

STAFF REPORT
November 10, 2005

No. 05SR060 - 11-6-19 SDCL Review to install sanitary and sewer improvements for South Valley Mobile Estates **ITEM 4**

GENERAL INFORMATION:

PETITIONER	Alliance of Architects for Donald Smith
REQUEST	No. 05SR060 - 11-6-19 SDCL Review to install sanitary and sewer improvements for South Valley Mobile Estates
EXISTING LEGAL DESCRIPTION	Lot 3, (South Valley Mobile Estates), located in the SW1/4 NW1/4, Section 9, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 6.52 acres
LOCATION	North of Orchard Lane and east of South Valley Drive
EXISTING ZONING	Suburban Residential District (Pennington County)
SURROUNDING ZONING	
North:	Suburban Residential District (Pennington County)
South:	Suburban Residential District (Pennington County)
East:	Suburban Residential District (Pennington County)
West:	Suburban Residential District (Pennington County)
PUBLIC UTILITIES	RVSD water, sewer
DATE OF APPLICATION	9/30/2005
REVIEWED BY	Mike Maxwell / Emily Fisher

RECOMMENDATION:

Staff recommends that the 11-6-19 SDCL Review to install sanitary and sewer improvements for South Valley Mobile Estates be continued to the November 23, 2005 Planning Commission meeting to allow the applicant time to submit additional information.

General Comments: (Update, November 3, 2005. All revised and/or added text is shown in bold print.) This item was continued at the October 27, 2005 Planning Commission meeting to allow the applicant time to submit additional information. As noted in the Staff Report dated October 27, 2005, staff met with the applicant's consultant on October 19, 2005, and discussed outstanding issues specific to this site. In particular, it was identified that the applicant's consultant would submit information addressing issues to the site plan, drainage and erosion control. They also need to obtain permits and/or provide documentation of energy dissipation adequacy. To date, the information has not been submitted for review and approval. As such, staff

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is recommending that the 11-6-19 SDCL review be continued to the November 23, 2005 Planning Commission meeting to allow the applicant's consultant to submit the additional information as identified.

The subject property is located north of Orchard Lane and east of South Valley Drive. The applicant has submitted an SDCL 11-6-19 Review request to install sanitary and sewer improvements for the South Valley Mobile Estates.

Staff Review: Staff has met with and advised the applicant that the following information must be submitted for review and approval:

- A letter of approval from the owners of the Murphy Ditch allowing permission to cross Murphy Ditch with the sanitary and sewer lines and a maintenance agreement for the future maintenance of the proposed lines;
- An erosion and control plan;
- A drainage report including information on storm sewer sizing, showing that the design is in accordance with the Perrine Drainage Design Plan;
- Floodplain information on the quality of the riprap at the outlet of the storm sewer to ensure adequacy for energy dissipation and confirmation that the construction at the outlet of the storm sewer complies with National General Permit & ND PES rules, or a 404 Permit shall be obtained;
- Define the need and the timeframe for the temporary cover on the end of the storm sewer;
- A revised site plan defining easements south of Orchard Road and along stations 0+00 thru 4+00 and a revised site plan showing additional easement dimensions along 4+00 thru 5+50;
- The water line at Orchard Road must be shown on the site plan;
- The site plan must be corrected to show the sanitary sewer line at a minimum of 4 foot of cover as required by the Rapid City Standard Specifications and the details for the crossing of the storm and existing sanitary sewer at Station 3+20 must be submitted and approved.

Staff recommends the SDCL 11-6-19 Review be continued to the November 23, 2005 Planning Commission Meeting to allow the applicant time to submit the additional information as identified.