Case No. 22PL153

Existing Legal Description:

Lot 1 of Block 7 of Shepherd Hills South, located in Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota

Proposed Legal Description:

Proposed Lots 1A and 1B of Block 7 of Shepherd Hills South

22PL153

PLAT OF LOTS 1A AND 1B OF BLOCK 7, SHEPHERD HILLS SOUTH SUBDIVISION (formerly all of Lot 1 of Block 7 of Shepherd Hills South) LOCATED IN THE SE1/4 OF SECTION 32, T2N, R8E, B.H.M. CITY OF RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

LEGEND

- ◉ DENOTES SET 1 1/4" PC MARKED "KTM-9961"
- ● DENOTES FOUND SURVEY MONUMENT 1 1/4" PC MARKED "KTM-9961" UNLESS OTHERWISE NOTED
- ⩓ DENOTES SECTION SIXTEENTH CORNER
- (R) DENOTES RECORDED IN PREVIOUS PLAT OR DESCRIPTION.
- (M) DENOTES MEASURED IN THIS SURVEY.

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.

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 1.0002118

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1 (R&M)	143.06	460.00	017°49'08"	S11°02'33"W	142.48
C2 (R&M)	336.83	460.00	041°57'13"	S23°06'36"W	329.35
C3 (R&M)	427.45	1562.00	015°40'45"	N55°46'52"W	426.11
C4 (R&M)	220.22	1562.00	008°04'40"	N67°39'35"W	220.03

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1 (R&M)	9.69	N02°07'59"E
L2 (R&M)	14.37	S88°10'02"W
L3	21.17	S63°37'15"E
L4	20.17	S63°37'15"E
L5	6.98	S87°55'24"E
L6	34.94	S87°56'56"E

EASEMENT CENTERLINE		
LINE #	LENGTH	DIRECTION
E1	575.53	S88°20'38"E
E2	154.29	S02°07'19"W
E3	391.19	S88°20'38"E
E4	299.91	N03°11'36"E
E5	440.10	S03°11'36"W

150' 75' 0 150'

