

STAFF REPORT  
November 22, 2006

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**No. 06PL177 - Layout Plat**

**ITEM 13**

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GENERAL INFORMATION:

PETITIONER Dream Design International, Inc.

REQUEST **No. 06PL177 - Layout Plat**

EXISTING  
LEGAL DESCRIPTION

The SE $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 4, T1N, R8E, BHM, Pennington County, South Dakota, excepting there from Lot A as shown on the plat recorded in Plat Book 17 on Page 167; and Lot 3 (also known as Government Lot 3) of Section 4, T1N, R8E, BHM, Pennington County, South Dakota; and A parcel of land located in the NE $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 4, T1N, R8E, BHM, Pennington County, South Dakota more fully described as follows: Beginning at the center one quarter corner of said Section 4, said point being on the westerly line of the Drainage Right-of-way of Block 1 of Rushmore Regional Industrial Park, as shown on the plat filed on September 4, 1974 and recorded in Book 13 of Plats on Page 195, and said point being marked by a rebar with surveyor cap "RW FISK 6565"; thence, south along the one-quarter section line and along the westerly line of said Drainage Right-of-way in Block 1 of Rushmore Regional Industrial Park, S00°05'03"E, a distance of 271.44 feet, more or less, to a point marked by a rebar with surveyor cap "Hanson 6251" thence, continuing south along the one-quarter section line and along the westerly line of said Drainage Right-of-way in Block 1 of Rushmore Regional Industrial Park, S00°03'43"E, a distance of 781.29 feet, more or less, to a point marked by a rebar with surveyor cap "RW FISK 6565"; thence, S89°47'47"W, a distance of 303.32 feet, more or less, to a point on the easterly line of Lot 17 in Block 1 of Copperfield Subdivision, as shown on the plat filed on April 22, 1988 and recorded in Book 22 of Plats on Page 21, and said point being marked by a rebar with surveyor cap "RW FISK 6565"; thence, northwesterly along the said east line of said Lot 17 in Block 1 of Copperfield Subdivision, N22°39'36"W, a distance of 46.14 feet to the northeast corner of said Lot 17, said point being coincident with the southeast corner of Lot 18 in Block 1 of Copperfield Subdivision, as shown on said plat recorded in Book 22 of Plats on Page 21, and said point being marked by a rebar with surveyor cap "RW FISK 6565"; thence, northwesterly along the east line of said Lot 18 in Block 1 of Copperfield Subdivision, N01°44'10"W, a distance of 58.19 feet, more or less to the northeast corner of said Lot 18, said

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point being coincident with the southeast corner of Lot 19 in Block 1 of Copperfield Subdivision, as shown on said plat recorded in Book 22 of Plats on Page 21, and said point being marked by a rebar with surveyor cap "Renner 2652 & Sperlich"; thence, northeasterly along the east line of said Lot 19 in Block 1 of Copperfield Subdivision, N26°46'20"E, a distance of 44.28 feet, more or less to the northeast corner of said Lot 19, said point being coincident with the southeast corner of Lot 20 in Block 1 of Copperfield Subdivision, as shown on said plat recorded in Book 22 of Plats on Page 21, and said point being marked by a rebar with surveyor cap "Renner 2652 & Sperlich"; thence, northeasterly along the east line of said Lot 20 in Block One 1 of Copperfield Subdivision, and along the east lines of Lots 21, 22 and 23 all in Block 1 of Copperfield Subdivision, as shown on said plat recorded in Book 22 of Plats on Page 21, and along the easterly line of Lot 24 in Block 1 of Copperfield Subdivision, as shown on the plat filed on June 12, 1989 and recorded in Book 22 of Plats on page 195, N27°11'29"E, a distance of 364.58 feet, more or less, to the northeast corner of said Lot 24, said point being coincident with the southeast corner of Lot 25 in Block 1 of Copperfield Subdivision, as shown on said plat recorded in Book 22 of Plats on Page 195, and said point being marked by a rebar with surveyor cap "RW FISK 6565"; thence, northeasterly along the east line of said Lot 25 in Block 1 of Copperfield Subdivision, N19°26'44"E, a distance of 83.01 feet, more or less to the northeast corner of said Lot 25, said point being coincident with the southeast corner of Lot 26 in Block 1 of Copperfield Subdivision, as shown on said plat recorded in Book 22 of Plats on Page 195, and said point being marked by a rebar with surveyor cap "RW FISK 6565"; thence, northeasterly along the east line of said Lot 26 in Block 1 of Copperfield Subdivision, and along the east lines of Lots 27 and 28 all in Block 1 of Copperfield Subdivision, as shown on said plat recorded in Book 22 of Plats on Page 195, N02°40'24"E, a distance of 239.67 feet, more or less, to the northeast corner of said Lot 28, and said point being marked by a rebar with surveyor cap "Hanson 6251"; thence, westerly along the northerly line of said Lot 28 in Block 1 of Copperfield Subdivision, S89°59'08"W, a distance of 109.97 feet, more or less, to the northwest corner of said Lot 28, said point being coincident with the northeasterly terminus of Copperfield Drive right-of-way, and said point being marked by a 5/8 inch rebar; thence, southwesterly

