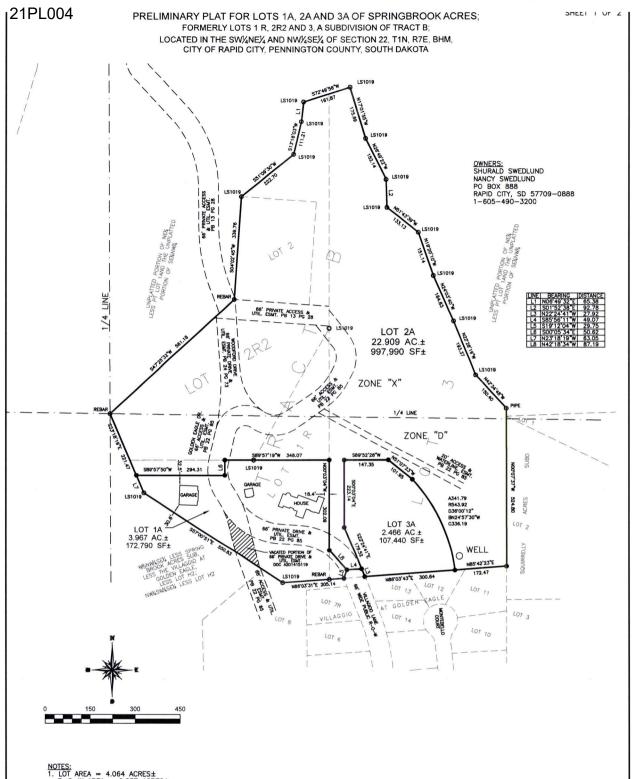
Case No. 21PL004

### **Existing Legal Description:**

Lots 1R, 2R2 and 3, a subdivision of Tract B; located in the SW1/4 of the NE1/4 and NW1/4 of the SE1/4 of Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota

### **Proposed Legal Description:**

Proposed Lot 1A, Lot 2A and Lot 3A of Spring Brook Acres



NOTES:

1. LOT AREA = 4.064 ACRES±
R=O-W AREA = 0.837 ACRES±
TOTAL AREA THIS PLAT = 4.901 ACRES±
NO REMAINING UNPLATTED LAND
2. LOTS WILL BE SERVED BY PUBLIC UTILITIES, CITY WATER AND SEWER.
3. FLOOD DATA — THE SUBJECT PROPERTY IS PARTIALLY IN FLOOD ZONE "X" PER FEMA PANEL 46103 CO7761H DATED JUNE 3, 2013 AND PARTIALLY IN ZONE "D"
PER FEMA PANEL 46103 CO7761H NOT PRINTED.
4. ALL BUILDERS SHALL MAINTAIN EXISTING DRAINAGE FACILITIES IN ACCORDANCE TO APPROVED PLANS.
5. ACREAGE SHOWN ON LOTS INCLUDE ANY EASEMENTS.
6. UTILITY AND MINOR DRAINAGE EASEMENTS HEREBY CREATED 8' WIDE ON THE INTERIOR OF ALL LOT LINES.

LEGEND:
O FOUND MONUMENT AS NOTED.
SET PIN AND CAP STAMPED "LS11918".

