



FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.
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August 25, 2006

Robert Dominicak, PE/LS – Coordinator
 Growth Management
 City of Rapid City
 300 Sixth Street
 Rapid City, SD 57701

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AUG 28 2006

Rapid City Growth
 Management Department

RE: Easement Vacation – 6701 Southside Drive
 Lot 8 of Eisenbraun Subdivision,
 Pennington County, South Dakota

Bob:

Per our previous conversation, our client (Robert Johns) applied to Pennington County for a building permit for a detached garage. His permit was reviewed and issued based on the zoning setback restrictions, and he constructed the garage accordingly. In providing a recent Improvement Location Exhibit, we identified that the garage conflicts with a platted drainage easement (December 17, 1986, Plat Book 21 Page 80). The conflict was not identified or observed by the owner or Pennington County at the time the permit was issued.

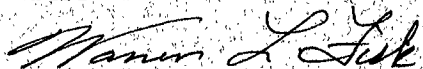
In researching the possible vacation of a portion of the easement, I consulted with Steve Thingelstad, PE, LS (Britton Engineering and Land Surveying) the design engineer for the proposed Prairiefire Subdivision located immediately to the south of this site. As you are aware, a detention pond is planned that would intercept and divert flows away from this easement, leaving only a few cubic feet per second (I estimate less than 10) to be carried within the easement in the future.

We have prepared a topographic map of the area around the garage and have drawn an east-west cross-section along the south edge of the garage. It is apparent that, in order to bring surface flows into the easement, it will be necessary to either fill extensively on Lot 9 and the adjoining property to the south or cut a channel from the historic swale bottom that lies fifty feet east of the property line westward to the property line and then northward into the easement. A combination of these plans may also be possible.

According to Mr. Thingelstad, the historic (undeveloped) 100 year flow toward the swale is 70.6 cfs. In the event that the Prairiefire Subdivision is not completed, I have calculated that 96% of the undeveloped flow could be theoretically contained within the platted easement. In the event that the proposed detention pond is not constructed, it is highly unlikely that flows could even be concentrated at the garage site, without significant alteration of the adjoining lands and improvements to the easement area.

We request your favorable consideration and recommendation for vacation of the portion of easement that is occupied by the existing structure.

Sincerely,
FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.



Warren L. Fisk, PE/LS
Senior Engineer

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encl.

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