

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

PROJECT 17PL024 Development Engineering Plan - Bristol Court

DATE: 03/30/2017 SUBMITTED BY: James Warne, KMT Design Solutions, Inc.
(Include Name, Company Name, Email Address & Phone Number)

PIN #: 3726327008 jamesw@ktmdsi.com, 791-5866

LEGAL DESCRIPTION: Unplatted Balance of S1/2 SE1/4 NW1/4; Unplatted Balance of NE1/4 SW1/4 of Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota

EXCEPTION REQUESTED: SECTION Fig. 3-6 STD / CRITERIA / REG Criteria

DESCRIPTION OF REQUEST:

Allow the owner to owner to construct water and sewer main within an offset cul-de-sac without the sanitary termination manhole centered in the cul-de-sac and without looping watermain around the sanitary manhole.

JUSTIFICATION:

(Please use back of sheet if additional room is needed) As the cul-de-sac bulb is offset the traditional layout of the sanitary sewer main isn't as effective as represented in fig. 3-6 of the IDCM. The proposed sanitary main location allows for services that are within the allow service length and reasonable service is provided. The proposed watermain layout provides for fewer fittings within the main while providing reasonable service.

SUPPORTING DOCUMENTATION: Yes No

PROPERTY OWNER'S SIGNATURE**:  DATE: 3-30-17

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

FOR STAFF ONLY

STAFF COMMENTS: City utility service ordinances require sewer & water services to be with each served lot's street frontage & perpendicular to mains to reduce future maintenance costs & hardships on home owners

STAFF RECOMMENDATION: Deny FOCM figure 3-6 shows acceptable main & service alignments to standardize installation & alignment, reduce future home owners cost and comply with City ordinances

REVIEWED BY:  DATE: 4-10-17

AUTHORIZATION:

APPROVED DENIED


COMMUNITY PLANNING DIRECTOR

DATE: 4-12-17

APPROVED DENIED


PUBLIC WORKS DIRECTOR

DATE: 4/12/17

FILE #: 17EX077

Revised 07/1/14

ASSOCIATED FILE#: 17PL024 17-1352

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



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

April 10, 2017

Mr. James Warne
KTM Design Solutions
528 Kansas City Street
Rapid City, SD 57701

Re: Request for Exception to waive the requirements to install sanitary sewer and water mains and services in accordance with IDCM Figure 3-6 alignments in proposed Bristol Court.

Buffalo Crossing Subdivision, south of the intersection of East Catron Boulevard and Healing Way.

The Unplatted balance of the S $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$; Unplatted balance of the NE $\frac{1}{4}$ SW $\frac{1}{4}$, located in Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota

Dear Mr. Warne,

The Request for Exception to waive the requirements to install sanitary sewer and water mains and services in accordance with RCMC 13.04.270 and IDCM Figure 3-6 alignments in proposed Bristol Court for the referenced project is denied.

Per Rapid City Municipal Ordinance 13.04.270, "All water and sewer service lines, including private systems, must run at right angles to the street. Service lines shall not cross-adjoining property lines and shall connect to mains fronting the property. Existing service lines not meeting this requirement shall be brought into compliance with this provision at such time as the service is excavated for repair or replacement or as directed by the Public Works Director, and shall include extension of mains as necessary. The replacement shall be at the expense of the owner of the property served."

The Infrastructure Design Criterial Manual, Figure 3-6 (attached) shows two acceptable water and sewer main and service alignments in accordance with Ordinance 13.04.270 requirements in which the services are generally at right angles to the street, do not cross the projected property lines and connect to mains fronting the properties.



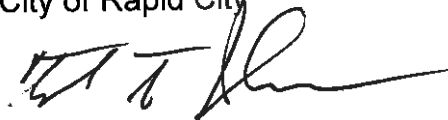
EQUAL OPPORTUNITY EMPLOYER

The proposed main and service alignment as shown on Sheet 9 of 15 (attached) of the Buffalo Crossing – Phase 2 (3) Bristol Court creates several generally non-compliant services which are not tapped in front of the parcel served, and cross over multiple services and extended property lines. The longer sewer service lines and offsets will create additional expense and hardships for home owners when services need to be repaired or replaced in the future.

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. Please contact the Public Works Engineering Department if you desire to appeal. The City Council has final approval of exception requests.

Sincerely,

City of Rapid City

A handwritten signature in black ink, appearing to read 'Ted Johnson', written over a horizontal line.