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along the northern terminus line of Copperfield Drive right-of-way, as shown on said plat recorded in Book 22 of Plats on Page 195,  $S71^{\circ}30'56''W$ , a distance of 63.28 feet, more or less to the northwest terminus of said Copperfield Drive right-of-way, said point being coincident with the northeast corner of Lot 1 in Block 7 in Copperfield Subdivision, as shown on said plat recorded in Book 22 of Plats on Page 195, and said point being marked by a 5/8 inch rebar; thence, westerly along the northerly line of said Lot 1 in Block 7 of Copperfield Subdivision,  $N88^{\circ}29'49''W$ , a distance of 98.69 feet more or less, to the northwest corner of said Lot 1, said point being coincident with the northeast corner of Lot 3 in Block 7 of Copperfield Subdivision, as shown on said plat recorded in Book 22 of Plats on Page 195, and said point being marked by a rebar with survey cap; thence, westerly along the northerly line of said Lot 3 in Block 7 of Copperfield Subdivision,  $N88^{\circ}42'16''W$ , a distance of 51.73 feet, more or less, to the northwest corner of said Lot 3, said point being coincident with the northeast corner of Lot 4 in Block 7 of Copperfield Subdivision, as shown on said plat recorded in Book 22 of Plats on Page 195, and said point being marked by a rebar with surveyor cap "Renner 2652 & Sperlich"; thence, westerly along the northerly line of said Lot 4 in Block 7 of Copperfield Subdivision,  $N88^{\circ}18'11''W$ , a distance of 76.36 feet, more or less, to the northwest corner of said Lot 4, said point being coincident with the northeast corner of Lot 5 in Block 7 of Copperfield Subdivision, as shown on said plat recorded in Book 22 of Plats on Page 195, and said point being marked by a 5/8 inch bent rebar; thence, northwesterly along the northerly line of said Lot 5 in Block 7 of Copperfield Subdivision,  $N71^{\circ}45'04''W$ , a distance of 72.95 feet, more or less, to the northwest corner of said Lot 5, said point being coincident with the northeast corner of Lot 6 in Block 7 of Copperfield Subdivision, as shown on the plat filed on August 14, 1995 and recorded in Book 27 of Plats on Page 17, and said point being marked by a rebar with surveyor cap "Hanson 6251:" thence, northwesterly along the northerly line of said Lot 6 in Block 7 of Copperfield Subdivision, and along the northerly line of Lots 7 and 8 in said Block 7 of Copperfield Subdivision, as shown on the plat filed on August 14, 1995 and recorded in Book 27 of Plats on page 17,  $N71^{\circ}30'00''W$ , a distance of 236.99 feet, more or less to the northwest corner of said Lot 8 in Block 7 of Copperfield Subdivision, said point being coincident with the northeast corner of Lot 9 in

