

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

PROJECT The Vue at Catron Apartment Complex

DATE: 7/30/20 **SUBMITTED BY:**
(Include Name, Company Name, Email Address & Phone Number) Jason Hinds, FMG Engineering,

PIN #: 3726100005 jhinds@fmgengineering.com

LEGAL DESCRIPTION: Tract A and Tract B Meadow View Subdivision

EXCEPTION REQUESTED: SECTION 3 **STD / CRITERIA / REG** 3.5.4

DESCRIPTION OF REQUEST: Request to install water main as shown in attached figures and not across entire, offset frontage line.

JUSTIFICATION:

(Please use back of sheet if additional room is needed) Tract A and Tract B are being combined via consolidation plat to form one lot. City planning has proposed a modified "cul-de-sac" type City street terminus due to property line geometry and previous City/DOT construction along Catron; proposed water main terminates past end of offset frontage and end of City street. Additionally, water line previously brought to subject property is 8" as opposed to 12" out in Catron.

SUPPORTING DOCUMENTATION: Yes No

PROPERTY OWNER'S SIGNATURE:** [Signature] - FMG ENGINEERING **DATE:** 8/3/20

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

-----FOR STAFF ONLY-----

STAFF COMMENTS: In lieu of constructing along entire frontage, construct 8" main in existing access and utility easement to Tract 3 of Par Subdivision.

STAFF RECOMMENDATION: Approve per above.

REVIEWED BY: Engineering Division **DATE:** 8/13/2020

AUTHORIZATION: **APPROVED** **DENIED**

[Signature] **DATE** 8/13/2020
COMMUNITY PLANNING DIRECTOR

[Signature] **APPROVED** **DENIED**
PUBLIC WORKS DIRECTOR **DATE** 8/13/20

FILE #: ZDEX10Z

ASSOCIATED FILE#: Z0P0010, C113P20-1688

Revised 07/1/14
RECEIVED
AUG 03 2020
ENGINEERING SERVICES



August 3, 2020

**City of Rapid City
Public Works – Engineering Services
Attn: Dan Kools, P.E.
300 – 6th Street
Rapid City, SD 57701**

**Re: Design Standard Exception Request
Proposed Multifamily Development – The Vue at Catron
1330 Catron Boulevard
Rapid City, SD**

Dear Mr. Kools:

On behalf of Lloyd Companies, this letter shall serve as a Request for Exception to Rapid City Design Standards to construct water main as shown on the attached figures for the above referenced project as required by 3.5.4 of the Rapid City Infrastructure Design Criteria Manual (IDCM). Section 3.5.4 states that “Water mains shall be extended across the full frontage of each parcel to be served, except as modified for cul-de-sacs.”

The site is the location of the proposed Vue at Catron, a multi-family apartment complex to be constructed on the existing lots defined as Tract A and Tract B of Meadow View Subdivision, less Lots H1 and H2, all located in Section 26, T1N, R7E, BHM, Rapid City, Pennington County, SD.

As shown on the attached figures, the existing 8” water main will be extended to the location of the existing “cul-de-sac” or terminus of the current frontage road. As part of the project, current Tract A and Tract B will be combined to form one lot with an offset frontage line. The project proposes to improve the existing frontage road to City street standards. The 8” water main will be extended through the terminus of the City street.

Please note that Lloyd Companies is not requesting a variance to construct approximately 750 feet of water main across the eastern portion to the terminus of the City street. A site plan and vicinity map are attached to this letter for reference.

Justification for this Exception Request is as follows:

- The existing frontage road terminates in a modified “cul-de-sac” at the eastern end of current Tract A, making Tract B essentially the last lot served by the frontage road and consequently, the 8” water main stub-out. The project will combine Tract A and Tract B into one lot. The 8” water main will be extended to the western side of the new property, providing the ability to serve the neighboring property to the west in the future. As discussed, Tract A and B will be combined to form one lot, with the new City street terminating at the previous lot line. The new 8” water main extension will extend to the terminus of the new City street.



- The offset frontage geometry would require a water main extension through the eastern portion of the site to be constructed in the Catron Boulevard drainage ditch. The existing water main with Catron Boulevard is 12” as opposed to 8”.

Please feel free to contact us if you have any questions or need additional information.

FMG Engineering

A handwritten signature in black ink, appearing to read 'Jason Hinds'.

