

Case No. 18PL062

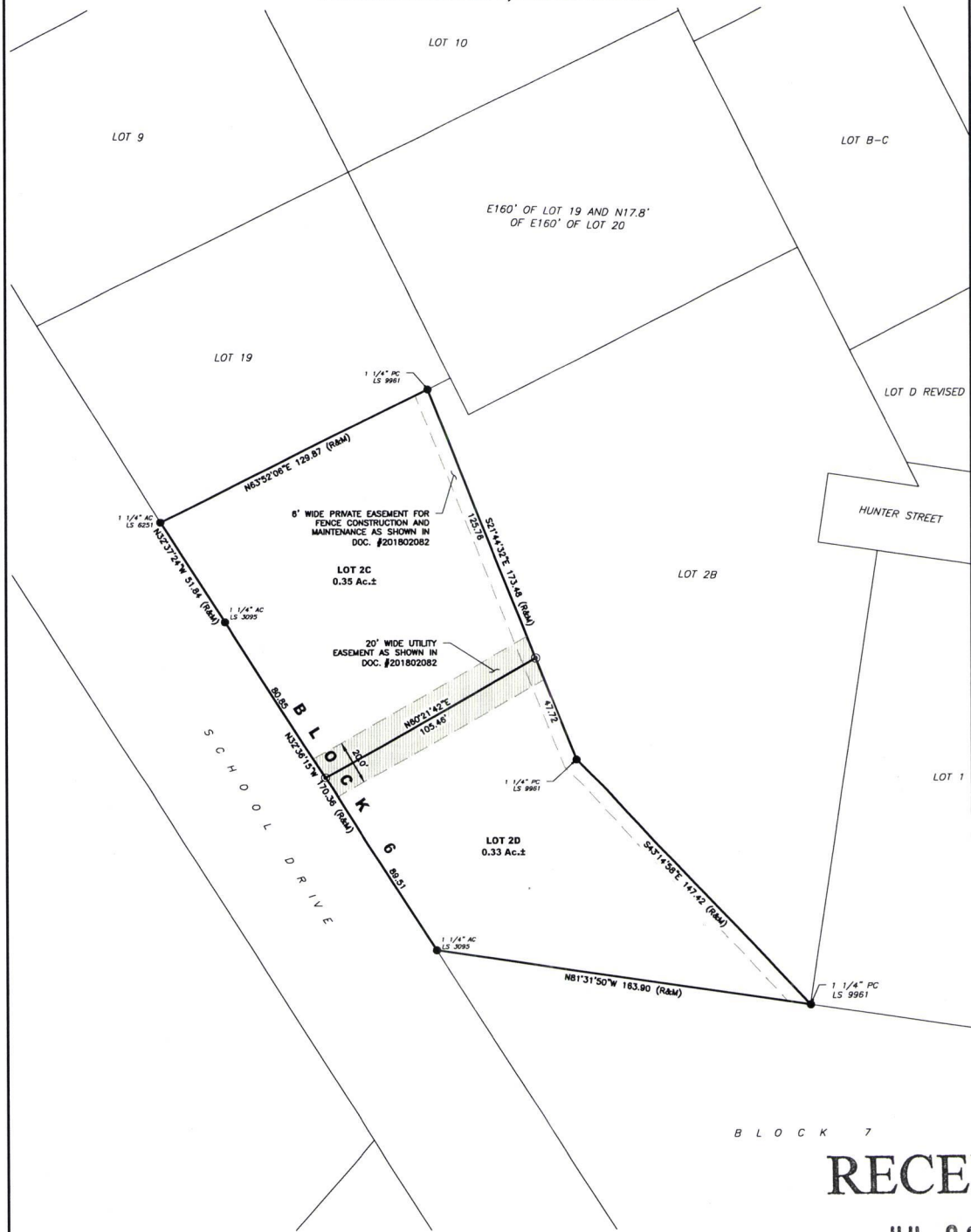
Existing Legal Description:

Lot 2A of Block 6 of Harney Peak View Addition, Section 9, T1N, R8E, BHM,
Pennington County, South Dakota

Proposed Legal Description:

Proposed Lot 2C and 2D of Block 6 of Harney Peak View Addition

PLAT OF
LOT 2C AND 2D OF BLOCK 6,
HARNEY PEAK VIEW ADDITION
(formerly Lot 2A of Block 6, Harney Peak View Addition)
ALL IN SECTION 9, T1N, R8E, B.H.M.,
PENNINGTON COUNTY, SOUTH DAKOTA.



