



CENTERLINE

MEMORANDUM

2040 West Main Street ♦ Suite 211 Rapid City, South Dakota 57702
 PH: 605-341-3193 FX: 605-341-3358 centrline@aol.com

TO: Dale Tech, PE, City Engineer
FROM: Lawrence M Kostaneski, PE
DATE: November 19, 2012

RE: REQUEST to add an item to the Nov. 27, 2012 Public Works Committee Meeting

Request city participation in the survey, geo-tech, preliminary design and construction of a water main in Golden Eagle Dr.

CC: Copper Ridge, LLC, file

Message:

The attached graphic shows the lots platted by the city several years ago, bounded by Promise Rd., Golden Eagle Dr., and the SD Hwy 16 frontage road. At the time the city chose not to complete the required improvements, nor did they grant themselves formal variances. Instead, they pledged the “good faith” of the city as collateral.

The city lived up to that pledge when the Copper Ridge, LLC project appeared, by entering into a shared cost agreement for the extension of Promise Road to Golden Eagle that was needed to meet the Copper Ridge platting requirements. This extension is nearly complete.

The Copper Ridge project also included the extension of Vineyard Lane to the west; a difficult and extraordinarily expensive road extension that was part of a much grander development vision that has been mostly abandoned.

The city built an 8” water main along Promise Rd., as part of the Fire Station 6 project, which ended 600 ft +/- short of the natural terminus of Promise Rd at Golden Eagle Dr. This 8” dead end water main, however, is quite inadequate for the very large apartment complex currently approved and in design.

After lengthy evaluation it was determined the Copper Ridge project could proceed without incurring the crippling costs of Vineyard Lane, except there is not adequate fire flow from the existing 8” dead end main without a loop connection.

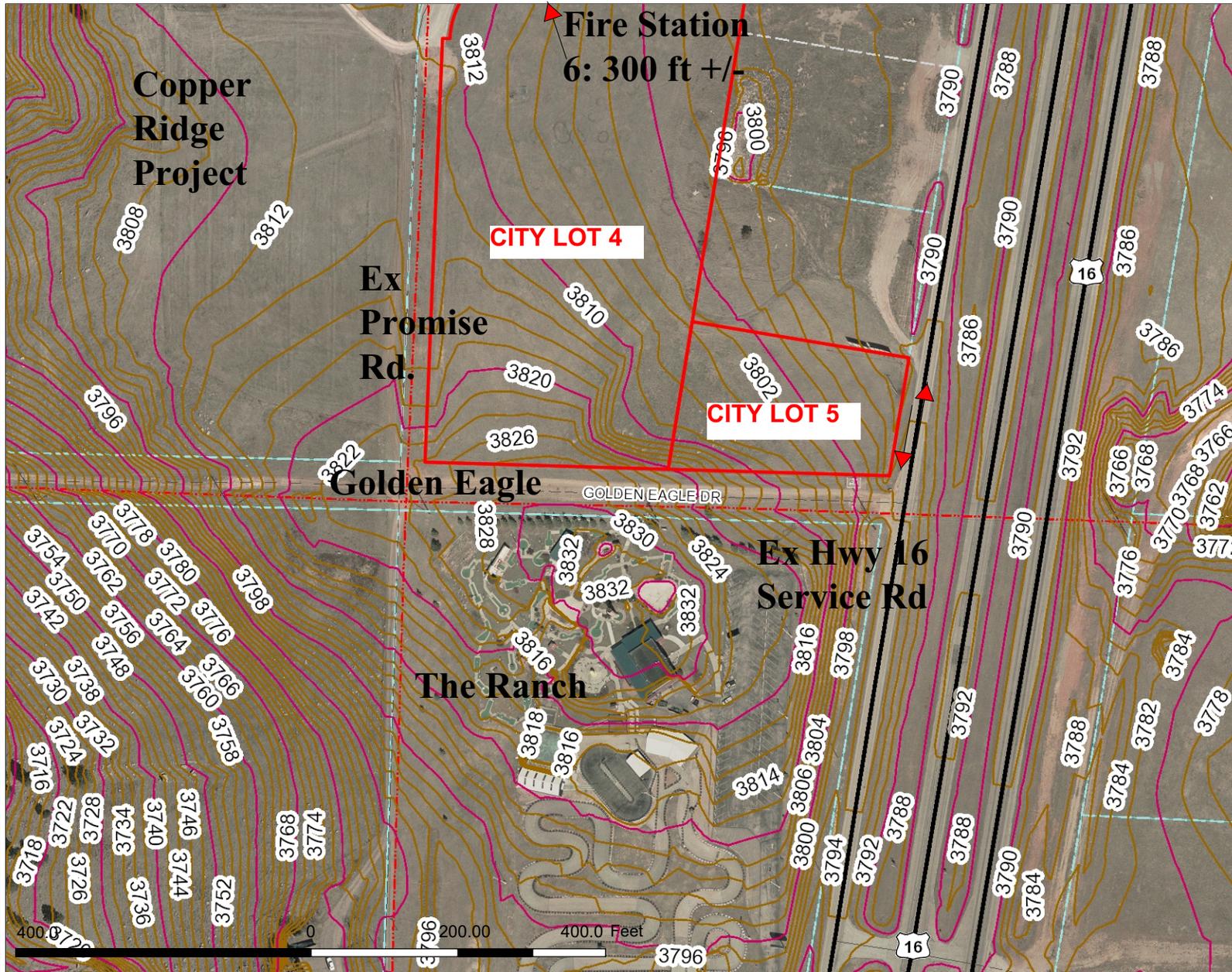
One could argue the fire demand would be met had the city completed the plat required improvements to Golden Eagle. Copper Ridge would, however, prefer the city participate in a cost share, similar to Promise Rd., to extend a proposed 10” water main in Golden Eagle to an existing 14” main in the frontage road, thus creating the water system loop.

In this case costs would be confined to just enough design work to identify an alignment for the water main extension in Golden Eagle, and the construction of same. This solves the Copper Ridge fire flow problem, provides the city with a loop leg that would be constructed eventually anyway, and allows this very large sales and property tax generator to move forward. Scope estimate is \$75,000 inclusive.

END

Legend

- Roads
 - Interstate
 - US highway
 - SD highway
 - County highway
 - Main road
 - Minor arterial
 - Collector
 - Ramp
 - Paved road
 - Unpaved road
 - Unimproved road
 - Trail
 - FS Highway
 - Airport Runway
 - Not yet coded
- City Contour Lines
 - Index
 - Intermediate
- Lot Lines
 - <all other values>
 - Lot Line
 - Parcel Line
- Township/Section Lines
 - 0
 - 7
- County Line



Request city participation in the survey, geo-tech, preliminary design and construction of 700' +/- of 10" water main in Golden Eagle Dr.



Map Notes:

DISCLAIMER: This map is provided 'as is' without warranty of any representation to accuracy, timeliness, or completeness. The burden for determining accuracy, completeness, timeliness, merchantability, and fitness for or the appropriateness for use rests solely on the user. Rapid City and Pennington County make no warranties, express or implied, as to the use of the map. There are no implied warranties of merchantability or fitness for a particular purpose. The user acknowledges and accepts the limitations of the map, including the fact that the data used to create the map is dynamic and is in the constant state of maintenance, correction, and update. This documents does not represent a legal survey of the land. There are no restrictions on the distribution of printed Rapid City/Pennington County maps, other than the City of Rapid City copyright/credit notice must be legible on the print. The user agrees to recognize and honor in perpetuity the copyrights and other proprietary claims for the map(s) established or produced by the City of Rapid City or the vendors furnishing said items to the City of Rapid City.