Case No. 21PL031

Existing Legal Description:

A portion of the SE ¼ of the NE ¼ of Section 14, T2N, R7E, B.H.M., Less Auburn Hills Subdivision and a portion of the NE ¼ of the SE ¼ of Section 14, T2N, R7E, B.H.M., less Auburn Hills Subdivision, Located in the NE ¼ and in the SE ¼ of, Section 14, T2N, R7E, B.H.M, Pennington County, South Dakota

Proposed Legal Description:

Proposed Lots 40 thru 43 of Block 4, Lot 44 of Block 10, Lots 4 thru 7 of Block 11, Lots 1 thru 12 of Block 16, Lots 1 thru 20 of Block 17, Lots 1 thru 9 of Block 18, Lots 1 thru 2 of Block 19 and Lots 10 thru 11 of Block 20 of Auburn Hills Subdivision

21PL031

SECTION 1/16

SECTION 1/16 LINE

SECTION 1/16 LINE

LOT 2
(DRAINAGE LOT)
1.199 Ac.±

ELMSTEAD STREET 0.769 Ac.±

COAL BANK DRIVE 0.984 Ac.±

COBALT DRIVE 1.083 Ac.±

BUNKER DRIVE 1.006 Ac.±

COAL BANK DRIVE
52' R.O.W. OF RECORD

COBALT DRIVE
52' R.O.W. OF RECORD

LOT 12 0.209 Ac.±
LOT 11 0.208 Ac.±
LOT 10 0.172 Ac.±
LOT 9 0.172 Ac.±
LOT 8 0.173 Ac.±
LOT 7 0.185 Ac.±
LOT 6 0.211 Ac.±
LOT 5 0.236 Ac.±
LOT 4 0.155 Ac.±
LOT 3 0.155 Ac.±
LOT 2 0.155 Ac.±
LOT 1 0.209 Ac.±
LOT 43 0.155 Ac.±
LOT 42 0.155 Ac.±
LOT 41 0.155 Ac.±
LOT 40 0.211 Ac.±
BLOCK 16
BLOCK 4
LOT 39
LOT 38
LOT 37

LOT 12 0.216 Ac.±
LOT 11 0.155 Ac.±
LOT 10 0.155 Ac.±
LOT 9 0.155 Ac.±
LOT 8 0.153 Ac.±
LOT 7 0.156 Ac.±
LOT 6 0.155 Ac.±
LOT 5 0.176 Ac.±
LOT 4 0.219 Ac.±
LOT 3 0.163 Ac.±
LOT 2 0.163 Ac.±
LOT 1 0.200 Ac.±
LOT 4 0.216 Ac.±
LOT 5 0.196 Ac.±
BLOCK 17
BLOCK 11
LOT 3
LOT 2
BLOCK 11

LOT 13 0.216 Ac.±
LOT 14 0.155 Ac.±
LOT 15 0.155 Ac.±
LOT 16 0.155 Ac.±
LOT 17 0.153 Ac.±
LOT 18 0.152 Ac.±
LOT 19 0.186 Ac.±
LOT 20 0.181 Ac.±
LOT 1 0.216 Ac.±
LOT 11 0.216 Ac.±
LOT 10 0.156 Ac.±
BLOCK 16
LOT 6 0.207 Ac.±
LOT 7 0.209 Ac.±
LOT 1 OF BLOCK 11
LOT 9 0.216 Ac.±
LOT 8 0.177 Ac.±
LOT 7 0.177 Ac.±
LOT 6 0.177 Ac.±
LOT 5 0.177 Ac.±
LOT 4 0.170 Ac.±
LOT 3 0.168 Ac.±
LOT 2 0.150 Ac.±
LOT 1 0.195 Ac.±
BLOCK 18
LOT 44 0.260 Ac.±
BLOCK 10
LOT 1
BLOCK 10
LOT 2
BLOCK 10

MARCH 24, 2021

0 20 40 80
SCALE: 1" = 40'

