

COMMUNITY PLANNING & DEVELOPMENT SERVICES

City of Summerset

7055 Leisure Lane, Summerset, SD 57718

Phone: (605) 718-9858

Fax: (605) 718-9883

Web: www.summerset.us

APPLICATION FOR DEVELOPMENT REVIEW

REQUEST (please check all that apply)

- Annexation
- Comprehensive Plan Amendment
- Fence Height Exception
- Planned Development (Overlay)
 - Designation
 - Initial Plan Final Plan
 - Major Amendment
 - Minimal Amendment

- Subdivision
 - Layout Plan
 - Preliminary Plat
 - Final Plat
 - Minor Plat
- Rezoning
- Road Name Change

- Conditional Use Permit
 - Major Amendment
 - Minimal Amendment
- Vacation
 - Utility / Drainage Easement
 - R.O.W. / Section Line Highway
 - Access / Non-Access
 - Planting Screen Easement
- OTHER (specify) _____

LEGAL DESCRIPTION (Attach additional sheets as necessary)

EXISTING <u>SEE ATTACHED EXHIBIT A</u>		
PROPOSED <u>LOT 1 BLOCK 3, SUMMERSSET USA</u>		
LOCATION <u>E. OF STORGIS RD., W. OF CONSTITUTION, S. OF AM. EARTH, N. OF DEMOCRACY</u>		
Size of Site-Acres <u>11.12</u>	Square Footage <u>TBD</u>	Proposed Zoning <u>GC</u>
DESCRIPTION OF REQUEST: <u>RUN PRELIM AND FINAL PLAT IN THE SAME PROCEDURE WITH CITY TOGETHER.</u>		Utilities: Private <input type="checkbox"/> <input checked="" type="checkbox"/> Public
		Water <u>BHWD</u>
		Sewer <u>SUMMERSSET</u>

APPLICANT

Name SPRING VALLEY ENTERTAINMENT, LLC Phone (605) 431-9852
 Address 517 7th St. E-mail BRYAN.VULCAN@FAR
 City, State, Zip RAPID CITY, SD 57701 Signature FAR DESIGN, COM
 PROJECT PLANNER AGENT 5/13/2022 | 1:29 PM PDT Date

Name PHIL POlsen Phone (605) 390-8868
 Address PO BOX 795 E-mail POlsen2@midco.net
 City, State, Zip BLACK HAWK, SD 57118 Signature [Signature] 5/13/22 Date
 OWNER OF RECORD (if different from applicant)

Name same Phone _____
 Address _____ E-mail _____

City, State, Zip _____
 DocuSigned by: [Signature] 5/13/2022 | 1:29 PM PDT

Property Owner Signature _____	Date _____	Property Owner Signature _____	Date _____
Signature _____	Date _____	Signature _____	Date _____
Print Name: <u>BRYAN VULCAN</u>		Print Name: _____	
Title*: <u>MANAGING MEMBER</u>		Title*: _____	

*required for Corporations, Partnerships, etc.

FOR STAFF USE ONLY

ZONING
Current
North
South
East
West
Planner
File No.
Comp Plan
Received By:

- | | | |
|--|---|--|
| <input type="checkbox"/> Sewer Utility | <input type="checkbox"/> BHP&L | <input type="checkbox"/> Diamond D Water |
| <input type="checkbox"/> Fire Department | <input type="checkbox"/> Finance Officer | <input type="checkbox"/> Black Hills Water |
| <input type="checkbox"/> Public Works | <input type="checkbox"/> Register of Deeds | <input type="checkbox"/> |
| <input type="checkbox"/> Planning | <input type="checkbox"/> County - Planning | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Building Inspector | <input type="checkbox"/> SD DOT | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Engineering | <input type="checkbox"/> SD DENR | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> City Code Enforcement | <input type="checkbox"/> Auditor - Annexation | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Police | <input type="checkbox"/> Drainage | <input type="checkbox"/> |
| <input type="checkbox"/> City Attorney | <input type="checkbox"/> Parks & Recreation | |

