



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

Growth Management Department

300 Sixth Street

Ted Johnson, Engineering Project Manager
Growth Management Department
city web: www.rcgov.org

Phone: 605-394-4157
Fax: 605-394-6636
e-mail: ted.johnson@rcgov.org

August 3, 2009

Scott Nash
Leesco, LLC
P.O. Box 263
Rapid City, SD 57709-0263

Re: Request for Exception to the requirement to install a reinforced concrete driveway.
Lot 1 of Block 2 Northstar Subdivision, NE ¼ of NE ¼ of S29, T2N, R8E, B.H.M.

Dear Mr. Nash:

The Request for Exception to Section 8.2.1, of the City of Rapid City Street Design Criteria Manual, to construct an asphalt or asphalt millings driveway in lieu of the required reinforced concrete driveway into the proposed improvements on the referenced property is denied.

The Rapid City Street Design Criteria Manual, Section 8.2.1, Paragraph B, states "... Reinforced driveway and sidewalk shall be placed at all alley entrances and at driveways into property which is zoned Commercial, Light Industrial and Heavy Industrial, See Figure 8-4." A copy of Section 8.2.1, Paragraph B and Figure 8-4 are attached for reference. The proposed asphalt or asphalt millings driveway as indicated on the project drawings does not comply with the requirements for a reinforced driveway as specified in the Street Design Criteria Manual.

Reinforced concrete driveways are typically required at entrances to commercial and industrial facilities due to the sharp turns and frequent stopping and starting of heavy trucks and equipment entering and leaving these facilities. Asphalt or asphalt millings may rut and deteriorate which may damage the street surfacing and allow tracking of dirt and debris on to the street. Currently there are no major improvements projects in this area listed in the City's One or Five Year Capital Improvements Plans.



EQUAL HOUSING
OPPORTUNITY

EQUAL OPPORTUNITY EMPLOYER

Leesco LLC.
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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 Growth Management Department if you desire to appeal. The City Council has final approval of exception requests.

Sincerely,

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

Ted Johnson
Engineering Project Manager
Growth Management Department

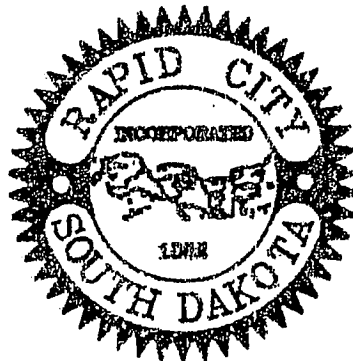
Encl: As noted.

Cc: Gary Renner, Renner and Associates, LLC.

City of Rapid City

RAPID CITY, SOUTH DAKOTA 57701

STREET DESIGN CRITERIA MANUAL



*Public Works Department
Engineering Division
300 Sixth Street
605-394-4154*

Section 8.0 Driveways

8.1 General Statement

The design and location of driveway approaches are directly related to their specific use and the functional classification of the street.