821 COLUMBUS STREET, SUITE 1
RAPID CITY, SD 57701
TELE: (605) 721-4040
EMAIL: info@longbranchcng.com

LONGBRANCH
CIVIL ENGINEERING, INC.
ENGINEERING · SURVEY · LAND PLANNING · HYDROLOGY

PRELIMINARY PLAT
NOT FOR CONSTRUCTION
REVIEW ONLY

REGISTERED PROFESSIONAL ENGINEER
JASON R. KABOUT
KABOUT
SOUTH DAKOTA

REVISIONS

DATE	REVISION

LEGAL DESCRIPTION:
LOTS 40-43 OF BLOCK 4, LOT 44 OF BLOCK 10, LOTS 4-7 OF BLOCK 11, LOTS 1-12 OF BLOCK 16, LOTS 1-20 OF BLOCK 17, LOTS 1-18 OF BLOCK 18, LOTS 1-2 OF BLOCK 19 AND LOTS 10-11 OF BLOCK 20, AUBURN HILLS SUBDIVISION
LOCATED IN THE SE¼ OF THE NE¼, SECTION 14, T29N, R7E, B.H.M.
MINNEHAHA COUNTY, SOUTH DAKOTA.

SURVEYED BY: LEE
DRAWN BY: DMK

PROPOSED LOT LAYOUT
AUBURN HILLS SUBDIVISION

PROJECT NUMBER 3774

SHEET 2 / 4

NE¼ OF THE NE¼ OF SECTION 23
T2N, R7E, B.H.M.,LESS LOT 1 OF BLOCK 13,
OF AUBURN HILLS SUBDIVISON 37.63 Ac.±

THE S. 409.81' OF THE SE¼ OF THE SE¼
OF SECTION 14, T2N, R7E, B.H.M.
12.37 Ac.±

SE¼ OF THE SE¼, OF SECTION 14, T2N, R7E,
B.H.M., LESS THE S. 409.81' OF THE SE¼ OF
THE ¼ OF OF SECTION 14, T2N, R7E, B.H.M.
27.60 Ac.±

THE S. 740.07' OF THE NE¼ OF
THE SE¼, OF SECTION 14, T2N,
R7E, B.H.M. 22.40 Ac±

68' R.O.W. POTENTIAL ALIGNMENT.
FINAL ALIGNMENT AND
CONSTRUCTION BY OTHERS.

68' R.O.W. POTENTIAL ALIGNMENT.
FINAL ALIGNMENT AND
CONSTRUCTION BY OTHERS.

SECTION 14
SECTION 13
SECTION LINE

SW¼ SW¼

SECTION ¼ LINE

DRAINAGE
BRIDGESTONE STREET
GRASS CREEK DRIVE
ELMSTEAD STREET
QUIET OAK STREET
BALTIMORE STREET
DETENTION POND
CURLY DRIVE
COAL BANK DRIVE
BUNKER DRIVE
MISTY WOODS LANE
COBALT DRIVE
GAINSBORO DRIVE
CHARMWOOD DRIVE
FERNTREE CT
0.259 Ac
CRIMSON COURT
INDIGO CT
AUBURN DRIVE
CHALKSTONE DRIVE
HAINES AVENUE
52'
49'
68'

LEGEND

PHASE I	COMPLETED
PHASE II	COMPLETED
PHASE III	COMPLETED
PHASE IV	COMPLETED
PHASE V	COMPLETED
PHASE VI	COMPLETED
PHASE VII	COMPLETED
PHASE VIII	
PHASE IX	COMPLETED
PHASE X	
PHASE XI	
PHASE XII	
MDR	

MARCH 25, 2021
N.T.S.

21PL031

LONGBRANCH
CIVIL ENGINEERING, INC.
ENGINEERING · SURVEY · LAND PLANNING · HYDROLOGY
821 COLUMBUS STREET, SUITE 1
RAPID CITY, SD 57701
TELE: (605) 721-4040
EMAIL: info@longbranchengr.com