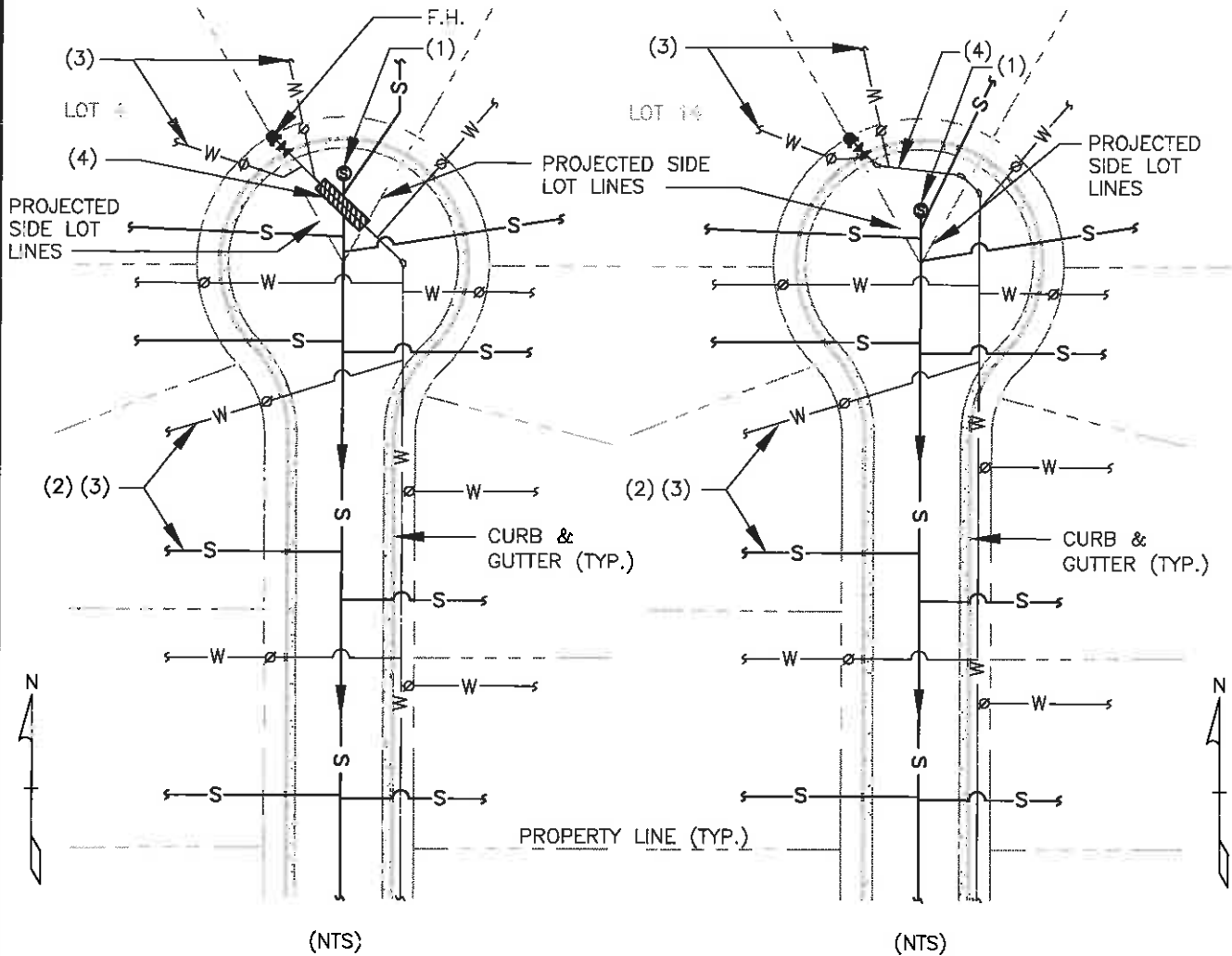
Ted Johnson, P.E.
Engineering Project Manager

Encl: As noted.

