



FMG, INC. 3700 Sturgis Road, Rapid City, South Dakota 57702-0317 605/342-4105
FAX 605/342-4222

April 25, 2008

Vicki Fisher
Growth Management Department
City of Rapid City
300 6TH Street
Rapid City, SD 57701

**RE: Planned Commercial Development
Lot B of Lot 1 of Lot D of K-W Subdivision
Section 28, T2N, R8E, BHM, Rapid City, Pennington County, SD**

Dear Vickie:

Transmitted herewith are the following items for the referenced project:

1. Application for Development Review
2. Letter of Intent
3. Four sets of final PCD drawings
4. One set of 8½"x 11"
5. Four copies of the Storm Water Design Report
6. Four copies of a sign similar to that to be constructed on the site.

There is no existing sanitary sewer to serve the site. We have prepared plans for a sanitary sewer extension from then intersection of Lowry Lane and Beale Street to the site. These plans have been submitted to Engineering Services.

If you have any questions, or desire any additional information, please call us.

Sincerely,

FMG Inc.,

Allen D. Foster, P.E.

Enclosures

c: Heinsel Development, LLC
File #8936

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Rapid City Growth
Management Department



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Rapid City Growth
Management Department

Stacey Titus, P.E.
Engineering Services
City of Rapid City
300 6TH Street
Rapid City, SD 57701

**RE: Sanitary Sewer Construction
Lowry Lane to Elk Vale Road
Section 28, T2N, R8E, BHM
Rapid City, SD**

Dear Stacey:

Transmitted herewith are four (4) sets of plans for construction of a new 8" PVC sewer line from the City's existing manhole at Lowry Lane and Beale Street to a point just west of the Elk Vale Road for your review and approval. I have reviewed these plans and routing with Gary Engel, SDDOT Area Engineer since the sewer is located in SDDOT right-of-way. Gary has verbally approved the routing but we will have to get a utility permit.

This sewer will be constructed to allow construction of a new hotel planned for Lot B of Lot 1 of Lot D of K-W Subdivision. As designed, the sewer will also serve Lot A of Lot 1 of Lot D of K-W Subdivision, Lot 2 of Lot D, the lots located between Edwards Street and the I-90 right-of-way adjacent to the sewer.

In the future, a new sewer could be connected to MH #1 and extended south along the lot line to serve Tracts B and C.

The areas discussed above will be the extent of the service area for this new line. Topography of the area is not conducive to further extension of this line.

It is anticipated that the Owner will request the City Engineering staff to place for Council consideration a resolution that the City to impose a no tap on the line until such time as a resolution to establish a construction fee be set.

If you have any questions, or desire any additional information, please call us.

Sincerely,

FMG Inc.,

Allen D. Foster, P.E.

Enclosures

c: Vicki Fisher, Growth Management
Heinsel Development, LLC
File #8936