REVISIONS

DATE	REVISION

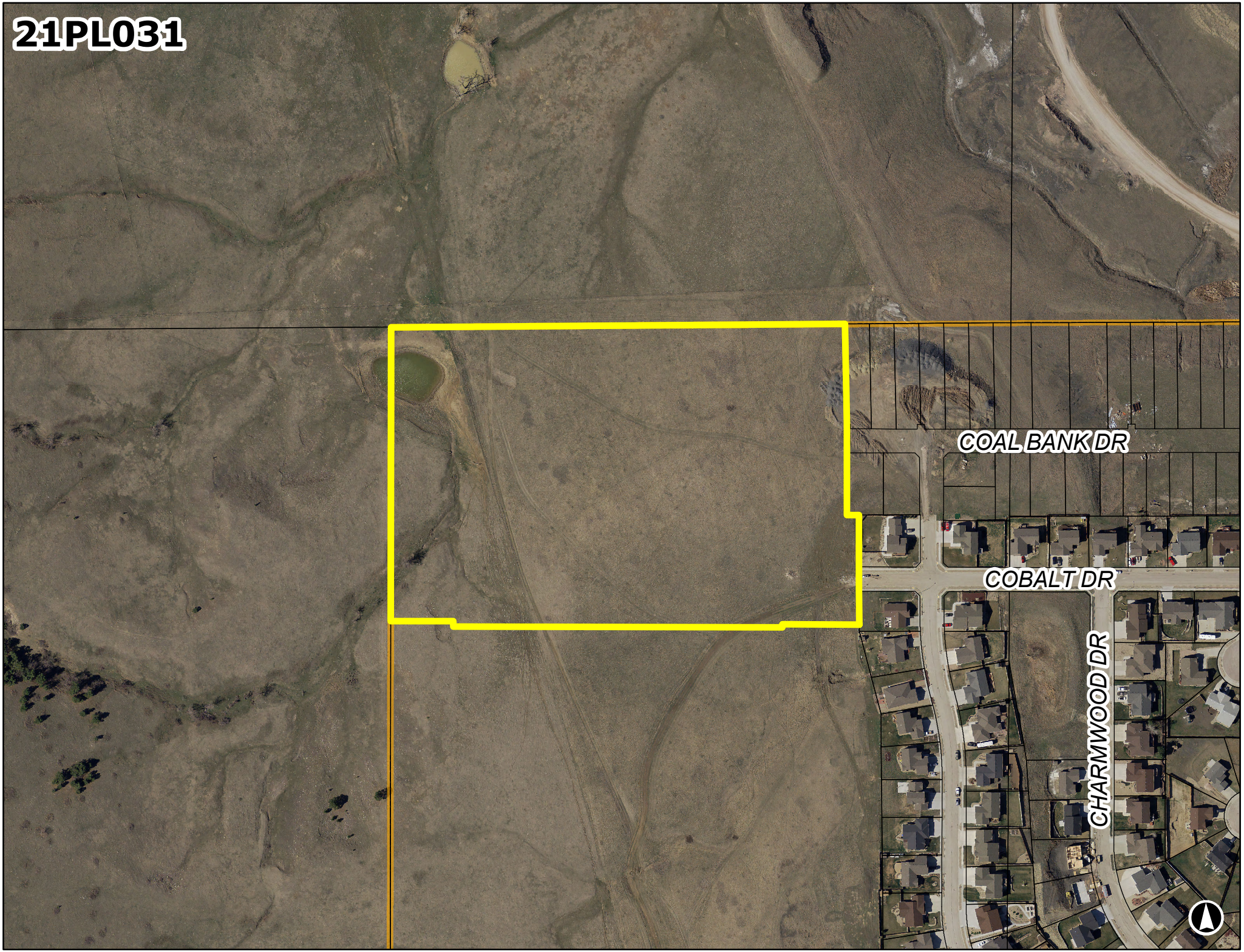
LEGAL DESCRIPTION:
LOTS 40-43 OF BLOCK 4, LOT 44 OF BLOCK 10,
LOTS 1-7 OF BLOCK 11, LOTS 1-12 OF BLOCK 16,
LOTS 1-20 OF BLOCK 17, LOTS 1-15 OF BLOCK 18,
LOTS 1-2 OF BLOCK 19 AND LOTS 10-11 OF BLOCK 20,
AUBURN HILLS SUBDIVISION
LOCATED IN THE SE¼ OF THE NE¼,
SECTION 14, T2N, R7E, B.H.M.
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

