

Case No. 17PD014

Legal Description:

Lots X and Y of Tract A of Schlottman Addition, located in Section 5, T1N, R8E, BHM,
Rapid City, Pennington County, South Dakota



FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.

1022 Main Street • P.O. Box 8154 • Rapid City, SD 57709
 Phone (605) 348-1538 • Fax (605) 341-1112 • E-mail: info@fisklandsurveying.com
www.fisklandsurveying.com

March 24, 2017

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RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES

Dale Tech, PE, LS – Acting Director
 Public Works Department
 Community Planning & Development Services
 City of Rapid City
 300 Sixth Street
 Rapid City, SD 57709

Dale:

RE: Initial Planned Development
 Lots X and Y of Tract A of Schlottman Addition

On behalf of the landowner (Epic Advertising) and the applicant (Waste connections dba Kieffer Sanitation) and per the attached information we are requesting an Initial Planned Development in conjunction with a request for rezoning from General Commercial to Light Industrial. These lots (which have been vacant since 1975) will be acquired by the adjoining landowner (Waste Connections) and will be utilized for the storage of equipment, materials and containers associated with the adjoining/existing refuse collection/disposal business.

This request for Initial Planned Development does not include a request for any Conditional Uses within the Light Industrial zoning district.

This request does not include requests for or exceptions or deviations from the zoning district area regulations (including lot area, setbacks, coverage, height regulations or screening requirements). Any future development in addition to or in place of the accessory storage use will comply with the underlying Light Industrial zoning regulations.

Per the enclosed proposed site plan (and per 17.22.090) a 7' minimum height opaque fence shall be provided along the south portion of the property and along the east property line. The fence shall be chain link with either metal or mesh/fabric slats in a neutral color. The fence shall be located 25' from the south property line to allow for placement of a landscaping buffer. The fencing with additional landscape materials will provide a significant buffer between the property and passing traffic on adjoining St. Patrick Street as well as the residences to the south.

The landscape buffer will consist of a 7' to 10' rock mulch buffer strip between the sidewalk and planting materials. This strip will provide a protective buffer between the landscape material and the adjoining street which can contain chemicals, solvents and tracked debris/materials which can be harmful to vegetation. A variety of deciduous and coniferous planting materials (trees and tall grasses) with varying heights and vegetation spread (upper/lower) along with organic or other mulch will be included in the remaining 16' to 19' landscape buffer. A drip irrigation system will be provided to ensure the sustainability of the planting materials.

Aside from the existing billboards located on the subject property, no additional signage is included or proposed. Any future signage shall comply with current codes and ordinances.

No additional lighting is proposed at this time and any future lighting will remain interior to the storage area and be directed away from the adjoining properties.

Thank you for time and consideration of this request and please do not hesitate to let us know if you have any additional questions.

