



CENTERLINE

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DESIGN EXCEPTION REQUEST

TO: Growth Management
FROM: Lawrence M. Kostaneski, PE
DATE: October 27, 2005

RE: 04-103 PLM Subdivision: Phase 1A

CC: PLM Development, LLC.: Mr. Pat Tlustos

Message: Ref.: drawing below

This exception request is to reduce selected non-access easement lengths along Enchantment Road, Enchanted Pines Drive, Encampment Lane and Dunbar Court.

The town home market continues strong, with part of the appeal due to two-car garages with relatively unencumbered ingress and egress. 40 foot driveway openings seem to be the most successful in achieving this. On this project, therefore, it's desirable to reduce the nominal non-access easement notation as illustrated on the enclosed drawing.

It should be noted that the lots for which the exception is requested are located to provide adequate "clear space" in the adjacent driving land itself, or the stack lane is on the off-side of the drive. In both circumstances adequate space is provided to eliminate continuous conflict cycles.

The drawing identifies the footprint and easement dimension requested for the lots noted. Non-access easements along the non-driveway side of these lots will remain per city requirements. The plat will reflect these dimensions at the respective intersections when the townhouse lots are established.

Please call with questions. Thanks.

END