

08VE031

December 30, 2008

To: Rapid City Public Works Committee
Regarding: Vacation of a portion of a Utility and Minor Drainage Easement
Larry Berube
1712 Mesa Dr.
Rapid City, SD 57702

As you know, we were here last month before the Zoning Board and were denied an Varinace Request pending the Vacation of Utility and Drainage Easement. I'd like to address the issues brought up in the Staff Report regarding denial of this Vacation.

1) The letter states that applicant has not provided drainage calculation for the site. Registered Professional Engineer, Dion Lowe, believes that calculations are not needed since the runoff from the east already flows to the north and will not substantially change. Additionally, the first page of the blueprints note:

- GUTTERS AND DOWNSPOUTS TO DRAIN ONTO CONCRETE.
- CONCRETE TO DRAIN ONTO STREET.

This should ultimately make for less runoff to the north than before the addition was erected.

2) It is mentioned that an easement is needed on the property to the north. An eight foot Utility and Minor Drainage Easement currently exists on the property to the north. *See Attached.*

3) Staff further suggests that we reduce the size of the addition, thereby reducing the size of the vacation requested. The plans presented at last month's meeting were preliminary and would change. We have since reduced the depth of the request from 28 feet to 26 feet. The size of the addition has also been significantly reduced. *See Attached.*

4) All utilizes have approved the request. Qwest requires a four inch conduit to be run along the north side of the foundation. The conduit has already been provided and the Qwest engineer has told us to call him upon completion of the addition if we had any additional concerns.

The letter further states that it should be noted that a one foot easement is insufficient to allow utility maintenance. Again, there is an eight foot Utility and Minor Drainage Easement on the property to the north, which would be sufficient for utility maintenance.

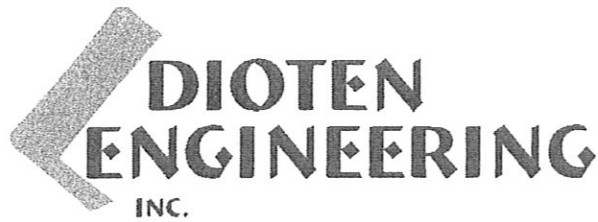
Thank you for your consideration.
Sincerely,

Larry Berube

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JAN 05 2009

Rapid City Growth
Management Department



January 7, 2009

Karley Halsted
City of Rapid City
Growth Management
300 Sixth Street
Rapid City, SD 57701

Re: 1712 Mesa Drive

Karley,

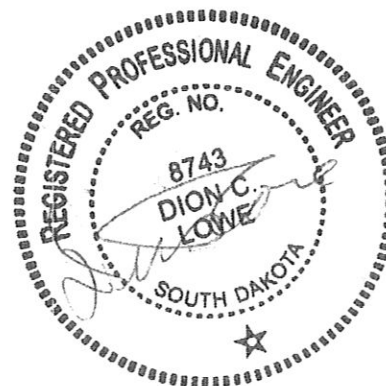
I have attached exhibits showing the existing contours and the exhibit showing the requested easement vacation that you emailed me. The exhibits, which have the existing contours, show the property as it is today and the property with the proposed addition. As you can see the property as it is today has a retaining wall which directs the storm water from upstream to the northern property line where the water becomes sheet flow and flows across the adjacent lot to Mesa Drive. The proposed addition will act in the same manner by directing the storm water from upstream to the northern property line where the water will still sheet flow across the adjacent lot in the same manner.

The runoff from the rooftop of the addition will be directed to the driveway and ultimately to Mesa Drive as shown on the exhibit. I have provided calculations which show there will be a decrease in runoff onto the adjacent property. Please call me with any questions. Thanks.

Sincerely,

A handwritten signature in cursive script, appearing to read "Dion Lowe".

