

11PL036

ENGINEERING  
LANDSCAPE ARCHITECTURE  
LAND PLANNING



**DREAM DESIGN**  
INTERNATIONAL, INC.

CONSTRUCTION OBSERVATION  
REAL ESTATE DEVELOPMENT  
PROPERTY MANAGEMENT

June 24, 2011

Ms. Vicki Fisher  
Growth Management Department  
City of Rapid City  
300 Sixth Street  
Rapid City, SD 57701

**RECEIVED**

JUN 24 2011

**Rapid City Growth  
Management Department**

RE: Race Track Subdivision.

Dear Ms. Fisher:

Attached herewith are applications and documents as part of the preliminary plat application of the Race Track Property located at the intersection of Highway 44 and Jolly Lane. The existing property has a legal description of the Unplatted portion of Portion of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 10 Located in the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , Section 10, T, 1N, R8E, BHM. The size of the existing property is 35.42 Acres. The owners are requesting that three lots along HWY 44 be platted and leave the balance of the property as un-platted balance. Listed below are some of the major components that may impact this site:

A- Access and Streets: The existing HWY 44 is a major arterial and is constructed as 4 lanes with center turn lane. Jolly Lane is an existing street with asphalt pavement varying in width from 24 to 26 feet along the subject property. The right of way width along Jolly Lane is 66 feet. This road is classified on the City's Future Major Street Plan as a collector with a minimum width of 60 feet. This road does not have curb & gutter constructed on either side. The existing grades on Jolly Lane are near 10%. Currently the property has an existing approach located near 40 feet north of the intersection of Jolly Lane and HWY 44. The owners are proposing an approach near 140 feet north of the intersection to line up with the existing School Drive. The owners are also proposing a shared approach on HWY 44 directly across from an existing approach on the south side of HWY 44 located near 650 feet east of the intersection of Jolly Lane and HWY 44.

B- Utilities: The property is currently served with public water and sanitary sewer. Public sewer and water mains are located along HWY44. Proposed service lines are shown on

C- the attached topographic survey. There is no sanitary sewer main along Jolly Lane because of the topographic challenges and there is no need for such line. Owner will request a variance to the sanitary sewer along that road.

D- Drainage: This site is located within the Race Track Draw Drainage Basin. The drainage basin plans were adopted by the City in 1990. The site is located at the bottom of the drainage basin. Please see attached drainage report.

This submittal includes:

- 1- Preliminary Plat application with Preliminary plat.
- 2- Variance to the subdivision requirements to waive requirements for C&G and sanitary sewer along Jolly Lane.
- 3- Topographic survey and minor grading plan for the site
- 4- Preliminary Storm Drainage Report

On behalf of the owners, DDI requests that these preliminary documents be reviewed and accepted for the attached applications.

We thank you for your help and please contact us if you need any additional information.

Sincerely,  
DREAM DESIGN INTERNATIONAL, INC.



Hani Shafai, PE  
President

Enclosures  
CC: Owner