

**RAPID CITY DESIGN STANDARD / CRITERIA / REGULATIONS**

PROJECT LAND LOCKED Property Access

DATE: 7/29/16 SUBMITTED BY: TYLER SCHAD / VIP properties  
(Include Name, Company Name, Email Address & Phone Number)

PIN #: 2032351001 tylerschad@hotmail.com / 605-430-3710

LEGAL DESCRIPTION: SW 1/4 of the SW 1/4, LESS LOT A, Sec 32, T2N, R7E, B4M

EXCEPTION REQUESTED: SECTION Chap 16 STD / CRITERIA / (REG) Ordinance

DESCRIPTION OF REQUEST: Not to be required to install curb + gutter, sidewalks, street light conduit, water main, sewer main, and to only asphalt the first 50 feet of ROW in Section Line.

JUSTIFICATION: (Please use back of sheet if additional room is needed) Pine Lake Hqts does not have any curb or gutter, it also does not have any sidewalks or street lights. There are not public utilities anywhere close. everyone is on private systems. --SEE BACK of Page--

SUPPORTING DOCUMENTATION:  Yes  No

PROPERTY OWNER'S SIGNATURE\*\*: Jenna Fitzgerald DATE: 8/3/2016  
\*\*Or Agent, if previously designated by the Owner in writing.

FOR STAFF ONLY

STAFF COMMENTS: See attached Memo dated 8/17/2016.

STAFF RECOMMENDATION: Approve, contingent upon the property owner entering into a Covenant Agreement with the city with stipulations as noted in the attached memo dated 8/17/2016

REVIEWED BY: [Signature] DATE: 8/17/2016

AUTHORIZATION:  APPROVED  DENIED  
[Signature] 8-17-16

COMMUNITY PLANNING DIRECTOR  APPROVED  DENIED  
[Signature] 8/17/16

PUBLIC WORKS DIRECTOR Per Staff Comments, Staff Recommendation DATE: 8/17/16

For

FILE #: 16EX127

ASSOCIATED FILE#: -

Revised 07/1/14  
**RECEIVED**

**AUG - 5 2016**  
**ENGINEERING SERVICES**

## Justification (continued)

Most driveways are gravel in Pinedale Hts.

As seen on Attached Plans I will Asphalt the first 50 ft - 20ft wide. I will continue a 20ft wide gravel road to a "T" shaped turn around for any traffic that missed the "No outlet" sign. I will maintain gravel in section line.



# 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)

August 18, 2016

VIP Properties  
Tyler Schad  
Rapid City, SD 57701

Re: Exception File No. 16EX127

Dear Tyler Schad:

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 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)

### EXCEPTION REQUEST MEMORANDUM

Project: Access to Pin # 2032351001 in Pennington County off Pinedale Circle in Rapid City  
Submitted by: Tyler Schad, VIP Properties, [tylerschad@hotmail.com](mailto:tylerschad@hotmail.com), 605-430-3710

Re: Exception to not construct curb, gutter, sidewalks, street light conduit, water main, sewer main and asphalt only in the first 50' with gravel in the balance within Section Line Right-of-Way.

#### STAFF COMMENTS:

The Section Line Right-of-Way is a local street in 66' of section line right-of-way with no improvements today. A minimum 52' wide right-of-way is required for a local street with 26' of pavement, curb, gutter, sidewalk, street light conduit, water and sewer. The access is proposed for a single family residence located in Pennington County outside of Rapid City limits, however this portion of the Section Line is located within City limits. There is a deep draw that exists approximately 220' from the Pinedale Circle Right-of-Way with the Section Line that makes it difficult for other properties to the west to utilize this section line for access. Providing asphalt pavement in the first 50' meets the City's minimum paving requirements for access to residential properties. 20' wide pavement meets the minimum requirements for a local street with no parking. There is no public water or sewer mains within Pinedale Circle adjacent to the Section Line, nor are there public water or sewer mains adjacent to the property in any direction. A residential building permit is anticipated from Pennington County, of which sidewalks are not triggered in adjacent right-of-ways for County permits. There are no existing sidewalks within Pinedale Circle. Additional improvements from what is proposed in the Section Line Right-of-Way do not appear to be warranted at this time.

