

**Tech Dale**

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**From:** Centrline@aol.com  
**Sent:** Monday, March 22, 2010 8:03 AM  
**To:** Tech Dale  
**Cc:** Fisher Vicki; pat.tlustos@nwemangement.com  
**Subject:** Re: PLM 2C Water Service REVISION w/ ATTACHEMENT

Dale:

Let's place the appeal on the next PW agenda. That would be the Mar 30 mtg?

Thanks

lmk

In a message dated 3/19/2010 10:29:02 A.M. Mountain Daylight Time, [Dale.Tech@rcgov.org](mailto:Dale.Tech@rcgov.org) writes:

Ski,

The exception request was denied. If you wish to appeal please respond accordingly and we will get this on the next PW agenda (deadline is noon on 3-24-10).

I've attached a copy of the denial.

Dale Tech PE/LS

City Engineer

City of Rapid City

605-394-4154

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**From:** Centrline@aol.com [mailto:Centrline@aol.com]  
**Sent:** Thursday, March 18, 2010 3:14 PM  
**To:** Tech Dale  
**Subject:** Fwd: PLM 2C Water Service REVISION w/ ATTACHEMENT

Hi

What's the status of this request?

Thanks

lmk



# CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

## Engineering Services

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 *DE*

SUBJECT: Exception request, PLM Subdivision

DATE: March 17, 2010

I have reviewed the exception request to allow a non conforming water service line across two proposed lots.

The information submitted by Centerline shows a proposed water service line to be extended in an existing 20' wide public sewer easement that is located on two proposed lots that adjoin the lot for which the service line is intended.

It is my opinion that the existing public sewer easement is not intended for a water service line and the installation of a service line within this easement may cause maintenance problems with the existing sewer main located within the easement. There are no extraordinary circumstances that exist that would support the installation of a non conforming water service line in this location. To preserve the ability to provide maintenance for the sewer main, the water service line should be located within its own easement if this exception request is approved by City Council.

Therefore, I recommend denial of the requested exception.



EQUAL HOUSING  
OPPORTUNITY

EQUAL OPPORTUNITY EMPLOYER

Item #2

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

PROJECT PLM Subdivision Phase 2C

DATE: 3/8/10 SUBMITTED BY: Centerline

PIN #: N/A

LEGAL DESCRIPTION: Future LOTS 44 & 45 BLOCK 1 PLM SUBDIVISION all in Section 24 T1N R7E  
BHM RAPID CITY, PENNINGTON COUNTY, SD

EXCEPTION REQUESTED: SECTION \_\_\_\_\_ STD / CRITERIA / REG Criteria

DESCRIPTION OF REQUEST: Water service to occupy public utility easement platted on 2 adjoining lots..

JUSTIFICATION: The proposed public sewer easement is unencumbered by buildings, fences or other features.  
It will include a public sewer main extending from the previously installed main in Dunbar Ct. that will serve PLM Subdivision  
Phase 2C. The water service is for a PRD designated lot that cannot have more than one dwelling per the PRD conditions.  
The water service shown will serve the proposed single family dwelling from an appropriate pressure zone.

SUPPORTING DOCUMENTATION:  Yes  No

PROPERTY OWNER'S SIGNATURE: [Signature] DATE: 3/8/2010

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

FOR STAFF ONLY

STAFF COMMENTS: \_\_\_\_\_

STAFF RECOMMENDATION: \_\_\_\_\_

REVIEWED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

AUTHORIZATION:

APPROVED

DENIED

GROWTH MANAGEMENT DIRECTOR

DATE

[Signature]

