

STAFF REPORT  
December 9, 2004

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**No. 04PL173 - Preliminary Plat**

**ITEM 4**

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GENERAL INFORMATION:

PETITIONER	Lori Drabik-Angle Surveys for Ann Perry
REQUEST	<b>No. 04PL173 - Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	Lot 11 of the Holy Cow Ranch Subdivision located in Gov't Lots 3 and 4 of Section 19, T1N, R9E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 11A and 11B of the Holy Cow Ranch Subdivision located in Gov't Lots 3 and 4 of Section 19, T1N, R9E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	approximately 7.94 acres
LOCATION	23302 Radar Hill Road
EXISTING ZONING	Low Density Residential District (Pennington County)
SURROUNDING ZONING	
North:	Low Density Residential District (Pennington County)
South:	Low Density Residential District (Pennington County)
East:	Low Density Residential District (Pennington County)
West:	Low Density Residential District (Pennington County)
PUBLIC UTILITIES	Private water and wastewater
DATE OF APPLICATION	11/12/2004
REVIEWED BY	Renee Catron-Blair / 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, a Master Utility Plan shall be submitted for review and approval. In particular, the Master Utility Plan shall identify the well location, extension of water service lines, septic tanks and drainfields for each lot as well as private utilities (i.e., electricity, gas, telephone);
2. Prior to Preliminary Plat approval by the City Council, twenty foot additional right-of-way shall be dedicated along the Common Access Easement;
3. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
4. A Exception to the Street Design Criteria Manual is hereby granted to allow Radar Hill Road to be located off the center line of the right-of-way;
5. Prior to submittal of a Final Plat application, the plat document shall be revised to include

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---

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---

- the required "Final Plat Certificates";
6. Prior to submittal of the Final Plat application, a note shall be placed on the plat document stating that "a reserve drainfield area shall be identified upon submittal of a building permit" and that "on-site wastewater disposal systems shall be mound systems, holding tanks or evapotranspiration systems only"; and,
  7. Upon submittal of the Final Plat, 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 approximately seven acres into two parcels. The applicant has also submitted an Exception to the Street Design Criteria Manual to allow Radar Hill Road to be located off the center line of the right-of-way. The applicant previously submitted a Layout Plat and a Variance to the Subdivision Regulations which were approved with stipulations. (Item #04PL103 and #04SV046)

The subject property is located east on South Dakota Highway 44 and south on Radar Hill Road approximately 1,550 square feet. The southern portion of Radar Hill Road is gravel. The subject property is located in the City of Rapid City's three mile platting jurisdiction.

**STAFF REVIEW:**

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

**Access Easement:** The common access easement is classified as a lane/place street requiring that the street be located in a minimum 45 foot wide right-of-way and constructed with a minimum 20 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations. The applicant has indicated that the access easement will be constructed to serve two lots with a 25 foot width road. Twenty additional feet of right-of-way must be provided on the plat document to meet the minimum width requirement. A Variance to the Subdivision Regulations to waive the requirements for installing pavement, curb, gutter, street light conduit, water and sewer along the access easement has been previously granted with the stipulation that the common access easement be constructed per Pennington County Specifications Standard with four inches of gravel surfacing and 3:1 inslopes and backslopes. Prior to Preliminary Plat approval by the City Council a cost estimate must be submitted for review and approval for the road improvements as well as subdivision inspection fees paid upon Final Plat.

**Drainage Plan:** The applicant must submit additional topographical information for the entire property along with a drainage plan for the property so that drainage easements may be dedicated as needed.

**Master Utility Plan:** A drawing must be submitted showing the well location, extension of water service lines, septic tanks and drainfields for each lot as well as private utilities.

**Plat:** The plat document must be revised to show a note stating that "a reserve drainfield area shall be identified upon submittal of a building permit" and that "on-site wastewater disposal systems shall be mound systems, holding tanks or evapotranspiration systems only. In addition, the plat document must be revised to show the correct "Final Plat Certificates."

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Color on the plat document will not be accepted by the Register of Deeds office.

Street Addresses: The street addresses for both lots must be clearly visible from both directions on Radar Hill Road and comply with the Pennington County Standards for house numbering. (4" high, ½" strokes with contrasting color.)

Radar Hill Road: An Exception to the Street Design Criteria Manual to allow Radar Hill Road to be located off the center line of the right-of-way has been submitted. Due to topographic constraints and the water table along the section line, the road was constructed outside of the designated right-of-way and onto this property. As such staff is recommending that the exception be granted. Pennington County Highway has no objection to the granting of this exception.

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