

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

PROJECT Orchard Meadows Subdivision

RECEIVED

DATE: 7.3.13 SUBMITTED BY: Dream Design International, Inc.

JUL 3 2013

PIN #: 3809401004

ENGINEERING
SERVICES

LEGAL DESCRIPTION: See Attached for Existing and Proposed Legal Descriptions

EXCEPTION REQUESTED: SECTION _____ STD / CRITERIA / REG criteria

DESCRIPTION OF REQUEST: Waive the requirements to provide a 60' wide easement and install sidewalk, street light conduit, and water along the Proposed Lytle Lane located within the 40' access and utility easement.

JUSTIFICATION:

(Please use back of sheet if additional room is needed) Lytle lane will function as a driveway to access the proposed lots as shown in the attached master plan. The driveway will provide a minimum 26' wide paved surface, curb and gutter to control drainage. Sewer main will be installed to serve the two northern lots. Water services to the proposed lots will be installed from mains located along Elk Vale, Orchard meadows Drive and Walnut Circle. Pedestrian Access will be provided through future multi-use trails.

SUPPORTING DOCUMENTATION: Yes No

PROPERTY OWNER'S SIGNATURE**:  DATE: _____

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

-----FOR STAFF ONLY-----

STAFF COMMENTS: _____

STAFF RECOMMENDATION: _____

REVIEWED BY: _____ DATE: _____

AUTHORIZATION:

APPROVED DENIED

COMMUNITY PLANNING DIRECTOR _____ DATE _____

APPROVED DENIED

PUBLIC WORKS DIRECTOR* _____ DATE _____

Revised 08/3/12

FILE #: _____

ASSOCIATED FILE#: 13PL049 13PL082

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

Case No. 13PL049

Existing Legal Description:

That part of the N1/2 of the SW1/4 of the NE1/4 less Lot H2, Section 9, T1N, R8E; the S1/2 of the SW1/4 of the NE1/4 Less Lot H1; the S1/2 of the SE1/4 of the NW1/4 of the SW1/4; and the W1/2 of the SE1/4, Less Tract A of the E1/2 of the SW1/4 and the W1/2 of the SE1/4 of Section 9, T1N, R8E, Less Lot H1 in the NE1/4 of the SW1/4 of Section 9, Less Lot H1 in the S1/2 of the SE1/4 of the NW1/4 of Section 9, Less Lot H2 in the SE1/4 of the SW1/4 of the NE1/4 of Section 9, Less Lot 1 of Wally Byam Addition, located in Section 9, T1N, R8E; and Lot 1, Wally Byam Addition, located in Section 9, T1N, R8E, BHM, Pennington County, South Dakota

Proposed Legal Description:

Lots 1 thru 3 of Orchard Meadows Subdivision