



# Advanced Engineering & Surveying, Inc.

3421 West Main Street • Rapid City, SD 57702

Phone: 605.718.8825 • Fax: 605.718.8837 • E-mail: advancedeng@rushmore.com

January 27, 2012

City of Rapid City  
Community Planning & Development  
300 6th Street  
Rapid City, SD 57701

Re: VA Parking Lot Expansion, 3625 Fifth Street, Planned Development Amendment Submittal

Robert,

The site was originally developed under a Planned Development, No. PD 1575. The owner now wishes to increase the amount of parking due to a lack of adequate parking which causes congestion during periods of higher use of the facility by patients.

I have attached applications signed by the owner for the following:

1. An amendment to the original Planned Development - No. PD 1575
2. Application to vacate a portion of minor drainage and utility easement.

Some items worth noting.

There is an existing shared access easement on the north property line.

All retaining walls will be designed by Albertson Engineering. They are not included in this submittal. I have provided section cuts of the walls but not reinforcing details. I am requesting that the structural NOT be required until the Planned Development Amendment and easement vacation is approved, at that time, I will provide structural plans of the retaining walls - prior to permitting construction. There seems no reason to spend dollars on the structural design before the amendment approval. The City still has review and control at permitting to insure proper design.

A courtesy review of the proposed expansion was completed on May 2011 (11.120) of which there was no significant comments. I believe the attached application provides the requested information such as landscaping, drainage and parking.

RECEIVED

JAN 27 2012

Please contact me if you need any additional information.

Sincerely,

Advanced Engineering & Surveying, Inc.



Ronald A. Bengs, P.E.

President

Cc: Ray Lipsey

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**RAPID CITY COMMUNITY PLANNING  
& DEVELOPMENT SERVICES**



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City of Rapid City  
Community Planning & Development  
300 6th Street  
Rapid City, SD 57701

Re: VA Parking Lot Expansion, 3625 Fifth Street, Letter of Intent

Robert,

The property located at 3625 Fifth Street is currently a medical office facility. It houses Q Laser Wellness and the largest occupant is the Rapid City V.A. Clinic. They are experiencing a shortage of parking at periods of high use of the facility. At times vehicles are double parked within the parking areas causing congestion. As the need for veteran care increases, the demand on the facility and parking is likely to increase.

The owner has proposed to expand the parking lot to the rear in the area of the undeveloped area of the site. The undeveloped portion is platted as a part of this parcel.

The intent is simply to create additional parking - primarily as employee parking, thereby, freeing the parking closer to the facility for use by patients.

On behalf of the owner, I would request your support of this improvement.

Sincerely,

Advanced Engineering & Surveying, Inc.

A handwritten signature in black ink that reads "Ronald A. Bengs".

Ronald A. Bengs, P.E.  
President

Cc: Ray Lipsey

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& DEVELOPMENT SERVICES**