

STAFF REPORT
February 10, 2005

No. 05PL011 - Preliminary Plat

ITEM 11

GENERAL INFORMATION:

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| PETITIONER | Sperlich Consulting, Inc. for Gordon Howie |
| REQUEST | No. 05PL011 - Preliminary Plat |
| EXISTING LEGAL DESCRIPTION | <p>A portion of Tract T of Trailwood Village, located in the N1/2 of the SE1/4, Section 10, T1N, R8E, BHM, Pennington County, South Dakota; more fully described as follows: Commencing at the southwesterly corner of Lot 19 of Block 21 of Trailwood Village and the Point of Beginning; Thence, first course: S52 28'47"E, along the southerly boundary of said Lot 19 of Block 21, a distance of 95.00 feet, to a corner common to Lots 17, 18, and 19 of Block 21 of Trailwood Village; Thence, second course: S37 31'13"W, along the westerly boundary of Lots 16 and 17 of Block 21 of Trailwood Village, a distance of 194.68 feet, to the southwesterly corner of said Lot 16 of Block 21, common with a corner on the northerly boundary of Drainage Lot B of Trailwood Village; Thence, third course: N77 34'10"W, along the northerly boundary of said Drainage Lot B of Trailwood Village, a distance of 71.19 feet; Thence, fourth course: N47 53'06"W, along the northerly boundary of said Drainage Lot B of Trailwood Village, a distance of 59.37 feet; Thence, fifth course: N01 05'13"W, along the northerly boundary of said Drainage Lot B of Trailwood Village, a distance of 82.32 feet; Thence, sixth course: westerly, along the northerly boundary of said Drainage Lot B of Trailwood Village, curving to the right on a curve with a radius of 124.50 feet, a delta angle of 20 55'57", an arc length of 45.48 feet, a chord bearing of N62 56'45"W, and chord distance of 45.23 feet, to a point of tangent; Thence, seventh course: N52 28'47"W, along the northerly boundary of said Drainage Lot B of Trailwood Village, a distance of 48.46 feet, to a point of curve; Thence, eighth course: westerly, along the northerly boundary of said Drainage Lot B of Trailwood Village, curving to the left on a curve with a radius of 30.00 feet, a delta angle of 73 35'58", an arc length of 38.54 feet, a chord bearing of N89 16'46"W, and chord distance of 35.94 feet, to a point of reverse curve; Thence, ninth course: westerly, along the northerly boundary of said Drainage Lot B of Trailwood Village, curving to the right on a curve with a radius of 55.00 feet, a delta angle of 128 53'22", an arc length of 123.72 feet, a chord bearing of N61 38'04"W, and chord distance of 99.24 feet;</p> |

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Thence, tenth course: N87 11'23"W, along the northerly boundary of said Drainage Lot B of Trailwood Village, a distance of 23.79 feet; Thence, eleventh course: N52 26'30"W, along the northerly boundary of said Drainage Lot B of Trailwood Village, a distance of 85.14 feet, to the southeasterly corner of Lot 9 of Block 23 of Trailwood Village; Thence, twelfth course: N23 50'26"E, along the easterly boundary of said Lot 9 of Block 23, a distance of 109.27 feet, to a corner common to Lots 8 and 9 of Block 23 of Trailwood Village; Thence, thirteenth course: N37 31'13"E, along the easterly boundary of said Lot 8 of Block 23 of Trailwood Village, a distance of 93.64 feet, to a corner common to Lots 5, 6, and 8 of Block 23 of Trailwood Village; Thence, fourteenth course: S52 28'47"E along the southerly boundaries of Lots 1 through 5 of Block 23 of Trailwood Village, a distance of 381.25 feet, to the southeasterly corner of said Lot 1 of Block 23, common with the southwesterly corner of the right-of-way of Benjamin Street; Thence, fifteenth course: S52 28'47"E, along the southerly end of the right-of-way of said Benjamin Street, a distance of 49.00 feet, to the southeasterly corner of the right-of-way of said Benjamin Street; Thence, sixteenth course: N37 31'13"E, along the easterly edge of the right-of-way of said Benjamin Street, a distance of 15.00 feet, to the southwesterly corner of said Lot 19 of Block 21 of Trailwood Village, and the Point of Beginning

PROPOSED
LEGAL DESCRIPTION

Lots 10 thru 14 of Block 23, and Lots 20 thru 22 of Block 21, Trailwood Village, located in the N1/2 of the SE1/4, Section 10, T1N, R8E, BHM, Pennington County, South Dakota

PARCEL ACREAGE

Approximately 2.241 acres

LOCATION

Along Benjamin Street

EXISTING ZONING

Planned Unit Development (County)

SURROUNDING ZONING

North: Planned Unit Development (County)
South: Planned Unit Development (County)
East: Planned Unit Development (County)
West: Planned Unit Development (County)

PUBLIC UTILITIES

Rapid Valley Sanitary District

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DATE OF APPLICATION 01/14/2005

REVIEWED BY Renee Catron-Blair / David L. Johnson

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the Planning Commission, construction plans of the proposed cul-de-sac turnaround bulb shall be revised to be located in a minimum 96 foot wide diameter right-of-way with a minimum 76 foot wide diameter paved surface or a Variance to the Subdivision Regulations shall be obtained;
2. Prior to Preliminary Plat approval by the Planning Commission, construction plans of the typical road section shall be revised. In particular, the cross slopes shall be shown correctly;
3. Prior to Preliminary Plat approval by the Planning Commission, construction plans for the proposed fire hydrant shall be revised relocating the fire hydrant out of the middle of the right-of-way and not in the drainage ditch;
4. Prior to Preliminary Plat approval by the Planning Commission, construction plans shall be revised extending the sewer and water to the property frontage;
5. Prior to Preliminary Plat approval by the City Council, a drainage plan shall be submitted for review and approval;
6. Prior to Preliminary Plat approval by the City Council, a cost estimate for the subdivision improvements shall be submitted for review and approval;
7. 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 Preliminary Plat to subdivide over two acres into eight residential lots.

The subject property is located off Williams Street and the extension of Benjamin Street in Trailwood Village Subdivision. Currently, there are no structures located on the subject property. The property is located within Pennington County's Zoning jurisdiction. The property is currently zoned Suburban Residential Zoning District requiring a minimum lot size of 6,500 square feet. The proposed lots comply with the minimum lot sizes.

STAFF REVIEW:

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

Benjamin Street: Benjamin Street 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. Prior to Preliminary Plat approval by the Planning Commission, construction plans must be revised for the proposed cul-de-sac turnaround bulb. It shall be located in a minimum 96 foot wide diameter right-of-way with a minimum 76 foot wide diameter paved surface or a Variance to the Subdivision Regulations shall be obtained. Also, the typical road section shall be revised to show the limits and values for the cross slopes. The sewer and water shall be

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extended to the property frontage at the cul-de-sac.

Drainage: Prior to Preliminary Plat approval by the City Council, a drainage plan must be submitted for review and approval for the area to the southwest of the proposed plat. In particular, the plans should include an evaluation of the existing pond as well as the proposed improvements to be made to the pond area addressing detention flows from Trailwood Village Subdivision.

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