

PROJECT MEMO

RECEIVED

Henriksen, Inc.

526 Saint Joseph Street Suite A
 Rapid City, South Dakota 57701
 Phone (605) 394-0189 Fax (605) 341-9288

AUG 2 2008

Rapid City Growth
 Management Department

RE: Development Outline
Commercial and Residential
F-H Spring Creek Estates

Job No 08473 Date 7/14/08

We are sending herewith Under separate cover

Copies of:
 Originals Photographs
 Prints Specifications
 Shop Drawings As Built
 (Other)

To: Growth Management Dept
Planning Department
Rapid City, South Dakota

Development of F-H Spring Creek Estates

Commercial Development

The development proposes to develop the following commercial properties along the Highway 16 corridor.

- An approximate 32,000 square foot retail building that could be developed by one tenant or divided into separate tenant spaces probably no smaller than 3,200 square feet.
- A convenient store and gas station with the potential for an automatic car wash. The convenient store to be approximately 3,750 square feet with a drive through automatic car wash.
- An approximate 8,100 square foot stand alone restaurant.
- There will be an undeveloped lot of approximately 5.6 acres that may be developed in the future.

Multi Family Residential

The development proposes to develop two apartment or condominium buildings with 64 units in each building. The lot for this development is 18.667 acres. We are proposing to develop the building with underground/grade level parking under the footprint of the apartment building. At the center of each apartment building we are proposing to develop a community area for the tenants that could include their own private swimming pool, exercise room, office area and other amenities as maybe developed. These two buildings would be developed either individually or both at the same time as maybe required by the response of the apartments.

Townhouses/Twin Homes/Duplexes

The development proposes to develop 37 units in the area between Spring Creek Crossing, Sam Argo Drive, Oliver Drive and Oliver Lane. The lots are approximately 0.24 acres with two larger lots approximately 0.45 and 0.51 acres with a four plex on each of the two larger lots.

Single Family Residential Development

The development proposes to develop 42 single family lots with one of the lots at approximately 4.612 acres that has the original home site with the land owners home and garage located on it.

There are two areas that are not proposed for development for housing. One at the top of the hillside at approximately 5.065 acres and one at the south east corner of the development at approximately 2.98 acres for the location of the sewer system building and one of the detention ponds.

Water System

The water system being proposed for the development is by extending the City Water service to the site along Highway 16. We are reviewing with possibility of including the adjacent property owners at Happy Holiday Campground and Reptile Gardens. We are currently trying to schedule a meeting with those folks.

Sewer System

The sewer system being proposed for the development is an Ecolo Chief Wastewater Treatment System. This system is pre-fabricated and takes up much less space than a lagoon system. This system is subjected to state approval and must meet state and federal regulations with respect to surface discharge and/or underground discharge. The disinfected effluent can be used for irrigation, landscape water, fire suppression water, recharging ground aquifers and gray water. If fact, it can even be treated to a consistency equivalent with drinking water.

Issues Relating to US Highway 16 Access

In the 2004 US 16 Corridor Study. The SDDOT plans to eliminate some approaches into the Spring Creek Area and install a signalized intersection.

Flood Zone Issues

In reviewing the existing flood plane information, the 100 year flood plane extends through the southern part of the development. The 100 year flood plane is shown on drawing sheet L-1.

Zoning

The US Highway 16 Neighborhood Area Future Land Use Map will need to be adjusted for the planned development of the residential use areas. The General Commercial Areas seem to be within the planned use map as currently defined. If an adjustment is needed we will complete that process.

Phasing

The construction phasing for the project has not yet been determined.

Thanks,
Lyle H. Henriksen

RECEIVED

AUG 21 2008

Rapid City Growth
Management Department