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Block 7 of Copperfield Subdivision as shown on said plat recorded in Book 27 of Plats on Page 17, and said point being marked by a rebar with surveyor cap "Hanson 6251"; thence, westerly along the northerly line of said Lot 9 in Block 7 of Copperfield Subdivision, and along the northerly line of Lot 10 in said Block 7 of Copperfield Subdivision, N89°59'43"W, a distance of 169.90 feet, more or less to the northwest corner of said Lot 10 in Block 7 of Copperfield Subdivision, said point being coincident with the northeast corner of Lot 11 in Block 7 of Copperfield Subdivision as shown on said plat recorded in Book 27 of Plats on Page 17, and said point being marked by a rebar with surveyor cap "Hanson 6251"; thence, southwesterly along the northerly line of said Lot 11 in Block 7 of Copperfield Subdivision, and along the northerly line of Lot 12 in Block 7 of Copperfield Subdivision as shown on said plat recorded in Book 27 of Plats on Page 17, and along the northerly line of Lot 13 in Block 7 of Copperfield Subdivision as shown on the plat filed on December 21, 1995 and recorded in Book 27 of Plats on page 64, S67°59'57"W, a distance of 210.58 feet, more or less to the northwest corner of said Lot 13 in Block 7 of Copperfield Subdivision, said point being coincident with the northeasterly terminus of Summerfield Drive right-of-way as shown on said plat recorded in Book 27 of Plats on Page 64, and said point being marked by a rebar with surveyor cap "RW FISK 6565"; thence, westerly along the northerly terminus of said Summerfield Drive right-of-way, S89°57'45"W, a distance of 60.03 feet, more or less, to the northwest terminus of said Summerfield Drive right-of-way, said point being coincident with the northeast corner of Lot 1 in Block 8 of Copperfield Subdivision as shown on said plat recorded in Book 27 of Plats on page 64, and said point being marked by a rebar with surveyor cap "Polenz 4208"; thence, westerly along the northerly line of said Lot 1 in Block 8 of Copperfield Subdivision, S89°39'20"W, a distance of 116.98 feet, more or less to the northwest corner of said Lot 1 in Block 8 of Copperfield Subdivision, said point being located on the west 1/16th section line of said Section 4, T1N, R8E, BHM, Pennington County, South Dakota, and said point being marked by a rebar with surveyor cap "Renner 2652 & Sperlich"; thence, northerly along the 1/16th section line, N00°02'44"E, a distance of 262.82 feet, more or less to the ¼ section line and the northwest corner of the NE¼ SW¼ of said Section 4, T1N, R8E, and said point being marked by a rebar with

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surveyor cap "RW FISK 6565"; thence, east along the ¼ section line, N89°48'42"E, a distance of 1328.91 feet, more or less, to the point of beginning.

**PROPOSED**

**LEGAL DESCRIPTION**

Lots 1 thru 13 of Block 1; Lots 1 thru 25 of Block 2; Lots 1 thru 41 of Block 3; Lots 1 thru 24 of Block 4; Lots 1 thru 16 of Block 5; Lots 1 thru 20 of Block 6; Lots 1 thru 17 of Block 7; Lots 1 thru 16 of Block 8; Lots 1 thru 32 of Block 9; Lots 1 thru 36 of Block 10; Lots 1 thru 20 of Block 11; Lots 1 thru 38 of Block 12; Lots 1 thru 15 of Block 13; Lots 1 thru 39 of Block 14; Lot 1 of Block 15; Lot 1 of Block 16, all located in Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota

**PARCEL ACREAGE**

Approximately 90 acres

**LOCATION**

East of Valley Drive; west of Concourse Drive

**EXISTING ZONING**

Limited Agriculture District (Pennington County) - Low Density Residential District

**SURROUNDING ZONING**

North:

Limited Agriculture District (Pennington County)

South:

Low Density Residential District

East:

Light Industrial District

West:

Limited Agriculture District (Pennington County)

**PUBLIC UTILITIES**

Rapid Valley Sanitary District and City sewer and water

**DATE OF APPLICATION**

10/27/2006

**REVIEWED BY**

Vicki L. Fisher / Todd Peckosh

**RECOMMENDATION:**

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

1. Upon submittal of a Preliminary Plat application, a traffic impact study shall be submitted for review and approval. In addition, the plat document shall be revised as per the traffic impact study recommendation(s);
2. Upon submittal of a Preliminary Plat application, the plat document shall be revised to provide a second street connection to the subject property as a part of Phase One of the development or the right-of-way shall be dedicated as an "H" Lot or on a separate plat document or an Exception to allow 492 dwelling units with one point of access in lieu of 40 dwelling units as per the Street Design Criteria Manual shall be obtained;
3. Upon submittal of a Preliminary Plat application, a geotechnical report including pavement design shall be submitted for review and approval. In addition, the geotechnical report shall include soils resistivity test results. If the results indicate severe

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- potential towards corrosion of buried metal, then information shall be provided identifying that corrosion protection per Rapid City Standard Specifications is adequate protection or additional corrosion protections shall be provided as needed for buried water system metal fixtures;
4. Upon submittal of a Preliminary Plat application, a drainage plan shall be submitted for review and approval. In particular, the drainage plan shall show the design of drainage swales, ditches and storm sewers sized in compliance with the Unnamed Tributary Drainage Basin Design Plan and the Drainage Criteria Manual. In particular, the drainage plan shall include calculations demonstrating that developed flows from the site do not exceed pre-developed flows or on-site detention shall be provided. In addition, the plat document shall be revised to provide drainage easements as necessary;
  5. Upon submittal of a Preliminary Plat application, a utility master plan including public and private utilities shall be submitted for review and approval. In particular, the utility master plan shall provide sewer and water service to the adjacent properties as well as looped system(s) as needed;
  6. Upon submittal of a Preliminary Plat application, sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. In addition, calculations shall be submitted for review and approval demonstrating adequate capacity downstream to the connection point with the sewer trunk. An agreement shall also be entered into to allow City service to flow into the Rapid Valley Sanitary District system if and as needed. In addition, the plat document shall also be revised to provide utility easements as needed;
  7. Upon submittal of a Preliminary Plat application, the plat document shall be revised to show all the water main line(s) located within right-of-way or access to the water main line(s) must be demonstrated. In addition, water plans prepared by a Registered Professional Engineer showing the extension of water mains shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. The plans shall also demonstrate that adequate fire and domestic flows are being provided and that the water system is being looped as needed. The plat document shall also be revised to provide utility easements as needed;
  8. Upon submittal of the Preliminary Plat application, a fire hydrant design plan showing the location of fire hydrants and water lines, including the size of the proposed water lines, shall be submitted for review and approval or a Variance to the Subdivision Regulations waiving the requirement to provide a central water system shall be obtained. In addition, the International Fire Code shall be continually met;
  9. Upon submittal of a Preliminary Plat, road construction plans for E. Anamosa Street shall be submitted for review and approval. In particular, the road construction plans shall show the street located in a minimum 100 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
  10. Upon submittal of a Preliminary Plat, road construction plans for Homestead Street shall be submitted for review and approval. In particular, the road construction plans shall show the street located in a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer with on-street parking or the street shall be located in a minimum 60 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, street light conduit, water and sewer with no on-street parking or a Variance to the

