This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.
the fire hydrant shall, at all times, remain visible from the street ROW.

5) Fire hydrant placement outside of the ROW requires authorization of the Public Works Director, except for private fire protection systems, as defined in Section 3.15.11 Private Fire Protection Systems & Fire Services.

3.5.4 Water mains shall be extended across the full frontage of each parcel to be served, except as modified for cul-de-sacs.

3.5.5 Sewer mains shall be extended across the full frontage of each parcel to be served, except may be terminated at a point just upstream of where service lines enter the ROW and when the City determines that no possibility exists that the main will need to be extended to serve adjacent property. Refer to Figure 3-4.

3.5.6 Service lines shall be laid approximately perpendicular to the mains and shall connect directly into mains without crossing side or rear lot lines of adjacent parcels, and without running parallel to ROW centerline. Refer to Figure 3-5.

3.5.7 Special circumstances, cul-de-sacs. Refer to Figure 3-6.

3.5.8 Special circumstances, West Boulevard Historical District; contact City Engineering (Utilities).

3.5.9 Separate and individual service lines shall be provided for each building or in the case of townhouses or condominiums, for each unit. Refer to Figures 3-7A, 3-7B and 3-8.

3.6 Construction Phasing

3.6.1 Sewer systems shall terminate at the nearest upstream manhole located in adjacent and subsequent phases; if the sewer has the potential to be extended, a two foot (2') stub shall be provided on the upstream side of the last manhole.

3.6.2 Water distribution systems shall extend across all proposed street intersections located in adjacent and subsequent phases.

3.6.3 Construction phasing which terminates mains in mid-block will be required to meet Section 3.7, Provisions for Future Extension.
REQUEST FOR EXCEPTION TO
RAPID CITY DESIGN STANDARD / CRITERIA / REGULATIONS

PROJECT: Saxe Development, LLC - Lots 1 - 14 of Chalkstone Subdivision (18PL095)

DATE: 4-3-19

SUBMITTED BY: Janelle Finck - Fisk Land Surveying & Consulting Engineers, Inc.

PIN #: 2013156003

LEGAL DESCRIPTION: (Existing) Lot 21 in Block 4 of Auburn Hills Subdivision
(Proposed) Lots 1 - 14 of Chalkstone Subdivision
Located in the SW 1/4 NW 1/4 of Section 13, T2N, R7E, BHM, Rapid City, Pennington County, SD

EXCEPTION REQUESTED: SECTION Figure 3-1 STD / CRITERIA / REG

DESCRIPTION OF REQUEST: To waive the requirement for sewer main and a second parallel water main in adjoining Haines Avenue.

JUSTIFICATION: Water/Sewer mains and services are provided to the proposed development per City standards and specifications through adjoining Coal Bank Drive and Chalkstone Court. The abutting segment of Haines Ave is within municipal limits but the adjoining north and south segments are under County jurisdiction. Extension of additional utilities in this location should be made as part of a comprehensive improvement plan to the Haines Avenue corridor.

SUPPORTING DOCUMENTATION: Yes

PROPERTY OWNER'S SIGNATURE: [Signature] DATE: 4-4-19


STAFF RECOMMENDATION: Approve waiving the additional waterline.

REVIEWED BY: [Signature] DATE: 5/6/2019

AUTHORIZATION:

[Signature] [Signature] [Signature]

APPROVED As Noted DENIED As Noted

COMMUNITY PLANNING DIRECTOR DATE

APPROVED As Noted

PUBLIC WORKS DIRECTOR DATE

APPROVED As Noted

FILE #: 19EX070

ASSOCIATED FILE#: 18PL095, DEV 18-1474

REVIEWED

APR - 8 2019

ENGINEERING SERVICES

RECEIVED

APR - 8 2019
LETTER OF REQUEST TO WAIVE SEWER

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

April 30, 2019

Dale Tech, PE/LS – Director
Public Works Department
City of Rapid City
300 Sixth Street
Rapid City, SD 57701

RE: Request for Exception
Waive Sewer Extension in Haines Avenue
Lots 1 – 14 of Chalkstone Subdivision – Saxe Development LLC

Date:

Per email from Roger Olsen, PE our request to waive sewer main in Haines Avenue abutting the proposed Chalkstone development has been suspended pending our providing an alternate sewer location to the north and confirmation of demand and capacity.

It is our position that the general development pattern of the Auburn Hills Subdivision suggests that streets and utility connections will be extended north from Misty Woods Lane and Coal Bank Court and east from Cobalt Drive. Per general area contour information it appears that gravity sewer is feasible in those locations for the undeveloped remainder of the parcels within the municipal limits and potentially for the property to the north.

At this time, the adjoining property to the north is outside of the municipal limits of Rapid City and is/has been in use as a shale pit/mine used by the Cement Plant. To our knowledge there are no immediate or even future plans for development. Based on the mining operations, the reclamation and final contour information for the parcel will have a significant impact on future development and placement of utilities - none of which we know of at this time.

