

Bosworth Mary

From: Fisher Vicki
Sent: Thursday, March 26, 2009 9:49 AM
To: Tech Dale; Ellis Robert
Cc: Elkins Marcia; Dominicak Bob; Campbell Carol; Bosworth Mary
Subject: FW:

Dale/Robert,

Attached is the appeal of the Exception request to allow a service line to cross another lot for Lot 4R, Block 15, Canyon Lake Heights, located in the SE1/4SE1/4 of Section 8 and the SW1/4SW1/4, Section 9, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota.

Please let me know if there is an issue with placing it on the 3-31-09 Public Works Committee Agenda.

Thanks,
Vicki

-----Original Message-----

From: Matt Benne [mailto:mattbenne@hotmail.com]
Sent: Thursday, March 26, 2009 9:44 AM
To: Fisher Vicki
Subject:

Vicki,

I am appealing the exception request to allow a service line to cross another lot.

Thanks,

Matt Benne
BEK, LLC
DBA: Buffalo Wild Wings
Cell: 605-484-2257
Fax: 605-341-6880

Hotmail® is up to 70% faster. Now good news travels really fast. [Find out more.](#)

**REQUEST FOR EXCEPTION TO
RAPID CITY DESIGN STANDARD / CRITERIA / REGULATIONS**

PROJECT Charlson Subdivision of Lot 4R into 4 total lots

DATE: 2-23-09 SUBMITTED BY: Matt Benne

PIN #: 37 09 351 008

LEGAL DESCRIPTION: Lot 4R in Block 15 of Canyon Lake Heights Subdivision, as shown on the plat filed in Plat Book 28, Page 87 and as corrected by Affidavit recorded December 17, 1997 in Book 69, Page 9640, located in the SE1/4 SE1/4 Section 8 and the SW1/4 SW1/4, section 9, all in T1N, R7E, BHM, Rapid City, Pennington County, South Dakota

EXCEPTION REQUESTED: SECTION _____ STD / CRITERIA / REG Select One

DESCRIPTION OF REQUEST: To allow water and sewer lines to cross another lot.

JUSTIFICATION: The existing sewer line from the existing residence will cross a new lot. Water lines from existing well will cross proposed lot A to proposed lots B C and D.

SUPPORTING DOCUMENTATION: Yes No

PROPERTY OWNER'S SIGNATURE**: Matt Benne DATE: 2-23-09

**Or Agent, if previously designated by the Owner in writing.

FOR STAFF ONLY

STAFF COMMENTS: _____

STAFF RECOMMENDATION: _____

REVIEWED BY: _____

DATE: _____

AUTHORIZATION:

APPROVED

DENIED

GROWTH MANAGEMENT DIRECTOR

APPROVED

DATE

DENIED

PUBLIC WORKS DIRECTOR*

DATE

3-23-09

FILE #: 09EX040

ASSOCIATED FILE#: 09PL008

Revised 11/06/07

*Public Works Director's signature is not required for Lot Length to Width Exceptions, Ordinance No. 5232.



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

Engineering Services

300 Sixth Street

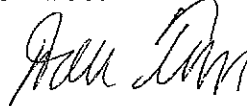
Telephone: (605) 394-4154

FAX: (605) 355-3083

Web: www.rcgov.org

MEMORANDUM

TO: Robert Ellis PE/PTOE, Public Works Director

FROM: Dale Tech PE/LS, City Engineer 

SUBJECT: Exception request Matt Benne, Lot 4R Canyon Lake Heights Sub.

DATE: March 19, 2009

I have reviewed the exception request to allow for the sanitary sewer service line to be located on a proposed newly created lot.

It is my opinion that extraordinary circumstances do not exist that would make compliance with City standards impractical.

The proposed platting (development) of the property is creating a non conforming service line and I believe options such as revising the proposed lot layout or installation of a service line along the south boundary of the existing lot can be accomplished to gain compliance with City standards.

I recommend denial of the requested exception.





SCALE: 1" = 50'
 OCTOBER 2, 2008
 REVISED FEBRUARY 25, 2009
 5' CONTOUR INTERVAL

TOPOGRAPHIC MAP OF
 PROPOSED LOTS A THRU D OF LOT 4R
 OF BLOCK 15 OF
 CANYON LAKE HEIGHTS SUBDIVISION
 LOCATED IN SE 1/4 OF SE 1/4
 OF SECTION 8 AND IN
 THE SW 1/4 OF SW 1/4
 OF SECTION 9, T1N, R7E, B.H.M.
 RAPID CITY, SOUTH DAKOTA

