

Case No. 20VA003

Legal Description:

Lot 39, less H-1, Lot A of Lot 40 and Lot 40, less Lot A of Lot 40 all of Shaver Tract,
in located Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South
Dakota

DEPARTMENT OF COMMUNITY DEVELOPMENT

City of Rapid City
300 Sixth Street, Rapid City, SD 57701-2724
Phone: (605) 394-4120 Fax: (605) 394-6636 Web: www.rcgov.org

APPLICATION FOR
A VARIANCE

Written statement describing the proposed and/or intended use and detailing the Variances(s) being requested:

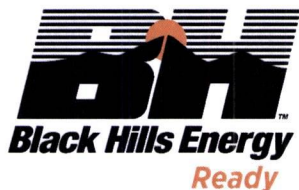
See attached letter of intent.

RECEIVED
APR 01 2020
RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT

Applicant's Justification:

Pursuant to Chapter 17.54.020.D of the Rapid City Municipal Code, before the Board shall have the authority to grant a Variance, the applicant must adequately address the following criteria:

Criteria:	Applicant Response:
1. The granting of the Variance will not be contrary to the public interest;	This area is adjacent to agricultural property to the west and north and an active mining operation to the east and south. This site was selected due to its relative remote location.
2. There are special conditions attached to the property that do not generally apply to other properties in the same district;	The site is remote and not immediately adjacent to a street right-of-way. The access is through an active mining operation allowed by private easement.
3. Owing to special conditions, the literal enforcement of this title will result in unreasonable hardship;	Literal enforcement would require paving of nearly one mile of access road\aisle that is temporary in nature due to the active mining operation.
4. By granting the Variance contrary to the provisions of this title, the spirit of this title and the city's Comprehensive Plan will be observed; and	BHE intends to meet all requirement of local ordinances but is requesting different surface cover be allowed for access roads and storage areas. The use is appropriate for light industrial zoning.
5. By granting the Variance, substantial justice will be done.	Permanent paving of the access road(s) and aisles is not a sustainable solution. Surface cover that can be salvaged and reused, utilizing BMP's to control air quality fugitive emissions is more environmentally responsible.



Chris Anderson
Director Real Estate & Facilities
Chris.Anderson@blackhillscorp.com

RECEIVED 7001 Mount Rushmore Rd.
Rapid City, SD 57702
P: 605-721-2783

APR 08 2020

RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT

April 8, 2020

City of Rapid City
Department of Community Development
300 Sixth Street
Rapid City, SD 57701

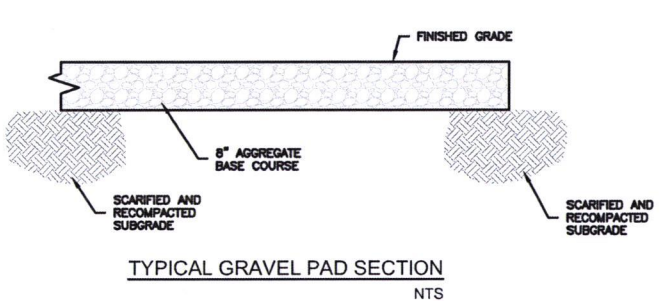
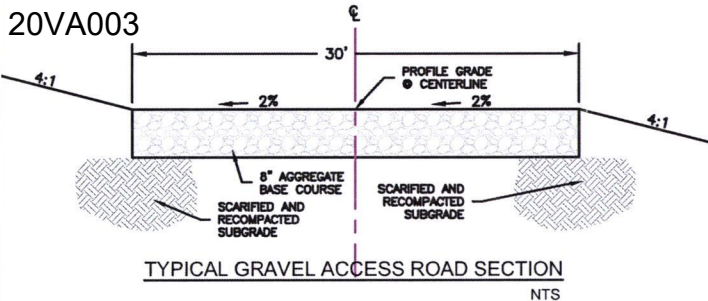
RE: Lange Substation Laydown Yard Intended Use and Variance Request

To whom it may concern,

Black Hills Energy (BHE) is investing significant financial resources locally to improve our existing transmission and distribution operations and system reliability. Furthermore, as Rapid City and the Black Hills Area continue to grow, BHE needs to deploy additional resources to enhance the existing power availability to new residential developments as well as commercial and industrial customers. Given this need, BHE selected the Lange Substation Site for a laydown yard that will support various distribution, transmission and substation projects. The yard will support projects locally, such as infrastructure improvements associated with Monument Arena, the Ellsworth Air Force Base B-21 Beddown, operations at the Sanford Underground Research Facility and could potentially support projects anywhere in BHE's territory.

The site fits BHE's needs as it is strategically located on a secure remote, company-owned property near the existing warehouse at 409 Deadwood Avenue, centrally located for the entire BHE electric operations and its use is consistent with existing commercial and industrial uses in the area. The yard will primarily be used for staging materials for planned transmission and larger distribution projects. The yard will also be used for storing critical transmission safety stock as Rapid City serves as the warehouse hub for the entire Black Hills Energy electric territory. The site will be unmanned but supervised and monitored by BHE supply chain / warehouse staff currently housed at the Deadwood Avenue location. One or two days a week, supply chain staff would be on site in light duty vehicles performing inspections, taking inventory or procuring materials. For specific projects, warehouse staff would be on site as necessary to receive in material. Project managers and contract crews would be onsite as needed to obtain materials for offsite project work during the construction season.

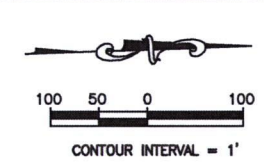
20VA003



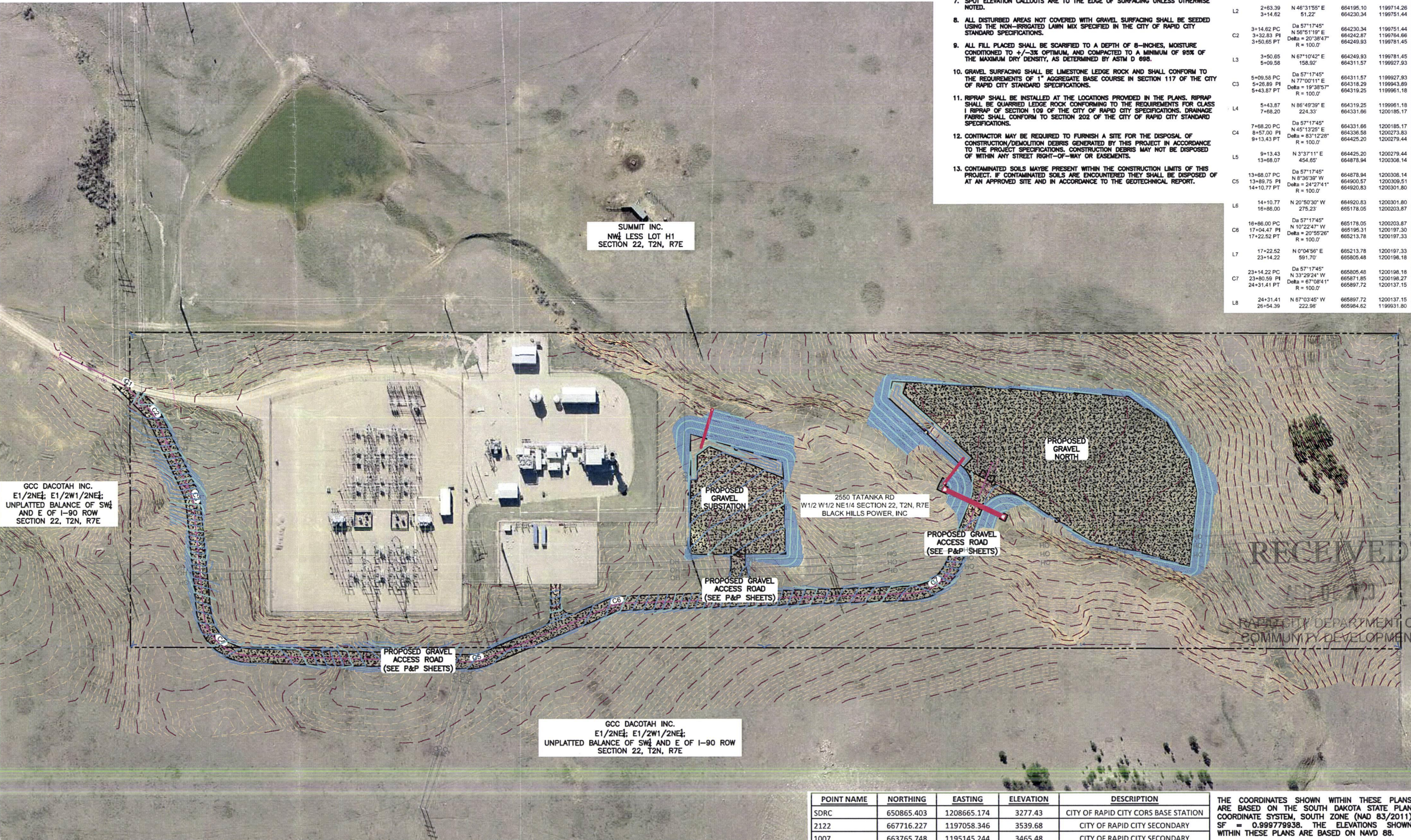
PROPOSED LEGEND



- NOTES:
1. CONSTRUCTION STAKING SHALL BE COMPLETED BY THE OWNER OR ITS REPRESENTATIVE.
 2. ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF RAPID CITY STANDARD SPECIFICATIONS AND DETAILS UNLESS OTHERWISE NOTED.
 3. THE INFORMATION ON THESE DRAWINGS CONCERNING THE TYPE, SIZE AND LOCATION OF EXISTING UTILITIES HAVE BEEN SHOWN BASED UPON THE BEST INFORMATION AVAILABLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETERMINATION OF THE EXACT LOCATION AND SIZE OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES IN PLACE. CONTRACTOR SHALL COORDINATE ALL RELOCATIONS WITH THE RESPECTIVE UTILITY COMPANIES.
 4. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL PERMITS NECESSARY TO CONSTRUCT THIS PROJECT.
 5. CONTOUR INTERVALS SHOWN FOR EXISTING AND PROPOSED SURFACES ARE 1-FOOT, UNLESS OTHERWISE NOTED.
 6. CONTOURS SHOWN ARE FINISHED GRADE. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING SUBGRADE ELEVATIONS.
 7. SPOT ELEVATION CALLOUTS ARE TO THE EDGE OF SURFACING UNLESS OTHERWISE NOTED.
 8. ALL DISTURBED AREAS NOT COVERED WITH GRAVEL SURFACING SHALL BE SEEDING USING THE NON-IRRIGATED LAWN MIX SPECIFIED IN THE CITY OF RAPID CITY STANDARD SPECIFICATIONS.
 9. ALL FILL PLACED SHALL BE SCARIFIED TO A DEPTH OF 8-INCHES, MOISTURE CONDITIONED TO +/-3% OPTIMUM, AND COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY, AS DETERMINED BY ASTM D 698.
 10. GRAVEL SURFACING SHALL BE LIMESTONE LEDGE ROCK AND SHALL CONFORM TO THE REQUIREMENTS OF 1\"/>
 11. RIPRAP SHALL BE INSTALLED AT THE LOCATIONS PROVIDED IN THE PLANS. RIPRAP SHALL BE QUARRIED LEDGE ROCK CONFORMING TO THE REQUIREMENTS FOR CLASS I RIPRAP OF SECTION 109 OF THE CITY OF RAPID CITY SPECIFICATIONS. DRAINAGE FABRIC SHALL CONFORM TO SECTION 202 OF THE CITY OF RAPID CITY STANDARD SPECIFICATIONS.
 12. CONTRACTOR MAY BE REQUIRED TO FURNISH A SITE FOR THE DISPOSAL OF CONSTRUCTION/DEMOLITION DEBRIS GENERATED BY THIS PROJECT IN ACCORDANCE TO THE PROJECT SPECIFICATIONS. CONSTRUCTION DEBRIS MAY NOT BE DISPOSED OF WITHIN ANY STREET RIGHT-OF-WAY OR EASEMENTS.
 13. CONTAMINATED SOILS MAYBE PRESENT WITHIN THE CONSTRUCTION LIMITS OF THIS PROJECT. IF CONTAMINATED SOILS ARE ENCOUNTERED THEY SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN ACCORDANCE TO THE GEOTECHNICAL REPORT.



GRAVEL ACCESS ROAD			
PI#	STATION	NORTHING	EASTING
L1	1+00.00	N 27°53'12\"/>	664053.64
	2+30.85	130.85	664169.30
C1	2+30.85 PC	Da 57°17'45\"/>	664169.30
	2+47.27 PI	N 37°12'34\"/>	664183.81
	2+63.39 PT	Delta = 18°38'43\"/>	664195.10
L2	2+63.39	N 46°31'55\"/>	664195.10
	3+14.62	51.22	664230.34
C2	3+14.62 PC	Da 57°17'45\"/>	664230.34
	3+32.83 PI	N 56°51'19\"/>	664242.87
	3+50.65 PT	Delta = 20°38'47\"/>	664249.93
L3	3+50.65	N 67°10'42\"/>	664249.93
	5+09.58	158.92	664311.57
C3	5+09.58 PC	Da 57°17'45\"/>	664311.57
	5+26.89 PI	N 77°00'11\"/>	664318.29
	5+43.87 PT	Delta = 19°38'57\"/>	664319.25
L4	5+43.87	N 86°49'39\"/>	664319.25
	7+68.20	224.33	664331.66
C4	7+68.20 PC	Da 57°17'45\"/>	664331.66
	8+57.00 PI	N 45°13'25\"/>	664336.58
	9+13.43 PT	Delta = 83°12'28\"/>	664425.20
L5	9+13.43	N 3°37'11\"/>	664425.20
	13+68.07	454.65	664878.94
C5	13+68.07 PC	Da 57°17'45\"/>	664878.94
	13+89.75 PI	N 8°36'39\"/>	664900.57
	14+10.77 PT	Delta = 24°27'41\"/>	664920.83
L6	14+10.77	N 20°50'30\"/>	664920.83
	16+86.00	275.23	665178.05
C6	16+86.00 PC	Da 57°17'45\"/>	665178.05
	17+04.47 PI	N 10°22'47\"/>	665196.31
	17+22.52 PT	Delta = 20°55'26\"/>	665213.78
L7	17+22.52	N 0°04'56\"/>	665213.78
	23+14.22	591.70	665805.48
C7	23+14.22 PC	Da 57°17'45\"/>	665805.48
	23+80.59 PI	N 33°29'24\"/>	665871.85
	24+31.41 PT	Delta = 67°08'41\"/>	665897.72
L8	24+31.41	N 67°03'45\"/>	665897.72
	26+54.39	222.98	665984.62



POINT NAME	NORTHING	EASTING	ELEVATION	DESCRIPTION
SDRC	650865.403	1208665.174	3277.43	CITY OF RAPID CITY CORS BASE STATION
2122	667716.227	1197058.346	3539.68	CITY OF RAPID CITY SECONDARY
1007	663765.748	1195145.244	3465.48	CITY OF RAPID CITY SECONDARY

THE COORDINATES SHOWN WITHIN THESE PLANS ARE BASED ON THE SOUTH DAKOTA STATE PLAN COORDINATE SYSTEM, SOUTH ZONE (NAD 83/2011) SF = 0.999779938. THE ELEVATIONS SHOWN WITHIN THESE PLANS ARE BASED ON NAVD 88.

Prepared For:

Ferber Engineering Company, Inc.

REGISTERED PROFESSIONAL ENGINEER
REG. NO. 8019
JOHN RAYMOND VAN BEEK
SOUTH DAKOTA
2/9/2020

Scale:

Designed By: DAL	Drawn By: BDH
Design Date: MAR 2020	Print Date: 04-9-20
Internal Job No: 19-145	
Surveyed By: DAL	Survey Date: NOV 2019
Revisions:	

Sheet Title:

OVERALL SITE LAYOUT & GRADING

Sheet: **C-300**