



CITY OF RAPID CITY

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PLANNING DEPARTMENT

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MEMORANDUM

TO: Legal and Finance Committee

FROM: Bill Lass, Senior Planner

DATE: 10/25/00

RE: Reconsideration of Preliminary and Final Plat #00PL089 for Valley Ridge Subdivision

This memo is to request the City Council to reconsider the Preliminary and Final Plat (#00PL089) for Valley Ridge Subdivision. After the City Council approval on October 16 the petitioner and Engineering Staff met and mutually agreed to replace Stipulation #10 and add two additional stipulations (shown in bold below). The revised Staff recommendation is as follows:

Staff Recommendation: Staff recommends approval of the Preliminary Plat with the following stipulations: 1) That prior to City Council approval of the Preliminary Plat, the Engineering Division shall have approved of the drainage information including that related to the drainage detention facility; 2) Prior to Final Plat approval, the petitioner shall have completed the required Subdivision Improvements Estimate form and paid the required Subdivision Inspection Fees; 3) Prior to Final Plat approval, the petitioner shall post financial surety for any incomplete subdivision improvements; 4) Prior to City Council approval of the Preliminary Plat, all required "red-line" changes shall be made to the plat and plans; 5) Prior to City Council approval of the Preliminary Plat, the Pennington County Highway Department shall have reviewed and approved of the drainage/detention plans; 6) Prior to Final Plat approval the petitioner shall have revised the plat to reflect the dedication of right-of-way for the Meadow Lane turn-around and shall have either constructed the turn-around or posted financial surety to cover its construction; 7) Prior to City Council approval of the Final Plat, non-access easements shall be provided along the first fifty feet of corner lots on either side of the street; 8) Prior to City Council approval of the Final Plat, the petitioner shall have received the preliminary approval of the Pennington County Register of Deeds Office to ensure that the legal description is acceptable and that lots are labeled correctly; 9) Prior to any

construction occurring on the site, the developers must schedule a pre-construction meeting with the Rapid Valley Sanitary District and all infrastructure must be built to the Sanitary District standards; **10) Prior to approval by the City Council of a final plat for any portion of Valley Ridge Subdivision Phase III, the applicant shall prepare plans and specifications for the construction of the detention pond, identified as element 103 in the County Heights Drainage Basin Plan, and award contracts as necessary for the construction of the facility. The City Engineering Division and the Pennington County Highway Department shall approve the plans and specifications prior to construction. Copies of the executed contract documents shall be submitted to the City Engineering Division.** 11) Prior to approval by the City Council of the final plat for more than 21 lots of the subdivision, construction of the detention pond shall be completed and approved by the City Engineering Division and the Pennington County Highway Department; and, 12) Prior to city council approval of any final plat for the subdivision, easements for the area of the detention pond shall be prepared and recorded with the Pennington County register of deeds by the applicant; and continuation of the Final Plat to the November 6, 2000 City Council meeting.

Thank you.