

STAFF REPORT
April 5, 2007

No. 07PL047 - Layout Plat

ITEM 52

GENERAL INFORMATION:

PETITIONER	CETEC Engineering Services, Inc. for OS Development, Inc.
REQUEST	No. 07PL047 - Layout Plat
EXISTING LEGAL DESCRIPTION	S1/2 NE1/4, SE1/4 less Tract 1 of Bradeen Subdivision, Section 22, and NE1/4 NE1/4, W1/2 NE1/4, SE1/4 NE1/4, Section 27, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots A thru E, Lots 1 thru 729, Morningstar Subdivision, S1/2 NE1/4, SE1/4 less Tract 1 of the Bradeen Subdivision, less Right-of-Way, Section 22; W1/2 NE1/4, SE1/4 NE1/4, NE1/4 NE1/4, Section 27, T1N, R8E, BHM, Pennington County
PARCEL ACREAGE	Approximately 388.26 acres
LOCATION	West of Reservoir Road approximately one mile south of the intersection of SD Hwy 44 and Reservoir Road
EXISTING ZONING	Suburban Residential District (Pennington County)
SURROUNDING ZONING	
North:	Limited Agriculture District (Pennington County)
South:	Suburban Residential District (Pennington County)
East:	Limited Agriculture District (Pennington County)
West:	Limited Agriculture District (Pennington County)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	3/9/2007
REVIEWED BY	Vicki L. Fisher / Todd Peckosh

RECOMMENDATION:

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

1. Prior to submittal of a Preliminary Plat application, a Comprehensive Plan Amendment to the Major Street Plan relocating the collector street as proposed shall be approved or the plat document shall be revised accordingly;
2. Prior to submittal of a Preliminary Plat application, the applicant shall coordinate with the City the design and construction of trunk sewers in excess of 15 inches, water

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- transmission mains in excess of 12 inches and the water reservoir;
3. Prior to submittal of a Preliminary Plat application, the construction plans shall be revised to show property line sidewalks along all streets in lieu of curb side sidewalks with standard curb and gutter, with the exception of lane place streets, or an Exception to the Street Design Criteria Manual shall be obtained;
 4. Prior to submittal of a Preliminary Plat application, the applicant shall demonstrate that Street N aligns with Sparrow Hawk Trail located on the east side of Reservoir Road or that adequate separation exists between the two intersections or the plat document shall be revised accordingly. The applicant also has the option of obtaining an Exception to reduce the separation between approaches as per the Street Design Criteria Manual;
 5. Prior to submittal of a Preliminary Plat application, a Variance to the Subdivision Regulations shall be obtained to allow a lot twice as long as it is wide or the plat document shall be revised to comply with the length to width requirement;
 6. Prior to submittal of a Preliminary Plat application, an Exception shall be obtained to allow 24 lots in lieu of 20 lots along a cul-de-sac street or the plat document shall be revised accordingly;
 7. Prior to submittal of a Preliminary Plat application, the plat document shall be revised to show access to Lots 24 and 25 located in the Phase 6 thru 10 area of the development;
 8. Prior to submittal of a Preliminary Plat application, the plat document shall be revised to provide non-access easements in compliance with the Street Design Criteria Manual. In particular, the plat document shall be revised to show a non-access easement along Reservoir Road or an Exception shall be obtained to allow access from a higher order street;
 9. Prior to submittal of a Preliminary Plat application, the plat document shall be revised to show all lots abutting a street a minimum frontage of 25 feet or a Variance to the Zoning Ordinance shall be obtained or an Initial and Final Planned Residential Development shall be reviewed and approved addressing the requirement;
 10. Upon submittal of a Preliminary Plat application, a traffic analysis shall be submitted for review and approval. In addition, the construction plans shall be revised to show street improvements along Reservoir Road and at the intersection of Reservoir Road and S.D. Highway 44 as needed;
 11. Upon submittal of a Preliminary Plat application, a geotechnical report including pavement design shall be submitted for review and approval. In addition, the geotechnical report shall include soils resistivity test results. If the results indicate severe potential towards corrosion of buried metal, then information shall be provided identifying that corrosion protection per Rapid City Standard Specifications is adequate protection or additional corrosion protections shall be provided as needed for buried water system metal fixtures;
 12. Upon submittal of a Preliminary Plat application, a grading plan and an erosion and sediment control plan for all improved areas shall be submitted for review and approval;
 13. Upon submittal of a Preliminary Plat application, a drainage plan in compliance with the Drainage Criteria Manual shall be submitted for review and approval. In addition, the plat document shall be revised to provide drainage easements as necessary;
 14. Upon submittal of a Preliminary Plat application, the applicant shall submit a copy of the Letter of Map Revision approved by the Federal Emergency Management Agency. In addition, a Floodplain Development Permit shall be obtained as needed prior to the start of any construction within the federally designated 100 year floodplain area;
 15. Upon submittal of a Preliminary Plat application, the applicant shall demonstrate that the

