



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

RECEIVED

March 7, 2007

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Todd Peckosh
City of Rapid City
300 Sixth Street
Rapid City, SD 57701

Rapid City
Management Department

RE: DESIGN EXCEPTION REQUEST TO ALLOW ASPHALT DRIVEWAY PAVEMENT
TRACTS D AND E OF MANN SUBDIVISION
JUST JYMNASTICS NEW BUILDING ALONG STURGIS ROAD

Dear Todd:

On behalf of our clients, Alan and Tracy Ponto, we hereby appeal the staff denial of the above referenced exception request. It is requested the appeal be placed on the March 27, 2007 Public Works agenda.

Site drawings are attached and discussion in support of the appeal follows.

ACCESS RESTRICTIONS AND POSSIBLE DRIVEWAY RELOCATION

Just Jymnastics is the first phase of development on the 4.6 acre property. The property will be subdivided in the future although the number of lots and configuration is unknown. The future development will not be known until offers are received on the balance of the property and plats are approved by the City.

As you are aware from numerous meetings, the site is an "infill" project with limited access. There is currently one existing curb cut into the property. During initial meetings the City and State disagreed on the number of access points that should be allowed to the property. City staff suggested that an additional curb cut should be granted; however, the State will allow only one access point.

Even after one curb cut was agreed to there was concern expressed by all parties as to where the one driveway should be. Ultimately it was decided to use the existing curb cut due to future development uncertainty. Depending upon how the balance of the site is developed it is possible the existing curb cut will be relocated and/or widened to three lanes.

Because of the future development uncertainties we are proposing an interim light duty asphalt pavement for the driveway. It is anticipated the light duty pavement will be demolished when the balance of the site is developed. The pavement demolition is expected even if the existing curb cut remains in place since driveway realignment through the site is necessary for future development.

There is a further understanding with the City and State that an additional shared driveway with the FMG parking lot might be possible in the future pending acquisition of additional easements. This driveway is asphalt pavement.

ASPHALT PAVEMENT IS STRUCTURALLY ADEQUATE

Based on our analysis of soils at the site it is has been determined that asphalt pavement is structurally adequate. From a pavement engineering design standpoint there is no need to use reinforced concrete.

Asphalt driveways have a history of performing well in this area. Examples of existing commercial or industrial asphalt driveways that are performing well in the near vicinity of this project are: (1) the FMG Engineering office, (2) the Hills Material Quarry, (3) the Pirates Table restaurant, and (4) the Big D store.

PAVEMENT CONTINUITY

We prefer to maintain continuity in pavement type rather than constructing about 20 feet of concrete pavement between the existing asphalt street and the onsite asphalt pavement.

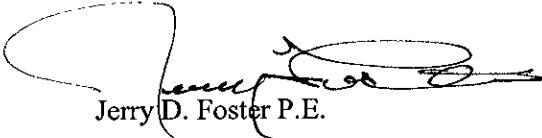
MAINTENANCE

The property owner is responsible for maintaining the driveway in the right of way.

Please give me a call if you have any questions.

Sincerely,

FMG, Inc.



Jerry D. Foster P.E.

Enclosures

CC 8937.02
Alan Ponto