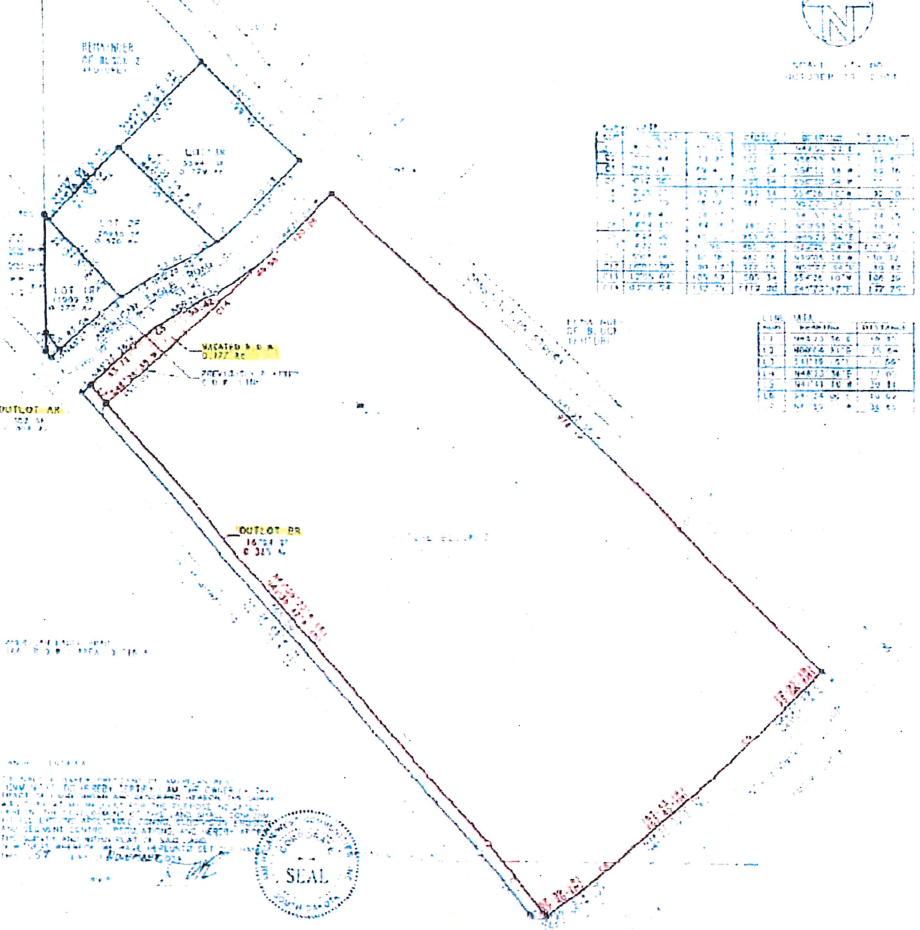
Planning and Zoning Meeting Date: _____ Covenants filing fee? Yes No
 Commission Meeting Date: _____ Payment Type: Cash Check Credit Card
 Date Paid: _____

P821-266

FLAT OF
 LOTS 1B, 2B & 3B OF BLOCK 2, LOTS 4B & 5B VACATED HIGHWAY AND THE RELOCATED
 RIGHT-OF-WAY OF AMERICAN EAGLE ROAD (LOTS 1B, 2B & 3B OF BLOCK 2, FORMERLY A PORTION OF
 LOTS 1, 2 & 3 OF BLOCK 2, OUTLOT A, FORMERLY A PORTION OF LOT A, OUTLOT OR FORMERLY
 OUTLOT B AND A PORTION OF THE RIGHT-OF-WAY OF AMERICAN EAGLE ROAD AND THE RELOCATED
 RIGHT-OF-WAY OF AMERICAN EAGLE ROAD FORMERLY A PORTION OF LOTS 1, 2 & 3 OF BLOCK 2 AND A
 PORTION OF THE PREVIOUSLY PLATTED RIGHT-OF-WAY OF AMERICAN EAGLE ROAD
 OF SUMMERBROOK, GA
 ALL LOCATED IN SECTION 25, T13N, R03W
 MEAD COUNTY, SOUTH CAROLINA



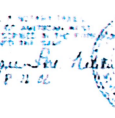
NO.	AREA	ACRES	PERCENT
1	LOT 1B	1.12	1.12
2	LOT 2B	1.12	1.12
3	LOT 3B	1.12	1.12
4	LOT 4B	1.12	1.12
5	LOT 5B	1.12	1.12
6	OUTLOT A	1.12	1.12
7	OUTLOT B	1.12	1.12
8	AMERICAN EAGLE ROAD	1.12	1.12
9	TOTAL	10.00	100.00



STATE OF SOUTH CAROLINA
 COUNTY OF MEAD
 I, _____, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original plat as filed in my office on this _____ day of _____, 2004.



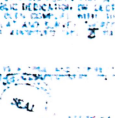
STATE OF SOUTH CAROLINA
 COUNTY OF MEAD
 I, _____, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original plat as filed in my office on this _____ day of _____, 2004.



STATE OF SOUTH CAROLINA
 COUNTY OF MEAD
 I, _____, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original plat as filed in my office on this _____ day of _____, 2004.



STATE OF SOUTH CAROLINA
 COUNTY OF MEAD
 I, _____, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original plat as filed in my office on this _____ day of _____, 2004.



P821-266

DS
CS

DS
BSU

EXHIBIT A

BOOK 758 PAGE 1209

That portion of Lot B of the East Half of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$) of Section 25, Township 3 North, Range 6 East of the Black Hills Meridian, City of Summerset, Meade County, South Dakota, as shown on the plat filed in Plat Book 5 on Page 515, lying southerly and easterly of the American Eagle Road right-of-way, lying southerly and westerly of the Constitution Street right-of-way, lying northerly and westerly of the northerly Independence Loop right-of-way, and lying northerly and easterly of Outlot BR, as shown on the plats filed in Plat Book 21 on Page 266 and Plat Book 21 on Page 1 (referred to on said plats as "Future Block 3").

