




CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701

Public Works Department Engineering Services Division

300 Sixth Street
Telephone: (605) 394-4154 FAX: (605) 355-3083
Web: www.rcgov.org

MEMORANDUM

TO: Robert Ellis PE/PTOE, Public Works Director
FROM: Dale Tech PE/LS, City Engineer 
SUBJECT: Exception request, Proposed Lots 2A, 2B, 2C of Huffman Subdivision
DATE: December 23, 2009

I have reviewed the exception request to allow non conforming water and sewer lines on proposed Lots 2A and 2B.

The attached Special Exceptions (water and sewer) and proposed plat shows the location of the existing water and sewer lines located on the property and proposed easements. The plat indicates that the water and sewer lines are mains and it should be noted that they are private mains.

The location of the private mains would make maintenance problematic for City forces if they were to be accepted as public mains. The private sewer main is 6" PVC and does not meet the minimum 8" size requirement of the City. The private sewer main is located toward the rear of the proposed lots with no provisions for access. The private water main is located under the first row of parking immediately adjacent to the existing business. If problems are encountered with the water main, excavation within the parking area will be expensive as well as an inconvenience for the adjoining businesses.

Therefore, I recommend denial of the requested exceptions.



EQUAL OPPORTUNITY EMPLOYER

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

PROJECT On the Border replat

DATE: 12-2-09 SUBMITTED BY: Bob Brandt

PIN #: 2132302013

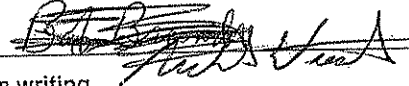
LEGAL DESCRIPTION: Lot 2 of Huffman Sub.
N 1/2 SW 1/4 of Sec 32
T 2N R 8E B 1/4M Rapid City Pennington Co, S DAK

EXCEPTION REQUESTED: SECTION 9 (STD) CRITERIA / REG Select One

DESCRIPTION OF REQUEST: to allow sewer lines to cross
adjacent properties

JUSTIFICATION: PCD needs to be split up into separate
parcels

SUPPORTING DOCUMENTATION: Yes No

PROPERTY OWNER'S SIGNATURE**:  DATE: 12-2-09

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

-----FOR STAFF ONLY-----

STAFF COMMENTS: _____

STAFF RECOMMENDATION: See attached

REVIEWED BY: _____ DATE: _____

AUTHORIZATION: APPROVED DENIED

GROWTH MANAGEMENT DIRECTOR APPROVED DENIED
 DATE: 12-2-09

PUBLIC WORKS DIRECTOR* _____ DATE: _____

FILE #: _____

ASSOCIATED FILE#: 09PL085

*Public Works Director's signature not required for Lot Length to Width Exceptions, Ordinance No. 5232.

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DEC 1 2009
Rapid City Growth
Management Department
Revised 11/06/07

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RAPID CITY DESIGN STANDARD / CRITERIA / REGULATIONS

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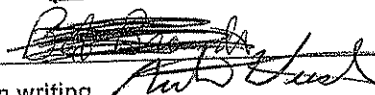
T 2N R 8E B 1/4M Rapid City Pennington Co, S DAK

EXCEPTION REQUESTED: SECTION 8 (STD) CRITERIA / REG Select One

DESCRIPTION OF REQUEST: to allow water lines to cross adjacent properties

JUSTIFICATION: existing ~~service~~ PCD needs to be split into separate parcels.

SUPPORTING DOCUMENTATION: Yes No

PROPERTY OWNER'S SIGNATURE**:  DATE: 12-2-09

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


-----FOR STAFF ONLY-----
STAFF COMMENTS: _____

STAFF RECOMMENDATION: see attached

REVIEWED BY: _____ DATE: _____

AUTHORIZATION: APPROVED DENIED

GROWTH MANAGEMENT DIRECTOR APPROVED DENIED DATE 12-23-

 DATE _____

PUBLIC WORKS DIRECTOR* _____

FILE #: _____

ASSOCIATED FILE#: 092085

*Public Works Director's signature is not required for Lot Length to Width Exceptions, Ordinance No. 5232.

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Rapid City Growth Management Department
Revised 11/06/09

