

SUBDIVISION ORDINANCE

FOR

DEUEL COUNTY

PREPARED BY

THE DEUEL COUNTY PLANNING COMMISSION

**WITH ASSISTANCE FROM
THE FIRST DISTRICT ASSOCIATION OF LOCAL GOVERNMENTS**

SUBDIVISION ORDINANCE

Deuel County, South Dakota

Notice of Public Hearing (Planning Commission/County Commission) Published: March 24 & 25, 2004

Public Hearing held by Planning Commission: April 6, 2004 and May 11, 2004

Planning Commission Adoption and Recommendation: May 11, 2004

Public Hearing and First Reading held by County Commission: May 11, 2004

~~Public Hearing and Second Reading held by County Commission: July 6, 2004~~

Notice of Adoption Published: July 13, 14, 20, and 21, 2004

Effective Date: August 12, 2004

TABLE OF CONTENTS

ARTICLE I GENERAL PROVISIONS.....1

SECTION 101. TITLE1

SECTION 102. PURPOSE1

SECTION 103. APPLICABILITY1

SECTION 104. CONFORMITY WITH OTHER PLANS2

SECTION 105. INTERPRETATION, CONFLICT, AND SEPARABILITY2

SECTION 106. AMENDMENTS.....2

SECTION 107. VARIANCES2

SECTION 108. ENFORCEMENT3

SECTION 109. VIOLATION3

SECTION 110. PENALTIES3

SECTION 111. EFFECTIVE DATE4

ARTICLE II SUBDIVISION PLANS IN GENERAL5

SECTION 201. PLAT REQUIRED5

SECTION 202. RECORDING, USE AND SELLING 5

SECTION 203. PLAT APPROVAL PROCESS 5

ARTICLE III PRELIMINARY PLAT7

SECTION 301. PRELIMINARY PLAT APPROVAL7

ARTICLE IV FINAL PLAT10

SECTION 401. FINAL PLANS 10

SECTION 402. FINAL PLAT 10

SECTION 403. GUARANTEE IN LIEU OF COMPLETED IMPROVEMENT12

ARTICLE V REPLATS AND PLAT VACATIONS	14
<u>SECTION 501. REPLATS</u>	<u>14</u>
<u>SECTION 502. VACATION OF PLATS</u>	<u>14</u>
ARTICLE VI GENERAL REQUIREMENTS AND MINIMUM STANDARDS	15
SECTION 601. GENERAL	15
<u>SECTION 602. SUITABILITY OF THE LAND FOR SUBDIVISION DEVELOPMENT</u>	<u>15</u>
<u>SECTION 603. ARRANGEMENT AND DESIGN</u>	<u>15</u>
SECTION 604. DEDICATION OF RIGHT OF WAY AND ROADWAY WIDTH.....	16
SECTION 605. ACCESS TO ARTERIALS AND COLLECTORS	17
SECTION 606. INTERSECTIONS	18
SECTION 607. SUBDIVISION ROAD STANDARDS	18
<u>SECTION 608. STREET GRADES AND ELEVATIONS</u>	<u>19</u>
SECTION 609. PRIVATE STREETS	19
SECTION 610. BLOCKS	20
<u>SECTION 611. LOTS</u>	<u>20</u>
<u>SECTION 612. EASEMENTS</u>	<u>20</u>
ARTICLE VII REQUIRED IMPROVEMENTS PREREQUISITE TO FINAL APPROVAL	22
SECTION 701. GENERAL	22
SECTION 702. PROPERTY MARKERS	22
<u>SECTION 703. STREETS AND ALLEYS</u>	<u>22</u>
<u>SECTION 704. STREET SIGNS</u>	<u>22</u>
<u>SECTION 705. WATER SUPPLY SYSTEM</u>	<u>22</u>
SECTION 706. SANITARY SEWERS.....	23
SECTION 707. GRADING PLAN	22
<u>SECTION 708. DRAINAGE PLAN</u>	<u>23</u>

SECTION 709. EROSION CONTROL PLAN 24

SECTION 710. ELECTRIC POWER AND TELEPHONE SERVICE 25

SECTION 711. INSPECTION 25

SECTION 712. PAYMENT FOR INSTALLATION OF IMPROVEMENTS 25

ARTICLE VIII. CERTIFICATES26

ARTICLE IX. DEFINITIONS.....30