-AND-

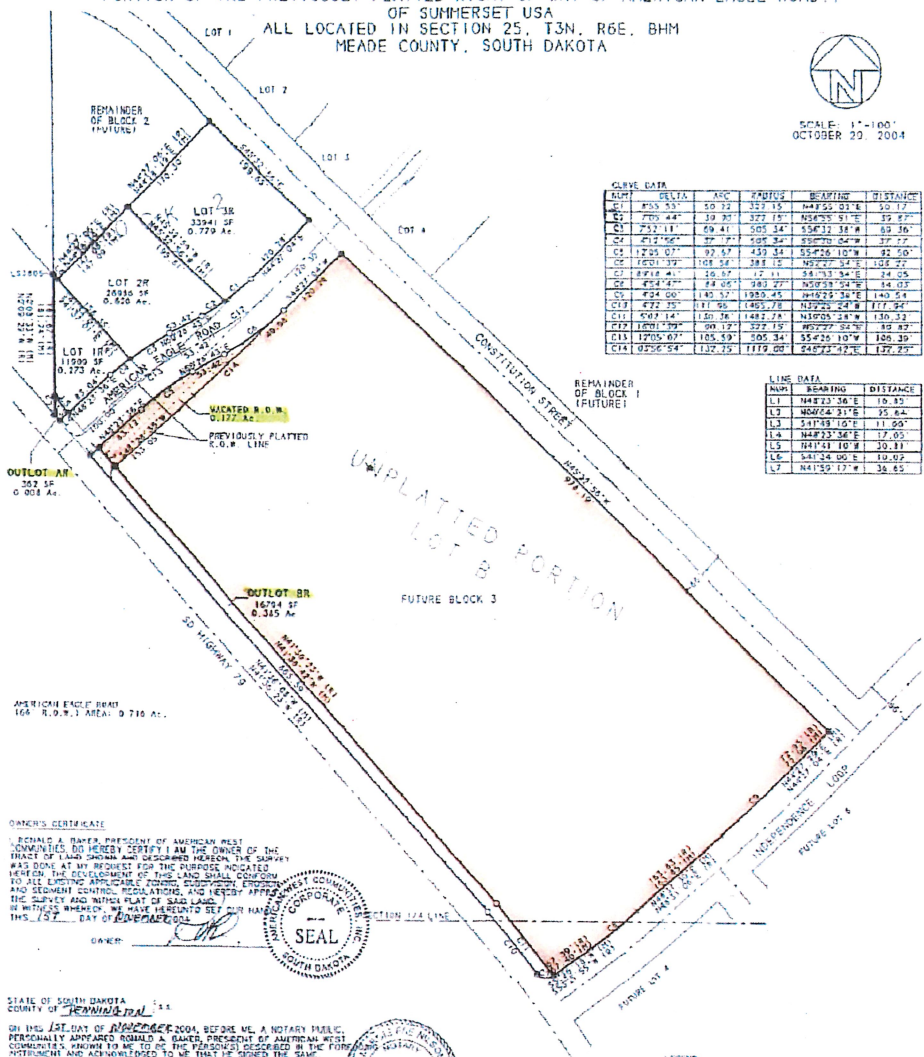
That portion of Tract 3 of the South Half (S $\frac{1}{2}$) of Section 25, Township 3 North, Range 6 East of the Black Hills Meridian, City of Summerset, Meade County, South Dakota, as shown on the plat filed in Plat Book 7 on Page 28, lying northerly and easterly of Outlot BR and lying northerly and westerly of the northerly Independence Loop right-of-way, as shown on the plats filed in Plat Book 21 on Pages 290-291 and Plat Book 21 on Pages 1 and 2 (referred to on said plats as "Future Block 3").

^{DS}CS ^{DS}BSU

PB21-266

PLAT OF
LOTS 1R, 2R & 3R OF BLOCK 2, OUTLOTS AR & BR, VACATED RIGHT-OF-WAY AND THE RELOCATED
RIGHT-OF-WAY OF AMERICAN EAGLE ROAD (LOTS 1R, 2R & 3R OF BLOCK 2 FORMERLY A PORTION OF
LOTS 1, 2 & 3 OF BLOCK 2, OUTLOT AR FORMERLY A PORTION OUT LOT A, OUTLOT BR FORMERLY
OUTLOT B AND A PORTION OF THE RIGHT-OF-WAY OF AMERICAN EAGLE ROAD AND THE RELOCATED
RIGHT-OF-WAY OF AMERICAN EAGLE ROAD FORMERLY A PORTION OF LOTS 1, 2 & 3 OF BLOCK 2 AND A
PORTION OF THE PREVIOUSLY PLATTED RIGHT-OF-WAY OF AMERICAN EAGLE ROAD.)

