



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

September 2, 2010

Janelle Finck

Fisk Land Surveying & Consulting Engineers, Inc.

PO Box 8154

Rapid City, South Dakota 57709

Re: Request for Exception
Forest Products
3709152002

Dear Mrs. Finck:

The Request for Exception to the Drainage Criteria Manual to waive the requirement to reduce the detention requirement from 4,176 cf to 1,337 cf is denied. The intent of the Drainage Criteria Manual is mitigate the impact from uncontrolled stormwater runoff in urbanized environments. The requested exception will allow development of the property with minimal detention and the downstream impacts could result in increased stormwater runoff, soil erosion, sedimentation and a negative impact on storm water quality. Please note that stormwater treatment is not required at this time as the increase in impervious area does not exceed 15%.

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,

Karley Halsted, PE
Project Engineer



EQUAL HOUSING
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Item #25



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

September 10, 2010

Fisk Land Surveying & Consulting Engineers, Inc.
PO Box 8154
Rapid City, SD 57709

Re: Exception File No. 10EX160

Dear Fisk Land Surveying & Consulting Engineers, Inc.:

Enclosed please find a copy of the original exception request that was filed with the assigned file number and the decision details.

In the event that an exception request is denied, the Director of Public Works or the Director of Growth Management will advise the applicant of such denial in writing. Any applicant that disputes the denial of an exception may appeal such denial. The appeal will be placed on the next Public Works Committee agenda. The City Council will have final approval of whether or not to grant an exception that has been appealed.

If you have any questions or need additional information, please contact our office at 605-394-4154.

Sincerely,

Susan Donat

Susan Donat
Administrative Secretary

Enclosure





CITY OF RAPID CITY

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Public Works Department Engineering Services Division

300 Sixth Street

Telephone: (605) 394-4154 FAX: (605) 355-3083

Web: www.rcgov.org

TO: Public Works Committee

FROM: Karley Halsted, P.E., Project Engineer *WH*

DATE: September 2, 2010

RE: Appeal of Denial for an Exception to reduce the detention requirement from 4,175 cf to 1,337 cf
Lot B of Lot 8 of the SW ¼ NW ¼ of Section 9, T1N, R7E

An application was submitted by Fisk Land Surveying & Consulting Engineers, Inc. requesting an exception to reduce the detention requirement from 4,176 cf to 1,337 cf for a proposed parking lot expansion for the existing building located at 4200 Beach Drive.

The City of Rapid City Drainage Criteria Manual, states "The intent of the Drainage Criteria Manual is mitigate the impact from uncontrolled stormwater runoff in urbanized environments". The requested exception will allow development of the property with limited detention and the downstream impact could result in increased stormwater runoff, soil erosion and sedimentation.

The site is located partially in the flood plain in the flood bottom adjacent to the Wonderland and Red Dale Drainage Basin. The area does not have a regional detention facility. In August of 2001 a building permit was issued for the site. As part of the review it was indicated that detention was required. An addendum to the plan, dated 2-1-02, was submitted reflecting a detention pond to be built along the eastern edge of the property. To date the detention pond has not been constructed and there are no known detention features on site.

The proposed expansion to the parking lot would increase the impervious area by approximately 4%. At this time there is an on-site detention pond proposed. The drainage currently collects in the parking lot is carried by the grade to Beach Drive. By means of inlet boxes, curb and gutter in Beach Drive, the drainage is then conveyed to the Canyon Lake. Granting this exception can result in increased stormwater runoff, soil erosion and sedimentation.

The applicant has indicated that limitations in grade, open space, and the absence of storm sewer on Beach Drive renders the site incapable of providing the required stormwater detention. Staff has



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September 2, 2010
Page 2

identified at least one possible option for addressing the on-site detention to meter stormwater from the site. For example, underground detention could be achieved in the parking using a large box or pipe, which would then be metered out with a properly sized orifice. Once metered the stormwater could be conveyed to the Type E Inlet Box located in Beach drive. This option does not appear to conflict with existing utilities. This option would provide detention, without impact to parking needs.

Staff Recommendation: Staff recommends denial of the exception to reduce the detention requirement from 4,175 cf to 1,337 cf



FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.
 1022 Main Street • P.O. Box 8154 • Rapid City, SD 57709
 Phone (605) 348-1538 • Fax (605) 341-1112 • E-mail: fiskls@midconetwork.com

August 18, 2010

Karley Halstad, PE
 Public Works Department
 City of Rapid City
 300 Sixth Street
 Rapid City, SD 57701

RE: Request For Exception
 Forest Products Parking Expansion – Beach Drive

Karley:

Per our meeting of August 17th, the owners of 4226 Beach Drive have removed an existing residence and garage and are proposing to expand the parking area for the adjoining Forest Products building.

