

REQUEST FOR EXCEPTION TO
RAPID CITY DESIGN STANDARD / CRITERIA / REGULATIONS

PROJECT Red Rock Shadows

DATE: 9-14-17 SUBMITTED BY: KTM Design Solutions - Kyle Treloar

PIN #: 3729426005

LEGAL DESCRIPTION: See Attached

EXCEPTION REQUESTED: SECTION 35.5316.16.010 STD / CRITERIA / REG Standard

DESCRIPTION OF REQUEST: Waive the requirement to install 34 feet of pavement and sewermain along Muirfield Drive

JUSTIFICATION: No parking signs will be posted along Muirfield Drive to allow a min. 24' pavement width. Sewer will be provided to the parcel from an existing stub at the intersection of Portrush Road and Ainsdale Ct. - eliminating the need for additional sewer main.

SUPPORTING DOCUMENTATION: ☒ Yes ☐ No

PROPERTY OWNER'S SIGNATURE**: Dean R Hamer DATE: 9-19-17

**Or Agent, if previously designated by the Owner in writing.

---FOR STAFF ONLY---

STAFF COMMENTS: See attached letter dated 10/24/17

STAFF RECOMMENDATION: Approve Pavement. Deny Sewer.
See attached letter dated 10/24/17

REVIEWED BY: [Signature] DATE: 10/24/17

AUTHORIZATION:

[Signature] ☒ APPROVED pumt. ☒ DENIED Sewer
10-26-17

GROWTH MANAGEMENT DIRECTOR

[Signature] ☒ APPROVED* ☒ DENIED*
10/25/17

PUBLIC WORKS DIRECTOR*

* Per "Staff Comments & Recommendation"

DATE

FILE #: 17EX97

ASSOCIATED FILE#: 14RL078

*Public Works Director's signature is not required for Lot Length to Width Exceptions, Ordinance No. 5232.

RECEIVED
Revised 11/06/07
OCT 17 2017
ENGINEERING SERVICES



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701

Public Works Department Engineering Services Division

300 Sixth Street

Telephone: (605) 394-4154 FAX: (605) 355-3083

Web: www.rcgov.org

October 30, 2017

KTM Design Solutions
Kyle Treloar
528 Kansas City Street, Suite 4
Rapid City, SD 57701

Re: Exception File No. 17EX197

Dear Kyle Treloar:

Enclosed please find a copy of the original exception request that was filed with the assigned file number and the decision details.

In the event that an exception request is denied, the Director of Public Works or the Director of Community Planning will advise the applicant of such denial in writing. Any applicant that disputes the denial of an exception may appeal such denial. In order to appeal the denial the applicant shall file a written request of appeal to the Director within ten (10) working days of the denial. The appeal will be placed on the next Public Works Committee agenda, which will then go to The City Council for final consideration.

If you have any questions or need additional information, please contact our office at 605-394-4154.

Sincerely,

Susan Donat

Susan Donat
Administrative Secretary

Enclosure



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CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701

Public Works Department Engineering Services Division

300 Sixth Street

Telephone: (605) 394-4154 FAX: (605) 355-3083

Web: www.rcgov.org

October 24, 2017

KTM Design Solutions
Attn: Kyle Treloar, kyle@ktmdsi.com
(605) 791-5866

Re: Request to waive the requirement to install 34' pavement and sewer main in Muirfield Drive.
Associated with Red Rock Shadows
City File # 17EX197, Related Files 14PL078

Dear KTM Design Solutions,

The request to waive the requirement to install 34' of pavement in Muirfield Drive is approved. No parking signs must be provided by the developer on both sides of the street.

The request to waive the requirement to install sewer main in Muirfield Drive is denied.

For pavement, subdivision improvements including pavement, curb, gutter, sidewalk, street light conduit, water main and sewer main are triggered during the platting process for all adjacent roadways. The proposed Red Rock Shadows plat for Tract B has frontage to Muirfield Drive for approximately 360'. Muirfield Drive is a collector street on the City's Major Street Plan and is an existing improved right-of-way. The existing pavement width is 27', meeting the requirements for a collector street with no parking. The proposed plat is for a larger lot (13 acres) assumed to be for an MDR use, of which parking would be provided onsite. On street parking does not appear to be necessary adjacent to Tract B. No parking signs must be provided by the developer on both sides of Muirfield Drive.

