

ENGINEERING
 LANDSCAPE ARCHITECTURE
 LAND PLANNING



DREAM DESIGN
 ————— INTERNATIONAL, INC. —————

CONSTRUCTION OBSERVATION
 REAL ESTATE DEVELOPMENT
 PROPERTY MANAGEMENT

December 30, 2011

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DEC 30 2011

**Rapid City Community Planning
 & Development Services**

Ms. Vicki Fisher
 Growth Management Department
 City of Rapid City
 300 Sixth Street
 Rapid City, SD 57701

RE: Lots 2-4 of the Gateway Business Park Subdivision

Dear Ms. Fisher:

Attached herewith are the necessary applications and documents to support the preliminary plat application for lots 2-4 of the Gateway Business Park Subdivision. The platting of the proposed lots is intended to initiate the next phase of development in the Gateway Business Park Subdivision. The lots are currently zoned General Commercial and are incorporated into the Initial Planned Commercial Development (PCD) designated by the City of Rapid City as 07PD007. Proposed uses are expected to be consistent with the current zoning and PCD requirements.

The lots are located at the intersection of Mall Drive and Outfitter Road. The existing property is legally described as the un-platted portion of the NW1/4 of SE1/4 North of I-90 Less lot H13, Less Mall Drive Sub, Less Gateway Business Park Sub. & Less ROW; and Lot E of the S1/2 of the SE1/4 less the Gateway Business Park Subdivision, located in Section 28, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota. The size of the existing property is 29.01 Acres. The owners are requesting to plat lots 2-4 and leave the balance of the property as un-platted. Listed below are some of the major components that may impact this site:

- A- Access and Streets: The proposed property is located at the intersection of Mall Drive and Outfitter Road. Based on the recommendations found in the Mall Drive Traffic Report, access is prohibited directly from Mall Drive. Primary access to the proposed lots will be from an intersection currently being constructed along Outfitter Road. A 40' wide internal access and parking easement will allow for circulation within the proposed lots and access to Outfitter Road. The access easement will contain a paved aisle that offers direct access to proposed parking along both sides consistent with Rapid City

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Design Criteria (with variances as requested). The aisle will be consistent with other commercial developments located nearby that have been previously approved by the City of Rapid City.

- B- Utilities: The property is currently served with public water and sanitary sewer. Public sewer and water mains are located along Outfitter Road and along a drainage easement found on western property boundary. Water and sanitary sewer services to Lot 4 were extended from Outfitter Road and have already been constructed. Water and sanitary sewer services to Lots 2 and 3 will be constructed from the water and sewer mains located along the drainage ditch. Fire hydrants have been constructed at varying intervals along the east, west, and northern subdivision boundaries and provide adequate coverage throughout the subdivision. Proposed developments will be consistent with the current general commercial zoning and are generally consistent with master utility plans developed by the City of Rapid City. No additional utility infrastructure (beyond the installation of services and relocation of a fire hydrant) is expected for the proposed Lots 2-4 of the Gateway Business Park Subdivision.
- C- Drainage: The project site is located within the drainage area identified (unofficially) as the East Mall Drive Drainage Basin – an area studied with the design of the existing segment of East Mall Drive located generally between Dyess Avenue and Elk Vale Road. The storm runoff (quantity) from the site is accommodated in the existing storm water detention facility constructed with the same segment of East Mall Drive; the existing storm water detention facility is located on the north side of East Mall Drive.

The improvements proposed with the platting of Lots 2-4 are generally consistent with the Design Report for East Mall Drive – Dyess Avenue to the Visitors Information Center dated October 28, 2005, the East Mall Drive Drainage Basin study dated October 28, 2005 (with an addendum dated January 30, 2006 and a letter amendment dated June 19, 2006), and the Cambria Hotels Design Report dated October 14, 2010. All the reports mentioned above were prepared by Dream Design International, Inc.

Stormwater quality will be addressed on a per lot basis as site plans are developed. Stormwater quality is generally expected to be accomplished through sand filters constructed within parking islands and at the boundaries of each lot. Each lot will be

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responsible for providing adequate storm water quality control measures as required by the City of Rapid City Stormwater Quality Manual, most current edition.

This submittal includes:

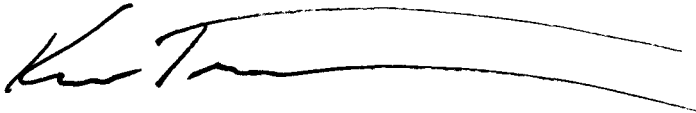
- 1- Preliminary Plat application with Preliminary plat.
- 2- Variance to Subdivision Regulations Application
- 3- Topographic survey with Subdivision Improvement Preliminary Plans.

On behalf of the owners, DDI requests that these preliminary documents be reviewed and accepted for the attached applications.

We thank you for your help, and please contact us if you need any additional information.

Sincerely,

DREAM DESIGN INTERNATIONAL, INC.

A handwritten signature in black ink, appearing to read 'Kyle Treloar', with a long horizontal flourish extending to the right.

Kyle Treloar, EIT

Enclosures

cc: Owner