

Fisher Vicki

From: Elkins Marcia
Sent: Wednesday, April 07, 2010 12:55 PM
To: 'X19Fiat@aol.com'
Cc: Halsted Karley; Dominicak Bob; Fisher Vicki, Ellis Robert
Subject: RE: OLC Rapid City Addition-Knollwood Drive

Gary –

Please submit the for the exception to the drainage criteria manual with the justification for the request as per the provisions of the adopted manual. In that request, you will want to document why the exception is being requested and the physical limitations on the site – as well as address any possible adverse affect on downstream property and the capacity of the downstream facilities. We will process this exception in the same manner as an exception to the street design criteria manual with staff reviewing and acting on the request, and the applicant having the right to appeal to the City Council.

Karley and Bob are advising me that the storm water quality regulations do not currently require any on-site treatment for an increase in impervious surface of less than 15%. (Bob and Karley – please correct me if I have mis-quoted that requirement.) The elimination of a paved parking area and replacement of the area with a structure as we have discussed would not increase the impervious surface, so as I understand the current requirements – no on-site treatment would be required. However, there are proposed changes in the regulations that will be considered by the City Council at some time in the future that could eliminate that exemption.

I hope that answers your questions. Please let me know if you have additional questions. Thanks. m

From: Elkins Marcia
Sent: Tuesday, April 06, 2010 12:59 PM
To: X19Fiat@aol.com
Cc: Halsted Karley; Dominicak Bob; Fisher Vicki; Ellis Robert
Subject: RE: OLC Rapid City Addition-Knollwood Drive

Gary -

TSP has not yet found the old plans. I am not hopeful that they will.

Bob is not aware of any provisions in the ordinance to allow staff or the City Council to grant to waive the requirements. We went down to visit with Robert Ellis to make sure that there is not some provision that we are unaware of. Robert wanted to review the ordinance and double check. We will be back in touch as soon as we confirm.

Thanks. m

From: X19Fiat@aol.com [mailto:X19Fiat@aol.com]
Sent: Tuesday, April 06, 2010 11:02 AM
To: Elkins Marcia
Subject: OLC Rapid City Addition-Knollwood Drive

Marcia:

I know your files said that a drainage study and design were required for the original building, and I appreciate the fact that you are trying to find the design, but the bottom line is that nothing was built for storm water metering, and now there is no area to use for catch up. The engineer for the original building probably had the same problem that we are having -

10EX039

no storm sewer and no low ground for discharge Treatment could be provided now, but it would have to be one of those underground filters and there is no storm sewer or low ground to discharge to.

I also know that it is a slippery slope for you to waive the metering and treatment requirement for someone, but we need to tell the owner something. If he cannot build the addition, he needs to be told. I was hired in January and got a slow start because of our involvement with the Central project, but we did have our plans done in time for Spring construction. Now it is April and the Owner is upset. We were hoping to do a good job for Encompass Architects so they would give us more work, but now they don't what to think of us. We are not producing.

What are we going to do?

Gary