

State of South Dakota )  
 )  
County of Pennington )

**AFFIDAVIT OF  
AUTHORITY TO SIGN  
ON BEHALF OF ENTITY**

I, Paul J. Bradsky, being first duly sworn on oath, state as follows:

1. I hereby certify that I am a Member (member, owner, officer, director) of S.K.Y. Properties, L.L.C. (name of entity), hereinafter referred to as "the Entity."

2. I certify that I am authorized to act on behalf of the Entity.

3. I further testify that I am authorized to bind the Entity by signing applications that are filed with the Department of Community Development of the City of Rapid City on behalf of the Entity.

4. If the governing documents of the Entity require the consent of certain individuals, members, owners, officers, directors, shareholders and/or anyone else to authorize me to bind the Entity and act on its behalf, I certify that such consent has been properly obtained in accordance with the Entity's governing documents and that this consent remains effective as of the date of this Affidavit.

Dated this 20 day of MARCH, 2024.



Subscribed and sworn to before me this 20<sup>th</sup> day of March, 2024.



Notary Public, South Dakota

My Commission Expires: 3-11-27



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

**PROJECT** Zion Subdivision - Lots 1 through 4

**DATE:** 3/20/24

**SUBMITTED BY:**  
(Include Name, Company Name,  
Email Address & Phone Number)

Kale McNaboe, Longbranch Civil Engineering, Inc.

**PIN #:** 3714376003

info@longbrancheng.com (605) 721-4040

**LEGAL DESCRIPTION:** Section Line Highway along the south property line of Lot D of SE1/4SW1/4, Section 14, T1N, R7E, B.H.M., Rapid City, Pennington County, South Dakota. And Lot H1 of Lot D of SE1/4SW1/4 Section 14, T1N, R7E, B.H.M., Rapid City, Pennington County, South Dakota.

**EXCEPTION REQUESTED:** SECTION Figure 2-1 **STD / CRITERIA / REG** Criteria

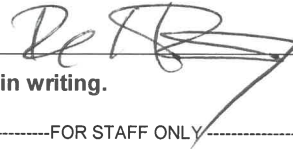
**DESCRIPTION OF REQUEST:** Improve a Local Street pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual for the Section Line Highway west of the platting area, as well as for Lot H1 of Lot D.

**JUSTIFICATION:**

(Please use back of sheet if additional room is needed) The road is currently under construction with a 20-foot wide asphalt surface. No additional storm water is being discharged to the road surface, necessitating the installation of curb and gutter.

**SUPPORTING DOCUMENTATION:**  **Yes**  **No**

**PROPERTY OWNER'S SIGNATURE\*\*:**



**DATE:** 03/20/24

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

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

**STAFF COMMENTS:** THE STREET ON BOTH ENDS OF THIS SECTION IS OR WILL MEET CITY STANDARDS AND WILL NOW BE MAINTAINED WITH THE REVISED PSP SUBMITTED WHERE WITH THE PREVIOUS PSP THIS WOULD NOT HAVE BEEN MAINTAINED BY THE CITY.

**STAFF RECOMMENDATION:** DENY. To clarify, staff's interpretation of the request is it's to NOT improve per Fig 2-1. THIS REQUEST wouldn't be needed if they were improving per Fig 2-1.

