



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

RECEIVED

October 24, 2008

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

OCT 24 2008  
Rapid City Growth  
Management Department

RE: COMPREHENSIVE PLAN AMENDMENT FOR CHANGE TO MAJOR STREET PLAN  
ASSOCIATED WITH 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 a Comprehensive Plan Amendment for a Change to the Major Street Plan. This request is associated with the proposed plat of Lots 1, 2, and 3 of GFP Subdivision.

As shown on the attached maps it is proposed that the location of a Minor Arterial be changed. The following maps are attached illustrating the proposed change.

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

Following is the logic behind the proposed change.


- (1) The existing Major Street Plan route on the west side of Sturgis Road follows what Rapid Map shows to be some sort of existing easement or right of way through existing Tract A. Actually, this is simply an existing private trail and there is not any type of public right of way or easement along the trail.
- (2) Following the existing Tract A "trail" would result in numerous sharp curves and steep grades. Some of the curves and grades may not meet design standards for an arterial roadway.
- (3) Following the existing Major Street Plan route requires that a portion of Pine Hills Drive be converted from a "local" road to an Arterial. This segment is between Meadowood Drive and Sturgis Road. This portion of the Pine Hills Drive has the following issues: (1) right of way is only 66' wide which is less than desired for Arterials, (2) horizontal curvature radius of only 145 feet which is less than the minimum required for the AASHTO recommend 30 mph minimum design speed for Arterials, and (3) poor intersection characteristics and geometry exist at the intersection with Sturgis Road.

- (4) The existing Major Street Plan route would require an extension of the roadway east of Sturgis Road through the Hills Material pit (adjacent to Sturgis Road). Based on visual observation it appears the pit is slowly being backfilled with random materials. As such, a roadway through or over this pit would likely be very expensive and perhaps cost prohibitive.
- (5) The route change on the east side of Sturgis Road is intended to align with the proposed change west of Sturgis Road. The revised route goes through the existing Hills Materials quarry plant equipment. It is our opinion this is acceptable as it is unlikely that the arterial east of Sturgis Road would be constructed at any location during the lifetime of the quarry and plant operations.

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)