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- Subdivision Regulations shall be obtained. If on-street parking is not provided, the developer shall provide visitor parking at the rate of one paved parking stall per dwelling located within three hundred feet of the residence and the street must be posted with no parking signs or an Exception to the Street Design Criteria Manual shall be obtained;
11. Upon submittal of a Preliminary Plat application, road construction plans for Copperfield Drive, Summerfield Drive, New England Street, Spur 1, Spur 2 and Alice Drive shall be submitted for review and approval showing the street(s) located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
  12. Upon submittal of a Preliminary Plat application, road construction plans for Conservation Drive, Shorthorn Drive, Bar Five Ranch Court, Banjo Court, Norway Street and Eunice Court shall be submitted for review and approval showing the street(s) 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 or a Variance to the Subdivision Regulations shall be obtained. In addition, the construction plans shall identify the construction of a permanent turnaround at the end of the cul-de-sac street(s) with a minimum 110 foot diameter right-of-way and a minimum 96 foot diameter paved surface or a Variance to the Subdivision Regulations shall be obtained;
  13. Upon submittal of a Preliminary Plat application, the plat document shall be revised to show access to that portion of the property located south of Lot 1, Block 16. In addition, the plat document shall be revised to show the lot labeled numerically. In addition, the applicant shall identify a building envelope and/or a reasonable use for the proposed lot;
  14. Upon submittal of a Preliminary Plat application, the plat document shall be revised to show the entire right-of-way for the northern portion of Summerfield Drive on the subject property or the adjacent property owner shall sign the application and the legal description shall include the adjacent property;
  15. Upon submittal of a Preliminary Plat application, the plat document shall be revised to show a shared approach for the townhome lots or the plat document shall be revised to provide a minimum 35 foot separation between driveways or an Exception to the Street Design Criteria Manual shall be obtained;
  16. Upon submittal of a Preliminary Plat application, the plat document shall be revised to show the lot number on the proposed lot located north of Lot 1, Block 13. In addition, the applicant shall identify a building envelope and/or a reasonable use for the proposed lot;
  17. Upon submittal of a Preliminary Plat application, the plat document shall be revised to show Alice Drive at a 90 degree intersection with Summerfield Drive;
  18. Upon submittal of a Preliminary Plat application, the plat document shall be revised to provide non-access easements in compliance with the Street Design Criteria Manual or Exception(s) shall be obtained;
  19. Upon submittal of a Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval;
  20. Prior to Preliminary Plat approval by the City Council, a Variance to the Subdivision Regulations shall be obtained to allow a lot twice as long as it is wide or the plat document shall be revised to comply with the length to width requirement;
  21. Prior to Preliminary Plat approval by the City Council, the property shall be annexed into the City limits of Rapid City;
  22. Prior to submittal of a Final Plat application, the plat document shall be revised to show a ten foot wide planting screen easement along E. Anamosa Street or a Variance to the

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- Subdivision Regulations shall be obtained;
23. Prior to submittal of a Preliminary Plat application, the Elk Vale Neighborhood Future Land Use Plan shall be amended to allow the proposed development or the plat document shall be revised accordingly;
  24. Prior to submittal of a Final Plat application, the applicant shall submit different street names for "Spur 1" and "Spur 2" to the Emergency Services Communication Center for review and approval. In addition, the plat document shall be revised to show the approved street names;
  25. 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; and,
  26. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required.

**GENERAL COMMENTS:**

The applicant has submitted a Layout Plat to create 276 single family residential lots, 64 townhome lots and one multi-family lot. In addition, the applicant has submitted a Variance to the Subdivision Regulations to allow a lot twice as long as it is wide. The applicant has indicated that the development will be known as "Copperfield Vista Subdivision. (See companion item #06SV070.)

The property is located at the northern terminus of Copperfield Drive. Currently, the property is void of any structural development.

The Layout Plat is an informal preliminary review of a proposed subdivision to identify any major issues prior to platting. It is intended to provide the subdivider with an informal process where major issues may be identified and general agreements may be reached with Rapid City as to the form of the plat. Comments regarding the Layout Plat are based on the level of detail provided. All specific details of the subdivision may not be addressed as part of the Layout Plat approval but the major concerns and issues are identified based on the information provided. All applicable Subdivision Regulations, Zoning Regulations, Street Design Criteria Manual, and any other applicable regulations will need to be met as part of the Preliminary and Final Plat. Any waiver from the Rapid City Municipal Code or the Street Design Criteria Manual will require a formal variance request or an exception whichever is applicable.

