminary plat.
 - c. If the Planning Commission recommends approval of the preliminary plat, the approval shall not constitute final acceptance of the layout.
 - d. Following approval of the preliminary plat, the subdivider shall submit the final plat within 180 days or the approval of the preliminary plat shall be considered null and void. This 180-day time limit may be extended if requested by the applicant in writing and approved by the Planning Commission.

- vi. Preliminary Plat Amendments. Should the subdivider desire to amend the preliminary plat as approved, he/she may submit an amended plat that shall follow the same procedures as outlined in Section 7 of this chapter. A public hearing and submission of a preliminary plat review fee shall not be required for amended preliminary plats unless, in the opinion of the Zoning Administrator, the amendment is of such scope as to constitute a new plat. In such cases, the plat shall be re-filed with payment of appropriate review fees and shall require a public hearing.

3. Final Standard Plat Process.

- A. Final Plat Application Information. The following information shall be submitted for the final plat review:
 - i. The final plat incorporating all changes or modifications recommended by the Planning Commission during preliminary plat approval.
 - ii. The final plat shall be in the form and with the content prescribed in the “Manual of Guidelines for Platting in Minnesota” dated December 2009, or successor manual, when applicable, and Minnesota Statutes, Chapter 505, or successor statutes.
 - iii. One original and one copy of the final plat on reproducible Mylar in accordance with the requirements of Minnesota Statutes, Chapter 505, or successor statutes.
 - iv. A current title opinion or preliminary title commitment to the description of the property being platted shall be submitted to the Department. The document shall have originated within 30 days or less of the date of submission of the final plat.
 - v. Any restrictive covenants, development agreements, and financial and warranty guarantees.
 - vi. The final plat shall be considered a complete application when the Zoning Administrator has determined that all requirements have been met.
- B. Planning Commission Review and Recommendation.
 - i. Upon review and acceptance by the Zoning Administrator that the final plat is a complete application, the Planning Commission shall consider and shall make findings recommending the approval or denial of the final plat.

- ii. If the Planning Commission recommends approval of the final plat, the Zoning Administrator shall submit the final plat together with the findings of the Planning Commission to the County Board for final consideration.
 - iii. If the final plat is not approved by the Planning Commission, the Zoning Administrator shall provide the applicant, in writing, the reasons for the denial including what requirements shall be necessary to meet the approval of the Planning Commission. The applicant can appeal that decision to the County Board who shall conduct a public hearing and take action on the final plat.
- C. County Board Review and Decision. The final plat and Planning Commission findings shall be reviewed by the County Board. Any action to approve the plat shall provide for the acceptance of all streets, roads, alleys, easements, or other public ways, stormwater management and drainage systems, parks or other open spaces, or other facilities dedicated to public purposes. If the plat is disapproved, the grounds for the denial of the plat shall be stated in the Minutes of the County Board. The applicant shall be notified in writing the reasons for the denial.
- D. Development Agreement. Prior to approval of the final plat, a development agreement shall be required and signed obligating the subdivider to construct, at its expense unless otherwise agreed upon, all proposed roads, utilities, stormwater management control structures, or other required improvements to County and/or township design standards. The subdivider shall provide the County and/or township with a financial guarantee to cover the total estimated costs of design, construction, and inspection and a guaranteed warranty period for all proposed improvements.
- E. Recording. If a final plat is approved, and upon obtaining the necessary signatures, the plat shall be recorded in the office of the County Recorder subject to a recording fee. The final plat must be recorded within 180 days of the date of approval otherwise the approval of the plat shall become null and void. One administrative extension of up to 180 days may be granted by the County Board upon written request of the property owner, no less than 30 days prior to the 180-day deadline, provided there is reasonable cause found for granting the extension.

SECTION 7. REGISTERED LAND SURVEY PROCEDURES

Registered land surveys shall be reviewed and considered for approval as outlined in the Standard Plat Procedures outlined in this chapter.

SECTION 8. COMMON INTEREST COMMUNITY PLAT PROCEDURES

Common interest community plats shall be reviewed and considered for approval as outlined in the Standard Plat Procedures outlined in this chapter.