Cc: Planning File 17PL24, DEV 17-1352

FIGURE 3-6

TYPICAL WATER DISTRIBUTION AND SANITARY SEWER COLLECTION SYSTEM LAYOUT AND SERVICE LINE LOCATIONS FOR CUL-DE-SACS



NOTES:

- (1) MANHOLE SHALL BE INSTALLED AT LEAST 10' PAST THE INTERSECTION OF THE PROJECTED SIDE LOT LINES BUT NO CLOSER THAN 6' TO THE GUTTER LIP.
- (2) SERVICES TO BE INSTALLED PER FIGURE 3-5.
- (3) SERVICES (EXCEPT FOR TWO WATER SERVICES NEXT TO THE FIRE HYDRANTS LOTS 4 AND 14) SHALL BE TAPPED TO THE MAIN THAT FRONTS THE PARCEL AND SHALL BE TAPPED WITHIN THE PROJECTION OF THE SIDE LOT LINES.
- (4) THE WATER MAIN SHALL CROSS THE SEWER MAIN OR SHALL CROSS IN FRONT OF THE M.H. IN A MANNER SO THAT ALL PARCELS HAVE A SEWER MAIN AND WATER MAIN FRONTING THEM. THE ONLY EXCEPTION WILL BE WATER SERVICE FOR LOTS 4 AND 14.



[Print](#)

Rapid City, SD Code of Ordinances

13.04.020 Design standards.

All public infrastructure shall be designed in accordance with the IDCM and built in accordance with the Standard Specifications. In cases where public regional facilities such as pump stations, reservoirs, large metering facilities or pressure reducing stations, and treatment facilities are proposed the city will provide design criteria and information supplemental to that contained within the IDCM.

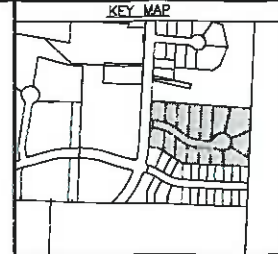
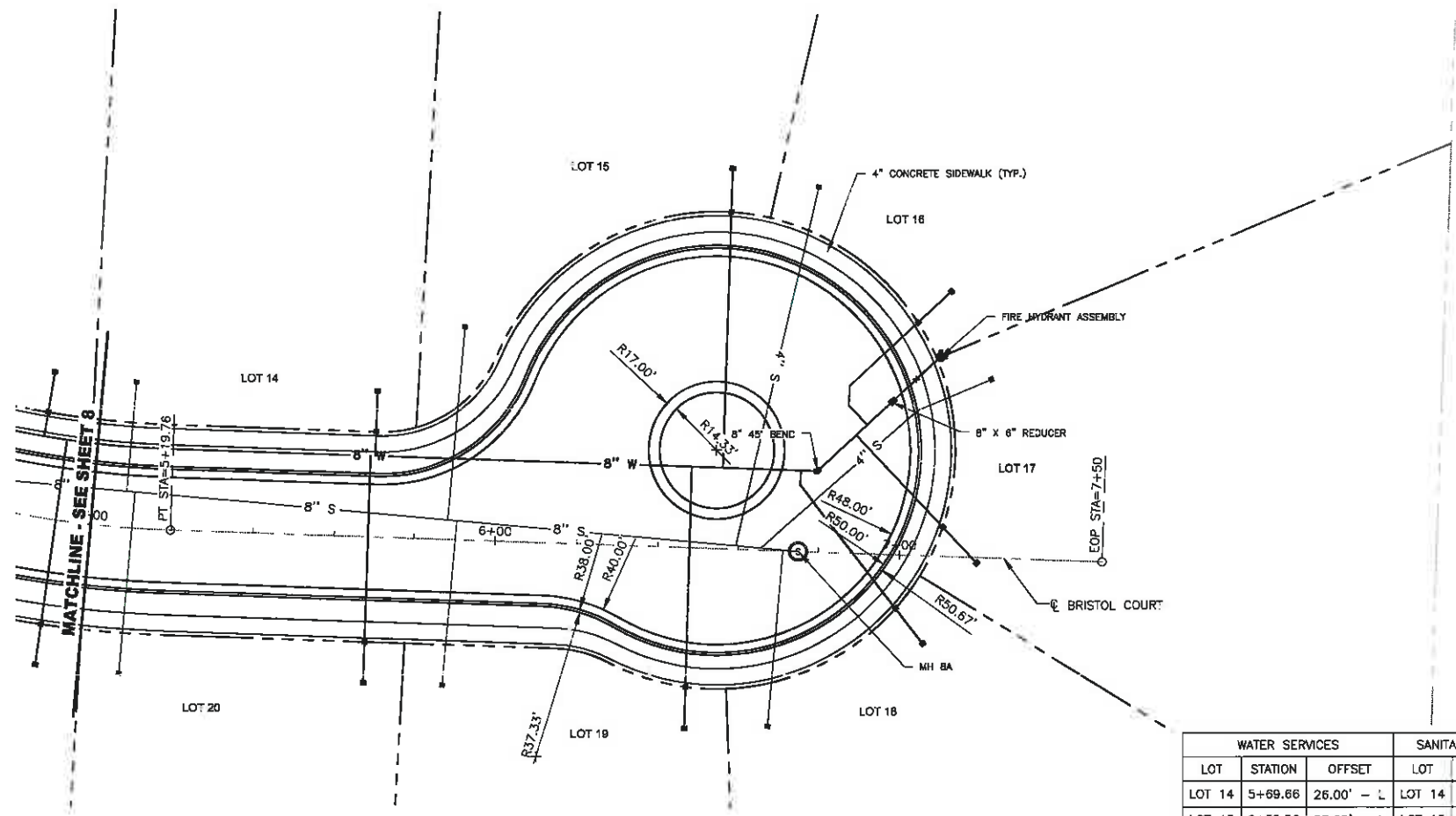
(Ord. 5794 (part), 2012)