**STAFF REVIEW:**

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

**Annexation:** In May, 1983, the City Council approved a resolution requiring all properties that are contiguous to Rapid City which are being platted to be annexed into the city limits of Rapid City prior to Preliminary Plat approval. The southern portion of the property has been annexed; however, the majority of the property is located in the County, outside of the City limits. As such, staff is recommending that the property be annexed as identified.

**Zoning:** The property will be zoned No Use District upon annexation. The Elk Vale Neighborhood Future Land Use Plan shows the southern 11 acres as appropriate for Low Density Residential development, the middle portion as a Planned Residential Development



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with a maximum development of 1.5 dwelling units per acre and the northern 20 acres as Medium Density Residential with a Planned Residential Development. As such, staff is recommending that prior to submittal of a Preliminary Plat application, the Elk Vale Neighborhood Future Land Use Plan be amended to allow the proposed development or the plat document must be revised accordingly.

Lot Configuration: The Subdivision Regulations states that "...for lots in residential districts having a width of not more than one hundred fifty feet, the lot length shall not be greater than twice the lot width". The proposed Layout Plat identifies that 56 of the lots will have a length twice the distance of the width. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, a Variance to the Subdivision Regulations be obtained to allow a lot twice as long as it is wide or the plat document must be revised to comply with the length to width requirement.

Sewer: The southern portion of the property is located in the Rapid Valley Sanitary District service area with the balance of the property located in the City of Rapid City service area. Staff is recommending that upon submittal of a Preliminary Plat application, sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. In addition, calculations must be submitted for review and approval demonstrating adequate capacity downstream to the connection point with the sewer trunk. An agreement must also be entered into to allow City service to flow into the Rapid Valley Sanitary District system if and as needed. In addition, the plat document must also be revised to provide utility easements as needed.

Water: As noted above, the southern portion of the property is located in the Rapid Valley Sanitary District service area with the balance of the property located in the City of Rapid City service area. It appears that a Rapid Valley water service main is located within a rear yard easement. As such, staff is recommending that upon submittal of a Preliminary Plat application, the plat document be revised to show all the water main line(s) located within right-of-way or access to the water main line(s) must be demonstrated. In addition, water plans prepared by a Registered Professional Engineer showing the extension of water mains must be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. The plans must also demonstrate that adequate fire and domestic flows are being provided and that the water system is being looped as needed. The plat document must also be revised to provide utility easements as needed.

Drainage: As part of the Preliminary Plat application, a grading plan and an erosion and sediment control plan for all improved areas must be submitted for review and approval. In addition, a drainage plan must be submitted for review and approval. In particular, the drainage plan must show the design of drainage swales, ditches and storm sewers sized in compliance with the Unnamed Tributary Basin Design Plan and the Drainage Criteria Manual. In particular, the drainage plan must include calculations demonstrating that developed flows from the site do not exceed pre-developed flows or on-site detention must be provided. (Please note that the adopted Unnamed Tributary Basin Design Plan does not identify any multi-family use.) In addition, the plat document must be revised to provide drainage easements as needed.

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Geotechnical Report: A geotechnical report including pavement design must be submitted for review and approval. In addition, the geotechnical report must include soils resistivity test results. If the results indicate severe potential towards corrosion of buried metal, then information must be provided identifying that corrosion protection per Rapid City Standard Specifications is adequate protection or additional corrosion protections must be provided as needed for buried water system metal fixtures.

E. Anamosa Street: The Layout Plat identifies E. Anamosa Street located along the north lot line, within a section line highway. E. Anamosa Street is identified on the City's Major Street Plan as a principal arterial street requiring that it be located in a minimum 100 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit and water or a Variance to the Subdivision Regulations must be obtained.