APPROVED

DENIED

PUBLIC WORKS DIRECTOR\*

DATE

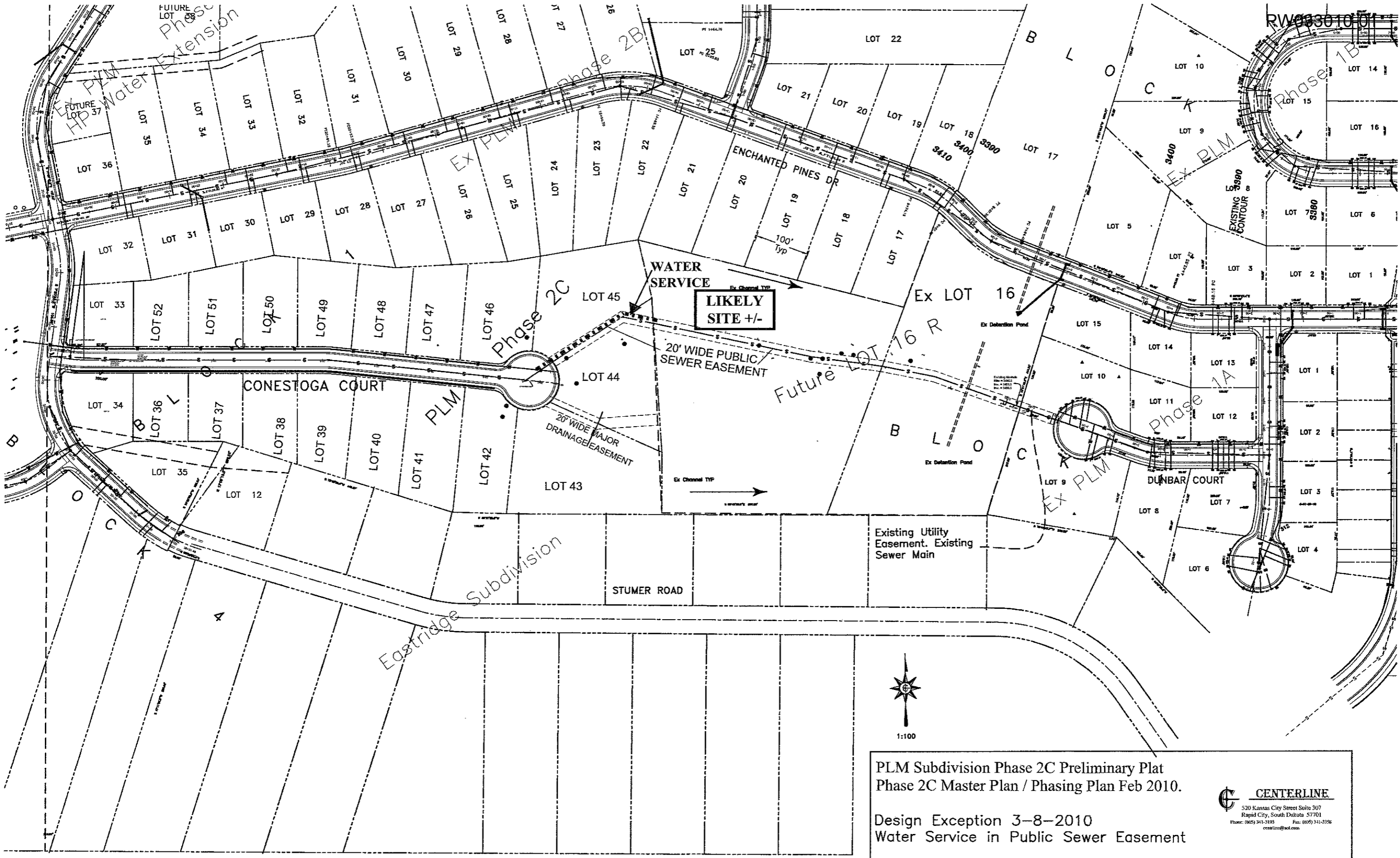
3-19-10

Revised 11/06/07

FILE #: \_\_\_\_\_

ASSOCIATED FILE#: \_\_\_\_\_

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



PLM Subdivision Phase 2C Preliminary Plat  
 Phase 2C Master Plan / Phasing Plan Feb 2010.

Design Exception 3-8-2010  
 Water Service in Public Sewer Easement

**CENTERLINE**  
 520 Kansas City Street Suite 307  
 Rapid City, South Dakota 57701  
 Phone: (605) 341-3193 Fax: (605) 341-3336  
 centerline@aol.com



## CENTERLINE

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520 Kansas City Street ♦ Suite 307  
Rapid City, South Dakota 57701  
PH: 605-341-3193 FX: 605-341-3358  
centrlne@aol.com

PW033010-01  
**AGENDA ITEM MEMORANDUM**

**TO: Common Council/ PW Committee**  
**FROM: Lawrence M. Kostaneski, PE**  
For PLM Development, LLC  
**DATE: March 24, 2010**

**RE: Item on 3/30/10 PW Committee Meeting: Design Exception Appeal; Water Service  
PLM Subdivision Phase 2C**  
CC: PLM Development

Message: Please reference attachments.

