



PUBLIC ROW RESPONSIBILITIES – APPROVALS NEEDED

FALL 2020

Public Works

Water
Sanitary Sewer
Streets
Driveways or approaches
Traffic Control
Parks (excluding HD Plaza)
Plats- Final approval
Street Lighting

Engineering

FEMA Floodplain
FEMA Floodway
Stormwater
Storm Sewer
Storm Detention Ponds
Corps of Engineers including Deadman Channel
Grading
SWPPP and/ or erosion control
Standards and Specifications
Bike Paths
Plats

Planning

Zoning
Building Permits
Airport
Long Range Plan
Downtown Overlay District
GIS
Sidewalk
Plats – Public starts Plat process here

Design Standards for all new construction or renovations to existing public land

City Standard Plates and Water specifications must be used.

Roads must be designed to AASHTO design standards.

Traffic Control must meet the MUTCD.

Sanitary Sewer to SD DENR design standards. No smaller than 8 inch mains unless tying into an existing 6" main.

Water to SD DENR design standards built to Sturgis Water Specs. Water Mains will be a minimum of 6" pipe.

Stormwater will be designed using the rational method and comply with the City's MS4 guidelines, and SD DENR SWPPP guidelines. It will meet the Stormwater Master Plan.

DOJ Access Board ADA guidelines

City's Comprehensive Plan

Minimum lot dimensions are determined by zoning requirements. Each lot will be provided with one access to a street. Driveway access to arterial streets shall be given by variance only.

A SD Professional (Engineer, Surveyor or Architect) must complete construction administration and sign and seal all plans and as-builts per SD 36-18A. See Building Officials book.

Phase 1 Subdivisions Preliminary Plats.

Preliminary Plat shall be submitted to the City in the format required. City will review Plat to ensure that meets all applicable requirements. The City reserves the right to request more detail. When the preliminary Plat meets the requirements or has decided to ask for a variance, then the Plat will go to the Planning Commission. The Preliminary Plat will go to City Council with City Staff and Planning Commission's recommendations. City Council will decide whether to accept the Preliminary Plat.

Preliminary Plats must include the following:

- 1) Map prepared by a SD licensed Surveyor shall show:
 - A) Property boundaries, property lines, with north arrow and scale.
 - B) Roads to be dedicated with their ROW width. No private streets will be allowed.
 - C) Easements Existing and Proposed
 - D) City Utilities, water, sanitary, and stormwater Existing & Proposed
 - E) FEMA floodplain data.
 - F) Curbs and gutter placement unless the area is in no curb planned area.

Phase 2 Engineered Plans Once the Preliminary Plat is approved, the engineer may submit plans for review and comments to Public Works and Engineering. Projects constructed with TIF funds require a public bidding process and copies of all documents submitted. Construction of any utilities and/or roads must be constructed under the supervision of a Professional Engineer. After As-Builts sealed by the

Engineer have been submitted, the Final Plat may be submitted to Council for approval. Building permits on the lots will be allowed. Engineered Plans shall include the following:

- A) Road plan and profile sheets including sidewalk.
- B) Typical section
- C) Storm Drainage Plan and profile sheets – location of existing structures. Drainage areas, proposed drainage culverts, and ponds.
- D) Sanitary Sewer line Plan and profile sheets– location of existing pipe and manholes with elevations.
- E) Water Plan and Profile Sheets – location of existing pipes, hydrants, and valves, and all proposed pipes, hydrants, and valves.
- F) Easements for all non-city owned utilities.
- G) Grading plans showing proposed contours.
- H) FEMA no-rise certificate if in floodway. Floodplain permit will be required.
- I) Erosion Control plans

Phase 3 Final Plat

The developer will submit the as-built plans sealed by a P.E. for any public infrastructure.

The City will then approve the final plat.

The final plat may be submitted in phases, if the subdivision will be built in phases.

Building permits will not be issued until the final plat for that area has been approved.

Ordinances may include more restrictive specific requirements.