#### STAFF RECOMMENDATION:

Approve, contingent upon the property owner entering into a Covenant Agreement with the City with the following conditions:

1. The property owner of Pin # 2032351001 accepting maintenance responsibilities of all of the proposed improvements within the Section Line Right-of-Way including drainage culverts, asphalt and gravel.

2. The access is only used to serve a single family residence on Pin # 2032351001. Any future subdivision of Pin # 2032351001 will allow this exception to be re-evaluated and additional improvements may be necessary.

Please note that due to the large amount of fill material identified on the preliminary construction plans submitted with the exception request application, City Staff will require that a Haul Road Agreement be entered into with the City permits for this project for the City streets impacted by this amount of truck traffic. Final engineered construction plans will be required to obtain City permits for the proposed improvements.

REVIEWED BY: Nicole Lecy

DATE: August 17, 2016

FILE #: 16EX127

RELATED FILE: -





1: 6,001

1,000.1 0 500.06 1,000.1 Feet

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

NAD 1983 2011 StatePlane South Dakota South FIPS 4002 Ft\_US  
© City of Rapid City GIS

**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**

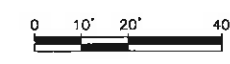
**Sewer Forced Main**

**Sewer Gravity Mains**

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

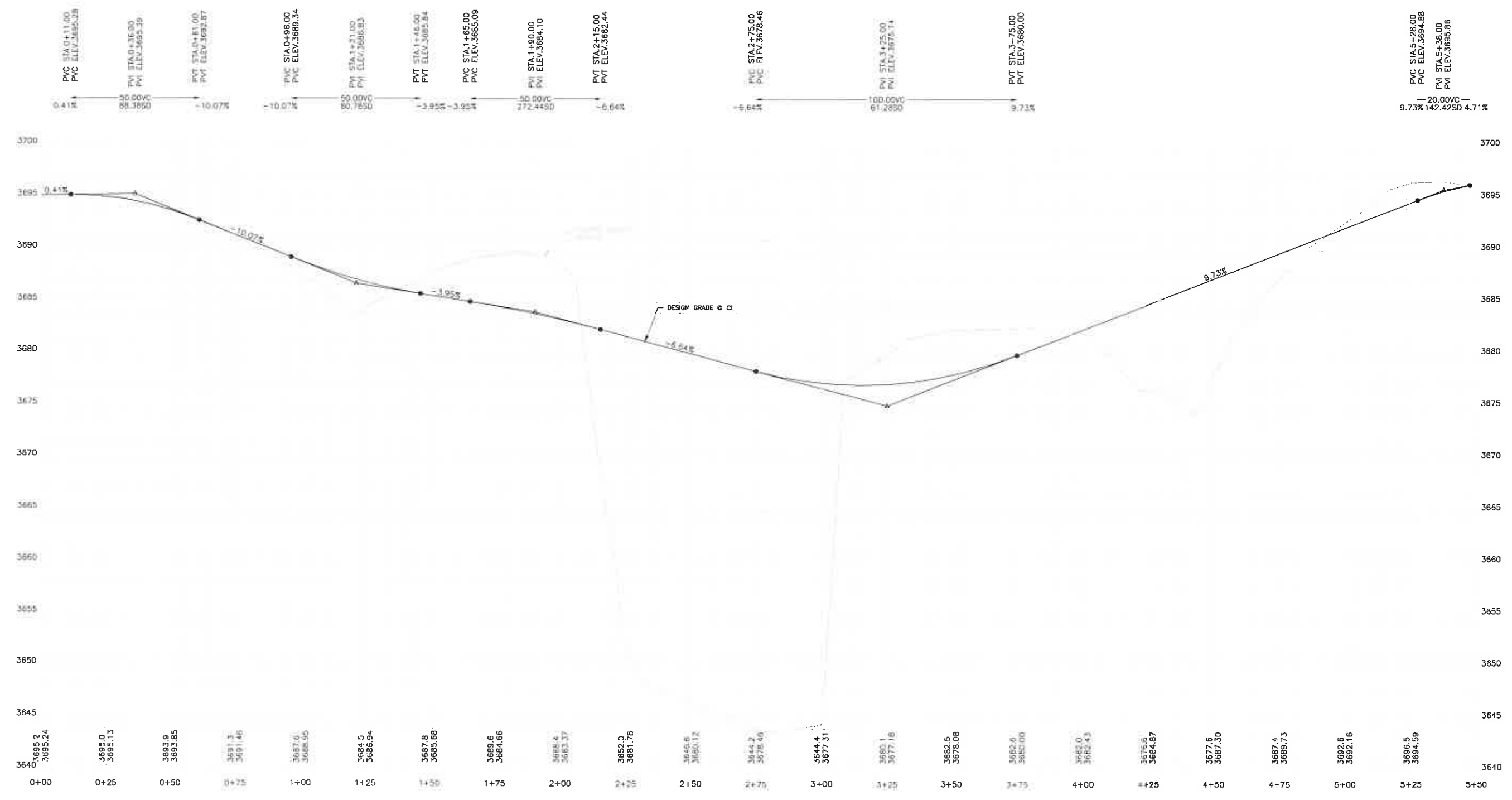
**Map Notes:**

# CONCEPTUAL NOT FOR CONSTRUCTION



SCALES:  
1" = 20' HOR  
1" = 5' VER

PVC STA 0+28.00  
PVI ELEV 3694.98  
PVI STA 5+38.00  
PVI ELEV 3695.86  
— 20.00VC —  
9.73% 142.42SD 4.71%



PRELIMINARY

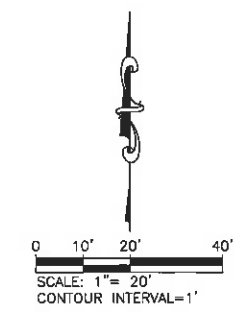
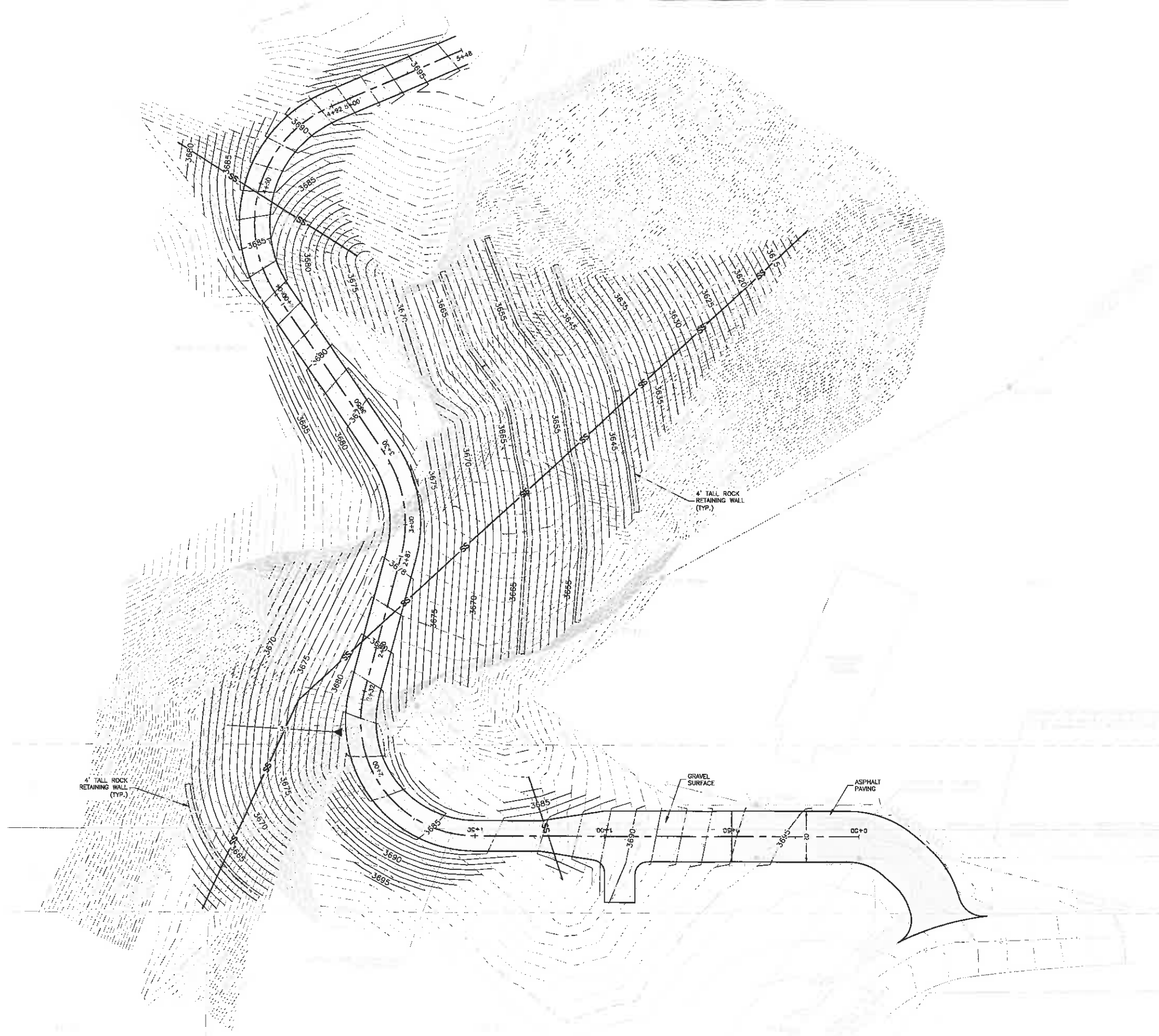
Scale: 1"=20'
Designed By: JRO
Checked By: JRO
Date: 7/20/16
Survey Date: 5/20/16

