

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

PROJECT Lot 21 of Block 4, Auburn Hills Subdivision

DATE: 2/3/17

SUBMITTED BY: Sperlich Consulting, Inc.  
(Include Name, Company Name, Email Address & Phone Number)

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

LEGAL DESCRIPTION: A Portion of SW1/4 of the NW1/4 Section 13, T2N, R7E, 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 water and sewer mains within Haines Avenue. Do not construct 36' wide pavement, curb, gutter, sidewalk, handicap ramps, and street light conduit within Haines Avenue.

**JUSTIFICATION:**

(Please use back of sheet if additional room is needed) Proposed Lot 21 is the extent of current City limits. North of proposed Lot 21 is an existing quarry site and should not require the extension of public water and sewer mains. Any development on Lot 21 will service off of existing water and sewer infrastructure located within Chalkstone Drive. The existing Haines Avenue is void of curb, gutter, sidewalk, handicap ramps and street light conduit. The existing 22' asphalt surface will not be negatively affected as service levels will not be increased. Access to Lot 21 can not be taken off of Haines Avenue.

SUPPORTING DOCUMENTATION:  Yes  No

PROPERTY OWNER'S SIGNATURE\*\*: [Signature] DATE: 2-21-17

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

FOR STAFF ONLY

STAFF COMMENTS: See attached letter dated 3/6/2017.

STAFF RECOMMENDATION: Approve in part. Deny in part. see attached letter dated 3/6/2017.

REVIEWED BY: [Signature] DATE: 3/6/2017

**AUTHORIZATION:**

APPROVED

DENIED

[Signature]  
COMMUNITY PLANNING DIRECTOR

3-9-17  
DATE

APPROVED\*

DENIED\*

[Signature]  
PUBLIC WORKS DIRECTOR

3/9/17  
DATE

FILE #: 17EX 048

*\* Per "Staff Comments & Recommendation"*

Revised 07/1/14

**RECEIVED**

ASSOCIATED FILE#: 16 PLO 92

**FEB 21 2017**

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

**ENGINEERING SERVICES**



# CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701

---

## Public Works Department Engineering Services Division

300 Sixth Street

Telephone: (605) 394-4154 FAX: (605) 355-3083

Web: [www.rcgov.org](http://www.rcgov.org)

March 10, 2017

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

Re: Exception File No. 17EX048

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,

*Susan Donat*

Susan Donat  
Administrative Secretary

Enclosure



EQUAL HOUSING  
OPPORTUNITY

EQUAL OPPORTUNITY EMPLOYER



# CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701

## Public Works Department Engineering Services Division

300 Sixth Street

Telephone: (605) 394-4154 FAX: (605) 355-3083

Web: [www.rcgov.org](http://www.rcgov.org)

March 6, 2017

Sperlich Consulting  
[info@sperlichconsulting.com](mailto:info@sperlichconsulting.com)  
#605-721-4040

Re: Request for Exception to waive the requirement to provide additional pavement width, curb, gutter, sidewalk, handicap ramps, street light conduit, water and sewer in Haines Avenue. City File # 17EX048, Related Files 16PL092

Dear Sperlich Consulting,

The Request for Exception to the City of Rapid City Infrastructure Design Criteria Manual (IDCM) to waive the requirement to provide additional pavement width, curb, gutter, sidewalk, handicap ramps, street light conduit and a second dual water main in Haines Avenue is approved.

The Request for Exception to the City of Rapid City 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'. Pennington County rebuilt Haines Avenue adjacent to the proposed plat within the last 10 year to the rural pavement section that it is today, and void of street lights or sidewalks. Additional street improvements within Haines Avenue do not appear to be warranted at this time. It should be noted that an exception can be granted for handicap ramps at intersections, however exceptions to sidewalk improvements cannot be granted. A variance to Rapid City Municipal Code 12.08.060 is required to waive sidewalk improvements in adjacent right of way associated with a building permit. A variance can be deterred until a building permit is anticipated to come forward to the City.

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. A dual water main is not needed at this time.



EQUAL HOUSING  
OPPORTUNITY

EQUAL OPPORTUNITY EMPLOYER

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

A handwritten signature in black ink, appearing to read "Nicole Lecy", written in a cursive style.

