

**OFFICIAL MINUTES
SUMMERSET PLANNING AND ZONING COMMISSION
REGULAR MEETING
JANUARY 24, 2023 @ 6:00 P.M.**

The meeting was called to order by Commissioner Oldfield at 6:00 p.m.

ROLL CALL: Brody Oldfield, Dustin Hirsch, Casey Kenrick, and John Hough present. Absent: Mike Martin. Also present was the City Administrator.

CALL FOR CHANGES: Motion by Kenrick, second by Hirsh to approve the agenda of the meeting for January 24, 2023. Motion carried.

CONSENT CALENDAR: Motion by Hirsch, second by Hough to approve the minutes of the regular meeting of December 27th, 2022. Motion carried.

MAURICE COTTON – PRELIMINARY PLAT

Plat of Lot 17D Revised and 17E Revised of Rendezvous Ranch Subdivision and Lot 17-R2 of Truman Quaal Subdivision. Formerly all of Lot 17D, Lot 17E and Lot 17-2R of Rendezvous Ranch Subdivision and all of Lot 17-R of Truman Quaal Subdivision. Located in the W1/2 of Section 30, Township 3 North, Range 7 East of the Black Hills Meridian, Meade County, SD.

Motion by Hirsch, second by Kenrick to open discussion. Motion carried.

City Administrator Lisa Schieffer presented the application for the preliminary plat along with the review done by HDR Engineering.

Motion by Kenrick, second by Hough, to close discussion. Motion carried.

Motion by Kenrick, second by Hirsch, to approve the preliminary plat contingent on the utility companies providing letters that there are no utilities in the 8' interior lot line easements.

ADJOURNMENT

Motion by Hirsch, second by Hough, to adjourn the meeting at 6:04 p.m. Motion carried.

Candace Sealey, Finance Officer

Brody Oldfield, Chairman

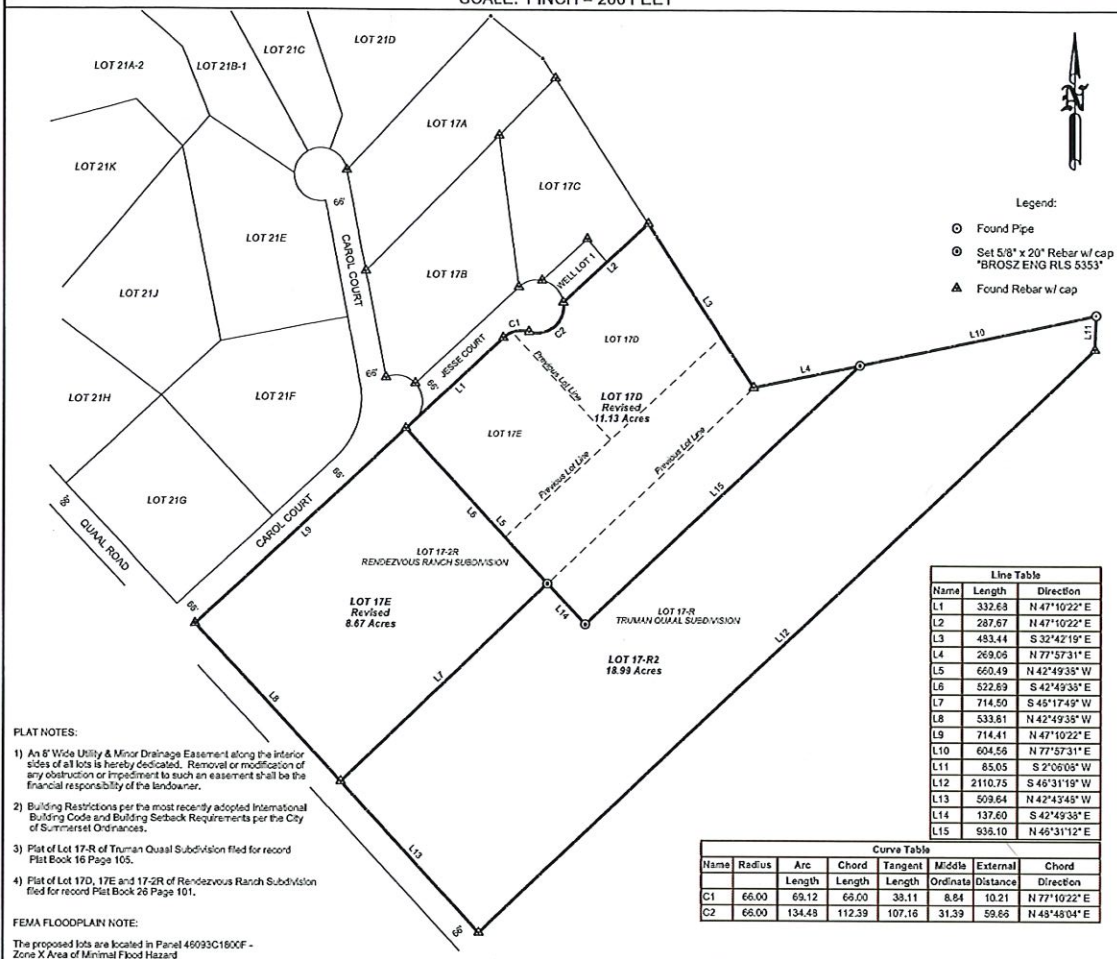
Published once 1/31/23 at a cost of \$57.70.

PLAT OF LOT 17D REVISED AND 17E REVISED OF RENDEZVOUS RANCH SUBDIVISION
AND LOT 17-R2 OF TRUMAN QUAA SUBDIVISION
FORMERLY ALL OF LOT 17D, LOT 17E AND LOT 17-2R OF RENDEZVOUS RANCH SUBDIVISION
AND ALL OF LOT 17-R OF TRUMAN QUAA SUBDIVISION

LOCATED IN THE WEST 1/2 OF SECTION 30
TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE BLACK HILLS MERIDIAN

MEADE COUNTY, SOUTH DAKOTA

SCALE: 1 INCH = 200 FEET



CERTIFICATE OF OWNERS

We, Carol Cotton and Stanley Schlosser, do hereby certify that we are the owners of the tract of land shown and described herein, that said land is free from any encumbrance, that we do authorize and do hereby approve the survey and within plat of said land for the purposes intended herein. We further certify that the development of this land shall conform to all existing applicable zoning, subdivision, erosion and sediment control regulations.

