

STAFF REPORT

February 6, 2003

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**No. 02PL127 - Layout Plat**

**ITEM 6**

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GENERAL INFORMATION:

PETITIONER	Precision Surveying for Bill Marx
REQUEST	<b>No. 02PL127 - Layout Plat</b>
EXISTING LEGAL DESCRIPTION	Lot 2 and the north 40 feet of Lot 3 in Block B of Canyon Lake Heights Subdivision, located in the NW1/4 of Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots A and B in Block B of Canyon Lake Heights Subdivision, located in the NW1/4 of Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.70 acres
LOCATION	4730 Cliff Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Park Forest District w/Planned Development Designation
PUBLIC UTILITIES	None
DATE OF APPLICATION	12/13/2002
REPORT BY	Tom Kurtenbach

RECOMMENDATION: **Staff recommends that the Layout Plat be approved with the following stipulations:**

Engineering Recommendations:

1. **Upon Preliminary Plat submittal, a conceptual drainage plan shall be submitted demonstrating that physical and legal concerns resulting from the proposed increased developmental density are being addressed. Additionally, a storm water plan shall be submitted identifying potential impacts downstream. The plan shall identify on-site storm water detention if needed;**
2. **Prior to Final Plat approval by the City Council, the applicant shall submit a well maintenance agreement for review and approval, to be filed with the Final Plat;**
3. **Prior to Preliminary Plat approval by the City Council, the applicant shall submit for**

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review and approval soil profile and percolation data collected within five feet of the proposed drainfield area for Lot A;

4. Prior to Preliminary Plat approval by the City Council, the applicant shall submit plans prepared by a registered professional engineer for a septic tank wastewater disposal system;
5. Upon Preliminary Plat submittal, the applicant shall submit information demonstrating how the existing septic tank disposal system may be brought into compliance with State separation requirements;
6. Prior to Preliminary Plat approval by the City Council, the applicant shall submit information identifying well location(s) and septic tank and drainfield location(s) on Lot 6 to the north of the subject property;
7. Upon Preliminary Plat submittal, the applicant shall submit documentation verifying the depth of the well;
8. Prior to Preliminary Plat approval by the City Council, the applicant shall submit information which demonstrates that flow from the existing well is adequate for domestic use and shall provide flows required for fire protection;
9. Prior to Preliminary Plat approval by the City Council, the applicant shall demonstrate that access to the proposed lots meet the requirements of the Street Design Criteria Manual;

**Fire Department Recommendations:**

10. Prior to Preliminary Plat approval by the City Council, the applicant shall provide a Wildland Fuels Mitigation Plan for review and approval by the Rapid City Fire Department;
11. Prior to Preliminary Plat approval by the City Council, the applicant shall submit plans for a water line, fire hydrant(s), and vehicle turn-around servicing proposed Lot A meeting Uniform Fire Code requirements;
12. Prior to Preliminary Plat approval by the City Council, the applicant shall demonstrate that ingress/egress to the proposed lots meets the requirements of the Uniform Fire Code;
13. Prior to Final Plat approval by the City Council, the applicant shall post street signs identifying addresses of each proposed lot to be approved by the Fire Department;
14. Prior to Final Plat approval by the City Council, the applicant shall demonstrate that the access grade to the proposed lots does not exceed 12 percent, and that driveway grades do not exceed 16 percent, or a note shall be placed on the plat stating, "Buildings on any lots having driveways exceeding 16% slope shall be equipped with an automated residential sprinkler system subject to approval by the Rapid City Fire Department";

**Urban Planning Division Recommendations:**

15. Prior to Preliminary Plat approval by the City Council, complete engineering plans as specified in Section 16.20.040 of the Rapid City Municipal Code shall be submitted for review and approval. Complete street design plans identifying the location of utilities, storm drainage, curb and gutter, dry sewer, water, street light conduit and sidewalk improvements for all adjacent and interior roadways or a Variance to the Subdivision Regulations shall be obtained;
16. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be

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- submitted for review and approval;
17. Prior to Final Plat approval by the City Council, improvements to the section line highway shall be completed, a Variance to the Subdivision Regulations shall be obtained to waive the requirements, or the section line highway shall be vacated; and
  18. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fee shall be paid.

GENERAL COMMENTS: The applicant is proposing to split a 1.70 acre parcel into two lots. The property is located west of Cliff Drive and north of Ridge Drive. A single family residence is located on the property. The lot and surrounding area is semi-wooded.

**Additional information was submitted by the applicant on January 10 and 23, 2003. This newly submitted information included a revised site plan and plat which were routed to City Engineering and Fire Department Staff on January 10, 2003. Comments regarding the newly submitted information were discussed on January 23, 2003.**

STAFF REVIEW:

Site Plan: The **initial** site plan submitted by the applicant does not identify existing and proposed septic tank locations and drainfield easements. The locations of the percolation testing and soil profile borings shall also be identified on the site plan. Additionally, the section line highway to the west of proposed Lot A, the existing and proposed driveways to the subject property, and driveways to adjacent properties and properties located east of Cliff Drive need to be identified on the site plan. **The revised site plan identifies existing and proposed septic tank locations and drainfield easements. The locations of the percolation testing and soil profile borings were also identified on the revised site plan.**

Water/Sewer: The South Dakota Department of Environment and Natural Resources regulations specify that a property with a well is required to be a minimum of one acre in size. If the well is intended to serve both lots, the minimum size for Lot A is 20,000 square feet. **The revised plat demonstrates that proposed Lots A and B meet the size requirements.**

