

DEPARTMENT OF COMMUNITY DEVELOPMENT

City of Rapid City
300 Sixth Street, Rapid City, SD 57701-2724
Phone: (605) 394-4120 Fax: (605) 394-6636 Web: www.rcgov.org

DEVELOPMENT ENGINEERING PLANS

Filing Fee is \$250.00 PLUS \$20.00 per lot created

Description: Development Engineering Plans are submitted by the applicant following City Council approval of a Preliminary Subdivision Plan and prior to submittal of a Final Plat. The Development Engineering Plans shall include and meet the stipulations of approval of the Preliminary Subdivision Plan and shall include Plat documents and plans for public streets, public utilities, drainage, and all other public and private improvements as required by City Ordinance and/or resolution.

NOTE: City policy requires that land adjacent to the City for which platting is requested be annexed into the City limits prior to final plat submittal.

Materials required of the Applicant:

1. A completed application signed by the property owner(s) or their designee and filing fee;
2. Plat Document-including lot configurations, right(s)-of-way, easements and signature blocks;
3. Street plans & profile;
4. Utility Design-water and sewer;
5. Utility Distribution Plan;
6. Drainage Report;
7. Storm Drainage Plan;
8. Geotechnical Report;
9. Flood Zones;
10. Sidewalks/Walkways;
11. Cost Estimate for Improvements;
12. Other Permits as required;
13. One 8 ½ inch by 11 inch copy of the plat and plan(s); and,
14. Four (4) large copies of the plat and plan(s). Additional copies may be required as determined by the Director.

Procedure:

1. Upon receipt of the required application and supporting information, Department of

Community Development staff will route the information to all affected Departments and Agencies.

2. Within fifteen (15) working days of receipt of a complete application and all required information, the City shall complete their review and approve, deny or suspend the applications.

Suspended Timelines: If the Director of Public Works determines that the application for Development Engineering Plans does not contain the specified and required information, the review timeline shall be suspended and the owner and/or designated agent shall be notified of the deficiency. When complete and sufficient information is provided by the owner and/or designated agent, the review timeline shall be re-engaged, with an additional three (3) working days added to the remaining balance of the review timeline. Applications suspended for more than 90 consecutive days shall be denied by the Director. Applicants may appeal to the City Council for extensions, providing that the appeal is heard within 90 days of the suspension.

Appeal of Suspended Timelines: When the owner and/or designated agent do not concur with the

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Director of Public Works regarding the information required for the Development Engineering Plans, an appeal can be filed to the City Council. The City Council may approve or deny the Development Engineering Plans in its entirety, upon the applicant's request, with consideration being given to the disputed item(s).

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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 Subdivision Plan
 - Development Engineering Plans
 - Lot Line Adjustment/Consolidation 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		
PROPOSED		
LOCATION		
Size of Site—Acres	Square Footage	Proposed Zoning
DESCRIPTION OF REQUEST:		Utilities: Private / Public
		Water
		Sewer

APPLICANT

Name _____ Phone _____

Address _____ **E-mail** _____

City, State, Zip _____

PROJECT PLANNER - AGENT

Name _____ Phone _____

Address _____ **E-mail** _____

City, State, Zip _____

OWNER OF RECORD (If different from applicant)

Name _____ Phone _____

Address _____ **E-mail** _____

City, State, Zip _____

Property Owner Signature	Date	Property Owner Signature	Date
Signature	Date	Signature	Date
Print Name: _____		Print Name: _____	
Title*: _____		Title*: _____	

*required for Corporations, Partnerships, etc.

FOR STAFF USE ONLY

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="text-align: center;">ZONING</td></tr> <tr><td>Current</td></tr> <tr><td>North</td></tr> <tr><td>South</td></tr> <tr><td>East</td></tr> <tr><td>West</td></tr> <tr><td>Planner</td></tr> <tr><td>File No.</td></tr> <tr><td>Comp Plan</td></tr> <tr><td>Received By:</td></tr> </table>	ZONING	Current	North	South	East	West	Planner	File No.	Comp Plan	Received By:	<ul style="list-style-type: none"> <input type="checkbox"/> Public Works/Engineering <input type="checkbox"/> Fire Department <input type="checkbox"/> Transportation Planning <input type="checkbox"/> Building Inspection <input type="checkbox"/> Air Quality <input type="checkbox"/> Police <input type="checkbox"/> City Attorney <input type="checkbox"/> City Code Enforcement <input type="checkbox"/> SD DOT <input type="checkbox"/> BHP&L <input type="checkbox"/> ESCC <input type="checkbox"/> Register of Deeds <input type="checkbox"/> County - Planning <input type="checkbox"/> County - Fire <input type="checkbox"/> County - Highway <input type="checkbox"/> County - Code Enforcement <input type="checkbox"/> Auditor - Annexation <input type="checkbox"/> RV Sanitary District <input type="checkbox"/> Green Valley Sanitary District <input type="checkbox"/> Finance <input type="checkbox"/> GIS <input type="checkbox"/> Historic Preservation <input type="checkbox"/> Parks & Recreation <input type="checkbox"/> School District <input type="checkbox"/> Other: _____ 	<p>PIN No: _____</p>
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**DEVELOPMENT
 ENGINEERING PLANS
 CHECKLIST**

χ	APPLICANT	STAFF	χ
	Completed Application, signed by the property owner(s) or their authorized designee		
	Fees Paid		
	Vicinity Map		
SITE PLANS MUST INCLUDE THE FOLLOWING INFORMATION			
	Plat document-including lot configurations, right(s)-of-way, easements and signature blocks		
	Street plans & profile		
	Utility Design-water and sewer		
	Sidewalks/Walkways		
	Utility Distribution Plan		
	Drainage Report		
	Storm Drainage Plan		
	Geotechnical Report		
	Flood Zones		
	Cost Estimate for Improvements		
	Copies of approved Exceptions, Waiver of Right to Protest document(s), etc.		
	Other Permits as required		
	One 8 ½ inch by 11 inch copy of the plat and plan(s)		
	A minimum of four large copies of the plat and plan(s). Additional copies may be required as determined by the Director.		
	<p>Please note that all the required information must be designed in compliance with the City's adopted Infrastructure Design Criteria Manual.</p>		
APPLICANT SIGNATURE		DATE:	STAFF SIGNATURE
			DATE: