

STAFF REPORT
January 5, 2006

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

GENERAL INFORMATION:

PETITIONER	Alliance of Architects for Donald Smith
REQUEST	No. 05SR060 - 11-6-19 SDCL Review to install sanitary sewer and storm drain 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 sewer and storm drainage improvements for South Valley Mobile Estates be approved in compliance with the reviewed and approved construction plans.**

General Comments: **(Update, December 30, 2005. All revised and/or added text is shown in bold print.) The applicant has met all the requirements as specified for the installation of the storm drainage system. Staff recommends that the 11-6-19 Review to install storm drains be approved.**

The applicant has submitted an application for an 11-6-19 Review to install sanitary sewer and storms drainage improvements for the South Valley Mobile Estates.

The subject property is located north of Orchard Lane and east of South Valley Drive in Rapid Valley. The property is located with the City's three mile platting jurisdiction

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South Dakota Codified Law 11-6-19 states that "...whenever any such municipal council has adopted a comprehensive plan, then no street, park, or other public way, ground, place, space, no public building or structure, no public utility, whether publicly or privately owned, if covered by the comprehensive plan or any adopted part thereof, shall be constructed or authorized in the municipality or within its subdivision jurisdiction until and unless the location and extent thereof shall have been submitted to and approved by the Planning Commission". As previously indicated, the proposed construction will be located on publicly owned land requiring that the Planning Commission review and approve the proposed construction.

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.

(Update, December 8, 2005. All revised and/or added text is shown in bold print.) The portion of this request addressing sanitary sewer improvements was approved by the Planning Commission on November 10, 2005. The balance of the request addressing storm sewer issues was continued to the January 5, 2006 Planning Commission meeting to allow the applicant time to submit additional information.

(Update, November 30, 2005. All revised and/or added text is shown in bold print.) The portion of this request addressing storm sewer issues was continued to the December 8, 2005 Planning Commission meeting to allow the applicant time to submit additional information.

(Update, November 10, 2005. All revised and/or added text is shown in bold print.) The

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portion of this request addressing sanitary sewer improvements was approved by the Planning Commission on November 10, 2005. The balance of the request addressing storm sewer issues was continued to the November 23, 2005 Planning Commission meeting to allow the applicant time to submit additional information.

(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 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 applicant has obtained and furnished all the required information as identified above. Staff has reviewed and approved all the information. As such, Staff recommends that the SDCL 11-6-19 Review be approved.