

cityrc

February 23, 2005

City of Rapid City  
Growth Management Department  
300 Sixth Street  
Rapid City, SD 57701-2724

RE: File Number 05SV008

Attn: Vicki Fisher

This is response to the "Notice Of Hearing For A Variance To The Subdivision Regulations" regarding Tract SB revised of Springbrook Acres Subdivision. We are temporarily residing in Arizona so are unable to attend the hearing. Due to mail forwarding delays we did not receive the notice until today for the hearing tomorrow. As per my telephone conversation with Ms. Fisher I am using internet transmission to make our comments available for the hearing.

We own the townhouse residence at 4203 Foothill Drive. I do not have the legal description available here in Arizona. It is in the duplex at the end of the pavement on Foothill Drive. We offer the following comments for the hearing:

1. The developed portion of Foothills Drive has five inches of asphalt pavement with curb and gutter both sides. This was required by the City of Rapid City for it to be accepted on the City street system.
2. We do not object to the streets within Tract SB being developed as rural road sections with ditches for surface drainage. We agree that that section is more suitable for the terrain within Tract SB.
3. Our concerns are the streets within Arrowhead Estates that will be utilized for access to Tract SB.
4. We ask that the curb and gutter existing at the end of Foothills Drive not be eliminated. The curb and gutter is necessary for controlling surface drainage and as a barrier to divert sliding vehicles attempting to negotiate the steep street gradient from our driveway onto Foothills Drive.
5. Estates Drive will follow an existing platted right of way dedicated for public use. This was created at the direction of the City of Rapid City. Does that mean that the portion of Estates Drive within Arrowhead Estates will be accepted into the city street system and will be maintained by the City of Rapid City? In that case, should it be developed with curb and gutter consistent with Foothills Drive? It is my opinion that the terrain within that limited portion of Estates Drive is suitable for curb and gutter without excessive grading expense. In fact that portion is graded and in use as an access trail to Tract SB.

6. As Ms. Fisher explained Mr. Brown will be required to provide drainage facilities that will not have an adverse effect on Arrowhead Estates property. Curb and gutter on Estates Drive will create that condition.
7. Arrowhead Estates owners belong to a Home Owners Association, Arrowhead Estates Townhomes Association. The Association has a Board of Directors that are responsible for the operation of the Association. Have they been contacted for comment for the Association which is responsible for the common area within Arrowhead Estates?

We request your consideration of these comments.

Very truly yours.

Harry M. Richardson, P.E.-R.L.S. (Retired)