**REVIEWED BY:** Engineering Division

**DATE:** 4/4/24

**AUTHORIZATION:**

**APPROVED**

**DENIED**

N/A

**COMMUNITY PLANNING DIRECTOR**

**DATE**

**APPROVED**

**DENIED**



4-4-24

**PUBLIC WORKS DIRECTOR**

**DATE**

**FILE #:** 24EX 023

Revised 07/1/14  
**RECEIVED**

**ASSOCIATED FILE#:** \_\_\_\_\_

**MAR 22 2024**

**Public Works - Engineering Services**

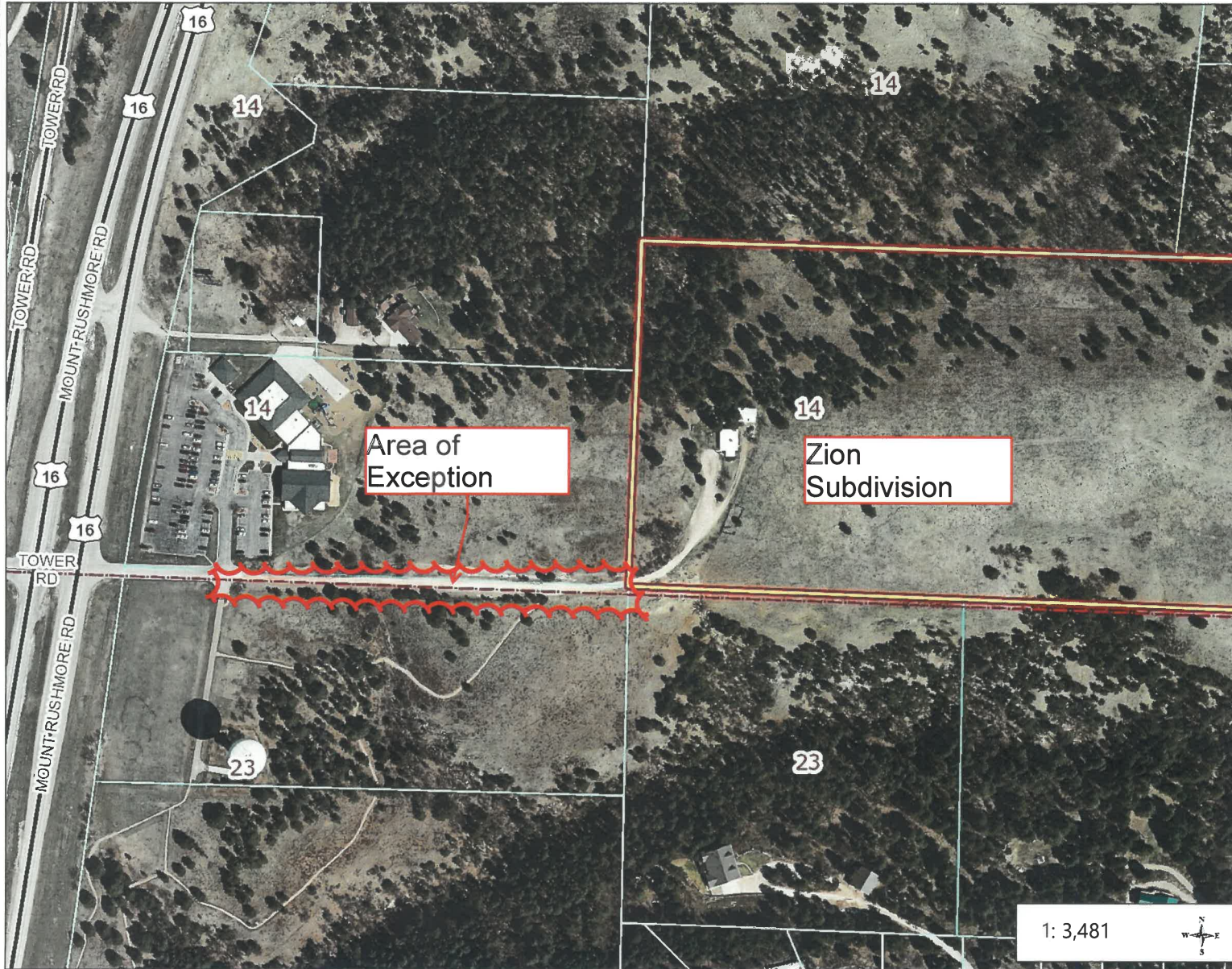
City of Rapid City  
 300 Sixth Street, Rapid City, SD 57701-2724  
 Phone: (605) 394-4154 Fax: (605) 355-3083 Web: www.rcgov.org

**DESIGN STANDARD /  
 CRITERIA / REGULATION  
 EXCEPTION REQUEST**

χ	APPLICANT	STAFF	χ
X	Complete application, signed by the property owner(s) or their authorized designee		
X	A written narrative explaining and justifying the request		
X	Supporting Documentation		
<b>SUPPORTING DOCUMENTATION MUST INCLUDE THE FOLLOWING INFORMATION,                  AS APPLICABLE</b>			
X	Map to identify location of the request		
X	Scaled construction drawing to illustrate the request		
n/a	Design calculations and/or analysis to support the request		
X	Other Information to support the request		

