

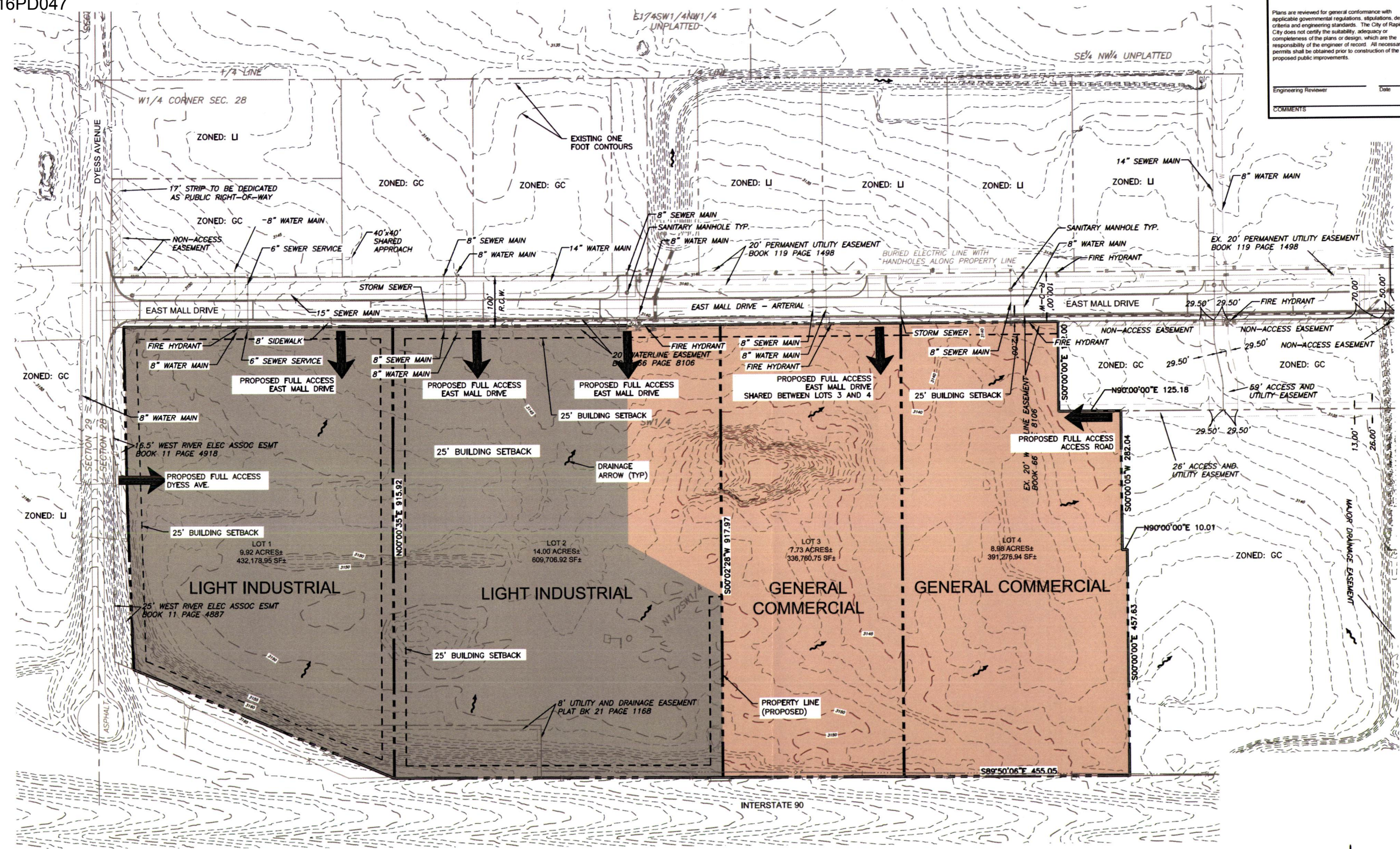
Case No. 16PD047

Existing Legal Description:

