

Kadrmass
Lee &
Jackson

Engineers Surveyors
Planners

April 25, 2008

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

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APR 25 2008

Rapid City Growth
Management Department

Re: Black Hills Speedway –Layout Plat & Subdivision Variance Request

Relative to the proposed platting and development of the for-mentioned property attached here please find the following: Draft Traffic Impact Study, Drainage Report, and materials required per the City Layout Platting Procedure.

Regarding the Variance request KL&J Inc. on behalf of the owner hereby submits the following variance request and justification for the request.

Variance Request:

- 1) Regarding improvements to Highway 44: the owner requests a variance for the installation of water mains, sewer mains, storm sewer, pavement, street light conduit, curb & gutter and sidewalk.
- 2) Regarding improvements to Jolly Lane: the owner requests a variance for the installation of water mains, sewer mains, storm sewer, pavement, street light conduit, curb & gutter and sidewalk.

Justification for Variance Request:

1) General:

- Water service, the proposed site can be served presently via existing water mains in Highway 44 and Jolly Lane.
- Sewer service is provided to the property by a large diameter main running north-south through the property as well as a smaller diameter main fronting the property along Highway 44.
- Regarding storm water facilities: a report accompanies this layout plat submittal outlining proposed storm water facilities for on-site detention in conjunction with the site development and major improvements through the site per the Race Track Drainage Basin Design Plan. On street storm water facilities exist for Highway 44 that were provided by SDDOT. Jolly Lane currently is served via existing rural type drainage ditches.
- Pavement and curb & gutter exist in Highway 44 and no improvements are envisioned due to this development aside from access development off Highway 44 and Jolly Lane.
- In Jolly Lane the existing street is a rural section with typical rural drainage facilities. There are few issues to consider in the installation of curb & gutter that complicates its practical inclusion into the existing rural street section, those being the grading necessary to include curb & gutter will extend into the existing rural ditch sections creating additional drainage problems, the installation of S&G will require existing

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standard intersection needing elimination or reconstruction. With reconstruction the location of the intersection will most likely be moved north due to the need to come into the intersection perpendicular versus the existing angle. This may very well cause grade changes in the intersection that could impact Jolly Lane to the north.

- Regarding sidewalks, no sidewalk exists east, west, north or south of the proposed development for making connections.
- Regarding street light conduit, street lights exist in the intersection of Highway 44 and Jolly Lane currently.
- A sight distance analysis has been performed to check for potential hazards along Jolly Lane adjacent to the Black Hills Speedway property. Existing driveway locations were analyzed for the posted speed limit of 25mph and also 35mph. Conclusion is there are no existing sight distance conflicts for these existing driveways.

As part of this platting submittal the applicant anticipates limited costs for construction of public improvements. In the event there is cost associated with the improvement of public infrastructure required as a condition of approval of this platting action, the applicant requests the City of Rapid City participate in paying for the improvements.

Please review the submitted information and the variance request above and let me know if you have any questions.

Sincerely,
KADRMAS LEE & JACKSON, INC



Rich Wells PE, PLS
Rapid City Municipal Group Manager

Attachments
C: file

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