



# CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

Growth Management Department

300 Sixth Street

Emily Fisher, Project Manager  
Growth Management Department  
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## MEMORANDUM

TO: Rapid City Public Works Committee

FROM: Emily Fisher, P.E., Project Manager *EF*

DATE: February 7, 2007

RE: Request for authorization to prepare a plat on behalf of the City and accept ownership of proposed Drainage Lot 1 of Brookfield Subdivision and DE-Lot of Tract 5 of Sletten Addition.

A letter was submitted on February 1, 2007 by Sperlich Consulting, Inc. requesting authorization to prepare a plat of the DE-Lot of Tract 5 of the Sletten Addition, and to accept ownership of the proposed Drainage Lot 1 and the DE-Lot. Proposed Drainage Lot 1 (0.468 acres) and the proposed DE-Lot (0.510 acres) are being created to handle developed storm drainage flows from the Brookfield Subdivision.

This request was forwarded to the Public Works Department for their review. Attached please find a copy of their comments expressing concerns that the City does not have the resources to accept ownership and maintenance of these drainage facilities.

**Staff Recommendation: Staff recommends denial of this request.**



EQUAL HOUSING  
OPPORTUNITY

EQUAL OPPORTUNITY EMPLOYER

**Fisher Emily**

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**From:** Vore Ted  
**Sent:** Wednesday, January 31, 2007 1:29 PM  
**To:** Fisher Emily; Dominicak Bob; Fisher Vicki  
**Cc:** Lowe Dion; Jablonski Dirk  
**Subject:** RE: Brookfield DE Lot Request

Bob,

If the City is to accept these drainage facilities, Council needs to provide a drainage crew to operate and maintain. Our objection is that we get numerous calls and complaints every year to cut grass and weeds, pick up trash and deal with mosquito nesting ponds. We don't have the manpower and equipment.

Ted

-----Original Message-----

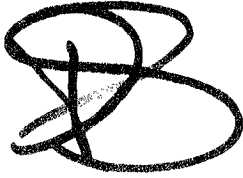
**From:** Fisher Emily  
**Sent:** Wednesday, January 31, 2007 12:52 PM  
**To:** Dominicak Bob; Fisher Vicki  
**Cc:** Vore Ted; Lowe Dion  
**Subject:** Brookfield DE Lot Request

Bob -

The Public Works department has reviewed the request from Sperlich Consulting to create and accept ownership of the DE Lot in the southeast corner of the proposed Brookfield Subdivision. As I understand it, PW has no problem with the creation of this lot, however they do not want to accept ownership of it. Do I prepare a memo to the Public Works Committee recommending we deny the acceptance of this lot?

Emily Fisher PE  
Project Manager  
Growth Management Department  
Development Services Center  
605-394-4157  
emily.fisher@rcgov.org

2/6/2007



**S P E R L I C H**  
 Consulting, Inc.  
 821 Columbus St., Suite 1  
 Rapid City, SD 57701

February 1, 2007

City of Rapid City – City Council  
 c/o: Marcia Elkins  
 300 Sixth Street  
 Rapid City, South Dakota 57701-2724

**Subj: Amendment to DE-Lot Request  
 Drainage Lot 1 of Brookfield Subdivision &  
 Tract 5 of Sletten Addition (DE-Lot Request)  
 Rapid City, South Dakota  
 Project #3003.02**

City Council:

On behalf of DOECK, LLC, the owners of proposed Drainage Lot 1 of Brookfield Subdivision, as well as Walter and Sandra Bebout, the owners of Tract 5 of Sletten Addition, we are requesting that the City Council authorize the creation and accept ownership of Drainage Lot 1 within Brookfield Subdivision, and DE-Lot of Tract 5 of Sletten Addition.

**Legal Descriptions:**

Drainage Lot 1 of Brookfield Subdivision, located in the NE1/4SE1/4 of Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota.

DE-Lot of Tract 5 of Sletten Addition, located in "Government" Lot 3 of Section 13, T2N, R8E, B.H.M., Pennington County, South Dakota.

Drainage Lot 1 of Brookfield Subdivision is proposed at the entrance to the box culvert crossing on Cobalt Drive. The DE-Lot proposed in Tract 5 of Sletten Addition, will encompass the riprap basin proposed at the outfall to the box culvert crossing on Cobalt Drive. The panhandle shape of the DE-Lot provides an access route along the toe of the road embankment from dedicated right-of-way to the riprap basin, and would be used for maintenance. A vicinity map and sketch showing the location of the proposed DE-Lot is attached for reference.

**RECEIVED**

FEB 01 2007

Page 1

**Rapid City Growth  
 Management Department**

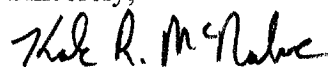
Telephone: (605) 721-4040 • Fax: (605) 721-4048 • E-mail: dougsperlich@rushmore.com

**Engineering • Surveying • Planning**

Drainage Lot 1 & DE-Lot Request  
Rapid City, South Dakota  
Project #3003.02  
February 1, 2007

If you have any questions or require additional information please do not hesitate to contact me at (605) 721-4040.

