



Advanced Engineering & Surveying, LLC

8 West Mt. Rushmore Road • Custer, SD 57730
1030 West Main Street • P.O. Box 9743 • Rapid City, SD 57709

August 11, 2006

City of Rapid City
Growth Management
300 6th Street
Rapid City, SD 57701

Attn: Travis

Re: Derby Lane Layout Plat

Dear Travis:

I would like to provide some additional information regarding the Derby Lane Layout Plat. We have met with you on two occasions and I believe we have found a solution that is acceptable to everyone.

My client wishes to locate 2-4 plexes on the site. He prefers not to go to a more dense development. The property zoning will currently allow for a much more dense development but that is not what my client wants to develop.

My client has discussed purchasing additional property for proposed Tract 2 as well as securing the drainage easement from the adjacent property. This is the only feasible option for drainage, due to topography, the current site runoff flows across the adjacent lot and the adjacent site (west) is not feasible for development. A drainage easement probably should have been required when Lot B3 was platted, however, my client is willing to acquire the necessary easement.

The shared access was approved when Lot B3 was platted. My client will secure additional easement on that access to bring it into compliance with today's criteria for a lane/place without on-street parking. We have provided for additional off-street parking on Tract 2.

By acquiring additional property for Tract 2, the proposed layout eliminates any setback variance. The only variances we are asking for is for sewer, water, street light conduit and sidewalks (on the north side only) for the shared access. The shared access will only serve as access for 2 parcels. Water and sewer are available from Derby Lane. Any

water and sewer improvements on the access would only serve 1 parcel (proposed Tract 2) with no possibility of being extended therefore it seems unnecessary and a large expense to require these improvements on the shared access.

Derby Lane has street lighting, Somerset Court has lighting and my client is planning for interior site lighting. My client is planning to install sidewalks along the south side of the shared access and along Derby Lane. He is requesting a variance only for sidewalk on the north side of the shared access (adjacent property).

We believe that the proposed layout provides a reasonable solution to developing the site in a manner that is consistent with surrounding uses and we would ask you to support the requested variance.

If I can provide any additional information, please contact my office at 605-718-8825.

Sincerely,

Advanced Engineering & Surveying, LLC

A handwritten signature in black ink that reads "Ronald A. Bengs". The signature is written in a cursive style with a large, stylized "B" at the end.

Ronald A. Bengs, PE
Owner/Manager