APPLICANT SIGNATURE: 	DATE: 03/20/24	STAFF SIGNATURE:	DATE:
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**Legend**

**Roads**

- Interstate
- US highway
- SD highway
- County highway
- Main road
- Minor arterial
- Collector
- Ramp
- Paved road
- Unpaved road
- Unimproved road
- Trail
- Airport Runway
- Not yet coded

Section Lines 0-25k

Tax Parcels

**Lot Lines**

- <Null>
- Lot Line
- Parcel Line

**Map Notes:**

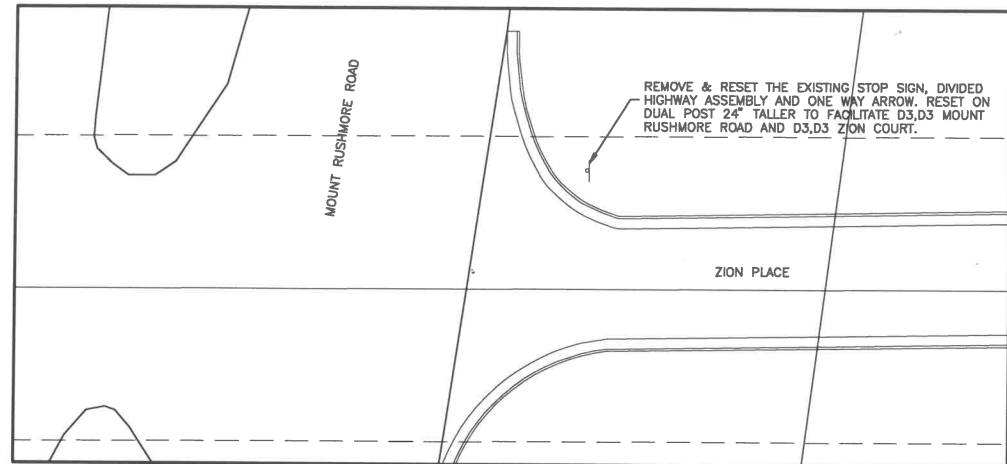
580.2 0 290.09 580.2 Feet

NAD\_1983\_StatePlane\_South\_Dakota\_South\_FIPS\_4002\_Feet  
 © Rapid City-Pennington County GIS Division

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





1. STA. -0+28.94 - 15.04' L  
MATCH EXISTING ASPHALT  
BEGIN 20.00' RAD. CURVED ASPHALT  
EA=3840.10  
STA. -0+28.94 15.04' L TO STA. -0+16.23 10.00' L  
F&t: 14.26 L.F. OF 20.00' RAD. CURVED ASPHALT
2. STA. -0+16.23 - 10.00' L  
END 20.00' RAD. CURVE  
BEGIN 510.00' RAD. CURVED ASPHALT  
EA=3839.64  
STA. -0+16.23 10.00' L TO STA. 0+00.00 10.00' L  
F&t: 16.56 L.F. OF 510.00' RAD. CURVED ASPHALT
3. STA. 0+00.00 - 10.00' L  
END 510.00' RAD. CURVED ASPHALT  
BEGIN BEGIN STR. ASPHALT  
EA=3838.47  
STA. 0+00.00 10.00' L TO STA. 0+50.00 10.00' L  
F&t: 50.00 L.F. OF STR. ASPHALT
4. STA. 0+50.00 - 10.00' L  
END STR. ASPHALT  
BEGIN 490.00' RAD. CURVED ASPHALT  
EA=3833.61  
STA. 0+50.00 10.00' L TO STA. 1+04.89 10.00' L  
F&t: 53.79 L.F. OF 490.00' RAD. CURVED ASPHALT.
5. STA. 1+04.89 - 10.00' L  
END 490.00' RAD. CURVED ASPHALT  
BEGIN STR. ASPHALT  
EA=3827.08  
STA. 1+04.89 10.00' L TO STA. 2+09.89 10.00' L  
F&t: 105.00 L.F. OF STR. ASPHALT.
6. STA. 2+09.89 - 10.00' L  
END STR. ASPHALT  
BEGIN 510.00' RAD. CURVED ASPHALT  
EA=3817.20  
STA. 2+09.89 10.00' L TO STA. 2+37.67 10.00' L  
F&t: 28.34 L.F. OF 510.00' RAD. CURVED ASPHALT
7. STA. 2+37.67 - 10.00' L  
END 510.00' RAD. CURVED ASPHALT  
BEGIN BEGIN STR. ASPHALT  
EA=3815.29  
STA. 2+37.67 10.00' L TO STA. 5+38.10 10.00' L  
F&t: 300.43 L.F. OF STR. ASPHALT

