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

PROJECT: Prairiefire Subdivision Phase 2

DATE: 8/8/17

SUBMITTED BY: Britton Engineering & L.S., Inc.

(Include Name, Company Name, Email Address & Phone Number)

PIN #: 61153/61154

stevet_be@rushmore.com (605) 716-7988

LEGAL DESCRIPTION: SE 1/4 of NE 1/4 and NE 1/4 of NE 1/4 less Eisenbraun Subdivision, less
Winton Subdivision, less Prairiefire Subdivision and less ROW, Section 26, T1N, R8E, BHM, Pennington County,
South Dakota.

EXCEPTION REQUESTED: SECTION 2.15 STD / CRITERIA / REG Design Criteria

DESCRIPTION OF REQUEST: Exception for the construction of curb, gutter, and sidewalks in
in Receda Street and Abelia Street.

JUSTIFICATION:
The proposed plans call for a 4' wide bike path in lieu of sidewalks.
The original subdivision plan was for drainage ditches in lieu of curb and gutter. With ditch systems already in place
any transition back to curb and gutter may create drainage issues. The existing phase 1 development
consist of no identified bike lane or sidewalks.

SUPPORTING DOCUMENTATION: Yes [ ] No [X]

PROPERTY OWNER’S SIGNATURE**: [Signature] DATE: 8/8/17

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

STAFF COMMENTS: See attached letter.

STAFF RECOMMENDATION: Deny

REVIEWED BY: [Signature] DATE: 9/1/17

AUTHORIZATION:

[ ] APPROVED [X] DENIED 8-31-17

COMMUNITY PLANNING DIRECTOR

[ ] APPROVED [X] DENIED 8-31-17

PUBLIC WORKS DIRECTOR

FILE #: 17EX149

ASSOCIATED FILE#: 17PLO54

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

Revised 07/11/14

AUG 16 2017

ENGINEERING SERVICES
September 1, 2017

Britton Engineering & Land Surveying
Steven Thingelstad
PO Box 649
Black Hawk, SD 57718

Re: Exception File No. 17EX149

Dear Steven Thingelstad:

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

Administrative Secretary

Enclosure
September 1, 2017

Britton Engineering & Land Surveying, Inc.
Steve Thingelstad, P.E., L.S.
8035 Black Hawk Road, Suite 5
Black Hawk, SD 57718

Re: Request for Exception to waive the requirement to construct curb, gutter and sidewalk in Receda Street and Abelia Street
   Associated with Prairiefire Subdivision
   City File # 17EX149, Related Files 17PL054

Dear Steve,

The Request for Exception to Section 2.15 of the City of Rapid City Infrastructure Design Criteria Manual (IDCM) to waive the requirement to construct curb, gutter and sidewalk in Receda Street and Abelia Street is denied.

The area proposed to be developed with this subdivision is a Greenfield site; undeveloped without existing constraints. Being a Greenfield site, the property should be developed to current City of Rapid City Design Standards. The rural street sections as proposed result in the back-slope of the ditch extending well beyond the right-of-way onto private property. Drainage easements are proposed to alleviate this situation, but future property owners may fill these easements in at some point, restricting the flow of stormwater. Having pedestrians walk adjacent to the travel lane in a bike path as proposed is not safe for the walking public. Rural street sections are problematic for the installation and maintenance of private underground utilities. Rural street sections are more appropriate for larger, estate size lots, not one-half acre lots as proposed. The potential exists for these lots to be further subdivided into smaller lots 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. 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

Dan Kools, P.E., P.L.S., CPESC
Project Engineer