

STAFF REPORT  
August 4, 2005

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**No. 05PL133 - Preliminary Plat**

**ITEM 15**

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GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for Gordon Howie
REQUEST	<b>No. 05PL133 - Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	A portion of Tract T, Trailwood Village Subdivision, located in the N1/2 SE1/4, Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 9 through 24, Block 18; Lots 7 through 11, Block 19; Lots 8 through 14, Block 20; and Lots 16 and 17, Block 24; Trailwood Village Subdivision, Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 8.1 acres
LOCATION	Extending northwest from the current northern terminus of Savannah Street
EXISTING ZONING	Planned Unit Development (Pennington County)
SURROUNDING ZONING	
North:	Planned Unit Development (Pennington County)
South:	Planned Unit Development (Pennington County)
East:	Planned Unit Development (Pennington County)
West:	Planned Unit Development (Pennington County)
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	7/11/2005
REVIEWED BY	Vicki L. Fisher/ Michelle Horkey

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Growth Management Department;
2. Prior to Preliminary Plat approval by the City Council, a copy of the geotechnical report as referenced on the construction plans shall be submitted for review and approval;
3. Prior to Preliminary Plat approval by the City Council, additional drainage information shall be submitted for review and approval. In particular, the drainage information shall include calculations addressing the capacity of the Trailwood detention pond, the need for a metering structure and a downstream analysis of drainage flows. In addition, the

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- plat document shall be revised to show drainage easements as needed;
4. Prior to Preliminary Plat approval by the City Council, the applicant shall submit additional water information demonstrating that adequate domestic and fire flows are being provided;
  5. Prior to Preliminary Plat approval by the City Council, construction plans showing the installation of street light conduit along Savannah Street, Benjamin Street and Preston Street shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
  6. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval; and,
  7. Upon submittal of a 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 the subject property into 30 residential lots leaving a non-transferable unplatted balance. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install street light conduit and to allow a lot twice as long as wide. (See companion item #05SV051.)

The property is located south of Mercury Drive and west of Reservoir Road. Currently, the property is void of any structural development.

**STAFF REVIEW:**

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

**Drainage Information:** Staff has noted that additional drainage information must be submitted for review and approval. In particular, the drainage information must include calculations addressing the capacity of the Trailwood detention pond, the need for a metering structure and a downstream analysis of drainage flows. Staff is recommending that the additional drainage information be submitted for review and approval as identified prior to Preliminary Plat approval by the City Council. In addition, the plat document must be revised to show drainage easements as needed.

**Geotechnical Report:** The construction plans reference a geotechnical report. However, the report has not been submitted for review and approval. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, a copy of the geotechnical report as referenced on the construction plans be submitted for review and approval.

**Water:** The construction plans identify that the fire hydrant spacing exceeds 450 foot. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, the applicant submit additional water information demonstrating that adequate domestic and fire flows are being provided.

**Street Light Conduit:** The construction plans do not show the installation of street light conduit along Savannah Street, Benjamin Street and Preston Street as they extend through the subject property. As such, staff is recommending that prior to Preliminary Plat approval by

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the City Council, construction plans showing the installation of street light conduit along the three streets be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained.

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