Any land shown on the within plat as dedicated to public right-of-way is hereby dedicated to public use and public utility use as such forever, but such dedication shall not be construed to be a donation of the fee of such land.

OWNER:

Carol Cotton Stanley Schlosser

ACKNOWLEDGMENT OF OWNERSHIP

State of South Dakota County of Meade

On the ____ day of ____, 2023, before me, a Notary Public, personally appeared Carol Cotton and Stanley Schlosser, known to me to be the persons described in the foregoing instrument and acknowledged to me that they signed the same.

My Commission Expires: ____ Notary Public

CERTIFICATE OF SURVEYOR

I, Michael A. Jordan, Registered Land Surveyor No. 5353 in the State of South Dakota, on the basis of my knowledge, information and belief, do hereby certify that at the request of said Owner the survey represented by this plat is in all respects correct and was made under my supervision, on the ground, to the normal standard of care of Professional Land Surveyors practicing in the State of South Dakota. This survey does not constitute a title search to determine ownership or easements of record as performed by myself or by Brosz Engineering.

IN WITNESS WHEREOF, I have set my hand and seal this ____ day of ____, 2023.

Michael A. Jordan
Registered Land Surveyor No. 5353

APPROVAL BY HIGHWAY OR STREET AUTHORITY

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

Dated this ____ day of ____, 2023.

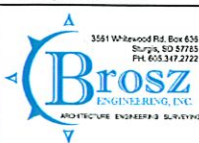
Highway or Street Authority

CERTIFICATE OF PLANNING COMMISSION

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

Dated this ____ day of ____, 2023.

Planning Commission Member



Project: 2103129
Date: 01/23/2023
Sheet: 1 of 1
Prepared by: Michael A. Jordan
Brosz Engineering
3561 Whitewood Rd. Box 636
Sturgis, SD 57785

CERTIFICATE OF COUNTY TREASURER

I, Treasurer of Meade County, South Dakota, do hereby certify that all taxes, which are liens upon the within described lands are fully paid according to the records in my office.

Meade County Treasurer Date

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.

Meade County Director of Equalization Date

RESOLUTION OF CITY COMMISSION

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

- a. The system of streets set forth therein conforms to the system of streets of the existing plat of the City,
- b. all provisions of the City subdivision regulations have been complied with,
- c. all taxes and special assessments upon the tract or subdivision have been fully paid, and
- d. such plat and survey thereof have been executed according to law,

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

Dated at Sumner, South Dakota this ____ day of ____, 2023.

Mayor Date

CERTIFICATE OF CITY FINANCE OFFICER

I, Finance Officer of the City of Sumner, South Dakota, do hereby certify that the foregoing instrument is a true and correct copy of the resolution adopted by the City Commission of City of Sumner, South Dakota at a meeting held on the ____ day of ____, 2023.

Finance Officer Date

CERTIFICATE OF CITY FINANCE OFFICER

I, Finance Officer of the City of Sumner, South Dakota, do hereby certify that all special assessments which are liens upon the described lands are fully paid according to the records of my office.

Finance Officer Date

OFFICE OF REGISTER OF DEEDS

State of South Dakota County of Meade

Filed for record this ____ day of ____, 2023,
at ____ o'clock ____ M in Book ____ of Plats, Page ____.

Register of Deeds

Fee: \$

Memo

Date: Thursday, February 09, 2023
Project: Lots 1-6 & Dedicated Heather Lane ROW, New Leaf Subdivision
To: Lisa Schieffer, City Administrator
From: HDR, Inc
Subject: Preliminary Plat - Plan Review

Drainage

1. Provide highwater elevations to verify freeboard is being met for detention ponds.
2. Detention Pond B appears to provide detention for both Lot 3 & 4. If it is intended to provide detention for both lots there should be an easement or covenant either on the plat or as a separate document indicating it is a shared pond. Wouldn't want Lot 4 owner to make changes that would negatively impact Lot 3.
3. All detention ponds are draining to SDDOT ROW and it does appear there may be a small amount of work outside the developed property. This work will need to be approved by SDDOT.

Sanitary Sewer

4. Proposed sewer is septic. City does not currently have sewer service in the area. City will need to decide if individual septic systems will be allowed.

Water

5. Provide letter of approval from Black Hawk Volunteer Fire Department.



February 7, 2023

Final Plat Review Lots 1-6 & Dedicated Heather Lane Right-of-Way, New Leaf Subdivision

(Formerly Tract 1 of Richardson Subdivision less Lot H1 les Lot H2, & less lot H3 of Tract 1 of Richardson Subdivision)

Located in Section 31 T3N, R7E BHM City of Summerset, Meade County South Dakota.

General Information:

Parcel Acreage 21.58
Location City of Summerset
Date of Application Jan 26, 2023
Reviewed By: Gary Anderson, LS, HDR Engineering, Inc.

Purpose: Create a 6 lot subdivision

Access and Utilities: Access for Lots 2-6 will be off Heather Lane. Access for Lot 1 will be through access easement on Lot 1 to Sturgis Road.

Fire Protection: Fire protection will be provided by Black Hawk Volunteer Fire Department.

Drainage: Three detention ponds are proposed, one has an access easement as it is for roadway runoff as well as site runoff.

Final Plat Review:

Bearings and distances close on the plat.
Replace "Lots 1-5" in the title with "Lots 1-6".

Name of the Subdivision should be on the first line of the title, instead of second.

Gypsum is indicated in 7 of the 8 bore hole samples that were taken. The following note shall be added to the plat "Due to the presence of gypsum in the subdivision, a geotechnical investigation will need to be completed at building locations and all foundations, unless determined otherwise, shall be designed by a licensed geotechnical engineer."

