

STAFF REPORT  
May 26, 2011

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**No. 11PL027 - Preliminary Plat**

**ITEM 13**

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GENERAL INFORMATION:

APPLICANT	Colonial Pine Hills Sanitary District
AGENT	Ted Schultz for CETEC Engineering Services, Inc.
PROPERTY OWNER	Colonial Pine Hills Sanitary District
REQUEST	<b>No. 11PL027 - Preliminary Plat</b>
EXISTING LEGAL DESCRIPTION	Lot 1 of Block 1 of Whispering Pines Subdivision located in Section 32, T1N, R7E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1A and Lot 1B of Block 1 of Whispering Pines Subdivision
PARCEL ACREAGE	Approximately 1.3 acres
LOCATION	7804 Croyle Avenue
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	Colonial Pine Hills Sanitary District Water Facility/Private on-site wastewater system
DATE OF APPLICATION	4/29/2011
REVIEWED BY	Vicki L. Fisher / Karley Halsted

RECOMMENDATION:

Staff recommends that the Preliminary Plat be approved with stipulations:

1. Prior to Preliminary Plat approval by the City Council, construction plans for Croyle Avenue shall be submitted for review and approval. In particular, the construction plans shall show the street 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;
2. Prior to Preliminary Plat approval by the City Council, construction plans for the Section Line Highway shall be submitted for review and approval. In particular, the construction

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- plans shall show the street constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer and the dedication of 49 foot wide right-of-way or a Variance to the Subdivision Regulations shall be obtained or the Section Line Highway shall be vacated;
3. Prior to Preliminary Plat approval by the City Council, water plans prepared by a Registered Professional Engineer showing the extension of water mains along Croyle Avenue and the Section Line Highway shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. In addition, the plat document shall be revised to provide utility easements as needed;
  4. Prior to Preliminary Plat approval by the City Council, 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, the plat document shall be revised to provide utility easements as needed;
  5. Prior to Preliminary Plat approval by the City Council, an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual shall be submitted for review and approval if subdivision improvements are required. In addition, an Erosion and Sediment Control Permit shall be obtained prior to any construction;
  6. Prior to Preliminary Plat approval by the City Council, a grading plan and a drainage plan in compliance with the Drainage Criteria Manual shall be submitted for review and approval if subdivision improvements are required. In particular, the drainage plan shall include calculations demonstrating that discharge from any improvements will not exceed pre-development flow rates or local detention facilities shall be provided. In addition, the plat document shall also be revised to provide drainage easements as necessary;
  7. Prior to Preliminary Plat approval by the City Council, a cost estimate of the required subdivision improvements shall be submitted for review and approval if any subdivision improvements are required;
  8. Prior to Preliminary Plat approval by the City Council, a reserve drainfield area for the proposed on-site wastewater system to be located on Lot 1B shall be shown on the plat or a note shall be placed on the plat indicating that at the time a Building Permit application is submitted, a reserve drainfield area for on-site wastewater treatment will be identified and held in reserve unless a public sewer system is provided;
  9. Prior to submittal of a Final Plat application, the plat document shall be revised to show non-access easements along Croyle Avenue in compliance with the Street Design Criteria Manual;
  10. 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;
  11. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required; and,
  12. The approved Preliminary Plat for which no grading, construction or other improvements have been initiated within two years of the date of approval of the plat shall be deemed as expired. However, the owner or applicant of the plat may, prior to the termination of the two year period, request a one year extension subject to approval by the City Council.

**GENERAL COMMENTS:**

The applicant has submitted a Preliminary Plat to subdivide one lot into two lots. The lots

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will be sized 0.8 acres and 0.5 acres, respectively, and will be known as Lots 1A and 1B of Lot 1 of the Whispering Pines Subdivision. The applicant has also submitted a Variance to the Subdivision Regulations (File #11SV009) to waive the requirement to install pavement, curb, gutter, sidewalk, street light conduit, water and sewer along Croyle Avenue and the Section Line Highway and to dedicate additional right-of-way along the Section Line Highway as they abut the property.

The property is located approximately 750 feet south of the intersection of Sheridan Lake Road and Croyle Avenue on the east side of Croyle Avenue. Currently, the Colonial Pine Hills Sanitary District water facility is located on proposed Lot 1A. Proposed Lot 1B is currently void of any structural development.

**STAFF REVIEW:**

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

**Croyle Avenue:** Croyle Avenue is located along the west lot line of the property and is classified as a sub-collector street requiring that it be 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. Currently, Croyle Avenue is located within a 66 foot wide right-of-way and constructed with an approximate 20 foot wide paved surface.

Prior to Preliminary Plat approval by the City Council, construction plans for Croyle Avenue must be submitted for review and approval. In particular, the construction plans must show the street 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.

**Section Line Highway:** A section line highway is located along the north lot line and currently serves as access to properties located north and east of the applicant's property. The section line highway is classified as a lane place street requiring that it be located within a 49 foot wide dedicated right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. The 66 foot wide section line highway has not been dedicated as right-of-way and is currently constructed with an approximate 13 foot to 23 foot wide graveled road.

Prior to Preliminary Plat approval by the City Council, construction plans for the section line highway must be submitted for review and approval. In particular, the construction plans must show the street constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer and the dedication of 49 foot wide right-of-way or a Variance to the Subdivision Regulations must be obtained or the section line highway must be vacated.

**Sewer:** Chapter 16.16.050 of the Rapid City Municipal Code states that "sewer collection systems shall be installed in each subdivision within Rapid City and surrounding platting jurisdictions in accordance with City specifications". Currently, sewer service is not being provided to the Colonial Pine Hills Sanitary District water facility located on proposed Lot 1A. The applicant has indicated that an on-site wastewater system will serve the future residence to be located on proposed Lot 1B.

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Prior to Preliminary Plat approval by the City Council, sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines must be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. In addition, the plat document must be revised to provide utility easements as needed.

The Pennington County Planning Department has also indicated that upon submittal of a Final Plat application, a reserve area must be shown or a note must be placed on the plat indicating that at the time a Building Permit application is submitted, a reserve drainfield area will be identified and held in reserve unless a public sewer system is provided.

Water: As previously noted, the Colonial Pine Hills Sanitary District water facility is currently located on proposed Lot 1A and will serve the future development on Lot 1B. A water main currently extends from the facility within the front yard of the two proposed lots providing service to the area as a community water source. However, the design standards set forth in the Street Design Criteria Manual require that the water main be located within the adjacent street right(s)-of-way. As such, staff recommends that prior to Preliminary Plat approval by the City Council, water plans prepared by a Registered Professional Engineer showing the extension of water mains along Croyle Avenue and the section line highway be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. In addition, the plat document must be revised to provide utility easements as needed.

Grading/Drainage: Prior to Preliminary Plat approval by the City Council, a grading plan showing any proposed grading and including cut and fill quantities must be submitted for review and approval if subdivision improvements are required. In addition, a drainage plan in compliance with the Drainage Criteria Manual must be submitted for review and approval if subdivision improvements are required. In particular, the drainage plan must include calculations demonstrating that discharge from any improvements will not exceed pre-development flow rates or local detention facilities must be provided. In addition, the plat document must also be revised to provide drainage easements as necessary.

Stormwater Management Plan: The City Council 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 recommends that prior to Preliminary Plat approval by the City Council, an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual be submitted for review and approval if any subdivision improvements are required.

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. Upon submittal of a Final Plat application, surety must be posted and subdivision inspection fees must be paid as required.

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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. Prior to the City's acceptance of any public improvements, a Warranty Surety must be submitted for review and approval if subdivision improvements are required as a part of any future platting of the property.

The proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.