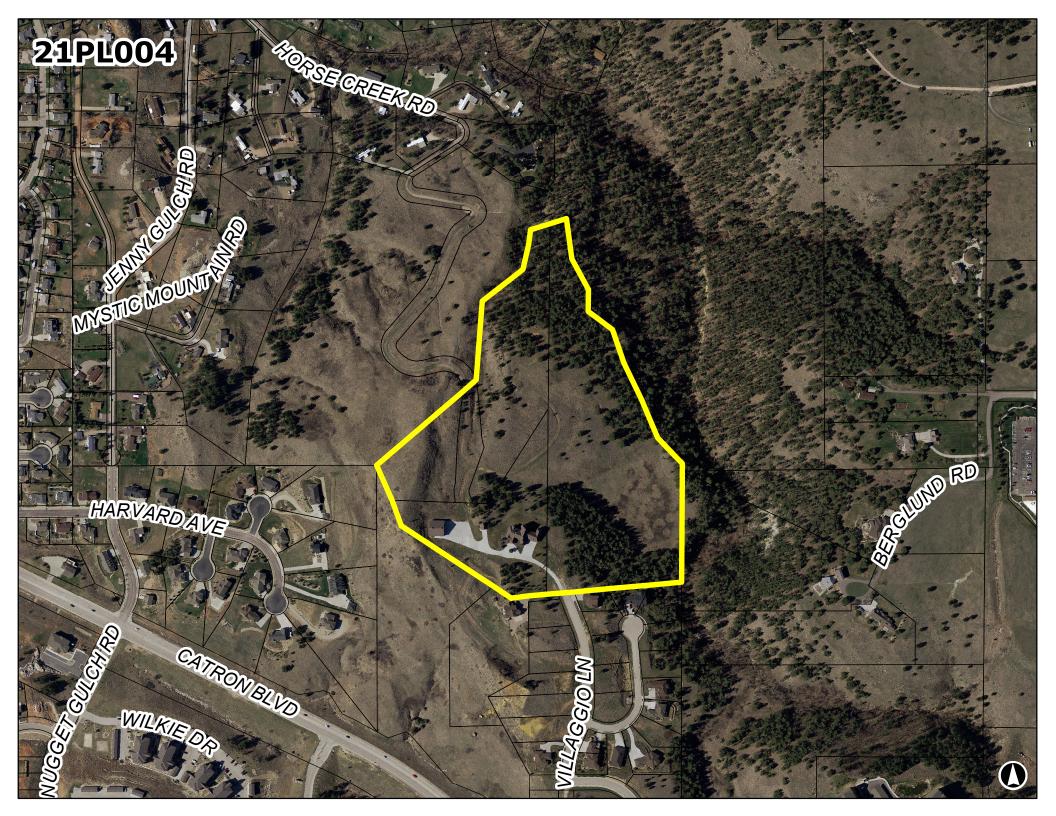
# RECEIVED

JAN 08 2021

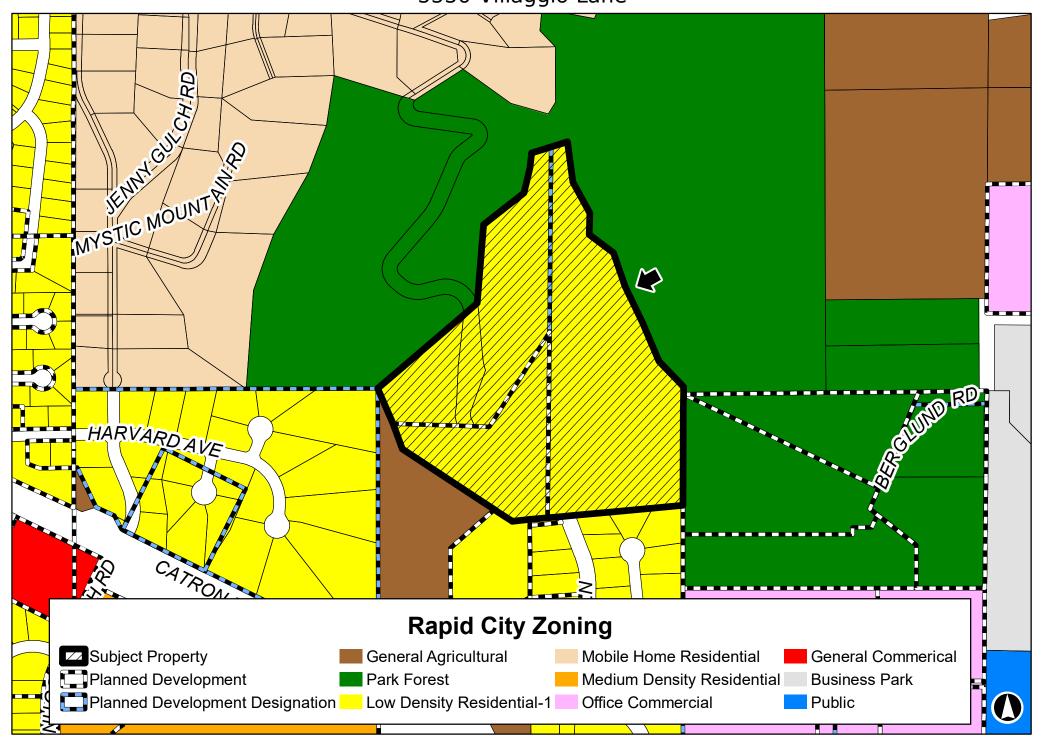
RAPID CITY DEPARTMENT OF COMMUNITY DEVELOPMENT

