



**FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.**  
1022 Main Street • P.O. Box 8154 • Rapid City, SD 57709  
Phone (605) 348-1538 • Fax (605) 341-1112 • E-mail: fiskls@midconetwork.com

November 7, 2006

Robert H. Dominicak, PE, LS  
Development Service Center Coordinator  
Growth Management Department  
City of Rapid City  
300 Sixth Street  
Rapid City, SD 57701

**RECEIVED**

NOV 07 2006

RE: Pushing – Brentwood Subdivision  
PIN 1925400006  
Request for Exception to Rapid City Design Criteria

**Rapid City Growth  
Management Department**

Bob:

Per our conversation, we request that the above referenced item be placed on the November 14, 2006 Public Works Committee agenda for re-consideration of the request for grade exception.

Mr. Pushing began his development with no intention of extending Sun Ridge Road to the western edge of his property, largely due to the terrain considerations. However, during review and approval for the Layout Plat, it was identified by staff that the westerly extension of Sun Ridge Road would be required to comply with the Major Street Plan. The road extension is not required for Mr. Pushing to access his proposed lots and the development of residential sites, but is merely his compliance with the Major Street Plan as identified by the City of Rapid City.

To that requirement, Mr. Pushing has agreed to the extension of the road. However, the existing topography of the area does not allow development at the current 10% grade limitation. Because we do not control or own the properties to the west, we are required to work and design within the limitations of Mr. Pushing's property. The resulting road design, which attempts to match grade at the west end of our site, exceeds the 10% grade limitation. In viewing the topography of the Pushing property, we find no alternate areas which would better match the grade limitations or which complies with the Major Street Plan.

Due to the low density of development for this area (4 lots / 40 acres) we believe that the impact to the public will be minimal. Of the four lots that are proposed, three can take access prior to the portion of road that exceeds the design limits. The fourth lot will most likely access at the eastern limits of the design exception and there would be little if any reason for traffic to access the western limits of the road – particularly since the road will dead-end.

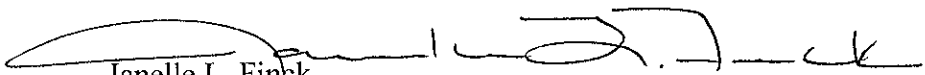
We have also included an intermediate turnaround near the top (east end) of the grade exception. This will provide traffic the opportunity to reverse direction without accessing the steeper portions of the

road. We would be willing to post signage to that effect to better notify the public of the steep grade and the availability of turnaround at this location.

While the proposed road grade does not meet City design criteria, it is within the 15% grade limits of Pennington County. The County design standards are more reflective of the varying topography of rural areas, such as the Pushing property.

We look forward to the opportunity to address the Public Works Committee for reconsideration of this exception and we request that you forward the enclosed information along with this request.

Sincerely,  
FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.



Janelle L. Finck  
President

encl

cc Brent Pushing  
Rod Schlauger  
Courtney Claybourne