RE: File #17VE013 - Vacation of a utility and minor drainage easement located on Lot 5, Block1, of Ridgeview Place Subdivision, Section 10, T1N, R8E, BHM, Pennington County, South Dakota

Dear Mr. Beckett:

The Vacation of utility and minor drainage easement request has been denied by City staff based on the following criteria:

- No calculations, grading plan or other information was submitted to support vacating the drainage easement. The topography shows the ground sloping from the street down towards the rear lot line. Any drainage from the house, driveway, or front yard will drain towards the rear along the property line.

- If typical construction practices are utilized and a two foot overhang / soffit is constructed, it appears that the roof on the proposed structure will over-hang the adjacent property and direct roof drainage directly onto the adjacent property. There appears to be adequate space on the parcel to move the proposed structure away from the adjacent property to eliminate the encroachment and eliminate hardship on the adjacent property.

Please note that the denial of this Vacation of a utility and minor drainage easement (File #17VE013) may be appealed to the City Council by submitting a written request to the Community Planning and Development Services Director within 10 days of the denial of the request. The ten day appeal period ends at 5:00 p.m. on September 10, 2017.
If you have any questions or wish to discuss this matter further, please feel free to contact me at (605) 394-4120.

Sincerely,

[Signature]

Dale Tech, P.E., L.S.
Interim Community Planning and Development Services Director,
Interim Public Works Director,
and City Engineer
June 27, 2017

Pennington County
Planning Department
P.O. Box 6160
Rapid City, SD 57709

Re: Vacation of a portion of Side Yard Lot Line Drainage Easement, Lot 5, Block 1 of Ridgeview Place Subd. located in Section 10, T1N, R8E, BHM, Pennington County, South Dakota. Also known as 4733 Apres Vous Court, Rapid City.

Dear Planning Department,

After reviewing the topography in this area, it is not necessary for a full-width drainage easement in this location. Drainage patterns are such that a full-width drainage easement along this lot line is not necessary.

Sincerely,

Mitchell B. Kertzman, PE
Renner Associates, LLC

RIDGEVIEW PLACE - LOT LINE EASEMENT VACATION
6/27/2017 Page 1 of 1
Case No. 17VE013

Legal Description:

Lot 5 of Block 1 of 1-90 Heartland Business Park, located in the NE1/4 of Section 28, T2N, R8, BHM, Rapid City, Pennington County, South Dakota
EXHIBIT 'A'

VACATION OF UTILITY AND DRAINAGE EASEMENT,
LOT 5 OF BLOCK 1 OF
RIDGEVIEW PLACE SUBDIVISION
LOCATED IN SW1/4 OF SE1/4,
SECTION 10, T1N, R8E, BHM,
PENNINGTON COUNTY, SOUTH DAKOTA

APRES VOUS COURT
RIGHT-OF-WAY OF RECORD

Rapid City Community Planning & Development Services

LEGEND

- Curb Stop
- Telephone Box
- Guy Wire Anchor
- Power Pole
- Power Line
- Overhead Power Line
- Communications Line
- Property Line

BASIS OF BEARINGS: GEODETIC NORTH AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS) WGS 84.

PORTION OF 8' UTILITY AND DRAINAGE EASEMENT TO BE VACATED THIS DOCUMENT.

DRAINAGE EASEMENT FOR DETENTION AS SHOWN IN PLAT BOOK 22 PAGE 117.
Subject Property
Limited Ag., PC
General Commercial, PC
Suburban Residential, PC
Planned Unit Development, PC
Future Land Use Categories

- Subject Property
- Low Density Neighborhood
- Entrance Corridor