SECTION 9. STANDARD PLAT DESIGN STANDARDS

1. General Requirements.
 - A. No land may be subdivided into buildable lots when it is unsuitable for reasons of flooding, inadequate drainage, soil and rock formations with severe limitation on development, severe erosion potential, unfavorable topography, inadequate water supply or sewage disposal capabilities, or any other feature likely to be harmful to the health, safety, or welfare of residents of the township or future residents of the subdivision.
 - B. The County shall consider, during the standard plat review process, measures for the preservation of all natural features such as large trees, water courses, scenic views, historical spots, and similar assets which, if preserved, will add attractiveness and stability to the proposed development of the property.
 - C. Standard plats shall conform to the Renville County Comprehensive Plan and the Land Use Ordinance as adopted and amended.
 - D. Where a standard plat abuts or impacts an existing County or township road or County state aid highway, additional right-of-way may be required to be dedicated for future construction, maintenance, or public safety as determined by the Road Authority having jurisdiction over the road.
 - E. Standard plats shall be coordinated with the township in which the plat is located and any city located within one-half mile of a proposed plat.
2. Road and Street Design Standards.
 - A. Dead-end streets shall be prohibited except as stubs to permit future street extension into adjoining tracts. A turn-around approved by the Road Authority shall be provided.
 - B. Temporary cul-de-sacs may be permitted if it can be clearly shown that the road is designed to be extended at some time in the foreseeable future. A plan showing how the road could be extended into neighboring property shall be submitted.

- C. A service road shall be provided whenever the proposed subdivision contains or is adjacent to a state or federal highway or if requested by the Road Authority.
- D. All proposed roads and streets shall be offered for dedication in fee simple as public rights-of-way. Private roads shall not be permitted except as part of cluster/planned unit development.
- E. Permanent cul-de-sacs may be permitted where topography, woodlands, or public waters justify their use. Permanent cul-de-sac streets shall not exceed 1,320 feet in length measured from the centerline of the road of origin to the middle of the cul-de-sac with a minimum right-of-way radius of 60 feet.
- F. All proposed roads and streets shall conform to the following minimum rights-of-way widths. Additional right-of-way and roadway widths may be required by the Road Authority to promote maintenance, public safety, and convenience when special conditions require it or to provide parking space in areas of intensive use.

Type of Street	Minimum R/W Width
Major Arterial	120 ft
Minor Arterial/Collector	100 ft
Local	66 ft
Service	50 ft
Alley	20 ft

- G. Access drives onto any public roads shall require a review and approval and/or permit by the Road Authority. The Road Authority shall determine the appropriate location, size, and design of such access drives and may limit the number of access drives in the interest of public safety and efficient traffic flow.
- H. All streets shall be designed and surfaced to the minimum standards required in this chapter and/or as required by the Road Authority. All design plans shall be reviewed and approved by the County Engineer prior to construction.

3. Utility Easement Standards.

- A. Utility easements of at least 10 feet wide shall be provided along property lines where utilities are reasonably anticipated. These easements shall be dedicated on the final plat.

- B. Where a subdivision is traversed by or contains a watercourse, a stormwater or drainage easement conforming substantially to the lines of the watercourse shall be provided, together with such further width as will be adequate for the stormwater drainage of the area. The County Engineer shall determine the required width of such easement.
 - C. Utility easements shall connect with easements established in adjoining properties. The easements shall be dedicated on the plat and shall not be changed without the approval of the County Board upon recommendation of the Planning Commission.
 - D. All utilities shall be placed underground unless otherwise approved by the Road Authority in consultation with the County Engineer.
4. Road, 911 Address, and Traffic Control Sign Standards. All road, 911 address, and traffic control signs, including locations, shall be approved by the County and/or Road Authority prior to installation. All costs associated with the purchase and installation of the signage shall be at the expense of the subdivider.
5. Lot Development Standards.
- A. All lots shall meet the minimum lot area and width regulations of the zoning district in which the plat is located.
 - B. Each lot shall meet the minimum required frontage with legal access on a public street or road. The minimum required frontage shall be the lot width requirement for the zoning district in which the plat is located. If there is a significant curve in the road, or the lot is located on a cul-de-sac, the public road frontage may be measured at the building setback line.
 - C. Side lot lines shall be approximately at right angles to road or street lines or radial to curved road or street lines or lake or stream shores unless topographic conditions necessitate a different arrangement.
 - D. Lots to be used for commercial or industrial purposes or any use other than a single-family dwelling shall be designed to provide adequate off-street loading areas and parking facilities as required by the Land Use Ordinance.
 - E. Corner lots shall have sufficient width to meet minimum building setback regulations from all roads or streets.
 - F. Double frontage lots shall be avoided except where such lots abut a major or minor arterial/collector street or where topography or other conditions render subdividing otherwise unreasonable. Such lots shall require

additional depth of a minimum of 20 feet in order to allow space for a screen planting along the rear lot line.