Gary Anderson, LS 12000





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) _____

RECEIVED
JAN 26 2023

BY: _____

LEGAL DESCRIPTION (Attach additional sheets as necessary)

EXISTING

Tract 1 of Richardson Subdivision less Lot H1, less Lot H2, & less Lot H3 of Tract 1 of Richardson Subdivision

PROPOSED Lots 1-6 of New Leaf Subdivision

LOCATION Section 31, T3N, R7E, BHM, City of Summerset, Meade County, SD

Size of Site-Acres 21.6 acres

Square Footage

Proposed Zoning

DESCRIPTION OF REQUEST: Preliminary plat

Utilities: Private / Public

Water BHWUD

Sewer NA

APPLICANT

Name NEW LEAF LLC

Phone 605-787-5187

Address P.O. Box 742 / 17875 Black Hawk Road

E-mail msleow67@hotmail.com

City, State, Zip Black Hawk, SD 57718

Signature Matthew 1/18/23

Date

PROJECT PLANNER - AGENT

Name Renner Associates

Phone (605) 721-7310

Address 3231 Teewinot Drive

E-mail joe@rennerassoc.com

City, State, Zip Rapid City, SD 57703

Signature _____

Date

OWNER OF RECORD (If different from applicant)

Name _____

Phone _____

Address _____

E-mail _____

City, State, Zip _____

Property Owner Signature

Date

Matthew

1/18/23

Signature

Date

Print Name: MATTHEW LEON

Title*: MEMBER

*required for Corporations, Partnerships, etc.

Property Owner Signature

Date

Signature

Date

Print Name: _____

Title*: _____

FOR STAFF USE ONLY

- ☐ Sewer Utility
- ☐ Fire Department
- ☐ Public Works
- ☐ Planning
- ☐ Building Inspector
- ☐ Engineering
- ☐ City Code Enforcement
- ☐ Police
- ☐ City Attorney

- ☐ BHP&L
- ☐ Finance Officer
- ☐ Register of Deeds
- ☐ County - Planning
- ☐ SD DOT
- ☐ SD DENR
- ☐ Auditor - Annexation
- ☐ Drainage
- ☐ Parks & Recreation

- ☐ Diamond D Water
- ☐ Black Hills Water
- ☐ Quaal Road District
- ☐ Other: _____
- ☐ Other: _____
- ☐ Other: _____
- ☐ Other: _____

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

Planning and Zoning Meeting Date: _____

Commission Meeting Date: _____

Date Paid: _____

Payment Type: Cash ☐ Check ☐ Credit Card ☐



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

PRELIMINARY PLAT

The Filing Fee for a Preliminary Plat Application is \$1000.00
Information and submission requirements follow:

1. Prior to submitting to the Planning Department any plat application applicant may schedule an optional Layout Plan meeting with the City of Summerset.
2. Applicant shall submit a complete Preliminary Plat application (below) with non-refundable fee and shall submit copies as follows:
 - ☒ (1) Copies of Original Preliminary Plat Application and Preliminary Plat for proposed subdivision on 15"x26" paper by a registered land surveyor
 - ☒ (1) Electronic copy of Preliminary Plat (submitted by disk, e-mail or other approved electronic media)
 - ☒ (1) Copy of Preliminary Plat on 8 1/2" x 11" paper
 - ☒ A copy of any covenants for the proposed subdivision
3. **Preliminary Plat shall include the following:**
 - ☒ Plat title, centered at the top of the page, consisting of the proposed name of the subdivision and a description of the land being subdivided. This should include former description if applicable.
 - ☒ A scaled map of the proposed subdivision showing the location, dimension and area of the subdivision, lot(s), street(s) and dedicated boundaries. Include subdivisions, lots, and streets of adjoining subdivisions.
 - ☒ A north arrow, scale, creation date, preparer name, and address legend.
 - ☒ The location, width, and purpose of all easements and reserve strips.
 - ☒ The location and dimension of lands to be dedicated or reserved for streets, parks, open space, and other public use.
 - ☒ The lot and (if needed) block number that clearly identifies each parcel of land.
 - ☒ A floodplain note addressing if any FEMA-defined Flood Hazard Area is present in the subdivision.
 - ☒ A note (if there are any major drainage easements shown on the plat) stating that "Major drainage easements shall be kept free of all obstructions, including fences, and that the major drainage easement provides the Summerset Public Works Department, or their designee(s) the rights of entry, construction, and maintenance in order to facilitate drainage through these easements."
 - ☒ A note stating "An eight foot (8') utility easement is hereby granted on the interior of all lot lines. Removal or modification of any obstruction or impediment to such an easement shall be the financial responsibility of the landowner."
 - ☒ All certifications and signature lines that are required on the Final Plat (see Subdivision Ordinance 115, Section 4, Paragraph D, for required certifications and signatures).

The following supplemental information shall be included in the Preliminary Plat Application unless waived by the Planning Commission during Layout Plan review. Submission identified below to include paper originals plus one (1) electronic copy:

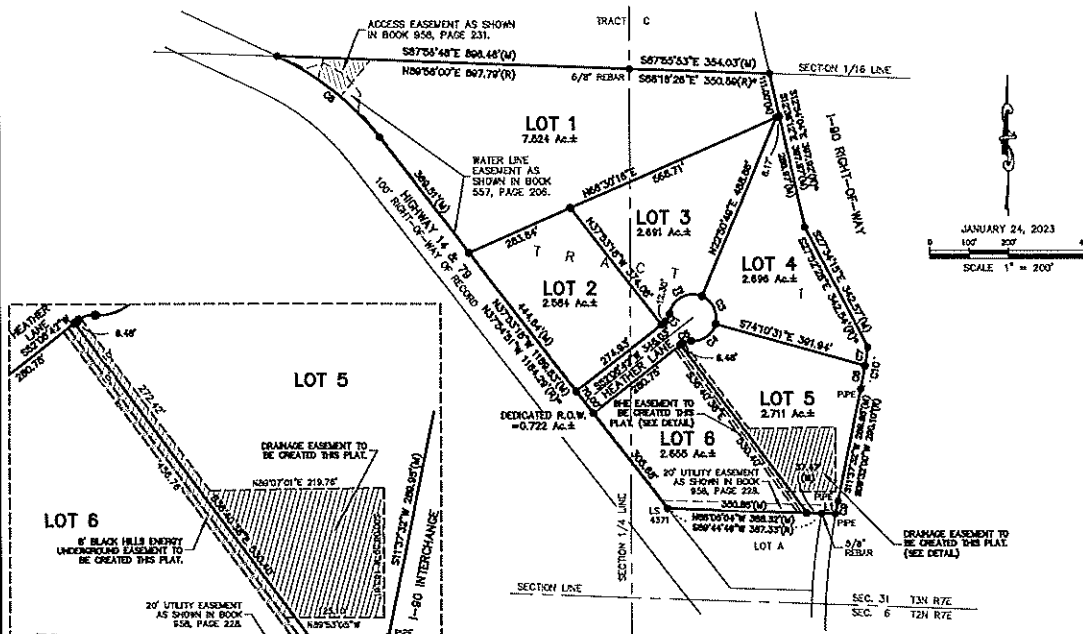
(2) Copies of Soil Erosion and Sediment Control Plan including:

