



**FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.**  
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## TRANSMITTAL

Date: April 12, 2013

To: Brett Limbaugh – Director  
 Community Planning & Development Services  
 City of Rapid City  
 300 Sixth Street  
 Rapid City, SD 57701

Re: Preliminary Subdivision Plan  
 Lots 36 through 53 of PLM Subdivision and Dedicated Right-of-Way  
 Rapid City, SD

From: Janelle L. Finck – President  
 Fisk Land Surveying & Consulting Engineers, Inc.  
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Director Limbaugh:

Attached herewith, please find our application for Preliminary Subdivision Plan for the extension of Conestoga Court and the completion of the undeveloped portion of PLM Subdivision lying south of Enchanted Pines Drive and east and north of Stumer Road.

In June of 2010 the Planning Commission and City Council approved a Preliminary Plat application for this development (09PL047). In February of 2010, the Planning commission approved an Initial and Final Planned Residential Development for this project (09PD032).

Unfortunately, circumstances were such that the owners were not able to complete the project within two years of approval of the Preliminary Plat and they were unaware of the expiration of the Planned Development. At this time they are ready to proceed and are submitting this initial request.

The majority of the design was completed in or prior to 2010 and reflected design requirements and approved variances at that time. As this project comes forward today, we are attempting to provide compliance where feasible while not incurring the burden and expense of a total re-design for what was a contemporary and recently approved project.

We are proposing to expand the right-of-way width to meet the current 52' requirement and widen the cul-de-sac to a 59' radius. As we move forward to the Development Engineering Plans, we will be seeking certain exceptions such as: the length of the cul-de-sac; curb-side sidewalks; a dead-end water main in excess of 600'; and reduced front building setbacks of 18' – all of which were approved with the previous Planned Development.

Your consideration of the unique circumstances of the execution of this project and the balance of adapting completed plans to new criteria will be greatly appreciated.