SCALE: 1"= 150

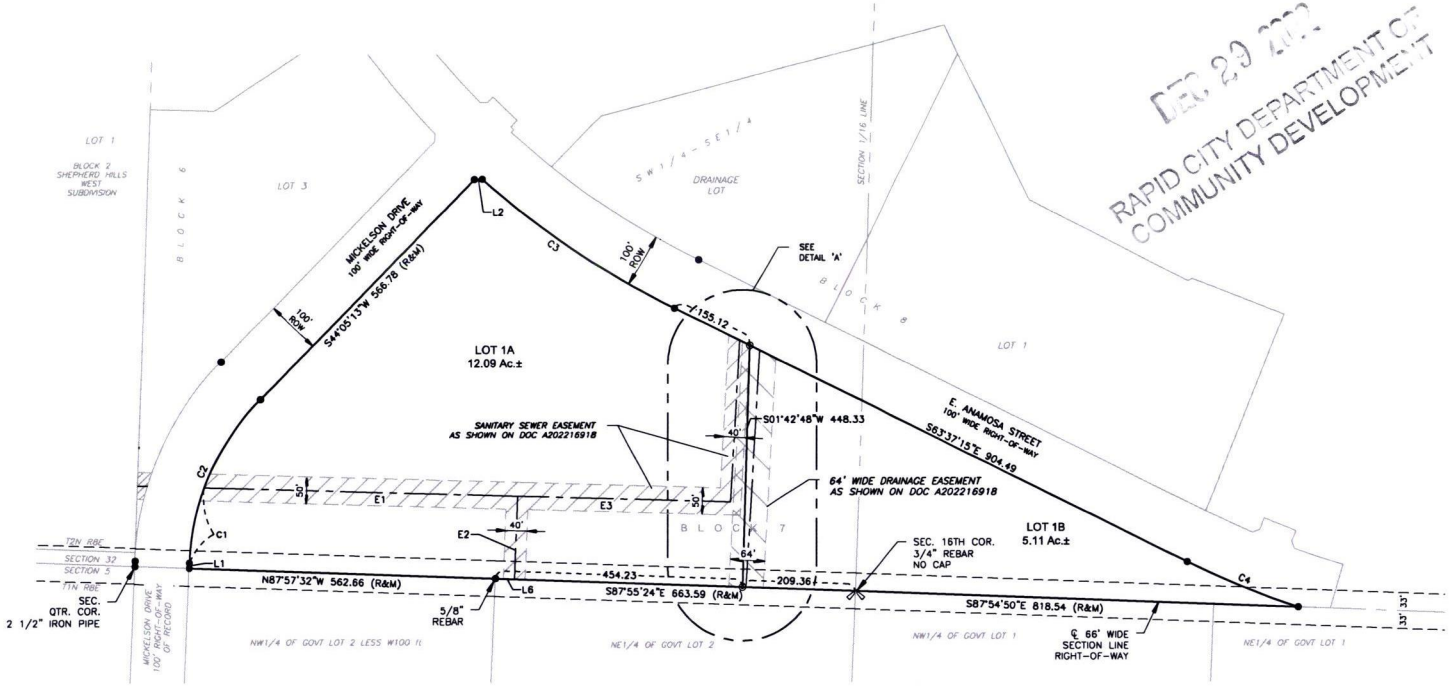
DATE: December 28, 2022

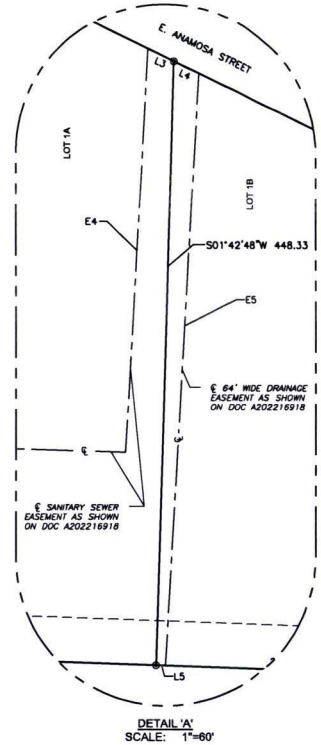
REGISTERED PROFESSIONAL LAND SURVEYOR 9961 DAVID L. HEM SOUTH DAKOTA

PRELIMINARILY FOR REVIEW

DEC 29 2022

RAPID CITY DEPARTMENT OF COMMUNITY DEVELOPMENT





DETAIL 'A'
SCALE: 1"=60'

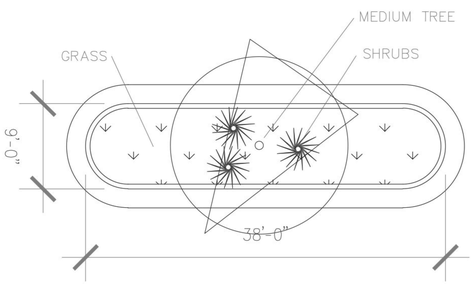
PREPARED BY:

KTM DESIGN SOLUTIONS, INC.

18 E Kansas City Street, Suite 3, Rapid City, SD 57701
Phone: (605) 791-5666 | Email: engineers@ktmdsi.com

CIVIL ENGINEERING • LAND SURVEYING • LAND PLANNING
PROJECT MANAGEMENT • CONSTRUCTION ADMINISTRATION

22PL153



ISLAND DETAIL
1/16" = 1'

LANDSCAPE SCHEDULE

MARK	COMMON NAME	SIZE	ROOTS	QTY.
	GRASS/SODDED AREAS			
	SHRUBS/PERENNIAL (Winterberry)	18" - 24"		70
	LARGE TREE (Shagbark Hickory)	2" CAL	BB	43
	MEDIUM TREE (Silver Maple)	2" CAL	BB	77
	TOTAL			190

ALL GRASS AREAS TO BE SODDED AND SPRINKLED

* Plant Species are suggestions and may be replaced with Landscaper's Recommendation

SHEPHERD COMMONS
1" = 160'

Unit Counts
LAND USE / ZONING – MDR: Medium Density Residential District
PHASING: Phase 1B to be constructed first
Apartment Units 250
Townhome Units w/ garages 105
Townhome Units w/o garages 66

Total Units 421

Total required Open Space: 419 x 400 SF = 167,600 SF (220,729 SF Provided)

Total SurfaceParking Required: 66 Townhouse w/o Garages* Units @ 2.0 / Unit = 132
250 Apartment Units @ 1.5 / Unit = 375
507 Total (631 Provided)