Section 28, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the northwesterly corner of Lot 1 less Lot H-13 of Forefather Flats, and the point of beginning Thence first course: S89°58'03"W, a distance of 1,919.18 feet; Thence second course: S00°08'30"E, a distance of 678.69 feet; Thence third course: S67°14'25"E, a distance of 333.47 feet; Thence fourth course: S67°14'20"E, a distance of 280.68 feet; Thence fifth course: S89°50'05"E, a distance of 298.83 feet; Thence sixth course: S89°50'04"E, a distance of 1,187.54 feet; Thence seventh course: N00°00'00"W, a distance of 457.63 feet; Thence eighth course: N90°00'00"W, a distance of 10.01 feet; Thence ninth course: N00°00'05"E, a distance of 282.04 feet; Thence tenth course: N90°00'00"W, a distance of 125.18 feet; Thence eleventh course: N00°00'00"E, a distance of 182.00 feet, to the point of beginning

Proposed Legal Description:

East Mall Drive Commercial Park

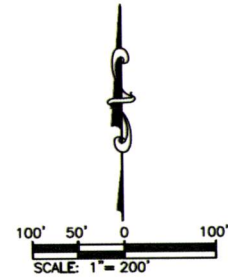


NOTES:
GC : GENERAL COMMERCIAL ZONING DISTRICT
LI : LIGHT INDUSTRIAL ZONING DISTRICT

DRAINAGE:
STORM WATER RUNOFF IS TO BE ROUTED TO UNDERGROUND STORM DRAIN INFRASTRUCTURE LOCATED IN MALL DRIVE. REGIONAL DETENTION FOR EACH LOT HAS BEEN CONSTRUCTED OFF-SITE WITH PREVIOUS PROJECTS. EACH SITE WILL BE REQUIRED TO PROVIDE ON SITE STORM WATER QUALITY INFRASTRUCTURE PER THE RAPID CITY INFRASTRUCTURE DESIGN CRITERIA AND DRAINAGE MANUAL.

USES:
IT IS ANTICIPATED THAT EACH LOT WILL HAVE USES APPROPRIATE FOR THE EXISTING ZONING TYPE. IF CONDITIONAL USES OR OTHER NON-CONFORMING USES ARE IDENTIFIED AS THE SITE DEVELOPS THEY WILL BE SUBMITTED TO THE CITY OF RAPID CITY FOR REVIEW AS APPROPRIATE.

PARKING:
INTERNAL ACCESS AND PARKING LOT LAYOUT, INCLUDING LANDSCAPING AND LIGHTING PLANS WILL BE PRESENTED AS FINAL USES ARE DETERMINED AND WILL BE SUBMITTED TO THE CITY OF RAPID CITY FOR REVIEW AS APPROPRIATE.



CITY OF RAPID CITY

Plans are reviewed for general conformance with applicable governmental regulations, stipulations, design criteria and engineering standards. The City of Rapid City does not certify the suitability, adequacy or completeness of the plans or design, which are the responsibility of the engineer of record. All necessary permits shall be obtained prior to construction of the proposed public improvements.

Engineering Reviewer: _____ Date: _____

COMMENTS

2/2016 XXXXXX PLANS

RECEIVED

SEP 30 2016

Internal Job No: 16-0813
Designed By: KT
Surveyed By: _____
Drawn By: KM
Survey Date: SEPT 2016