Nicole Lecy, Project Engineer



## Legend

### Roads

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

### Section Lines 0-25k

- 0
- 7

### Tax Parcels

#### Lot Lines

- <Null>
- Lot Line
- Parcel Line

### Sewer Manholes

- Standard Manhole, Public
- Drop Manhole, Public

### Sewer Lift Stations

### Sewer Forced Main

### Sewer Gravity Mains

- ➔ Collector, Public
- ▶ Inverted Siphon, No
- Trunk, Public

1: 1,111



185.1 0 92.55 185.1 Feet

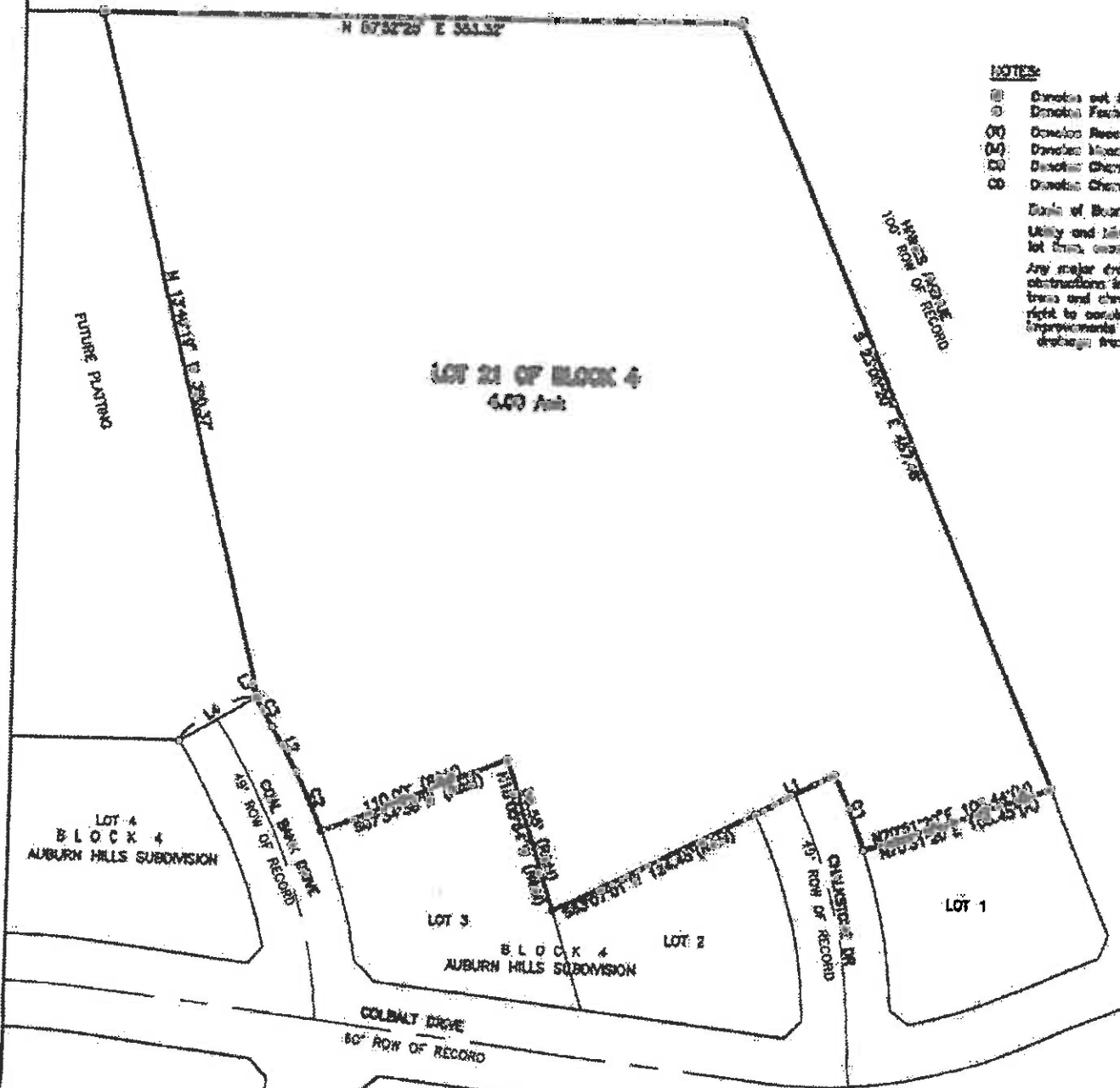
NAD\_1983\_2011\_StatePlane\_South\_Dakota\_South\_FIPS\_4002\_Ft\_US  
© City of Rapid City GIS

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

### Map Notes:

PLAT OF  
LOT 21 OF BLOCK 4  
AUBURN HILLS SUBDIVISION  
(formerly a portion of SW 1/4 of the NW 1/4 less Auburn Hills Subdivision)  
LOCATED IN THE SW 1/4 OF THE NW 1/4  
SECTION 13, T2N, R7E, BHM  
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA



**NOTES:**  
① Control set 5/07 meter with survey cap marked "Jenks LS 11700"  
② Denshot Field Survey Monument marked "Landon LS 2222"  
③ Control Recorded in previous plat or description.  
④ Denshot measured this survey.  
⑤ Denshot Chert Blasting  
⑥ Denshot Chert Blasting  
Date of Bearings Outside North determined by Global Positioning (GPS)  
Utility and Meter Denshot easements 8' on the interior side of all lot lines, except where major drainage easements exist.  
Any major drainage easement shown herein shall be kept free of all obstructions including but not limited to buildings, walls, fences, bridges, trees and shrubs. These easements grant to all public authorities the right to construct, operate, maintain, inspect, and repair such improvements and structures as it deems expedient to facilitate drainage from city sources.



CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1 (R&M)	43.83	334.50	07°44'10"	N 23°00'30" W	43.79
C2 (R&M)	38.00	334.50	08°10'47"	N 23°32'48" W	34.36
C3 (R&M)	18.27	334.50	03°24'07"	N 30°10'15" W	18.20

LINE	BEARING	DISTANCE
L1 (R&M)	N 63°07'01" E	46.00
L2 (R&M)	N 28°30'07" W	28.00
L3	S 67°26'40" W	1.27
L4 (R&M)	S 07°00'05" W	20.00



**COMMISSIONER OF REVENUE**  
State of South Dakota  
County of Pennington s.s.  
I, Joe Math, do hereby certify that I am a member of DODOL, L.L.C., a South Dakota Limited Liability Corporation, and the owner of the land shown and described herein that the survey was done at my request for the purposes indicated herein and that I do hereby approve this survey and this plat of said land and that the development of this land shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations.  
In witness whereof, I have set my hand and seal.

**COMMISSIONER OF REVENUE**  
State of South Dakota  
County of Pennington s.s.  
I, Jeffrey L. Jenks, Registered Land Surveyor No. 11700 in the State of South Dakota, do hereby certify that at the request of the owner(s) listed herein, I have surveyed the tract of land shown, and to the best of my knowledge and belief, the within plat is a representation of said survey. Easements or restrictions of record are shown in accordance with the records of the State of South Dakota.  
In witness whereof, I have hereunto set my hand and seal.

Owner DODOL, L.L.C.  
Member \_\_\_\_\_  
On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a Notary Public, personally appeared Chad Zandora, known to me to be the person(s) described in the foregoing instrument and acknowledged to me that they signed the same.  
Notary Public: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Jeffrey L. Jenks, Registered Land Surveyor  
Debo  
**COMMISSIONER OF REVENUE OF PENNINGTON COUNTY**  
I, Director of Equalization of Pennington County, do hereby certify that I have on record in my office a copy of the within described plat.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
Director of Equalization of Pennington County

**COMMUNITY PLANNING AND DEVELOPMENT SERVICES DIVISION**  
I, Community Planning and Development Services Director of the City of Rapid City, have reviewed this plat and have found it to conform to the subdivision requirements of Chapter 16.02.050 of the Rapid City Municipal Code and so much I have approved this as a Final Plat.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
Community Planning and Development Services Director of the City of Rapid City

**APPROVED:**  
Director of Equalization of Pennington County  
**COMMISSIONER OF REVENUE OF PENNINGTON COUNTY**  
The location of the proposed lot lines with respect to the Highway or Street as shown herein is hereby approved. Any approaches or easements to the Highway or Street are hereby approved.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
Highway/Street Authority