When we take into account the entire site, the additional hard-surfacing from the existing residence and garage to the additional parking is less than 4% of the total site development. Since we are below the 15% threshold, it is our understanding that we are not required to meet the current water quality capture requirements, or verify landscaping.

Per your direction, we have attempted to provide detention for the overall site, however, due to the site constraints and topography we are not able to achieve detention for the entire site. We are proposing a 1337 ~~sf~~ pond along the southerly portion of the property with an outlet that will drain into the northerly back of curb on Beach Drive. We are requesting an exception to reduce the site detention requirements from 4176 ~~sf~~ to 1337 ~~sf~~ as indicated on the attached plans.

WF
7/19/10

Sincerely,
 FISK LAND SURVEYING CONSULTING ENGINEERS, INC.

Warren L. Fisk, PE, LS
 Senior Engineer

jlf

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

PROJECT Mallard View LLC - 4226 Beach Drive

DATE: 8-18-10 SUBMITTED BY: Fisk Land Surveying & Consulting Engineers, Inc.

PIN #: 3709152002 PO Box 8154, Rapid City, SD 57709

LEGAL DESCRIPTION: Lot B of Lot 8 of the SW 1/4 NW 1/4 of Section 9, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota

EXCEPTION REQUESTED: SECTION _____ STD / CRITERIA / REG Select One

DESCRIPTION OF REQUEST: To reduce the detention requirement from 4,176 ^{CF}sf to 1,337 ^{CF}sf for a proposed parking lot addition. *W 11/9/10*

JUSTIFICATION: Based on the location of existing improvements there is insufficient land area available to capture additional runoff. There is no storm sewer available at the lower end of the site with sufficient depth to convey additional runoff.

SUPPORTING DOCUMENTATION: Yes No

PROPERTY OWNER'S SIGNATURE: *[Signature]* DATE: 8/23/10
Tom Devitey

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

.....FOR STAFF ONLY.....

STAFF COMMENTS: See attached

STAFF RECOMMENDATION: Deny

REVIEWED BY: *[Signature]* DATE: 9-2-10

AUTHORIZATION: APPROVED DENIED
[Signature] DATE: 9/9/10

for GROWTH MANAGEMENT DIRECTOR

APPROVED DENIED
[Signature] DATE: 9-7-10

PUBLIC WORKS DIRECTOR*

DATE

Revised 11/06/07

FILE #: _____

ASSOCIATED FILE#: 32

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

Halsted Karley

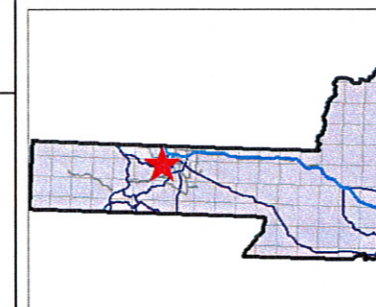
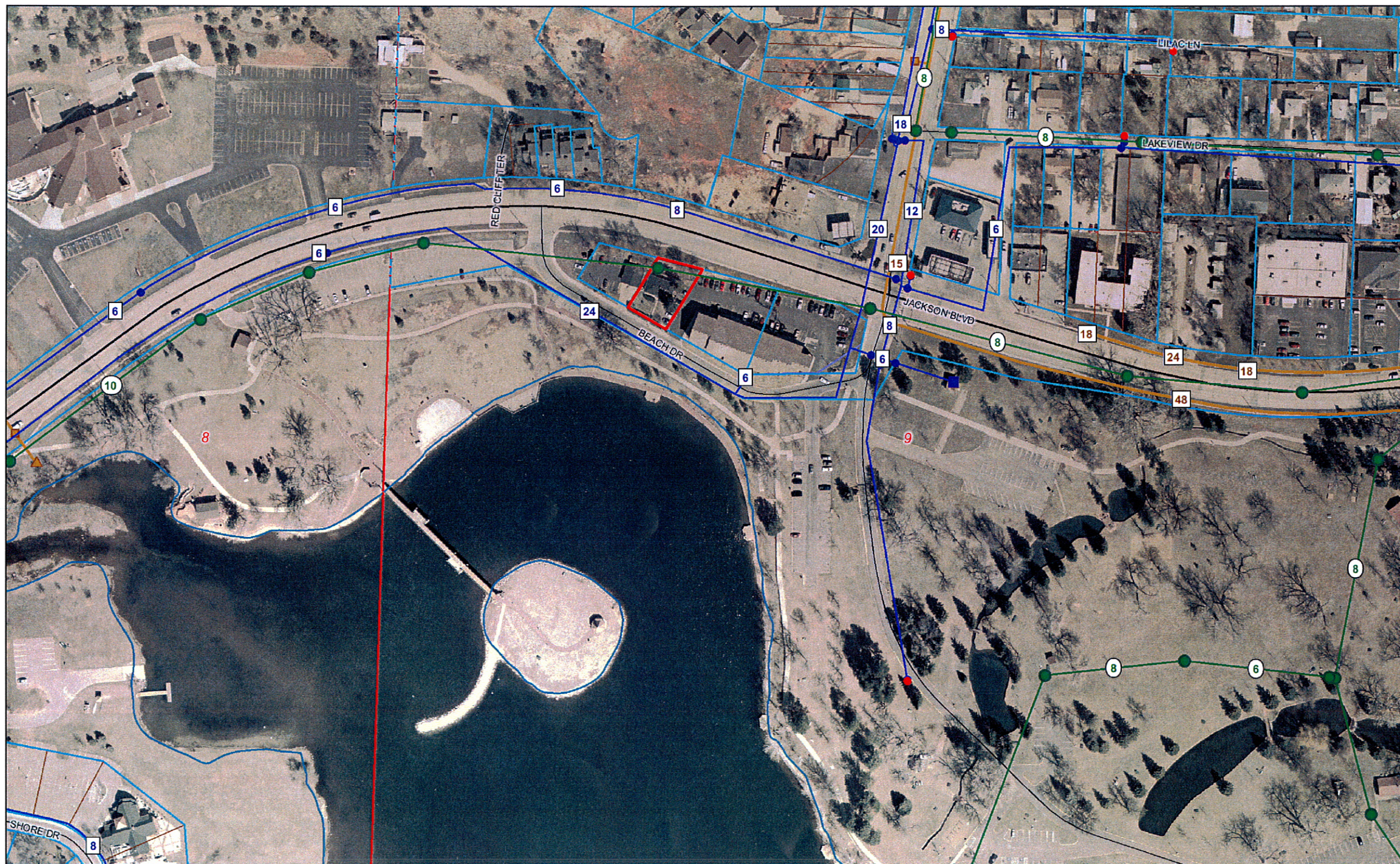
From: Janelle Finck [janelle.fiskls@midconetwork.com]
Sent: Tuesday, August 31, 2010 2:33 PM
To: Halsted Karley
Cc: 'Brian Neumann'
Subject: APPEAL - FOREST PRODUCTS