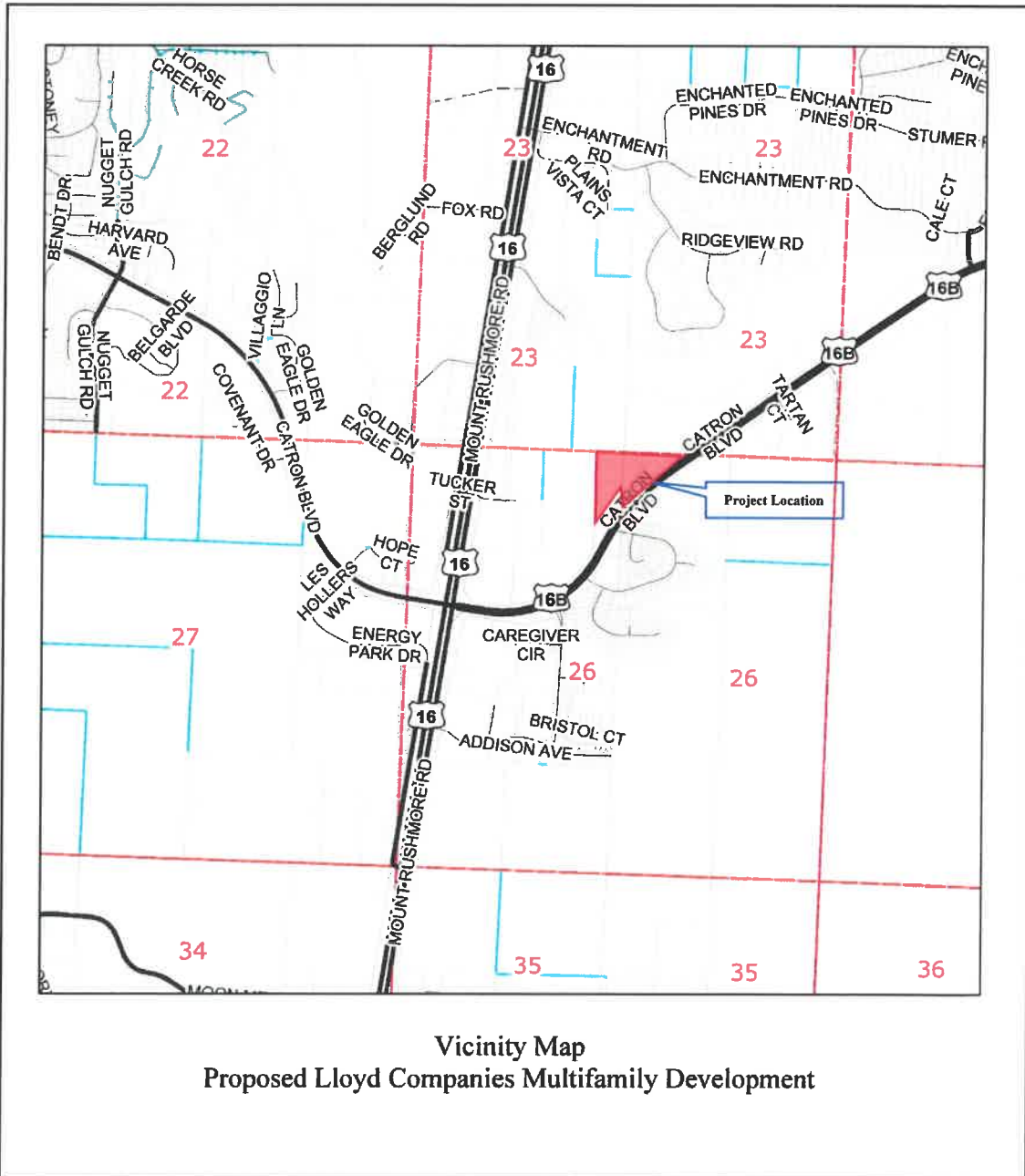
Jason Hinds, P.E.

Attachments: Vicinity Map
Water Main Figure
Water Line Layout Construction Drawing

Cc: *FMG File Z:\190762 Lloyd Companies-Catron Blvd. Multifamily\Civil\Design\Sidewalk Variance\Sidewalk Variance Request.docx*

**Proposed Multifamily Development
Tract A and Tract B of Meadow View Subdivision
Rapid City, SD**

PROJECT LOCATION



**Vicinity Map
Proposed Lloyd Companies Multifamily Development**



PROJECT WILL COMBINE INTO ONE LOT

CURRENT FRONTAGE ROAD TERMINUS

NEW 8" PVC WATER MAIN

TRACT E

TRACT A