*Townhouse w/ Garages all have double garages

Landscape Requirements

PH 1B –
222,639 Lot SF Total
33,793 Building SF
188,846 Developed Less Buildings

188,846 Req'd Landscape Pts
119,903 Pts. Grass
68,943 Remaining Points ÷ 2 ~ 35,000 (proposed)

10 Large trees = 20,000 points
10 Medium trees = 10,000 points
20 Shrubs = 5,000 points

PH 1A –
526,949 Lot SF Total
145,287 Building SF
430,499 Developed Less Buildings

381,662 Req'd Landscape Pts
211,432 Pts. Grass
170,230 Remaining Points ÷ 2 ~ 86,000 (proposed)

15 Large trees = 30,000 points
51 Medium trees = 51,000 points
20 Shrubs = 5,000 points

H10 – Hickory 10 – 5 Buildings
50 Total Units – 3 BDRM Units
2 Story – 25'-1 3/4"
10,070 SF Footprint | 17,640 SF Total
2 Stall Garage per Unit

W15 – Whitfield 15 – 1 Buildings
15 Total Units – 2 BDRM Units
2 Story – 23'-9 3/4"
15,105 SF Footprint | 23,010 SF Total
2 Stall Garage per Unit

W13 – Whitfield 13 – 1 Buildings
13 Total Units – 2 BDRM Units
2 Story – 23'-9 3/4"
13,091 SF Footprint | 19,942 SF Total
2 Stall Garage per Unit

W5 – Whitfield 5 – 1 Buildings
5 Total Units – 2 BDRM Units
2 Story – 23'-9 3/4"
5035 SF Footprint | 7670 SF Total
2 Stall Garage per Unit

W7 – Whitfield 7 – 2 Buildings
14 Total Units – 2 BDRM Units
2 Story – 23'-9 3/4"
7,049 SF Footprint | 10,990 SF Total
2 Stall Garage per Unit

W8 – Whitfield 2 – 1 Building
8 Total Units – 2 BDRM Units
2 Story – 23'-9 3/4"
8056 SF Footprint | 12,560 SF Total
2 Stall Garage per Unit

10A – 10-Plex A – 1 Building
10 Total Units – 4-1 BDRM / 6-2 BDRM Units
2 Story – 23'-6 3/4"
4590 SF Footprint | 8990 SF Total
No Garages – 20 total Parking Req'd
2 Type "A" Accessible Units

10B – 10-Plex B – 2 Building
20 Total Units – 4-1 BDRM / 6-2 BDRM Units
2 Story – 23'-6 3/4"
4590 SF Footprint | 8990 SF Total
No Garages – 40 total Parking Req'd
2 Type "B" Accessible Units

12B – 12-Plex B – 3 Building
36 Total Units – 4-1 BDRM / 8-2 BDRM Units
2 Story – 23'-6 3/4"
5715 SF Footprint | 11,180 SF Total
No Garages – 72 total Parking Req'd
2 Type "B" Accessible Units

A-A – 50 Unit APARTMENT A – 3 Buildings
150 Total Units – 66-1 BDRM, 66-2 BDRM, 18-3 BDRM
3 STORIES – 38' – 9"
15405 SF Footprint |45,690F TOTAL
No Garages – 225 total Parking Req'd
3 Type "A" Accessible Unit, 45 Type "B" Accessible Units
No Elevator

A-B – 50 Unit APARTMENT B – 2 Buildings
100 Total Units – 44-1 BDRM, 44-2 BDRM, 12-3 BDRM
3 STORIES – 38' – 9"
15405 SF Footprint |45,690F TOTAL
No Garages – 150 total Parking Req'd
6 Type "A" Accessible Unit, 94 Type "B" Accessible Units
Elevator

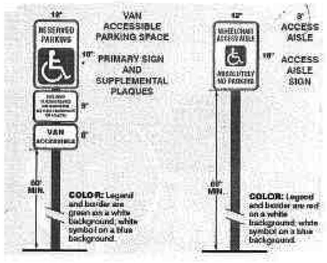
CLUBHOUSE
1 STORY – 25' – 54"
3,155 SF TOTAL

