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August 24, 2007

Marcia Elkins
City of Rapid City
300 Sixth Street
Rapid City, SD 57701

RE: Benedictine Convent of St. Martins
Rapid City, SD

Dear Marcia:

On behalf of the Benedictine Convent of St. Martins and our client, the Good Samaritan Society, we are making this application for a revision to the Major Street Plan related to the referenced property. This application is being made in conjunction with the Rezone Application and the Initial Planned Development application for the Good Samaritan Society – St. Martins Village project (GSS).

As shown on the attached maps it is proposed that certain collector streets be removed from the Major Street Plan. The following maps are attached illustrating the streets to be removed.

- Figure 1 - Existing Major Street Plan
- Figure 2 - USGS Topographic Map
- Figure 3- City Street Map
- Figure 4 - Aerial Photo

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Discussion with logic for removing the streets from the plan follows. **Rapid City Growth
Management Department**

LAND DEVELOPMENT DISCUSSION

- A Collector Street is defined in the Rapid City Street Design Manual as “*A street which collects traffic from other minor streets and channels it into the arterial street system.*” As shown on the Initial Planned Development layout for the GSS project there are no additional minor streets to collect traffic from. The proposed street system, with the exception of the onsite private cul-de-sacs and parking lot areas, consists only of other collectors or arterials. Thus, it is our opinion that it not necessary to add any more collector streets.
- Benedictine Convent of St. Martins is retaining ownership of certain parcels as shown. Current plans are that these parcels will remain undeveloped other than a new monastery for the Convent to be constructed south of the existing building complex. This level of development does not require additional collector streets.

- As noted above the Benedictine Convent parcels are planned to remain undeveloped. If unforeseen circumstances result in future development of these parcels a rezone would be required as the land is currently zoned General Agriculture. Consistent with the Good Samaritan Society project we assume any rezone would require a Planned Development Designation. The planned development stipulations could then include restrictions on traffic generation.
- The Catholic Diocese has not prepared development plans for the parcels they have optioned. It is our understanding the intent is for a new school at the location of the present St. Martins building complex. The existing building complex is located on an area zoned Low Density Residential and the balance of the property is zoned general agriculture. Consistent with the Good Samaritan Society project we assume any rezone would require a Planned Development Designation. The planned development stipulations could then include restrictions on traffic generation or requirements for additional roadways.
- The Traffic Impact Study submitted with the Good Samaritan Society Initial Planned Development is based on the roadway network as proposed by the Planned Development. The analysis indicated the existing roadway network is adequate, with the exception of intersection improvements at Highway 79, to handle the Good Samaritan, School, and Benedictine Convent Monastery traffic.
- Properties north, west, and east of Section 29 either belong to the Forest Service, are scheduled for long term mineral extraction, or of such rugged terrain to preclude dense development that would generate significant traffic. We think it is reasonable to assume that after mineral extraction is complete the disturbed lands would not be densely developed.

CONSTRUCTABILITY/ENVIRONMENTAL DISCUSSIONS

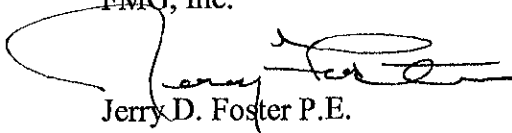
- An existing cemetery is located south of the existing St. Martins building complex. The cemetery may be problematic for a new east west collector road.
- Existing terrain is very steep at the ridge at the east side of the valley along the proposed east west collector. By scaling of aerial contours this grade is about 25%. Grading could be used to flatten grades to the 10% maximum; however, in this case it is judged the earthwork will be mostly rock which may make the roadway very expensive or cost prohibitive. A preliminary analysis of profile based on an assumption of about 10' of fill near the toe of the slope would require a 25' cut near the top of the slope.
- Existing terrain is very steep in the western quarter of Section 29 along the proposed east west collector. Based on scaling of aerial contours the grade averages about 13% with isolated areas of about 17%. Grading could be used to flatten grades to the 10% maximum; however, in this case it is judged the earthwork will be mostly rock which may make the roadway very expensive or cost prohibitive.

- The proposed east west collector would disrupt natural areas currently being used by the public at the permission of the Benedictine Convent. We are under the impression the Benedictine Convent will continue to allow the public to use this land provided their rules of use are followed.
- The proposed east west collector would disrupt areas of the Good Samaritan Society project that are being set aside as natural, open space and recreational areas. It is noted that the public will be allowed to use these area subject to the rules established by the Good Samaritan Society.
- The proposed collectors would require right of way through National Forest Services lands. This may be difficult to obtain.

Please give me a call if you have any questions.

Sincerely,

FMG, Inc.



Jerry D. Foster P.E.

Attachments

CC 8981
Good Samaritan Society
Benedictine Convent of St. Martins

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