

**REQUEST FOR EXCEPTION TO
RAPID CITY DESIGN STANDARD / CRITERIA / REGULATIONS**

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MAR 27 2013 BKG

PROJECT Dunsmore Road Subdivision

DATE: 3/25/2013 SUBMITTED BY: Dream Design International, Inc.

ENGINEERING SERVICES

PIN #: 3715426008

LEGAL DESCRIPTION: The SW1/4 of the SW1/4 and the SE1/4 of the SW1/4 Lying South of Lot H2 and Lot P2, excepting there from the east 480' of the SE1/4 of the SW1/4 and excepting there from Moon Meadows Estates and Less Right-of-Way, all located in Section 28, Township 1 North, Range 7 East of the Black Hills Meridian, Pennington County, South Dakota

EXCEPTION REQUESTED: SECTION 2.2.2 STD / CRITERIA / REG criteria

DESCRIPTION OF REQUEST: Waive the requirement to create a non-access easement along Sheridan Lake Road.

JUSTIFICATION:

(Please use back of sheet if additional room is needed) Access and approaches to proposed lots will be in accordance with Figure 2-9, Minimum access approach clearances, from the City of Rapid City Infrastructure design Criteria manual and consistent with other existing developments along Sheridan Lake Road.

SUPPORTING DOCUMENTATION: Yes No

PROPERTY OWNER'S SIGNATURE** [Signature] DATE: 5/23/13

**Or Agent, if previously designated by the Owner in writing.

FOR STAFF ONLY

STAFF COMMENTS: PENNINGTON COUNTY CONTROLS ACCESS TO SHERIDAN LAKE ROAD, AND WILL NOT ALLOW ADDITIONAL ACCESS APPROACHES. ACCESS SHALL BE TAKEN FROM THE LOWER TRAFFIC STREETS.

STAFF RECOMMENDATION: DENY

REVIEWED BY: [Signature] DATE: 4/4/13

AUTHORIZATION:

[Signature] APPROVED DENIED 4/11/13
COMMUNITY PLANNING DIRECTOR DATE

[Signature] APPROVED DENIED 4/12/13
PUBLIC WORKS DIRECTOR* DATE

For

FILE #: 13EX060

Revised 08/3/12

ASSOCIATED FILE#: 13 PLO18

*Public Works Director's signature is not required for Lot Length to Width Exceptions, Ordinance No. 5434.

COMMENTS DUE BACK TO

FEB 26 2013

3-7-2013

COMMUNITY PLANNING & DEVELOPMENT SERVICES BY:

Request: Preliminary Subdivision Plan - Dunsmore Road Subdivision

No. 13PE018

RECOMMENDATION:

-APPROVE

-DENY

-CONTINUE

- ENGINEERING-PUBLIC WORKS
- FIRE DEPARTMENT-Electronically
- TRANSPORTATION PLANNING
- BUILDING INSPECTION
- AIR QUALITY
- POLICE
- CITY ATTORNEY
- CITY CODE ENFORCEMENT

- SD DOT - GARY ENGEL
- BHP&L - GLYNDA RAHN
- ESCC
- REGISTER OF DEEDS
- COUNTY - PLANNING
- COUNTY - FIRE
- COUNTY - HIGHWAY
- COUNTY - CODE ENFORCEMENT

- AUDITOR - ANNEXATION
- DRAINAGE
- RV SANITARY DISTRICT
- GREEN VALLEY SANITARY DISTRICT
- PARKS & REC.
- GIS / DON JARVINEN
- OTHER: _____

DATE OF STAFF REVIEW:

STIPULATIONS: No additional access from Sheridan Lake road will be granted. The Pennington County Master Transportation Plan (June 2012) classifies Moon Meadows Drive and Dunsmore Road as a minor arterial street which requires an 80' Right-of-way width, therefore an additional 7' of Right-of-way shall be granted to the County along Moon Meadows Drive and Dunsmore Road.

COMMENTS: Dunsmore Road and Moon Meadows Drive shall be improved to meet Minor Arterial Roads Standard which includes a 32' wide paved surface, curb and gutter, and 5' wide sidewalks or submit a Subdivision Regulation Variance

GRADING PLAN EVALUATION: Engineered road construction plans should be submitted or submit a Subdivision Regulation Variance. wr 3/5/13

DRAINAGE SYSTEM EVALUATION: _____

RECEIVED

MAR 11 2013

Rapid City Community Planning & Development Services

PLANNER / ENGINEER ASSIGNED: VF / BQ

Comments may be faxed (605-394-6636) or e-mailed to the Planner