RECEIVED

JUL 06 2018

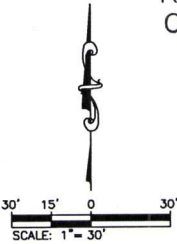
RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT

- LEGEND
- ⊙ DENOTES SET 1 1/4" PC WITH SURVEY CAP MARKED "KTM-9961"
 - DENOTES FOUND SURVEY MONUMENT AS DESCRIBED ON PLAT
 - (R) DENOTES RECORDED IN PREVIOUS PLAT OR DESCRIPTION.
 - (M) DENOTES MEASURED IN THIS SURVEY.

BASIS OF BEARINGS: BASIS OF BEARING IS CITY OF RAPID CONTROL NETWORK - SOUTH DAKOTA STATE PLANE SOUTH ZONE (NAD83-2011). MEASURED DISTANCES ARE ON SURFACE PROJECTION USING A COMBINED SCALE FACTOR FOR PROJECT OF 1.0002115

UTILITY AND MINOR DRAINAGE EASEMENTS: 8' ON THE INTERIOR SIDES OF ALL LOT LINES, EXCEPT WHERE MAJOR DRAINAGE EASEMENTS LIE.

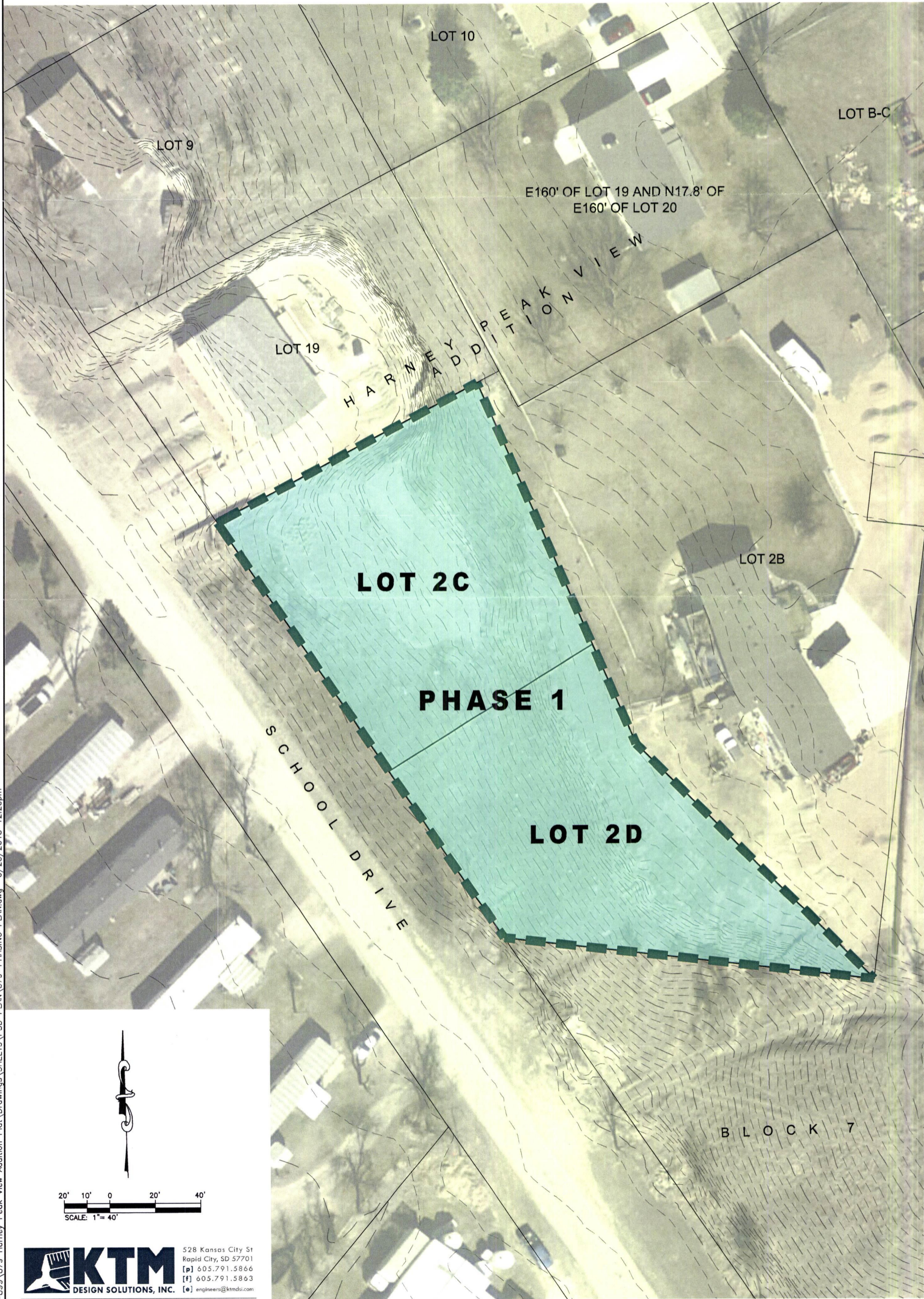
ANY MAJOR DRAINAGE EASEMENT SHOWN HEREON SHALL BE KEPT FREE OF ALL OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO BUILDINGS, WALLS, FENCES, HEDGES, TREES AND SHRUBS. THESE EASEMENTS GRANT TO ALL PUBLIC AUTHORITIES THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, AND REPAIR SUCH IMPROVEMENTS AND STRUCTURES AS IT DEEMS EXPEDIENT TO FACILITATE DRAINAGE FROM ANY SOURCE.