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- proposed 30 inch pipe will convey the Cyclone Ditch flows or the size of the pipe shall be revised accordingly;
16. Upon submittal of a Preliminary Plat application, the applicant shall submit written documentation from the Cyclone Irrigation Ditch Association and the South Side Irrigation Ditch Association indicating concurrence with the improvements to the respective ditches;
 17. Upon submittal of a Preliminary Plat application, sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. The plat document shall also be revised to provide utility easements as needed;
 18. Upon submittal of a Preliminary Plat application, the grade Street "DD" shall be adjusted to allow the sewer to gravity flow or construction plans for a lift station to serve this area of the subject property shall be submitted for review and approval. The plat document shall also be revised to show the lift station within a utility easement or on a separate lot. In addition, prior to submittal of a Final Plat application, the applicant shall submit proof of the legal entity which will provide the mechanism for maintenance of the lift station for review and approval;
 19. Upon submittal of a Preliminary Plat application, water plans prepared by a Registered Professional Engineer showing the extension of water mains shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. In addition, the water plans shall demonstrate that adequate fire and domestic flows are being provided and that no negative effect on the airport area is being created by the development. In particular, the water plans shall demonstrate that the low-low level water system extends to the north and west property lines as per the Green Valley Water System Analysis by Alliance of Engineers and Architects. In addition, the low-low level water system shall be revised to provide looping to the proposed reservoir or justification shall be submitted for review and approval for not looping the system. The water plans shall also show a low level water main and a low-low level water main along Reservoir Road. In addition, the plat document shall also be revised to provide utility easements as needed;
 20. Upon submittal of a Preliminary Plat application, a water modeling plan shall be submitted as a part of Phase One of the development to determine the trigger to provide the reservoir improvement. In addition, the plat document for Phase One shall be revised to include the reservoir lot or a utility easement shall be recorded for the reservoir if needed. Prior to submittal of a Final Plat application, the applicant shall submit proof of the legal entity which will provide the mechanism for maintenance of the reservoir for review and approval;
 21. Upon submittal of a Preliminary Plat application, road construction plans for the section line highway located through the subject property shall be submitted for review and approval. In particular, the road construction plans shall show the section line highway located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained or the section line highway shall be vacated;
 22. Upon submittal of a Preliminary Plat application, road construction plans for Reservoir Road shall be submitted for review and approval. In particular, the road construction plans shall show the street constructed with a minimum 40 foot wide paved surface, curb,

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- gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained. In addition, the entire section line highway shall be dedicated as right-of-way or a Variance to the Subdivision Regulations shall be obtained to allow platting half a right-of-way;
23. Upon submittal of a Preliminary Plat, road construction plans for the collector street shall be submitted for review and approval. In particular, the road construction plans shall show the street located in a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer with on-street parking or the street shall be located in a minimum 60 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, street light conduit, water and sewer with no on-street parking or a Variance to the Subdivision Regulations shall be obtained. If on-street parking is not provided, the developer shall provide visitor parking at the rate of one paved parking stall per dwelling located within three hundred feet of the residence and the street must be posted with no parking signs or an Exception to the Street Design Criteria Manual shall be obtained;
 24. Upon submittal of a Preliminary Plat application, road construction plans for the cul-de-sac streets shall be submitted for review and approval. In particular, the cul-de-sac streets shall be located in a minimum 49 foot right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained. In addition, the construction plans shall identify the construction of a permanent turnaround at the end of the cul-de-sacs with a minimum 110 foot diameter right-of-way and a minimum 96 foot diameter paved surface or a Variance to the Subdivision Regulations shall be obtained;
 25. Upon submittal of a Preliminary Plat application, road construction plans for the sub-collector streets, or those streets serving more than twenty lots, shall be submitted for review and approval. In particular, the streets shall be located in a minimum 52 foot right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
 26. Upon submittal of a Preliminary Plat, road construction plans for the lane place streets, or those street serving not more than twenty lots, shall be submitted for review and approval. In particular, the road construction plans shall show the streets located in a minimum 49 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
 27. Upon submittal of a Preliminary Plat, a revised utility master plan showing public and private utilities shall be submitted for review and approval. In particular, the utility master plan shall provide for the extension of utilities through the subject property as well as to adjacent properties;
 28. Upon submittal of the Preliminary Plat application, a fire hydrant design plan showing the location of fire hydrants and water lines, including the size of the proposed water lines, shall be submitted for review and approval or a Variance to the Subdivision Regulations waiving the requirement to provide a central water system shall be obtained. In addition, the International Fire Code shall be continually met;
 29. Upon submittal of a Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval;
 30. Prior to Preliminary Plat approval by the City Council, the property shall be annexed into