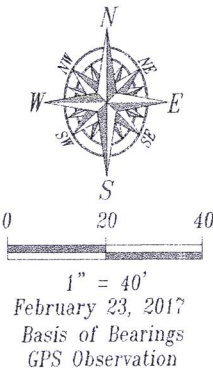
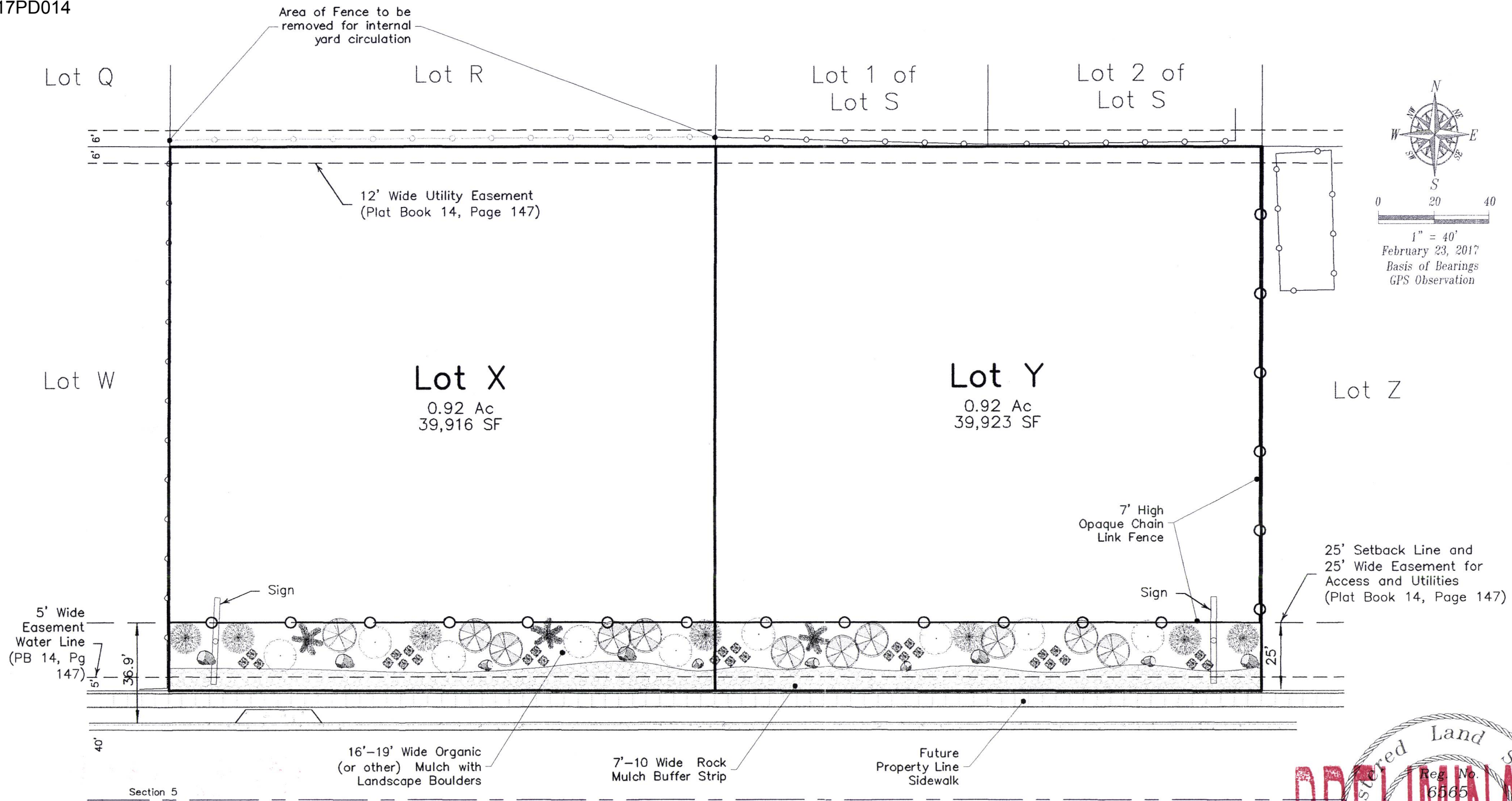
Sincerely,
FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.



Janelle L. Findk
President

jlf
encl
cc Bob Novak – Waste Connections

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5' Wide Easement Water Line (PB 14, Pg 147)

Sign

7' High Opaque Chain Link Fence

Sign

25' Setback Line and 25' Wide Easement for Access and Utilities (Plat Book 14, Page 147)

16'-19' Wide Organic (or other) Mulch with Landscape Boulders

7'-10 Wide Rock Mulch Buffer Strip

Future Property Line Sidewalk

Section 5
Section 8

East St. Patrick
(asphalt)

LEGEND

- = Existing Chain Link Fence
- = Found Survey Monument LS 2652 or as noted

Utility and Drainage Easements: 10' on the interior side of all lot lines (Plat Book 14, Page 147) See Document #A201700159 for Sign Easement / ROW

PLANT KEY

- Japanese Maple Bloodgood or Emperor
- Hawthorne Crimson Cloud or Cockspur
- Spruce Dwarf Alberta or Fat Albert
- Juniper Wichita Blue or Blue Arrow
- Grasses/Ground Cover Autumn Flame or Golden Sedge

POINT TOTALS

11 @ 1,000 ea	11,000 Pts
9 @ 1,000 ea	9,000 Pts
7 @ 500 ea	3,500 Pts
3 @ 1,000 ea	3,000 Pts
29 @ 250 ea	7,250 Pts
	33,750 Pts