ALL LOCATED IN SECTION 25, T3N, R6E, BHM
MEADE COUNTY, SOUTH DAKOTA



CURVE DATA table with columns: POINT, BEARING, DISTANCE, CURVE DATA, BEARING, DISTANCE

LINE DATA table with columns: BEARING, DISTANCE

DRAWER'S CERTIFICATE
I, RONALD A. BAKER, PRESIDENT OF AMERICAN WEST COMMUNITIES DO HEREBY CERTIFY I AM THE OWNER OF THE TRACT OF LAND SHOWN AND DESCRIBED HEREON. THE SURVEY WAS DONE AT MY REQUEST FOR THE PURPOSES INDICATED HEREIN. THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL LUTING APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS, ORDINANCES, RULES AND REGULATIONS, REGULATIONS, AND RESOLUTIONS APPLICABLE TO THE SURVEY AND THIS PLAT OF SAID LAND.

STATE OF SOUTH DAKOTA
COUNTY OF MEADE
ON THIS 1st DAY OF November 2004, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED RONALD A. BAKER, PRESIDENT OF AMERICAN WEST COMMUNITIES, KNOWN TO ME TO BE THE PERSON(S) DESCRIBED IN THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME.
NOTARY PUBLIC: *Philip J. Smith*
MY COMMISSION EXPIRES: 8-16-06

SURVEYOR'S CERTIFICATE
I, STEVEN O. THINDELSTAD, REGISTERED LAND SURVEYOR, DO NO. 4371, DO HEREBY CERTIFY THAT AT THE DIRECTION OF THE OWNER OF THE HEREIN DESCRIBED LAND, I HAVE MADE THE SURVEY AND WITHIN PLAT OF LAND DESCRIBED AND SHOWN HEREON. THE LOCATION AND DIMENSIONS ARE AS SHOWN ON THE PLAT AND SAID PLAT IS IN ALL RESPECTS TRUE AND CORRECT.

CERTIFICATE OF TREASURER
STATE OF SOUTH DAKOTA
COUNTY OF MEADE
I, TREASURER OF MEADE COUNTY, CERTIFY THAT ALL NECESSARY FEES HAVE BEEN PAID AND BY RECEIPT OF MY OFFICE HAVE BEEN PAID TO SAID:
DATE: 12/01/04
Ph. Vatt. Darity
MEADE COUNTY TREASURER

RESOLUTION OF APPROVAL - MEADE COUNTY BOARD OF COMMISSIONERS (ECCJ 11-3-04)
WHEREAS, THE PLAT HAVING BEEN SUBMITTED FOR THE APPROVAL OF THE MEADE COUNTY BOARD OF COMMISSIONERS BY THE OWNERS OF THE WITHIN PLATTED LAND AND IT APPEARS THAT SAID LANDS ARE OUTSIDE THE JURISDICTION OF ANY MUNICIPALITY AND THAT THE SYSTEM OF STREETS CONSISTING OF THE SYSTEM OF STREETS OF BLOCKS OF THE COUNTY, THAT ADEQUATE PROVISION IS MADE FOR ACCESS TO ADJACENT UNPLATTED LANDS BY PUBLIC DEDICATION OR ELECTION LINES WHEN PHYSICALLY ACCESSIBLE, THAT ALL PROVISIONS OF ANY SUBDIVISION REGULATIONS OF THE COUNTY HAVE BEEN COMPLIED WITH, THAT ALL TAXES AND SPECIAL ACCORDANCES UPON THE TRACT SUBDIVISION HAVE BEEN FULLY PAID AND THAT THE PLAT AND SURVEY THEREOF HAVE BEEN LAUDABLY EXECUTED, NOW, THEREFORE, BE IT RESOLVED THAT THE PLAT BE APPROVED THIS 8th DAY OF Dec 2004.

MEADE COUNTY REGISTER
STATE OF SOUTH DAKOTA
COUNTY OF MEADE
FILED THIS 9th DAY OF December 2004, AT 1:17 P.M. DECEMBER 010261
010261
MEADE COUNTY REGISTER OF DEEDS: *Luella Cook*

- LEGEND
● INDICATES PREVIOUSLY SET ASH/ REBAR WITH COP
○ INDICATES SET ASH/ REBAR WITH COP
□ CAP MARKED "THINDELSTAD 15 4371"
○ INDICATES 1/4" REBAR WITH SQUARE CAP MARKED "THINDELSTAD 15 4371" FOR R.O.W. PCS & PT'S
○ INDICATES 1/4" REBAR WITH ROUND CAP MARKED "THINDELSTAD 15 4371"
○ INDICATES MEASURED DIMENSIONS FROM SURVEY
○ INDICATES MEASURED DIMENSIONS FROM SURVEY
○ INDICATES MEASURED DIMENSIONS FROM SURVEY
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○ INDICATES MEASURED DIMENSIONS FROM SURVEY

