

RENNER & ASSOCIATES, LLC.

616 Sixth Street, Rapid City, South Dakota 57701 - 605-721-7310
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Mitch@RennerAssoc.com ext-17, cell 605-209-5992
Spearfish Office 605-717-0016

May 7, 2008

City of Rapid City
Development Services Division
Travis Tegethoff, Planner III
300 Sixth Street
Rapid City, SD

Re: Stipulations for approval of the Plat for Lots 8 and 7R of Strato Rim Estates.

Dear Travis,

Follows is a narrative outlining the stipulation heading and the action taken to address each stipulation:

1. Grading Plan, Erosion and Sediment Control Plan (ESCP)
 - a. The **Site Layout, Gravel Surfacing, and Drainage Improvement Plan** is included in this submittal.
 - b. The **ESCP** Permit and Plan are not required due to the size of the work.
Ref: Ordinance #5355, 8.46.020.D.1. Excavation quantity is 0 yards.

2. Drainage Plan
 - a. The drainage scheme and existing slopes are unchanged with the proposed work. A new culvert is installed to restore the function of the culvert.
 - b. Stormwater management:
 - i. The existing 12" CMP is virtually closed with sediment. When it was working, the runoff was routed to a location where the proposed 18" CMP discharges. The contributing area for the CMP is a portion of the asphalt surfacing and the north shoulder, for a distance of approximately 400 feet. The proposed CMP is greater in diameter than is necessary to carry the expected flow, however to provide adequate diameter for de-clogging and cleaning, an 18" diameter is called out.
 - ii. Riprap is being used along the north shoulder of the asphalt to prevent erosion. This scheme is retained in the proposed work, and riprap is added to the outlet end of the proposed 18" CMP.
 - iii. The proposed gravel surface topping matches the existing grade.
 - iv. No other permanent stormwater management BMPs are called out, given the rural, vegetated surface down gradient from the work.
 - v. Re-vegetation and construction BMPs are addressed on the Plan Sheet.
 - vi. **Please refer to the Plans** for the graphic representation.

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Rapid City Growth
Management Department

Civil Engineering - Commercial and Residential Site Design - Municipal Engineering - Street Design - Utility Design - Drainage Design & Flood Certificates
Wetland Delineation - Track & Field Design

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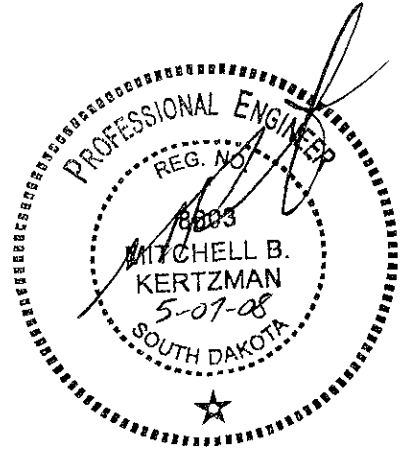
MAY 08 2008

Rapid City Growth
Development Department

3. Sanitary Sewer
 - a. There are no municipal or central sanitary sewage treatment facilities in the area. On-site treatment is being used.
 - b. A profile hole was excavated on 4-23-08 by the developer and observed by myself. The soil consists of 1.5 feet of sandy gravelly topsoil over red sandy clay loam, to a dept of approximately 8 feet. No indication of a seasonal high water table is evident. This material is suitable for use with conventional on-site systems. A percolation test has been performed by the developer, with a reported average rate of 42 min/inch.
 - i. A location-specific percolation test will need to be performed by a licensed professional when a system is designed and sized.
4. Water: The community is currently being served by Strato Rim Estates Water Company Inc. The Company has provided certification that there is ample system capacity for an additional user (*copy attached*).
5. Section Line Road: There is an existing road R.O.W. west of the section line, serving as the access to the properties to the north. The terrain is mountainous and treed with Ponderosa. Construction of a road on the section line would be impractical and serve no higher use than is being served by the existing R.O.W. A *Variance Request* is included.
6. Easement Road: The existing 30 foot wide easement is being used for equestrian and recreational access to USFS to the west. Building a road here would be contrary to the use of the land, and would require relocation of residential features. A *Variance Request* is included.
7. Cul-de-sac length: The existing subdivision was approved and constructed prior the current subdivision regulations.
 - a. This proposed work creates a circular turnaround at the end of the cul-de-sac where no turnaround currently exists. The turnaround is to be constructed to a diameter of ___ feet.
 - b. The existing locations for fire-fighting vehicles to get turned around are at the intersection of Strato Rim Drive and Aeronauts Way, and at the intersection of Strato Rim Drive and the Well Lot. Both can accommodate large trucks for the purpose of turning around. An *exhibit* showing this layout is attached, as well as an *Exception Request* to the Street Design Criteria Manual.
 - c. The turnaround geometry has been discussed and agreed during a site visit with Tim Behlings and Bill Knight of the Rapid City Fire Department. Installing gravel surfacing to an area beyond the asphalt is adequate for an Engine 4 turnaround according to Tim and Bill. The geometry is shown

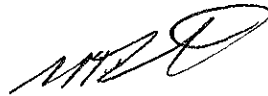
on the included Plan Sheet. an *Exception Request* to the Street Design Criteria Manual is included for the turnaround geometry.

