

STAFF REPORT

October 24, 2002

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**No. 02PL101 - Layout Plat**

**ITEM 17**

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GENERAL INFORMATION:

PETITIONER	D.C. Scott Co., Land Surveyors for Joe Carlin
REQUEST	<b>No. 02PL101 - Layout Plat</b>
EXISTING LEGAL DESCRIPTION	The north 33 feet of the west 578.59 feet of the NW1/4 SE1/4; the south 125 feet of the north 158 feet of the west 354.46 feet of the NW1/4 SE1/4; and, the W1/2 NW1/4 SE1/4 less Carlin Subdivision and right-of-way and less the north 125 feet of the south 516.34 feet of the west 354.46 feet of the NW1/4 SE1/4 and less the north 125 feet of the south 641.34 feet of the west 354.46 feet of the NW1/4 SE1/4 and less the north 125 feet of the south 391.34 feet of the west 354.46 feet of the NW1/4 SE1/4 and less the north 33 feet of west 578.59 feet of NW1/4 SE1/4 and less south 125 feet of the north 158 feet of the west 354.46 feet of the NW1/4 SE1/4; all located in Section 11, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 12, Lot 13 and Lot 14 of Carlin Subdivision located in the NW1/4 SE1/4 of Section 11, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 7.599 acres
LOCATION	West of Carlin Street and north of Longview Drive
EXISTING ZONING	Suburban Residential District
SURROUNDING ZONING	
North:	
South:	Suburban Residential District
East:	Suburban Residential District
West:	
PUBLIC UTILITIES	On-site water and wastewater
DATE OF APPLICATION	09/27/2002
REPORT BY	Vicki L. Fisher

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RECOMMENDATION:

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

Engineering Division Recommendations:

1. Upon Preliminary Plat submittal, a water plan shall be submitted for review and approval. In particular, the use of on-site well(s) and/or a community water source shall be identified and submitted for review and approval. The plat document shall also be revised to show utility easement(s) as necessary. In addition, the on-site well(s) and/or community water source shall be reviewed and approved by the South Dakota Department of Environment and Natural Resources;
2. Upon Preliminary Plat submittal, percolation test(s) and soil profile information representative of the site shall be submitted for review and approval. In addition, the plat document shall be revised to provide drainfield easement(s) on each lot;
3. Upon Preliminary Plat submittal, a structural site plan shall be submitted for review and approval. In addition, any existing on-site water and/or wastewater systems shall be shown. The site plan shall also show the location of existing utilities (i.e., cable, electric, telephone, etc.);
4. Upon Preliminary Plat submittal, topographic information shall be submitted for review and approval;
5. Upon Preliminary Plat submittal, a drainage plan shall be submitted for review and approval. In addition, the plat document shall be revised to show drainage easements as needed;
6. Upon Preliminary Plat submittal, complete engineering plans as specified in Section 16.20.040 of the Rapid City Municipal Code shall be submitted for review and approval. In particular, complete street design plans shall be submitted for the 50 foot wide access and utility easements serving proposed Lots 13 and 14 and that portion of Carlin Street that abuts proposed Lot 12. The design plans shall show the location of utilities, sidewalks, storm drainage, curb and gutter, street light conduit and dry sewer and water or a Variance to the Subdivision Regulations shall be obtained;
7. Upon Preliminary Plat submittal, complete street design plans shall be submitted for review and approval for the collector road located along the north lot line of proposed Lot 12 as identified on the Major Street Plan or a Variance to the Subdivision Regulations shall be obtained or the Major Street Plan shall be amended to eliminate and/or relocate the collector road;
8. Upon Preliminary Plat submittal, the road located along the south lot line of Lot 1 Revised currently serving as access to proposed Lot 14 shall be dedicated as public right-of-way and complete street design plans shall be submitted for review and approval or the road shall be abandoned and/or closed prior to Final Plat approval;
9. Upon Preliminary Plat submittal, geotechnical analysis for pavement design(s) shall be submitted for review and approval;
10. Upon Preliminary Plat submittal, the access and utility easements shall be dedicated as public right-of-way or a Special Exception to the Street Design Criteria Manual shall be granted to allow an easement to serve as access to more than four lots;

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Fire Department Recommendation:

11. Upon Preliminary Plat submittal, road construction plans for the access and utility easements shall be submitted for review and approval showing the provision for emergency fire apparatus turnaround(s) at the terminus of the easement(s);

Pennington County Drainage Engineer Recommendation:

12. Upon Preliminary Plat submittal, the proposed plat shall be submitted to the Hawthorne Irrigation Ditch Company for review and approval. In particular, the Hawthorne Irrigation Ditch Company shall review and approve of the size, type and location of any culvert and/or structure located within the easement;

Emergency Services Communication Services Recommendation:

13. Upon Preliminary Plat submittal, the plat document shall be revised to show Carlin Drive as Carlin Street;

Urban Planning Division Recommendations:

14. Prior to Final Plat approval, a road maintenance agreement for the access and utility easement(s) shall be submitted for review and approval;
15. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval; and,
16. 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 has submitted a Layout Plat to subdivide two parcels into three lots. Currently, a single family residence is located on proposed Lot 14. Proposed Lots 12 and 13 are currently void of any structural development. The property is located in Pennington County, outside of the incorporated City limits of Rapid City but within the City's three mile platting jurisdiction. More specifically, the property is located north of Longview Drive on the west side of Carlin Street.