OFFICE OF DIRECTOR OF EQUALIZATION
STATE OF SOUTH DAKOTA
COUNTY OF MEADE
I, DIRECTOR OF EQUALIZATION, MEADE COUNTY, CERTIFY THAT I HAVE RECEIVED A COPY OF THIS PLAT, AND THAT I HAVE REVIEWED THE SAME.
DATE 11/15/04
MEADE COUNTY DIRECTOR OF EQUALIZATION

PB21-266

DS
CS

DS
BSU

PREPARED BY: STEVEN O. THINDELSTAD
SURVEYOR ENGINEER & LAND SURVEYOR
1511 SOUTH HIGHWAY 73
IN ALVA, SOUTH DAKOTA 57713
(605) 746-7988

BOOK 758 PAGE 1209

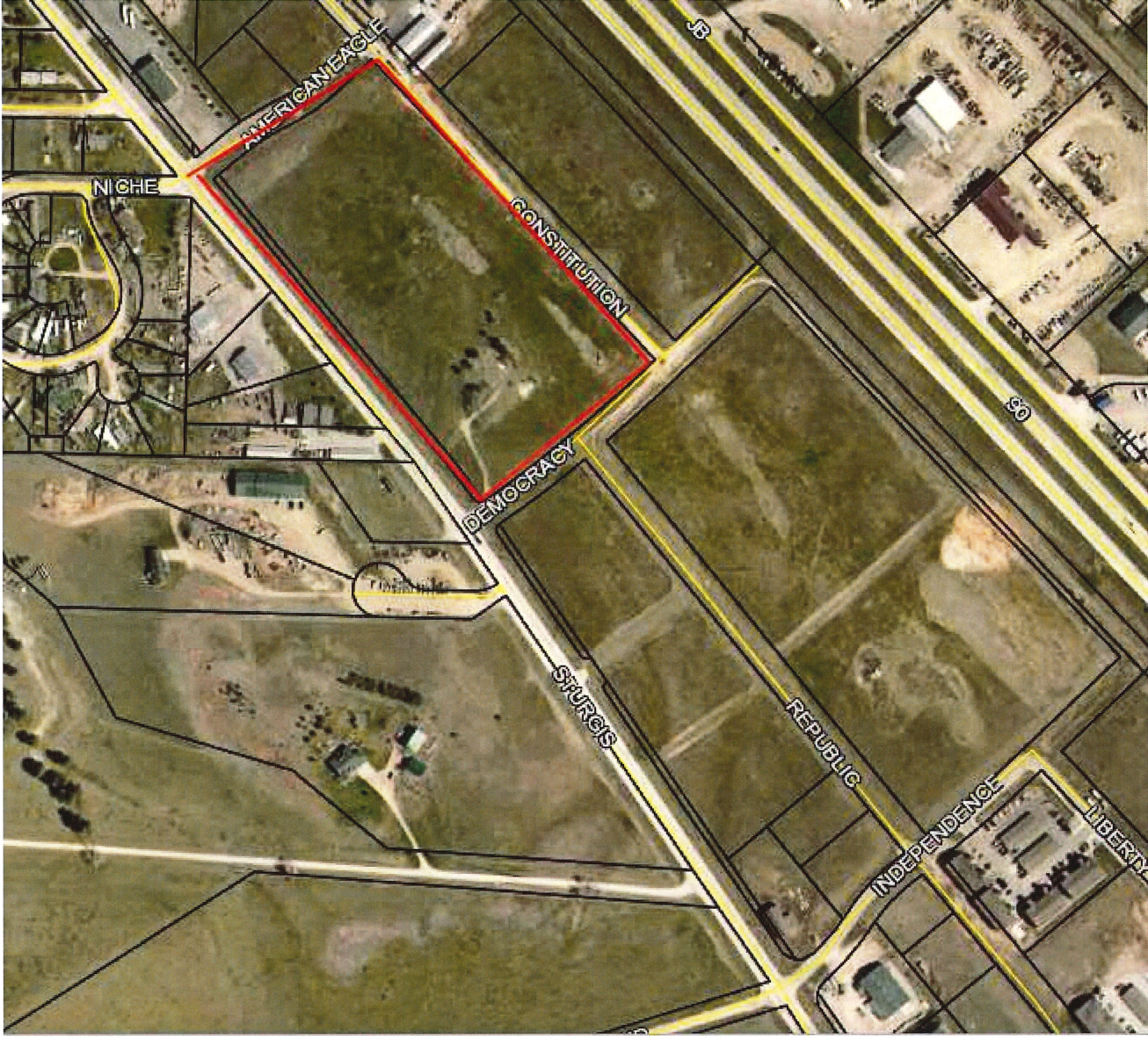
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-AND-

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^{DS}
CS

^{DS}
BSV





June 7, 2022

Final Plat Review

Lot 1, Block 3 of Summerset USA.

