

FAX

Selador Ranches, Inc.  
8734 Sheridan Lake Road  
Rapid City, SD 57702  
(605) 394-8062; (520) 529-7441

January 5, 2000

To: Trish Anderson, Planner -Urban Division-Penn/RC Planning Department

Phone: 605 394-4120; Fax: 605 394-6636

Re: Falcon Ridge Development ("the development")

Pages: One(1) including cover

As you know, our family has owned the cattle ranch west and north of the development for almost fifty years. Thank you for the opportunity to make the following comments:

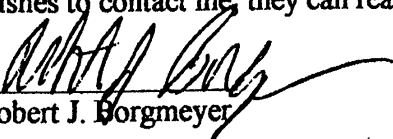
1) our well is located north/northwest of the development and our only spring is immediately north of the development. We would be quite vulnerable to a large private central water and sewer services approach which would impact our existing water rights and usage.

2) our property has been damaged by significant dirt flows from recent developments to the east and south of our property and therefore support the need for a detailed major drainage plan.

3) the development maps show a road exiting the northwest corner of the development into our property; we are not aware of any legitimate need for any road into or through our ranch.

4) we are very concerned about the fire danger generally, including a recent fire there. A cattle ranch is not much of a fire danger to its neighbors. We hope that appropriate steps are taken to minimize any fire danger presented by this large development contiguous to existing houses to the south as well as to our ranch.

Thank you again for this initial opportunity to make the above comments. If anyone wishes to contact me, they can reach me at either of the phone numbers above.

  
Robert J. Borgmeyer

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Rapid City  
Planning Department

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Robert Borgmeyer  
Administrative Office of Selador Ranches, Inc.  
6770 North Longfellow Drive  
Tucson, AZ 85718-2420  
Phone: (520) 529-7441 Fax: same #, please call before faxing  
South Dakota phone: (605) 394-8062  
email: borgsinaz@aol.com

Mr. Dan Bjerke, Rapid City Public Works  
300 Sixth Street  
Rapid City, SD 57701

May 26, 2000

Dear Dan:

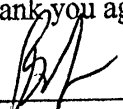
Thank you for your time earlier today. After our conversation, I read again my enclosed January 5, 2000 letter to the Planning Department. To confirm our conversation, we encourage and support your efforts, together with those of the Falcon Ridge owners, to use the new fund for the sewer and water interceptors.

We view ourselves as stewards of this ranch. We have never sold any of our land and have absolutely no intention of doing so. We have done everything we can do to maintain the pristine nature of this land. From a business perspective, we are totally dependent on our cattle operation there and therefore are very vulnerable with our only spring, which is located due north of Falcon Ridge, being contaminated from hundreds of septic systems.

It seems to me that this is the type of development for which the fund was envisioned, notwithstanding the subtleties of annexation. In parallel with that effort, there should be a complete Master Plan for this entire development, including Phase 1, with particular emphasis on the drainage issue.

I will be in Rapid City in ten days and look forward to meeting with you and others on this matter.

Thank you again for your time.

  
\_\_\_\_\_  
Robert J. Borgmeyer

Copy mailed to Marcia Elkins

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**JUN 01 2000**

**Rapid City  
Planning Department**

**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: Red Rock Lift Station & Metering Dam**

Dear Mr. Bjerke:

This letter is in response to questions your staff has raised about the location of the proposed lift station at Red Rock Estates Subdivision.

The proposed lift station is at an elevation of 3788 with a wet well floor elevation of 3766. We have evaluated the drainage study prepared by Ferber Engineering and listed below is a summary of the data related to the proposed drainage detention dam near the lift station:

Storage volume capacity = 40 acre.foot  
Invert elevation = 3768  
Top of dam = 3780  
Maximum water surface elevation = 3776

Our proposed site for the dam allows for:  
Top of dam 3885  
Minimum storage volume 59 acre.foot

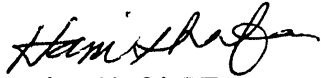
It is evident from this information that the lift station location is outside any impoundment area. It is also clear that the area we allocated for the drainage detention dam is larger than that listed in the drainage study performed by Ferber Engineering. Please note that the maximum storage allowed for small dams is 50-acre foot and the maximum height for this class of dams is 25 feet.