LEGEND

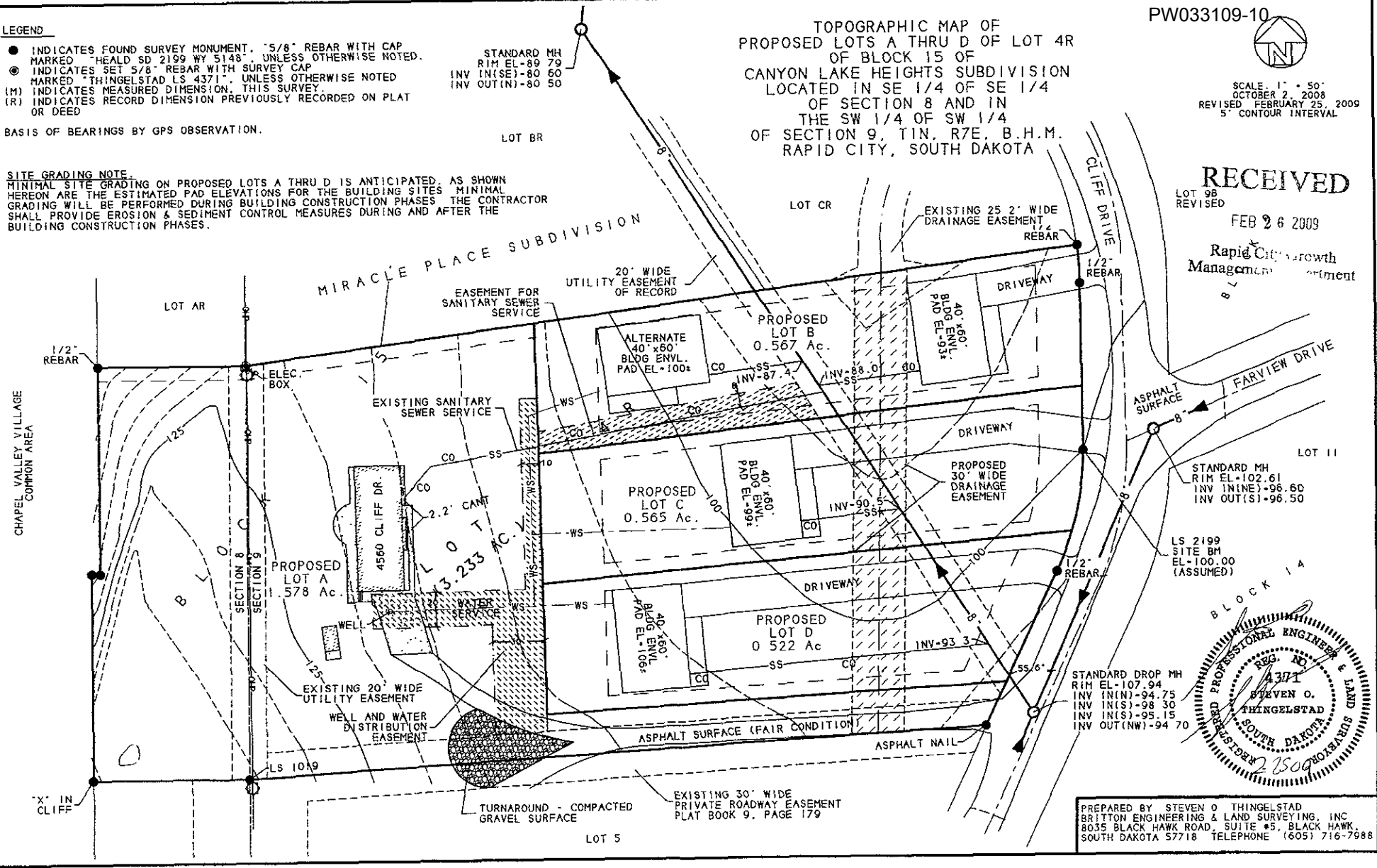
- INDICATES FOUND SURVEY MONUMENT. 5/8" REBAR WITH CAP MARKED "HEALD SD 2199 WY 5148" UNLESS OTHERWISE NOTED.
- ⊙ INDICATES SET 5/8" REBAR WITH SURVEY CAP MARKED "THINGELSTAD LS 4371" UNLESS OTHERWISE NOTED
- (M) INDICATES MEASURED DIMENSION. THIS SURVEY.
- (R) INDICATES RECORD DIMENSION PREVIOUSLY RECORDED ON PLAT OR DEED

BASIS OF BEARINGS BY GPS OBSERVATION.

SITE GRADING NOTE

MINIMAL SITE GRADING ON PROPOSED LOTS A THRU D IS ANTICIPATED. AS SHOWN HEREON ARE THE ESTIMATED PAD ELEVATIONS FOR THE BUILDING SITES. MINIMAL GRADING WILL BE PERFORMED DURING BUILDING CONSTRUCTION PHASES. THE CONTRACTOR SHALL PROVIDE EROSION & SEDIMENT CONTROL MEASURES DURING AND AFTER THE BUILDING CONSTRUCTION PHASES.

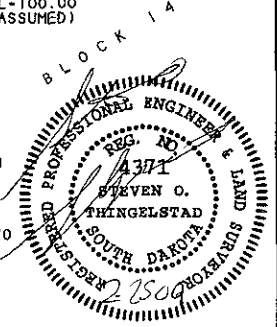
RECEIVED
 LOT 9B
 REVISED
 FEB 26 2009
 Rapid City Growth
 Management Department



LOT 11
 STANDARD MH
 RIM EL-102.61
 INV 1(NE)-96.60
 INV OUT(S)-96.50

LS 2199
 SITE BM
 EL-100.00
 (ASSUMED)

STANDARD DROP MH
 RIM EL-107.94
 INV 1(N)-94.75
 INV 1(S)-98.30
 INV 1(S)-95.15
 INV OUT(NW)-94.70



PREPARED BY STEVEN O THINGELSTAD
 BRITTON ENGINEERING & LAND SURVEYING, INC.
 8035 BLACK HAWK ROAD, SUITE #5, BLACK HAWK,
 SOUTH DAKOTA 57718 TELEPHONE (605) 716-7988

LOT 5