

STAFF REPORT

September 6, 2001

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**No. 01PL089 - Preliminary and Final Plat**

**ITEM 12**

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GENERAL INFORMATION:

|                    |   |
|--------------------|---|
| PETITIONER         | Dream Design International  |
| REQUEST            | <b>No. 01PL089 - Preliminary and Final Plat</b>   |
| LEGAL DESCRIPTION  | Lots 7-9, Block 4; Lots 13-23, Block 6, Lot 6, Block 7; Lots 1-11, Block 8; Lots 1-2, Block 9 of Big Sky Subdivision and dedicated South Pitch Drive, Aurora Drive, Carl Avenue and major drainage easements located in NE1/4SE1/4 of Section 3, T1N, R8E, BHM, Pennington County, South Dakota |
| PARCEL ACREAGE     | Approximately 9.484 Acres   |
| LOCATION           | At the current northern terminus of South Pitch Drive   |
| EXISTING ZONING    | Suburban Residential District (County)  |
| SURROUNDING ZONING |   |
| North:             | Suburban Residential District (County)  |
| South:             | Suburban Residential District (County)  |
| East:              | Suburban Residential District (County)  |
| West:              | Suburban Residential District (County)  |
| PUBLIC UTILITIES   | Rapid Valley Sanitary District  |
| REPORT BY          | Vicki L. Fisher   |

RECOMMENDATION: Staff recommends that the Preliminary and Final Plat be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to Preliminary Plat approval by the City Council, a revised drainage plan shall be submitted for review and approval;
2. Prior to Preliminary Plat approval by the City Council, a revised water and sewer plan shall be submitted for review and approval;
3. Prior to Preliminary Plat approval by the City Council, the plat shall be revised to show the "Access and Drainage Easement" located between Lots 7 and 8 of Block 4 as a "Drainage Easement" or road construction plans for the access easement shall be submitted for review and approval;
4. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Engineering Division;
5. Prior to Final Plat approval by the City Council, the plat shall be revised to preclude utility easements from any of the Major Drainage Easements;
6. Prior to Final Plat approval by the City Council, the applicant shall submit a copy of a

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road maintenance agreement for review and approval. The agreement shall be recorded with the Final Plat;

#### Rapid Valley Sanitary District Recommendation:

7. Prior to Final Plat approval by the City Council, the water and sewer services shall be built to Rapid Valley Sanitary District standards or surety shall be posted for the improvement;

#### Urban Planning Division Recommendations:

8. Prior to Preliminary Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval and all subdivision inspection fees paid;
9. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted; and,
10. Prior to Final Plat approval by the City Council, the applicant shall sign an annexation agreement.

GENERAL COMMENTS: The applicant is requesting approval of a Preliminary and a Final Plat to subdivide a 9.484 acre parcel creating a 28 lot residential development. The development is identified as Phase VI, Big Sky Subdivision.

In July 1997, a Master Plan was approved to allow a residential development on approximately 300 acres of property to be known as "Big Sky Subdivision". In addition, the applicant entered into an agreement that precludes the platting of more than 150 lots before a connector road is extended to Elk Vale Road. Since then, Phase One, Phase Two, Phase Three and Phase Four of the proposed development have been platted and constructed. Phase V is currently pending approval by the City Council. Approval of the Final Plat for Phase V and the proposed plat will result in a total of 133 lots being platted to date.

STAFF REVIEW: Staff has reviewed the Preliminary and Final Plat and has noted the following considerations:

Drainage: The Engineering Division and the Pennington County Drainage Engineer have indicated that a revised drainage plan must be submitted for review and approval. In particular, the existing drainage swale located along the south lot lines of Lots 13 thru 23 of Block 6 must be improved and a cross section design must be submitted for review and approval. It appears that flows from north Carl Avenue will spill from the curb and gutter and flow overland into Valley Ridge Phase VI located east of the subject property. The drainage plan must include flow dispersion plans and a silt fence must be provided.

Water and Sewer: The Engineering Division has indicated that the water and sewer plans must be revised to show the service lines on the detail sheets of the construction plans. The sewer service lines must be shown on the lower side of each lot. The Rapid Valley Sanitary District has indicated that the water and sewer services must be built to Rapid Valley Sanitary District standards.

The Engineering Division has also indicated that the construction plans must be revised to identify encasements near storm inlets and on storm sewer crossings.

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Easement Identification: The plat identifies an "Access and Drainage Easement" located between Lots 7 and 8 of Block 4. The Engineering Division has indicated that the plat must be revised to identify the easement as a "Drainage Easement" or road construction plans for the access road must be submitted for review and approval.

Uniform Fire Codes: The Fire Department has indicated that all Uniform Fire Codes must be met. In particular, Section 903.2 of the Uniform Fire Code states that "an approved water supply capable of supplying the required fire flow protection shall be provided to all premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protected is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the Chief". Prior to issuance of a building permit for on-site construction using combustible material(s), an approved water supply must be provided. Section 903.3 of the Uniform Fire Code states that the "water supply is allowed to consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems". The applicant should be aware that prior to issuance of a building permit for on-site construction using combustible material(s), an approved water supply must be provided as required by the Uniform Fire Code.

Air Quality: The Air Quality Office has indicated that an Air Quality Permit is needed prior to any development work or construction in excess of one acre. The applicant should be aware that an Air Quality permit may be needed.

Annexation: In 1997, the petitioner entered into an agreement with the City requiring that all property within the "Big Sky Subdivision" be annexed within a maximum of five years from July 7, 1997, or at the time of final platting if contiguous to the City of Rapid City. The subject property is not currently contiguous to the City. An agreement for annexation of this property must be reached between the City and the petitioner prior to Final Plat approval by the City Council.

Staff believes that this proposed plat generally complies with all applicable zoning and subdivision regulations assuming compliance with the stated stipulations.