GARAGES
G4 – 4 Stalls | 980 SF Footprint – 12'-4 1/4"
G10 – 10 Stalls | 2500 SF Footprint – 12'-4 1/4"
G12 – 12 Stalls | 2983 SF Footprint – 12'-4 1/4"

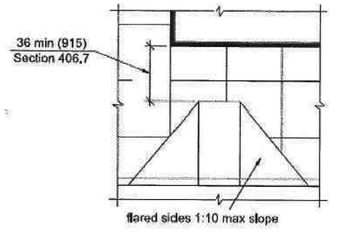
Open Space Requirements
PH 1B – 101 Total Units x 400 SF/Unit = 40,000 SF Open Space Required
42,361 SF Provided

PH 1A – 171 Total Units x 400 SF/Unit = 68,400 SF Open Space Required
87,737 SF Provided

HANDICAP SIGNS



CURB RAMP ACCESS



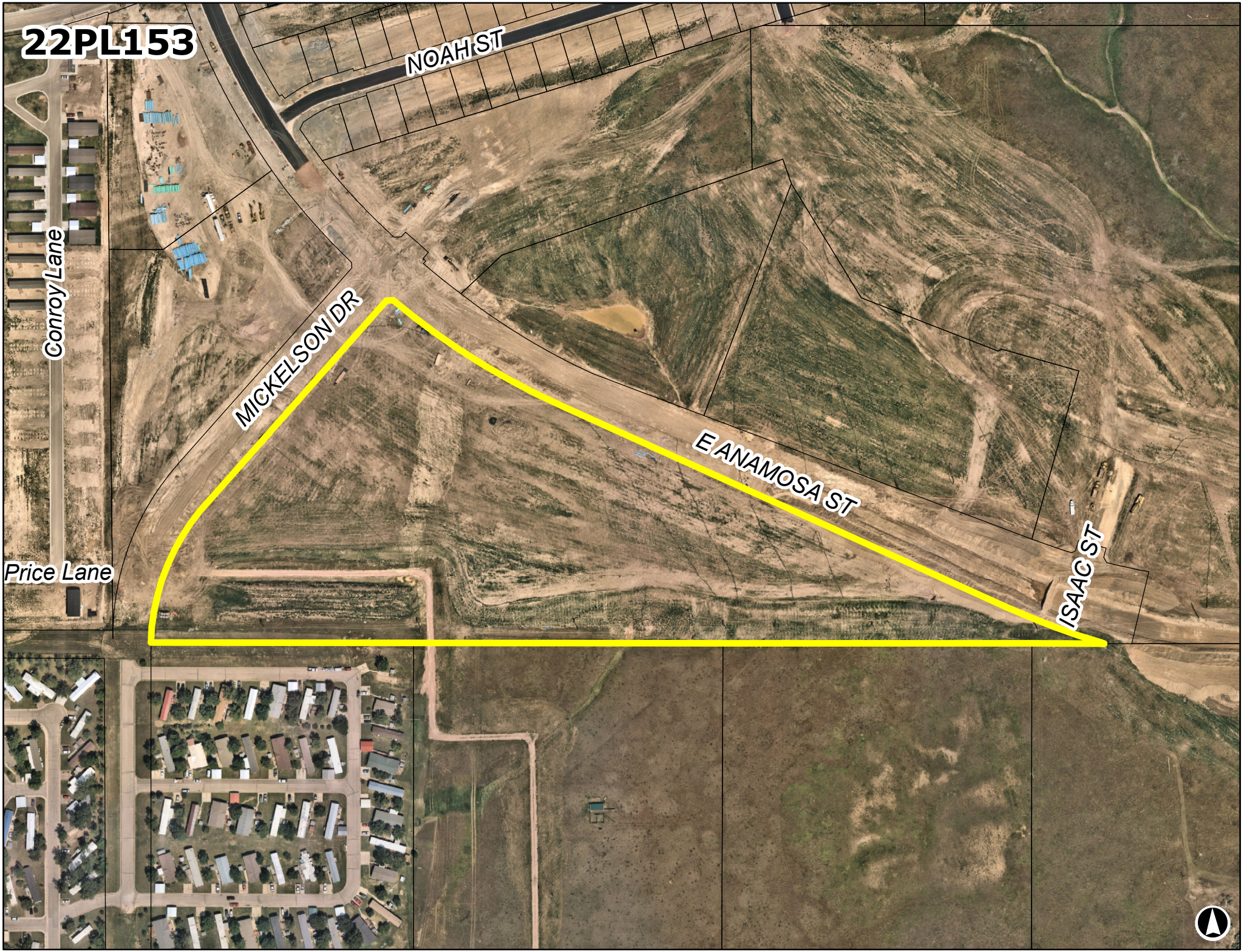
VERIFY ALL DIMENSIONS

SHEPHERD COMMONS
ADDRESS T.B.D.

