

From: Steven R. Malone, P.E. [<mailto:smalone@maloneengineering.com>]

Sent: Wednesday, June 22, 2016 7:53 AM

To: cpweb <cpweb@rcgov.org>

Cc: Laroco Robert <Robert.Laroco@rcgov.org>

Subject: 16PD018-Black Hills Federal Credit Union

Members of the Board:

I own the building on the corner of Third and Main...West side of proposed Planned Development better known as the old salvation army building. First of all I have no concerns with the 0 setback for both second streets and main streets. I will be out of town, but I do have two concerns I would ask that the Board address:

1. Location of the dumpster and the proximity to my building. It seems there are numerous other locations that this dumpster could be placed on this large site in lieu of right next to my building. It appears that the intent is to roll this dumpster into the ally to empty and roll back. I am concerned with the dumpster damaging my building when it is rolled in and out of the enclosure. I would like to see this dumpster moved closer to their new building or at a minimum some buffer to my building.
2. The second item would be the parking lot drainage. There are no elevations shown on the preliminary drawings but it would appear that with the addition of the new curb and gutter that the majority of the parking lot will be draining towards the west with it funneling out the driveways. There are only concrete stops that protect the cars from parking and hitting my building, but nothing to keep the rainwater from going against it. During thunderstorms it is my concern that there will be a lot of water heading west and it will only be stopped and funneled to the north and south after it gets to my building. I would like to insure first of all that the parking lot slopes away from my building and possibly the addition of a continuous curb and gutter along the west edge of the parking lot to contain the water on the parking lot and away from my building.

Thanks for your consideration.

Steven R. Malone, P.E.

President

Malone Engineering Inc.

230 Main Street

Rapid City, SD 57701

Office: 605-341-6939

Fax: 605-341-6883

SMalone@maloneengineering.com

www.maloneengineering.com