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Rapid City Growth
Management Department

June 26, 2009

City of Rapid City, SD
Growth Management Department
300 Sixth Street
Rapid City, SD 57701

Attention: Planning Committee

Subject: Hermanson Property
11-6-19 Submittal - Drainage Study and Road Design Plans
Property Description – 1N-07E; Section 06; GL 1&2; and Westberry Trails; Tract A
Location: Pennington County (Within the 3 mile limits of Rapid City)

Dear Planning Commission:

Our above referenced property located in the county and is presently being used for agricultural purposes. We plan to construct one new home on G.L. 1 in the near future, but need a new road to the home site. Also, there are no site utilities on the any of the property.

We are presently installing a new underground electrical distribution line. We initially attempted to get the rights to connect to the existing above ground electrical distribution lines in Pinedale Heights subdivision, but were unable to get cooperation from the residents. Fortunately, we were able to acquire a utility easement from the state of South Dakota to cross adjacent land, West Camp Rapid, located to the south of our property. The new underground electrical distribution line attaches to the existing above ground electrical lines. Once we crossed the Guard land, we installed a new underground distribution electrical line to all three pieces of property that we own. The new underground electrical distribution line was installed per the specification provided by Black Hills Power. Prior to the installation of the wire, the trench was inspected and approved by Black Hills Power.

During the excavation of the trench, we encountered about 800 linear feet of rock. The rock needed to be broken up by heavy duty breaker equipment mounted on a large trackhoe and we needed a place to dispose the rock. As a result, we initiated another project that would have been completed at a later time and that project was the construction of a new road to our future home site. We propose to construct a new road on the east side of our property located within the section line right of way. The new road will require filling two ravines; the north ravine is small and the south ravine is of moderate size.

Our engineering firm, Hermanson Egge Engineering, was hired to perform a drainage study and


perform a road design. The results of the drainage study indicate that a 15" diameter culvert is required at the bottom of the new fill of both ravines. The adjacent homeowner filled the same two ravines for a parallel road or entrance road to their home, but culverts were not used. This means that 100% containment will occur during a major storm event. That homeowner is aware of the problem.

Hermanson Egge Engineering also designed a new roadway that will be located in the section line Right of Way, but the road will be constructed on our property. We are requesting several exceptions to this new roadway installation and they are as follows: reduce the roadway width from 20 feet to 16 feet; no sidewalks; the use of gravel instead of pavement; no sewer mains; no water mains and no curb and gutter. This new road would be used as an entrance to two future home sites and it would also serve as an emergency access from our main entrance to the north side of our property and to Tract A.


The existing entrance road to our land is one mile long. This entrance road has a gravel surface, no curb and gutter, no sidewalk, and is approximately 16 feet wide. We request that the new roadway match our existing entrance roadway.

Should you have any questions on the above, feel free to contact us.

Sincerely



Larry Hermanson



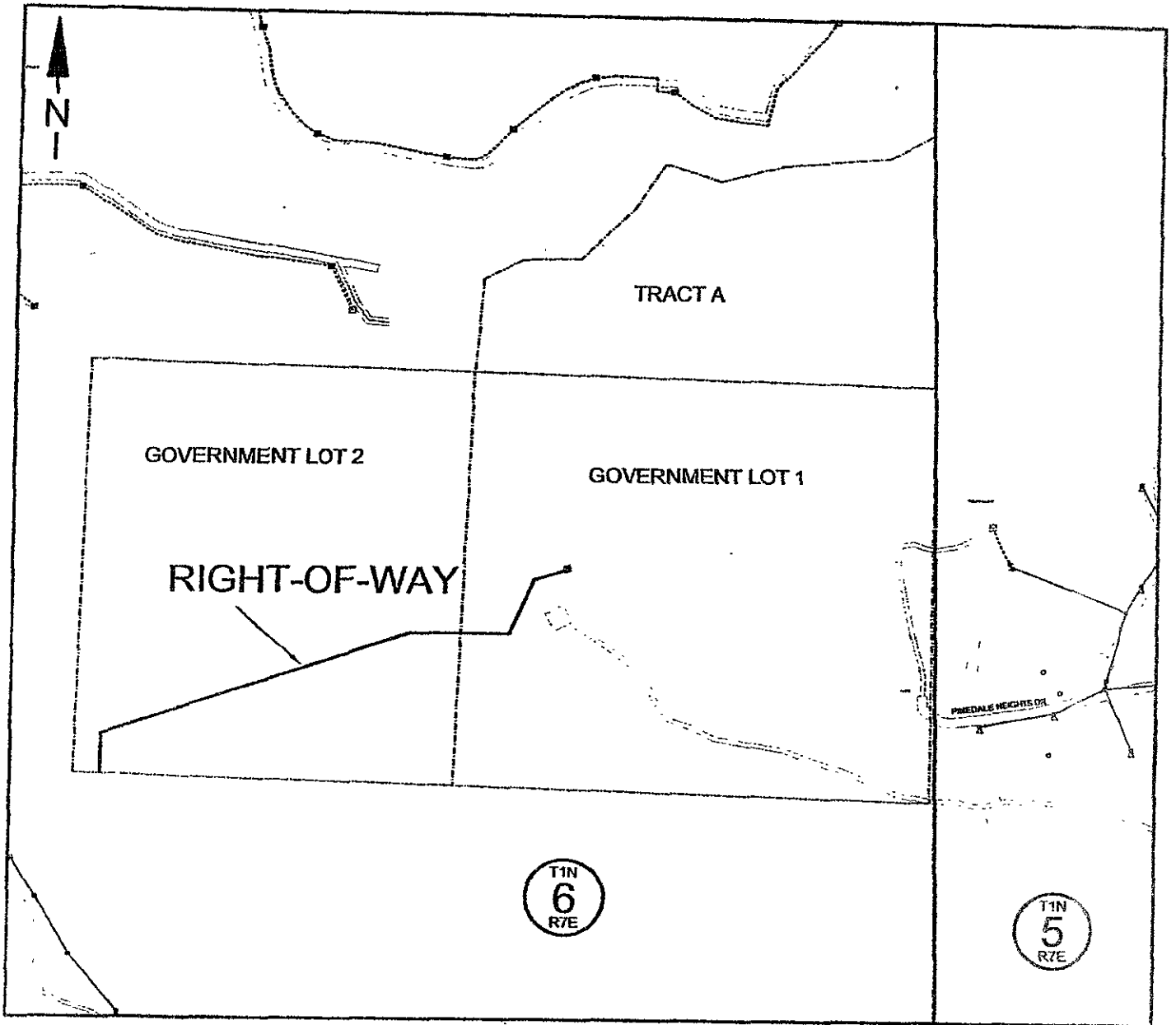
Lisa Hermanson

EXHIBIT "A"

COPY

The real estate referred to is specifically described as follows:

Government Lots One and Two of Section Six(6), Township One North (T1N), Range Seven East (R7E), of the Black Hills Meridan, Pennington County, South Dakota



NOTE: The centerline of the powerline as constructed is the centerline of the easement.
Drawing not to scale.