



May 27, 2008

City of Rapid City
Growth Management Department
Attn: Ms. Vicki Fisher
300 6th Street
Rapid City, SD 57701-5035

**Re: Elk Vale Low Level Water Reservoir – Project No. W07-1638
Exception to Fence Height Requirements – Letter of Intent**

Dear Ms. Fisher:

Thank you for meeting with us on May 8th to review the Elk Vale Low Level Reservoir (EVLLR) Project. As indicated during our meeting, this is an important project for the City of Rapid City in that it will provide necessary distribution system infrastructure needed to support continued growth in northeast Rapid City. The EVLLR will generally consist of construction of a partially buried 3.5 million gallon concrete ground storage reservoir, control vault/building, access road and parking area, stormwater quality detention pond, perimeter fencing, security, and various site piping. In addition, two new control vaults will be added at the existing Signal Hill reservoirs to improve overall operation of the distribution system. The Elk Vale and Signal Hill project locations are shown on the attached title sheet.

The EVLLR project is based on recommendations from a detailed Preliminary Engineering Report that was completed in October 2007 that evaluated and defined the Elk Vale project service area, water demand projections, pumping and water storage requirements (based on equalization storage, fire fighting demands, and reserves for emergencies), hydraulic analysis, reservoir siting, and reservoir materials and configuration. Site layout for the 3.5 million gallon ground storage reservoir is shown on Sheets C1 and C3. Please note that this area is currently undeveloped pasture with a Low Density Residential with Planned Development Designation.

Due to the critical nature of this facility, site security is a priority and multiple barriers have been provided. The primary security for the site is an eight-foot tall, galvanized, chain link perimeter security fence with access through a lockable gate as shown on Sheet C3 and C22. A secondary security barrier will be provided via an intrusion detection device consisting of a buried radio-frequency detection cable located just inside the perimeter fence. Another security barrier includes various contact switches and motion sensors on door and hatch penetrations. This type of security plan is very similar to the recently constructed Red Rock Water Storage Reservoir (W03-1184) and the City would like to maintain continuity between projects.

Rapid City Ordinance Chapter 15.40 indicates a maximum fence height of six feet for a residential zoning district. Due to the EVLLR security scheme described above and the fence height precedent set by the Red Rock Water Storage Reservoir Project, we have enclosed an application requesting an exception to the ordinance to allow the use of an eight-foot tall fence. Please review our application and, pending

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recommendation from your department, forward to the Public Works Committee and City Council for final approval.

Also note that the EVLLR is currently located on a permanent easement within an undeveloped area of land. Conditions of the easement Agreement allow the City to construct a fence on the easement and further indicates that the easement will be platted and ownership of the lot will pass to the City when the area is platted. Rapid City Ordinance Chapter 15.40 indicates that a fence cannot be constructed on a designated easement; however, based on the agreement with the current landowner and eventual ownership of the land in question, we request an exception to this ordinance requirement also.

As discussed at our May 8th meeting, formal 11-6-19 SDCL Review applications for the complete project will be submitted in the near future.

We truly appreciate the opportunity to provide professional engineering services to the City of Rapid City, and look forward to working with you on completing this and future projects. Should you have any questions or concerns, please do not hesitate to contact us.

Respectfully submitted,

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Deon M. Stockert, PE
Project Manager

Encl.