

ENGINEERING
LANDSCAPE ARCHITECTURE
LAND PLANNING



DREAM DESIGN
INTERNATIONAL, INC.

CONSTRUCTION OBSERVATION
REAL ESTATE DEVELOPMENT
PROPERTY MANAGEMENT

11PL036

July 22, 2011

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

RECEIVED

JUL 22 2011

**Rapid City Growth
Management Department**

RE: LOT K – RACETRACK 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 one lot along HWY 44 be platted and leave the balance of the property as un-platted. The owners are not considering platting additional lots at this time. 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 nearly 40 feet north of the intersection of Jolly Lane and HWY 44. The owners are proposing an approach 140 feet north of the intersection to line up with the existing School Drive.

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 the attached Site and Utility Plan. There is no sanitary sewer main along Jolly Lane because of the topographic challenges. There appears to be no need for such a line. Owner will request a variance to the sanitary sewer along that road.

C- 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 very near the bottom of the drainage basin. Please see attached Preliminary Design Report.

This submittal includes:

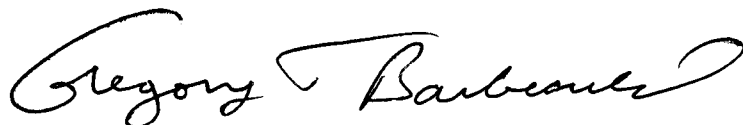
- 1- Preliminary Plat application with Preliminary plat.
- 2- Annexation application.
- 3- Variance to the subdivision requirements to waive requirements to provide additional pavement along Jolly Lane.
- 4- Exception to maximum driveway width of 28' for a commercial development with Autoturn Exhibit.
- 5- Exception to required reinforced concrete driveway into property zoned commercial.
- 6- Exception to minimum corner clearance of 230' with attached Exhibits and Calculations.
- 7- Topographic survey and Subdivision Improvement Preliminary Plans.
- 8- Preliminary Design Report
- 9- Engineer's Estimate of Probable Cost

Included in the Preliminary Design Report is a Traffic Impact Study Draft Report analyzing a similar development of Racetrack Subdivision in 2008. DDI intends to review and submit amendments to this report to the City of Rapid City by July 29, 2011.

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.

A handwritten signature in cursive script that reads "Gregory Barbeault". The signature is written in black ink and is positioned above the printed name.

Greg Barbeault, P.E.

Enclosures
CC: Owner