

TRANSMITTAL LETTER

DAVIS ENGINEERING, INC.....1060 KINGS ROAD.....RAPID CITY, SD 57702

DATE: June 11, 2012

TO: City of Rapid City
Community Planning and Development Services
300 6th Street
Rapid City, SD 57701

RE: Initial Planned Development
Chapel Lane Water Company
Proposed Lot 1 of Lot A and Lot 2 of Lot A of Copperhill Ridge Subdivision.

Dear Planners;

We are requesting an Initial Planned Development. We are proposing to construct a new reservoir on Lot 2 of Lot A for the purposes of improving our water system to increase the fire flows to protect the land owners in our subdivision.

We purchased Lot A of Copperhill Ridge Subdivision. Lot A has a home on the north end of the lot. As part of this submittal we intend to re-plat the property. We will leave a 16,462 sq ft lot with the house and retain the balance of 144502 sq ft for our reservoir lot. The reservoir lot will be used only for a water reservoir and cannot be used as a residential lot until it meets all of the requirements of the City Planning for such use.

We are proposing access to the new reservoir thru the 25' frontage onto Copperhill Drive. Because the access is only used a few times a year and to impact the existing house as minimally as possible, we propose to leave the access route as grass until we get to the south side of the house. Then we will construct a 12' wide gravel road up the hill to the reservoir. At the reservoir we will construct a paved parking area with one normal size parking space and a handicap space.

A new waterline will be constructed from Copperhill Ridge Drive to the new reservoir. The size of the water main and the reservoir will be determined at a later date. At this point in time we are looking for approval from the City Council to construct the new reservoir on Lot 2 of Lot A within the Planned Development.

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Rapid City Community Planning
& Development Services

ITEMS 1-13 ON APPLICATION:

1. **Minimum Setbacks:** The existing house meets the setback requirements for the LDR 1 and we intend to meet all setback requirements on Lot 2 of Lot A at the time that we design and construct the new water reservoir.
2. **Deviations:** At this time we do not see any reason to ask for any deviations to the minimum, maximum, or location criteria listed in the underlying zoning district.
3. **Location of parking and loading areas:** We will be constructing a parking area as shown on the site plan. We intend to meet the parking requirements within the LDR-1 Zoning district.
4. **Curb cuts:** We intend to leave the street paving as shown on the site plan. Access to the Water Reservoir will be done by driving across the grass area within the 25' wide strip of Lot 2 of Lot A that fronts on the existing Copper Hill Drive.
5. **Sewer and Water Systems:** Lot 1 of Lot A is served by sanitary sewer as shown on the site plan. It is currently served by a well located on the Lot. When the new water main is constructed to the new reservoir, we will install a water service tap for Lot 1 of Lot A so that they can connect in the future when they are ready. Lot 2 of Lot A will not have sewer service as we intend to create Lot 2 as a reservoir Lot only. It can never be used for residential purposes.
6. **Recreation areas and open space:** Lot 2 of Lot A will remain forested and usable as open space for the neighborhood. It is adjacent to another large open space (Outlot LR) which has been preserved as open space within Chapel Valley Subdivision.
7. **Lighting:** We do not intend to provide additional lighting to the area with the exception of a possible small light located adjacent to the new reservoir to light the immediate area next to the reservoir that can be used when servicing the reservoir. The majority of the access to the reservoir will be during daytime hours except in an emergency.
8. **Lot Lines:** The site plan clearly shows the locations of the proposed Lot Lines. We are submitting a preliminary subdivision plan at the same time as this submittal.
9. **Improvements to private or public streets:** We do not intend to do any improvements to the existing streets in the area. Again because this is very limited access to the reservoir, we will just drive across the grass area in front of the house to access Lot 2 of Lot A. Once on Lot 2 of Lot A we will be constructing a 12' wide gravel road from the south side of the existing house on Lot 1 of Lot A to the new reservoir. At the reservoir we will be constructing a parking area as shown on the site plan. During construction of the new reservoir the grass area will most likely be damaged. Once the reservoir is completed we will repair any damage to the grass area to bring it back to the condition it was in prior to the start of construction.

10. Topography: We have included topography at 10 foot intervals on the steep sloped area and 2 foot intervals on the lower area of Lot A.
11. Storm Drainage: The minimal improvements that we are constructing will have a minimal effect on drainage from this site. The only impervious areas when we are done with the reservoir will be the area of the reservoir and the area of the small parking lot. We will be submitting a drainage plan to handle this drainage as part of the Final Planned Development overlay.
12. Phasing: If we get approval to construct a new reservoir on Lot 2 of Lot A we will submit the required design and phasing information as part of the Final Planned Development overlay. Construction of the reservoir will be started and completed within a short 4 to 8 week period. So essentially this is a one phase project.
13. The only conditional use that we are asking for is the use of Lot 2 of Lot A as a utility lot per zoning code 17:10:030-F.

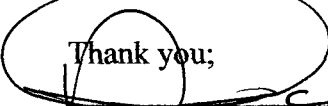
We are looking for approval of the use of Lot 2 of Lot A as a utility lot so that we will be allowed to construct the new reservoir with a minimal impact on the surrounding neighborhood. Preliminary design of the reservoir indicates a size of approximately 30 feet in diameter and a height of 50 feet. The reservoir will be placed on Lot 2 of Lot A as far West as structurally possible and the available trees on the lot will minimize the visual impact on the adjacent land owners.

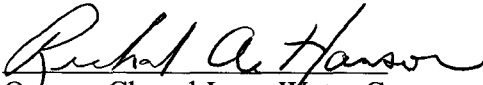
This new reservoir is a much needed addition to the Chapel Lane Water Company's system. The current system is not capable of sustaining required fire flows. The addition of this reservoir will allow the Fire Departments in the area to access the required fire flows to handle either a house fire or Timber fire. It is critical that this reservoir be constructed because of the fact that the entire Chapel Valley Subdivision has only the one access point across Rapid Creek. I know there have been extensive studies done to determine locations for additional ingress and egress points but at this point in time I do not believe a solution has been found.

Please review the submitted information and let us know if there is any additional information that you require from us at this time.

~~If you have any questions please call.~~

Thank you;


Ronald D. Davis, PE/RLS #3095 SD
605-341-3095


Owner: Chapel Lane Water Company
Richard "Woody" Hanson
President