

STAFF REPORT
February 9, 2012

No. 12PL003 - Layout Plat

ITEM 11

RECOMMENDATION:

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

1. Upon submittal of a Preliminary Plat application, a traffic analysis shall be submitted for review and approval to verify that the proposed shared approach along Disk Drive meets all requirements of the Street Design Criteria Manual. In particular, the traffic analysis shall address site distance(s), minimum traffic safety and identify any street improvements that may be needed. If the traffic analysis identifies that minimum design criteria standards cannot be met, then an Exception to the Street Design Criteria Manual shall be obtained or the plat document shall be revised showing the elimination and/or relocation of the approach. In addition, the plat document shall be revised to show a non-access easement along Disk Drive except for the approved approach location(s);
2. Upon submittal of the Preliminary Plat application, all necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Community Planning and Development Services Department;
3. Upon submittal of the Preliminary Plat application, construction plans for Disk Drive shall be submitted for review and approval showing a sewer main along the entire length of Disk Drive as it abuts the property or a Variance to the Subdivision Regulations shall be obtained. In addition, an Exception shall be obtained for a non-property line sidewalk for that portion of the sidewalk located between stations 0+86 to 2+65 or the construction plans shall be revised accordingly. It is also suggested that the construction plans be revised to provide a five foot wide sidewalk in lieu of a four foot wide sidewalk along Disk Drive as it abuts the property in order to meet minimum ADA Accessibility Guidelines;
4. Upon submittal of the Preliminary Plat application, the applicant shall confirm that sufficient open space, landscape points, parking spaces, etc. pursuant to the Rapid City Municipal Code are being provided on proposed Lot A for the existing commercial use located on the lot. In addition, the location of existing signage shall be identified to confirm that it remains on-premise signage as a result of the plat. The plat document shall be revised if and as needed to ensure compliance with the Rapid City Municipal Code or Variance(s) shall be obtained;
5. Upon submittal of the Preliminary Plat application, a site plan shall be submitted for review and approval showing the location of adjacent driveway(s) to illustrate minimum clearance between approaches, sight triangles from proposed approach locations, etc. pursuant to the Street Design Criteria Manual;
6. Upon submittal of the Preliminary Plat application, road construction plans for the "40 foot wide existing easement for access and utilities" shall be submitted for review and approval. In particular, the road construction plans shall show the easement with a minimum 59 foot width and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
7. Upon submittal of the Preliminary Plat application, the plat document shall be revised to

- show the proposed 40 foot wide by 40 foot wide approach along the common lot line between Lot B and Lot C as a “shared approach”;
8. Upon submittal of a Preliminary Plat application, a Utility Master Plan including public and private utilities and utility services to proposed buildings shall be submitted for review and approval;
 9. Upon submittal of a Preliminary Plat application, the plat document shall be revised to show utility easements as needed. In addition, the construction plans shall be revised to show all weather access to the City utilities where applicable;
 10. Upon submittal of a Preliminary Plat application, an Exception shall be obtained to allow a private main to cross another lot or the applicant shall demonstrate that the utilities have been constructed in compliance with City Design Standards, request the City to accept the utility as a public utility and secure within a public utility easement and;
 11. Upon submittal of a Preliminary Plat application, the plat document shall be revised to show the recording information for the existing permanent utility easement to be vacated this plat;
 12. Upon submittal of a Preliminary Plat application, the plat document shall be revised to identify a minimum 8 foot wide minor drainage and utility easement along the interior lot line of all lots or an Exception shall be obtained from the City Engineer to waive and/or alter the requirement;
 13. Upon submittal of a Preliminary Plat application, a geotechnical report shall be submitted for review and approval ~~which includes the design of the proposed retaining wall and a slope stability analysis~~ **if subdivision improvements are required**;
 14. Upon submittal of a Preliminary Plat application, an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual shall be submitted for review and approval **if subdivision improvements are required**. In addition, an Erosion and Sediment Control Permit shall be obtained prior to any construction;
 15. Upon submittal of a Preliminary Plat application, a grading plan and a drainage plan in compliance with the Drainage Criteria Manual shall be submitted for review and approval **if subdivision improvements are required**. In particular, the drainage plan shall demonstrate that design flows do not exceed pre-developed rates or adequate detention shall be provided. In addition, the applicant shall verify that downstream improvements are constructed if necessary. The applicant shall also confirm that the location of the retaining wall within a proposed minor drainage easement does not impact drainage. The plat document shall be revised to provide drainage easements as necessary;
 16. Upon submittal of a Preliminary Plat application, a cost estimate of the required subdivision improvements shall be submitted for review and approval;
 17. 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;
 18. Prior to the City’s acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required; and,
 19. The approved Layout Plat for which no grading, construction or other improvements have been initiated within two years of the date of approval of the plat shall be deemed as expired. However, the owner or applicant of the plat may, prior to the termination of the two year period, request a one year extension subject to approval by the City Council.