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ENGINEERING  
SERVICES

February 19, 2013

Singer Properties LLC  
3901 Brookside Drive  
Rapid City, SD 57702**To: Public Works Committee****Re: Request to waive the requirement to install sidewalk per City Ordinance 12.08.060 along the frontage of Tract H Fountain Springs Business Park, located in the NE4, SE4 of Section 27, T2N, R7E, B.H.M., Rapid City, Pennington County, South Dakota.**

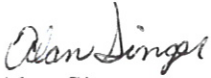
Singer Properties, LLC request the requirement to install sidewalk on South Plaza Drive, across the frontage of Tract H per Rapid City Ordinance 12.08.060 be waived for the following reasons:

1. No sidewalk exists on the south side of Plaza Drive in either direction of Tract H for this sidewalk to complement or connect to.
2. No sidewalk exists on the north side of Plaza Drive.
3. The Plaza Drive street section is a rural section with a ditch on the south side of Plaza Drive beginning at the west property line and continuing west. Additionally, the ditch functions as a major drainage way for run-off from the area east of the site. Installation of sidewalk in this downstream location would require extensive rework of the existing ditch, likely requiring storm sewer the full length of Plaza Drive to accommodate the existing flows.
4. The street section in front of Tract H is 28 feet of asphalt with curb & gutter. The rural street section to the west is approximately 26 feet wide asphalt. Installing sidewalk on the south side of the rural street section would place the sidewalk directly adjacent to the traffic lane which creates traffic-pedestrian safety issues.
5. None of the streets within the entire business park have sidewalks. The only exception is the residential area of Fountain Springs. The Youth & Family Services complex does not even have sidewalk along its frontage.

Please see attached photos of the area.

We appreciate your consideration of this request.

Sincerely



Alan Singer



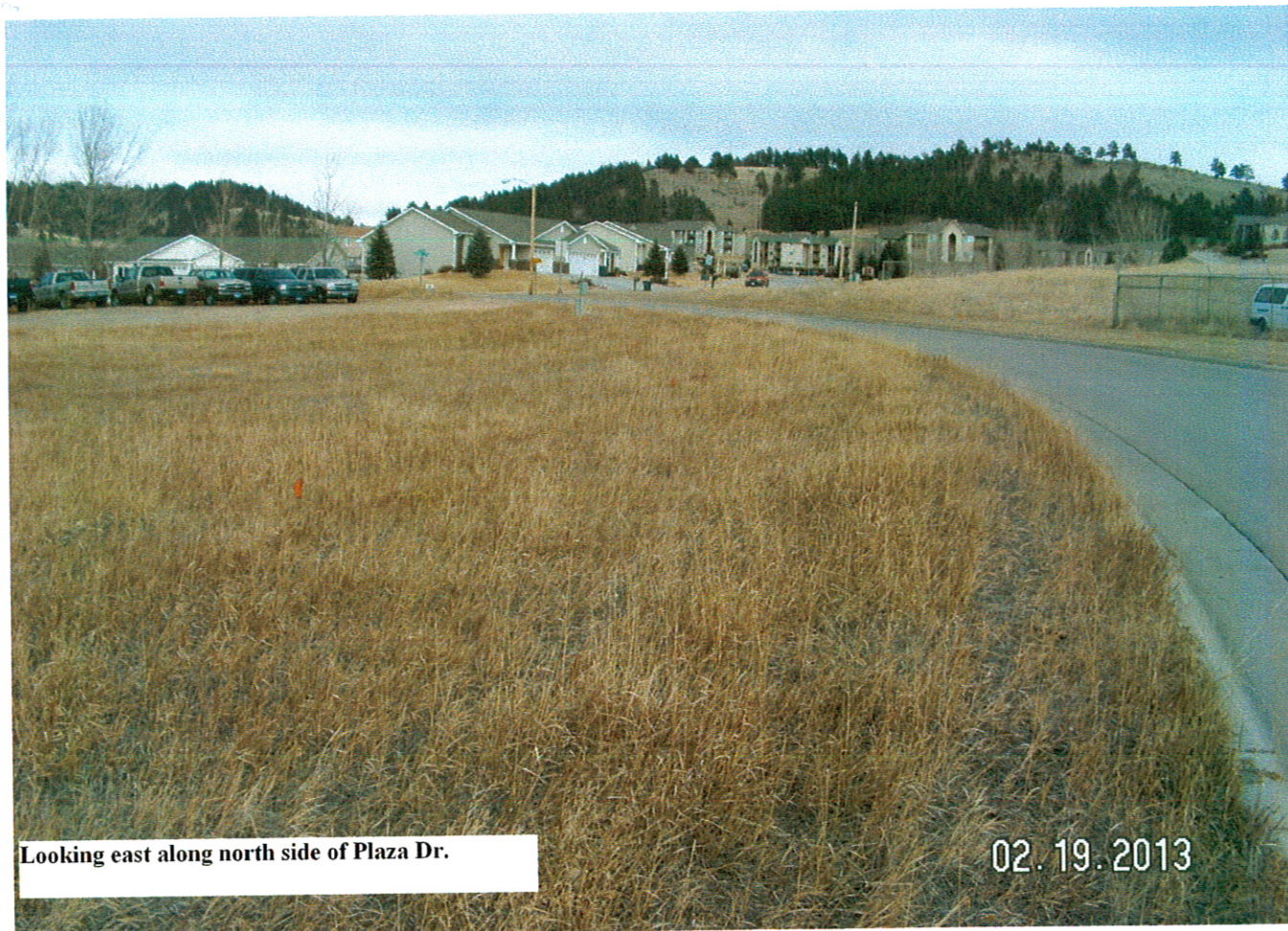
**Tract H looking west (south side of Plaza Dr.)**

02.19.2013

02.19.2013



Looking west along frontage of Tract H.



