



# CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

## Growth Management Department

300 Sixth Street

Robert H. Dominicak, Development Service Center Coordinator  
Growth Management Department  
city web: [www.rcgov.org](http://www.rcgov.org)

Phone: 605-394-4157  
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October 27, 2006

Ms. Janelle Finck  
Fisk Land Surveying & Consulting Engineers, Inc.  
1022 Main Street  
P.O. Box 8154  
Rapid City, SD 57709-8154

Re: Pushing-Brentwood Subdivision  
PIN 1925400006  
Request for Exception

Dear Ms. Finck:

The Request For Exception To Rapid City Design Criteria for an exception to allow a portion of Sun Ridge Road to be constructed at a 15 per cent grade, which exceeds the maximum street grade of 10 per cent per Section 3.2.2 of the Street Design Criteria Manual, is denied. Sun Ridge Road is classified as a proposed Collector on the City's Major Street Plan. The Street Design Criteria Manual recommends a gradient less than 7 percent and the gradient shall not exceed 10 percent. Although the street will currently have limited use, the usage will increase as the surrounding area becomes developed. The Fire Department is not in support of an exception to allow a gradient of 15 percent on Sun Ridge Road. Comments received from Pennington County Highway Department state that the 15 per cent road grade shown on the plans appears to exceed the maximum grade allowed. The configuration of the 15 per cent grade as it dead ends at the end of the property with a "hammerhead" type turnaround will be very hazardous in winter conditions. The Pennington County Highway Department does not support the exception of grade requirements and recommends denial of any such request.



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Any applicant that disputes the denial of an exception may appeal such denial. The appeal will be placed on the next Public Works Committee agenda. The City Council will have final approval of whether or not to grant an exception that has been appealed.

Sincerely,

CITY OF RAPID CITY

A handwritten signature in black ink, appearing to read "Robert H. Dominicak". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Robert H. Dominicak, P.E., L.S.  
Development Service Center Coordinator

cc: File

**REQUEST FOR EXCEPTION TO  
RAPID CITY DESIGN STANDARD AND CRITERIA** OCT 18 2006

PROJECT Pushing - Brentwood Subdivision

Rapid City Growth  
Management Department

DATE: 10-12-06 SUBMITTED BY: Fisk Land Surveying & Consulting Engineers Inc.

PIN #: 19 25 400 006

LEGAL DESCRIPTION: S 1/2 NW 1/4 SW 1/4 SE 1/4; S 1/2 NE 1/4 SW 1/4 SE 1/4; SW 1/4 SW 1/4 SE 1/4;  
SE 1/4 SW 1/4 SE 1/4; SW 1/4 SE 1/4 SE 1/4 of Section 25, T1N, R6E, BHM, Pennington County, South Dakota  
(Proposed Lots 1 through 4 of Brentwood Subdivision)

EXCEPTION REQUESTED: SECTION 3.2.2 STANDARD **CRITERIA** Select One

DESCRIPTION OF REQUEST: To allow a portion of Sun Ridge Road to be constructed at 15 % grade in lieu of  
the 10% limit

JUSTIFICATION: The proposed road extension and location is in compliance with the Major Street Plan. Although the proposed grade  
is in excess of City standards, it is within the 15% grade limitations of the County We have not been able to identify an alternate location within the  
applicant's property that presents a better or preferred route. The portion of the road that exceeds the limitation adjoins only 2 lots and limited use and  
access is anticipated in this area. Intermediate turnarounds have been provided. See attached road plans and topographic information.

SUPPORTING DOCUMENTATION:  Yes  No

STAFF COMMENTS: Sun Ridge Road is classified as a proposed Collector on the City's Major Street  
Plan. The Street Design Criteria Manual recommends a gradient less than 7 percent and the gradient shall  
not exceed 10 percent. Although the street will currently have limited use, the usage will increase as the  
surrounding area becomes developed. The Fire Department is not in support of an exception to allow a  
gradient of 15 percent on Sun Ridge Road. Comments received from Dale Tech, Pennington County  
Highway Department: "The "hammerhead" type turnarounds must be constructed with 28' radii off of the  
main roads as shown on Appendix D of the 2003 International Fire Code. The 15% road grade shown on  
Sheet 8 appears to exceed the maximum grade allowed. The configuration of the 15% grade as it dead ends  
at the end of the property with a "hammerhead" type turnaround will be a very hazardous in winter  
conditions. The Pennington County Highway Department does not support the variance or exception of  
grade requirements and recommends denial of any such request. A drainage plan must be submitted for  
review and approval to insure adequately sized drainage structures are specified. Grades exceeding 5%  
will require velocity analysis and appropriate erosion control measures."

STAFF RECOMMENDATION: Deny

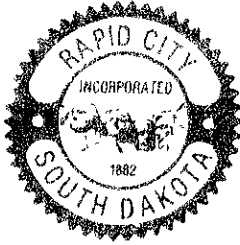
BY: [Signature] DATE: 10/27/06

AUTHORIZATION:  APPROVED  DENIED

[Signature], DSCC  
GROWTH MANAGEMENT DIRECTOR DATE: 10/27/06

[Signature]  
PUBLIC WORKS DIRECTOR DATE: 10-30-06

FILE #: 06EX074  
ASSOCIATED FILE#: 06 PL170



# CITY OF RAPID CITY

Growth Management Department  
300 Sixth Street  
Rapid City, South Dakota 57701-5035

Jenni Dragoo, Administrative Secretary  
Development Service Center  
city web: [www.rcgov.org](http://www.rcgov.org)

Phone: 605-394-4157  
Fax: 605-394-6636  
e-mail [jenni.dragoo@rcgov.org](mailto:jenni.dragoo@rcgov.org)

Dear Fisk Land Surveying:

Enclosed you will find a copy of the original exception request that was filed with the assigned file number and the decision details.

In the event that an exception request is denied, the Director of Public Works or the Director of Growth Management will advise the applicant of such denial in writing. Any applicant that disputes the denial of an exception may appeal such denial. The appeal will be placed on the next Public Works Committee agenda. The City Council will have final approval of whether or not to grant an exception that has been appealed.

If you have any questions or need additional information, please contact our office at 605-394-4157.

Sincerely,

Jenni Dragoo  
Administrative Secretary

Enclosures



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