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- the City limits of Rapid City;
31. Prior to submittal of a Final Plat application, the plat document shall be revised to show a ten foot wide planting screen easement along Reservoir Road or a Variance to the Subdivision Regulations shall be obtained;
 32. Prior to submittal of a Final Plat application, the applicant shall submit street names to the Emergency Services Communication Center for review and approval. In addition, the plat document shall be revised to show the approved street names;
 33. Prior to submittal of a Final Plat application, the applicant shall submit proof of the legal entity which will provide the mechanism for maintenance of the Open Space Area for review and approval;
 34. Prior to submittal of a Final Plat application, the applicant shall submit proof of the legal entity which will provide the mechanism for maintenance of the lots identified as "Irrigation Drainage" for review and approval;
 35. Prior to submittal of a Final Plat application, the applicant shall submit proof of the legal entity which will provide the mechanism for maintenance of the lots identified as "Drainage" for review and approval;
 36. Upon submittal of a 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; and,
 37. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required.

GENERAL COMMENTS:

The applicant has submitted a Layout Plat to subdivide 388.26 acres into 734 lots. In addition, the applicant has submitted a Variance to the Subdivision Regulations (#07SV019) to waive the requirement to install curb, gutter, sidewalk and street light conduit along Reservoir Road as it abuts the subject property and to provide a sidewalk on both sides of a collector street extending through the subject property. The applicant has also submitted an Annexation Petition (#07AN002) to annex 468 acres which includes the subject property. The applicant has indicated that the development will be constructed in ten phases and will be known as "Morningstar Subdivision".

On December 4, 2000, the City Council denied without prejudice a Layout Plat (#00PL114) to subdivide the subject property into 178 residential lots. In addition, the City Council denied without prejudice a Variance to the Subdivision Regulations (#00SV026) to waive the requirement to install curb, gutter, sidewalks, dry sewer and street light conduit.

The property is located approximately 3,000 feet south of the intersection of S.D. Highway 44 and Reservoir Road on the west side of Reservoir Road. Currently, the property is void of any structural development with the exception of a decorative wood fence.

STAFF REVIEW:

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

Lot Configuration: The Subdivision Regulations states that "...for lots in residential districts having a width of not more than one hundred fifty feet, the lot length shall not be greater than twice the lot width". The proposed Preliminary Plat identifies that 55 of the lots will have a length twice the distance of the width. As such, staff is recommending that prior to

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Preliminary Plat approval by the City Council, a Variance to the Subdivision Regulations be obtained to allow a lot twice as long as it is wide or the plat document must be revised to comply with the length to width requirement.

The Zoning Ordinance states that a residential lot must abut a street a minimum distance of 25 feet. However, six lots located within Phase 6 thru 10 abut a street less than a distance of 25 feet. As such, staff is recommending that prior to submittal of a Preliminary Plat application, the plat document be revised to show all lots abutting a street a minimum frontage of 25 feet or a Variance to the Zoning Ordinance must be obtained. The applicant also has the option of addressing this requirement through the review and approval of a Planned Residential Development.

Annexation: As previously indicated, the applicant has submitted a petition requesting to annex the subject property. In May, 1983, the City Council approved a resolution requiring all properties that are contiguous to Rapid City which are being platted to be annexed into the city limits of Rapid City prior to Preliminary Plat approval. As such, staff is recommending that the property be annexed accordingly.

Upon annexation, the property will be zoned No Use District. The 1974 Future Land Use Plan identifies the appropriate land use of the subject property as agricultural. The draft Southeast Connector Neighborhood Area Future Land Use Plan identifies the property as a Planned Residential Development with a maximum density of 6.7 dwelling units per acre. However, to date, the draft plan has not been adopted. The applicant has submitted a Phasing Plan for the development identifying 4.5 acres of Neighborhood Commercial, 27.5 acres of Medium Density Residential and 203 acres of Low Density Residential. In addition, the applicant has indicated that a total of 734 lots with 910 dwelling units are proposed within the development. The applicant should be aware that prior to issuance of a building permit, a Comprehensive Plan Amendment to the 1974 Future Land Use Plan must be submitted for review and approval to support the proposed use(s).