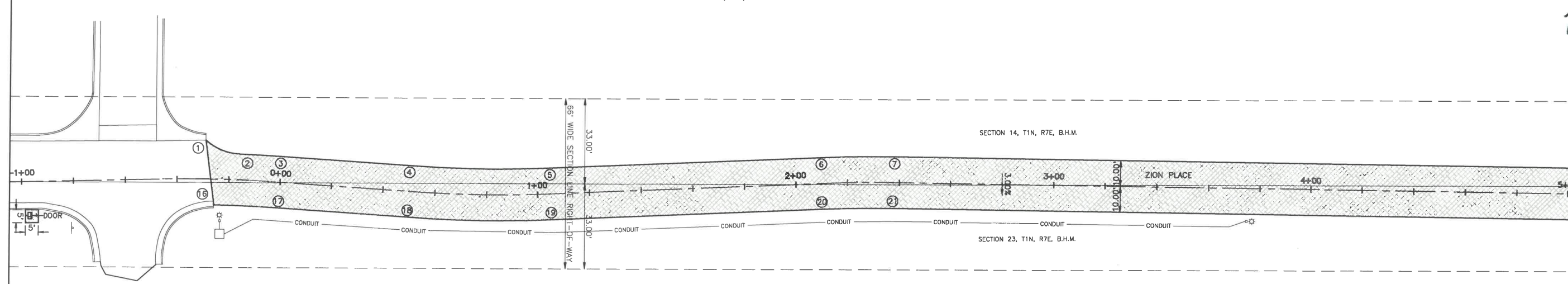
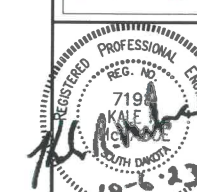
JULY 24, 2023  
SCALE: 1" = 20'

**UTILITIES**  
LOCATE UTILITIES: SOUTH DAKOTA ONE CALL  
115 Evergreen Heights Drive  
Pittsburgh PA 15229  
(800) 781-7474  
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNERS OR THEIR REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

\*\*\*\* TBC= TOP BACK CURB  
TPG= TOP P-GUTTER  
G= GUTTER  
L= LIP  
EA= EDGE ASPHALT

1220 EAST MINNESOTA STREET  
RAPID CITY, SD 57701  
TEL: (605) 721-4040  
EMAIL: info@longbrancheng.com

**LONGBRANCH**  
CIVIL ENGINEERING, INC.  
ENGINEERING • SURVEY • LAND PLANNING • HYDROLOGY



**CONCRETE MAILBOX PAD:**

STA. -0+98.82 10.93' RT TO STA. -0+93.72 10.99' RT  
F&t: 5'x5' WIDE 8" THICK REINFORCED CONCRETE  
PAD FOR MAILBOX CLUSTER.  
F&t: 8-UNITx4-PARCEL UNIT SALSBUURY INDUSTRIES  
MODEL #3306 (F SERIES) CLUSTER BOX OR APPROVED  
EQUAL.