I'm back.

This request is nearly identical to the previously approved design exception for a water service in a sewer easement, except now at the west end.

After discussion with PLM Development, it became obvious that the most likely location for a home is at the west end of future 16R. Therefore, it was necessary to access a water pressure zone that would provide adequate pressure. The pressure zone serving Conestoga Court is correct for this proposed home site.

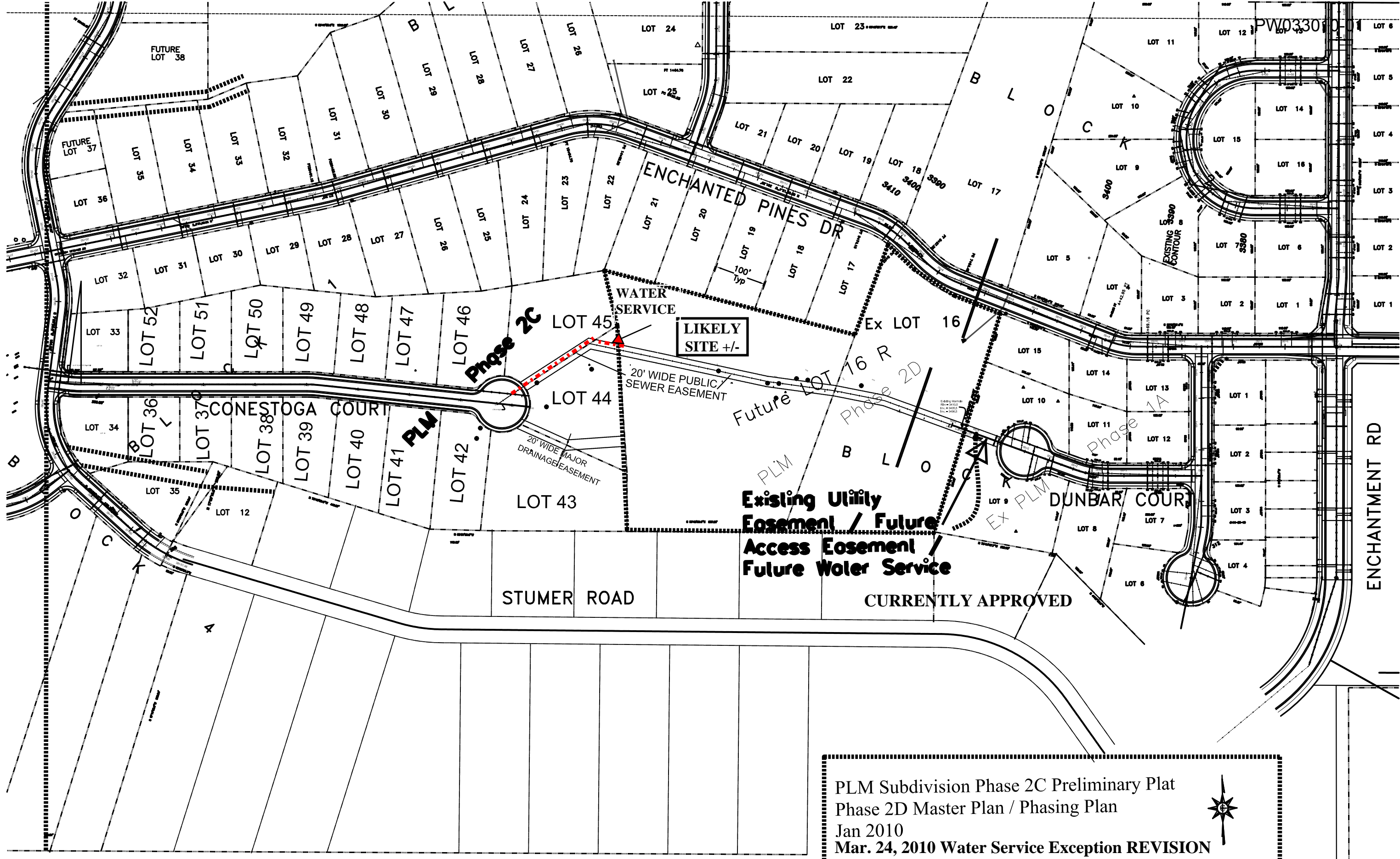
Placement is essentially no different from the previous request: ie., within the same easement provided for the sewer main. Also, Ten States Standards – the document that provides guidance for water systems – allows for benching water above sewer when horizontal distance is difficult to achieve.