Geotechnical Report: A geotechnical report including pavement design must be submitted for review and approval. In addition, the geotechnical report must include soils resistivity test results. If the results indicate severe potential towards corrosion of buried metal, then information must be provided identifying that corrosion protection per Rapid City Standard Specifications is adequate protection or additional corrosion protections must be provided as needed for buried water system metal fixtures.

Traffic Analysis: As previously indicated, the applicant has identified that a total of 734 lots with 910 dwelling units are proposed within the development. The Pennington County Highway Department staff has indicated that the proposed development will overwhelm the existing structural and geometric capacity of Reservoir Road. As such, staff is recommending that upon submittal of a Preliminary Plat application, a traffic analysis be submitted for review and approval. In addition, the construction plans must be revised to show street improvements along Reservoir Road and at the intersection of Reservoir Road and S.D. Highway 44 as needed.

Reservoir Road: Reservoir Road is located along the east lot line of the subject property and is classified as a principal arterial street on the City's Major Street Plan requiring that it be

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located in a minimum 100 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface. Reservoir Road is currently located in a 66 foot wide section line highway and constructed with an approximate 20 foot wide paved surface. The plat document identifies the dedication of 50 feet of right-of-way on the west half of the section line highway. Staff is recommending that upon submittal of a Preliminary Plat application, road construction plans for Reservoir Road be submitted for review and approval. In particular, the road construction plans must show the street constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained. In addition, the entire section line highway must be dedicated as right-of-way or a Variance to the Subdivision Regulations must be obtained to allow platting half a right-of-way.

Section Line Highway: A section line highway is located through the subject property. As such, staff is recommending that upon submittal of a Preliminary Plat application, road construction plans for the section line highway be submitted for review and approval. In particular, the road construction plans shall show the section line highway located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained or the section line highway must be vacated.

South Side Drive: The Layout Plat identifies the extension of South Side Drive as a collector street through the subject property. However, the Major Street Plan identifies the collector street located approximately 700 feet south of the proposed location. As such, staff is recommending that prior to submittal of a Preliminary Plat application, a Comprehensive Plan Amendment to the Major Street Plan relocating the collector street as proposed be approved or the plat document must be revised accordingly.

In addition, staff is recommending that upon submittal of a Preliminary Plat, road construction plans for the collector street be submitted for review and approval. In particular, the road construction plans must show the street located in a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer with on-street parking or the street must be located in a minimum 60 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, street light conduit, water and sewer with no on-street parking or a Variance to the Subdivision Regulations must be obtained. If on-street parking is not provided, the developer must provide visitor parking at the rate of one paved parking stall per dwelling unit located within three hundred feet of the residence and the street must be posted with no parking signs or an Exception to the Street Design Criteria Manual must be obtained.

Sub-collector Streets: The proposed streets that serve as access to more than twenty lots are classified as sub-collector streets. Staff is recommending that upon submittal of a Preliminary Plat, road construction plans for the streets be submitted for review and approval showing the street(s) located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained. In addition, the construction plans must identify the construction of a permanent turnaround at the end of the cul-de-sacs with a minimum 110 foot diameter right-of-way and a minimum 96

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foot diameter paved surface or a Variance to the Subdivision Regulations must be obtained.

Lane Place Streets: The proposed streets that serve as access to twenty lots or less are classified as lane place streets. Staff is recommending that upon submittal of a Preliminary Plat, road construction plans for the streets be submitted for review and approval showing the street(s) located in a minimum 49 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained. In addition, the construction plans must identify the construction of a permanent turnaround at the end of the cul-de-sacs with a minimum 110 foot diameter right-of-way and a minimum 96 foot diameter paved surface or a Variance to the Subdivision Regulations must be obtained.

Street JJ is a cul-de-sac street that serves 24 lots. However, the Street Design Criteria Manual states that a cul-de-sac street may serve a maximum of 20 lots. As such, staff is recommending that prior to submittal of a Preliminary Plat application, an Exception be obtained to allow 24 lots in lieu of 20 lots along a cul-de-sac street or the plat document must be revised accordingly.

Sewer: A 27 inch sewer main is currently being constructed along South Side Drive to serve a development east of the subject property known as Prairiefire Subdivision. The applicant is proposing to extend a 27 inch sewer main from the subject property to connect with the sewer along South Side Drive. In addition, the applicant has indicated that a sewer main will be extended to the west lot line of the subject property to serve future development within this area. It is anticipated, that the sewer main will eventually be extended from the subject property to serve Elks Meadows Subdivision, Elk Creek Estates and Plum Creek Subdivision. Staff is recommending that upon submittal of a Preliminary Plat application, sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. The plat document must also be revised to provide utility easements as needed.

