

STAFF REPORT  
March 27, 2008

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**No. 08PL017 - Preliminary Plat**

**ITEM 33**

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GENERAL INFORMATION:

APPLICANT/AGENT	Ron Davis for Davis Engineering
PROPERTY OWNER	Arlene J. Murphy
REQUEST	<b>No. 08PL017 - Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	The unplatted portion of Tract F of the NW1/4, Section 14, T1N, R8E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 3 thru 10 and Lot 12 of Block 6 of Murphy Ranch Estates Subdivision, located in the NW1/4, Section 14, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.0 acres
LOCATION	Flintlock Court east of Reservoir Road and south of Longview Road
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	Rapid Valley Sanitary District
DATE OF APPLICATION	2/8/2008
REVIEWED BY	Travis Tegethoff / Mary Bosworth

RECOMMENDATION:

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

1. **Prior to Preliminary Plat approval by the City Council, a cost estimate for the subdivision improvements shall be submitted for review and approval;**
2. **Upon submittal of the 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,**
3. **Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval.**

GENERAL COMMENTS: (Update March 18, 2008. All revised and/or added text is shown in bold.) This item was continued to the March 27, 2008 Planning Commission

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**meeting to allow the applicant to allow the applicant to submit additional information. On March 10, 2008, the applicant submitted the required information. As such, staff recommends that the Preliminary Plat be approved with the above stated stipulations.**

The applicant has submitted a Preliminary Plat application for the Murphy Ranch Estates Subdivision to create nine lots from the existing parcel. The property is identified as a portion of the unplatted balance of Tract F on the NE1/4 of the NW1/4, Section 14, T1N, R8E, BHM, Pennington County, South Dakota, more generally identified as being located south of Long View Road and east of Reservoir Road.

The nine proposed lots will range in size from 0.17 acres to 0.24 acres and are proposed as single family residential lots. The property is zoned Suburban Residential by Pennington County.

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

Subdivision Improvements: Staff noted that there are still outstanding grading, drainage, and construction issues that were to be completed as part of the previously approved plats for Murphy Ranch Estates Subdivision. To date these issues have not been addressed and the related improvements have not been completed. Staff is recommending that these issues be addressed prior to Preliminary Plat approval by the Planning Commission. As such, staff would recommend that this item be continued to the March 27, 2008 Planning Commission meeting to allow the applicant to address the outstanding development issues associated with this subdivision.

**On March 10, 2008 staff met with the applicant to discuss the outstanding construction issues that were to be completed as part of the previously approved plats for Murphy Ranch Estates Subdivision. The applicant agreed to complete outstanding grading, drainage, and construction issues as part of this phase of development. In addition, surety has previously been posted for these improvements and does not expire until October 2008. In addition, the Pennington County Highway Department has agreed with allowing the improvements to be made as part of this phase of development. As such, staff recommends approval of this preliminary plat with the above stated stipulations.**

Flintlock Court: Flintlock Court is a 340 foot cul-de-sac that serves eleven lots. It is classified as a lane/place street requiring that the street be 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. The applicant's site plan identifies Flintlock Court as being constructed in a 49 foot wide right-of-way with 24 feet of pavement, curb, gutter, sidewalks, street light conduit, sewer and water. However, a cul-de-sac shall be constructed with a 110 foot diameter right-of-way and a 96 foot diameter paved surface. The applicant's site plan identifies a 100 foot diameter right-of-way and a 75 foot paved surface. As such, prior to approval of the Preliminary Plat by the Planning Commission, a revised site plan shall be submitted for review and approval demonstrating a 110 foot right-of-way and a 96 foot diameter paved surface.

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**On March 10, 2008 the applicant submitted a revised site plan demonstrating a 110 foot right-of-way and a 96 foot diameter paved surface for the proposed cul-de-sac meeting the minimum requirements of the Rapid City Street Design Criteria Manual.**

Drainage Plan: Staff noted that a drainage easement is required for the existing drainage ditches. In addition, a few red line comments have been made on the plans. Staff recommends that the comments be addressed and the red lined drawings be returned prior to Preliminary Plat approval by City Council.

**On March 10, 2008 the applicant submitted information addressing all red lined comments and the red lined drawings were returned to the Growth Management Department.**

Air Quality Permit: Staff noted that if the area of disturbance exceeds one acre, an Air Quality Permit 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 International 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.

Rapid Valley Sanitation District: The Rapid Valley Sanitation District staff noted that plans must comply with Rapid Valley Sanitation District Design and Construction Standards. The Rapid Valley Sanitation District Staff also noted that two sets of construction plans and associated documentation for the proposed water and wastewater piping and improvements shall be submitted to the General Manager of the Rapid Valley Sanitation District for review and approval. The plan submittals shall be made directly by the developer to the Rapid Valley Sanitation District and shall not be made from other agencies as required by the Rapid Valley Sanitary District staff. Staff is recommending that prior to Planning Commission approval, information shall be submitted to the Growth Management Department demonstrating that the Rapid Valley Sanitation District staff has reviewed and approved the utility plans.

**On March 10, 2008 the applicant submitted information to the Growth Management Department demonstrating that the Rapid Valley Sanitation District staff has reviewed and approved the utility plans.**

Stormwater Management Plan: The City Council has recently adopted a Stormwater Quality Manual which provides a set of criteria and technical guidance for erosion and sediment control at construction sites. Because site conditions will affect the suitability and effectiveness of erosion control measures, a plan specific to each site is required. Staff is recommending that prior to Preliminary Plat approval by the City Council, a Stormwater Management Plan in compliance with the adopted Stormwater Quality Manual be submitted for review and approval.

**On February 8, 2008 a Stormwater Management Plan was submitted by the applicant.**

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**Staff has reviewed the plan and found it to be in compliance with the adopted Stormwater Quality Manual.**

Inspection Fees and Surety: Chapter 16.20.080 of the Rapid City Municipal Code states that before any Final Plat is approved, an additional fee shall be paid to the City to cover the costs of inspection of the subdivision improvements required by the Ordinance. In addition, surety for any required subdivision improvements that have not been completed must be posted. As such, staff is recommending that upon submittal of a Final Plat application, surety be posted and subdivision inspection fees be paid as required.

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 addition, 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.