-DRAFT PLAT-REVIEW ONLY



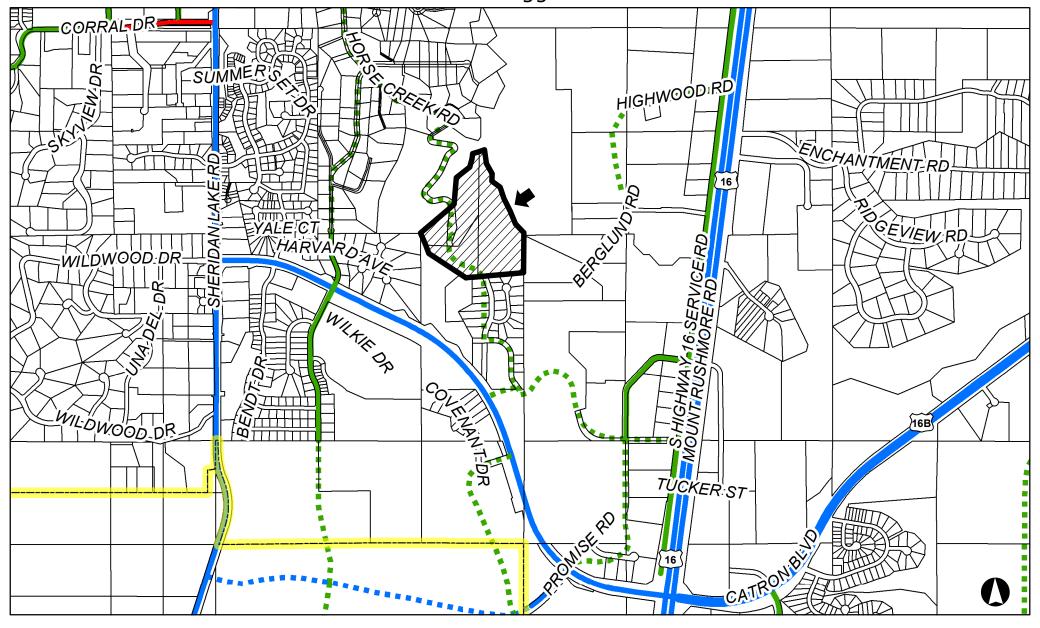


21PL004 5550 Villaggio Lane

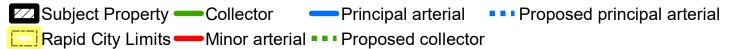


21PL004 5550 Villaggio Lane JSUMNIES ! Ø ENDT FOX-RD DR 20 CIUND RD YALE CT HARVARD AVE CATRONBLVD WILKIEDA COL HARPE **Future Land Use Categories** ERD 又 Subject Property **Employment** Public/Quasi-Public Urban Neighborhood (7) Low Density Neighborhood Mixed Use Commercial Forest Conservation

21PL004 5550 Villaggio Lane



### **Major Street Plan**



## 21PL004