Formerly a portion of Lot B of the E1/2NW1/4 and a portion of Tract 3 of the S1/2, All in Section 25.

Located in Section 25, Township 3 North, Range 6 East,

Black Hills Meridian, City of Summerset, Meade County, South Dakota

General Information:

Parcel Acreage 11.09 acres

Location Section 25 T.3N.,R.6E., Black Hills Meridian City of Summerset

Date of Application May 13, 2022

Surveyor Project Number 22-130

Reviewed By: **Gary Anderson, LS, HDR Engineering, Inc.**

Purpose: Create a platted lot

Access and Utilities: Access off Constitution St, American Eagle Rd, and Democracy Lane, water from Black Hawk Water Users District, sewer from City of Summerset

Fire Protection: Black Hawk Volunteer Fire Department

Drainage: Minimal Flood Hazard

Final Plat Review:

Bearings Distances close

Remove Utility information cluttering up line work

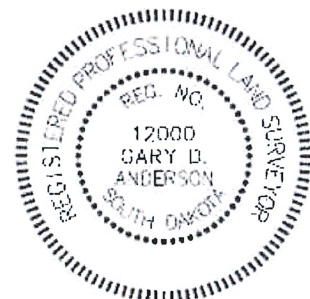
Check Acreage on plat I think it is 11.09 rather than 10.85

Check "Total Platted Area" note above the phone number on page 1

Change the font or enlarge the curve table, it is barely legible.

Add North arrow

Gary Anderson, LS 12000



SURVEYOR'S CERTIFICATE

I, Sharon E. Vasknetz, 2305 Junction Avenue, Sturgis, SD, being a Registered Professional Surveyor in the State of South Dakota, do hereby certify that I have surveyed and plotted the property shown and described herein, and that the same is shown marked upon the ground in accordance with the Private Agreements that are not known to me are not shown herein.

IN WITNESS WHEREOF
I hereunto set my hand and seal
this _____ day of _____, 20____.

Sharon E. Vasknetz
Registered Land Surveyor No. 7719

OWNER'S CERTIFICATE

I, Spring Valley Entertainment LLC, do hereby certify that I am the owner of the land shown and described herein, and that I did authorize and do join in the execution of this Survey and that the same is shown marked upon the ground and that I am not aware of any existing applicable zoning, subdivision, and erosion and sediment control regulations. Dedicated right-of-way as shown herein is dedicated to public use.

IN WITNESS WHEREOF
We hereunto set our hands this _____ day of _____, 20____.

Spring Valley Entertainment, LLC, Owner
Bryan Vulech, Managing Member

ACKNOWLEDGEMENT OF OFFICERS

STATE OF _____ }
COUNTY OF _____ }

On this _____ day of _____, 20____, before me, the undersigned Notary Public, personally appeared _____, of the County of _____, State of _____, known to me to be the persons who executed the foregoing Owner's Certificate and acknowledged to me that they executed the same for purposes therein contained.

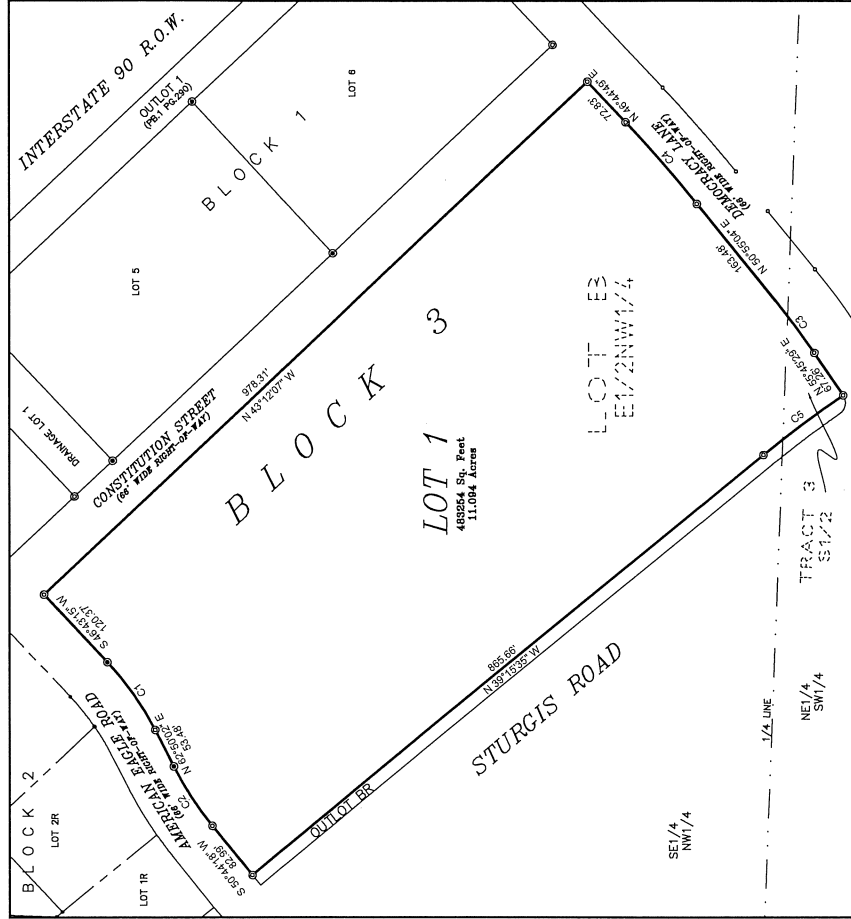
IN WITNESS WHEREOF, I hereby set my hand and official seal.