JUL 06 2018

RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT

HARNEY PEAK VIEW ADDITION
MASTER AND PHASING PLAN LAYOUT
PENNINGTON COUNTY, SOUTH DAKOTA
JUNE 29, 2018



X:\850-899\879 Harney Peak View Addition Plot\Drawings\SHEETS\PSD PLAN\879-PHASING PLAN.dwg 6/28/2018 12:20pm

18PL062

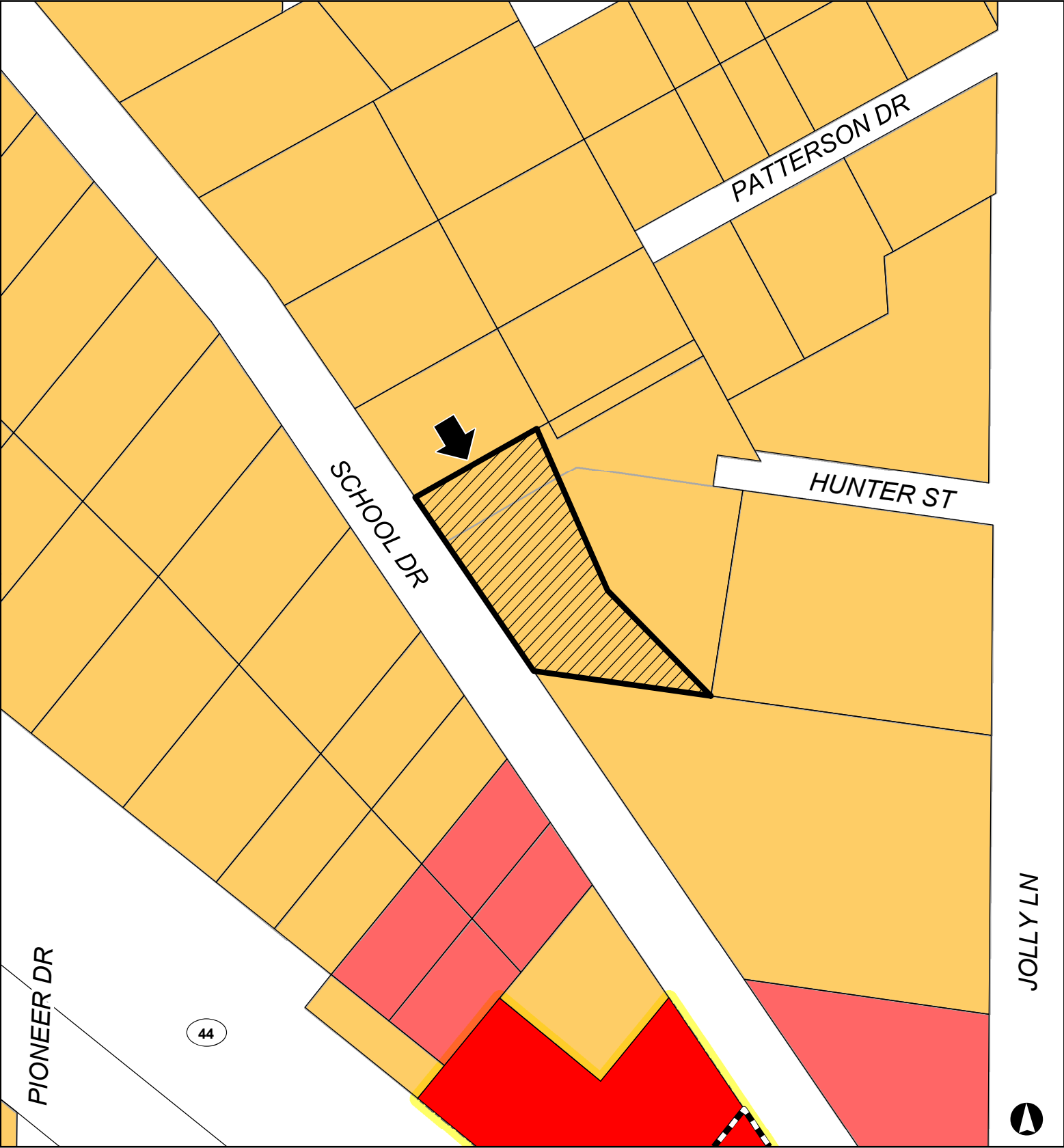
SCHOOL DR

HUNTER ST



