

**Narrative Description  
of  
Proposed Development**

**Lot 3R, Marlin Industrial Park**

**General Description**

The proposed development is a re-plat of existing Lots 3 and 4 of Marlin Industrial Park in Southeast Rapid City. It is proposed to combine existing Lots 3 and 4 into a single new Lot 3R with a land area of 9.672 acres. The re-plat will eliminate the common lot line between Lots 3 and 4. The re-plat will also vacate the 16-foot wide utility and minor drainage easement along the former common lot line.

It is also proposed to alter existing drainage easements within the new Lot 3R to conform to existing drainage conditions and future development plans for the lot. The plat will vacate approximately 0.353 acres of major drainage easement along the north lot line (Elk Vale Road frontage). The plat will add 0.326 acres of drainage easement along the west line (DM&E Railroad Right-of-Way).

The re-plat and easement changes are intended to allow for more efficient land use for a proposed warehousing and storage complex. The development plans will be submitted at a later date as a Planned Industrial Development.

**Water**

City water main is adjacent to the site in Marlin Drive. Water services are stubbed to the front lot line for existing Lots 3 and 4. No public water main improvements are proposed in connection with this plat.

**Sewer**

City sewer main is adjacent to the site in Marlin Drive. Sewer services are stubbed to the front lot line for existing Lots 3 and 4. No public sewer main improvements are proposed in connection with this plat.

**Private Utilities**

Electric, communications and natural gas utilities are existing at the site. There are no utilities located in the Lot 3 and 4 side lot line easement which is proposed to be vacated with this plat.

**Drainage**

The Marlin Industrial Park development included designs for local storm sewer and major drainage. A major storm channel is located on the east and north sides of the site. A large runoff detention storage pond is located at the northwest corner of the site. These facilities are located within dedicated easements.

It is proposed to vacate a portion of the drainage easement on the north side of the site. Analysis presented with the plat application presents the justification for this vacation.

It is proposed to add a 60-foot wide drainage easement to the west property line. An open-channel storm water conveyance element has been constructed at this location with the overall Marlin Industrial Park Development. No easement was provided for this channel with the existing plat. A 60-foot wide easement is proposed to conform to the existing channel geometry. No detailed analysis of this channel or storm flow has been performed.

### **Grading**

The drainage report submitted with this application shows a preliminary grading plan for the site. The grading plan shows the anticipated leveling and elevation of portions of the site for future development of the proposed storage complex.

The grading plan shown illustrates the relationship with drainage easement changes proposed with this plat. Detailed designs of overlot grading and site development will be submitted with future PID design documents.

### **Street and Sidewalk**

The Marlin Industrial Park has been previously constructed to include street, curb and gutter and storm sewer improvements for Marlin Drive.

Sidewalk for Marlin Drive at Lots 3 and 4 has not been constructed. It is proposed to construct 5-foot wide sidewalk for the Marlin Drive frontage in the location shown on the preliminary plat.

The subdivision applicant, RCS Storage, LLC, proposes that no sidewalk, curb and gutter or lighting conduits be constructed at the Elk Vale Road frontage on the north side of proposed Lot 3R. The basis for the requested variance is that newly constructed Elk Vale Road has no provisions for these improvements and no need has been identified. Recent development of adjoining Lot 2 of Marlin Industrial Park was granted this variance in 2009.