



CENTERLINE

520 Kansas City Street ♦ Suite 307
 Rapid City, South Dakota 57701
 PH: 605-341-3193 FX: 605-341-3358
 centrline@aol.com

DESIGN MEMORANDUM

TO: Growth Management
FROM: Lawrence M. Kostaneski, PE
DATE: October 12, 2007

RE: 07-0393 Phase 1 Anamosa Crossing: Preliminary Plat Lots 1 & 8

CC: Action Development

Message: Please reference Anamosa Extension Plans and data submitted with 07PL081.

Anamosa Crossing (formerly East Rapid Plaza) is a 67 +/- acre undeveloped parcel bounded by Century Rd. and E. North St. (Tract 1 Century 21 Subdivision 32 T2N R8E) It's currently zoned General Commercial. The site is bisected ~ east to west by future E. Anamosa St. There are 3 development areas: a 34 acre +/- parcel north of Anamosa; a 17 acre +/- area north of the 34 acre area; and a 17 acre +/- parcel south of Anamosa. The latter includes a previously constructed detention pond.

Action Development proposes to bond for the design and construction of A/R Boulevard and A/R Lane to expedite a final plat. Plans will be submitted for review and approval as quickly as possible. The buyer naturally wants construction to be completed as soon as practicable.

- ◆ Lots 1 & 8 are in the 34 acre parcel. Access is from E. North and future Anamosa St via 59 ft public rights of way. See attached site plan.

E. North was recently rebuilt by the SDDOT as a multi-lane, signalized concrete street with curb & gutter. One access was provided to the 34 acres from E. North St as shown. A field visit will reveal terrain and accessibility constraints that support a variance to the sidewalk requirement. Anamosa is designed as a multi-lane, concrete street as part of the city's subdivision process.

- ◆ The water system is an extension in future Anamosa St of existing mains on the east side of E. North St. The city requested two pressure zones in Anamosa as part of a future connection to LaCrosse Street. The development footprint will take its supply from the 20" (3406 zone) main via 10" PVC mains. The demand model assumes a connection to the LaCrosse system in the near future. Sizes and demand modeling were submitted with 07PL081.
- ◆ Sanitary sewer is an extension in future Anamosa St of existing mains in the east leg of Anamosa St. Sizes and demand modeling were submitted with 07PL081. Anamosa is the high point for gravity sewer service. Land between Anamosa and I90 is served by the existing lift station at Elk Vale Rd. All development in the 34 ac parcel will be served by the existing gravity system in Anamosa St. This observation will support a variance to the sewer construction requirement in E. North St.
- ◆ Drainage and storm water routing data was submitted with 07PL087. That report identified a certain percentage of the 34 acre parcel would be overland flow, captured by the Anamosa St inlet system. The balance would be captured in storm sewer extensions from Anamosa St. Inlets and storm sewer will be included in the plans for the internal roadways, but the strategy will follow that identified in the 07PL081 drainage data.

Please call with questions.

END