Karley:

On behalf of property owner Tim Danley for Mallard View LLC, we are requesting the denial of request for exception for detention requirements be appealed to the Public Works Committee Meeting on September 14, 2010.

Thank you for your assistance.

Janelle L. Finck – President
Fisk Land Surveying & Consulting Engineers, Inc.
PO Box 8154
Rapid City, SD 57709
(p) 605-348-1538
(f) 605-341-1112

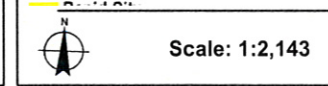


Legend

- Sewer Manholes
- Sewer Lift Stations
- Sewer Forced Mains
- Sewer Gravity Mains
- ▲ Water Control Valves
- Water Hydrants
- Water Pump Stations
- ★ Water Storage
- Water System Valves
- Pressurized Water Mains
- Storm Drain Manholes
- Storm Drain Junction Boxes
- Storm Drain Inlets
- Storm Drain Flap Gates
- ▲ Storm Drain FES
- Storm Drain Edge Drains
- Storm Drain Channels
- Storm Drain Pipes
- Roads**
- Not classified
- Interstate
- US Highway
- SD Highway
- County Highway
- Main Road
- Minor Arterial
- Collector
- Ramp
- Paved Road
- Unpaved Road
- Unimproved Road
- Trail
- other
- Not yet coded
- Township/Section lines**
- ▲ SECTION
- ▲ TOWNSHIP
- Parcel Boundary
- Lot Lines
- COUNTY
- LOT LINE
- PARCEL LINE
- ROAD ROW
- RR ROW
- SECTION
- TOWNSHIP
- WATER LINE
- PLSS Sections
- County Line
- City Boundaries



Map center: 44° 3' 38.1" N, 103° 17' 24.8" W



DISCLAIMER: This map is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden for determining accuracy, completeness, timeliness, merchantability, and fitness for or the appropriateness for use rests solely on the user. Rapid City and Pennington County make no warranties, express or implied, as to the use of the map. There are no implied warranties of merchantability or fitness for a particular purpose. The user acknowledges and accepts the limitations of the map, including the fact that the data used to create the map is dynamic and is in a constant state of maintenance, correction, and update. This document does not represent a legal survey of the land. There are no restrictions on the distribution of printed Rapid City-Pennington County maps, other than the City of Rapid City copyright/credit notice must be legible on the print. The user agrees to recognize and honor in perpetuity the copyrights and other proprietary claims for the map(s) established or produced by the City of Rapid City or the vendors furnishing said items to the City of Rapid City.