

STAFF REPORT
February 24, 2005

No. 04PL193 - Preliminary Plat

ITEM 7

GENERAL INFORMATION:

PETITIONER	Daniel P. Wegner
REQUEST	No. 04PL193 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lot 4 of Tract 2 Revised, Cavern Crest Subdivision, Section 11, T1N, R6E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 4A and 4B of Tract 2 Revised, Cavern Crest Subdivision, Section 11, T1N, R6E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 14.13 Acres
LOCATION	2680 Cavern Road
EXISTING ZONING	Planned Unit Development (County)
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	Private water and wastewater
DATE OF APPLICATION	12/10/2004
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 Site Plan showing the existing structures, well locations, extension of water service lines, mound system for each lot as well as existing and proposed approaches along Cavern Road shall be submitted for review and approval;
2. Prior to Preliminary Plat approval by the City Council, a drainage plan shall be submitted for review and approval. In addition, the plat document shall be revised to provide drainage easements as necessary;
3. Prior to Preliminary Plat approval by the City Council, a grading plan and an erosion and sediment control plan for all improved areas shall be submitted for review and approval;
4. Prior to Preliminary Plat approval by the City Council, water plans prepared by a Registered Professional Engineer showing the extension of water mains and lines shall

STAFF REPORT
February 24, 2005

No. 04PL193 - Preliminary Plat

ITEM 7

be submitted for review. Data to confirm that proposed on-site well(s) have sufficient flows and water quality shall be submitted for review and approval. If a shared well and/or a community water facility is proposed then it shall be designed as a public water system. In addition, the plat document shall be revised to show utility easement(s) as needed;

5. 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 "all future on-site wastewater disposal systems should be mound systems, holding tanks or evapotranspiration systems only"; and,
6. Prior to submittal of a Final Plat application, the applicant shall submit a plat document showing the proper street name and dedicated right-of-way for Cavern Road and the title revised to read, "Lot 4A and 4B of Tract 2 Revised of Cavern Crest Subdivision (Formerly Lot 4 of Tract 2 Revised of Cavern Crest Subdivision)" and shall show the required Final Plat certificates; and,
7. Prior to submittal of a Final Plat application, a Wild Fire Mitigation Plan shall be submitted for review and approval. In addition, the Wild Fire Mitigation Plan shall be implemented.

GENERAL COMMENTS:

(This Staff Report has been updated on February 12, 2005. All revised and or added text is shown in bold print.) This item was continued at the February 10, 2005 Planning Commission meeting to be heard in conjunction with a Variance to the Subdivision Regulations to allow platting one-half of a right-of-way for Cavern Road. On January 20, 2005 the applicant submitted the Variance to the Subdivision Regulations as identified. (See companion item #05SV006.) Please note that no other part of this Staff Report has been revised.

(Update January 20, 2005. All revised and/or added text is shown in bold print.) This item was continued at the January 6, 2005 Planning Commission meeting to allow the applicant time to submit additional information. The applicant submitted additional information and is now requesting a Subdivision Variance. To allow these applications to be heard in conjunction with each other, this item is to be continued to the February 24, 2005 Planning Commission meeting.

The applicant has submitted a Preliminary Plat to subdivide a 14 acre lot into two lots, sized approximately six acres and eight acres respectively.

The property is located off West South Dakota Highway 44 on Cavern Road. A building permit was issued through Pennington County on March 11, 2004 for a single family residence on proposed Lot A. In addition, the property was rezoned on September 28, 2004 from Limited Agricultural District to a Planned Unit Development. A Variance to the Subdivision Regulations to waive curb, gutter, sidewalk, streetlight conduit, water, sewer and pavement was approved with stipulations on November 15, 2004.

STAFF REVIEW:

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

Cavern Road: Prior to Final Plat, the existing 66 foot wide County Easement of Record will need to be dedicated as public right-of-way. In addition, the Fire Department has indicated

STAFF REPORT
February 24, 2005

No. 04PL193 - Preliminary Plat

ITEM 7

that street signs and lot addresses must be posted prior to or in conjunction with any building construction.

Fire Protection: The Fire Department staff has indicated that the property is located in an extreme wild fire hazard area. As such, prior to submittal of a Final Plat application, a Wild Fire Mitigation Plan must be submitted for review and approval. In addition, the Wild Fire Mitigation Plan must be implemented. Staff is recommending that the Uniform Fire Code be continually met. The applicant submitted a Wild Fire Mitigation Plan and the Fire Department staff have indicated it is not adequate. The applicant needs to work with the Fire Department staff to work out a plan.

Drainage: As part of the Preliminary Plat application, a grading and a drainage plan must be submitted for review and approval. The drainage plan must identify that any discharge meets pre-development flow rates or on-site detention must be provided. The plat document must show any drainage easements as needed. In addition, a grading plan and an erosion and sediment control plan for all improved areas must be submitted for review and approval.

Water: Water plans prepared by a Registered Professional Engineer showing the extension of water mains must be submitted for review and approval. If on-site well(s) and/or a community water source are used, data to confirm that the well(s) have sufficient flows, depth of wells and water quality must be submitted for review and approval. Staff is recommending that the above referenced information be submitted for review and approval prior to Preliminary Plat approval by the City Council as required by City Ordinance to ensure separation from well water as per South Dakota State Regulations. In addition, easements must be shown on the plat document as needed.

Wastewater Disposal Systems: Information is requested for an adequate area for a septic system as well as a reserve septic system that will meet the South Dakota State Regulations. The property is located within the Madison Aquifer vulnerability area and requires on-site wastewater disposal plans prepared by a Registered Professional Engineer for review and approval if septic systems are proposed. Plans must be submitted showing an evapotranspiration system or holding tank wastewater disposal systems. In addition, plans for an evapotranspiration system will need to be submitted to the Department of Environment and Natural Resources for review and approval.

Site Plan: A site plan must be submitted identifying existing structures, wells, septic systems and existing and proposed approaches along Cavern Road and intermediate fire turnaround shown.

Plat: The plat document must show the proper street name and dedicated right-of-way for Cavern Road. The title must be revised to read, "Lot 4A and 4B of Tract 2 Revised of Cavern Crest Subdivision (Formerly Lot 4 of Tract 2 Revised of Cavern Crest Subdivision)." The required Final Plat certificates must be on the plat document. In particular, both "Finance Officer Certificate Blocks" must be shown, delete the "Resolution of Governing Board" and "Public Works Director." No color shown on the plat document will be accepted by the Register of Deeds.

STAFF REPORT
February 24, 2005

No. 04PL193 - Preliminary Plat

ITEM 7

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