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.

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

DATE: 3-30-17

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 homeowners

STAFF RECOMMENDATION:

REVIEWED BY: 
DATE: 4-10-17

AUTHORIZATION:

□ APPROVED  □ DENIED  4-12-17

COMMUNITY PLANNING DIRECTOR

□ APPROVED  DATE  4/12/17

PUBLIC WORKS DIRECTOR

FILE #: 17EX077  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:
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 IDC M 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 S½SE¼NW¼, Unplatted balance of the NE¼SW¼, 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 IDC M 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.
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

[Signature]

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.

CITY of RAPID CITY
DESIGN CRITERIA MANUAL

JANUARY 2012
NOT TO SCALE
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-adjacing 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)