The proposed lots along Street "DD" will require a lift station to be constructed to sewer this area of the subject property. As such, staff is recommending that upon submittal of a Preliminary Plat application, the grade of Street "DD" shall be adjusted to allow the sewer to gravity flow or construction plans for a lift station to serve this area of the subject property shall be submitted for review and approval. The plat document shall also be revised to show the lift station within a utility easement or on a separate lot. In addition, prior to submittal of a Final Plat application, the applicant shall submit proof of the legal entity which will provide the mechanism for maintenance of the lift station for review and approval.

Water: The applicant has submitted a Master Utility Plan identifying that the property will be served by a low level water system extending from S.D. Highway 44 along Reservoir Road and from a low-low level water system provided by a proposed water reservoir to be constructed on the site as a part of this development. Tapping into the low level water system along S.D. Highway 44 may significantly decrease water capacity to the Airport area. As such, staff is recommending that upon submittal of a Preliminary Plat application, a water modeling plan be submitted as a part of Phase One of the development to determine the trigger to provide the reservoir improvement. In addition, the plat document for Phase One

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must be revised to include the reservoir lot or a utility easement must be recorded for the reservoir if needed. Prior to submittal of a Final Plat application, the applicant shall submit proof of the legal entity which will provide the mechanism for maintenance of the reservoir for review and approval.

Staff is also recommending that upon submittal of a Preliminary Plat application, water plans prepared by a Registered Professional Engineer showing the extension of water mains be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. In addition, the water plans must demonstrate that adequate fire and domestic flows are being provided and that no negative effect on the airport area is being created by the development. In particular, the water plans must demonstrate that the low-low level water system extends to the north and west property lines as per the Green Valley Water System Analysis by Alliance of Engineers and Architects. In addition, the low-low level water system must be revised to provide looping to the proposed reservoir or justification must be submitted for review and approval for not looping the system. The water plans must also show a low level water main and a low-low level water main along Reservoir Road. In addition, the plat document must also be revised to provide utility easements as needed.

Irrigation Ditch: The Cyclone Irrigation Ditch and the South Side Irrigation Ditch run through the subject property. The applicant has submitted a detail showing a 30 inch pipe within the Cyclone Irrigation Ditch. However, a 36 inch pipe is being proposed upstream of this development within the Elks Meadows Subdivision. As such, staff is recommending that upon submittal of a Preliminary Plat application, the applicant demonstrate that the proposed 30 inch pipe will convey the Cyclone Ditch flows or the size of the pipe must be revised accordingly. In addition, the applicant must submit written documentation from the Cyclone Irrigation Ditch Association and the South Side Irrigation Ditch Association indicating concurrence with the improvements to the respective ditches.

Master Utility Plan: The applicant has submitted a Master Utility Plan showing the location of water and sewer mains. However, the plan does not identify the location of private utilities. As such, staff is recommending that upon submittal of a Preliminary Plat, a revised utility master plan showing public and private utilities be submitted for review and approval. In particular, the utility master plan must provide for the extension of utilities through the subject property as well as to adjacent properties.

Fire Department: The Fire Department has indicated that all streets and turnarounds must be designed and constructed in compliance with the Street Design Criteria Manual and the Uniform Fire Code. In addition, fire hydrants must be in place and operational prior to any building construction. The Fire Department has also indicated that street signs and lot addresses must be posted prior to or in conjunction with any building construction. The International Fire Code will need to be continually met.

Emergency Services Communication Center: The applicant has indicated that letters of the alphabet have been tentatively used as a reference name in order to discuss the proposed street designs. However, the applicant has indicated that it is their intent to submit street names as a part of a Preliminary Plat application. As such, staff is recommending prior to submittal of a Final Plat application, the applicant submit street names to the Emergency Services Communication Center for review and approval. In addition, the plat document

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must be revised to show the approved street names.

Warranty Surety: On June 19, 2006, the City Council adopted a resolution establishing a formal warranty process for subdivision improvements. In particular, the resolution requires that the developer provide an acceptable Warranty Surety for the required public improvements. In particular, the Warranty Surety must be in force for a period of two years after the required final inspection and the City has accepted the improvements. As such, staff is recommending that prior to the City's acceptance of the public improvements, a warranty surety be submitted for review and approval as required.

The proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.