

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

TO: Public Works Committee

FROM: Ted T. Johnson, P.E.
Engineering Project Manager
Public Works Department

DATE: May 23, 2011

RE: Request for Exception to waive the requirement to install sidewalk along a portion of Tower Road per City Ordinance 12.16.080
Lot C of Lots 11 – 16, Block 35 of South Boulevard Addition
SW ¼ of the NW 1/4 S12, T1N, R7E, BHM, Pennington County, SD

A request was received on May 17, 2011 requesting the requirement to install sidewalk per City of Rapid City Ordinance 12.16.080 be waived for a portion the proposed Black Hills Power Electric Substation facility to be located southwest of the intersection of Cleveland Street and Tower Road. The proposed development includes the construction of a high voltage electrical substation, security fencing, driveway, sidewalk, landscaping and related improvements. A minimum four (4) foot wide sidewalk is required to be constructed one foot from the property line along Cleveland Street and Tower Road as per the Rapid City Municipal Code. Black Hills Power has also submitted an exception request to construct five (5) foot wide curb sidewalk adjacent to the proposed substation similar to the existing sidewalk along the south side of Cleveland Street.

The City of Rapid City Code of Ordinances, 12.16.080 New or Relocated Residential or Commercial Buildings states "*The construction of a permanent sidewalk fronting or abutting all streets, highways and avenues shall be accomplished by the builder, owner or developer of all new or relocated residential or commercial buildings within the city...*" This request would allow Black Hills Power to waive the installation of approximately one hundred twenty-eight (128) linear feet of sidewalk along the west side of Tower Road and south of Cleveland Street. The existing street in Tower Road consists of asphalt paving



EQUAL OPPORTUNITY EMPLOYER

Request for Exception
Lot C of Lots 11 – 16, Block 35 of South Boulevard Addition
May 23, 2011
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without curb and gutter or storm sewer. The southern portion of the BHP lot slopes sharply into an existing drainage pond and is located in a Major Drainage Easement.

Currently property line sidewalk is installed along the north side of Cleveland Street and along the east side of Tower Road. Curb sidewalk is installing along the south side of Cleveland Street east of Tower Road. There is no sidewalk along the south side of Cleveland Street west of this property. As part of the substation improvements, Black Hills Power will be installing sidewalk adjacent to their property along Cleveland Street and at the intersection of Tower Road.

This request is associated with a current building permit application for this property.

Staff Recommendation: Staff recommends that the request to waive the requirement to install sidewalk along a portion of Tower Road adjacent to this property be approved providing the applicant signs a Waiver of Right to Protest for future sidewalk assessments.



Steven Dunn
T&D Engineer
Steven.Dunn@blackhillscorp.com

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Rapid City, SD 57709-1400
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City of Rapid City
300 Sixth Street
Rapid City, South Dakota 57701

**Cleveland Street Substation
Lot C of Lots 11-16, Blk 35 of South Boulevard Addition
SW1/4 of the NW1/4, SEC12, T1N, R7E, BHM, Rapid City
Pennington County, South Dakota**

To whom it may concern:

Black Hills Power is in the process of designing an electric distribution substation on the corner of Cleveland Street and Tower Road. We are requesting that no sidewalk be required on the east side of the substation adjacent to Tower Road. The design utilizes curbside sidewalk on the north side of the property adjacent to Cleveland Street and wraps around the corner to the current point of access. At which point the existing curb ends. Installing curb to the end of the property is not practical as there is not a well-defined road edge to work along.

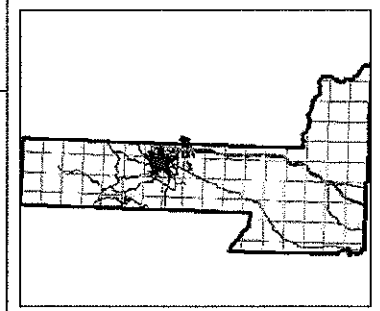
Sincerely,

A handwritten signature in black ink, appearing to read 'Steven Dunn'.

