

STAFF REPORT

March 21, 2002

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**No. 02PL020 - Preliminary and Final Plat**

**ITEM 13**

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GENERAL INFORMATION:

PETITIONER	Doug Sperlich for Gordon Howie
REQUEST	<b>No. 02PL020 - Preliminary and Final Plat</b>
EXISTING LEGAL DESCRIPTION	A portion of Tract T of Trailwood Village located in the E1/2 of the SW1/4 of Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 thru 6 of Block 17 of Trailwood Village located in the E1/2 of the SW1/4 of Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	1.11 acres
LOCATION	Northeast of the intersection of Teak Drive and Covington Street
EXISTING ZONING	Planned Urban Development
SURROUNDING ZONING	
North:	Planned Urban Development
South:	Planned Urban Development
East:	Planned Urban Development
West:	Planned Urban Development
PUBLIC UTILITIES	Rapid Valley water and sewer
DATE OF APPLICATION	02/22/2002
REPORT BY	Lisa Seaman

RECOMMENDATION:

Staff recommends that the Preliminary and Final Plat be continued to the April 25, 2002 Planning Commission meeting to allow the applicant time to submit additional required information.

GENERAL COMMENTS: This Preliminary and Final Plat request has been submitted to plat six lots additional residential lots as part of the Trailwood Village Planned Unit Development. The Trailwood Village Planned Residential Unit Development was approved by Pennington County in 1972. The property is located east of Covington Street and north of Teak Drive. It is zoned Suburban Residential District in Pennington County.

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

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the following considerations:

Drainage Plans: The Pennington County Drainage Engineer and the Rapid City Engineering Division have indicated that updated drainage and grading plans must be submitted for review and approval. Previously submitted plans included construction of a major drainage channel along the east side of proposed Lots 5 and 6. The proposed plat shows that a 20 foot wide major drainage easement will be dedicated along the east side of Lots 5 and 6; however, the channel shown on the previously approved design plans is significantly wider than 20 feet. Staff is recommending that the applicant address this issue by submitting drainage information that shows that the drainage ditch including backslopes will fit within the easements provided. The approved plan also shows that the stormwater from Lots 1, 2 and 3 drains to a sump area located near the intersection of Teak Drive and Covington Street. The Engineering Division has requested that drainage information and grading plans be submitted identifying how the stormwater from proposed Lot 1 will be directed across proposed Lots 2 and 3 and if any additional drainage easements will be necessary.

Utility Plans: The Engineering Division has reviewed the previously approved design plans for the newly constructed Teak Drive and noted that the number and location of service line stubs indicated on the plans did not correspond with the number of lots the applicant is proposing with this Preliminary and Final Plat. Therefore, staff is requesting that the applicant provide utility plans identifying all existing and proposed utility mains and service lines within the proposed subdivision in order to review the proposed locations of service lines and to verify that fire hydrants and water lines have been provided as required by the Uniform Fire Code and Subdivision Regulations.