



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

October 24, 2008

**RECEIVED**

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

OCT 24 2008

**Rapid City Growth  
Management Department**

RE: SUBDIVISION VARIANCE APPLICATION  
FOR PROPOSED PLAT OF LOTS 1, 2, AND 3 OF GFP SUBDIVISION  
RAPID CITY, SD

Dear Marcia:

On behalf of our client, Northwestern Engineering Company, we are making this application for Subdivision Variances associated with the referenced proposed plat. The requested variances are listed below and a location map is attached.

**VARIANCE REQUESTS ASSOCIATED WITH SECTION LINE HIGHWAY ON WEST  
EDGE OF PROPERTY**

- Waive the requirement to dedicate right of way.
- Waive the requirement to install curb, gutter, sidewalk, street light conduit, sewer, water and pavement on the Section Line Highway

Justification for Variances associated with the Section Line follows:

- (1) Existing grades along the section line highway are nearly 30% making the construction of the road problematic.
- (2) The City Water Reservoir may need relocation in the event the Section Line Highway is constructed due to extensive grading resulting from the steep grades.
- (3) Construction of the Section Line Highway would adversely impact Wilderness Park.
- (4) An additional crossing of the Lime Creek floodplain and associated stream and wetlands would be necessary.
- (5) There is not a Section Line Highway either dedicated or constructed north of this subject property. The properties to the north are already platted and have access to other public right of ways.
- (6) The Section Line Highway is not needed for access to the subject property or adjacent properties. The existing street network is adequate.
- (7) The proposed replat adjacent to this Section Line does not increase lot density. Three lots currently exist and the proposed replat has three lots.

**VARIANCE REQUESTS ASSOCIATED WITH PROPOSED NORTH 44<sup>TH</sup> STREET RIGHT OF WAY**

- Waive the requirement to install curb, gutter, sidewalk, street light conduit, sewer, water and pavement on North 44<sup>th</sup> Street.
- Waive the requirement to require 100' of right of way on North 44<sup>th</sup> Street and allow 80' right of way in lieu thereof.

Justification for the Variance associated with improving North 44<sup>th</sup> Street follows:

- (1) There is not an improved roadway at the ends of this new right of way; therefore, improvements to the new right of way would result in a discontinuous street section.
- (2) The proposed replat associated with this new right of way dedication does not increase lot density. Three lots currently exist and the proposed replat has three lots.

Justification for the Variance associated with North 44<sup>th</sup> Street right of way width follows:

- (1) Existing right of way south of this new 44<sup>th</sup> Street is only 66' wide, existing right of way east of this new 44<sup>th</sup> Street is only 80' wide.
- (2) The street design manual does not make a distinction between Minor arterial and Major arterial. North 44<sup>th</sup> Street is shown as a minor arterial. It could be reasonably assumed that a Minor Arterial will carry less traffic than a Major Arterial. If it is assumed the Minor Arterial will be 3 lanes an 80' Right of Way would be adequate. Three lanes would be 38.67' wide back of curb leaving 19.33 foot boulevards on either side for sidewalks and utilities. 20' feet of dedicated access and utility easement could be placed next to the 80' right of way as an option.
- (3) The proposed road way goes through a unique natural area. Lessening the right of way width will result in less disturbance to this area. Low Impact construction techniques could be used.

**VARIANCE REQUEST ASSOCIATED WITH PROPOSED MEADOWWOOD DRIVE RIGHT OF WAY**


- Waive the requirement to install curb, gutter, sidewalk, street light conduit, sewer, water and pavement on Meadowwood Drive.

Justification for the Variance associated with Meadowwood Drive follows:

- (1) There is not an improved roadway leading to this new right of way; therefore, improvements to this new right of way would result in a discontinuous street section.
- (2) The proposed replat related to this right of way dedication does not increase lot density. Three lots currently exist and the proposed replat has three lots.

VARIANCE REQUEST ASSOCIATED WITH EXISTING UNNAMED RIGHT OF WAY  
ADJACENT TO EAST SIDE OF PROPOSED PLAT

- Waive the requirement to install curb, gutter, sidewalk, street light conduit, sewer, water and pavement on existing unnamed right of way adjacent to east side of proposed plat.

• TO REDUCE ROW WIDTH FROM 59' TO 40' 

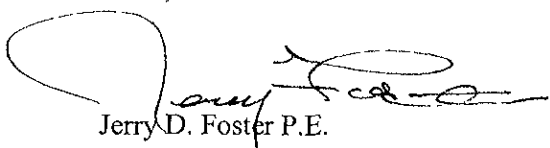
Justification for the Variance associated with the existing unnamed right of way follows:

- (1) There is not an improved roadway leading to this new right of way; therefore, improvements to this existing unnamed right of way would result in a discontinuous street section.
- (2) The south end of this right of way deadends into an existing, improved residential lot.
- (3) The proposed replat adjacent to this existing right of way does not increase lot density. Three lots currently exist and the proposed replat has three lots.

Please give me a call if you have any questions.

Sincerely,

FMG, Inc.

  
Jerry D. Foster P.E.

Attachments

CC 089087  
Northwestern Engineering Company (Pat Tlustos)

RECEIVED

OCT 24 2008

Rapid City Growth  
Management Department