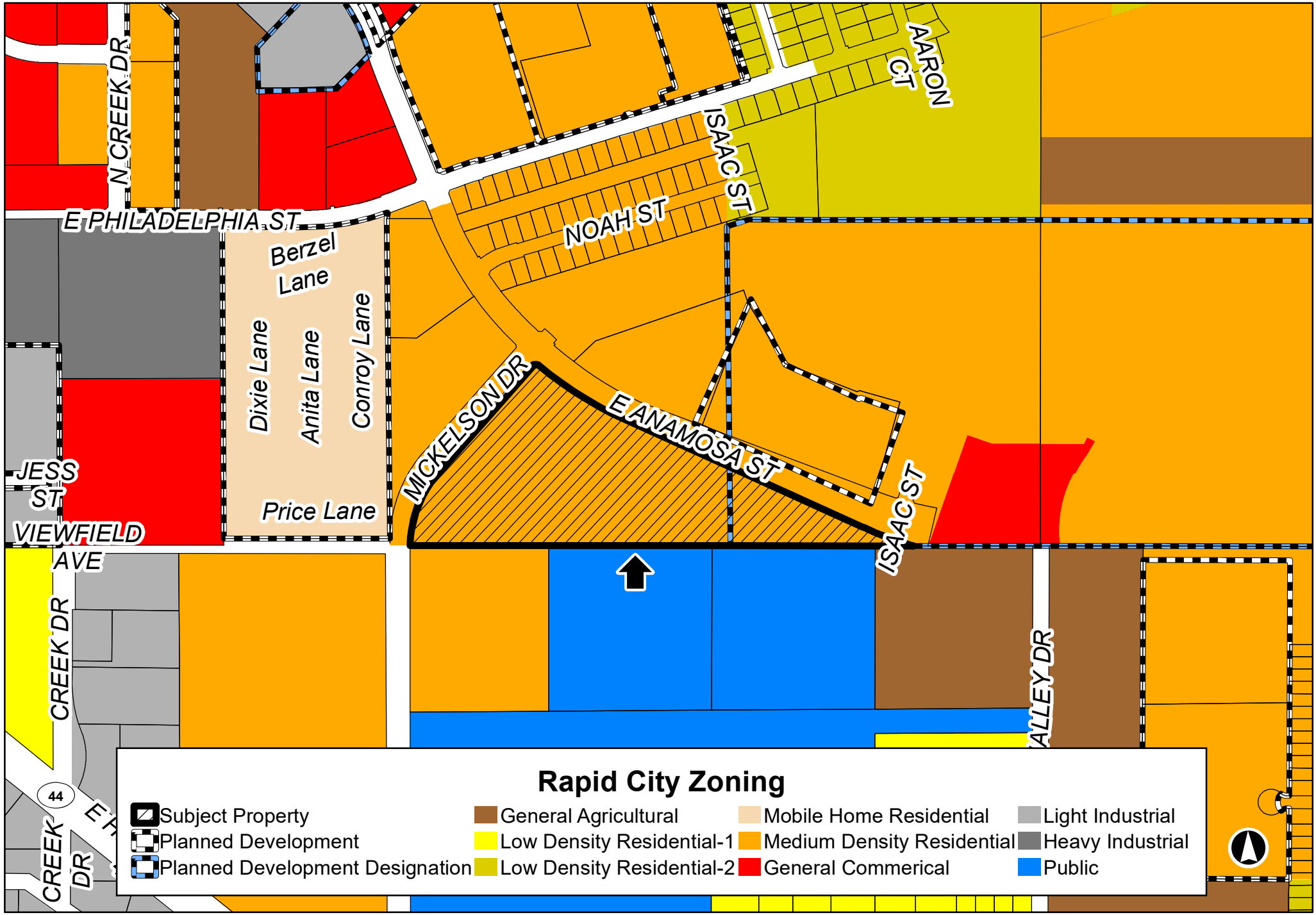
SIGNATURE COMPANIES LLC

TJO
SITE
12/29/2022

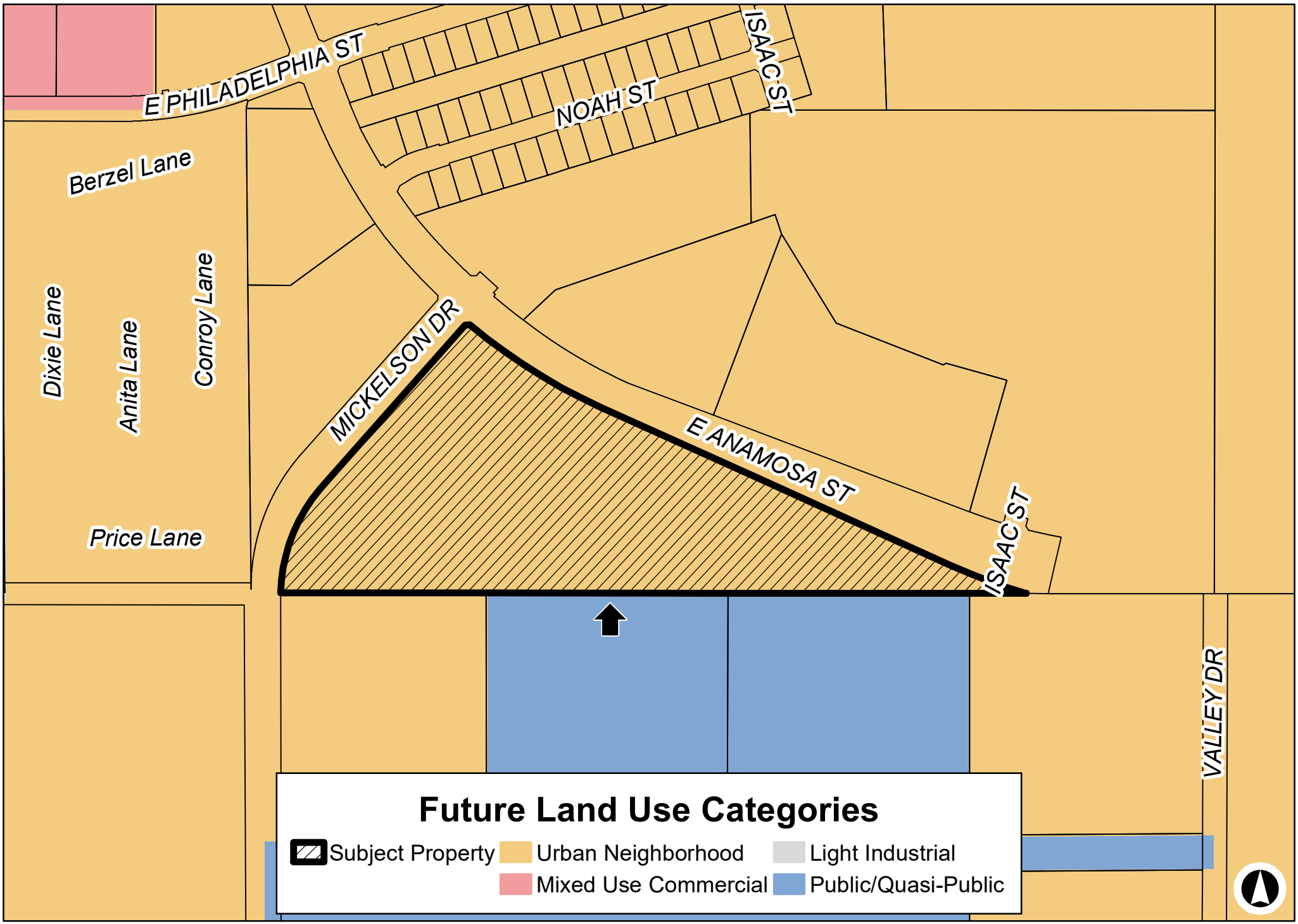
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22PL153
NOAH ST
Conroy Lane
MICKELSON DR
E ANAMOSA ST
ISAAC ST
Price Lane