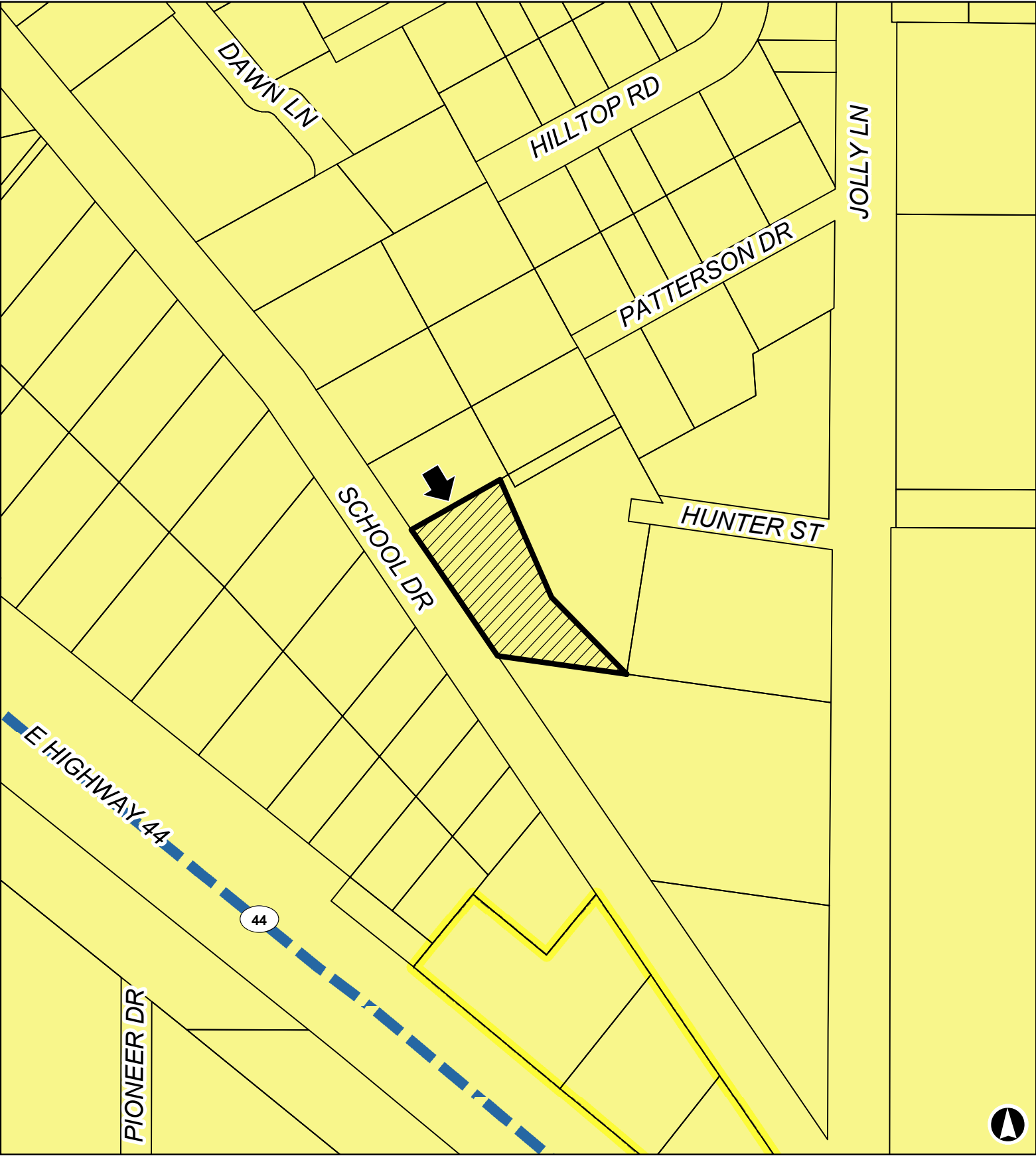
18PL062

West of the intersection of Jolly Lane and School Drive



Rapid City/Pennington County Zoning

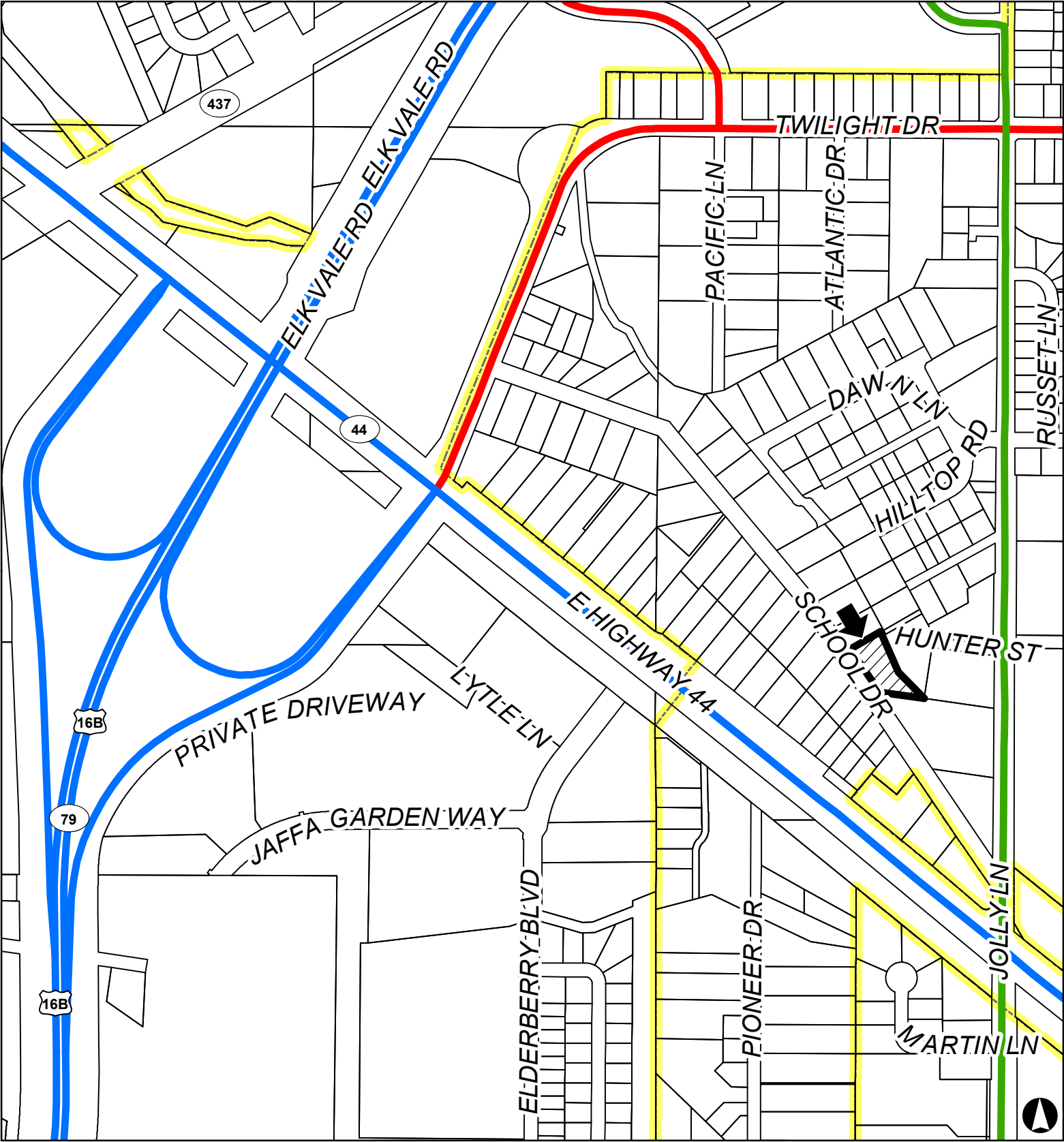
- | | | |
|-------------------|---------------------|--------------------------|
| Subject Property | Planned Development | General Commercial, PC |
| Rapid City Limits | General Commercial | Suburban Residential, PC |








Future Land Use Categories

 Subject Property  Rapid City Limits  Low Density Neighborhood  Entrance Corridor

West of the intersection of Jolly Lane and School Drive



Major Street Plan

-  Subject Property
-  Collector
-  Principal arterial
-  Rapid City Limits
-  Minor arterial

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