13.04.270 Placement of public utilities in relation to street.

All water and sewer service lines, including private systems, must run at right angles to the street. Service lines shall not cross-adjoining property lines and shall connect to mains fronting the property. Existing service lines not meeting this requirement shall be brought into compliance with this provision at such time as the service is excavated for repair or replacement or as directed by the Public Works Director, and shall include extension of mains as necessary. The replacement shall be at the expense of the owner of the property served.

(Ord. 5794 (part), 2012)

K:\700-748\703 Promises Road\703.1 Buffalo Crossing Phase 2\Drawings\Sheets\5 CUL-DE-SAC WATER SEWER PP.dwg 2/23/2017 8:07pm



CITY OF RAPID CITY

Plans are reviewed for general conformance with applicable governmental regulations, stipulations, 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 will be obtained prior to construction of the proposed public improvements.

Engineering Reviewer _____ Date _____

COMMENTS

2017/02/30

Internal Job No: KTM #0703.1
 Designed By: JW
 Drawn By: JW / PM
 Surveyed By: ARLETH
 Survey Date: 11 / 2014

PRELIMINARY FOR REVIEW ONLY

STATION - OFFSET	CENTERLINE ELEV	CROWN AT MAIN	APPROX. BURY
7+08.42 - 49.25' L	3770.80	3764.52	7.4'

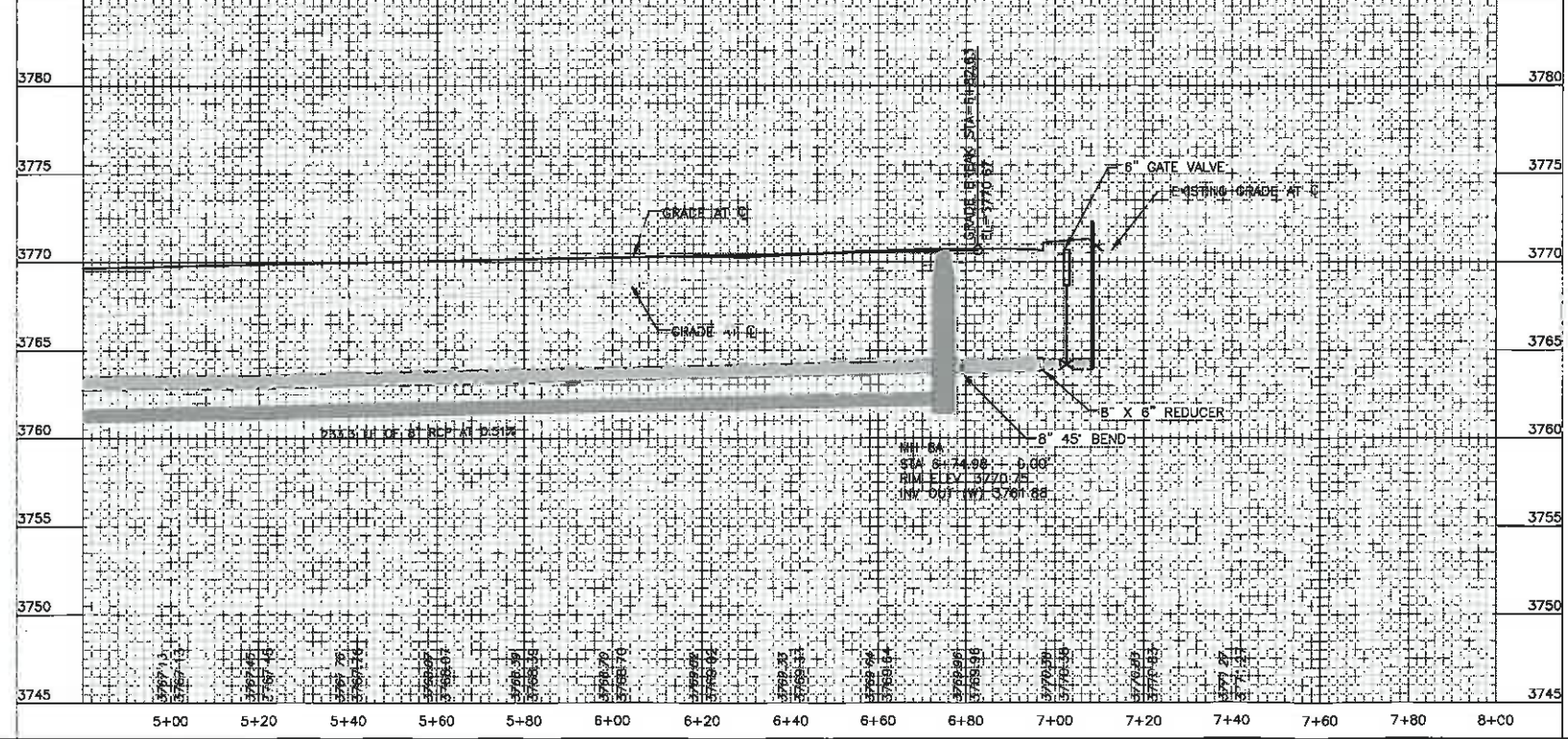
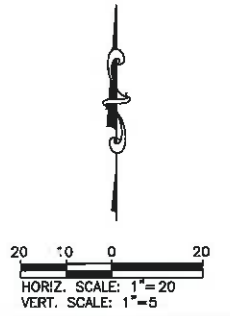
NOTE: BURY DEPTH: AS SHOWN ON FIRE HYDRANT DETAIL ON SHEET XX