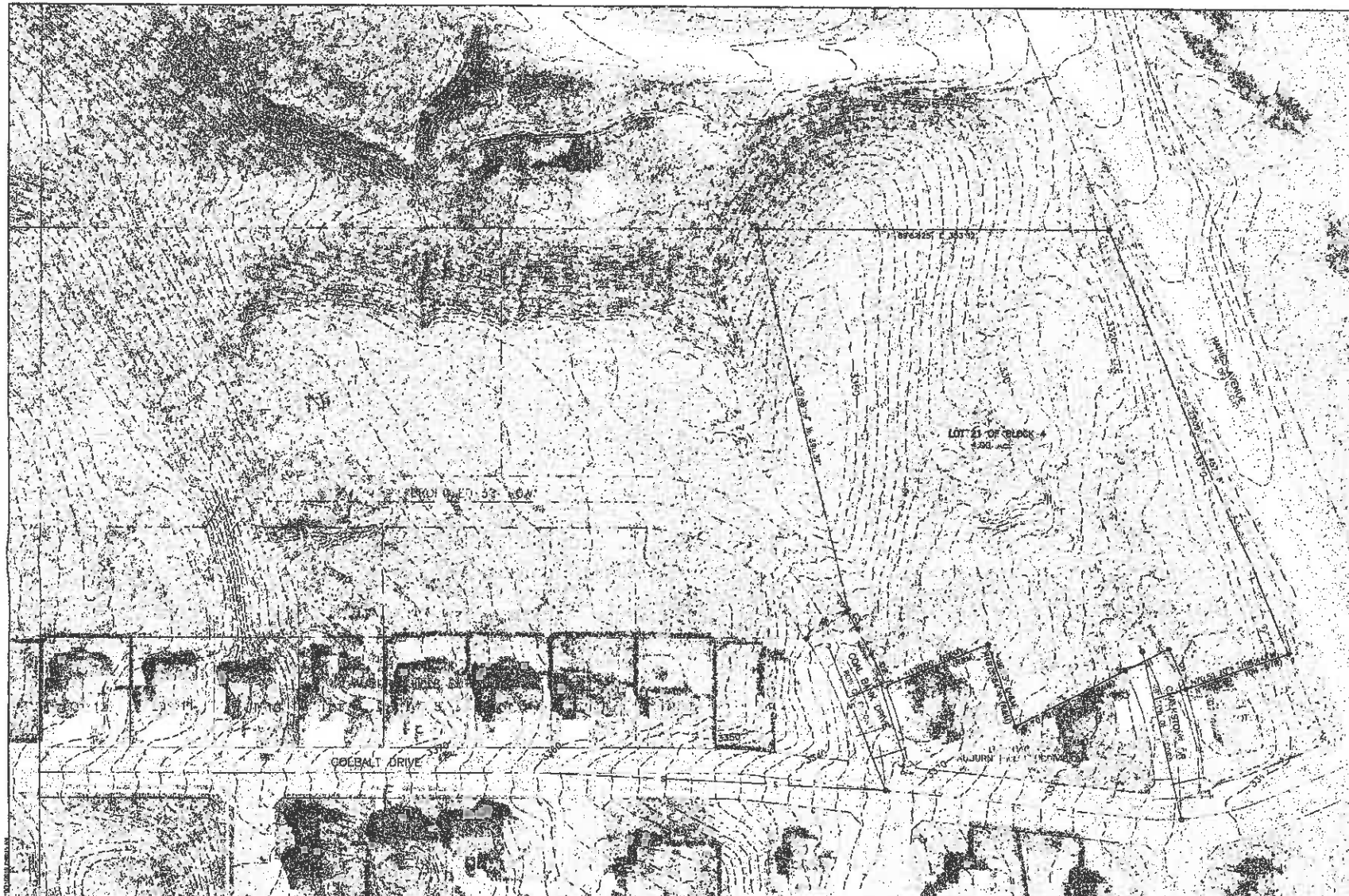
**COMMISSIONER OF FINANCE OFFICE**  
I, Finance Officer of the City of Rapid City, do hereby certify that the Community Planning and Development Services Director of the City of Rapid City has approved this Final Plat as shown herein.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
Finance Officer of the City of Rapid City

**COMMISSIONER OF REVENUE OF PENNINGTON COUNTY**  
I, Treasurer of Pennington County, do hereby certify that all taxes which are due upon the within described lands are fully paid according to the records of my office.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
Treasurer of Pennington County

**COMMISSIONER OF FINANCE OFFICE**  
I, Finance Officer of the City of Rapid City, do hereby certify that all special assessments which are due upon the within described lands are fully paid according to the records of my office.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
Finance Officer of the City of Rapid City

Filed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_, S.D.  
b. Document No. \_\_\_\_\_  
Register of Deeds  
Fees \$ \_\_\_\_\_

16PL092



OCTOBER 20, 2016  
SCALE: 1" = 60'

**SPERLICH**  
Consulting, Inc.  
1111 West 10th Street  
Pittsburgh, PA 15229  
(412) 325-1111

7198  
7432  
7436

**SITE PLAN**  
PROPOSED LOT 21 OF BLOCK 4  
AUBURN HILLS SUBDIVISION

PROJECT 3515  
SHEET 1/1

**RECEIVED**  
OCT 21 2016

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1(RAM)	43.83	324.50	07°44'18"	N 23°00'50" W	43.70
C2(RAM)	35.00	324.50	08°10'47"	N 28°33'46" W	34.99
C3(CBM)	19.27	324.50	04°24'07"	N 30°18'15" W	19.26

LINE	BEARING	DISTANCE
L1(RAM)	N 63°01'01" E	48.00
L2(RAM)	N 28°38'09" E	25.62
L3	S 87°58'42" W	11.50
L4(RAM)	S 57°04'43" W	48.00

**UTILITIES**  
LOCATE UTILITIES: SOUTH SAVOTA ONE CALL  
115 Eisenhower Highway Drive  
Pittsburgh, PA 15229  
(800) 381-3434

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN AS AN APPROXIMATE INDICATION AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE SURVEYOR. THE SURVEYOR'S RESPONSIBILITY IS TO CONTRACTOR'S SHALL DETERMINE THE EXACT LOCATION OF UTILITIES UTILITIES BEFORE CONSTRUCTION. HOME AND USA, TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE INCURRED BY THE CONTRACTOR'S FAILURE TO LOCATE AND PROTECT ANY AND ALL UNDERGROUND UTILITIES.

**LAND CITY COMMUNITY PLANNING  
& DEVELOPMENT SERVICES**