Case No. 19PL097

Existing Legal Description:

The SW1/4 of the NW1/4 of Section 13, T1N, R8E, BHM, Pennington County, South Dakota

Proposed Legal Description:

Proposed Lots 1 thru 4 of Sunset Meadows Subdivision
PRELIMINARY SUBDIVISION PLAN
LETTER OF INTENT
FOR
PROPOSED SUNSET MEADOW SUBDIVISION
RAPID CITY, SD

Harold Bies proposes to create Sunset Meadow Subdivision. The subdivision will create 4 lots, each of which are approximately 9.7 acres in size. The subdivision is in the SW ¼ NW ¼ of Section 13, T1N, R8E, BHM, Pennington County. The west side of the subdivision parallels Anderson Road.

The property was recently rezoned by Pennington County to Limited Agriculture which requires a lot size of 10 acres exclusive of dedicated public right of way or platted private drives. It is understood that a Lot Size Variance will be necessary from Pennington County prior to submittal of the Final Plat.

Fifty (50) feet of right of way will be dedicated along Anderson Road per the requirements for a Minor Arterial street. Access to the lots is from Anderson Road.

An existing water main is located along Anderson Road. Water service to the lots will be obtained from this main.

A Septic System on each lot will be used for sanitary sewer service.

Exceptions will be requested in the future for the following:

1. Waive the requirement to construct sanitary sewer main for the project.

2. Waive the requirement to construct wider pavement, curb and gutter, sidewalks, street light conduits, and street lights on Anderson Road.

There is no grading proposed with the subdivision. Site grading for each home site will be performed by the individual lot developer.

A Major Drainage Easement is being provided for the natural drainage path near the northeast corner of the property. The channel analysis assumes a non-maintained natural channel.

On site detention and storm treatment devices are not being constructed with the subdivision because of the large lot size and resulting insignificant increase in imperviousness.

A Storm Drainage Technical Memorandum is under separate cover.

(End Letter of Intent)
19PL097
North of Highway 44 and East of Anderson Road

Rapid City/Pennington County Zoning

- Subject Property
- Low Density Residential, PC
- General Ag. District, PC
- Limited Ag., PC
- Planned Unit Development, PC
- Suburban Residential, PC
Future Land Use Categories

- Subject Property
- Rural Residential
- Agriculture
- Entrance Corridor
- Low Density Neighborhood
- Buffer/Reserved

19PL097
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[Map showing the areas of interest and land use categories]