WATER SERVICES			SANITARY SEWER SERVICES		
LOT	STATION	OFFSET	LOT	STATION	OFFSET
LOT 14	5+69.66	26.00' - L	LOT 14	5+08.67	36.00' - L
LOT 15	6+55.56	83.25' - L	LOT 15	5+90.93	52.59' - L
LOT 16	7+02.59	57.55' - L	LOT 16	6+77.12	90.13' - L
LOT 17	7+10.35	7.21' - L	LOT 17	7+21.07	44.05' - L
LOT 18	6+99.41	13.24' - R	LOT 18	6+68.82	43.45' - R
LOT 19	6+48.07	34.44' - R	LOT 19	5+88.26	36.00' - R
LOT 20	5+68.49	26.00' - R	LOT 20	5+09.65	36.00' - R

NOTE: WATER SERVICE OFFSETS ARE MEASURED TO CURB STOP

STATION	OFFSET	DESCRIPTION
6+74.98	0.00'	MH BA

STATION	OFFSET	ITEM DESCRIPTION
6+79.19	20.00'L	8" 45° BEND
6+97.10	37.93'L	8" x 6" REDUCER



NOTE: ELEVATIONS OF EXISTING UTILITIES SHOWN IN PROFILES HAVE NOT BEEN LOCATED AND THEREFORE, SHALL BE CONSIDERED APPROXIMATE.

