

LAZY P6 LAND CO. INC
505 Catron Blvd
Rapid City, SD 57701
605-391-2027; proinc11@yahoo.com

February 7, 2014

Re: Interim Water & Sewer Service to U11:

UNIT 11, (& undivided interest in common area) Southgate Commercial Condos,
Sec. 9, T1N, R8E, BHM, Pennington County, South Dakota.

Dear Mayor, Council, Staff:

The attached graphic shows Unit 11 outlined in red. It is 850 ft+ from existing city sewer, although a sewer and water extension is in progress, depicted by green and blue broken lines respectively. It will not be accepted by the city for some months, however. The cost of the utilities in front (north) of U11 is entirely at P6's expense and not included in the Oversize Agreement scope.

City Ordinance Title 13 (specifically 13.04.150) describes provisions for this request, although apparently it requires Council approval. DENR has given approval for a holding tank with the standard caveats. A copy of their letter is attached.

Given the inevitable outcome, it seems a serious waste of time and money to prevent buildings already designed to connect to public utilities - built at P6's expense - that are with 40' or so of said utilities.

P6 is always aware of the ultimate scenario and has no quarrel with the outcome, as evidenced by the executed Oversize Agreement.

But the need has become acute; due in part to changes at other critical locations, and the remedy seems simple enough.

The original meeting was scheduled for February 4, which would have allowed for inclusion on the Feb. 11 PW agenda. Then the meeting moved to Feb. 7, which is technically outside the imposed deadline for PW agenda items.

If acceptable, P6 would ask this item be placed on the Feb. 11 PW agenda anyway.

Please call with questions. Thanks.

SIGNED

Orvil Davis, President
Lazy P6 Land Co. Inc.
505 Catron Blvd
Rapid City, SD 57701
605-391-2027

2 attachments

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Sewer

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16B

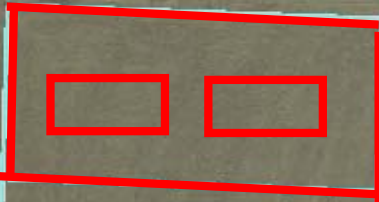
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U11: 2
Buildings-
5 units per
building

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DEPARTMENT OF ENVIRONMENT
and NATURAL RESOURCES

JOE FOSS BUILDING
523 EAST CAPITOL
PIERRE, SOUTH DAKOTA 57501-3182
denr.sd.gov



January 24, 2014

Bob Warax
Warax Excavating, Inc.
295 Country Road
Rapid City, SD 57701

RE: On-site wastewater holding tank system for two warehouse rental buildings to be located at 616 E. Watts Lane, Rapid City, South Dakota

Dear Mr. Warax:

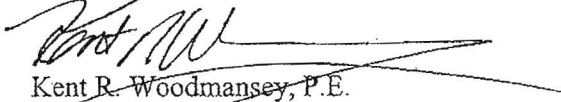
The South Dakota Department of Environment and Natural Resources is in receipt of one set of plans and specifications for a wastewater holding tank system to be located in the Northwest ¼, Section 19, Township 1 North, Range 8 East, Pennington County, South Dakota. The plans have been reviewed for compliance with South Dakota's "Individual and Small On-Site Wastewater Systems" regulations.

The results of the review process indicate there are a total of ten warehouse units between the two buildings. The wastewater holding tank system is designed for a maximum daily flow of 714 gallons. This will meet the minimum regulatory requirements and is hereby approved with the following conditions.

1. The tank shall be equipped with a high-water alarm positioned to allow at least 3 days of storage after the alarm is activated.
2. Once city sewer is available the warehouse wastewater system shall connect to this central sewer system and the holding tank shall be abandoned in accordance with the Administrative Rules of South Dakota (ARSD) § 74:53:01:11.

The lifetime of this system is dependent upon proper construction and regularly scheduled maintenance. Please feel free to contact this office if you have any questions.

Sincerely,


Kent R. Woodmansey, P.E.
Engineering Manager
(605) 773-3351

cc: Valerie Jagim, Pennington County Planning
Louie Arguello, Rapid City Engineering Project Administrator