Notary Public
My commission expires: _____

OFFICE OF REGISTER OF DEEDS

Meade County Register of Deeds

Plat of
Lot 1, Block 3 of Summerset USA.
Formerly a portion of Lot B of the E1/2NW1/4 and a portion of the Tract 3 of the S1/2, All in Section 25.
Located in Sec. 25, T.3N., R.6E., B.H.M., City of Summerset, Meade County, South Dakota.



SURVEYOR'S NOTES

- Utility as Minor Drainage Easements: An eight foot (8') wide utility and minor drainage easement is hereby granted on the interior side of the plat to the north and east of the plat. The easement shall be the financial responsibility of landowners.
- Per Ferno Map Panel 46093C180CF Designated in an area of Minimal Flood Hazard, Zone X, Effective Date 9/16/2011.
- Field of Record as Reference: Refer to Plat Book 21, d. Page 265 as previously recorded with the Meade County Register of Deeds Office in Sturgis, South Dakota.
- Building Restrictions per the most recently adopted International Building Code and the most recently adopted Subdivision Requirements per the City of Summerset, South Dakota.
- Block of Blockline Using Geodetic North Determined from Global Positioning System (GPS).
- All dimensions shown herein are in US Survey Feet.

LEGEND

- ⊙ Found or Set 5/8" Rebar with Cop Nailed "VASKNETZ RLST7719".
- ⊙ Found IR unless otherwise noted.
- ⊙ Found "THINGSTAD Cop RL3A371".
- (R) Indicates dimensions previously recorded.
- (M) Indicates measured this survey.

JUNE 2022
SCALE: 1" = 100 FEET
11,094 ACRES ± TOTAL PLATTED AREA

CERTIFICATE OF PLANNING COMMISSION

The City of Summerset Planning and Zoning Commission certifies it has reviewed the final plat and hereby recommends approval to the City Commission of the City of Summerset, South Dakota.

Dated this _____ day of _____, 20____.

Planning Commission Member _____

RESOLUTION OF CITY COMMISSION

Whereas there has been presented to the City Commission of the City of Summerset, South Dakota, the within Plat of the above described lands, and it appears to this Council of Commissioners that:

- The system of streets set forth therein conforms to the system of streets and easements of the City of Summerset, South Dakota;
- All provisions of the City Subdivision Regulations have been complied with, and
- Any special assessments upon the Tract or Subdivision have been fully paid, and special assessments upon the Tract or Subdivision have been made according to law.

NOW THEREFORE, BE IT RESOLVED that said plat is hereby approved in all respects.

Dated at Summerset, South Dakota

this _____ day of _____, 20____.

Mayer of the City of Summerset _____

DRAINAGE NOTES

All major drainage easements shown herein shall be kept free of all obstructions including, but not limited to, buildings, walls, fences, trees, shrubs, etc., and shall be maintained in accordance with the authority the right to construct, operate, maintain, reconstruct and repair such improvements and structures as it deems necessary to facilitate drainage from any source.

PREPARED BY: BASELINE SURVEYING, INC.,
2305 JUNCTION AVENUE, STURGIS, S.D. 57785
PHONE: 605-490-1401 EMAIL: BASELINE@STURGISSURVEYING.COM JOB NUMBER: 62-130

Plat Of
Lot 1, Block 3 of Summerset USA.
Formerly a portion of Lot B of the E1/2NW1/4 and a portion of the Tract 3 of the S1/2, All in Section 25.
Located in Sec. 25, T.3N., R.6E., B.H.M., City of Summerset, Meade County, South Dakota.

CERTIFICATE OF CITY FINANCE OFFICER

I, Finance Officer of the City of Summerset, South Dakota, do hereby certify that the foregoing instrument is a true and correct copy of the resolution adopted by the City Commission of the City of Summerset, South Dakota at a meeting held on the _____ day of _____, 20____.

Finance Officer of the city of Summerset

CERTIFICATE OF CITY FINANCE OFFICER

I, Finance Officer of the City of Summerset, do hereby certify that all taxes which are listed upon the land described herein, as shown by the records of my office, are fully paid.

Dated this _____ day of _____, 20____.

Finance Officer of the City of Summerset

APPROVAL BY HIGHWAY OR STREET AUTHORITY

The location of the proposed access to the Highway or Street as shown hereon is hereby approved. Any change in the location of the proposed access shall require additional approval.

