



FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.
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April 20, 2010

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APR 21 2010

Rapid City
Management Department

Ali DeMersseman & Ted Johnson
 Growth Management Department
 City of Rapid City
 300 Sixth Street
 Rapid City, SD 57701

RE: Darryl Johnson – 10PL014 & 10SV005

Ali & Ted:


Attached, please find a revised site plan and preliminary plat document. We offer the following information regarding your requests and comments:

1. Approach Locations – refer to the revised and attached site plan for the location of approaches on adjoining properties. The closest approach on the south side of Sheridan Lake Road would fall east and outside the parameters of the site plan.
2. Redline comments on the site plan are returned herewith
3. Shed – the owner will relocate the shed outside of the proposed 8' Utility and Minor Drainage Easement, prior to submittal of the Final Plat.
4. A Non-Access Easement has been included for the lot frontage outside of the common approach easement as shown on the revised and attached preliminary plat.
5. The existing on-site wastewater systems were reviewed and approved by Pennington County at the time of installation. Copies of the record application and percolation rates are attached herewith. No new on-site wastewater systems are proposed.
6. Pennington County requires reservation or identification of reserve drainfield areas upon issuance of a building permit.
7. The owner/developer has indicated that the existing water system consists of an 1,800 gallon systems for the primary residence with a pump capacity of approximately 40 gpm and the secondary residence utilizes a 1,200 gallon cistern with a pump capacity of approximately 35 gpm.

8. Addresses shall be posted as requested (6" high letters) prior to submittal of the Final Plat.
9. A proposed Wild Fire Mitigation Plan is attached herewith.
10. Additional drainage information is attached herewith for Sheridan Lake Road. The existing ditch sections accommodate stormwater runoff with a small portion (approximately 5" in depth) topping the existing approach in a 100-year event.
11. The proposed driveway to serve lot 14A is the preferred location of the owner, however, he can connect to the existing turnaround as his secondary location or choice.
12. Warren spoke with Jack Tomac of the RC Fire Department and he indicated that they will not require a turnaround at the end of the existing drive.
13. The locations of sewer cleanouts have been identified on the site plan and they are located outside of the proposed drainage easement. Septic tank lids are not exposed and tanks will not be infiltrated by runoff.
14. The applicant is willing to sign a WORP agreement when that document is provided.

Please contact us if you have any additional questions or comments.

Sincerely,
FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.



Janelle L. Finck
President

jlf
encl

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