

**DREAM DESIGN INTERNATIONAL, INC.**

343 Quincy Street Suite #104

Rapid City, SD 57701

Voice: (605) 348-0538

Fax: (605) 348-0545

Email: [engineers@dreamdesigninc.com](mailto:engineers@dreamdesigninc.com)

August 3, 2000

Mr. Dan Bjerke  
Public Works Director  
City of Rapid City  
300 6<sup>th</sup> Street  
Rapid City, SD 57701

**RE: Autumn Hills Plaza Phase 1**

Dear Mr. Bjerke:

This letter is in reference to some of the issues related to the above referenced project. These issues include:

The proposed widening of Catron Blvd.  
The regional drainage metering facility  
Proposed well lot size

The proposed widening of Catron Blvd will include adding additional lane(s). The cost of adding such lanes will be finalized as soon as the number and width of lanes is determined by City Staff. The property owner will pay the cost of adding the curb and gutter and sidewalk along the sides of the street as he develops his property.

The regional drainage metering facility near the south end of the property is estimated to cost \$350,000.00 and this cost includes approximately \$125,000.00 for inlet and outlet structures. The balance of the cost will be grading, embankment construction and other incidental work. The property owner is proposing to contribute all construction costs other than outlet and inlet structures. Drainage basin fees that have been collected can pay for the City's share of the improvements. The property owner has other drainage containment options that will comply with the City's drainage criteria manual. Such options include on site detention to maintain the storm water flows at the pre-developed flows. This option may cost the property owner less money but will result in smaller detention dams with more maintenance costs to the city. Such small on-site facilities will not solve city drainage problems downstream.

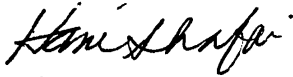
This joint effort between the city and the property owner will eliminate the city's drainage problems downstream. It is my opinion that this solution will be the best option available to the taxpayers of Rapid City.

The property owner has agreed to work with City staff to grant the City a lot for a well and a booster station near the intersection of Catron Blvd. and Sheridan Lake Road.

The property owner and myself would like to finalize this agreement with the city as soon as possible. A plat of portion of this property is being reviewed and these issues may have to be finalized prior to final plat approval. Please bring this issue to the City council or let me know how you would like us to handle it.

Thank you for your help and please contact us if you need any additional information.

Sincerely,  
DREAM DESIGN INTERNATIONAL, INC.



Hani F. Shafai, PE  
President

Enclosures,

CC: Dr. Bendt, Owner  
Marcia Elkins, Planning Director  
Coldwell Bankers, Owner's Agent

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August 7, 2000

Ms. Marcia Elkins  
Planning Department Director  
City of Rapid City  
300 6<sup>th</sup> Street  
Rapid City, SD 57701

**RE: Autumn Hills Plaza Phase I**

Dear Ms Elkins:

We have received the staff report for the above referenced subdivision and noticed few stipulations. We believe that these stipulations are consistent with our meeting on August 1, 2000 with City staff.

We have submitted several proposals to the City Engineering Division to discuss the widening of Catron Blvd. And to handle the drainage regional metering dam. Our latest proposals were dated July 21, 2000 and August 3, 2000. However, we have not received any response to our proposals yet. I hope to meet with Dan Bjerke and get a commitment from him on these issues.

We hope this information will clearly respond to some of the stipulations in the staff report. Thank you for your help. Please contact us if you have any questions.

Sincerely,  
DREAM DESIGN INTERNATIONAL, INC.

Hani F. Shafai, PE  
President

CC: Dr. Bendt, Developer  
Dan Bjerke, Public Works Director  
Coldwell Bankers, Owner's Agent

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**RECEIVED**

AUG 07 2000

Rapid City  
Planning Department