In this instance the terrain constraints are as difficult as the east end, but will allow for a comfortable corridor following 10 States guidelines and encasing where necessary. The attached drawing illustrates the strategy.

PLM Development, LLC asks that you approve the placement of a water service line in the proposed easement in lieu of the previously approved exception.

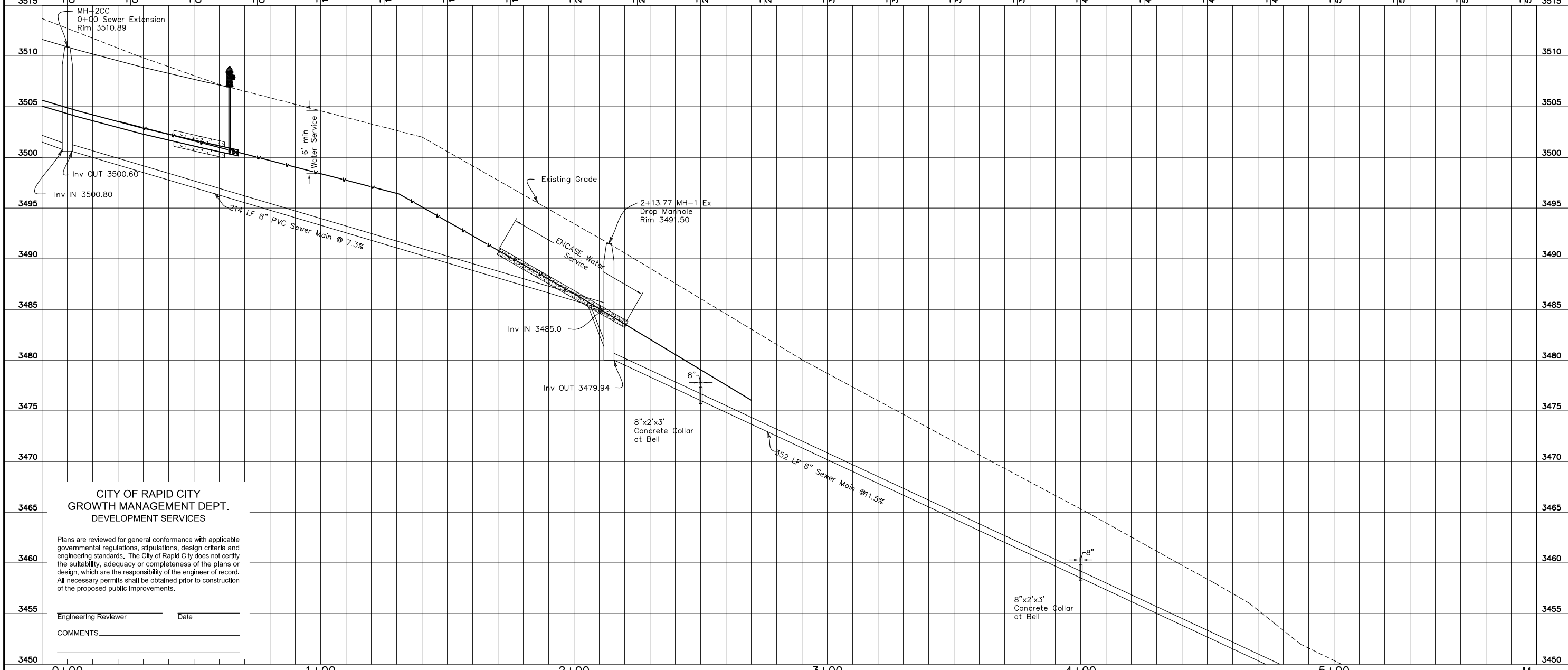
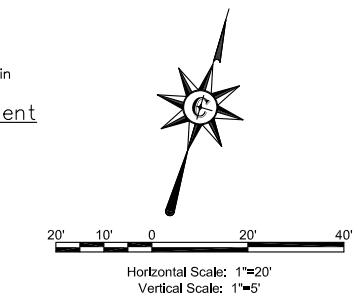
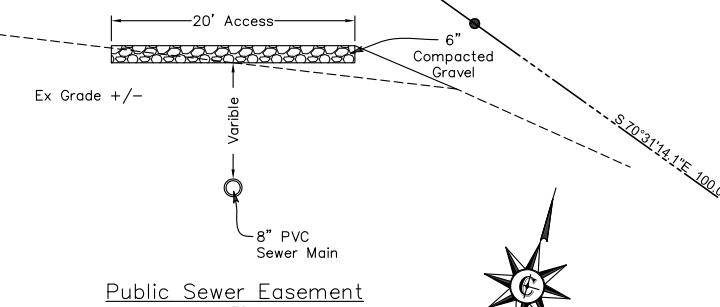
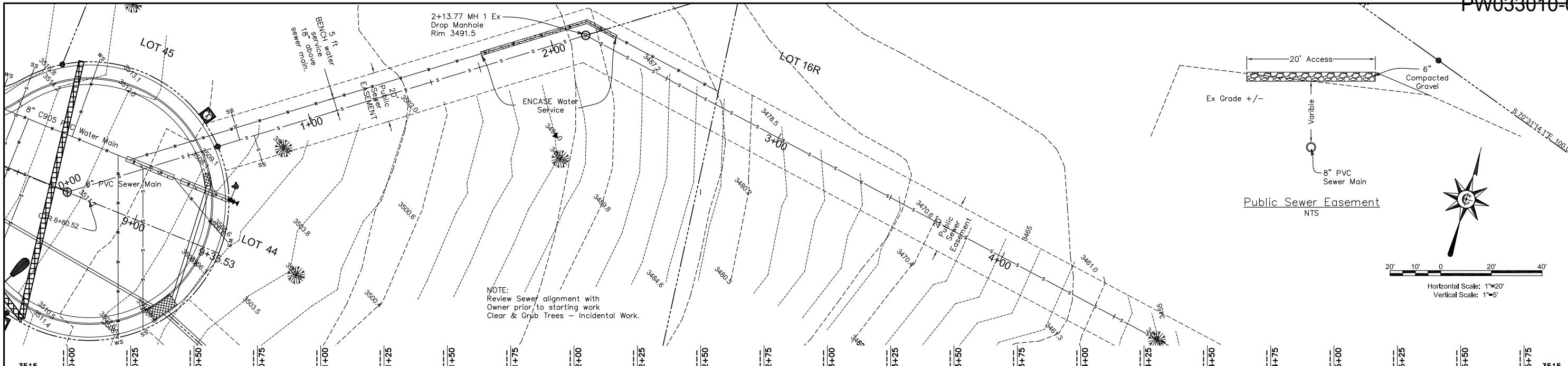
Please call with questions. Thanks.

END



PLM Subdivision Phase 2C Preliminary Plat  
 Phase 2D Master Plan / Phasing Plan  
 Jan 2010  
 Mar. 24, 2010 Water Service Exception REVISION





CITY OF RAPID CITY  
GROWTH MANAGEMENT DEPT.  
DEVELOPMENT SERVICES

Plans are reviewed for general conformance with applicable governmental regulations, stipulations, design criteria and engineering standards. The City of Rapid City does not certify the suitability, adequacy or completeness of the plans or design, which are the responsibility of the engineer of record. All necessary permits shall be obtained prior to construction of the proposed public improvements.

Engineering Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
COMMENTS \_\_\_\_\_

**CENTERLINE**  
520 Kansas City Street Suite 307  
Rapid City, South Dakota 57701  
Phone: (605) 341-3193 Fax: (605) 341-3358  
centerline@aol.com

PLM Subdivision Phase 2C

0+00 to 5+50  
Sanitary Sewer  
Plan and Profile

PROJECT NO.: 04103-09-2C  
FILE NO.: 10005-C  
DESIGN BY: LMK  
DRAWN BY: MLB  
CHECKED BY: LMK  
DATE: Feb. 2010

C7

OF 8