



DEPARTMENT OF THE AIR FORCE
 HEADQUARTERS 28TH SUPPORT GROUP (ACC)
 ELLSWORTH AIR FORCE BASE, SOUTH DAKOTA

Cheryl J. Cordray
 Realty Officer
 2116 Scott Drive
 Ellsworth AFB SD 57706-4709

November 5, 2002

Donald R. Shultz, Esq.
 Lynn, Jackson, Shultz & Lebrun
 Counsel for Gary T. and Shirley J. Wolff
 Prairie Acres Estates Mobile Home Park
 9th Floor, 909 St. Joe.
 Rapid City SD 57709-8110

RECEIVED

NOV - 5 2002

**Rapid City
 Planning Department**

Dear Mr. Shultz

This is in response to the November 4, 2002, letter received via FAX from Mr. Ron Davis, and telephone conversations with Mr. Don Shultz and Mr. Davis also on November 4, 2002.

Insure that scrutiny to detail is applied to the site plan so that we can finalize this action. I reemphasized to Mr. Davis the following items

- Incorrect name on the drawing: "**Praire** Acres Estates" still has not been corrected.
- Incorrect date: Aug 15, 2001 still has not been corrected.
- Mr. Davis noted that the waste concrete is scheduled for removal on November 9, 2002. I will check the site when I return to work on November 12, 2002.
- Additions or updates to blue line prints and "Notes" are listed below and are required prior to acceptance of the site plan:
 - Mr. Davis verified that he would add the "E" note requested for the manhole on Lot 79 which was numbered with an addition to the "Notes" for the manhole and sewer line from Lot 79 to Lot 65. This requires an "E" note so that information is consistent with the other manholes.
 - Note 5 update for gas lines: Mr. Davis explained to me in the phone conversation that the gas lines have been disconnected (cut) and capped at the mains. The residual line is not active and

is abandoned on the easement. The lines should be indicated on the site plan and the condition indicated in the notes, specifically for Lots 137 and 139. The gas lines for Lots 61 and 63 have been extended to reach the mobile homes that were moved southward off of the easement. Indicate these lines on the site plan and the setup should be explained in the notes.

- Note 5 update for electrical lines: Mr. Davis explained to me in the phone conversation that the electric lines have been disconnected at the transformer which is the “green box”; cut below ground from the transformer that served the mobile homes; from the cut at the transformer to the former mobile home site the underground line is abandoned in place; and the meter box at the corner of the trailer has been removed and that wire cut two feet below the ground. There are no live lines on the easement at Lots 137 and 139. Again, the lines should be indicated on the site plan and the condition indicated in the notes, specifically for Lots 137 and 139.
- Note 5 update for waterlines: Mr. Davis explained that there are two (2-inch) water service lines that run to the frost free point on Lots 137 and 139. In the event that 16-inch waterline work was necessary, these lines would be in jeopardy. These waterlines should be capped, off the easement, to insure that no damage would ever be incurred to the potable water system that serves other customers in the park.
- Mr. Davis stated that he understood the below requested additions to the blue line prints for the Ellsworth AFB waterline valves and he will incorporate the specific valve information as provided as an update to the site plan:
 - The west location is a “Drain Box”
 - The center location is a “Combination Valve and Air Release”
 - The east location is a “Valve Box”
- Mr. Davis stated he will remove the word easement from “Drainage **Easement** Area” in the “Existing Pond” area.
- Mr. Davis stated he will insure that he applies his engineering seal, date and signature for Davis Engineering, Inc.

In the meeting May 20, 2002, with Rapid City Planning, the requirement was put forth by Marcia Elkins, Planning Director, that the Rapid City Conditional Use Permit would include a stipulation that all actions for the Air Force Consent to Cross must be completed within one year. At the June 4, 2002 meeting at your office we caveated that the Ten States Standard for sewer installation was being

provided as a baseline and that State and City standards must also be applied. The waterline capping and four sewer line crossing requiring encasement shall be complete within one year after the date of the Conditional Use Permit. Thereafter, the Air Force Consent to Cross will be finalized.

Request that you notify the Base Real Estate Office when the capping and encasement actions are complete and specifically request notification prior to opening the lines and commencing with construction to encase the sewer lines. A Base representative will want to be on site when the encasement work is in progress.

We have worked closely and promptly with you and want to conclude these last items so that the Prairie Acres Conditional Use Permit and the Consent to Cross can be completed. I can be contacted at the Base Real Estate Office, (605) 385-4804, to set up an appointment if consultation is required or desired.

Sincerely,

A handwritten signature in black ink, appearing to read "CJ Cordray", written over the printed name.

