



DREAM DESIGN INTERNATIONAL, INC.

CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE
LAND DEVELOPMENT • CONSTRUCTION ADMINISTRATION

May 1, 2007

Ms Marcia Elkins
Travis Tegethoff
Growth Management Director
City of Rapid City
300 Sixth Street
Rapid City, SD 57701

RECEIVED

MAY 01 2007

**Rapid City Growth
Management Department**

**RE: Preliminary Plat – City File No. 07PL029 & 07SV010
Lot 1, Word of Hope Subdivision**

Dear Ms. Elkins,

This letter is in regards to the property being platted into the proposed 2.1 acre parcel located along the north end of Jolly Lane. The portion being platted is located along the west side of Tract B of Neff's Subdivision No. 4 which is currently occupied by the Children's Home Society. The portion of Jolly Lane in front of the proposed plat was recently constructed. We have received the City's staff report relating to the above referenced plat. After reviewing the staff report, we offer the following comments:

1- Easement Identification:

The note on the plat is revised to reflect the wishes of City staff.

2- Water System:

The property being platted fronts along an existing 8" water main with a fire hydrant in front of the property. No expansion or an extension of the water main in front of the property is being planned. The water flow measurements are included in the attached documents from the Rapid Valley Sanitary District.

3- Wastewater System:

The information submitted to the City shows an 8" sanitary sewer main along Jolly Lane in front of the property. We have attached a copy of the engineering plans that are on file at the City of Rapid City for the street in front of the proposed lot.

4- Section Line Highway:

The comments made in the staff report in regard to this section line highway are inaccurate or ambiguous. Currently, portions of the east half of the section line was vacated when the property to the east of the proposed lot was platted. The portion of the existing non-vacated section line right-of-way is outside the City limits. The staff report lists that a variance was submitted to improve the section line right-of-way. DDI staff attempted to submit a section line vacation for the west half of the section line. Unfortunately, City staff rejected the application stating that the west

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half of the section line can not be vacated without the signature of the adjacent property owners. When the property to the east was developed, I recall City staff did not want to continue the improvements along the section line any further than constructed. We request that the variance to the subdivision regulations to improve the section line right-of-way be approved with a Waiver of Right to Protest the future assessment in conjunction with this plat.

5- Jolly Lane:

The proposed lot fronts the recently constructed Jolly Lane as part of Neff's Subdivision No. 4. Additional improvements are proposed as part of the proposed plat. A variance is requested by the owner to waive the requirement to construct the sidewalk due to the existence of no sidewalk in the vicinity of the proposed plat. The owner will sign a Waiver of Right to Protest the future assessment for the installation of sidewalk in front of his property.

6- Elk Vale Road:

Elk Vale Road is a state highway with a high speed, four lane rural section. A variance to waive any additional improvements along Elk Vale Road was submitted. We request that the variance be approved in conjunction with the plat. A non-access easement will be added to the plat prior to City Council approval.

7- Red Line Comments:

Red line comments do not exist.

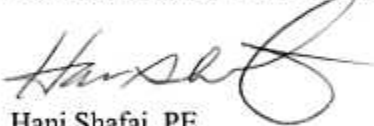
8- Master Plan:

At the present time, the owner does not have any major plans for the balance of the property. Initial preliminary plans include the proposed lot for a church use, a large lot for retail use and a small outlot at the intersection of Lancer Drive and Elk Vale Road. Evaluation of any infrastructure needs for the development of the balance of the property will be done whenever that portion is developed.

We request that the plat be approved in conjunction with the variances requested for the section line right-of-way and the improvements along Elk Vale Road.

We thank you for your help in this matter.

Sincerely,
DREAM DESIGN INTERNATIONAL, INC.



Hani Shafai, PE
President

CC: Dr. Duane Pankratz