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Rapid City Growth
Management Department

Date: May 30, 2008

To: Vicki Fisher, Growth Management Department

From: Michael Towey, PE 

Variance to Subdivision Regulations for Proposed Lot 9 of Skyline Pines East Subdivision,

Subject: Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota

MEMO

As part of the approved plans for the Tower Road Reconstruction Project, we will be currently constructing an new 8" sanitary sewer main along the western US Highway 16/Mount Rushmore Road right-of-way. The new sanitary sewer main is located approximately 15 feet from the edge of asphalt.

We are requesting a variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, and water along US Highway 16/Mt. Rushmore Road as per Chapter 16.16 of the Rapid City Municipal Code.

Our request for the curb, gutter, sidewalk and street light conduit is based on the existing cross section of the road within the vicinity. US Highway 16/Mt. Rushmore Road is currently a divided highway without curb, gutter, sidewalk, and street light conduit to both the north and south sides of this location. Due to the type of road and existing topography, we are asking for this variance

In previous discussions concerning the water, we would like to note a prior conversation. First of all, there is already a 12" water main located within the ROW on the east side of the highway. Secondly, the 2001 CETEC "Preliminary Design Report for Tower Road Reconstruction City Project #ST 01-973" shows that the proposed line required on the west side of the highway is not part of a looped system but is a 3,000 foot dead end line to serve property across the highway from City View Drive. Even if Skyline Pines East extends the 10" main to their south property line, Rollie Hill will have to extend a 10" main approximately 2,000 more feet. With the limited demand requirement (32 gpm per CETEC report) we see no benefit to serving this property from a long, expensive 10" main from south of the Tower Road crossing to City View Drive when a shorter, less expensive highway crossing near City View Drive would accomplish the same thing hydraulically. Furthermore, a large portion of the developable property owned by Rollie Hill shown served by this main needs to be served from the Highway 16 system and not the Terracita system. The Highway 16 system water can much easier and economically be brought to this property via a connection from the west at Tower Road and possibly reduced via a PRV to serve the property within the Terracita service zone in lieu of a connection near City View Drive.

We therefore contend that the requirement to extend a 10" water main along the west side of Highway 16 is not necessary and puts an extreme burden on both property owners (Skyline Pines East, LLLP and Rollie Hill) when there are better and more economical solutions to accomplish the same result.