

A Policy for Review of New Plats for Commissioner Approval

Section 1: Authority

Pursuant to the authority granted by SDCL Chapter 11-3-8, regarding the Board of County Commissioners approval of a plat outside the boundaries of a municipality. The following procedures are hereby adopted by the County Commissioners of Fall River County, South Dakota to specify what they expect regarding conformation to the existing system of streets, adequate provision for access, and evidence that lots within the plat will be able to comply with other State laws and regulations.

Section 2: Purpose

A process to be established to provide guidelines for the review of new plats and for county requirements for those plats. The purpose of this policy is to (1) promote the orderly division and development of land within Fall River County; (2) promote the health, safety, and welfare of occupants of newly subdivided lands; (3) provide a clear process without undue delays for those proposing new plats.

Section 3: Scope

Plats shall be filed on any parcel that is subdivided into a non-aliquot part of the USPLSS (United States Public Land Survey System). Subdivision by change of aliquot description is not allowed within previously platted parcels or within previously recorded Government Lots, Homestead Entry Surveys (H.E.S.), or Mineral Surveys (M.S.)

Section 4: Definitions

Emergency egress road is any road that is the main access for a structure for emergency service response purposes. This may include roads maintained by the county, road districts, or private individuals.

Off-site water is a well or water supply system that brings water to the lot from a location outside of said lot.

Available land is land not under easement or other restrictions that prevent installation of a septic system or a building site; and with a slope of less than 30%. Said land must also be contiguous and not within the 100 year FEMA flood plain.

IFC - Based on 2018 International Fire Code (<https://codes.iccsafe.org/content/IFC2018/appendix-d-fire-apparatus-access-roads>)

Section 5: Timeframe

Plats should be submitted for review four weeks and two days prior to the commissioner meeting at which the submitter wishes to present the new plat. County offices will reply to the surveyor with approval or any correction within three weeks.

While this timeframe should provide sufficient time for Fall River County officials to review the plat Fall River County does reserve the right to extend this timeframe. Reasons for extension may include (but are not limited to) excessive corrections or changes requiring multiple reviews.

Section 6: Submittal Requirements

Plats should be submitted electronically to the Register of Deeds Office. The Registrar will distribute the document to other departments for review and to the auditor for scheduling on the first available commissioner meeting after the review timeframe.

The submission should include:

- Title
- Vicinity map
- Date, north arrow, graphic scale
- Signature Blocks in compliance with SDCL 11-3
- Basis of bearing

Section 7: Water Protection

In order to conform to SDCL 11-3-8.1 & 11-3-8.2 and to ensure that lots can comply with the requirements of South Dakota Administrative Rules Chapter 74:53:01 pertaining to wastewater systems the following are proofs are required.

- That said lots contain more than one acre of available land.

OR

- A site layout for the lot showing there is adequate space for both a building site and septic system
- A perc test from the area assigned as the septic absorption field on said site layout
- Proof of off-site water access

OR

- For non-conventional septic solutions an approved wastewater plan with the SD DANR
- Proof of off-site water access

OR

- For already developed lots, a site layout showing the existing buildings and septic layout with compliance to SDAR 74:53:01:19 in regard to new property lines.

Section 8: Recommendations for roads and access

Failure to meet these minimum recommendations may result in delay of approval or in denial of the plat.

- Acute angles at Emergency egress road intersections will not be less than 60 degrees
- Roads built on a Section Line will conform to County Highway road standards and will be inspected by the County Highway Superintendent
- Adequate provision is made for access to adjacent unplatted lands when physically possible.
- Connections to adjacent platted easements or rights-of-way is made when physically possible.

For roads and easements serving one to three lots:

- Emergency egress roads will have a minimum centerline turning radius of 60 feet
- Road/Access easements will be platted with 40' width minimum (road beds will be constructed with a width of not less than 20 feet)
- Any curve with a radius of less than 80 feet shall have a grade less than 4% within 100 feet of the point of curvature of the curve or switchback

For roads and easements serving more than three lots:

- Emergency egress roads will have a minimum centerline turning radius of 127 feet
- Road/Access easements will be platted with 66' width minimum (road beds will be constructed with a width of not less than 20 feet)
- Cul-de-sacs will have 48' radius minimum with no parking or a 66' radius minimum with parking
- Emergency egress road easements will be recorded as public easements
- Emergency egress roads in excess of 150' with a dead-end will end in either a cul-de-sac or a "T" or "Y" turnaround with a minimum 60' long and 20' wide turnaround branch (IFC)

Developments with more than 30 planned dwelling units shall require two emergency egress access roads. These roads shall be placed at a distance apart of not less than one-half of the maximum overall diagonal dimension of the property area served. (IFC) If it is topographically impossible to provide two emergency egress access points of the correct distance the county may also accept in its place: two emergency egress access roads with a distance of no less than 1/3 of the diagonal dimension of the property and at least one additional egress road platted to adjacent unplatted lands where later development may provide an additional egress point.

Section 9: Exceptions for existing lots

For lots filed prior to 2026 the inability to meet the recommendations of Section 8 will not prevent the approval of a plat with the purpose of:

- Minor lot line adjustments
- Combining lots
- Splitting a lot between two dwellings, both of which existed prior to 2026

Section 10: Existing County Ordinance

Plats will follow existing ordinance regarding road names (Ordinance 2012-02) and the handling of sections lines (County Ordinance 2018-01)

Section 11: Final Submission

The final submission of the plat with all corrections must be submitted to the Auditor no later than 48 hours prior to the meeting at which it will be presented for commissioner's approval.

The official copy of the plat which is brought to the meeting must have all signatures, except the Register of Deeds, completed before submission to the commissioners, no exception.