Homestead Street: The Layout Plat identifies the extension of Homestead Street through the subject property. Homestead Street is identified on the City's Major Street Plan as a collector street requiring that it be located in a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit and water with on-street parking or the street must be located in a minimum 60 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, street light conduit, water and sewer with no on-street parking or a Variance to the Subdivision Regulations must be obtained. If on-street parking is not provided, the developer must provide visitor parking at the rate of one paved parking stall per dwelling located within three hundred feet of the residence and the street must be posted with no parking signs or an Exception to the Street Design Criteria Manual must be obtained

Sub-collector Streets: Copperfield Drive, Summerfield Drive, New England Street, Spur 1, Spur 2 and Alice Drive are classified as sub-collector streets. Staff is recommending that upon submittal of a Preliminary Plat, road construction plans for the streets be submitted for review and approval showing the street(s) located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations must be obtained

Lane Place Streets: Conservation Drive, Shorthorn Drive, Bar Five Ranch Court, Banjo Court, Norway Street and Eunice Court are classified as lane place streets. Staff is recommending that upon submittal of a Preliminary Plat, road construction plans for the streets be submitted for review and approval showing the street(s) 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 or a Variance to the Subdivision Regulations must be obtained. In addition, the construction plans must identify the construction of a permanent turnaround at the end of the cul-de-sac street(s) with a minimum 110 foot diameter right-of-way and a minimum 96 foot diameter paved surface or a Variance to the Subdivision Regulations must be obtained.

Exception: On August 16, 2000, the City Council approved an amendment to the Street Design Criteria Manual stating that "...a street shall not provide exclusive access to more than forty (40) dwelling units. A second street access shall be provided when more than forty (40)

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dwelling units are exclusively accessed from a street". To date, Copperfield Drive serves as the only access to the subject property. Currently, Copperfield Drive serves as exclusive access to 151 residential lots within the Copperfield Subdivision located directly south of the subject property. As such, staff is recommending that upon submittal of a Preliminary Plat application, the plat document be revised to provide a second street connection to the subject property as a part of Phase One of the development or the right-of-way must be dedicated as an "H" Lot or on a separate plat document or an Exception to allow 492 dwelling units with one point of access in lieu of 40 dwelling units as per the Street Design Criteria Manual must be obtained.

Fire Department: The Fire Department has indicated that all streets and turnarounds must be designed and constructed in compliance with the Street Design Criteria Manual and the Uniform Fire Code. In addition, fire hydrants must be in place and operational prior to any building construction. The Fire Department has also indicated that street signs and lot addresses must be posted prior to or in conjunction with any building construction. The International Fire Code will need to be continually met.

Emergency Services Communication Center: The Emergency Services Communication Center has indicated that different street names for "Spur 1" and "Spur 2" must be submitted for review and approval. Staff is recommending that prior to submittal of a Final Plat application, the street names be submitted for review and approval as identified and that the plat document must be revised to show the approved street names.

Unusable Reserve Strips: The Layout Plat identifies a lot located north of Lot 1, Block 13. The lot has not been identified with a lot number. In addition, it appears that the shape and size of the lot may not support residential development. As such, staff is recommending that upon submittal of a Preliminary Plat application, the plat document be revised to show the lot number on the proposed lot. In addition, the applicant must identify a building envelope and/or a reasonable use for the proposed lot.

The Layout Plat does not identify access to a strip of property located in the southeast corner of the subject property, directly south of Lot 1, Block 16. As such, staff is recommending that upon submittal of a Preliminary Plat application, the plat document be revised to show access to this portion of the property. In addition, the plat document must be revised to show the lot labeled numerically. The applicant must also identify a building envelope and/or a reasonable use for the proposed lot.

Warranty Surety: On June 19, 2006, the City Council adopted a resolution establishing a formal warranty process for subdivision improvements. In particular, the resolution requires that the developer provide an acceptable Warranty Surety for the required public improvements. In particular, the Warranty Surety must be in force for a period of two years after the required final inspection and the City has accepted the improvements. As such, staff is recommending that prior to the City's acceptance of the public improvements, a Warranty Surety be submitted for review and approval as required.

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