The Layout Plat is an informal preliminary review of a proposed subdivision to identify any major issues prior to platting. It is intended to provide the subdivider with an informal process where major issues may be identified and general agreements may be reached with Rapid City as to the form of the plat. Comments regarding the Layout Plat are based on the level of detail that is provided. All specific details of the subdivision may not be addressed but the major concerns and issues are identified based on the information provided. All applicable Subdivision Regulations, Zoning Regulations, Street Design Criteria Manual and any other applicable regulations will need to be met as part of the Preliminary and Final Plat. Any waiver from the City Code or the Street Design Criteria Manual will require a formal variance request or a special exception, whichever is applicable.

STAFF REVIEW:

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

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Structural Site Plan: As previously indicated, a single family residence is currently located on proposed Lot 14. Upon Preliminary Plat submittal, a structural site plan must be submitted for review and approval. In addition, any existing on-site water and/or wastewater systems must be shown. The site plan must also show the location of existing utilities (i.e., cable, electric, telephone, etc.).

Utilities: The Engineering Division has indicated that a water plan must be submitted for review and approval. In particular, the use of on-site well(s) and/or a community water source must be identified and submitted for review and approval. The plat document must also show utility easement(s) as needed. The applicant has indicated that a well located on an adjacent property currently serves proposed Lot 14. Upon Preliminary Plat submittal, a utility easement must be recorded at the Register of Deed's Office to allow the well to continue to serve the subject property or an alternate water source must be provided. In addition, the on-site well(s) and/or community water source must be reviewed and approved by the South Dakota Department of Environment and Natural Resources.

The Engineering Division has also indicated that percolation test(s) and soil profile information representative of the site must be submitted for review and approval in order to demonstrate that on-site wastewater system(s) may be allowed. Currently, a septic tank and drainfield serve the single family residence located on proposed Lot 14. As such, the Pennington County Environmental Technician has indicated that percolation tests and soil profiles must be completed on proposed Lot 12 and on the downhill side of the irrigation ditch located on proposed Lot 13. The Engineering Division has also indicated that the plat must be revised to provide drainfield easements for each of the existing and/or proposed drainfields. Staff is recommending that the additional percolation information and soil profile information be submitted for review and approval upon Preliminary Plat submittal. In addition, the drainfield easement(s) must be shown on the plat document as identified.

Access: Carlin Street abuts the east lot line of proposed Lot 12 and is classified as a collector road on the Major Street Plan. Currently, Carlin Street is constructed as a 66 foot wide right-of-way with an approximate 20 foot wide graveled road. Upon Preliminary Plat submittal, road construction plans must be submitted providing a minimum 24 foot wide paved surface with utilities, sidewalks, storm drainage, curb and gutter, street light conduit and dry sewer and water or a Variance to the Subdivision Regulations must be obtained.

The Major Street Plan also shows a collector road along the north lot line of proposed Lot 12. Upon Preliminary Plat submittal, road construction plans shall be submitted accordingly or a Variance to the Subdivision Regulations must be obtained or an amendment to the Major Street Plan must be approved eliminating and/or relocating the road.

An existing 50 foot wide unimproved access and utility easement serves as access to proposed Lots 13 and 14. The Street Design Criteria Manual classifies the road as a Lane/Place Street requiring a minimum 49 foot wide right-of-way with a 24 foot wide paved surface. Upon Preliminary Plat submittal, road construction plans must be submitted providing the minimum pavement width as identified with utilities, sidewalks, storm drainage, curb and gutter, street light conduit and dry sewer and water or a Variance to the

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Subdivision Regulations must be obtained. In addition, the Fire Department has indicated that the road construction plans must show fire apparatus turnarounds at the most northern and southern terminus of the access and utility easement.

As a result of the proposed plat, the access and utility easement will serve as access to five lots. The Street Design Criteria Manual states that an easement may serve as access to a maximum of four lots. As such, the access and utility easement must be dedicated as right-of-way or a Special Exception to the Street Design Criteria Manual must be obtained.

Currently, proposed Lot 14 is accessed via a dirt road located along the south lot line of Lot 1 Revised, an adjacent property. Upon Preliminary Plat submittal, the road must be dedicated as an access easement or public right-of-way and complete street design plans must be submitted for review and approval or the road must be abandoned and/or closed prior to Final Plat approval.

The County has issued a moratorium precluding any new and/or additional roads from being placed on their road maintenance program. As such, prior to Final Plat approval, a road maintenance agreement demonstrating maintenance of the access and utility easement(s) must be submitted for review and approval.

Drainage/Hawthorne Irrigation Ditch: The Engineering Division has indicated that a significant basin drains through the subject property. Upon Preliminary Plat submittal, a complete drainage plan must be submitted for review and approval. In addition, the plat document must be revised to show drainage easements as needed.

The Hawthorne Irrigation Ditch runs through proposed Lot 13 in a west to east direction. The Pennington County Drainage Engineer has indicated that upon Preliminary Plat submittal, the proposed plat must be submitted to the Hawthorne Irrigation Ditch Company for review and approval. In particular, the Hawthorne Irrigation Ditch Company must review and approve of the size, type and location of any culvert and/or structure located within the easement.

Staff believes that the proposed plat generally complies with all applicable zoning and subdivision regulations assuming compliance with the stated stipulations.