16. STA. -0+25.77 10.00' R  
MATCH EXISTING ASPHALT  
BEGIN 490.00' RAD. CURVED ASPHALT  
EA=3839.44  
STA. -0+25.77 10.00' R TO STA. -0+00.00 10.00' R  
F&t: 25.25 L.F. OF 490.00' RAD. CURVED ASPHALT
17. STA. 0+00.00 - 10.00' R  
END 490.00' RAD. CURVED ASPHALT  
BEGIN STR. ASPHALT  
EA=3837.87  
STA. 0+00.00 10.00' R TO STA. 0+50.00 10.00' R  
F&t: 50.00 L.F. OF STR. ASPHALT
18. STA. 0+50.00 - 10.00' R  
END STR. ASPHALT  
BEGIN 510.00' RAD. CURVED ASPHALT  
EA=3833.01  
STA. 0+50.00 - 10.00' R TO STA. 1+04.89 - 10.00' R  
F&t: 55.99 L.F. OF 510.00' RAD. CURVED ASPHALT
19. STA. 1+04.89 - 10.00' R  
END 510.00' RAD. CURVED ASPHALT  
BEGIN STR. ASPHALT  
EA=3826.48  
STA. 1+04.89 10.00' R TO STA. 2+09.89 10.00' R  
F&t: 105.00 L.F. OF STR. ASPHALT
20. STA. 2+09.89 - 10.00' R  
END STR. ASPHALT  
BEGIN 490.00' RAD. CURVED ASPHALT  
EA=3816.60  
STA. 2+09.89 10.00' R TO STA. 2+37.67' R  
F&t: 27.23 L.F. OF 490.00' RAD. CURVED ASPHALT.
21. STA. 2+37.67 - 10.00' R  
END 490.00' RAD. CURVED ASPHALT  
BEGIN STR. ASPHALT  
EA=3814.69  
STA. 2+37.67 10.00' R TO STA. 5+38.10 10.00' R  
F&t: 300.43 L.F. OF STR. ASPHALT

REVISIONS	DATE	DESCRIPTION

LEGAL DESCRIPTION:  
LOT 1 THROUGH 5 OF ZION SUBDIVISION  
LOCATED IN THE S1/4 OF NE 1/4  
SECTION 14, T1N, R7E, B.H.M.  
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA  
SUBMITTED BY: LCE  
DRAWN BY: DMH

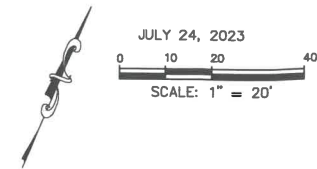
**ASPHALT AND  
CURB & GUTTER LAYOUT**  
ZION PLACE

CITY OF RAPID CITY  
Plans are reviewed for general conformance with applicable governmental regulations, 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 \_\_\_\_\_