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Fisk Land Surveying & Consulting, Inc.
1022 Main Street (P.O. Box 8154)
Rapid City, South Dakota 57709
(605) 348-1538
(605) 341-1112 (fx)

Initial PD - Lots X and Y
of Tract A of Schlottman Addition
Located in SE1/4 SE1/4 of Section 5,
T1N, R8E, BHM, Rapid City, Pennington
County, South Dakota

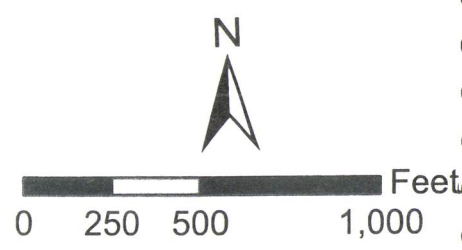
Surveyed by:	CD/JH
Date	2/14/2017
Drawn by:	CDD
Checked by:	JF
Revisions	
Site Plan	
1 of 1	
Project No.	17-02-05

17PD014



Legend

- PS Lift Station
- Drop Manhole
- Standard Manhole
- Collector
- Interceptor
- Inverted Siphon
- Trunk
- Force Main
- Treatment Plant



**Wastewater System
2010**

Tile: J7



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17PD014

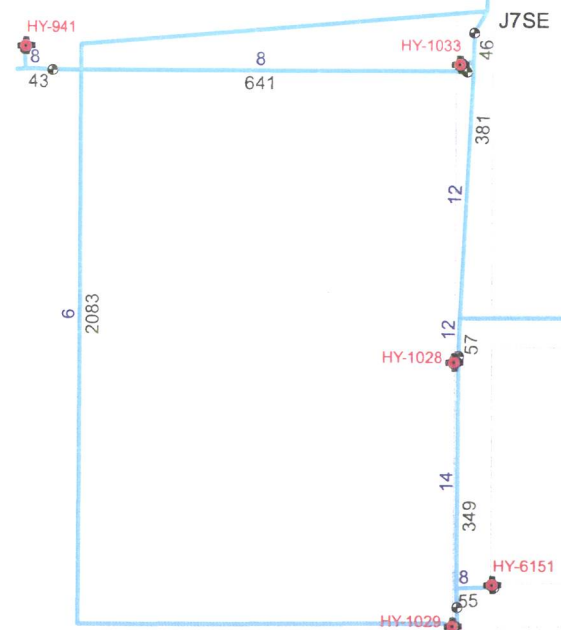
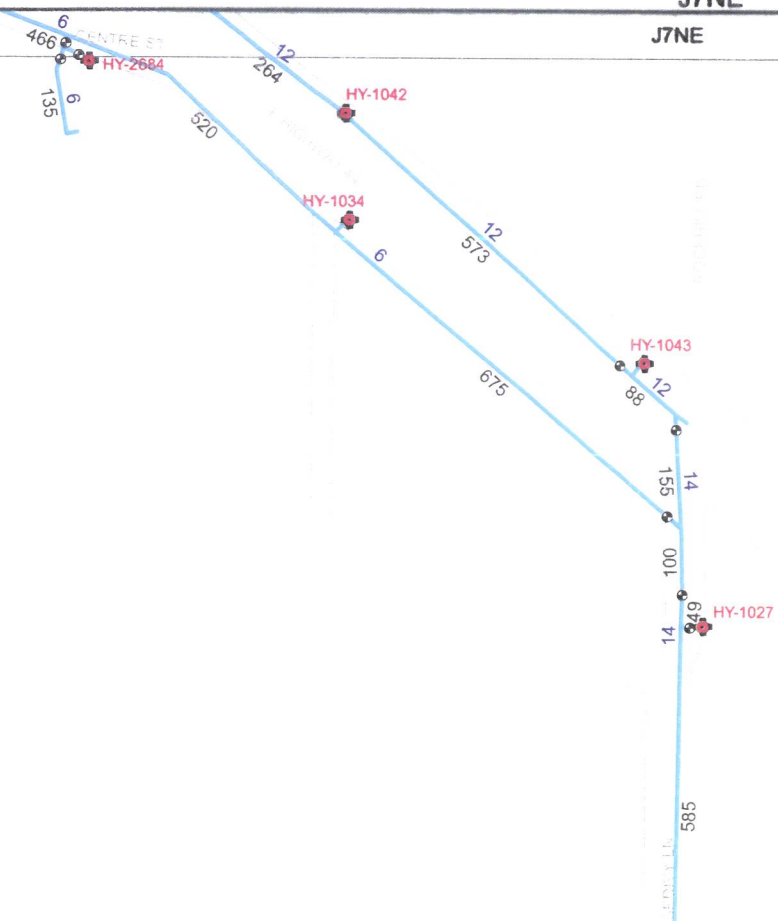
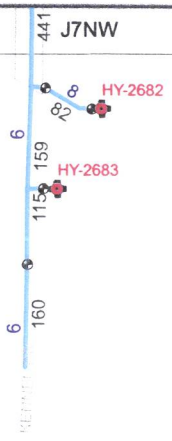
J7NW