**PRELIMINARY
FOR REVIEW ONLY**



KTM
DESIGN SOLUTIONS, INC.
CIVIL ENGINEERING | LAND PLANNING
CONSTRUCTION ADMINISTRATION

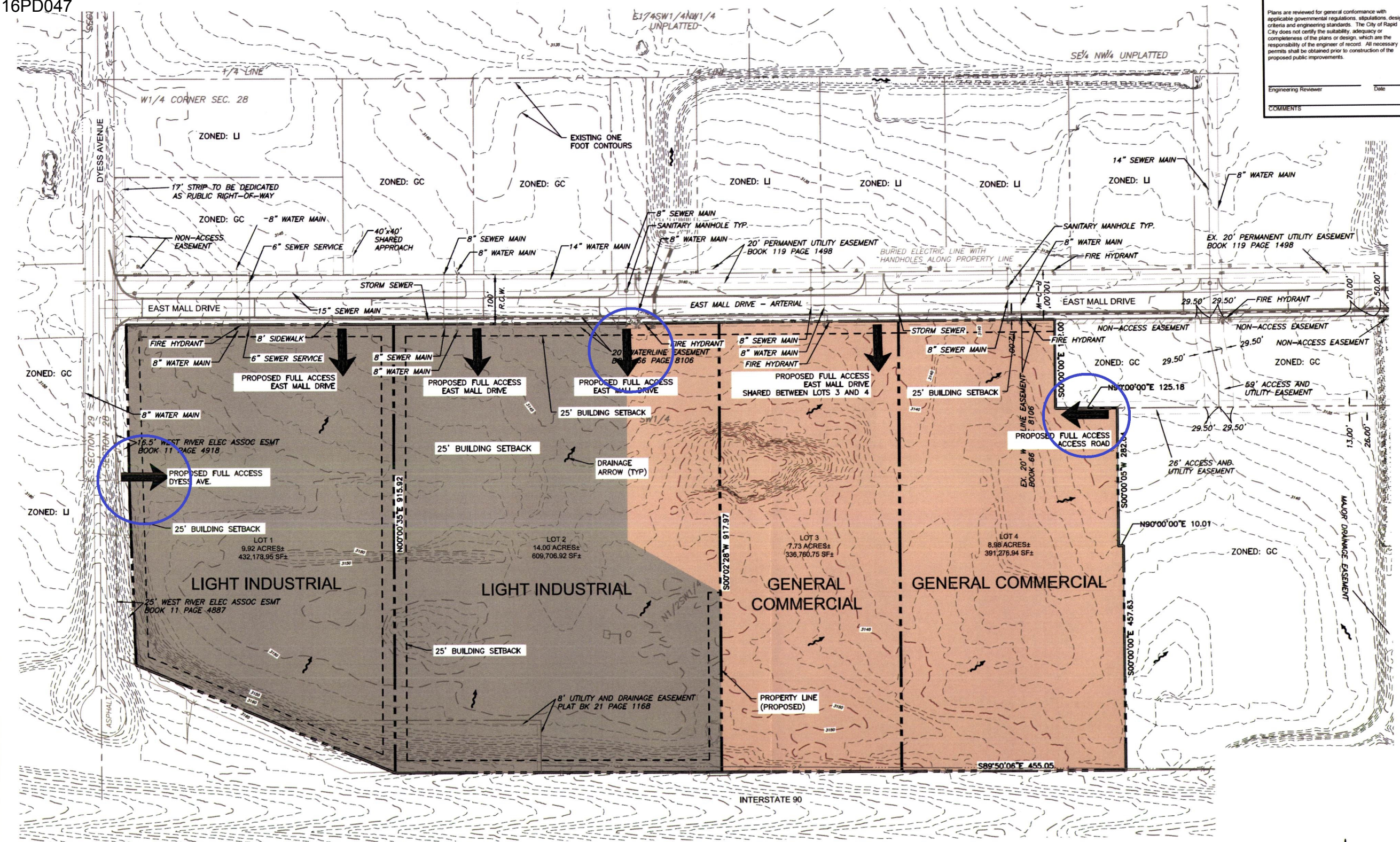
528 Kansas City St., Rapid City, SD 57701
[p] 605.791.5866 | [f] 605.791.5863
www.ktmdesignsolutions.com

EAST MALL DRIVE COMMERCIAL PARK
INITIAL PLAN DEVELOPMENT

Sheet Name: _____

INITIAL PLANNED DEVELOPMENT

1 OF 1

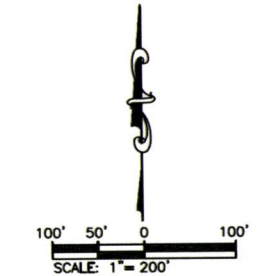


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**EAST MALL DRIVE COMMERCIAL PARK
INITIAL PLAN DEVELOPMENT**

Sheet Name: _____

**INITIAL PLANNED
DEVELOPMENT**

1 OF 1