8. Wildland Fire Mitigation Plan: *Copy included.*
9. Cost Estimate:
 - a. Aggregate Base Course – 10 CY @ 18.00 = \$180.00
 - b. 18" CMP with flare – 90' @ \$28.00 = \$2520.00
 - c. Riprap with Filter – 22 CY @ \$41.00 = \$902.00
 - d. Misc, Mob. = \$1500.00
 - e. TOTAL = \$5,102.00
10. Surety – By others
11. Warranty Surety - By others



Please feel free to call with any questions or if more information needed.

Sincerely,


Renner and Associates, LLC
Mitchell B. Kertzman, PE

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MAY 07 2008

Community Growth
Management Department

FROM : Office Services
08PL074

FAX NO. : 605 348 8380

Feb. 08 2008 11:05AM P1



Rushmore Building #307
2040 West Main
Rapid City, SD 57702
(805) 348-8380

February 8, 2008

TO: Jim Peterson, Black Hills Traditions, FAX 574-2111
RE: Mark and Barbara Rogers, Lot 8, Strato Rim Estates

Dennis Kenaston, President of the Strato Rim Estates Water Company, has asked that I respond to your inquiry regarding reservoir capacity of the water company.

Measurements indicate a capacity of 18,500 gallons, which should be ample to serve another household on the system.

To reiterate previous conversations, there will be a hook-up fee of \$1,500.00, and all additional piping, etc. will be the responsibility of the new owner.

When the lot is split, I must be advised of new owners and acreages because new stock certificates will need to be issued.

Please contact me if there are any further questions.

CAROLE BINGER, Bookkeeper
STRATO RIM ESTATES WATER CO., INC.

cc: Mark and Barbara Rogers
Dennis Kenaston

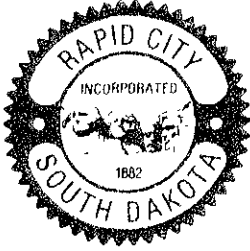
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MAY 06 2008

Project: [unclear]
M. [unclear]

FOSAMAX[®]
(alendronate sodium) tablets

For Mitch
727-7313



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701

Department of Fire and Emergency Services

Fire Prevention Division

1930 Promise Rd

(605) 394-5233

Fax (605) 394-5235

May 7, 2008

Mitch Kertzman
Project Coordinator
Renner Engineering
616 6th Street
Rapid City, SD 57701

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MAY 03 2008

Rapid City Growth
Management Department

Re: Wildland Mitigation Plan for 23641 and 23645 Strato Rim Drive

Dear Mitch

The following list of items should be addressed or referenced within the mitigation plan, you will find most of the items to be general in nature. Significant work has already been completed in this area which has significantly reduced the natural hazards, minimal work will be needed to mitigate and maintain the wildland fuels, as it currently exists.

General Requirements:

- Remove and properly dispose of any dead and down vegetation.
- Review the pine stand and thin as needed to maintain an approximate average spacing of 20 feet between canopies, this does allow for specific pockets of trees for aesthetics but overall provides for a discontinuous canopy. This specific property does appear to have been thinned sometime ago and the mature stand of ponderosa pine consists of primarily 8-12 inch diameter trees.
- Reduce the ladder fuels such as low hanging branches, shrubbery below the tree canopy, jack pine growth ect. Significant jack pine growth has occurred in areas and must be thinned to reduce the potential for ground fire to extend into the mature tree canopy.
- The vegetation management must be more aggressiveness as the slope steepness, increased separation of fuels, further reduction of ladder fuels ect.
- Storage of firewood and like items must be positioned away from the structures.
- The primary fuel treatment area should be approximately a minimum of 100' around the structures, depending upon the slope this distance may increase to 200 feet or more on the down slope side of the structures. Fuels management in this area would be the elimination of ladder fuels, maintain discontinuous open canopies, mowed grass, careful selection and the use of fire resistant landscape vegetation.



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- Maintain any additional lot improvements away from the slope edge as well as out of the drainage is desirable, due to the typical fire behavior experienced in such areas.
- Building materials exposed to the exterior should be fire resistant in nature, such as siding, soffits, decking material, and shingles.
- Long term maintenance of the property and vegetation management must be addressed to minimize the threat from wildfire.

The sole purpose of a Wildland fuels mitigation plan is to create a setting within the Wildland urban interface where in the event of a fire, the fire spread and over all negative impact can be reduced, for private and public interests.

Mitigation plans have historically been utilized to create defensible properties, when they actually are intended to create survivable properties. Survivable, meaning they will be able to withstand a wildfire without intervention and direct protection provided by firefighting forces. In reality during a wildfire event it is likely that there will not be adequate firefighting resources available, or conditions will not allow for protection of all properties.

The above noted list would be a fairly common set of provisions, so if the opportunity presents itself to pass the information around the development, feel free to do so. If you have any questions please feel free to give me a call at your convenience.

Sincerely,

Tim Behlings
Captain
Fire Prevention Division
Rapid City Fire Department

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Rapid City Growth
Management Department