SURVEYED BY: LCE
DRAWN BY: DMM

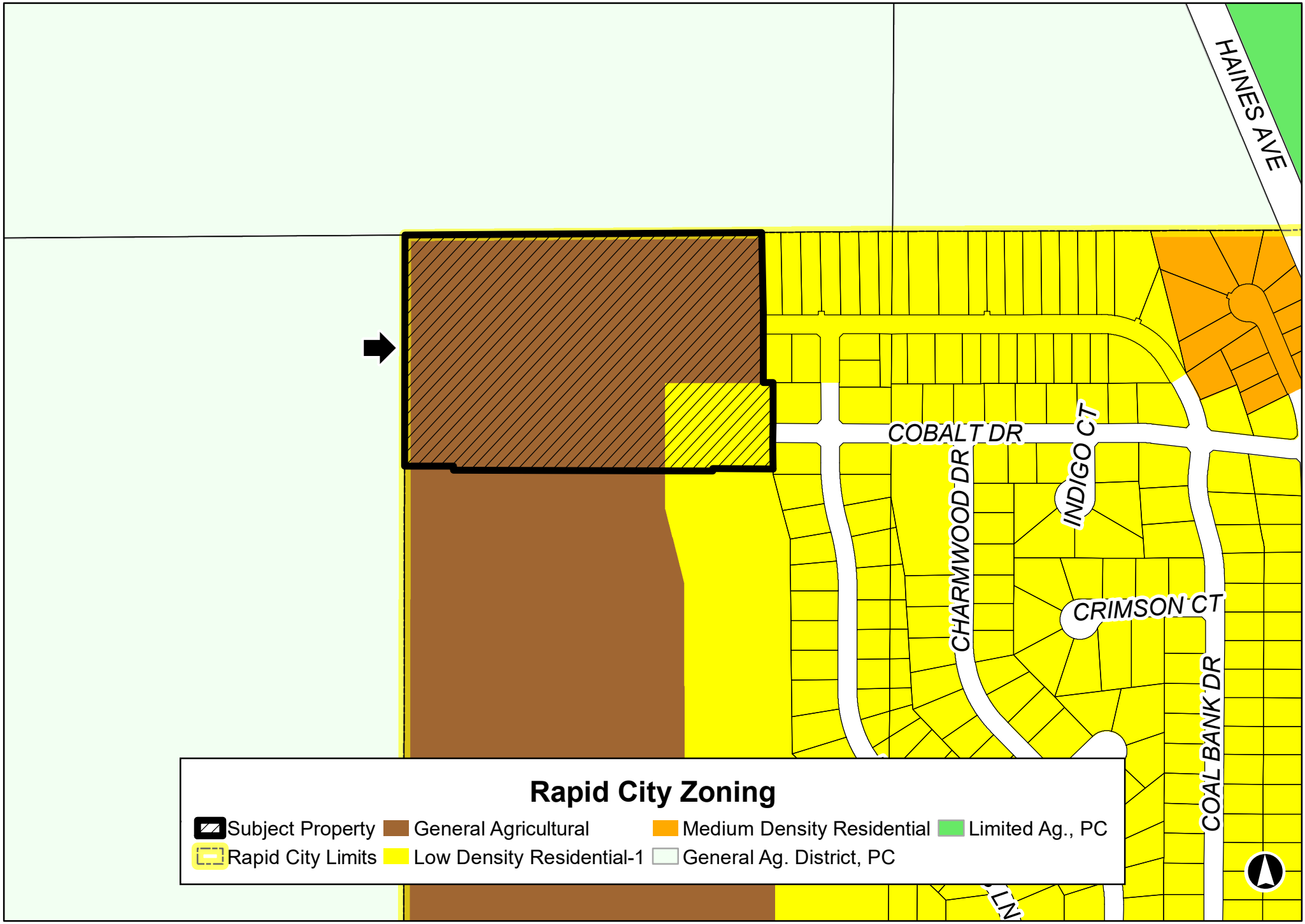
AUBURN HILLS
MASTER PLAN

PROJECT NUMBER 3774

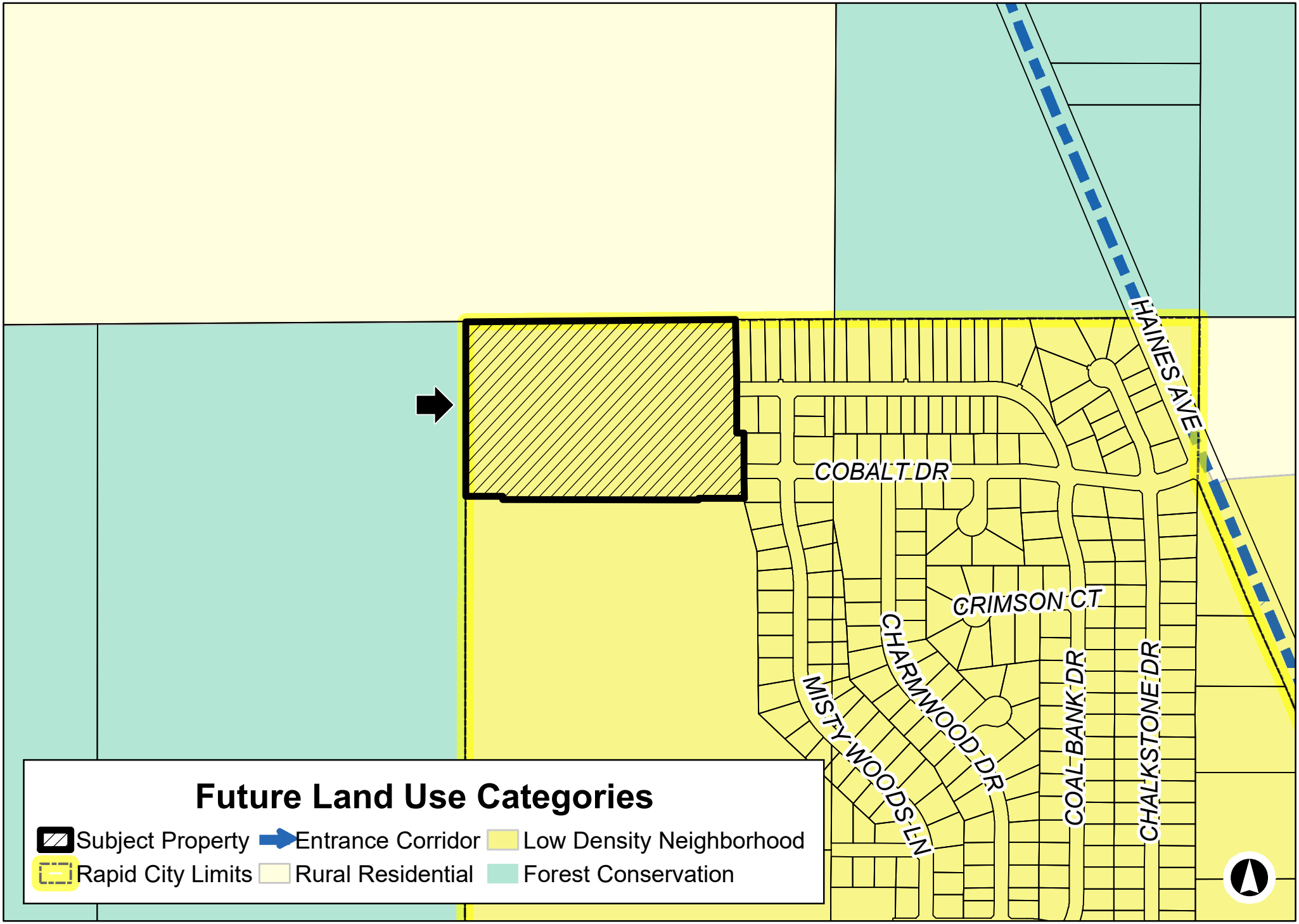
SHEET 1 / 4


21PL031
COAL BANK DR