Sincerely;

A handwritten signature in black ink that reads "Kale R. McNaboe". The signature is written in a cursive style with a large initial 'K'.

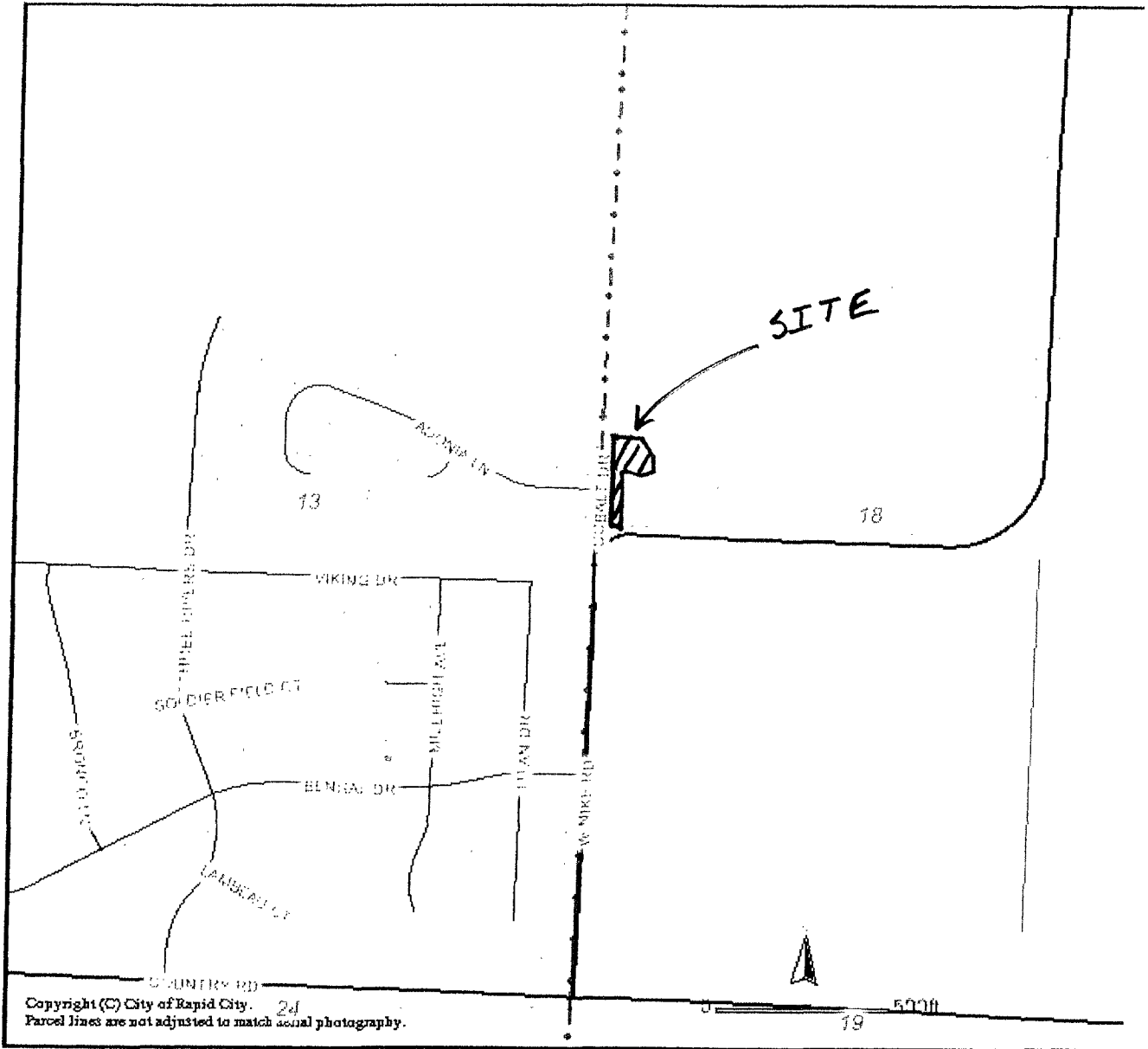
Kale R. McNaboe, P.E.

C:\WINDOWS\Word\letters\bebout\_delot\_add.doc

# Vicinity Map

## Pennington County - Rapid City GIS

Print Close



Copyright (C) City of Rapid City. 24  
 Parcel lines are not adjusted to match aerial photography.

