

(Excerpt of Ordinance No. 2000-01, Article Four, Section 401 (A))

ARTICLE FOUR

PRELIMINARY PLAN

Section 401. *Information Required*

Whenever a preliminary plan is proposed, the developer shall prepare such preliminary plan at a scale of 100 feet to an inch, or 200 feet to an inch, on sheets 11 X 17 inches in size. Six copies of the preliminary plan shall be filed with the Planning Department, and one copy shall be delivered by the Developer to the clerk of Raber Township having jurisdiction over the township roads abutting or serving the proposed subdivision (a certificate of the fact of such delivery shall be filed by the Developer). The preliminary plan shall contain the following:

A) Preliminary Subdivision Plan

- 1) The name of the proposed subdivision and location by quarter section, section, township and range. Subdivision names shall not duplicate, be the same spelling, or alike in pronunciation with any existing subdivision located in the same section, unless it is an extension of or adjoining an existing subdivision. All subdivision names shall be subject to approval of the Planning Director.
- 2) The names of all adjacent subdivisions and their platting pattern. A statement verifying the current zoning classification of the platted property and the current zoning classification of all adjacent property.
- 3) The correct legal description. Notations stating acreage, scale, and north arrow.
- 4) The Owner, developer, and surveyor's names and telephone numbers.
- 5) Vicinity map, showing locations of the preliminary plan and surrounding area for at least one mile in every direction.
- 6) Exterior boundaries of the proposed subdivision referenced to a corner marker of the U.S. Public Land Survey, and the total acreage encompassed thereby. Basis of bearing shall be identified.
- 7) The location, width and name of all proposed and existing private roads, public road rights-of-way, existing structures, easements, section lines, railroad rights-of-way, streams and water courses, lakes, wetlands, rock outcroppings, wooded areas, and other similar significant features. Easements across lots or centered on or near side lot lines shall be provided for utilities when necessary and shall be at least twenty (20) feet wide, ten (10) feet on each side of the respective lot lines.
- 8) The boundary lines of floodplain or flood hazard areas.
- 9) Existing contours at vertical intervals not greater than ten feet. A lesser interval may be required in those cases where the character or topography of the land is difficult to determine.
- 10) A systematic lot and block numbering pattern, lot lines and road names.
- 11) Approximate dimensions and acreage of all lots. Set backs and build lines shall be shown as necessary and appropriate.

- 12) Location of all existing roads abutting or serving the proposed subdivision, including an estimate of the vehicular traffic to be created by full development of the subdivision, a statement regarding the effect thereof on such roads, and the nature or character of all improvements as may be required for such roads to properly serve the proposed subdivision. Any proposed subdivision expected to generate greater than 100 peak hour trips shall require preparation of a Traffic Impact Study, as specified in the Engineering Design Standards maintained by the Hughes County Highway Superintendent. Any proposed subdivision adjacent to highway right-of-way under the jurisdiction of the South Dakota Department of Transportation shall comply with access regulations in section 70:09 of the South Dakota Administrative Rules.
- 13) Certificates of approval for endorsement by the Planning Commission and County Commission.