For sewer, the Rapid City Infrastructure Design Criteria Manual Section 3.5.5 states "Sewer mains shall be extended across the full frontage of each parcel to be served, except... when the City determines that no possibility exists that the main will need to be extended to serve adjacent property." The adjacent properties along Muirfield Drive to the south on both the east and west sides of the road need sewer main extended in Muirfield Drive from the north in order to have gravity sewer service. Topography limits gravity sewer to coming from the north to serve this area. The developer is responsible to extend sewer across the full frontage of their property so that it is available to service neighboring properties. Therefore, sewer main needs to be extended with this project. The nearest sewer main is located in Muirfield Drive approximately 450' to the north of the northwest property corner so extension of sewer main only adjacent to proposed Tract B would construct a dry sewer main. As the developer owns land to the south that will need public sewer from Muirfield Drive, proposed Tract C, it is recommended that sewer be constructed to connect to the existing main in Muirfield Drive with this project making it an active



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sewer main. It is assumed that sewer service for proposed Tract B would come from the existing main in Portrush Rd.

The denial of this exception request may be appealed to the City Council by requesting it be placed on the next Public Works Committee agenda. The City Council has final approval of exception requests. In order to appeal the denial the applicant shall file a written request of appeal to the Public Works Director within 10 working days of the denial. Please contact the Public Works Engineering Department if you desire to appeal.

Sincerely,
City of Rapid City



Nicole Lecy, Project Engineer

Metes and Bounds Description

**THAT PORTION OF W1/2NE1/4SE1/4 OF PORTRUSH ROAD;
LESS RED ROCK ESTATES LESS ROW;
ALL LOCATED IN SECTION 29, T1N, R7E, BHM,
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA.**

More fully described as follows:

Commencing at the NW Corner of that part of W1/2NE1/4SE1/4 located N of Portrush Rd Less Red Rock Estates And Less ROW, located in Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota; thence S01°53'49"W, a distance of 220.31 feet, to the **point of beginning**;

Thence first course: N80°34'53"E, a distance of 227.23 feet;

Thence second course: on a curve turning to the left with an arc length of 137.68 feet, with a radius of 337.92 feet, with a chord bearing of N68°54'35"E, with a chord length of 136.73 feet;

Thence third course: on a curve turning to the right with an arc length of 281.44 feet, with a radius of 461.88 feet, with a chord bearing of N74°41'40"E, with a chord length of 277.11 feet;

Thence fourth course: S87°52'08"E, a distance of 45.55 feet;

Thence fifth course: S01°51'05"W, a distance of 518.04 feet;

