October 14, 2021

Engineering Services
300 Sixth Street
Rapid City, SD 57701

RE: Highpointe Ranch North Subdivision
KTM Project No. 16-817.07

Highpointe Ranch North Subdivision is a phased construction project which will extend Cloud Peak Drive and Wind River Road. The subdivision will include 179 single family residential lots, the phasing plan proposes to extend Cloud Peak Drive in phase 1. This will create a situation in which one access is serving 48 dwelling units. However, once phases 2 & 3 are constructed then the subdivision will be in compliance with section 2.6 of the Rapid City IDCIM.

As part of constructing phase 1, mass grading of much of the site will be completed. Along with the mass grading a water line will be extended into the future Wind River Road corridor and then up along the road identified as Kilimanjaro Drive on the attached exhibit. As part of this water main construction a temporary access road will be constructed. This route can act as an emergency access route into and out of phase 1 until the rest of the subdivision is completed. Along with the emergency access route the owner has been working with the Rapid City Fire Department on a wildfire mitigation plan, finally the owner will enter into a Covenant Agreement with the City to ensure that all new residential structures contain a fire suppression system.

If you have questions or comments, please do not hesitate to contact us at (605) 791-5866.

Sincerely,
KTM DESIGN SOLUTIONS, INC.

Jeremy Schnell, PE
Enclosures