- ☒ Scaled topographic survey map showing proposed lot lines and two-foot (2') contours
- ☒ Locations and areas of anticipated soil disturbance
- ☒ Proposed erosion control structures and practices
- ☒ Seeding and planting plan for any screening strips or other landscaped areas required by the City Commissioners
- ☒ Evidence of acceptance of the subdivider's application onto the State NPDES Permit by DENR
- ☒ Soils Engineering Report (if required by the City Commissioners)

(4) Copies of Water Distribution Plan-(2) copies will be used by city staff (2) copies to be submitted to DENR by the subdividers engineer. Plans to include:

- ☒ Scaled plan and profile showing the proposed location and size of the water distribution system including all pipes, appurtenances, and methods proposed for connection to the existing water system
- ☒ Location and size of service tap for each lot
- ☒ Letter of plan approval from water utility company

**PLAT OF
LOTS 1-5 & DEDICATED HEATHER LANE RIGHT-OF-WAY,
NEW LEAF SUBDIVISION**
(formerly Tract 1 of Richardson Subdivision less Lot H1, less Lot H2 & less Lot H3 of Tract 1 of Richardson Subdivision)
LOCATED IN SECTION 31, T3N, R7E, BHM,
CITY OF SUMMERSET, MEADE COUNTY, SOUTH DAKOTA



LINE	BEARING	DISTANCE
L1(U)	N88°11'22"W	33.57
L1(R)	S89°44'46"W	33.55

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1(U)	22.56	30.07	43°05'07"	N30°34'08"E	22.03
C2(U)	108.91	58.09	103°19'15"	N80°56'12"E	82.87
C3(U)	35.43	52.07	67°56'40"	S83°39'15"E	28.17
C4(U)	51.13	59.09	79°22'25"	N33°32'39"E	25.35
C5(U)	22.56	30.07	43°05'07"	N73°39'15"E	22.03
C6(U)	60.13	1760.09	01°51'27"	S10°44'28"W	60.13
C7(U)	47.78	1760.09	01°51'20"	S83°39'05"W	47.78
C8(U)	331.88	724.07	28°18'10"	N31°31'23"W	329.08
C9(U)	345.26	724.07			
C10(U)	31.25	1582.57	01°07'53"	S11°04'17"W	31.24
C11(U)	31.52	1582.57	01°08'06"		
C12(U)	107.91	1760.09	03°39'47"	S89°57'49"W	102.89
C13(U)	108.05	1760.09			

CERTIFICATE OF OWNERSHIP

I, the undersigned, do hereby certify that I am the owner of the tract of land shown and described herein, that said land is free from any encumbrance, that I did authorize and do hereby approve the survey and within plot of said land for the purposes indicated herein. I further certify that the development of this land shall conform to all existing applicable zoning, subdivision, erosion and sediment control regulations.

Any land shown on the within plot as dedicated to public right-of-way is hereby dedicated to public use and public utility use as such forever, but such dedication shall not be construed to be a donation of the fee of such land.

In witness whereof, I have set my hand and seal.

OWNER: NEW LEAF, LLC.

By: Matthew J. Leon, Member

ACKNOWLEDGMENT OF OWNERSHIP
State of South Dakota
County of Pennington S.S.

On the _____ day of _____, 20____, before me, a Notary Public, personally appeared Matthew J. Leon, Member of NEW LEAF, LLC., known to me to be the person described in the foregoing instrument and acknowledged to me that he signed the same.

NOTARY PUBLIC:

My commission expires: _____

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

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

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 City of Summerset, South Dakota, at a meeting held on the _____ day of _____, 20____.

Finance Officer

Date

CERTIFICATE OF CITY FINANCE OFFICER

I, Finance Officer of the City of Summerset, South Dakota, do hereby certify that all special assessments which are due upon the within described lands are fully paid according to the records of my office.

Dated this _____ day of _____, 20____.

Finance Officer

LEGEND

(S) Denotes set rebar with survey cap marked "Rebar - Assoc. 9213".

(F) Denotes Found Survey Monument marked LS 8563 unless otherwise noted.

(R) Denotes Recorded in previous plat or description.

(M) Denotes Measured in this survey.

(R)* Denotes Recorded in previous plat or description. Bearings are State Plane Coordinate System.

NOTES

Eight foot (8') utility and minor drainage easement is hereby granted on the interior of all lot lines, except where drainage easements exist. Removal or modification of any obstruction or impediment to such an easement shall be the financial responsibility of the landowner.

Major drainage easements shall be kept free of all obstructions, including fences, and that the major drainage easement provides the Summerset Public Works Department, or their designee(s) the rights of entry, construction, and maintenance in order to facilitate drainage through these easements.

BASE OF BEARINGS

SOUTH DAKOTA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83(2011). DISTANCES ARE GRID; SCALE FACTOR = 1.00005585 GRID TO GROUND CONVERSION ANGLE OF -02°10'1" GRID TO GEODETIC NORTH.

FLOODPLAIN STATEMENT

BASED ON THE FLOOD INSURANCE RATE MAP NUMBER 46083C17877, EFFECTIVE DATE SEPTEMBER 18, 2011, INDICATES THE SUBJECT PROPERTY IS LISTED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.



CERTIFICATE OF SURVEYOR
State of South Dakota
County of Pennington S.S.