Steven Dunn

RECEIVED
MAY 17 2011
ENGINEERING DIVISION

Tower Road Site Map



Legend

- 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 BOUNDARY
- LOT LINE
- PARCEL LINE
- ROAD ROW
- RR ROW
- SECTION LINE
- TOWNSHIP LINE
- WATER LINE
- STATE BOUNDARY
- PLSS Section
- County Line
- City Boundaries
- Rapid City
- Pennington County
- South Dakota



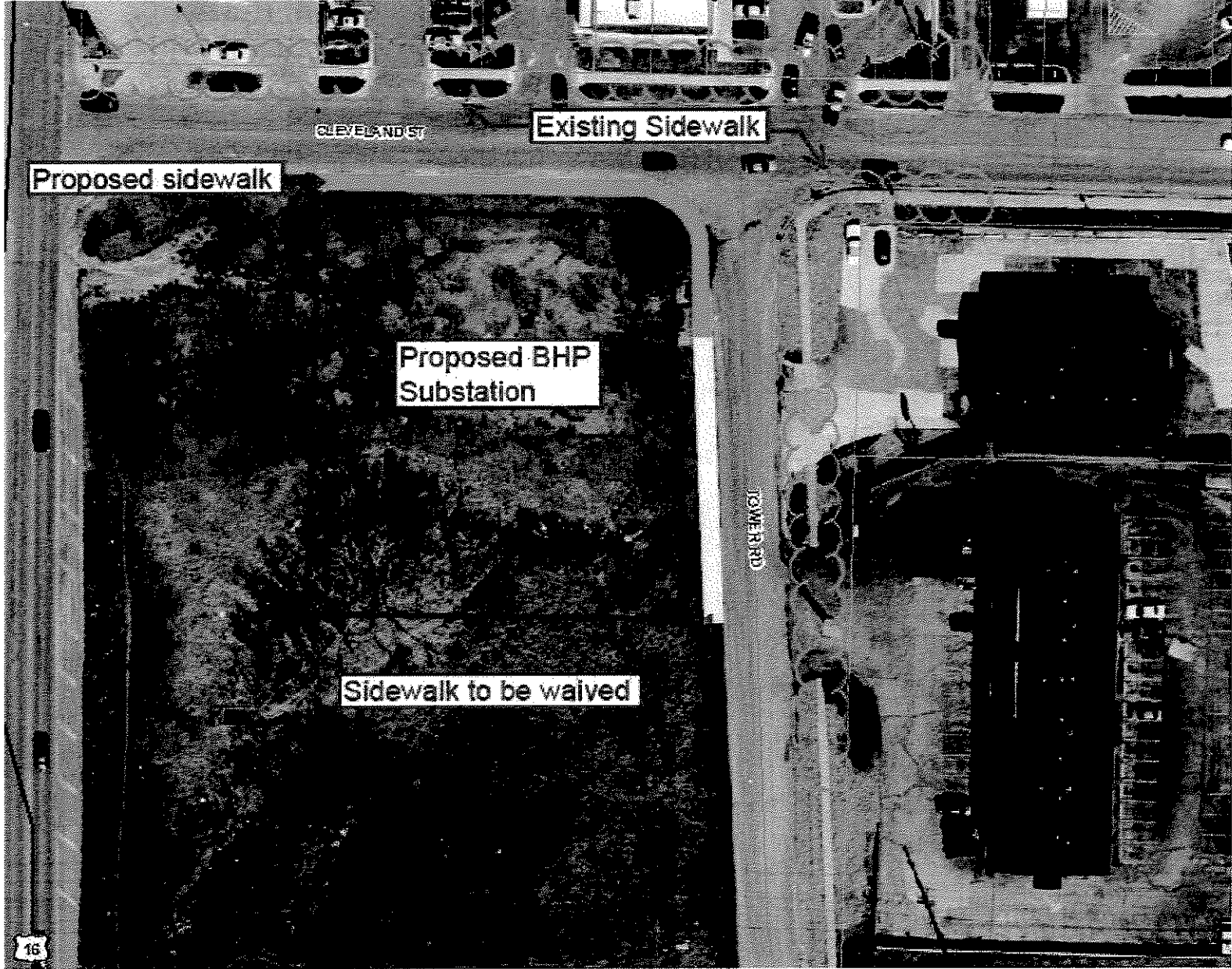
RECEIVED
 MAY 17 2011
 Scale: 1:189

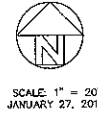
0 115 230 345 ft.

