

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

PROJECT Steele - Proposed Lot 3 of S & S Subdivision

DATE: 7-10-14

SUBMITTED BY:
(Include Name, Company Name,
Email Address & Phone Number)

janelle@fisklandsurveying.com 348-1538
Fisk Land Surveying & Consulting Engineers, Inc.

PIN #: 1925400014

PO Box 8154, Rapid City, SD 57709

LEGAL DESCRIPTION: NW 1/4 SE 1/4 SE 1/4 of Section 25, T2N, R6E, BHM, Pennington County, SD

EXCEPTION REQUESTED: SECTION 2.14 STD / CRITERIA / REG

DESCRIPTION OF REQUEST: To allow an additional chip seal application in lieu of standard pavement.

JUSTIFICATION:

(Please use back of sheet if additional room is needed) see attached

SUPPORTING DOCUMENTATION: Yes No

PROPERTY OWNER'S SIGNATURE**: Jim Steele DATE: 7-15-14

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

-----FOR STAFF ONLY-----

STAFF COMMENTS: City has received numerous complaints from property owner regarding condition of street surfacing and unsuitability of chip seal surfacing. Existing surfacing is substantially degraded, w/ patches & large areas of spalling. Photos attached.

STAFF RECOMMENDATION: Deny City will allow maintaining streets as rural section and will accept patching and an overlay to improve street to design standard.

REVIEWED BY: Stacy Johnson DATE: 7-24-14

AUTHORIZATION:

Brett C. Jimenez APPROVED DENIED
COMMUNITY PLANNING DIRECTOR DATE 7/24/2014

Steve J. Totu APPROVED DENIED
PUBLIC WORKS DIRECTOR DATE 7/24/14

FOR

FILE #: 14EX148

ASSOCIATED FILE#: 13 PLO 77

Revised 07/1/14

RECEIVED

JUL 18 2014

Copy to Utility Maintenance: _____ Copy to Water: _____ Copy to Waste Water: _____ Copy to Streets: Copy to Traffic: _____ Copy to Construction: _____

**ENGINEERING
SERVICES**



FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.
1022 Main Street • P.O. Box 8154 • Rapid City, SD 57709
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www.fisklandsurveying.com

July 10, 2014

Dale Tech, PE, LS
City Engineer
Public Works Department
City of Rapid City
300 Sixth Street
Rapid City, SD 57701

RE: Request for Exception – Sun Ridge Road & Pushing Place
Jim Steele – Proposed Lot 3 of S & S Subdivision, Pennington County, SD

Dale:

Mr. Steele has completed his rezoning and forest management of the property on Sun Ridge Road and received approvals of exceptions for portions of the road and utility improvements on Sun Ridge Road and Pushing Place.

His previous request to allow the existing chip seal surface in lieu of asphalt pavement was denied. In reviewing his proposed plans, he had determined that he would be willing to provide an additional chip seal coat on the adjoining right-of-way. The existing surfacing of the primary portion of Sun Ridge Road is a composite of multiple applications of chip seal coating. Over time and applications, the road surface has come to resemble asphalt surfacing and by appearances has performed well for the existing users.

The cost of full asphalt paving for this rural section of road is cost prohibitive for the size and limited number of lots to be served and paving of this section of the road would create a discontinuous road segment. We believe that the additional surfacing application will be an improvement over the existing condition and it will be more harmonious with the rural character of the development and the limited use of the westerly portion of the roadway.

On behalf of Mr. Steele, we respectfully request your approval of the additional chip seal surfacing application on the adjoining right-of-way for Sun Ridge Road and Pushing Place, in lieu of asphalt paving.

Sincerely,
FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.

Janelle L. Finck
President

jlf



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701

Public Works Department Engineering Services Division

300 Sixth Street

Telephone: (605) 394-4154 FAX: (605) 355-3083

Web: www.rcgov.org

July 24, 2014

James Steele
2927 Evergreen Drive
Rapid City, SD 57702

Re: Request for Exception to allow Chip Seal Surfacing to serve as Pavement
Proposed Lot 3 of S and S Subdivision
NW ¼ SE ¼ SE ¼ S25, T2N, R6E, B.H.M., Rapid City, Pennington County, SD

Dear Mr. Steele,

The Request for Exception to the City of Rapid City Infrastructure Design Criteria Manual to allow a chip seal application in lieu of standard pavement on Sun Ridge Road for the referenced project is denied.

As you will recall, on July 19, 2013, Fisk Land Surveying submitted a similar Request for Exception, on your behalf, to allow a chip seal surface in lieu of asphalt pavement. At that time the City had received numerous complaints regarding the poor condition of the existing chip sealed surfacing on Sun Ridge Road. The chip seal surfacing in this area was and is in poor condition; is nearly impossible to repair and maintain and is not of adequate strength or durability to withstand constant traffic and heavy vehicle loads. Based on this information and the condition of the chip seal surfacing, the City denied the 2013 exception request.

The chip seal surfacing continues to degrade, with potholes and significant areas of spalling or loss of surfacing integrity. The City concurs that this portion of Sun Ridge does not necessarily warrant full street design standards at this time but the surfacing of the street needs to be improved to a structurally sound and sustainable level. The City is agreeable to maintaining this street as a rural section and will accept patching and an asphalt overlay to improve the street to an acceptable standard.

The denial of this exception request may be appealed to the City Council by requesting it be placed on the next Public Works Committee agenda. Please contact the Public Works Engineering Department if you desire to appeal. The City Council has final approval of exception requests.

Sincerely,

City of Rapid City

Ted Johnson, P.E.
Project Manager

cc: Fisk Land Surveying, Files



EQUAL HOUSING
OPPORTUNITY

EQUAL OPPORTUNITY EMPLOYER