I, Eric D. Howard, Registered Land Surveyor No. 9213 in the State of South Dakota, do hereby certify that at the request of the owners listed herein, I have surveyed the tract of land shown, and to the best of my knowledge and belief, the within plot is a representation of said survey. Easements or restrictions of miscellaneous record or private easements that are not known to me are not shown herein.

In witness whereof, I have hereunto set my hand and seal.

Eric D. Howard, Registered Land Surveyor Date: _____

RESOLUTION OF CITY COMMISSION

Whereas there has been presented to the City Commission of the City of Summerset, South Dakota, the within plot 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 of the existing plat of the City.
- All provisions of the City subdivision regulations have been complied with.
- All taxes and special assessments upon the tract or subdivision have been fully paid.
- Each plot and survey thereof have been executed according to law.

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

Dated at Summerset, South Dakota this _____ day of _____, 20____.

Mayor

Date

APPROVAL BY HIGHWAY OR STREET AUTHORITY

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

Dated this _____ day of _____, 20____.

Highway or Street Authority

Department of Transportation

CERTIFICATE OF COUNTY TREASURER

I, Treasurer of Meade County, South Dakota, do hereby certify that all taxes, which are due upon the within described lands are fully paid according to the records in my office.

Dated this _____ day of _____, 20____.

Meade County Treasurer

CERTIFICATE OF REGISTER OF DEEDS

State of South Dakota
County of Meade S.S.



BLACK HAWK WATER USER DISTRICT
5513 OAK STREET
PO BOX 476
BLACK HAWK, SD 57718

Serving Black Hawk since 1949

Phone 605-787-5777
Email: office@bhwud.com

January 24th, 2023

City of Summerset
7055 Leisure Ln
Summerset, SD 57718

This letter shall act as notification that Black Hawk Water User District intends to serve water to the proposed New Leaf Subdivision. In Summerset, South Dakota. BHWUD has reviewed and approved the plans. If you have any questions, please feel free to contact me.

Sincerely,

Ken LeBon
Manager.
Black Hawk Water User District.

SD EForm - 2232 V2 By using this form you are agreeing to our terms of use. Please read:

DOT-166

Application for Highway Access Permit South Dakota Department of Transportation

Instructions: Please contact the local South Dakota Department of Transportation office to determine what supporting documents must accompany this application. Please submit a separate application and supporting documentation for each access requested. Attach additional sheets as necessary. Please print or type. Owner and applicant agree to comply with special and standard conditions if access permitted.

Permit Application (to be completed by applicant).

Property Owner:
Name(s): Now Leaf, LLC
Mailing Address: PO Box 742
City, State, Zip: Black Hawk, SD 57718
Daytime Phone: _____

Applicant (if different from Owner):

Name(s): _____
Mailing Address: _____
City, State, Zip: _____
Daytime Phone: _____

Property to be Served by Approach:

County: Meade
Section: 31 Township: 3N
Range: 7E

Or

Subdivision: Richardson Sub. Block/Lot: _____
Street Address: _____
City: _____

State Highway to be Accessed by Approach:

State Highway Number: Sturgis Road HWY 14 & 79

Access would be 517 feet (north, south, east or west)
from Anderson Road (nearest cross street).

Land Use of Property to be Served (check one):

- ☐ Agricultural: acres served _____
☐ Business: type commercial total square footage of buildings: _____ number of employees _____
☐ Residential: number of single-family dwellings _____, or number of multi-family dwellings _____
☒ Other: describe 5 commercial lots 2.7 acres in size

Type of Permit Requested (check one)

- ☐ New approach
☐ Change in use
☐ Temporary access
☐ Improve existing access
☒ Relocate existing access
☒ Remove existing access

Requested Approach Width (check one)

24' ☐ 30' ☒ 36' ☐ 40' ☐

Local Government Reviews:

County: Meade
Comments: _____

Municipality: Summerset

Comments: _____

Concurrence signature: _____ Date: _____

Concurrence signature: _____ Date: _____

Estimated Date of Construction:

I, the undersigned, request permission to construct or modify an access approach subject to the rules and regulations set forth in SDCL 70:09.

Signature of Applicant: _____

Date: 10/21/22

Signature of Owner (if different than applicant): _____

Date: 1/1/22

Supporting Materials Required:
(Required)

(Received)

☐ Access Approach Design
☐ Vicinity Map
☐ Traffic Volumes
☐ Three Copies of Site Plan
☐ Traffic Control Plan
☐ Proof of Liability Insurance
☐ Detailed Development Plan
☐ Drainage Plan
☐ Traffic Impact Study
☐ Revegetation Plan
☐ Other _____

Received by SDDOT: Date: 11/10/22

Decision: (to be made after Application Review)

- ☒ Access Approved
☐ Access Approved with Variance: _____
☐ Access Denied

Terms and Conditions of Approval (or Reason for Denial)

See Attachments for all that apply. See emails for all that apply.
Approach pipe will have safety ends with 6:1 slopes.

Access Must be Constructed By: 2/15/2022

SDDOT Area Engineer Signature: _____

M. Michael O'Connell
Date: 11/15/2022

SDDOT Area:

Area Office: RC
Contact Person: Steve Wiege
Contact Phone: 394-1644
Permit Number: _____

