



# TRANSMITTAL LETTER

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

DATE: November 12, 2013

City of Rapid City  
Planning Department  
300 6<sup>th</sup> Street  
Rapid City, SD 57701

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RAPID CITY COMMUNITY PLANNING  
& DEVELOPMENT SERVICES

RE: Final Planned Development Submittal for Chapel Lane Water Company.  
(Initial Planned Development 12PD024)

To whom it may concern;

Chapel Lane Water Company is herewith submitting the Final Development Plan for the New Water Tank project on Lot 2 of Lot A of Copperhill Ridge Subdivision. The following stipulations are hereby addressed.

- #1: As part of the approval of the Initial PD this stipulation granted an exception to allow Lot 1 of Lot A to abut an access easement in lieu of a public street for a minimum distance of 25 feet as per Chapter 17.10.050 (E) of the Rapid City Municipal Code.
- #2: As part of the approval of the Initial PD this stipulation granted an exception to allow a 16,462 square foot lot in lieu of the 20,000 square foot for a lot with a private well as per Chapter 17.10.050 (F) of the Rapid City Municipal Code.
- #3: We have included **Exhibit A** with this submittal which is a copy of the Exception to allow more than 40 dwelling units with one point of access.
- #4: The portion of driveway that is located on adjacent Lot B is not being used by the owners of Lot 1 of Lot A of Copperhill Ridge Subdivision. Therefore there is no need for an easement.
- #5: The plan and profile sheet submitted herewith has been revised to show the construction of a 12 foot wide all-weather (gravel) access road.
- #6: A Fire Mitigation Plan was submitted to the city for this property and all the work has been done and reviewed by the Fire Department.

#7: We have submitted herewith a site plan, **Exhibit B**, which shows the location of the new tank with dimensions from all property lines to show that the New Tank will meet all setback requirements.

#8: We are disturbing only a few hundred square feet on this site and there are more than enough existing trees to meet the required landscape points. Therefore we are not submitting a separate landscaping plan as we will not be required to supplement the existing trees and plants

#9; There are no signs being constructed as part of this project.

#10: The Site plan included as **Exhibit B** has been updated to show the location of the Well on Lot 1 of Lot A.

#11: The plan and profile sheet submitted herewith has been revised to show the concrete drainage pan, rip-rap, and direction of the flow from the overflow pipe. The water, if this is ever used will sheet drain down the western slope into Rapid Creek.

#12: This project does not include light fixtures.

#13: A building permit will be obtained prior to any construction and a Certificate of Occupancy will be obtained prior to occupancy.

#14: A copy of sheet two of the tank plans drawn by USA Tank Company is included in the submittal as **Exhibit C**. USA Tank Company has a professional engineer licensed in South Dakota that will be stamping the plans. As can be seen on the plans, the tank will be 54 feet tall with a 3 foot high slope roof. The total height of the tank to the peak of the roof will be 57 feet.

#15: The plan and profile sheet includes the temporary stabilization that we will be using and permanent stabilization will be provided upon completion of the New Tank construction.

#16: We are submitting herewith a request for exceptions to the site requirements.

We are requesting eliminating the need for Handicap parking for this site. Due to the limited number of visits and the fact that this is a new tank and will not require maintenance for at a minimum of 10 years we do not feel there is a need for handicap access.

#17: All provisions of the Low Density Residential District will be met as required.

#18: The Initial Planned Development Overlay allows the use of a Water Reservoir and a single family residence on Lots 1 & 2 of Lot A of Copperhill Ridge Subdivision.

#19: Several meetings including Annual Meetings for the Chapel Lane Water Company along with individual meetings at the proposed site with concerned neighbors have been held. As part of this submittal process we will continue to work with any neighbor that has concerns and will do everything reasonably possible to minimize the impact of this project on the neighborhood.

We have attempted in every way to address the stipulations set out with the Initial Planned Development approval. We feel that we attempting to construct a project that will minimize the impact to the neighboring community and will benefit the community by providing increased fire flows. The New Tank is a much needed project and it is time to get this project completed.

Please review the submitted information and allows us to work with your department to develop the correct approach and plans to make this a successful project.

Regards;

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

Attachments: Exhibits A, B, C, D, E and F. and a Plan and Profile sheet.

Notes:

Item 14: Revised on November 21, 2013 to include the height of the tank.