22PL153
2109 E Anamosa Street & Mickelson Drive

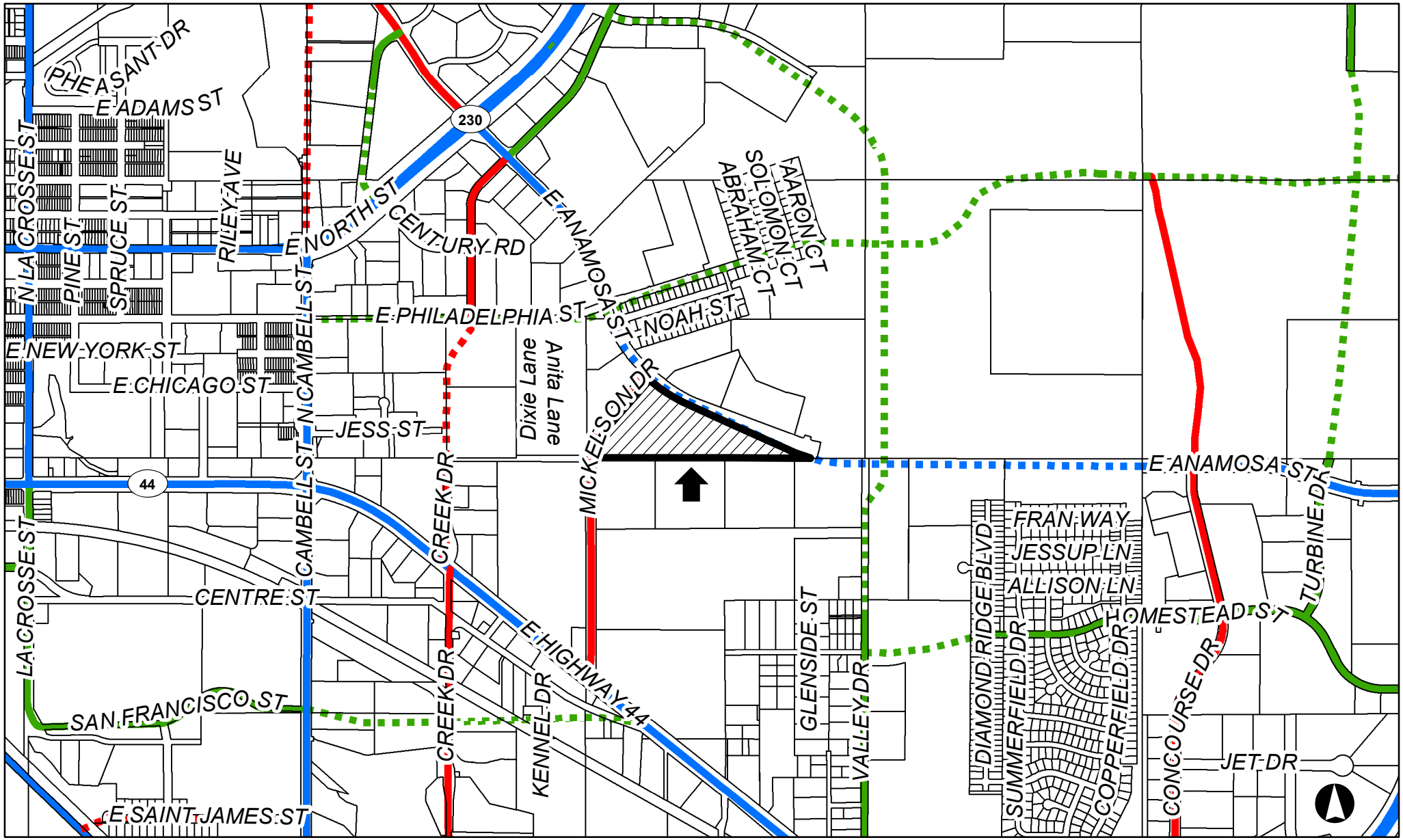


22PL153
2109 E Anamosa Street & Mickelson Drive



22PL153

2109 E Anamosa Street & Mickelson Drive



Major Street Plan

Subject Property | Collector | Principal arterial | Proposed minor arterial | Minor arterial | Proposed collector | Proposed principal arterial