- G. All remnants of lots below minimum lot size left over after subdividing a larger tract must be added to adjacent lots.
 - H. No lot shall extend over a political subdivision boundary.
 - I. All lots abutting a lake shall contain a buildable lot area a minimum of three feet above the ordinary high water level. The lowest floor elevation, including basement floor, of all structures shall be shown on the face of the final plat, as recorded, and shall be a minimum of three feet above the ordinary high water level.
 - J. All lots abutting a river or stream must be located outside of the Floodway District. All lots must contain a buildable lot area at or above the regulatory flood protection elevation. The lowest floor elevation, including basement floor, of all structures shall be shown on the face of the final plat, as recorded, and shall be at or above the regulatory flood protection elevation.
6. Sewage Treatment System Standards.
- A. Where lots cannot be connected to a public sewer system, provision must be made for the use of a subsurface sewage treatment system (SSTS) to service each lot in accordance with Chapter Four (Sewage and Wastewater Treatment Regulations) of the Renville County Land Use Ordinance. A minimum of three SSTS soil observation borings shall be required for the initial and replacement soil treatment design areas for each lot. SSTS soil observation reports shall detail soil characteristics encountered including color, texture, structure, and, if applicable, depth to redoximorphic features or groundwater. The location of all borings shall be shown on the preliminary plat.
 - B. Lots must be connected to a publicly owned sewer system if available.
7. Water Supply Standards. Each lot shall be provided with a supply of potable water by an individual well, central water system, or a public water system.
8. Stormwater Management Standards.
- A. A stormwater management plan shall be required for any development or redevelopment activity that results in the disturbance of greater than one acre of land. Stormwater management plans shall, at a minimum, include the following information:

- i. A narrative describing the proposed project, including an implementation schedule.
- ii. A grading plan shall be submitted and include:
 - a. Existing and proposed property lines and lot dimensions.
 - b. Existing and proposed drainage, utility, and other easements.
 - c. Location and dimensions of existing and proposed public and private roads and structures.
 - d. All natural and artificial water features including, but not limited to, lakes, ponds, streams (including intermittent streams), and ditches. Show the ordinary high water level of all lakes, 100-year flood elevations, and any delineated wetland boundaries.
 - e. Existing vegetative cover, wooded areas, and a clear boundary of any vegetation proposed for removal.
 - f. Existing and proposed elevations shown at two-foot contours.
- iii. A drainage plan of the developed site showing the direction stormwater will be conveyed, locations where stormwater will be allowed to collect, and locations of all discharge points from the property. The drainage plan shall show all drains or tile lines on the property.
- iv. An erosion and sediment control plan during construction meeting minimum standards as set forth in Chapter Two (Zoning Regulations), Part 3, Sections 1.7.B and 1.7.C, of the Renville County Land Use Ordinance.
- v. Information shall be included which clearly identifies all elevations and grades for streets, ditches, stormwater management facilities, wetlands, lakes, pipe inverts, and pipe outlets.
- vi. A detailed plan of each phase of construction and/or land disturbing activity, including the installation of erosion and sediment control measures.
- vii. The stormwater management plan shall include calculations which clearly show the effects of this development on the peak rate of

discharge, the total volume of discharge, channel velocities, and other potential drainage impacts to water and soil resources both on and off the development site. The calculations shall also list the new impervious area created and include the assumptions and calculations used for determining impervious areas, such as house pad, driveway, and outbuildings.

- viii. Projects that ultimately disturb greater than one acre of land are required to obtain an NPDES General Stormwater Permit for Construction Activity from the Minnesota Pollution Control Agency. Projects requiring an NPDES permit shall include submittal of a copy of the permit application and any other documents required by NPDES standards not covered in this section.

- B. Developments shall use best management practices and stormwater management facilities to treat stormwater runoff generated by new or redeveloped impervious surfaces. Designs using surface drainage, vegetation, and infiltration shall be given preference over buried pipes, manmade materials, and facilities.

- C. Stormwater management facilities shall be designed to minimize the need for maintenance, to provide access for maintenance purposes, and be engineered to be structurally sound.

- D. All stormwater management facilities shall be designed to manage increased runoff so that the two-year, 10-year, and 100-year storm peak discharge rates existing before the proposed development shall not be increased and accelerated channel erosion will not occur as a result of the proposed land disturbing or development activity.