Dion Lowe, PE
President
Dioten Engineering



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JAN 07 2009

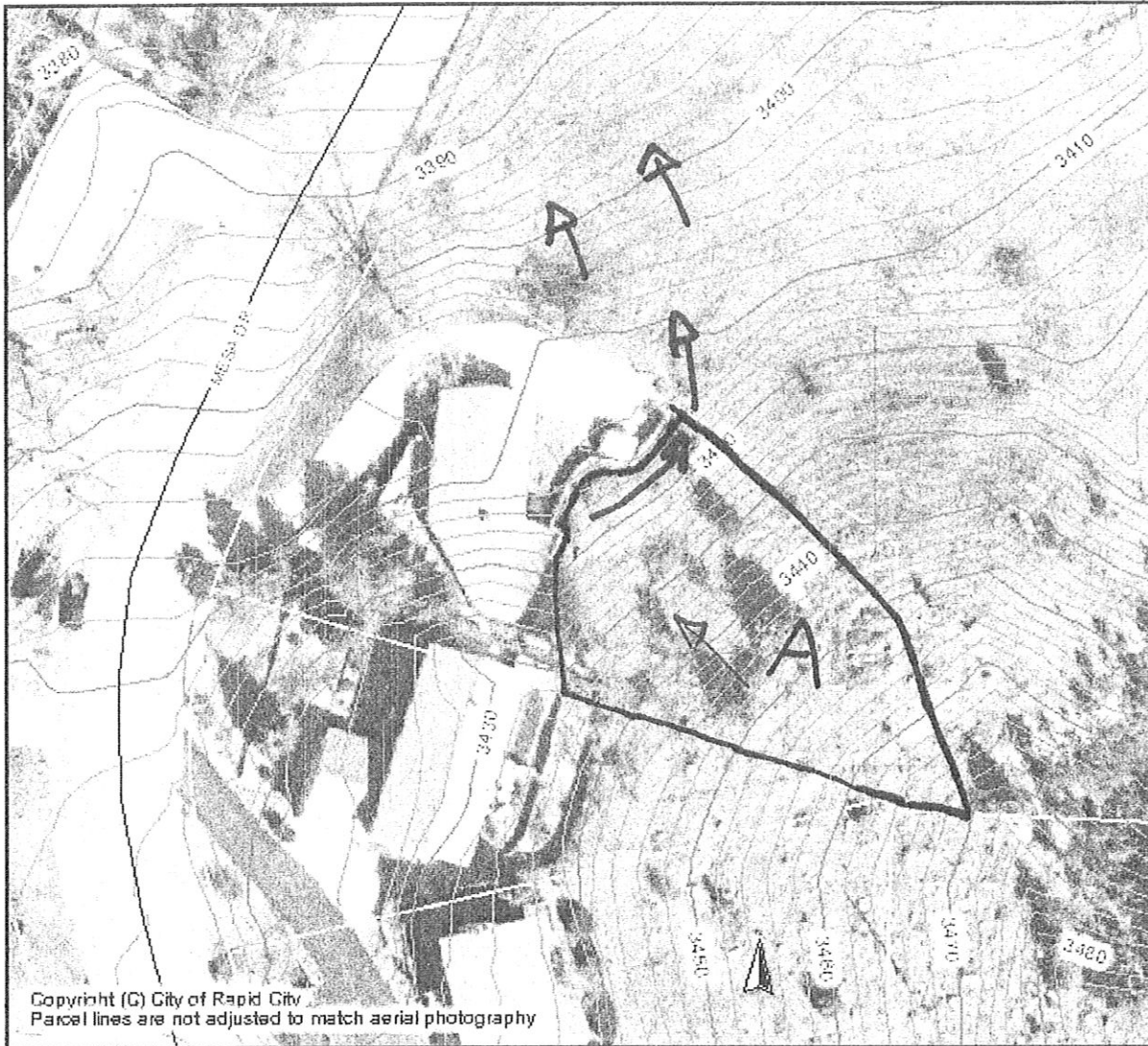
Rapid City Growth
Management Department

Dioten Engineering, Inc. † 7245 Tanager Drive † RCSD 57702

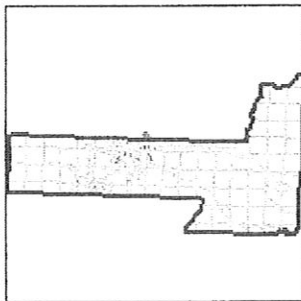
www.dioten.com † Diotenengineering@yahoo.com

605.430.7213

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Parcel lines are not adjusted to match aerial photography