PROJECT NUMBER **3878**  
SHEET **9.1**

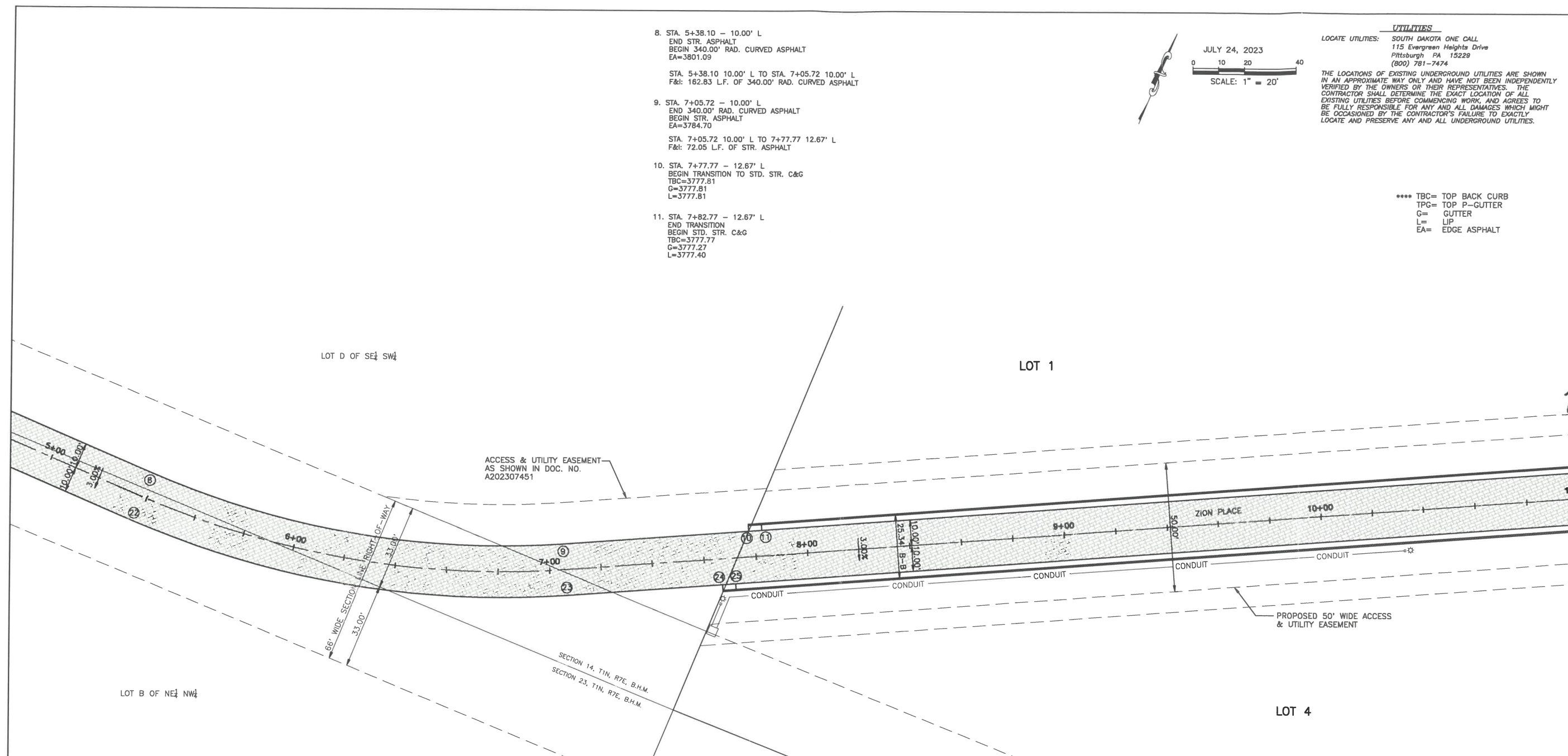
- 8. STA. 5+38.10 - 10.00' L  
END STR. ASPHALT  
BEGIN 340.00' RAD. CURVED ASPHALT  
EA=3801.09  
  
STA. 5+38.10 10.00' L TO STA. 7+05.72 10.00' L  
F&l: 162.83 L.F. OF 340.00' RAD. CURVED ASPHALT
- 9. STA. 7+05.72 - 10.00' L  
END 340.00' RAD. CURVED ASPHALT  
BEGIN STR. ASPHALT  
EA=3784.70  
  
STA. 7+05.72 10.00' L TO 7+77.77 12.67' L  
F&l: 72.05 L.F. OF STR. ASPHALT
- 10. STA. 7+77.77 - 12.67' L  
BEGIN TRANSITION TO STD. STR. C&G  
TBC=3777.81  
G=3777.81  
L=3777.81
- 11. STA. 7+82.77 - 12.67' L  
END TRANSITION  
BEGIN STD. STR. C&G  
TBC=3777.77  
G=3777.27  
L=3777.40



**UTILITIES**  
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\*\*\*\* TBC= TOP BACK CURB  
 TPG= TOP P-GUTTER  
 G= GUTTER  
 L= LIP  
 EA= EDGE ASPHALT

1220 EAST MINNESOTA STREET  
 RAPID CITY, SD 57701  
 TELE: (605) 721-4040  
 EMAIL: info@longbrancheng.com



- 22. STA. 5+38.10 - 10.00' R  
END STR. ASPHALT  
BEGIN 360.00' RAD. CURVED ASPHALT  
EA=3800.49  
  
STA. 5+38.10 10.00' R TO STA. 7+05.72 10.00' R  
F&l: 172.41 L.F. OF 360.00' RAD. CURVED ASPHALT
- 23. STA. 7+05.72 - 10.00' R  
END 360.00' RAD. CURVED ASPHALT  
BEGIN STR. ASPHALT  
EA=3784.10  
  
STA. 7+05.72 10.00' R TO 7+66.40 12.67' R  
F&l: 60.68 L.F. OF STR. ASPHALT
- 24. STA. 7+66.40 - 12.67' R  
BEGIN TRANSITION TO STD. STR. C&G  
TBC=3778.18  
G=3778.18  
L=3778.18
- 25. STA. 7+71.40 - 12.67' R  
END TRANSITION  
BEGIN STD. STR. C&G  
TBC=3778.12  
G=3777.62  
L=3777.75