J7NE

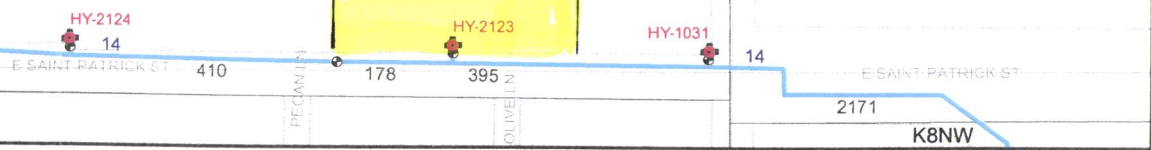
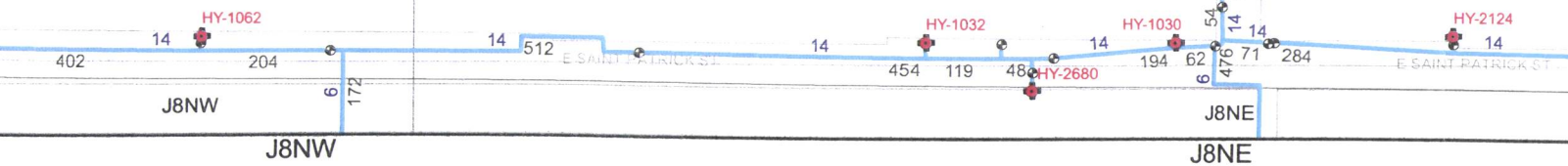
K7NW

J7NE

K7NW





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J6SE J6SW	J6SE	K6SW
J7NW	J7NE	K7NW
J7SW	J7SE	K7SW
J8NW	J8NE	K8NW
J8SE J8SW	J8SE	K8SW