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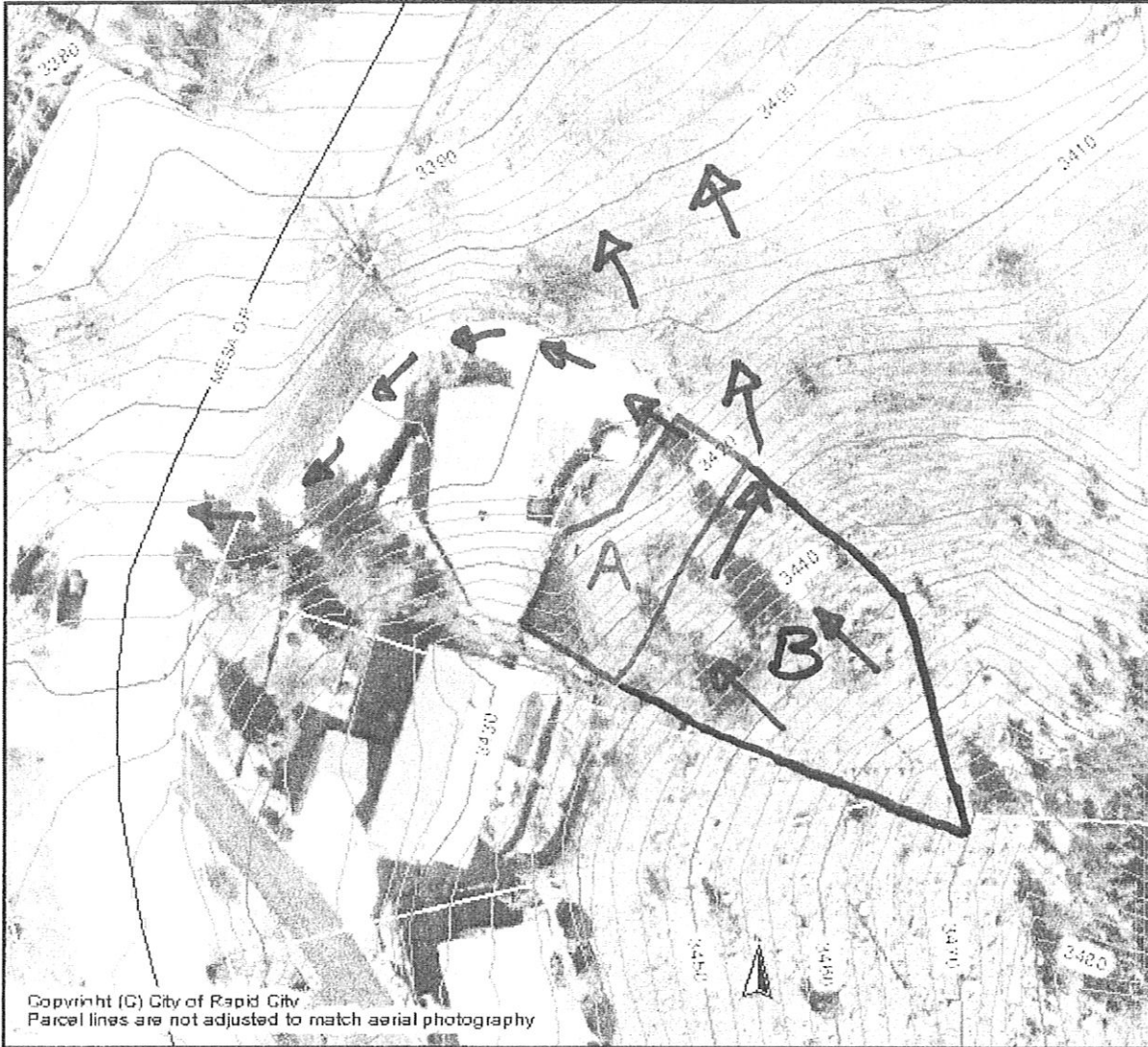
AR 8300 SF (.19 ac)

$$Q = C i A = (.65)(9.48)(.19)$$

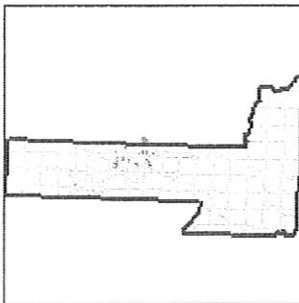
~~0.23~~ = 1.17

C taken from Table 2-1
i taken from Fig. 2-2
Drainage Criteria

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A = Addition \approx 2700 SF (.062 ac)
 B = 7600 SF (.13 ac)

$$Q_A = C \cdot A = (.9)(9.48)(.062) = 0.53$$

$$Q_B = C \cdot A = (.65)(9.48)(.13) = 0.80$$