CHERYL J. CORDRAY

Attachments:

November 4, 2002 Davis Engineering Letter

CC:

City of Rapid City Planning ✓
South Dakota Department of Natural Resources
Davis Engineering, Inc

*Fax # Nov 02
1000 AM?*

FAX COVER SHEET

DAVIS ENGINEERING, INC.
57702

1060 KINGS ROAD

RAPID CITY, SD

PH: 341-3095

FAX: 341-7428

TO: 28 CES/ CERR
Attn: Cheryl Cordray

FROM: Ron Davis

DATE: November 4, 2002

SUBJECT: Prairie Acres Estates Mobil Home Park
Sewer Requirements

TOTAL NO. OF SHEETS(incl cover) : 5 pages total.

MESSAGE:

Dear Ms. Cordray:

On July 12, 2002, I called your engineer Mr. McCullum because I was confused about which standard we were using for the sewer system at Mr. Wolff's park. The same day Mr. McCullum faxed me a copy of the IO states standards. Mr. McCullum said that these were the standards that we need to meet to resolve the sewer issues within the EAFB watermain easement. I proceeded with the project based on our phone conversation and the fact that Mr. McCullum has faxed me the IO states standards. (a copy of the standards that were faxed to me on July 12, 2002 is submitted herewith -- Exhibit A -one page).

On September 5, 2002, after resubmitting plans to your office for review, I received a letter from you with your concerns with respect to the items that needed to be corrected to complete this submittal. Nowhere in your letter do you list anything about the sewer system requirements with respect to sewer crossings and enasement of the mains that cross your
page 1

watermain. I made the corrections you ask for and resubmitted new plans to your office for yet another review. (a copy of the letter of 2 pages is submitted herewith- Exhibit B).

On November 1, 2002 I received another letter from your office dated October 29, 2002. This letter again list the deficiencies in the submitted plans. Most are insignificant and are oversights on my part from the last review. But, there is one item in the new letter that is a complete surprise.

On page two of your letter, the next to last paragraph states the we now must also meet the State of South Dakota requirements of encasement of the sewer mains where they cross the EAFB watermain. This represents a 180 degree turn from your previous review letter.

I am getting concerned about where this is all going to end. We cannot keep changing the requirements as the project goes along. I think it is only resonable that we go back to the September 5, 2002 letter, which did not require meeting the State of South Dakota standards, and proceed from there.

I am making the other changes requested in your October 29, 2002 letter that corespond to the corrections requested in your September 5, 2002 letter and will deliver the revised plans to your office tomorrow morning.

Please call me as soon as you have had time to confer with Mr. McCullum and let me know if we can proceed as discussed above.

SINCERELY:



Ronald D. Davis PE / RLS SD LIS #3095

cc: Don Schultz
Gary and Shirley Wolff
Janice --Park Manager
City of Rapid City, Vicki Fisher

" EXHIBIT A "

CHAPTER 30 ONE PAGE

DESIGN OF SEWERS

38.2 Relation to Water

While no general is recognized that sewer agency with respect water supply source

All existing waterworks 200 feet (60 m) of

Soil conditions in the waterworks units

Ron, This is from the '97 edition. If you need additional info, give me a call. Bill Mc

it is generally appropriate reviewing apply wells or other

treatment units, within engineering plans.

feet (60 m) of ring plans.

38.3 Relation to Water

38.31 Horizontal and Vertical Separation

Sewers shall be laid at least 10 feet (3 m) horizontally from any existing or proposed water main. The distance shall be measured edge to edge. In cases where it is not practical to maintain a 10 foot (3 m) separation, the appropriate reviewing agency may allow deviation on a case-by-case basis, if supported by data from the design engineer. Such deviation may allow installation of the sewer closer to a water main, provided that the water main is in a separate trench or on an undisturbed earth shelf located on one side of the sewer and at an elevation so the bottom of the water main is at least 18 inches (460 mm) above the top of the sewer.

If it is impossible to obtain proper horizontal and vertical separation as described above, both the water main and sewer must be constructed of slip-on or mechanical joint pipe complying with public water supply design standards of the agency and be pressure tested to 150 psi (1034 kPa) to assure watertightness before backfilling.

38.32 Crossings

Sewers crossing water mains shall be laid to provide a minimum vertical distance of 18 inches (460 mm) between the outside of the water main and the outside of the sewer. This shall be the case where the water main is either above or below the sewer. The crossing shall be arranged so that the sewer joints will be equidistant and as far as possible from the water main joints. Where a water main crosses under a sewer, adequate structural support shall be provided for the sewer to maintain line and grade.



When it is impossible to obtain proper horizontal and vertical separation as stipulated above, one of the following methods must be specified:

- a. The sewer shall be designed and constructed equal to water pipe, and shall be pressure tested at 150 psi (1034 kPa) to assure watertightness prior to backfilling.