Prepared For:  
TYLER SCHAD  
4822 EDGEWOOD DR.  
RAPID CITY, SD 57702

Internal Job No:  
2780

Sheet Title:  
CONCEPTUAL  
DRIVEWAY  
PROFILE

**RENNER ASSOCIATES, LLC**  
CIVIL ENGINEERING • LAND SURVEYING  
815 SOUTH WYOMING  
RAPID CITY, SD 57701  
P: 605.341.5212  
F: 605.341.7212



**EXCAVATION QUANTITIES:**  
 CUT VOLUME: 700 C.Y.  
 FILL VOLUME: 20,900 C.Y.

**RENNER ASSOCIATES, LLC**  
 CIVIL ENGINEERING • LAND SURVEYING  
 616 NORTH STREET  
 RAPID CITY, SD 57701  
 PH 605-721-7210  
 FX 605-721-7215  
 RENNER@RENNERASSOCIATES.COM

PRELIMINARY

Scale:	1"=20'
Designed By:	Drawn By:
JRO	JRO
Design Date:	Print Date:
8/20/16	8/3/2016
Checked By:	Survey Date:
RENNER	5/2016

LOCATED IN THE SW1/4 OF THE SW1/4, LESS LOT A,  
 SECTION 32, T2N, R7E, BHM,  
 RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

Prepared For:  
 TYLER SCHAD  
 4802 EDGEWOOD DR.  
 RAPID CITY, SD 57702

Internal Job No:  
 2780

Sheet Title:  
 GRADING PLAN