Looking east along north side of Plaza Dr.

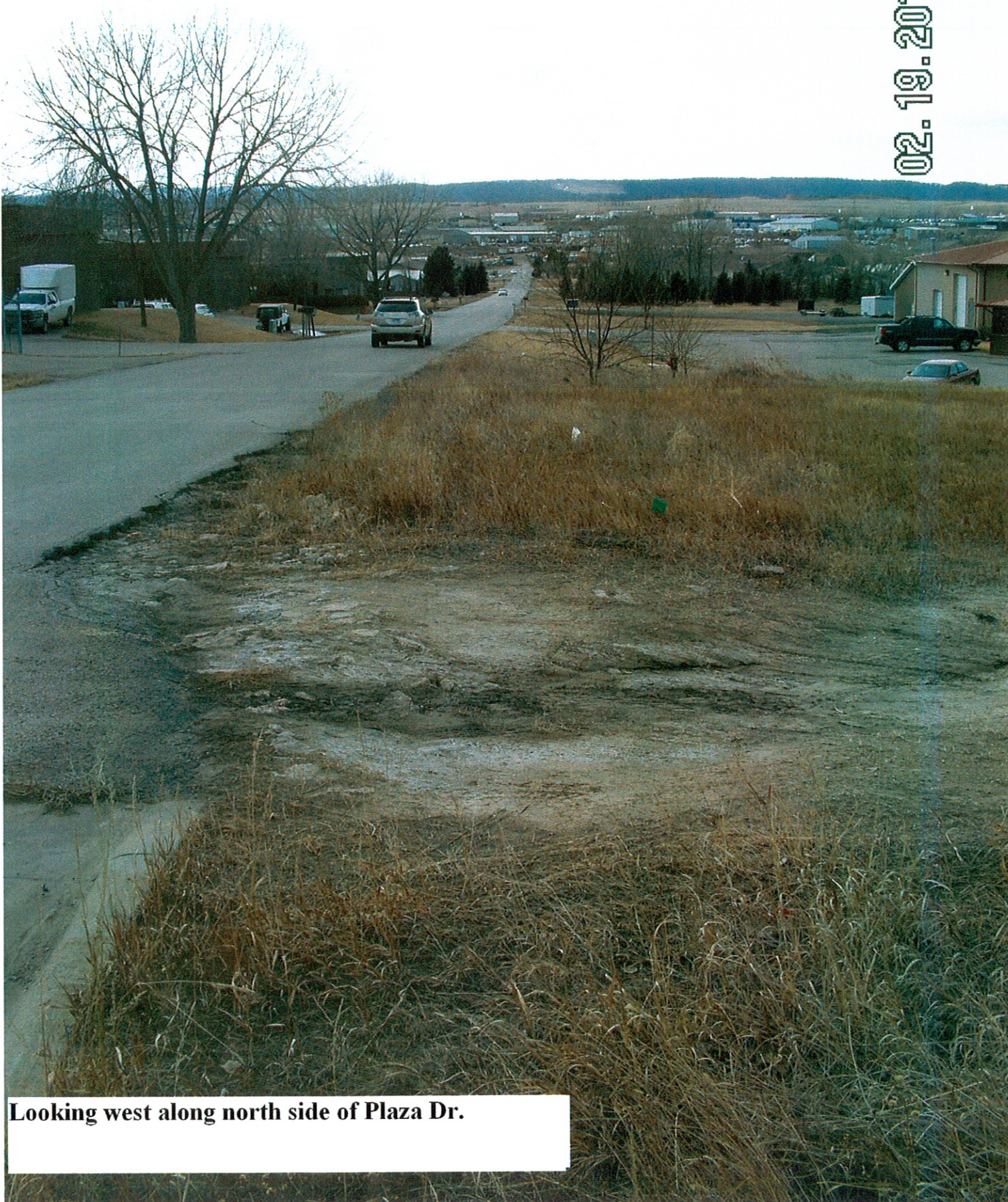
02.19.2013



Looking east along the south side of Plaza Dr.

02.19.2013

02.19.2013



Looking west along north side of Plaza Dr.

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*William Singer*  
3901 Brookside Drive  
Rapid City, SD 57701

Date: February 14, 2013

RE: Commercial Building  
Tract H, Fountain Springs Park  
ME ¼ of the SE ¼ of Section 27, T2N, R7E

To Whom It May Concern:

I, William Singer, owner of the above mentioned property, do hereby authorize Alan Singer to sign all documents pertaining to the construction of the above mentioned commercial building in my absence.

Signed

*William Singer*

Date

2-15-13

STATE OF Arizona

COUNTY OF Pinal

On this day personally appeared before me William Singer, known to me to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal of office this 15<sup>th</sup> day of February, 2013.

Notary Public *Nola Arrellin*

Printed Name: Nola Arrellin

My Commission Expires: Sept. 03, 2016

Seal