I hope this information may help you and your staff finalizes the decision on the lift station issue. We attached a copy of the drainage study information related to this issue. I would like to finalize the lift station design but unfortunately, we have not received any

comments on our preliminary utility report submitted on July 12, 2000. Comments on that report are essential to finalizing the design of the lift station.

Thank you for your help and please contact us if you have any questions.

Sincerely,  
DREAM DESIGN INTERNATIONAL, INC.



Hani F. Shafai, PE  
President

Enclosures,

CC: BGW Development Group, Owner  
Marcia Elkins, Planning Director

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**DREAM DESIGN INTERNATIONAL, INC.**

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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: Red Rock Estates Subdivision**

Dear Ms Elkins:

We have received the staff report for the first phase of the above referenced subdivision and noticed few stipulations that are not consistent with our meeting on August 1, 2000.

**Stipulation number 1:**

We will address all comments on the plans in a timely manner as soon as we receive the comments from City Engineering. I would like to document that we have not received comments or redlined drawings from City Engineering office yet. The stipulation lists August 11, 2000 as the date for returning the revised plans. It has been the City's policy that corrections to the plans shall be returned to the City on the Wednesday prior to the City Council meeting. This will make the corrections due on August 16, 2000. I hope that we receive City Engineering comments soon so we can address them prior to the August 16, 2000 deadline.

**Stipulation 2:**

Our revised master plan submitted August 2, 2000 shows the proposed connection

**Stipulation 3:**

Our design team is working with a geotechnical engineer and the developer to develop a section for access road to manholes.

**Stipulation 4:**

Our construction plans show the temporary turnaround, signage, and barricades on sheet (12 of 29) and (16 of 29).

**Stipulation 5:**

We will meet this stipulation.

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**Stipulation 6:**

Final plat reflects this stipulation

**Stipulation 7:**

We are working with the developer on the available options to handle this stipulation.

**Stipulation 8:**

As per our discussion on August 1, 2000, it was our understanding that the issue is not adding a road connection but the number of residential units utilizing one access. We ask that this stipulation be changed to reflect that the road alignments shall be modified to allow no more than 40 lots utilizing one access point. Such a change shall be reflected in the master plan prior to phase 2. The developer has other options that may be more feasible than a road that conflicts with the golf course or a road that cannot be constructed without large amounts of cuts in to the hillside.

**Stipulation 9:**

We agree with this stipulation.

**Stipulation 10:**

We agree with this stipulation.

**Stipulation 11:**

It was agreed in our August 1, 2000 that the developer will construct the detention at the southeast corner of the property and that the City will pay the cost of installing and designing the outlet structure to this detention facility. It was agreed that we submit a proposal to the city to correct and amend the existing City Drainage master plan. The city Red Rock drainage basin plans may have some discrepancies and we were asked to revise and analyze for any corrections and amendments needed. The developer will meet all drainage requirements as per State and City standards. It is our opinion that the developer has done more than his fair share by contributing to the construction and donation the drainage easements needed for the detention facility at the southeast corner of his property.

**Stipulation 12:**

The developer is working with Emergency Dispatch and other City staff to revise the street names.

**Stipulation 13:**

Both annexation and rezoning have been filed for.

**Stipulation 14:**

Easement for the utilities within the developer's property will be filed prior to final plat approval. Easement for the water main from Wildwood will be filed after the design for the water main is finalized. This water main is being designed and portions of it exist outside the developer's property.

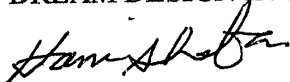
**Stipulation 15 through 18:**

We agree with these stipulations.

During numerous meetings with city staff, the developer and our staff, these issues were resolved, however the staff reports indicates that the engineering division have reversed their decisions.

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: BGW Investment Group  
Dan Bjerke, Public Works Director

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