Dated this _____ day of _____, 20____.

City of Summerset Highway or Street Authority

CERTIFICATE OF DIRECTOR OF EQUALIZATION

I, Director of Equalization of Meade County, South Dakota, do hereby certify that I have on record in my office a copy of the within described plat.

Dated this _____ day of _____, 20____.

Meade County Director of Equalization

COUNTY TREASURER'S CERTIFICATE

I, Treasurer of Meade County, South Dakota, do hereby certify that all taxes which are listed upon the land described herein, as shown by the records of my office, are fully paid.

Dated this _____ day of _____, 20____.

Meade County Treasurer

ORDINANCE NO. 2022-07

AN AMENDMENT TO TITLE XV: LAND USE, CHAPTER 151: SUBDIVISIONS, 151.052 SUPPLEMENTAL INFORMATION

AN ORDINANCE SETTING GEOTECHNICAL REQUIREMENTS FOR DEVELOPERS

The following supplemental information **shall** be required unless the Board of Commissioners approves a variance request submitted by the subdivider to waive specific requirements. The submissions identified below are to include the number of paper copies indicated (inclusive of one original) plus one electronic copy (submitted by disk, email, or other electronic media approved by the Planning Official).

(A) *Soil erosion and sediment control plan: two paper copies.* Each copy shall contain the following:

- (1) A scaled topographic survey map of the proposed subdivision site showing proposed lot lines and two-foot contour intervals;
- (2) A soil erosion control plan showing locations and areas of anticipated soil disturbance and the proposed erosion control structures and practices that will be used to control the anticipated erosion;
- (3) A sediment control plan detailing the structures and practices that will be applied to control sediment generated by on-site erosion;
- (4) A seeding and planting plan for any screening strips or other landscaped areas required by the Board of Commissioners;
- (5) Evidence of acceptance of the subdivider's application onto the State National Pollution Discharge Elimination System (NPDES) permit by DENR; and
- (6) A soils engineering report and/or an engineering geology report **may** shall be requested by the Board of Commissioners when unstable soils or steep slopes are present within or adjacent to the subdivision.

Commented [LS1]: Take out may and replace with shall

Subdivision Required Improvements by Type.

High Density subdivisions shall be required to have the following: (10,000 + sq. ft)

Geotechnical soil borings must be completed by a geotechnical engineer with one soil boring hole at a depth of at least 15' deep per every 12 lots unless otherwise recommended that additional depth or additional soil borings based on soil conditions are needed by the geotechnical engineer.

Modified High Density subdivision shall be required to have the following: (1 to 3 acres)

Geotechnical soil borings must be completed by a geotechnical engineer with one soil boring hole at a depth of at least 15' deep per every six lots unless otherwise recommended that additional depth or additional soil borings based on soil conditions are needed by the geotechnical engineer.

Medium Density subdivisions shall be required to have the following: (3 to 9 acres)

Geotechnical soil borings must be completed by a geotechnical engineer with one soil boring hole at a depth of at least 15' deep per every four lots unless otherwise recommended that additional depth or additional soil borings based on soil conditions are needed by the geotechnical engineer.

Commercial subdivisions shall be required to have the following:

Geotechnical soil borings must be completed by a geotechnical engineer with one soil boring hole at a depth of at least 25' deep per every lot unless otherwise recommended that additional depth or additional soil borings based on soil conditions are needed by the geotechnical engineer.

Multi-residential subdivisions shall be required to have the following: (1+ acres)

Geotechnical soil borings must be completed by a geotechnical engineer with one soil boring hole at a depth of at least 25' deep per every four lots unless otherwise recommended that additional depth or additional soil borings based on soil conditions are needed by the geotechnical engineer.

Commented [LS2]: Add new section.

ORDINANCE NO. 2022-08

AN AMENDMENT TO TITLE XV: LAND USE, CHAPTER 155: ZONING – R-1 SINGLE FAMILY RESIDENTIAL,
155.058 AREA REGULATIONS

§ 155.058 AREA REGULATIONS.

All setbacks shall be measured from the owner's property line as follows:

(A) *Front setback.* All structures: 25 feet;

(1) Corner lots: two front setbacks and two side setbacks.

Commented [LS1]: ADD: Corner lots and setbacks

(B) *Side setback.*

(1) All structures: eight feet; and

(2) Exception for portable accessory buildings: two feet.

(C) *Rear setback.*

(1) Primary uses: 25 feet;

(2) (a) Unattached buildings of accessory use: eight feet; and

(b) Exception for portable accessory buildings: two feet.

(D) *Lot width.* There shall be a minimum lot width of 75 feet at the front building line;

(E) *Minimum lot size.* Eight thousand and five hundred square feet; for any non-residential use and their accessory buildings, 30,000 square feet; and

(F) *Maximum lot coverage.* Thirty five percent.