

STAFF REPORT  
February 10, 2005

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**No. 05PL007 - Layout Plat**

**ITEM 8**

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GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying & Consulting Engineers, Inc. for Mark Abrams
REQUEST	<b>No. 05PL007 - Layout Plat</b>
EXISTING LEGAL DESCRIPTION	Lot A of Lot 16 of Block 2, High Meadows Ranchettes and Lot B of Tract 1 of Stromer Subdivision, Section 35, T2N, R6E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot A Revised of Lot 16 of Block 2, High Meadows Ranchettes and Lot B Revised of Tract 1 of Stromer Subdivision, Section 35, T2N, R6E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 9.87 acres
LOCATION	8150 Schroeder Road
EXISTING ZONING	Low Density Residential District (County)
SURROUNDING ZONING	
North:	Low Density Residential District (County)
South:	Limited Agriculture District (County)
East:	Limited Agriculture District (County)
West:	Low Density Residential District (County)
PUBLIC UTILITIES	Private on-site water and wastewater
DATE OF APPLICATION	01/10/2005
REVIEWED BY	Renee Catron-Blair / Curt Huus

RECOMMENDATION:

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

1. Upon submittal of a Preliminary Plat, road construction plans for Schroeder Road shall be submitted for review and approval. In particular, the construction plans shall show Schroeder Road located in a minimum 100 foot wide right-of-way and constructed with a minimum 48 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
2. Upon submittal of a Preliminary Plat, road construction plans for Highland Loop shall be submitted for review and approval. In particular, the road construction plans shall show Highland Loop 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

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- and sewer or a Variance to the Subdivision Regulations shall be obtained;
3. Upon submittal of a Preliminary Plat, water plans prepared by a Registered Professional Engineer showing the extension of water mains, fire hydrants and water lines, including the size of the proposed water lines shall be submitted for review. If on-site well(s) are used, data to confirm that the well(s) have sufficient flows and water quality shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. In addition, the proposed aquifer and anticipated depth of the well(s) shall be identified. The plat document shall also be revised to show utility easement(s) as needed;
  4. 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. If a central sewer system is proposed, the applicant shall identify the entity responsible for operation and maintenance and obtain South Dakota Department of Environment and Natural Resource approval. If individual on-site wastewater systems are used, then an on-site wastewater plan prepared by a Registered Professional Engineer demonstrating that the soils are suitable for on-site wastewater systems shall be submitted for review and approval. In particular, the information shall include percolation test data and location as well as soil profile data and locations. In addition, a septic tank plan must be submitted for review and approval as per Chapter 16.20.040.N of the Rapid City Municipal Code;
  5. Upon submittal of a Preliminary Plat application, topographical plans showing existing utilities besides existing structures for the properties shall be submitted for review and approval;
  6. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
  7. Upon submittal of a Final Plat application, the plat document title shall be revised to read "Formerly...";
  8. Upon submittal of a Final Plat application, the plat document shall be revised to show road names and the right-of-way widths along Schroeder Road and Highland Loop;
  9. Upon 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 if percolation and profile information is not sufficient for conventional systems";
  10. Upon submittal of a Final Plat application, the plat document shall be revised to show an additional 17 foot of right-of-way dedicated along Schroeder Road;
  11. Upon submittal of a Final Plat application, the plat document shall be revised to include the required Final Plat certificates; and,
  12. Upon submittal of the 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.

**GENERAL COMMENTS:**

The applicant has submitted a Layout Plat to subdivide the existing two lots into a different two lot configuration creating no increase to density. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb,

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gutter, sidewalk, street light conduit, water, sewer and pavement along Schroeder Road and Highland Loop as they abut the subject property. (See companion item #05SV003.)

The property is located along Schroeder Road off Nemo Road and it is located within Pennington County requiring a minimum lot size of three acres which it meets. Currently, a single family residence is located on proposed Lot A Revised.

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 provided. All specific details of the subdivision may not be addressed as part of the Layout Plat approval 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 Rapid City Municipal 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 noted the following considerations:

**Schroeder Road:** Schroeder Road is located along the east lot line of the subject property and is classified as a minor arterial street requiring that the street be located in a minimum 100 foot wide right-of-way and constructed with a minimum 48 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Schroeder Road is located in an approximate 27 foot wide paved surface without curb, gutter, sidewalk, street light conduit, water and sewer. Upon submittal of a Preliminary Plat application, construction plans must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

**Highland Loop:** Highland Loop is located along the south lot line of the subject property and is classified as a lane/place street requiring that the street be 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. Currently, Highland Loop is located in an 18 foot wide graveled surface and presently there is no pavement, curb, gutter, sidewalk, streetlight conduit, water and sewer. Upon submittal of a Preliminary Plat, construction plans must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

**Sewer:** Sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines must be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. If individual on-site wastewater systems are used, then an on-site wastewater plan prepared by a Registered Professional Engineer demonstrating that the soils are suitable for on-site wastewater systems must be submitted for review and approval. Staff is recommending that the above referenced information be submitted for review and approval upon submittal of a Preliminary Plat application as required by City Ordinance.

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Water: Water plans prepared by a Registered Professional Engineer showing the extension of water mains must be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. If on-site well(s) are used, data to confirm that the well(s) have sufficient flows and water quality must be submitted for review and approval. Staff is recommending that the above referenced information be submitted for review and approval upon submittal of a Preliminary Plat as required by City Ordinance.

Plat: The plat document must be revised to include the required Final Plat certificates prior to the Final Plat application. The plat document must be revised to show road names and right-of-way widths along Schroeder Road and Highland Loop prior to Final Plat.

Street Addresses: The street addresses for both lots must be clearly visible from both directions along Schroeder Road and Highland Loop and comply with the Pennington County Standards for house numbering. (4" high, 1/2" strokes with contrasting color.)

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