

CETEC Engineering requests consideration of a Variance to the Subdivision Regulations to waive the requirement to install pavement, curb, gutter, sidewalk, street light conduit, water and sewer at Croyle Avenue and to waive the requirement to install pavement, curb, gutter, sidewalk, street light conduit, water and sewer and the requirement to dedicate Right-Of-Way along the Section Line Highway as per Chapter 16.16 of the Rapid City Municipal Code for Lots 1A and Lot 1B of Block 1 of the Whispering Pines Subdivision located in the NE1/4 of Section 32, T1N, R7E, BHM, Pennington County, South Dakota, more generally described as being located at 7804 Croyle Avenue in Whispering Pines Subdivision.

Our variance request is based upon the following considerations:

- Pavement already exists on Croyle Avenue, which is a County Road.
 - No Curb & Gutter exists within the development; all streets are rural sections with adequate drainage ditches.
 - No sidewalk exists within the development and a sidewalk would not lead to a walking area.
 - Some street lighting exists in the area.
 - Water lines are installed in the development and operated by CPHSD. Water service is available at the lot line.
 - Sewer is all private septic in the area. No centralized sewer exists and to design for it would be impossible with many unknown variables. Sewer construction would require complete demolition of the street section.
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- Pavement already exists on the approach of the Section Line Highway. The remainder of the road is gravel and serves as a driveway accessing two residences.
 - No Curb & Gutter exists within the development; all streets are rural sections with adequate drainage ditches.
 - No sidewalk exists within the development.
 - Some street lighting exists in the area.
 - Water lines are installed in the development and operated by CPHSD. Water service is in place to the homes using this access.
 - Sewer is all private septic in the area. No centralized sewer exists and to design for it would be impossible with many unknown variables.

Drainage

The area includes rural ditches and is located at the high point of drainage sub-basin. The site generates approximately 1/3 cfs south on Croyle Avenue and 1/4 to 1/3 cfs to the north where runoff currently flows. Drainage runoff at the site is minimal and is handled by the current ditch as shown on the drawings.

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**Rapid City Growth
Management Department**