REVISION	DATE

LEGAL DESCRIPTION:  
 LOT 1 THROUGH 5 OF ZION SUBDIVISION  
 LOCATED IN THE S1/2 OF  
 SECTION 14, T1N, R7E, B1M, S4  
 SECTION 23, T1N, R7E, B1M, S4  
 RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA  
 SURVEYED BY: LCE  
 DRAWN BY: DM

**ASPHALT AND GUTTER LAYOUT**  
 ZION PLACE

CITY OF RAPID CITY  
 Plans are reviewed for general conformance with applicable governmental regulations, 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: \_\_\_\_\_

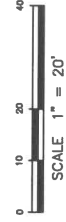
PROJECT NUMBER: **3878**  
 SHEET: **9.2**

PLAT OF  
**LOT H1 OF LOT D OF THE SE<sup>1</sup>/<sub>4</sub> OF THE SW<sup>1</sup>/<sub>4</sub> OF SECTION 14, T1N, R7E, B.H.M.**  
 (Formerly a portion of Lot D of the SE<sup>1</sup>/<sub>4</sub> of the SW<sup>1</sup>/<sub>4</sub> of Section 14, T1N, R7E, B.H.M., LOCATED IN THE SE<sup>1</sup>/<sub>4</sub> of the SW<sup>1</sup>/<sub>4</sub>, SECTION 14, T1N, R7E, B.H.M., RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

UTILITY LOT 1



FEBRUARY 15, 2024



LOT D OF THE SE<sup>1</sup>/<sub>4</sub> OF THE SW<sup>1</sup>/<sub>4</sub> OF SECTION 14, T1N, R7E, BHM

THE SIZE OF THE SIZE OF THE SE<sup>1</sup>/<sub>4</sub> OF SECTION 14, T1N, R7E, BHM LESS ZION SUBDIVISION

N00° 08' 38" W 60.00'

S61° 08' 43.52" E 21.535'

LOT H1 OF LOT D OF THE SE<sup>1</sup>/<sub>4</sub> OF THE SW<sup>1</sup>/<sub>4</sub> 0.085 Ac.±

N89° 53' 38" E 135.67'

L1

LS 11771

SECTION 14  
 SECTION 23

LINE TABLE (M)		
LINE	BEARING	LENGTH
L1	S00° 08' 38"E	33.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	66.60'	324.00'	120° 7' 51"	S89° 18' 28" W	68.47'

CERTIFICATE OF SURVEYOR  
 State of South Dakota  
 County of Pennington s.s.

I, Jeffrey L. Janis, Registered Land Surveyor No. 11700 in the State of South Dakota, do hereby certify that at the request of the City of Rapid City, I have surveyed the tract of land hereinafter described and that the same is a true and correct representation of said survey. Easements or restrictions of miscellaneous record or private agreements that are not known to me are not shown hereon.

In witness whereof, I have hereunto set my hand and seal.

Jeffrey L. Janis, Registered Land Surveyor

Date

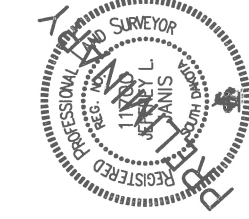
CERTIFICATE OF REGISTER OF DEEDS  
 State of South Dakota  
 County of Pennington s.s.

Filed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.  
 in Book \_\_\_\_\_ of Plats, on Page \_\_\_\_\_

Register of Deeds

Fee: \$ \_\_\_\_\_

PREPARED BY: LONGBRANCH CIVIL ENGINEERING, INC. \* 1220 E. MINNESOTA STREET \* RAPID CITY SD 57701 \* (605) 721-4040



NOTES:

- Denotes set 5/8" rebar with survey cap marked "Janis LS 11700"
  - Denotes Found Survey Monument as noted
  - (R) Denotes Recorded in previous plat or description.
  - (M) Denotes Measured this survey.
  - CB Denotes Chord Bearing
  - CD Denotes Chord Distance
- Basis of Bearing: Geodetic North as determined by Global Positioning System (GPS).