

STAFF REPORT  
January 6, 2005

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**No. 04PL195 - Preliminary Plat**

**ITEM 53**

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GENERAL INFORMATION:

PETITIONER	Gary and Donna Kluthe
REQUEST	<b>No. 04PL195 - Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	SE1/4 NE1/4 and NE1/4 NE1/4 lying south of County Road #C228 (Sheridan Lake Road) Less Lot W, all located in Section 36, T1N, R6E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 thru 25 of Bridle Path Estates, Section 36, T1N, R6E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	approximately 62.9 acres
LOCATION	9425 Sheridan Lake Road
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	Community water and on-site wastewater
DATE OF APPLICATION	12/10/2004
REVIEWED BY	Vicki L. Fisher / Curt Huus

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the construction plans as identified on the redlined drawings. In addition, the redlined drawings shall be returned to the Development Service Center Division;
2. Prior to Preliminary Plat approval by the City Council, a Utility Master Plan for the private utilities shall be submitted for review and approval;
3. Prior to Preliminary Plat approval by the City Council, a Phasing Plan for the balance of the site shall be submitted for review and approval. In addition, the Phasing Plan shall comply in lot configuration and road layout as the initial Layout Plat or a revised Master Plan shall be submitted for review and approval.
4. Prior to Preliminary Plat approval by the City Council, a complete geotechnical report for the entire parcel shall be submitted for review and approval;

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5. Prior to Preliminary Plat approval by the City Council, an erosion and sediment control plan shall be submitted for review and approval;
6. Prior to Preliminary Plat approval by the City Council, a revised water plan shall be submitted for review and approval. In particular, the water plan shall be revised replacing the three inch mains with eight inch mains. In addition, geotechnical recommendations for corrosion control for the metal fittings shall be submitted for review and approval. Well calculations shall also be submitted for review and approval demonstrating that the community well provides sufficient residential and fire flow needs. In addition, the location of fire hydrants shall be shown. A community water system agreement shall also be submitted for review and approval. In addition, the plat document shall be revised to show a water main utility easement on Lots 4 and 5;
7. Prior to Preliminary Plat approval by the Planning Commission, an on-site wastewater plan prepared by a Registered Professional Engineer demonstrating that the soils are suitable for on-site wastewater systems shall be submitted for review and approval. In particular, percolation shall be submitted for review and approval including the location of the percolation holes;
8. Prior to Preliminary Plat approval by the City Council, a site plan showing the location of the detention cell on the overall site shall be submitted for review and approval. In addition the site plan shall show the outlet pipe location as it extends from the pond;
9. Prior to Preliminary Plat approval by the City Council, the road construction plans for High Divide Circle shall be revised to increase the radius from a 26 foot radius to a 100 foot radius as per the Street Design Criteria Manual or an Exception shall be obtained;
10. Prior to submittal of a Final Plat application, the plat document shall be revised to show the street name;
11. Upon submittal of a Final Plat application, a road maintenance agreement for High Divide Circle shall be submitted for review and approval;
12. Upon submittal of a Final Plat application, a reserve area shall be shown or a note shall be placed on the plat indicating that at the time a Building Permit is applied for, a reserve drainfield area will be identified and held in reserve unless a public sewer system is provided; and,
13. Upon submittal of the Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid.

**GENERAL COMMENTS:**

The applicant has submitted a Preliminary Plat to subdivide a 62.9 acre parcel into eight lots leaving an unplatted balance. The proposed development is Phase One of Bridle Path Estates.

On April 19, 2004, the City Council approved a Layout Plat to subdivide the subject property into 25 residential lots. On May 17, 2004, the City Council approved a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, street light conduit, water and sewer along Sheridan Lake Road and to waive the requirement to install curb, gutter, street light conduit, water, sewer and pavement along Peregrine Point Place and along the interior streets with the condition that a sidewalk be provided along one side of the interior streets.

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On March 3, 2003, the City Council approved a Layout Plat to subdivide the subject property into two lots. In addition, the City Council approved a Variance to the Subdivision Regulations to waive the requirement to improve Sheridan Lake Road and Peregrine Point Place with the stipulation that the first fifty feet of Peregrine Point place be paved to driveway standards.

The property is located in the southwest corner of the Peregrine Point Place/Sheridan Lake Road intersection on the south side of Sheridan Lake Road. Currently, a single family residence is located on proposed Lot 4. The balance of the property is void of any structural development.

**STAFF REVIEW:**

Staff has reviewed the Preliminary Plat and has noted the following considerations:

**Zoning:** The property is located in Pennington County and is currently zoned Suburban Residential District. Utilizing on-site wastewater systems requires a minimum lot size of 20,000 square feet. The proposed lots range in size from 1.76 acres to 2.64 acres which meets the minimum lot size requirement of the Suburban Residential District.

**Phasing Plan:** A Phasing Plan must be submitted identifying the proposed phase(s) of development. In addition, the Phasing Plan must comply in lot configuration and road layout as the initial Layout Plat or a revised Master Plan must be submitted for review and approval. Staff is recommending that prior to Preliminary Plat approval by the City Council, the Phasing Plan and Master Plan be submitted for review and approval.

**Water Plan:** The applicant has submitted a water plan identifying that a community water system will serve the proposed development. However, the proposed three inch mains must be replaced with eight inch mains. In addition, geotechnical recommendations for corrosion control for the metal fittings must be submitted for review and approval. Well calculations must also be submitted for review and approval demonstrating that the community well provides sufficient residential and fire flow needs. In addition, the location of fire hydrants must be shown. A community water system agreement must also be submitted for review and approval. In addition, the plat document must be revised to show a water main utility easement on Lots 4 and 5. Staff is recommending that the water plan be revised as identified and submitted for review and approval prior to Preliminary Plat approval by the City Council.

**Sewer Plan:** The applicant has indicated that each lot will utilize an individual on-site wastewater system. As such, staff is recommending that prior to Preliminary Plat approval by the Planning Commission, an on-site wastewater plan prepared by a Registered Professional Engineer demonstrating that the soils are suitable for on-site wastewater systems be submitted for review and approval. In particular, percolation must be submitted for review and approval including the location of the percolation holes.

**Drainage:** The drainage plan identifies a detention cell will be utilized to detain flows generated from the development. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, a site plan showing the location of the detention cell on the overall site be submitted for review and approval. In addition the site plan must show the

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outlet pipe location as it extends from the pond.

High Divide Circle: The applicant has submitted road construction plans for High Divide Circle in compliance with the previously noted Variance to the Subdivision Regulations which waived the requirement to install curb, gutter, sidewalk, street light conduit, water and sewer. However, the radius of the curve along High Divide Circle must be adjusted to provide a 100 foot radius in lieu of the proposed 26 foot radius as per the Street Design Criteria Manual. Staff is recommending that prior to Preliminary Plat approval by the City Council, the radius must be adjusted as identified or an Exception must be obtained.

Staff believes that this proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.