COBALT DR
CHARMWOOD DR

21PL031
Western terminus of Coal Bank Drive

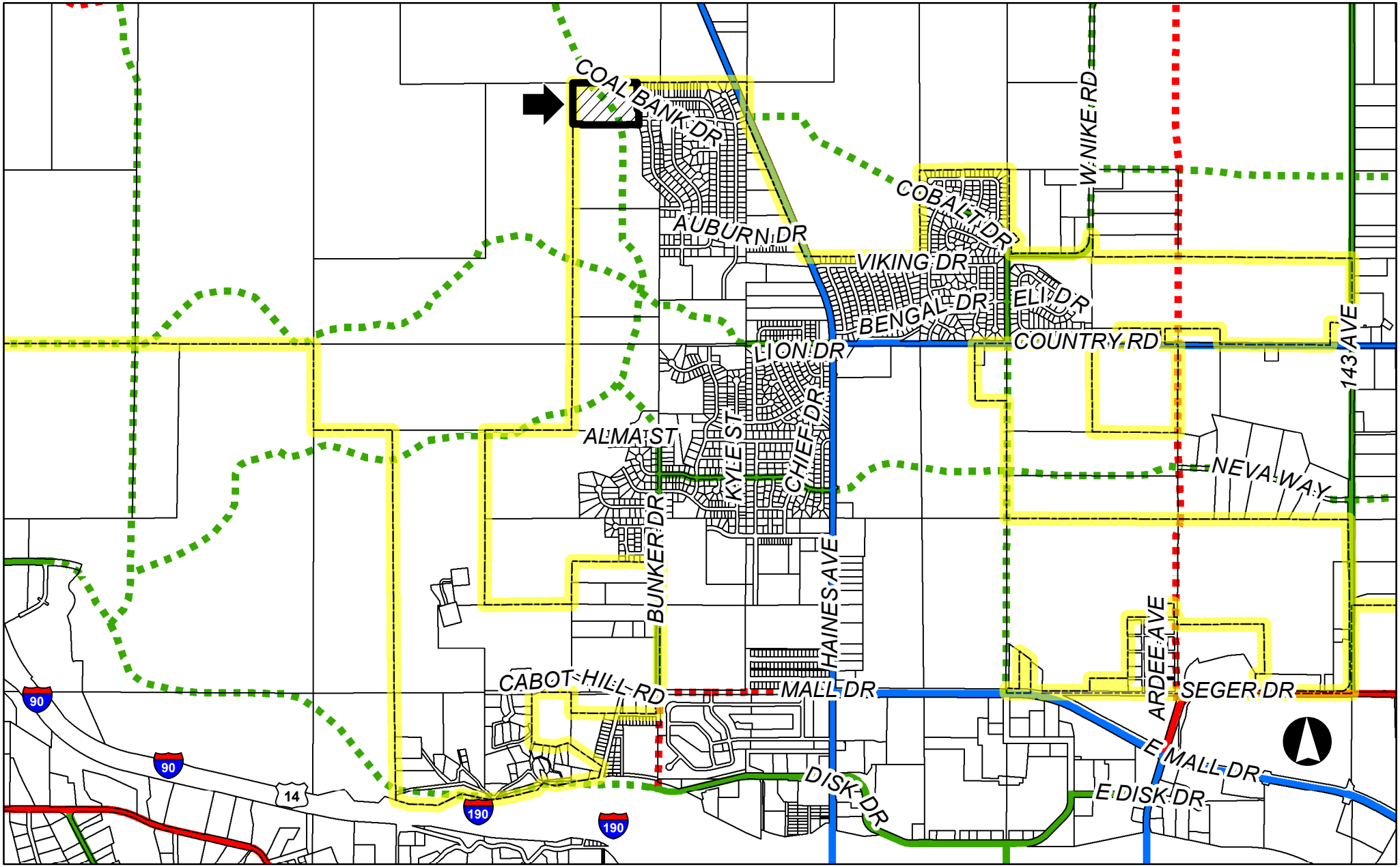


21PL031
Western terminus of Coal Bank Drive



21PL031

