

STAFF REPORT

March 25, 2004

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**No. 04PL024 - Layout and Preliminary Plat**

**ITEM 5**

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GENERAL INFORMATION:

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| PETITIONER                    | Sperlich Consulting Inc. for Gordon Howie  |
| REQUEST                       | <b>No. 04PL024 - Layout and Preliminary Plat</b>   |
| EXISTING<br>LEGAL DESCRIPTION | A portion of Tract T of Trailwood Village located in the E1/2 SE1/4 of Section 10, T1N, R8E, BHM, Pennington County, South Dakota  |
| PROPOSED<br>LEGAL DESCRIPTION | Lot 10 and Lots 19 thru 23 of Block 8, Lots 2 thru 7 of Block 20, Lots 13 thru 19 of Block 21, Lots 1 thru 9 of Block 23, Lots 1 thru 8 of Block 24, Lots 1 thru 3 of Block 25, and Drainage Lot, Trailwood Village, located in the E1/2 SE1/4 of Section 10, T1N, R8E, BHM, Pennington County, South Dakota |
| PARCEL ACREAGE                | Approximately 8 acres  |
| LOCATION                      | West of Plateau Lane along Williams Street, Leola Lane and Quad Court  |
| EXISTING ZONING               | Planned Unit Development (County)  |
| SURROUNDING ZONING            |  |
| North:                        | Planned Unit Development (County)  |
| South:                        | Planned Unit Development (County)  |
| East:                         | Planned Unit Development (County)  |
| West:                         | Planned Unit Development (County)  |
| PUBLIC UTILITIES              | Rapid Valley Sanitary District   |
| DATE OF APPLICATION           | 02/27/2004   |
| REPORT BY                     | Vicki L. Fisher  |

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, a revised grading plan shall be submitted for review and approval;
2. Prior to Preliminary Plat approval by the City Council, a revised drainage plan shall be submitted for review and approval. In particular, drainage calculations shall be submitted

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- for review and approval. The drainage plan shall also be revised to show all channel slopes 4:1 or flatter. Erosion and velocity control shall also be shown and the storm sewer outlet for Fischer Court shall be adjusted to hit the bottom of the channel. In addition, the plat shall be revised to show drainage easement as needed;
- 3.. Prior to Preliminary Plat approval by the City Council, a geotechnical report shall be submitted for review and approval;
  4. Prior to Preliminary Plat approval by the City Council, a utility master plan shall be submitted for review and approval. In particular, the utility master plan shall provide for the extension of utilities through the subject property as well as to adjacent properties;
  5. Prior to Preliminary Plat approval by the City Council, revisions to the water and sewer plans shall be submitted for review and approval;
  6. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the construction plans as identified on the redlined drawings. In addition, the red lined drawings shall be returned to the Engineering Division;
  7. Prior to Preliminary Plat approval by the City Council, a subdivision cost estimate shall be submitted for review and approval;
  8. All Uniform Fire Code shall be continually met;
  9. Prior to submittal of the Final Plat, the plat document shall be revised to show non-access easements as per the Street Design Criteria Manual; and,
  10. Upon submittal of the Final Plat, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid.

#### General Comments:

The applicant has submitted a Layout and Preliminary Plat to create 40 residential lots as a part of the Trailwood Village Subdivision. The property is located west of Reservoir Road along Williams Street and is currently void of any structural development.

#### Staff Review:

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

Water and Sewer: Revisions to the water and sewer plans must be submitted for review and approval. Staff is recommending that the revised water and sewer plans be submitted as identified prior to Preliminary Plat approval by the City Council.

Utility Master Plan: A utility master plan showing the location of private utilities, such as electric, telephone, gas, etc., must be submitted for review and approval. Staff is recommending that the utility master plan be submitted as identified prior to Preliminary Plat approval by the City Council.

Drainage: A revised drainage plan must be submitted for review and approval. In addition, the plat shall be revised to show drainage easements as needed. In particular, drainage calculations must be submitted for review and approval. The drainage plan must also be revised to show all channel slopes 4:1 or flatter. Erosion and velocity control must also be

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shown and the storm sewer outlet for Fischer Court shall be adjusted to hit the bottom of the channel. In addition, the plat document must be revised to show drainage easements as needed. Staff is recommending that the revised drainage plan be submitted for review and approval and the plat document be revised accordingly prior to Preliminary Plat approval by the City Council.

Fire Protection: The Fire Department staff has indicated that fire hydrants must be installed and operational prior to the issuance of a building permit and/or any construction on the site using combustible material(s). In addition, all proposed streets must be constructed to meet the minimum standards of the Street Design Criteria Manual to insure fire apparatus access. Staff is recommending that all Uniform Fire Codes be continually met.

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