BOB, THIS IS FROM BILL McCULLUM @ EMB. Ron Davis



DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 28TH SUPPORT GROUP (ACC)
ELLSWORTH AIR FORCE BASE, SOUTH DAKOTA

" EXHIBIT B "

TWO PAGES

September 5, 2002

Cheryl J. Cordray
Realty Officer
2116 Scott Drive
Ellsworth AFB SD 57706-4709

Donald R. Shultz, Esq.
Lynn, Jackson, Shultz & Lebrun
Counsel for Gary T. and Shirley J. Wolff
Prairie Acres Estates Mobile Home Park
9th Floor, 909 St. Joe.
Rapid City SD 57709-8110

Need Corrections to City
by Sept 26, 2002.

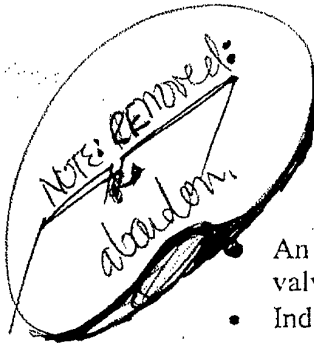
Dear Mr. Shultz

This is to update you on the status of efforts by your clients, Gary and Shirley Wolff, owners of Prairie Acres Estates Mobile Home Park, to remove encroachments on Ellsworth AFB's utility line. I received in the mail the week of August 19th, 2002, a transmittal letter, dated August 15, 2002, and blue line prints of the final site plan from Davis Engineering, Inc., which is Attachment 1. The proposed final site plan is inadequate and cannot be accepted at this time.

I addressed my concerns regarding the utility line encroachment with you and Mr. Davis at the June 4, 2002 meeting at your office. Unfortunately, Mr. Davis's proposed final site plan does not adequately address my concerns. My comments are provided below for your review and action.

- ✓ • Incorrect name on the drawing: "Praire Acres Estat"
- ✓ • Incorrect date: Aug 15, 2001
- ✓ • Legal description for the "Satterlee" parcel does not match either the Assessor's parcel ID description (W1/2 W1/2 SE1/4 SW1/4 less North 8/10th of W1/4 SE1/4 SW1/4) nor the deed description (W1/4 SE1/4 less North 8/10th of W1/4 SE1/4 SW1/4)
- All mobile homes that were located within the EAFB easement have not been removed from the easement. I reviewed the site on August 16, 2002, and, at that time, Lots 79, 61, 63 and 137 were not cleared. Attachment 2 includes pictures I took August 25, 2002. The photos indicate lots 61, 63 and 137 have not been cleared. On September 4, 2002, Lot 137 was not cleared.
- ✓ • All waste concrete has not been removed from the easement which is also reflected in the Attachment 2 pictures
- Additions or updates to blue line prints and "Notes" are listed below:

- o All manholes should be numbered to include the manhole on Lot 79 with an addition to the "Notes" indicating information on the manhole and sewer line from Lot 79 to Lot 65
- o Clarification on Manhole 4 and 5 reference to "South 6" PVC"
- o Clarification of the possible intent to move the east sewer lateral off of the easement as stated in the June 4, 2002.
- o An addition to the "Notes" indicating the status of the lateral, residual, or relocated waterlines for lots 137 and 139
- o An addition to the "Notes" for the waterline, type construction and depth for waterline on Lots 79 and 65
- o An addition to the "Notes" on status of electrical lines, and specifically residual or relocated lines on Lot 137 and 139
- o An addition to the "Notes" on status of gas lines, and specifically Lots 61, 63, 137, and 139 include status of any residual lines or retirement order work with MDU



- An addition to the blue line prints indicating the Ellsworth AFB waterline valves
- Indication of drainage area detailed on the drawing
- Request the application of the engineering seal by Davis Engineering, Inc.

My review of Mr. Davis's proposed final site plan and this response were coordinated with the Ellsworth AFB Environmental Engineer and legal staff.

The Ellsworth AFB Real Estate staff desires to bring this process to conclusion with issuance of the consent to cross instrument and this site plan review moves us a step closer to a productive resolution, beneficial to all parties. I can be contacted at the Base Real Estate Office, (605) 385-4804, to set up an appointment if consultation is required or desired.

Sincerely

Cheryl J. Cordray
CHERYL J. CORDRAY

402-2315

Attachments:

August 15, 2002 Davis Engineering Transmittal Letter and blue line print
Ellsworth AFB Real Estate archive pictures from August 25, 2002

CC:

City of Rapid City Planning
South Dakota Department of Natural Resources
Davis Engineering, Inc

No attachment

~~REMOVED~~

PAGE 5.