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners to adopt the policy for review of new plats for commissioner approval.

Policy for Wastewater Disposal System Recordkeeping

1. ARSD (Administrative Rules of South Dakota) 74 is administered by the South Dakota Department of Agriculture and Natural Resources (SDDANR) and is the minimum statewide standard for on-site wastewater systems (septic systems).
2. Per ARSD 74:53:02 only individuals certified pursuant to ARSD 74:53 may install or repair individual and small on-site wastewater systems within the State of South Dakota.
3. All wastewater disposal systems shall be designed, installed, and maintained to meet or exceed the requirements set forth in ARSD 74:53
4. Modifications to existing wastewater systems shall meet or exceed the requirements set forth in ARSD 74:53 at the time of modification.
5. Per ARSD 74:53:01:06 wastewater systems constructed prior to February 28, 1975 are not subject to these rules until such time as the system is modified, unless the system causes groundwater to become polluted or the system allows wastewater to surface.
6. Cesspools and pit privies are prohibited per ARSD 74:53:01:18
7. Wastewater systems will be sized in accordance with ARSD 74:53:01
8. After completing the installation but before any part of the wastewater disposal system is covered the following will be provided to the county along with a filing fee of \$___:
 - a. For traditional, small on-site systems: Installers will submit their percolation test worksheet and the County Check sheet for Individual and Small On-site Wastewater Systems to Fall River County, including an attached sketch or drawing of the system layout.
 - b. For non-conventional, multiple, or commercial systems: Installers will provide the plans approved by the SD DANR for their system.
9. An employee of Fall River County may inspect the installation of the wastewater disposal system. This inspection will ensure that the location of the installation matches the submitted check sheet and system layout sketch or the approved SDDANR plans. Photos may be taken for verification and GPS coordinates taken for future locating.
10. These forms will be kept on file with the assessment records and be available at public request.
11. Properties that do not comply with this policy will be marked as such in their publicly available property assessment information.

PERCOLATION TEST WORKSHEET
FALL RIVER COUNTY, SD

PARCEL # _____

Property Owner: Name(s) _____

Mailing Address _____

City _____ State _____ Zip Code _____

Phone _____

Property Location: Legal Description: _____

_____ Lot Size _____

Water Level in Inches

Time (in minutes)	Hole #1	Hole #2	Hole #3
0			
30			
60			
90			
120			
150			
180			
210			
240			
	Total Inches:	Total Inches:	Total Inches:
Time of test (must be at least 120 minutes) ÷ total inches = perc rate for each test hole.	Perc Rate:	Perc Rate:	Perc Rate:

Total of three Perc Rates = _____ ÷ 3 = _____ Average Perc Rate

Date Percolation Test Performed: _____

Performed by: Certified Installer Name _____

Company Name _____

Phone Number _____ License # _____

My signature below certifies that I am a certified Installer with the State of South Dakota and I performed this percolation test for the above property per ARSD 74:53:01:30

Certified Installer Signature

Date

Check sheet for Individual and Small On-site Wastewater Systems

(To be filled out by a SD Certified Installer)

Owner: _____ Phone # _____

Parcel # _____ Project # _____

Type of facility/ # bedrooms, seating, people served, etc. : _____

Garbage disposal: Yes No Average Soil Percolation Rate: _____

Required Absorption Area: _____

Is area greater than 1,200 square feet? Yes No (Yes requires dosing system)

Is area greater than 1,800 square feet? Yes No (Yes requires alternate dosing)

Depth of well/top of aquifer: _____

Required DANR approval information attached? Yes No

ABSORPTION AREA DETAILS:

Trench System

Trench Width: _____ Length _____

Depth: _____

Number of trenches: _____

Distance between trenches: _____

Depth of fill under pipes: _____

Size of fill material: _____

Seepage Bed

(Perc. Rates 5-30 min. per inch)

Length _____

Depth: _____

Width: _____

Size of fill material: _____

Total Absorption Area: _____

Total Absorp. Area: _____

SEPTIC TANK INFORMATION

Material: Concrete Plastic Fiberglass Other _____

Number of Tanks: _____ Number of compartments: _____

Liquid Capacity: _____ Required capacity: _____

SEPARATION DISTANCE FROM:

Septic Tank

Absorption Area

Wells, Cisterns, reservoirs _____

Lakes, streams, wetlands, etc _____

Pressurized water lines: _____

Dwelling, occupied building _____

Property lines: _____

*Drainfield may not slope more than 4"/100'. Seepage beds must be level.

Additional Documents:

- Attach a sketch or drawing that shows the layout of the system. This sketch should show lot lines, buildings, streets, wells, surface water, water lines, etc. Show all distances between the system and those features.
- Include a cross section of the absorption system
- Commercial, Mound, Holding Tanks, Alternative & Experimental Systems ALL require DANR (South Dakota Department of Agriculture and Natural Resources, 605-773-3651) approval prior to install. Please provide proof of this approval

The information I provided above is accurate, and the Individual On-Site Wastewater Disposal system described herein will meet all the requirements of ARSD 74:53:01

Certified Installer Signature

Date

License # _____

Recording this document shall not create liability on the part of Fall River County, or any officer or employee thereof and does not in any way release the applicant/owner from the responsibility that the on-site wastewater system will be operable when construction is complete.

TURN IN THIS FORM TO THE FALL RIVER COUNTY DIRECTOR OF EQUALIZATION OFFICE,
1029 N. RIVER ST, HOT SPRINGS, 605-745-5136

FOR OFFICE USE ONLY:

Project # _____ Inspection Date: _____

Inspector: _____

Tank Location: Lat: _____ Long: _____

Additional Comments: _____