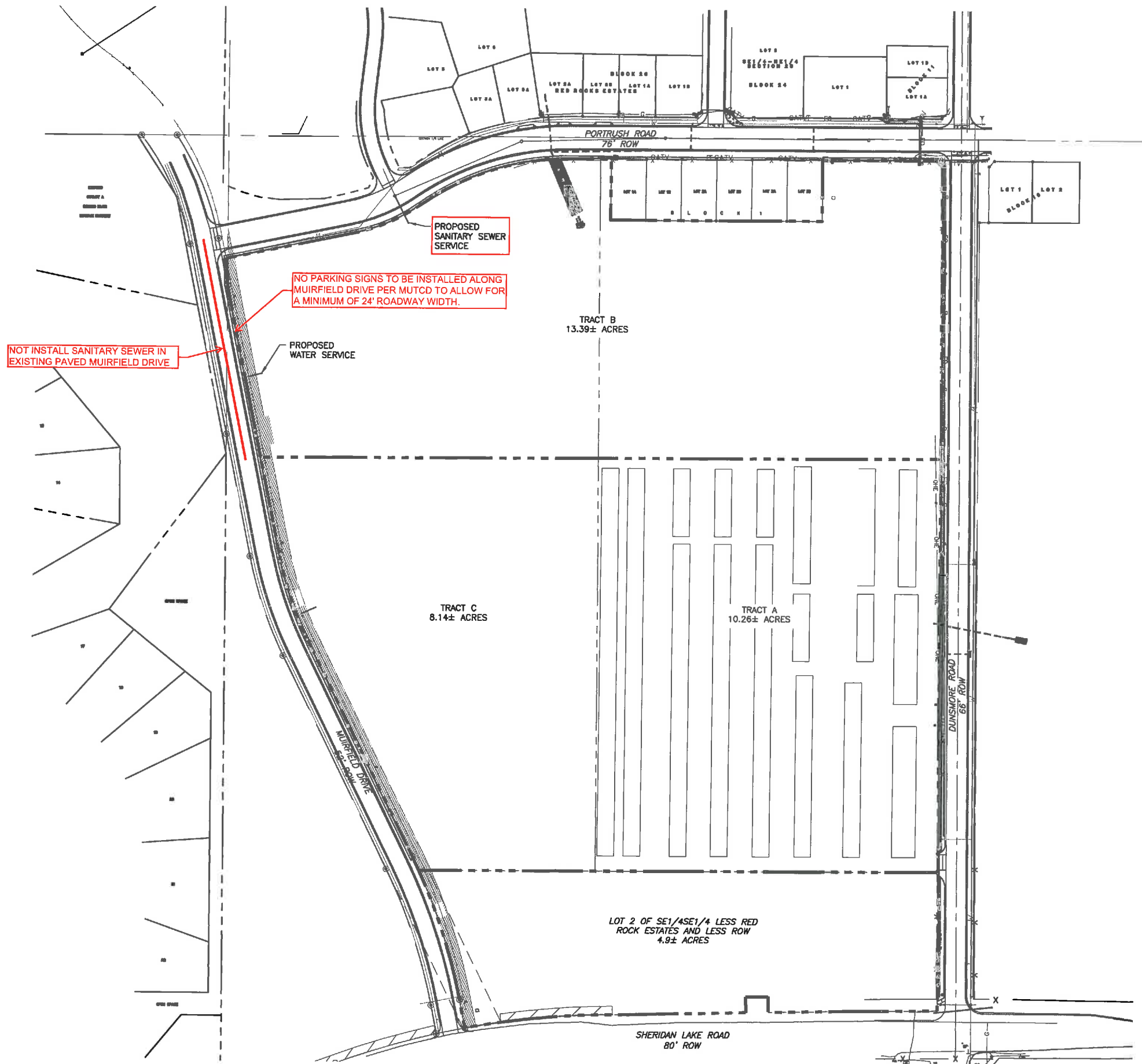
Thence sixth course: N88°03'11"W, a distance of 601.69 feet;

Thence seventh course: N09°23'33"W, a distance of 342.51 feet;

Thence eighth course: N80°34'53"E, a distance of 9.57 feet, to the point of beginning.

Said parcel contains 6.36 acres more or less.

K:\700-749\702 Red Rock Shadows\Drawings\Exhibits\EXCEPTION EXHIBITS.dwg 10/16/2017 2:16pm



CITY OF RAPID CITY

Plans are reviewed for general conformance with applicable governmental regulations, stipulations, design criteria and engineering standards. The City of Rapid City does not certify the suitability, adequacy or completeness of the plans or design, which are the responsibility of the engineer of record. All necessary permits shall be obtained prior to construction of the proposed public improvements.

Engineering Reviewer _____ Date _____

COMMENTS _____

Submittals:

2014-11-07: PRELIM SUBD PLAN

Revisions:

Internal Job No: 14-0702

Designed By: KT

Drawn By: CM

Surveyed By: SURVEYOR

Survey Date: DATE

PRELIMINARY FOR REVIEW ONLY

528 Kansas City St., Rapid City, SD 57701

[p] 605.791.5866 | [f] 605.791.5863

www.ktmdesignsolutions.com

CIVIL ENGINEERING | LAND PLANNING

CONSTRUCTION ADMINISTRATION

KTM

DESIGN SOLUTIONS, INC.

RED ROCK SHADOWS

RAPID CITY, SOUTH DAKOTA

Sheet Name:

MUIRFIELD DRIVE EXHIBIT

1 of 1

A north arrow pointing upwards and a scale bar indicating 100', 50', 0, and 100'. Below the scale bar, it reads 'SCALE: 1" = 100''.