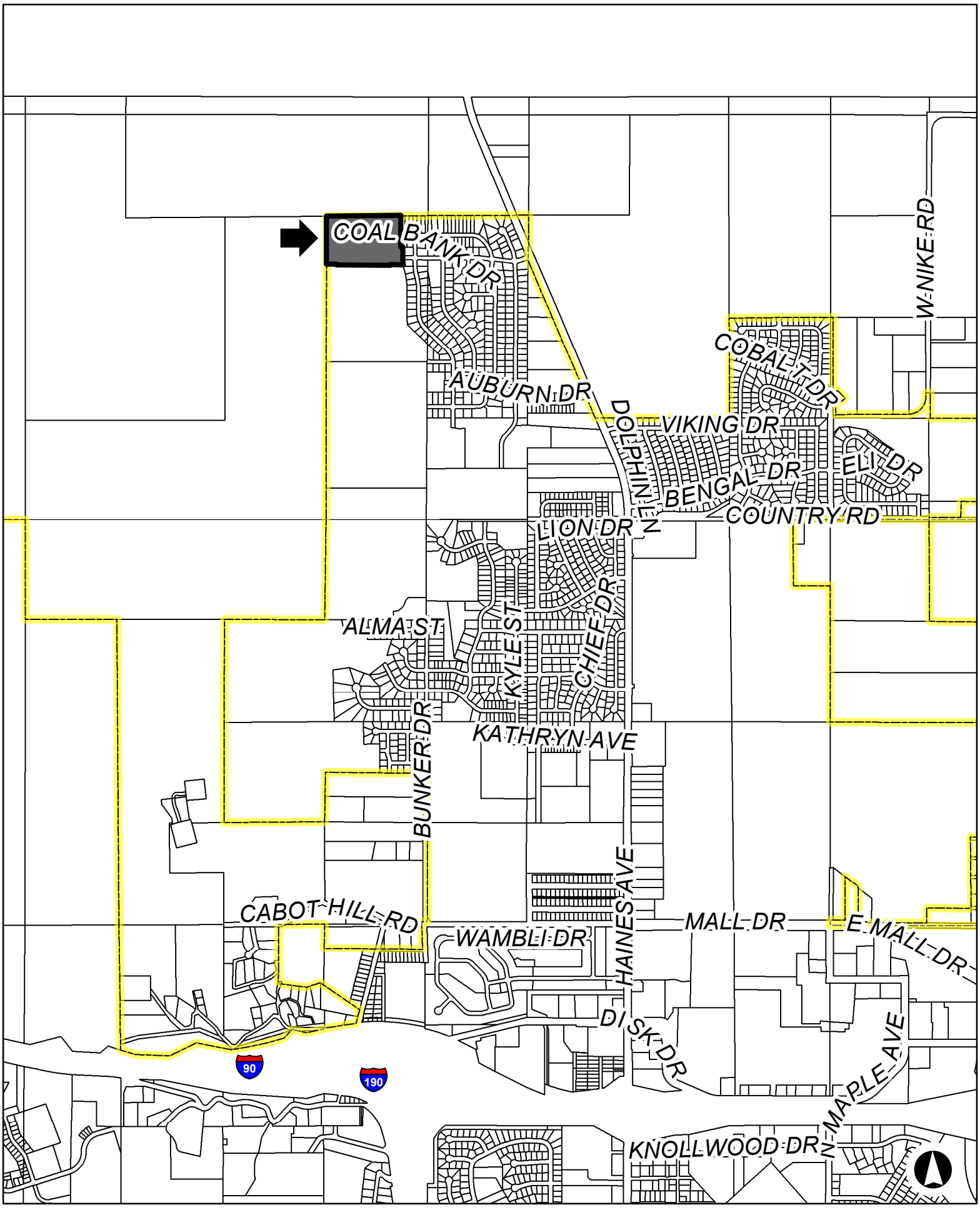
Western terminus of Coal Bank Drive



Major Street Plan

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

21PL031


COAL BANK DR
AUBURN DR
DOLPHIN LN
VIKING DR
COBALT DR
W NIKE RD
BENGAL DR
ELI DR
COUNTRY RD
LION DR
ALMA ST
KYLE ST
CHIEF DR
BUNKER DR
KATHRYN AVE
HAINES AVE
CABOT HILL RD
WAMBLI DR
MALL DR
E MALL DR
DISK DR
N MAPLE AVE
KNOLLWOOD DR
90
190