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 CIVIL ENGINEERING | LAND PLANNING
 CONSTRUCTION ADMINISTRATION

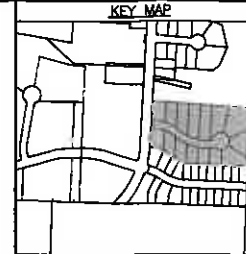
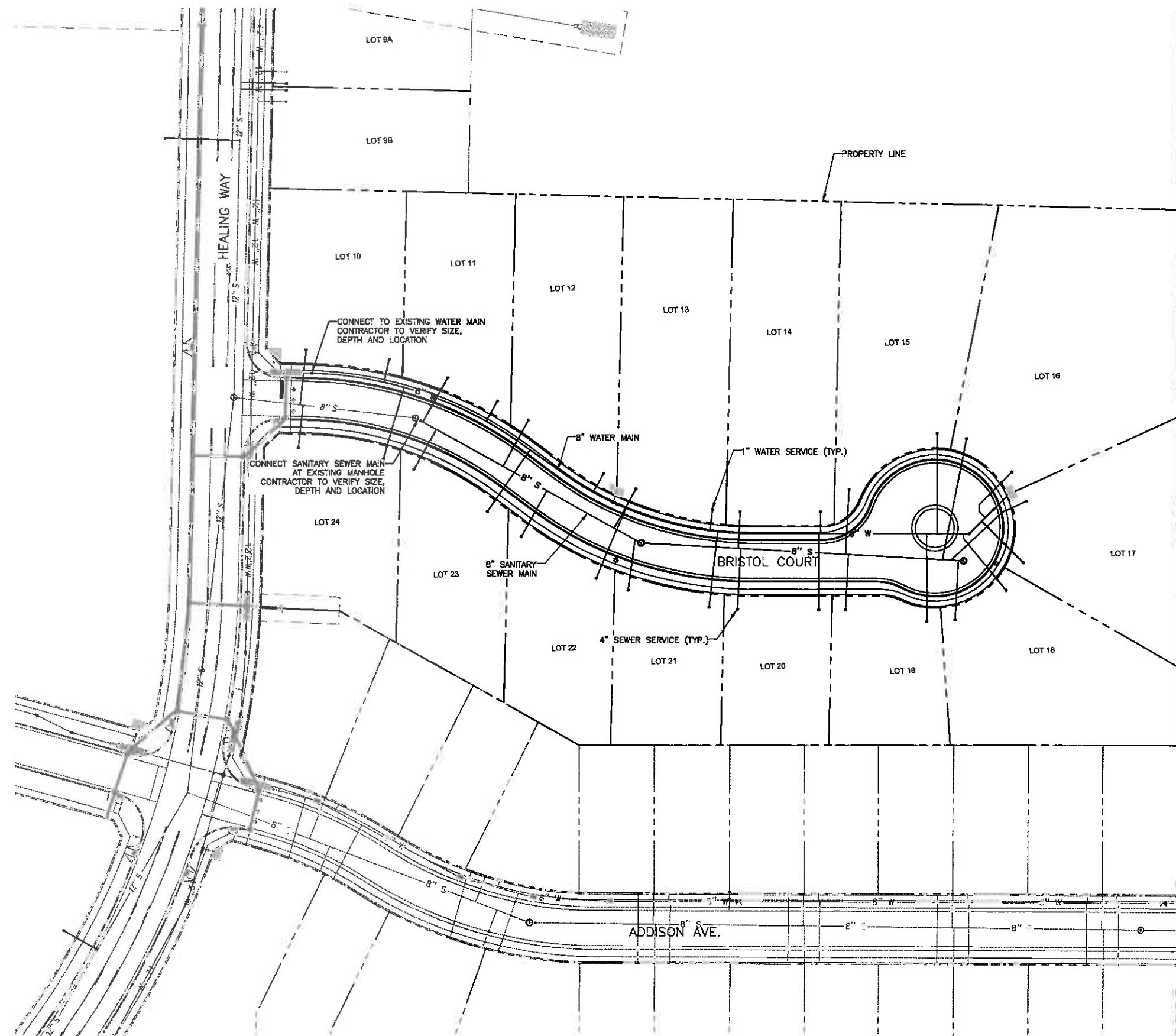
KTM
 DESIGN SOLUTIONS, INC.

Project Name:
BUFFALO CROSSING - PHASE 2
BRISTOL STREET
 RAPID CITY, SOUTH DAKOTA

Sheet Name:
BRISTOL COURT PLAN AND PROFILE STA 5+00 TO END

Sheet Number:
9 OF 15

\\N:\700-748\703 Promiss Road\703.1 Buffalo Crossing Phase 2\Drawings\SHEETS\MASTER UTILITY PLAN.dwg 3/20/2017 4:53pm



CITY OF RAPID CITY

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Engineering Reviewer _____ Date _____

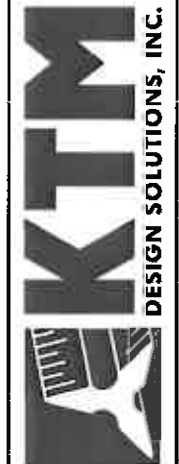
COMMENTS _____

DEV. ENG. PLANS: 2017/03/10

Internal Job No:	Designed By:	Drawn By:
KTM #0703.1	JW	JW / PM
Surveyed By:	Survey Date:	
ARLETH	11 / 2014	

PRELIMINARY FOR REVIEW ONLY

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 CONSTRUCTION ADMINISTRATION



BUFFALO CROSSING - PHASE 3
BRISTOL COURT
 RAPID CITY, SOUTH DAKOTA

Sheet Name:
MASTER UTILITY PLAN