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SITE PLAN

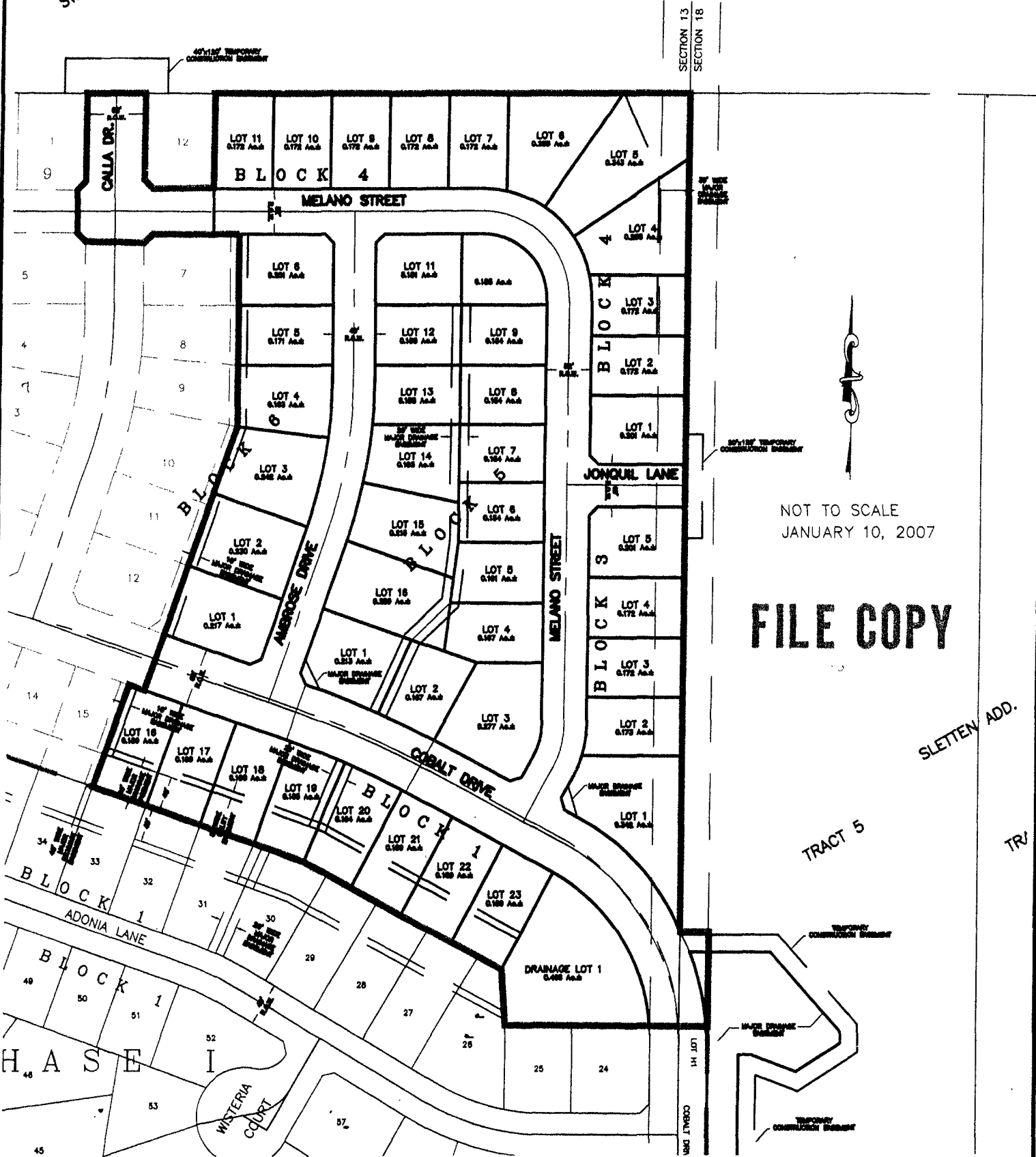
LOTS 16-23 BLOCK 1, LOTS 1-5 BLOCK 3, LOTS 1-11 BLOCK 4, LOTS 1-16 BLOCK 5, LOTS 1-6 BLOCK 6, AND DRAINAGE LOT 1  
BROOKFIELD SUBDIVISION

LOCATED IN THE NE 1/4 SE 1/4 OF SECTION 13 T2N, R7E, BHM  
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

SW 1/4 NE 1/4

SECTION 13  
SECTION 18

C:\DRAWINGS\3003\PHASE 2\PLAN-3003-PHASE2.dwg, 8x11 ADDL ROW+PH2, 1/31/2007 3:30:55 PM



NOT TO SCALE  
JANUARY 10, 2007

**FILE COPY**

SLETTEN ADD.

TRACT 5

# PLAT OF LOT DE-1 OF TRACT 5, SLETTEN ADDITION

(FORMERLY A PORTION OF TRACT 5 OF SLETTEN ADDITION)  
LOCATED IN "GOVERNMENT" LOT 3,  
SECTION 18, T2N, R8E, B.H.M.,  
PENNINGTON COUNTY, SOUTH DAKOTA



SCALE: 1"=100'  
JANUARY 15, 2007

