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

PROJECT
Hillsview Estates Subdivision

DATE: 10/27/20

SUBMITTED BY:
Longbranch Civil Engineering, Inc., Kale R. McNaboe
(Include Name, Company Name, Email Address & Phone Number)
kale@longbrancheng.com, (605) 721-4040

PIN #: 3803200003

LEGAL DESCRIPTION: Located in GOVT Lot 1, 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 Criteria

DESCRIPTION OF REQUEST: Do not construct public dual water mains within East Anamosa Street. Do not construct sewer main within East Anamosa Street. Do not construct 36-foot wide pavement, curb, gutter, sidewalk, handicap ramps, and street light conduit within East Anamosa Street.

JUSTIFICATION:
Proposed Lots abutting East Anamosa Street will access from interior streets, with the rear lot line along East Anamosa Street. Proposed and existing lots will not take water and sewer service from East Anamosa Street.

SUPPORTING DOCUMENTATION: □ Yes □ No

PROPERTY OWNER'S SIGNATURE*:

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

DATE: 10/26/20

FOR STAFF ONLY

STAFF COMMENTS: See attached letter

STAFF RECOMMENDATION: Deny/Partial Approval

REVIEWED BY: Engineering Division

DATE: 11/17/2020

AUTHORIZATION:

□ APPROVED * per notes

□ DENIED * per notes 11/17/2020

COMMUNITY PLANNING DIRECTOR

PUBLIC WORKS DIRECTOR

FILE #: 20EX136

ASSOCIATED FILE#: 20PL082

Copy to Utility Maintenance: Copy to Water: Copy to Waste Water: Copy to Streets: Copy to Traffic: Copy to Construction:
November 17, 2020

Longbranch Civil Engineering  
Kale McNaboe  
821 Columbus St Suite 1  
Rapid City, SD 57701  

Re: Exception File No. 20EX136  

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,

Ginny Merrill  

Ginny Merrill  
Administrative Secretary  

Enclosure
November 17, 2020

Kale McNaboe
Longbranch Civil Engineering, 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, handicap ramps and street light conduit within the future East Anamosa Street right-of-way.
Associated with Hillsview Estates Subdivision
City File # 20EX136

Dear Kale,

East Anamosa Street is classified as a Principal Arterial in the City’s Major Street Plan. This is a critical corridor for the long-term growth of the eastern portion of Rapid City as the City has seen or heard of potential development plans along the entire East Anamosa Corridor from Menards all the way east to Radar Hill Road. It’s vitally important to complete the East Anamosa grading work as part of the adjacent development to ensure development grading and roadway grading are compatible. Allowing this development to build-out without completing their obligations to improve the East Anamosa Corridor will eventually result in a tremendous burden on the tax payers. In addition, this connection to Reservoir Road is needed for this development to avoid the proposed subdivision being in violation of Section 2.6 of the IDC M, which states that a second access be provided when more than 40 dwelling units are accessed from a single street.

The Request for Exceptions 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, handicap ramps and street light conduit within the future Anamosa Street right-of-way are detailed below.

Exception request to not construct water main in E. Anamosa Street: DENY

This development is located in Rapid Valley Sanitary District, and they’ve indicated a need for installation of water main in this corridor. Exception request for dual mains is not needed as the developer is responsible for a single main, unless their development requires two mains.
Exception request to not construct sewer main in E. Anamosa Street: DENY

This development is located in Rapid Valley Sanitary District, and they’ve indicated a need for installation of sewer main in this corridor.

Exception request to not construct 36 feet of pavement in E. Anamosa Street: PARTIAL APPROVAL

The request to not construct the entire 36-foot roadway is approved with the stipulation that the developer construct the south half of E Anamosa Street with a minimum pavement width of 20 feet. Work to include grading of the entire south half of the ROW (grade toward street), curb/gutter along south side of street and 20 feet of pavement width.

Grading work required on the north side to tie into existing grade will be eligible for oversize payment.

Exception request to not construct sidewalk: Not Applicable

Only City Council can waive this request and is needed at time of building permit.

Exception request to not construct sidewalk ramps: DENY

Sidewalk ramps will be required at all applicable locations where street improvements are constructed.

Exception request to not construct street light conduit: DENY

Street light conduit is required as part of the street improvements to allow street light installation meeting arterial requirements.

The denial of these exception requests may be appealed to the City Council by requesting it be placed on the next City Council Working Session 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

[Signature]

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