Map center: 44° 3' 38.9" N, 103° 13' 53.7" W

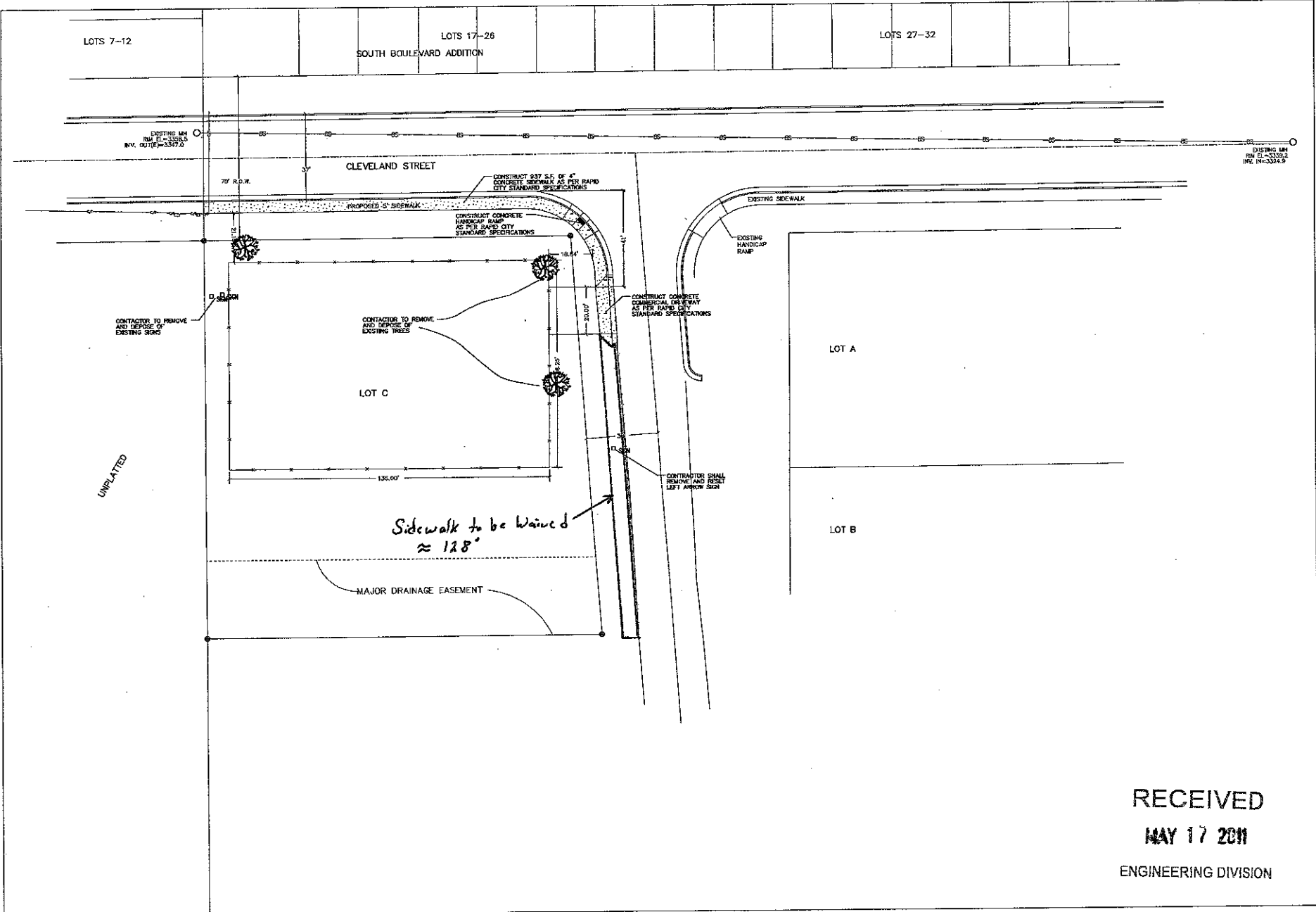
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PW053111-18





SCALE: 1" = 20'
JANUARY 27, 2011



BRITTON ENGINEERING & LAND SURVEYING, INC
8035 BLACK HAWK ROAD, SUITE 5, PO BOX 649
BLACK HAWK, SD 57718
PH. (605) 716-7988

LOT C OF LOTS 11-16, BLK 35 OF
S. BLVD. ADD. SW 1/4 OF THE NW 1/4
SEC 12, T1N, R7E, BHM, RAPID CITY
PENNINGTON COUNTY, SOUTH DAKOTA

SITE PLAN
CLEVELAND STREET SUBSTATION
BLACK HILLS POWER, INC.

Project No:	4-15-11-118
Survey By:	RSB
Drawn By:	RSB
Checked By:	RSB
Date:	1/27/11

RECEIVED
MAY 17 2011
ENGINEERING DIVISION

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PW053111-18