**According to the applicant, the existing property and Lot 3 to the south are currently served by the existing well. The revised site plan identifies the well and distribution lines in relation to the existing and proposed septic systems on the lots, including septic tanks and drainfields. The revised site plan also identifies the water distribution line from the supply well to proposed Lot A and existing Lot 3 to the south. In the January 9, 2003 Staff Report, Staff recommended that a well maintenance agreement to be filed with the Final Plat be submitted for review. As of January 24, 2003, the well maintenance agreement has not been submitted. Additionally, the applicant shall demonstrate that flow from the existing well is adequate for domestic and fire protection uses for the existing and proposed lots.**

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According to South Dakota Department of Environment and Natural Resources Chapter 74:53:01, water supply wells exceeding 100 feet in depth require a minimum 100 foot separation from wastewater system components. Information submitted by the applicant indicates that the existing well at the site is 235 feet deep. Staff recommends that the applicant submit documentation verifying the depth of the well at Preliminary Plat submittal.

The revised site plan identified the existing septic tank and drainfield serving Lot 3 to the south of the subject property. The distance between the well and this septic system meets the separation requirement. The locations of well(s) and septic system(s) on Lot 6 to the north of the subject property were not identified. Staff recommends that the applicant submit this additional information upon Preliminary Plat submittal to verify the required separation from the proposed drainfield and septic tank locations.

The existing drainfield on the subject property is approximately 70 feet from the well, less than the required 100 foot separation distance. Also, the drainfield is approximately one foot from the east lot line, where a ten foot distance is required. Staff recommends that the applicant submit information demonstrating how the existing septic tank disposal system may be brought into compliance with State separation requirements in conjunction with the Preliminary Plat application.

Staff has noted that soil percolation testing was not conducted in the proposed drainfield area for Lot A. Staff recommends that soil profile and percolation testing be performed within five feet of the proposed drainfield.

Drainage: The revised site plan includes topographic information utilizing the City benchmark system. A conceptual drainage plan which demonstrates that physical and legal concerns resulting from the proposed increased developmental density has not been submitted for review. Staff recommends that upon Preliminary Plat submittal, any physical and legal concerns be addressed, and that a storm water plan be submitted identifying potential impacts downstream. The plan shall identify on-site storm water detention if needed.

Section Line Highway: A section line highway is located along the west property line of proposed Lot A. Planning Staff reviewed the plat document recorded by the Pennington County Register of Deeds on July 23, 1952 to verify whether the section line highway had been vacated. The plat document did not indicate that the section line highway had been vacated. The subject property was platted prior to annexation into the City of Rapid City. Because the section line highway had not been previously vacated, and the subject property had been platted prior to annexation, the section line highway remains valid.

The Subdivision Regulations require that the section line highway must be improved or the applicant must obtain a Subdivision Regulations Variance to waive the requirement for the improvements, or the section line highway must be vacated. Construction plans for the section line highway shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained, or the

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**section line highway shall be vacated.**

**If the applicant proposes to vacate the segment of section line highway abutting the subject property, the vacation petition must be completed and submitted to Staff for review prior to Preliminary Plat submittal. The vacation petition must include the signatures of the owners of land located adjacent to the segment of section line highway proposed for vacation. As of January 24, 2003, the applicant has not submitted the completed petition with signatures to the Planning Department for verification.**

Cliff Drive/Access to Proposed Lot A: Cliff Drive abuts the east property line of the subject property. Currently, Cliff Drive is classified as a local street on the Major Street Plan, and has an asphalt surface, but is absent of sidewalks, curb and gutter, sewer, water, and street lights. The Subdivision Regulations require that at the time of platting the abutting streets shall be improved to City standards, or a Subdivision Regulation Variance shall be obtained to waive the requirement for improvements.

**The revised site plan identifies the section line highway to the west of proposed Lots A and B, the existing and proposed driveways to the subject property, and driveways to adjacent properties and properties located east of Cliff Drive. Engineering Staff have noted that alignment of access points along Cliff Drive is poor. Prior to Preliminary Plat approval by the City Council, the applicant shall demonstrate that access to the proposed lots meet the requirements of the Street Design Criteria Manual.**

Fire Department: The Fire Department has identified the property as a moderate/high wild fire hazard area. The applicant shall provide a Wildland Fuels Mitigation Plan for review and approval by the Rapid City Fire Department. Additionally, the applicant shall identify a water line, fire hydrant(s), and vehicle turn-around servicing proposed Lot A meeting Uniform Fire Code requirements. Prior to Final Plat approval by the City Council, the applicant shall post street signs identifying addresses of each proposed lot to be approved by the Fire Department. The applicant shall demonstrate that the access grade to the proposed lots does not exceed 12 percent, and that driveway grades shall not exceed 16 percent, or a note shall be placed on the plat stating, "Buildings on any lots having driveways exceeding 16% slope shall be equipped with an automated residential sprinkler system subject to approval by the Rapid City Fire Department".

**Staff believes that the proposed plat generally complies with all applicable zoning and subdivision regulations assuming compliance with the stated stipulations. It should be noted however that Staff has significant concerns that require further review of additional information to be submitted by the applicant. Staff's recommendation for approval of this Layout Plat with stipulations in no way suggests the recommendation for approval of a subsequent Preliminary or Final Plat application.**