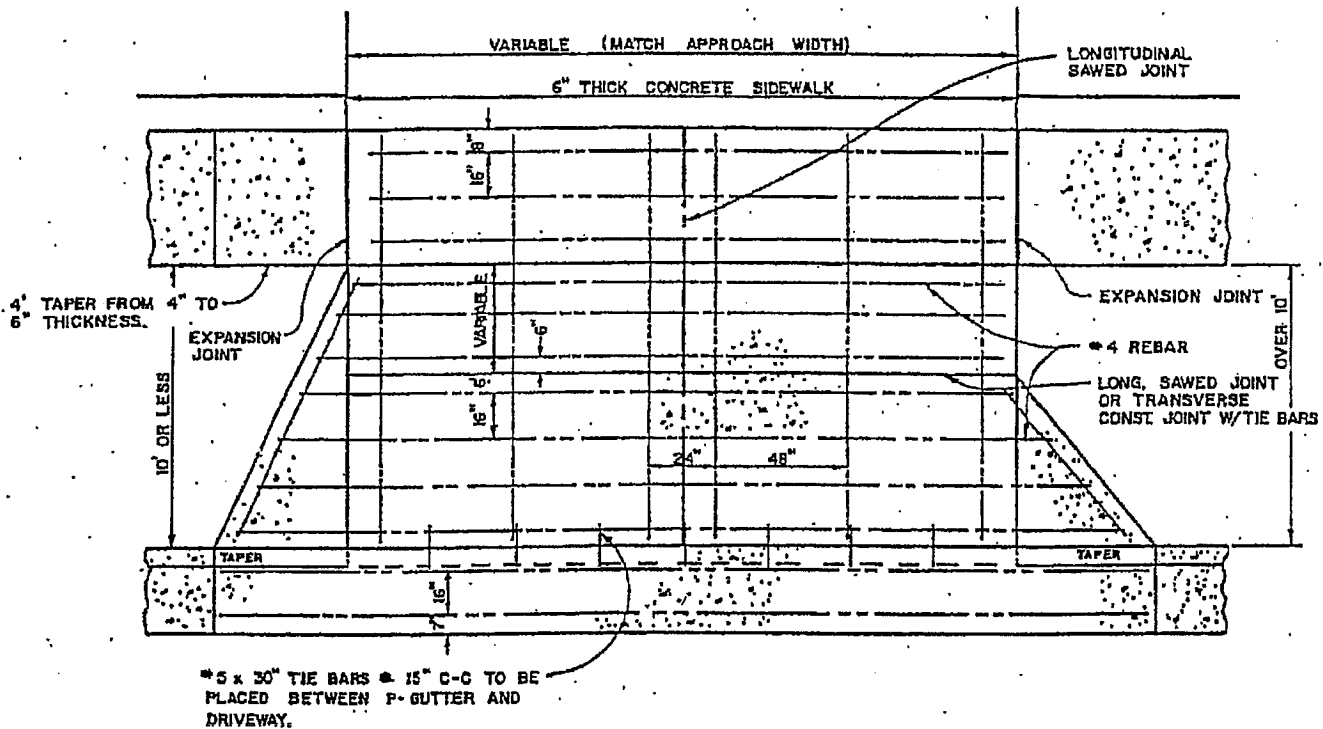
8.2 Design Criteria

Paved driveways and driveway approach curb cuts shall be as provided herein and in accordance with the City of Rapid City Street Right-of-Way Policy Manual and Standard Specifications and Standard Details.

8.2.1 General Requirements

All driveway approaches constructed, relocated, widened, or altered in any way shall be in compliance with the following conditions:

- A. In residential areas, the driveway approach openings shall not be less than twelve feet (12') (3.7 M) in width and no more than twenty feet (20') (6 M) in width, exclusive of the taper. Where two-family units or larger are built or where a shared approach is used, a driveway opening of twenty-four feet (24') (7.3 M) is acceptable.
- B. In commercial and industrial areas, the driveway openings shall not be less than sixteen feet (16') (4.9 M) in width and no more than twenty-eight feet (28') (8.5 M) in width, exclusive of the taper. Reinforced driveway and sidewalk shall be placed at all alley entrances and at driveways into property which is zoned Commercial, Light Industrial and Heavy Industrial. See Figure 8-4.
- C. No driveway approach shall be so located as to interfere with intersecting sidewalks or within five feet (5') (1.5 M) of any existing utility facility.
- D. Any necessary adjustments to any utility facility or any other public structure must be approved by the City Engineering Division. Any approved adjustments shall be accomplished in accordance with the Standard Specifications and at no cost to the City.
- E. No driveway approach shall be located so as to create a hazard to pedestrians or motorists or to invite or compel illegal or unsafe vehicular movements.
- F. The person doing the construction or alteration work shall maintain the premises in a safe manner using adequate barricades, signing, and lighting to protect the safety of the public using the adjacent streets and sidewalks. These shall be in conformance with the US Federal Highway Department Manual on Uniform Traffic Control Devices (MUTCD) and shall be provided at the builder's expense. The builder shall remove all debris, dirt, or other construction materials immediately upon completion of the work and shall hold the City free from any damages incurred by his operations.



WHEN REMOVING EXISTING CURB AND GUTTER FOR NEW APPROACH CONSTRUCTION, AN EXPANSION JOINT SHALL BE CONSTRUCTED. (SEE JOINT DETAILS)

REINFORCED DRIVEWAY AND SIDEWALK (PROPERTY LINE SIDEWALK SHOWN)

REINFORCED DRIVEWAY & SIDEWALK shall be placed at all alley entrances & at driveways into property which is zoned Commercial, Light Industrial, and Heavy Industrial. No. 4 rebar shall be placed as per detail and tied together. Two inch (2") clearance shall be maintained between bottom of concrete & rebar.