



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 26, 2015

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

RECEIVED

FEB 02 2015

**RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES**

Re: Letter of Intent, Lot 13R Park Hill Subdivision, Rapid City, SD

Fletcher,

The property is located west of Hwy 79 and north of St Patrick Streets. The proposed development is for development of 7.09 Ac of undeveloped land to include 6 single family residence and 26 townhomes.

It is proposed that Lot 13R be re-zoned to MDR to allow for town homes. A portion of Lot 13R is currently zoned MDR (1/16th line east). We are proposing the entire lot be re-zoned to MDR as we feel this will clean-up the zoning documents on Lot 123R.

An initial grading plan has not been included with this preliminary subdivision plan submittal. It is anticipated that the lots north of the street would require excavation to level and area for the building and possibly retaining walls on the rear lot line. Lots south of the street are expected to require fill with possible retaining walls near the south property line. Provided contours are from Rapid Map at 10 foot intervals.

The southeast corner has drainage issues with adjacent developed lots to the south. The grading plan would provide for run-off to flow west along the south property line until it can be routed into the street, storm sewer or south along property lines to the storm water detention area. Complete construction plans to include grading plans would be included with the Final Subdivision Plan submittal.

As we discussed, at our initial meeting, it would be proposed that the town home common wall line be platted after construction to insure accuracy.

The cul-de-sac length exceeds 600 feet and therefore an intermediate turn around has been provided.

We would request a waiver/variance to allow more than 20 units be served by a dead end cul-de-sac. A second access is nearly impossible due to development on 3 sides of this lot. The only direction that is undeveloped is to the south across Robbinsdale Park which is owned by the City and is a drainage detention pond. We would also request a waiver/variance for the rear setback on proposed Lots 26 and 27. The setback as shown, would be approximately 15 feet instead of 25 feet, however, a full boundary survey has not been completed to date and so the exact variance is only approximate.

All required reports and complete construction plans will be submitted at Final Subdivision Plan submittal to comply with Rapid City criteria.

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

Sincerely,
Advanced Engineering & Surveying, Inc.

A handwritten signature in black ink, appearing to read "Ronald A. Bengs". The signature is written in a cursive style with a long horizontal stroke at the end.

Ronald A. Bengs, P.E.
President