

CHAPTER 16-5 DEVELOPMENT ENGINEERING PLANS AND THE PLAT

16-5-1

DEVELOPMENT ENGINEERING PLANS

The development engineering plan is a process designed to assist the developer and the City with the efficient and timely development of utilities and final lot and block layout to and throughout a development. Plans will be evaluated for compliance with the Engineering Design Standards and the capital improvement program. The Development Engineering Plan approval will be based upon the engineering feasibility of the development including the determination of more precise locations of all lots, blocks, and streets.

Following the approval of the preliminary subdivision plan, if the developer wishes to proceed, development engineering plans shall be submitted at the City Office for review and acceptance by the City Engineer. The development engineering plans shall encompass all land included in a phase as shown on the preliminary subdivision plan, be in compliance with conditions and approval requirements of the preliminary subdivision plan, and existing and proposed easements shown and dimensioned from property lines and utilities.

The development engineering plans shall comply with the respective chapters within the adopted Engineering Design Standards and shall be approved or disapproved within fifteen working days after submittals to the City. In addition, a final lot and block layout shall be approved by the City Engineer and Authorized Official as required by Table 1.

Table 1
Development Engineering Plan Lot and Block Layout

Elements	Criteria
Lots and blocks including a systematic lot and block numbering pattern, lot lines.	Ability to reference areas and review plans; consistent with Article 6 (Preliminary Plan Criteria) and Article 7 (Development Engineering Plan Criteria) and applicable Zoning Districts.
Location and widths of all existing and proposed easements.	Utility coordination; consistent with Article 6 (Preliminary Plan Criteria) and Article 7 (Development Engineering Plan Criteria)
Location of all street right-of-way including width and street names.	Consistency with Major Street Plan and Article 6 (Preliminary Plan Criteria) and Article 7 (Development Engineering Plan Criteria)

The location and size of all public facilities, schools, libraries, fire stations, parks, tree masses, and other significant natural features (including, but not limited to, water courses, lakes and wetlands).	Consistent with the needs identified within the Comprehensive Plan and Article 11 of the Subdivision Ordinance (Preservation of Natural Features and Amenities)
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Amendments to Development Engineering Plan Lot and Block Layout:

The City Engineer and Authorized Official may request an updated development engineering plan for review and approval when changes to the plan are proposed or when a proposed plat is not consistent with the development engineering plan. The proposed amendment may include the submission of an updated preliminary subdivision plan to the Authorized Official.

Amendments shall be done administratively with signed approval by Authorized Official and City Engineer and coincide with the development engineering plans.

Legislative History:
Ordinance #503, 4/23/13

Authority:
SDCL § Ch. 9

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THE PLAT

Platting is a process designed to assist the developer and the City to approve the appropriate features of a proposed subdivision and place them on file with the county register of deeds. Platting is required when land is divided into tracts for purpose of sale, transfer of ownership or in creating a new building site prior to issuance of a building permit, or connecting to City utilities.

One signed mylar plat, six paper copies, one reduced 8.5 x 11 copy, and an electronic PDF and DWG shall be submitted to the City Office for review and approval.

The plat should be drawn at a scale of 100 feet to the inch from an accurate survey and on one or more sheets whose dimensions are as required by state law. If more than two sheets are required, an index sheet of the same dimension shall be attached and filed. The plat shall show the following information:

A.	The proposed name of the subdivision. The name shall not duplicate, be the same in spelling, or alike in pronunciation with the name of any other recorded subdivision, unless it is an extension of or adjacent to said subdivision.
B.	Scale and north arrow. All lot and block lines, type of easements, and rights-of-way such as drainage facilities, pedestrian, and utilities should be consistent with the development engineer plan. Adjoining unplatted property shall be labeled as such.
C.	Vicinity map, date, title, north point and legal description of the proposed subdivision.
D.	A systematic lot and block numbering pattern, lot lines and street names, and the square footage of all lots.

E.	The location and width of all proposed and existing rights-of-way, alleys, and easements.
F.	The boundary lines of the area being subdivided with accurate angles or bearings and distances tying the perimeter boundaries to the nearest established street line, section corner, other previously described subdivision or other recognized permanent monuments which shall be accurately described on the plat as required by SDCL 43-18, 43-20 and 43-21.
G.	Location of all monuments and permanent control points, and all survey pins, either set or located as required by SDCL 43-18, 43-20 and 43-21.
H.	Names of proposed and adjacent streets.
I.	The identification and delineations of any portions of the property intended to be dedicated or granted for public use such as drainage facilities, schools or park land.
J.	All dimensions, both linear and angular, necessary for locating the boundaries of the subdivision lots, streets/roads, alleys, easements, and other areas for public or private use. Linear dimensions are to be given to the nearest 1/100 of a foot.
K.	The radii, chords, length of curve, point of tangency, and central angles for all curvilinear streets/roads and radii for rounded corners.
L.	The boundary lines of the floodway and 100-year flood zones, along with the base flood elevation on each lot as delineated on the Flood Insurance Rate Maps (FIRM).
M.	Acknowledgment of the owner or owners of the plat of any restrictions, including dedication to public use of all streets/roads, alleys, parks or other open spaces shown thereon and the granting of easements required; as well as the use of any required common areas
N.	All formal irrevocable offers of dedication for all streets/roads, alleys, parks, drainage facilities, pedestrian paths and other uses as required.
O.	Approved assurance agreement(s) under Section 1301
P.	The certificate of the surveyor attesting to the accuracy of the survey and the correct location of all pins and monuments shown as required by SDCL 43-18, 43-20 and 43-21.
Q.	Certificates of approval for endorsement by the Authorized Official.
R.	Existing building outlines to verify setbacks and lot area requirements and ensure current and proposed easements are clear of obstructions.

Legislative History:
Ordinance #503, 4/23/13

Authority:
SDCL § Ch. 9

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APPROVAL OF THE PLAT

If these plans are approved, the developer may then submit the plat(s) for approval. The plat shall provide the information indicated in Section 502 [The Plat] and shall require the review and approval of the Authorized Official. The plat shall be in conformance with an approved final lot and block layout of the development engineering plan. Either all or a portion of the final lot and block layout of the development engineering plan may be platted.

The plat shall be considered for approval only after the City Engineer has approved assurances as required by Article 13 from the developer fixing responsibility for the required improvements, or any revision thereof. If the plat is not approved by the Authorized Official within ten days of submittal, the plat shall be presented to the City Council for action. A plat shall be considered submitted when it has been filed with the Authorized Official. Approval of any plat shall be contingent upon the plat being recorded within 120 days after the certificate of approval is signed by the Finance Officer.

Legislative History:
Ordinance #503, 4/23/13

Authority:
SDCL § Ch. 9