Requirement for placement of dry sewer to serve areas which are outside of the municipal limits, where connectivity to active sewer is more than 1,000 feet to the south, and with undetermined future development doesn’t make sense at this time. The proposed extension and development of Chalkstone Court will provide access and utilities (per IDCM) to the entirety of our subject parcel and all residents/rate payers will be served.

Additionally and historically, the requirement for sewer in Haines Avenue has been waived by Variance or Exception three times for the same developer.
1. 2004 - Lot 1 of Block 4 of Auburn Hills Subdivision was platted by DOECK, LLC and the sewer in Haines Avenue abutting this lot was not required.
2. 2016 - Outlot 1 of Auburn Subdivision was platted by DOECK, LLC and staff approved 16EX008 to waive installation of sewer in Haines Avenue (16EX008).
3. 2018 - Lot 21 of Block 4 of Auburn Hills was platted by DOECK, LLC and Council voted 8-1 to approve the appeal of 17EX048 which again waived the installation of sewer in Haines Avenue based on the uncertainty of future development to the north and lack of support for dry sewer main.

Per these decisions of staff and Council it is clear that a requirement for sewer in Haines Avenue and service for the property to the north is premature at this time and should be addressed at 1) such time as that property may become incorporated into municipal limits, 2) specific development plans are determined and 3) future improvements to Haines Avenue are contemplated (development to a more typical municipal street section) as such changes would likely impact the placement of sewer.

In summary:

1. The ability to provide sewer to the remaining DOECK property within the municipal limits can and should be addressed by their future development.
2. The property to the north is outside of the municipal limits and future development is undetermined at this time.
3. Saxe Development will provide sewer service per City development requirements through Chalkstone Court. All current municipal residents will be served by this development.
4. Variances and/or Exceptions have been granted on 3 separate instances (the last instances within the last 3 years) to waive sewer in Haines Avenue. Granting this same request for Exception is consistent with those actions.

Based on this information we respectfully request your approval of the Exception to waive sewer extension in Haines Avenue.

Sincerely,
FISK LAND SURVEYING & CONSULTING ENGINEERS, INC

[Signature]
Janelle L. Finck
President

jlf
end
May 6, 2019

Fisk Land Surveying & Consulting Engineers, Inc.
janelle@fisklandsurveying.com
Ph: 605-348-1538

Re: Request for Exception to waive the requirement to provide water and sewer in Haines Avenue.
City File # 19EX070, Related Files 18PL095, DEV18-1474

Dear Janelle,

The Request for Exception to the City of Rapid City Infrastructure Design Criteria Manual (IDCM) to waive the requirement to provide one water main and a sewer main in Haines Avenue is denied.

Haines Avenue is adjacent to the proposed plat for approximately 475'.

The City has master plans showing the extension of a water main and a sewer main within this area of Haines Avenue to serve future development to the north. The IDCM 3.5.4 and 3.5.5 states that water and sewer mains shall be extended across the full frontage of each parcel to be served, thus the proposed plat requires the installation of mains in the adjacent Haines Avenue. The extension of mains across the full frontage of the parcel allows the utilities to be available to neighboring properties. The proposed lot within Auburn Hills Subdivision is provided access and utilities through Coal Bank Drive and Chalkstone Drive, however, the improvements in adjacent roadways are required with the platting process even if they aren’t needed to specifically serve the development. A 12” water main is master planned in the north/east boulevard of the road and an 8” sewer main also is master planned. Since there currently is no sewer in Haines Avenue adjacent to the proposed Chalkstone Development a sewerline is needed to service properties to the north when such development occurs. A dual water main is not needed at this time.

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

Roger Olsen, Project Engineer
May 7, 2019

Fisk Land Surveying
Janelle Finck
PO Box 8154
Rapid City, SD 57709

Re: Exception File No. 19EX070

Dear Janelle Finck:

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
REGARDING APPEAL REQUEST

Roger:

On behalf of Saxe Development, LLC we would like to appeal the denial of the Request for Exception to waive sewer main in Haines Avenue.

Please advise as to the meeting/hearing schedule for this appeal.

Janelle Finck
President
Fisk Land Surveying & Consulting Engineers, Inc.
1022 Main Street,
P.O. Box 8154
Rapid City, SD 57709
(p) 605-348-1538
janelle@fisklandsurveying.com
www.fisklandsurveying.com

From: Langenbau Kelly [mailto:Kelly.Langenbau@rcgov.org]
Sent: Tuesday, May 07, 2019 4:27 PM
To: janelle@fisklandsurveying.com
Cc: Olsen Roger; Vanloh Rebel; Wolff Andrea
Subject: Exception - Saxe Development

Any questions, please contact Roger.

Thank you,

Kelly Heil-Langenbau
Engineering | City of Rapid City
300 Sixth Street | Rapid City, SD 57701
P:(605) 394-4154 ext. 2412 | E: Kelly.Langenbau@rcgov.org