

STAFF REPORT

May 1, 2002

No. 02VE003 - Vacation of Major Drainage Easement

ITEM

GENERAL INFORMATION:

PETITIONER	Stephen Bareis, PE for James Steele
REQUEST	No. 02VE003 - Vacation of Major Drainage Easement
EXISTING LEGAL DESCRIPTION	Lots 1 thru 7 of Steele Subdivision formerly Lot 2 of Lot C of the NW1/4 SE1/4 of Section 9 and Lot 1 of The NW1/4 SE1/4 of Section 9, all located in NW1/4 SE1/4 of Section 9, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota,
PARCEL ACREAGE	Approximately .30 acres
LOCATION	2927 Evergreen Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	03/08/2002
REPORT BY	Lisa Seaman

RECOMMENDATION:

Staff recommends that the Vacation of a Major Drainage Easement be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to issuance of a Building Permit, final construction plans for all drainage and sewer improvements including a sewer profile and easement document be submitted for review and approval; and,
2. Prior to issuance of a Building Permit, surety shall be posted in the amount necessary to complete all required drainage and sanitary sewer improvements.

GENERAL COMMENTS: The applicant has submitted this request to vacate a portion of the existing thirty foot wide major drainage easement located along the west and north lot lines of Lots 1 through 7 of Steele Subdivision. Currently, the subject property is void of any structural development. The applicant is proposing to reconstruct the existing drainage

STAFF REPORT

May 1, 2002

No. 02VE003 - Vacation of Major Drainage Easement

ITEM

channel and narrow the existing major drainage easement to 23 feet in order to construct a single family dwelling on the property. The site plan shows that a sanitary sewer service line providing service to the adjacent property will also be located within the major drainage easement.

STAFF REVIEW: The Engineering Division Staff has reviewed this request and expressed concern about the proposed sanitary sewer service line design. Staff has requested that prior to issuance of a Building Permit that the applicant submit a profile of the proposed sanitary sewer line to verify that the service line will be of sufficient depth to comply with City Standards. Staff is also requesting that the applicant post surety in the amount necessary to complete the reconstruction of the drainage channel and install the sanitary sewer line to ensure that the improvements are completed.