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Hewey Clemmons
Proposed Lots A and B of Clemmons Addition

Rapid City Growth
Management Department

Request for Subdivision Variances:

We request that the following improvements to Highway 44 East and the proposed paved approach be waived – as they might apply to this circumstance:

1. Waive the requirement to install curb and gutter - as applicable

The property is contiguous to State owned rights-of-way which and was recently improved as part of the Highway 44 reconstruction project (2008). The recently re-constructed road and ditch sections and drainage appurtenances (culverts, etc) adequately address drainage in this right-of-way.

2. Waive the requirement to install dry sewer - as applicable

The existing residence has a private on-site septic system with drainfield which was installed in 2001 and were permitted through Pennington County.

The developer indicated that the future residence on Lot A will be served by an individual mound system - the design and location of which will be determined by the location of the proposed residence and will be submitted to Pennington County at the time of application for building permit.

Recent percolation tests and soil profile information are included with this application.

3. Waive the requirement to install dry water mains.

The existing residence is served by an individual well. Copies of the well data are provided. Proposed Lot A will also be served by an individual well and similar domestic flow results are anticipated.

4. Allow the 18' wide asphalt approach from Highway 44 East to the subject property line (in lieu of a 24' wide paved approach if required).

5. Waive all improvement requirements (paving, surface width, curb, gutter, street light conduit, dry sewer and water mains) within the proposed 35' wide emergency ingress/egress and County Maintenance Easement.

Per the enclosed transmittal from Pennington County – additional surfacing is not required for their access and maintenance purposes. The owner/developer has indicated that the County has typically only accessed through this area once or twice per year.