

ENGINEERING
 LANDSCAPE ARCHITECTURE
 LAND PLANNING



DREAM DESIGN
 INTERNATIONAL, INC.

CONSTRUCTION OBSERVATION
 REAL ESTATE DEVELOPMENT
 PROPERTY MANAGEMENT

RECEIVED
 October 26, 2012

OCT 26 2012

Community Planning & Development Services
 City of Rapid City
 300 Sixth Street
 Rapid City, SD 57701

**Rapid City Community Planning
 & Development Services**

Re: Letter of Intent, Elks Crossing, Planned Residential Development, Major
 Amendment

Community Planning & Development Services:

The following pertains to the proposed Lots 23-34 of Block 4, Lots 16-19 of Block 5, Saint Bury Court ROW, & Fieldstone ROW, Elks Crossing, formerly a portion of the SE1/4 of the SW1/4 of Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota.

Building materials will consist of concrete foundation, timber structure for exterior and interior walls, pre-engineered roof & floor trusses. Finishes include pre-finished horizontal hard board lap siding with earth tone hues, including sky, rainbow or sunset colors. Finishes will include a stone or brick accent with an address number plate set within. The roof will consist of fiberglass shingles. Homes currently being built adjacent to the proposed lots have a total size of 3600 sqft. Such homes are required to have 1000 gallon per minute (gpm) fire flow.

Currently, the anticipated fire flow at the subdivision is near 1,600 gallons per minute (gpm). The City Design Criteria Manual requires 1500 gpm or whatever is required by the International Fire Code, which requires 1,750 gpm for homes larger than 3600 sqft. The developer has executed a contract to construct the water main along Marlin Avenue and he is planning the schedule listed below:

- 1- The plans for the water main along Marlin Drive have been approved and shop drawings have been submitted for review and approval. Construction on the water main will start on November 16th to allow for the delivery of the material to the site.
- 2- Completion of the infrastructure and paving of the improvements within the proposed plat by November 28th, 2012
- 3- Approval of Final Plat December 13th, 2012.
- 4- Home foundation construction starts December 17th, 2012
- 5- Completion of water main along Marlin will be no later than March 1, 2013
- 6- Completion of homes and issuance of Certificate of Occupancy (CO) for un-sprinkled homes greater than 3,600 sqft within the proposed subdivision will be no earlier than March 20th, 2013 or after the completion of the Marlin Drive water main extension.

Fire flows in excess of 1,500 gpm are expected in the proposed subdivision prior to the completion of the water main along Marlin Drive. The 1,500 gpm fire flow allows for the construction of homes smaller than 3,600 sqft. Also, 1,500 gpm fire flows support homes over 3,600 sqft if they are sprinkled. We would like to request the following:

That immediately upon the approval of the final plat, and regardless of the Marlin Drive water main construction progress, that building permits and certificate of occupancies (CO) be issued for homes smaller than 3,600 sqft and for homes greater than 3,600 sqft that are sprinkled.

In addition, and as part of this major amendment, we would like to revise the following stipulation approved by the Planning Commission that reads:

Prior to issuance of a building permit, the water main improvements in Marlin Drive between East Minnesota Street and Creek Drive and the water main improvements in East Minnesota Street between Marlin Drive and the Fieldstone Drive intersection shall be completed and accepted by the City;

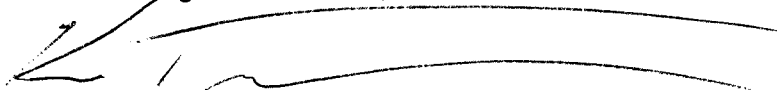
To this, as similarly approved as a part of the preliminary subdivision plan:

Prior to the issuance of a building permit for non-sprinkled homes greater than 3,600 sqft, the water main improvements along Marlin Drive and E. Minnesota Street through the Fieldstone Drive intersection shall be under construction and no certificate of occupancy (CO) will be issued for any homes larger than 3600 sqft prior to the completion and acceptance by the City of the Marlin Drive water main.

We have attached a copy of the executed agreement for the construction of the water main along Marlin. The developer would like continue the momentum of home building on this subdivision. He would like to start foundations as soon as possible in December.

If additional information is required or there are any questions or comments, please contact the office.

Sincerely,
Dream Design International, Inc.



Kyle Treloar
Project Coordinator

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