



FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.
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May 20, 2005

Rapid City Planning Commission
City of Rapid City
300 Sixth Street
Rapid City, SD 57701

RE: Brent Pushing – Subdivision Variance 05SV023

Dear Commission Members:

Per your request at the May 5, 2005 Planning Commission Meeting, we are enclosing additional information regarding the requested variance.

Mr. Pushing's first choice would be a gravel road as originally planned. In the event this not acceptable, then in lieu of a roadway constructed to current City standards (24' wide asphalt surface, curb/gutter, sidewalk, street light conduit, etc...) which is required within the three mile platting jurisdiction, we would like to propose construction of the extended roadway at the same standard/design that Sun Ridge Road currently exists. In conversations with Dale Tech of Pennington County Highway, staff engineer Mr. Warren Fisk confirmed that Sun Ridge Road has a "chip seal" finish. Mr. Tech further provided information regarding the typical components and costs for this type of finish. A rough preliminary estimate of road construction costs with this finish is approximately \$80,000. This assumes approximately 3,260 feet of road with a 22' wide driving surface (the current driving surface of the roadway is 22 feet - two 11 foot driving lanes).

We have attached a proposed typical road section, with a photograph of the surface finish. Additional photographs show the current terminus of Sun Ridge Road and the driving surface in this vicinity. Two additional photographs show the area that the road would extend westerly.

Bearing in mind that the proposed roadway will not be maintained by the County, nor can Mr. Pushing anticipate annexation and City maintenance or services any time in the foreseeable future, we believe that it is inherently inequitable to expect him to construct an extensive roadway in such a rural setting. We respectfully request that you consider granting the variances as requested or reduce the required development to match the current road system of that area.

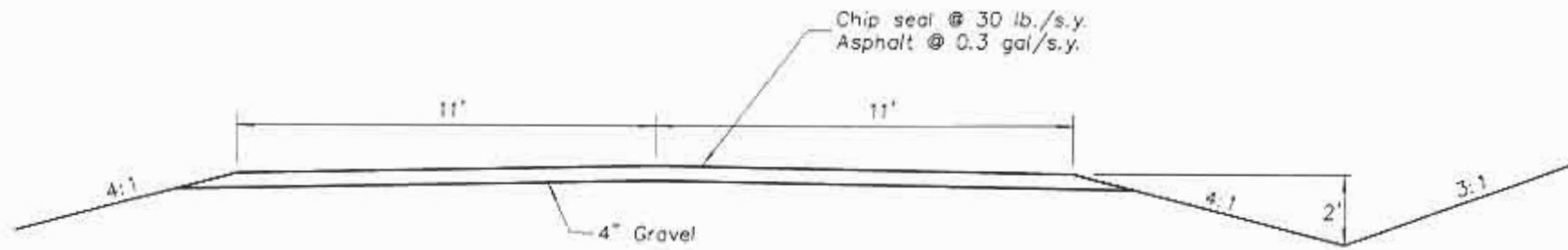
Thank you for your consideration.

Sincerely,
FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.

Janelle L. Finck
President

jlf

EXHIBIT A - Typical Street Section / Surface Sample – Brent Pushing





*#1 Above:
Current Terminus of
Sun Ridge Road*



*#2- At right
Current road surface
south lane of Sun
Ridge Road
heading easterly
from existing
cul-de-sac*

#3 - below

Proposed area of road construction extending westerly from current terminus of Sun Ridge Road



#4- below

Westerly extension of proposed road



05SV023