Legend


 Water Tank


 Pump Station


 Fire Hydrant


 Gate Valve

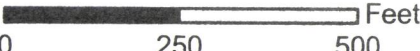
 Air Release Valve

 Altitude Valve

 Simple Check Valve

 Water Distribution Main

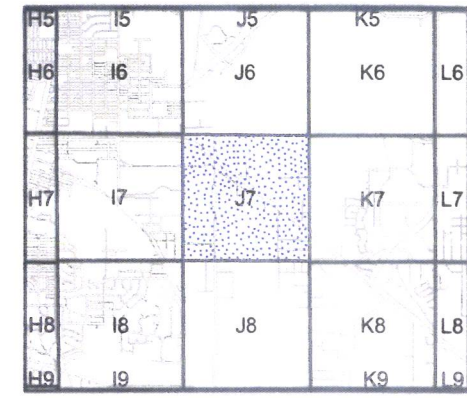
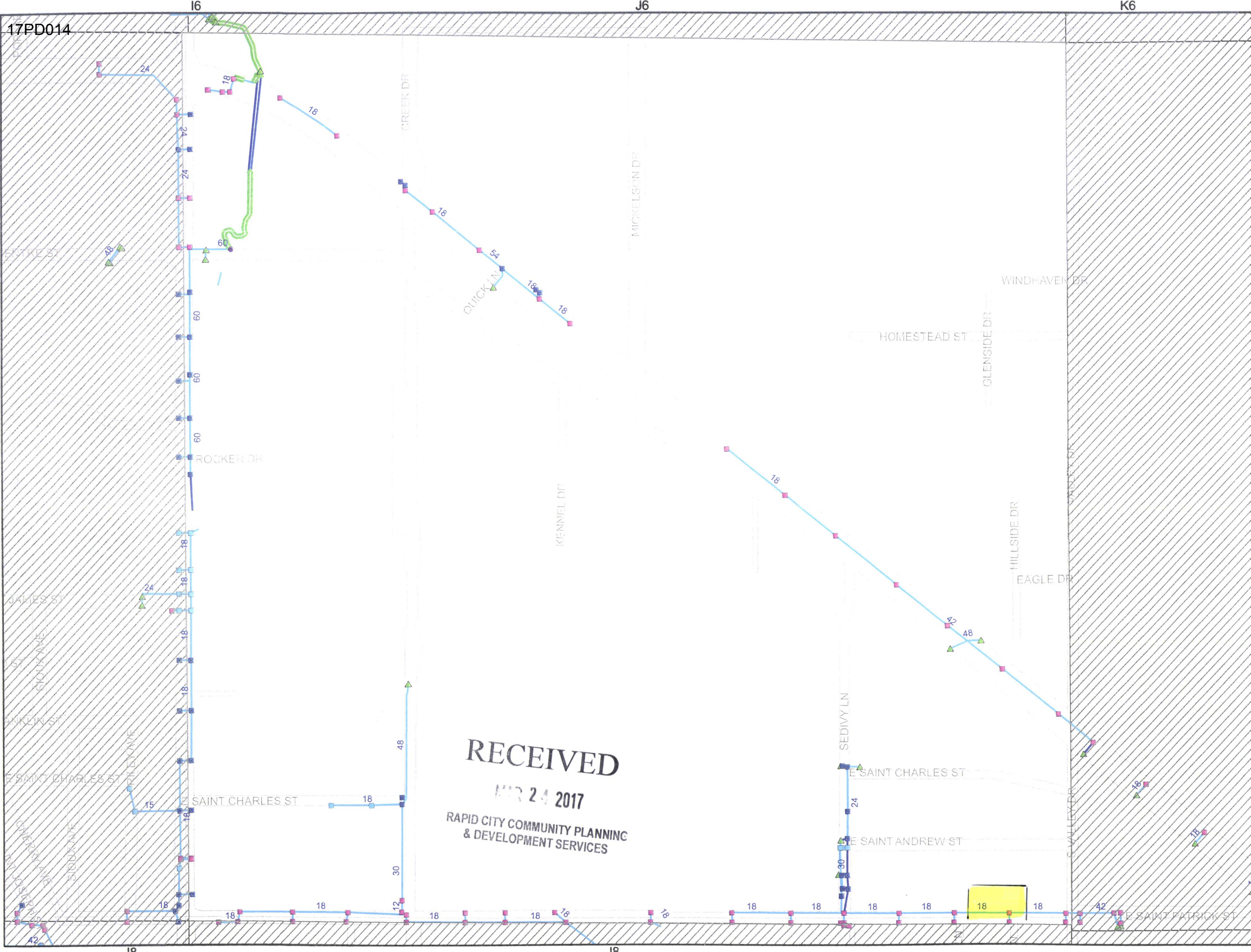


 Feet
0 250 500

Water Distribution System
2010

Tile: J7SE





Legend

Inlets

- AREA
- B
- C
- E10
- E5
- Flared End Section
- Junction Box
- Manhole

Channels

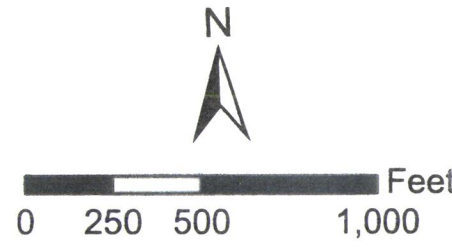
- Box culvert
- Double box culvert
- Grass
- Grass and trickle pan
- Open concrete
- Unknown

Drain Pipe

- CMP
- PVC
- RCP - arched
- RCP - round
- Unknown

Roads

- MapTiles
- DetentionPonds



**Storm Water System
2010**

Tile: J7