Distribution: Original - Owner; Copies - Access Management, Area Office

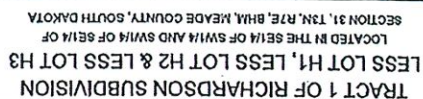
v.10/2005

PRINT FOR MAILING

CLEAR FORM

SDDOT Highway Access Permit Application Review Sheet (to be completed by SDDOT)			
Highway Access Classification: (check one) <input type="checkbox"/> Expressway <input type="checkbox"/> Free Flow Urban <input checked="" type="checkbox"/> Intermediate Urban <input checked="" type="checkbox"/> Urban Developed <input type="checkbox"/> Urban Fringe <input type="checkbox"/> Rural		Highway <u>0907 EF</u> MRM + Displacement <u>50+80</u> Left <input type="checkbox"/> Right <input checked="" type="checkbox"/> Average Daily Traffic _____ Accidents (three years) _____	
Highway Alignment to Left of Access (as seen when standing on access) <u>Intersection</u> <input checked="" type="checkbox"/> Straight <input type="checkbox"/> Turns left <input type="checkbox"/> Turns right <input type="checkbox"/> Flat <input type="checkbox"/> Slopes up <input checked="" type="checkbox"/> Slopes down		Highway Alignment to Right of Access (as seen when standing on access) <u>Intersection</u> <input checked="" type="checkbox"/> Straight <input type="checkbox"/> Turns left <input type="checkbox"/> Turns right <input type="checkbox"/> Flat <input checked="" type="checkbox"/> Slopes up <input type="checkbox"/> Slopes down	
Stopping Sight Distance: <u>500</u> ft. Entering Sight Distance: <u>800</u> ft. Posted Speed Limit: <u>45</u> mph <input type="checkbox"/> 0-3% grade <input checked="" type="checkbox"/> 3-5% grade <input type="checkbox"/> >5% grade		Stopping Sight Distance: <u>430</u> ft. Entering Sight Distance: <u>900</u> ft. Posted Speed Limit: <u>45</u> mph <input type="checkbox"/> 0-3% grade <input checked="" type="checkbox"/> 3-5% grade <input type="checkbox"/> >5% grade	
Significant Design and Potential Impact Considerations (check all that apply and explain checked items):			
<input type="checkbox"/> Sidewalks or Bike Paths <input type="checkbox"/> Curb & Gutter <input type="checkbox"/> On-Street Parking <input type="checkbox"/> Shoulder Width <input type="checkbox"/> Historical Resources		<input type="checkbox"/> Surface Drainage <input type="checkbox"/> Drainage Structures <input type="checkbox"/> Major Structures <input type="checkbox"/> Guard Rail <input type="checkbox"/> Above-Ground Utilities <input type="checkbox"/> Railroad Tracks	
		<input type="checkbox"/> Distance to Nearby Streets, Both Directions <input type="checkbox"/> Distance to Nearby Driveways, Both Directions <input type="checkbox"/> Others Streets with Access or Available Access <input type="checkbox"/> Traffic Control Devices or Relocation Needed <input type="checkbox"/> Median Crossovers	
Explain impact on design:			
SDDOT Region Traffic Engineer Review (optional): Comments:		SDDOT Access Management Review (optional): Comments:	
Signature: _____ date: ____/____/____		Signature: _____ date: ____/____/____	
APPROACH DESIGN SKETCH <div style="font-size: 1.5em; margin-top: 20px;">See Attached photo.</div>		List Attachments: <input type="checkbox"/> Driveway details <input type="checkbox"/> Culvert details <input type="checkbox"/> Mailbox details <input type="checkbox"/> Fencing details <input type="checkbox"/> Cattle guard <input type="checkbox"/> Sidewalk details <input type="checkbox"/> Median crossovers <input type="checkbox"/> Recreation paths <input type="checkbox"/> Rail crossings <input type="checkbox"/> Auxiliary lanes <input type="checkbox"/> Storm sewer <input type="checkbox"/> Pavement <input type="checkbox"/> Curb & gutter <input type="checkbox"/> Traffic Control <input type="checkbox"/> Sign/signal/markings <input type="checkbox"/> Other	
SDDOT Review Performed by:		Date: <u>11/10/22</u>	





Designed By	LG	Drawn By	KDO
Design Date	10/27/22	Plant Date	10/22
Issued By	NR, CE	Revised Date	10/20/22
Version #1 - 10/2022			

Prepared For:
NEW LEAF, LLC,
ATTN: MATT LEON
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57718