- E. Stormwater Facility Maintenance Standards.
 - i. All stormwater management facilities shall be inspected and maintained in perpetuity. After implementation of the approved stormwater management plan, long-term inspection and maintenance responsibilities may be transferred to a separate entity such as, but not limited to, a township after official acceptance by the township board, a watershed district after official acceptance by the district board, a legally organized homeowner's association, or any entity approved by the Director.

 - ii. An operations and maintenance plan shall be submitted to the Department with the stormwater management plan and include:

- a. Name and contact information of the entity responsible for long-term maintenance.
 - b. Inspection schedule.
 - c. Inspection checklist to be used and inspection protocol.
 - d. Description of how inspections and maintenance activities will be funded.
- iii. All inspection and maintenance documents shall be kept by the responsible party for a minimum of 10 years.
 - iv. It shall be the responsibility of the applicant to obtain any necessary easements to allow for access to the stormwater management facilities for inspection and/or maintenance purposes.

SECTION 10. SUBDIVISION IMPROVEMENTS

1. Construction plans, estimates, and proposals for the required improvements shall be prepared at the subdivider's expense by a professional engineer who is registered in the State of Minnesota. Construction plans shall contain an engineer's certificate. All construction plans and estimates shall be reviewed by the County Engineer. Upon final review, the plans shall become a part of the required development agreement described in Section 12.3 below.
2. The subdivider shall pay for the cost of all improvements required in the subdivision in accordance with all approved plans and specifications.
3. Before a final plat is approved by the County Board, the subdivider shall execute and submit to the County Board a development agreement that shall assure that all improvements required under the provisions of this chapter shall be completed. The development agreement shall stipulate that no permit of any type shall be issued for land use development until all improvements required by this chapter have been made.
4. The County Board may require, but not be limited to, the following subdivision improvements:
 - A. Roads. The right-of-way of each road dedicated in the plat shall be improved to include a roadway surface and stormwater drainage system in compliance with applicable County and/or township specifications.
 - B. Road Signs. Road signs shall be placed at each intersection in compliance with applicable County specifications. To avoid duplication, all road signage shall be approved by the County Board.

- C. Traffic Control Signs. Traffic control signs shall be placed wherever the Road Authority deems necessary.
- D. Stormwater Management Facilities. Stormwater management facilities shall be constructed and maintained in accordance with the provisions of this chapter.
- E. Erosion and Sediment Control. An erosion and sediment control plan must be submitted and implemented before development activity is to begin for any new development activity that will disturb over one acre of land.
- F. Sewer and Water. Subdivision lots shall be connected to a sewage treatment system and provided with a supply of potable water.
- G. 911 Address System. 911 address signs shall be erected for each subdivision lot in compliance with applicable County specifications.

***SECTION 11. DEVELOPMENT AGREEMENT, FINANCING,
AND WARRANTY GUARANTEES***

1. Before a final plat is approved by the County Board, the County Board shall require a signed development agreement, with financial and warranty guarantees, between the subdivider and the County and township having jurisdiction over the improvements to assure the following:
 - A. That the subdivider shall construct and pay for the cost of all improvements required in the subdivision in accordance with the approved plans and specifications.
 - B. Guaranteed completion of all required improvements within a specified time period.
 - C. Guaranteed payment by the subdivider for all costs incurred by the County for review and inspection. This would include preparation and review of plans and specifications by technical assistants and costs incurred by the County Attorney, the Division of Public Works, and the Division of Environment and Community Development as well as other related costs.
 - D. A guaranteed warranty period for all required improvements.
2. The subdivider shall provide a financial guarantee in the form of a performance bond, cash escrow, or letter of credit in the amount of the total estimated cost of construction and the estimated cost to be incurred by the County for review and inspection of the proposed improvements. The financial guarantee shall not be

reduced nor released until all improvements have been satisfactorily completed and approved by the County Engineer.

SECTION 12. ENFORCEMENT

Enforcement of the Subdivision Regulations shall be done in accordance with process and procedures established in Chapter One (Administration), Section 14, of the Renville County Land Use Ordinance.

SECTION 13. INTERPRETATION, SEPARABILITY, AND COMPLIANCE

Administration of the Subdivision Regulations with regard to rules of interpretation, separability, and compliance shall be done in accordance with policies established in Chapter One (Administration), Section 3, of the Renville County Land Use Ordinance.

SECTION 14. EFFECTIVE DATE

The regulations contained in this chapter shall become effective from and after their publication according to law.