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

PROJECT: Homestead Subdivision

DATE: 8/28/18

SUBMITTED BY: Sperlich Consulting, Inc.

(Please include Name, Company Name, Email Address & Phone Number)

PIN #: info@sperlichconsulting.com, (605)721-4040

LEGAL DESCRIPTION: A Portion of the SE1/4 of the NE1/4, Section 3, T1N, R8E, B.H.M., Rapid City, Pennington County, South Dakota

EXCEPTION REQUESTED: SECTION 3.5.4, 3.5.5, 2.0

STD / CRITERIA / REG

DESCRIPTION OF REQUEST:

Do not construct public dual water mains and the balance of the 1/2" main within Reservoir Road, North of the intersection of Reservoir Rd. and Homestead Street. Do not construct sewer main within Reservoir Rd. North of the existing sewer main at the intersection of Reservoir and Homestead. Do not construct 39" wide pavement, curb, gutter, sidewalk, handicap ramps, and street light conduit within Reservoir Rd. North of the intersection of Homestead Street.

JUSTIFICATION:
The intersection of Homestead Street and Reservoir Road will be improved to City of Rapid City Specifications. Proposed lots to the West along Braelynn Lane and Reservoir Road will access from Braelynn, the rear lot line will be along Reservoir. Existing lots to the East of Reservoir currently access from existing Ernen Drive, with the rear lot lines along Reservoir Road. Proposed and existing lots will not take water and sewer service from Reservoir Road. The existing high level water line from the Booster Station on the North East side of the property runs through phase 3 and 4 of the subdivision.

SUPPORTING DOCUMENTATION: Yes □ No □

PROPERTY OWNER'S SIGNATURE**: 

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

DATE: 9/13/18

FOR STAFF ONLY

STAFF COMMENTS:

See attached letter and correspondence from Rapid Valley Sanitary District.

STAFF RECOMMENDATION: Deny

REVIEWED BY: 

DATE: 10/1/18

AUTHORIZATION:

□ APPROVED □ DENIED 10/1/18

COMMUNITY PLANNING DIRECTOR

DATE

PUBLIC WORKS DIRECTOR

DATE

FILE #: 18EX105

ASSOCIATED FILE#

Copy to Utility Maintenance: Copy to Water: Copy to Waste Water: Copy to Streets: Copy to Traffic: Copy to Construction:

07/11/14

SEP 14 2018

ENGINEERING SERVICES
October 1, 2018

Sperlich Consulting, Inc.
Kale McNaboe
821 Columbus St Suite 1
Rapid City, SD 57701

Re: Exception File No. 18EX105

Dear Kale McNaboe:

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,

Kelly Langenbau

Kelly Langenbau
Administrative Secretary

Enclosure
October 1, 2018

Austin Hoellein, P.E.
Sperlich Consulting, Inc.
821 Columbus Street, Suite 1
Rapid City, SD 57701

Re: Request for Exception to waive the requirement to install dual water mains, sewer main, 36 foot wide pavement, curb, gutter, sidewalk, handicapped ramps and street light conduit within the Reservoir Road right-of-way north of the intersection of Homestead Street. Associated with Homestead Subdivision
City File # 18EX105

Dear Austin,

The Request for Exception to Sections 2, 3.5.4 and 3.5.5 of the City of Rapid City Infrastructure Design Criteria Manual (IDCM) to waive the requirement to install dual water mains, sewer main, 36 foot wide pavement, curb, gutter, sidewalk, handicapped ramps and street light conduit within the Reservoir Road right-of-way north of the intersection of Homestead Street is denied.

Note that the City cannot require a developer to install a second, dual water main. Rapid Valley Sanitary District has indicated that the eight-inch high zone water main that is stubbed at the intersection of Reservoir Road and Meadow Ridge Drive needs to be extended north with the future phase of Homestead Subdivision. Also, the water main in the future phase needs to be looped to the existing main at Meadow Ridge Drive.

Reservoir Road is classified as a principal arterial in the City’s Major Street Plan. The road is in substandard condition and has generated many complaints from nearby homeowners who use the road for access.

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,

Dan Kools, P.E., P.L.S., CPESC
Project Engineer

City of Rapid City
Correct, thanks
Rusty

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Kools Dan <Dan.Kools@regov.org>
Date: 9/27/18 2:58 PM (GMT-07:00)
To: rschmidt@rvsd.com
Subject: RE: Reservoir Road Exception Request

Thanks Rusty. So the water needs to be looped to Meadow Ridge Drive, plus the 3" at Meadow Ridge & Reservoir needs to go north on Reservoir?

Dan Kools, P.E., P.L.S., CPESC
City of Rapid City
Development Review Engineer
Public Works
300 Sixth Street
Rapid City, SD 57701
Phone: 605-394-4154
Fax: 605-355-3083

From: rschmidt@rvsd.com [mailto:rschmidt@rvsd.com]
Sent: Thursday, September 27, 2018 8:34 AM
To: Kools Dan <Dan.Kools@rcgov.org>
Subject: Re: Reservoir Road Exception Request

CAUTION: This email is from an outside source. Use caution before opening attachments, clicking links or providing confidential information.

Dan, The water main at the intersection of MeadowRidge and Reservoir (8???) is stubbed to go north on Reservoir, the 12??? water main that is being requested as a exception, does not need to be improved as this is a low zone water main which its only purpose is to fill the tank, is not connected to the booster zone which the development is in. Sewer in this request will not be needed, but the extension of the 8??? high zone water main needs to be extend with the development.

The road in this area has been a contention with the existing homeowners in the area, being rough, a lot of traffic on and very dusty, I would assume the city would want to have the road improved, I also believe the center line of the road in this area is the dividing line between the county and city as nobody has accepted it yet for road maintenance. I will confirm with my engineer on any more comments, but the water main that will be designed in this development will need to be connected to the water main on Meadowridge for looping and increased fire flows..

thanks

Rusty Schmidt
General Manager
Rapid Valley Sanitary District-Water Service
605-393-1050 (office)
605-393-1051 (fax)
Rschmidt@rvsd.com

From: Kools Dan

Sent: Wednesday, September 26, 2018 3:51 PM

To: rschmidt@rvsd.com

Subject: Reservoir Road Exception Request

Hi Rusty,

The developer of Homestead Subdivision has submitted an Exception Request for future platting to not construct improvements for the majority of Reservoir Road; the areas in red in the attachment. Does RVSD have any need for sewer or water in this area?
Thanks,

Dan Kools, P.E., P.L.S., CPESC
City of Rapid City
Development Review Engineer
Public Works
300 Sixth Street
Rapid City, SD 57701
Phone: 605-394-4154
Fax: 605-355-3083