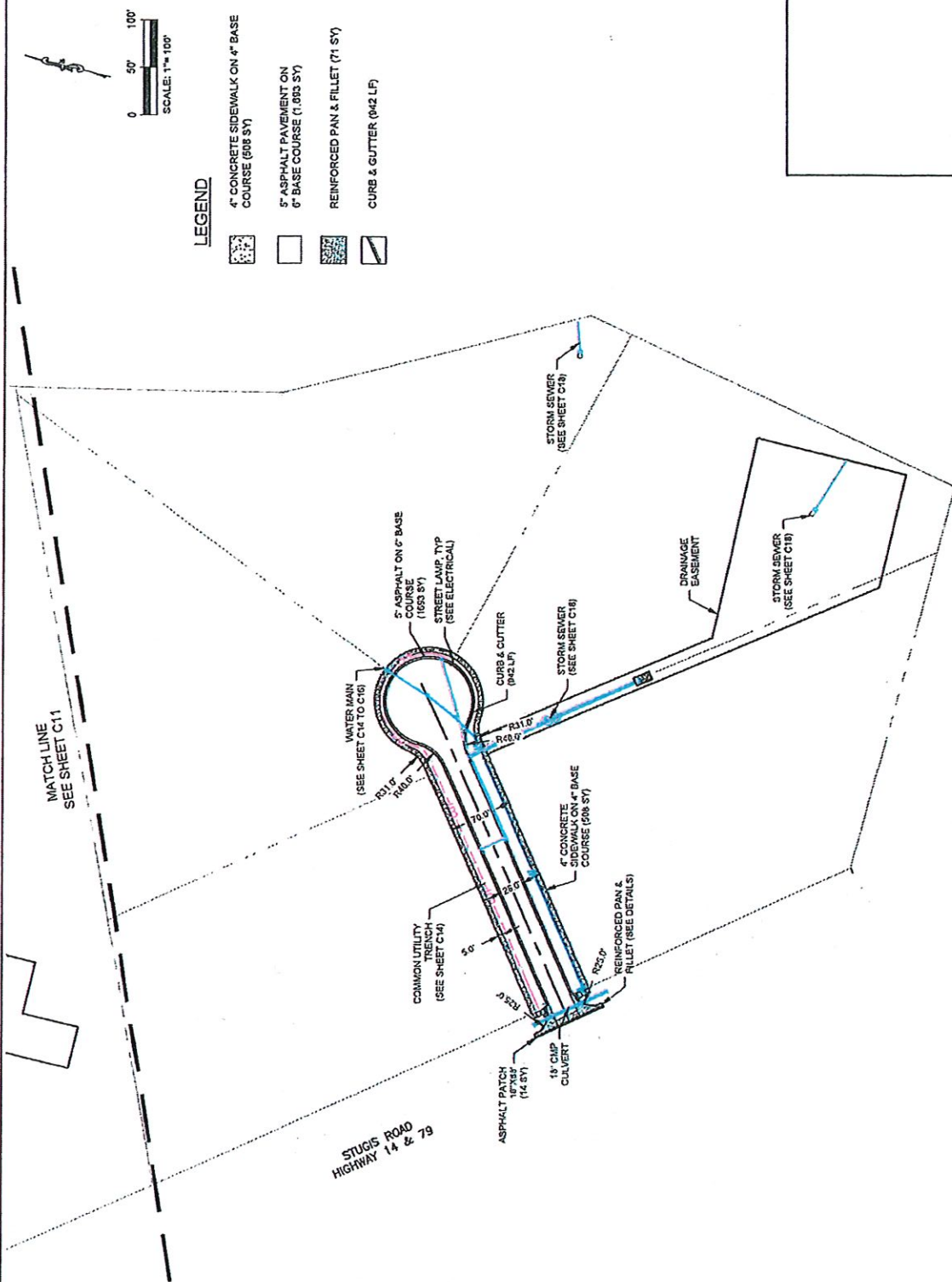
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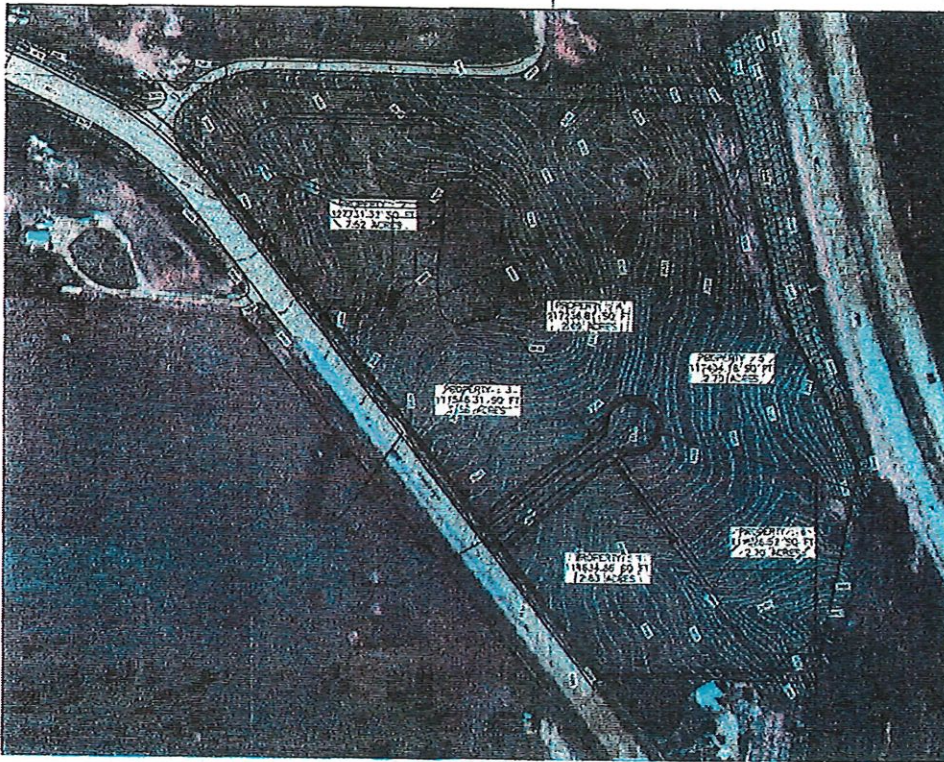
3198

Sheet Title:

SITE PLAN -
SOUTH

C12



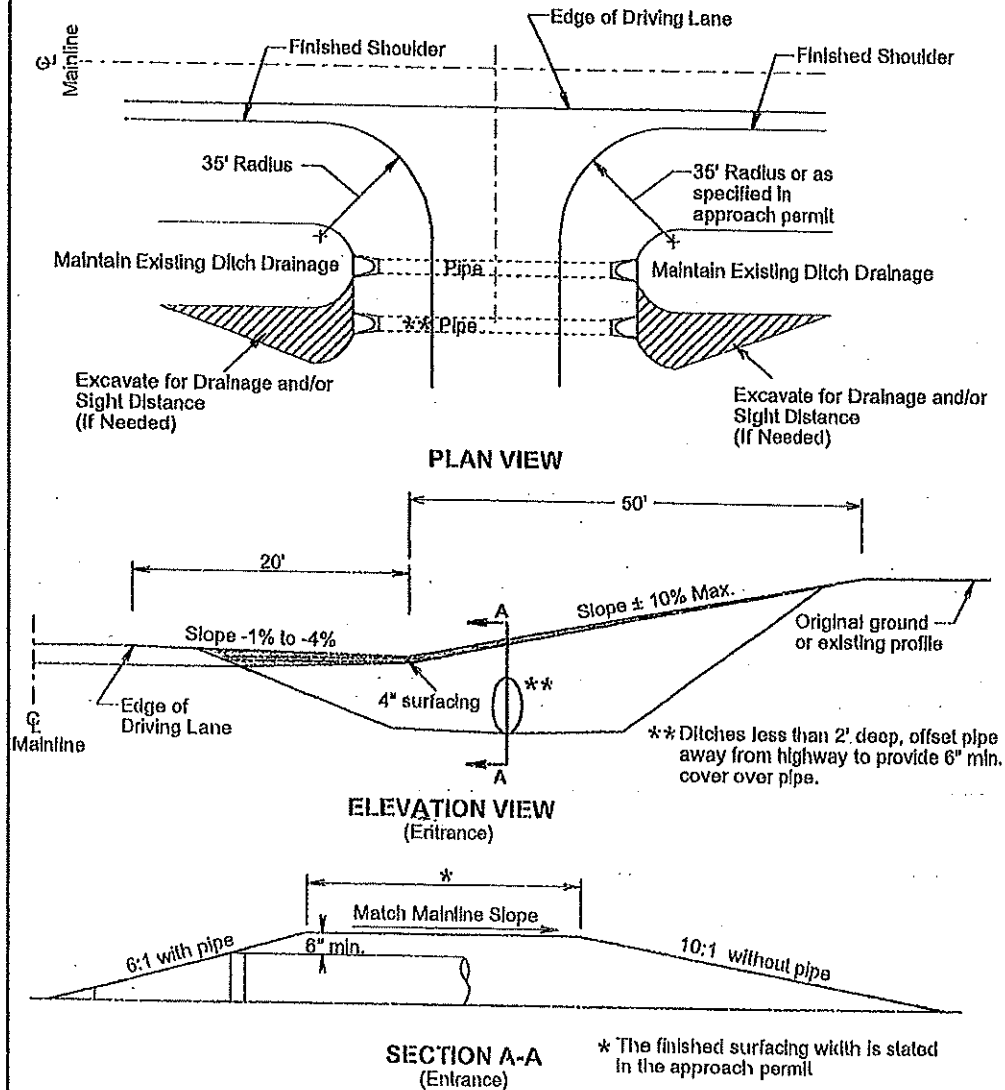


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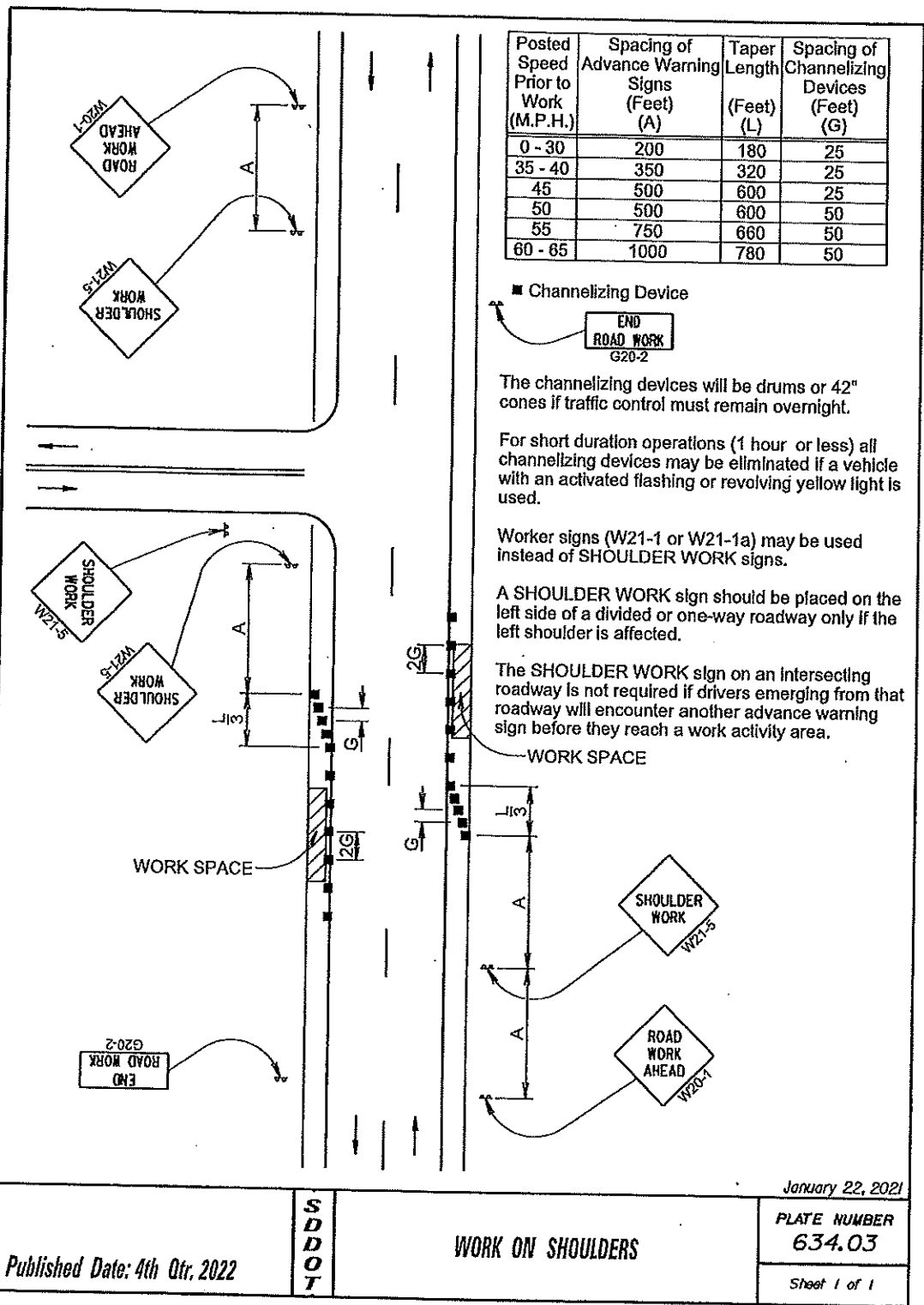
ENTRANCES



GENERAL NOTES:

A 6:1 inslope will be constructed for an entrance when a pipe is required. A 10:1 inslope will be constructed when a pipe is not required.

The transition area between the mainline inslope and the approach inslope will be rounded to create a smooth transition.



Posted Speed Prior to Work (M.P.H.)	Spacing of Advance Warning Signs (Feet) (A)	Taper Length (Feet) (L)	Spacing of Channelizing Devices (Feet) (G)
0 - 30	200	180	25
35 - 40	350	320	25
45	500	600	25
50	500	600	50
55	750	660	50
60 - 65	1000	780	50

■ Channelizing Device



The channelizing devices will be drums or 42" cones if traffic control must remain overnight.

For short duration operations (1 hour or less) all channelizing devices may be eliminated if a vehicle with an activated flashing or revolving yellow light is used.

Worker signs (W21-1 or W21-1a) may be used instead of SHOULDER WORK signs.

A SHOULDER WORK sign should be placed on the left side of a divided or one-way roadway only if the left shoulder is affected.

The SHOULDER WORK sign on an intersecting roadway is not required if drivers emerging from that roadway will encounter another advance warning sign before they reach a work activity area.

WORK SPACE



January 22, 2021

Published Date: 4th Qtr, 2022

SDOT

WORK ON SHOULDERS

PLATE NUMBER
634.03

Sheet 1 of 1