

Case No. 18PL076

Existing Legal Description:

Tract E of Fountain View Subdivision, located in Section 26, T2N, R7E, BHM, Rapid City, Pennington County

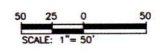
Proposed Legal Description:

Proposed Lots 6A, 6B, 7A, 7B of Lot 8 of Fountain View Subdivision

EXISTING WESLEYAN BOULEVARD ROW

W 1/2 SW 1/4 NW 1/4 LYING S OF 190 RIGHT OF WAY LESS TRACT B OF WESLEYAN CHRISTIAN CENTERS, NW 1/4 NW 1/4 LYING N OF HARMONY HEIGHTS LN LESS TRACTS B AND C OF WESLEYAN CHRISTIAN CENTER, FOUNTAIN SPRINGS PARK SUBD AND ROW SEC 26 T2N R7E 11.23 ACRES ±

NOTE: FUTURE PHASE (LOT 8) WILL REQUIRE SEWER SERVICE TO BE PROVIDED TO THE LOT FROM THE NORTHWEST (FUTURE WESLEYAN BOULEVARD ROW). IF SEWER CANNOT BE PROVIDED AND SECURED FROM THIS LOCATION DURING THE TIME THAT ENGINEERED PLANS ARE BEING SUBMITTED FOR THIS LOT, A LIFT STATION WILL BE REQUIRED FOR LOT 8 DUE TO LACK OF SANITARY SEWER SERVICE FROM HARMONY HEIGHTS LANE.



SW 1/4 SE 1/4 SW 1/4 NW 1/4 LYING S OF 190: SE 1/4 SE 1/4 SW 1/4 NW 1/4 SEC 26 T2N R7E 7.47 ACRES ±

FUTURE PHASE

PROPOSED PROPERTY LINE (TYP.)

TRACT E FOUNTAIN VIEW SUBDIVISION 4.68 ACRES ±

LOT 7A 0.10 Acres 4,395 Sq. Ft.

LOT 7B 0.08 Acres 4,032 Sq. Ft.

LOT 8A 0.09 Acres 4,071 Sq. Ft.

LOT 8B 0.09 Acres 4,119 Sq. Ft.

FUTURE LOT 3P 0.10 Acres 4,278 Sq. Ft.

FUTURE LOT 3A 0.10 Acres 4,123 Sq. Ft.

FUTURE LOT 4B 0.16 Acres 6,949 Sq. Ft.

FUTURE LOT 4A 0.16 Acres 6,433 Sq. Ft.

FUTURE LOT 3B 0.16 Acres 6,399 Sq. Ft.

FUTURE LOT 3A 0.12 Acres 5,300 Sq. Ft.

FUTURE LOT 2B 0.12 Acres 5,244 Sq. Ft.

FUTURE LOT 2A 0.12 Acres 5,063 Sq. Ft.

FUTURE LOT 1B 0.11 Acres 4,711 Sq. Ft.

FUTURE LOT 1A 0.10 Acres 5,589 Sq. Ft.

PHASE 1

HARMONY HEIGHTS LANE

TRACT A FOUNTAIN VIEW SUBDIVISION 15.03 ACRES ±

TRACT C SEC 26 T2N R7E 2.99 ACRES ±

PRELIMINARY FOR REVIEW ONLY

Formal Job No. KTM #18-0937
Designed By KH
Drawn By RW
Surveyed By
Survey Date DATE

528 Kansas City St., Rapid City, SD 57701
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CIVIL ENGINEERING | LAND PLANNING
CONSTRUCTION ADMINISTRATION



FOUNTAIN VIEW SUBDIVISION
RAPID CITY, SOUTH DAKOTA

RECEIVED
SEP 19 2018

RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT

Sheet Name:
MASTER PHASING PLAN

X:\000-049\037 Fountain View Subdivision\Drawings\DRG\001\18-0937_P002.dwg 9/19/2018 8:38am

W 1/2 SW 1/4 NW 1/4 LYING S OF 190 RIGHT OF WAY LESS TRACT B OF WESLEYAN CHRISTIAN CENTER; NW 1/4 NW 1/4 LYING N OF HARMONY HEIGHTS LN LESS TRACTS B AND C OF WESLEYAN CHRISTIAN CENTER; FOUNTAIN SPRINGS PARK SUBD AND ROW SEC 26 T2N R7E 11.23 ACRES ±

SW 1/4 SE 1/4 SW 1/4 NW 1/4 LYING S OF 190; SE 1/4 SE 1/4 SW 1/4 NW 1/4 SEC 26 T2N R7E 7.47 ACRES ±

TRACT E FOUNTAIN VIEW SUBDIVISION 4.68 ACRES ±

TRACT A FOUNTAIN VIEW SUBDIVISION 15.03 ACRES ±

TRACT C SEC 26 T2N R7E 2.99 ACRES ±

FUTURE PERMANENT DRAINAGE AREA TO BE SECURED IN AN EASEMENT SIZING & LOCATION SUBJECT TO CHANGE

INTERIM DRAINAGE AREA TO BE SIZED WITH DEP PLANS

PROPOSED PROPERTY LINE (TOP)

EXISTING PROPERTY LINES

EXISTING SIDEWALK

HARMONY HEIGHTS LANE

HARMONY HEIGHTS LANE

FUTURE LOT 1A 0.12 Acres 5,208 Sq. Ft.

FUTURE LOT 1B 0.12 Acres 5,208 Sq. Ft.

FUTURE LOT 2A 0.12 Acres 5,208 Sq. Ft.

FUTURE LOT 2B 0.12 Acres 5,208 Sq. Ft.

FUTURE LOT 3A 0.12 Acres 5,208 Sq. Ft.

FUTURE LOT 3B 0.12 Acres 5,208 Sq. Ft.

FUTURE LOT 4A 0.12 Acres 5,208 Sq. Ft.

FUTURE LOT 4B 0.12 Acres 5,208 Sq. Ft.

FUTURE LOT 5A 0.12 Acres 5,208 Sq. Ft.

FUTURE LOT 5B 0.12 Acres 5,208 Sq. Ft.

FUTURE LOT 6A 0.12 Acres 5,208 Sq. Ft.

FUTURE LOT 6B 0.12 Acres 5,208 Sq. Ft.

LOT 6A 0.09 Acres 3,879 Sq. Ft.

LOT 6B 0.09 Acres 3,879 Sq. Ft.

LOT 7A 0.09 Acres 3,879 Sq. Ft.

LOT 7B 0.09 Acres 3,879 Sq. Ft.

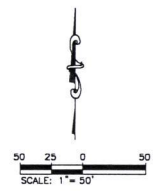
LOT 8A 0.09 Acres 3,879 Sq. Ft.

LOT 8B 0.09 Acres 3,879 Sq. Ft.

LOT 9A 0.09 Acres 3,879 Sq. Ft.

LOT 9B 0.09 Acres 3,879 Sq. Ft.

FUTURE LOT 9 0.18 Acres 7,749 Sq. Ft.



Internal Job No.	Designed By:	Drawn By:
KTM #18-0637	KH	RW
Reviewed By:	Survey Date:	DATE
SURVEYOR		

PRELIMINARY FOR REVIEW ONLY

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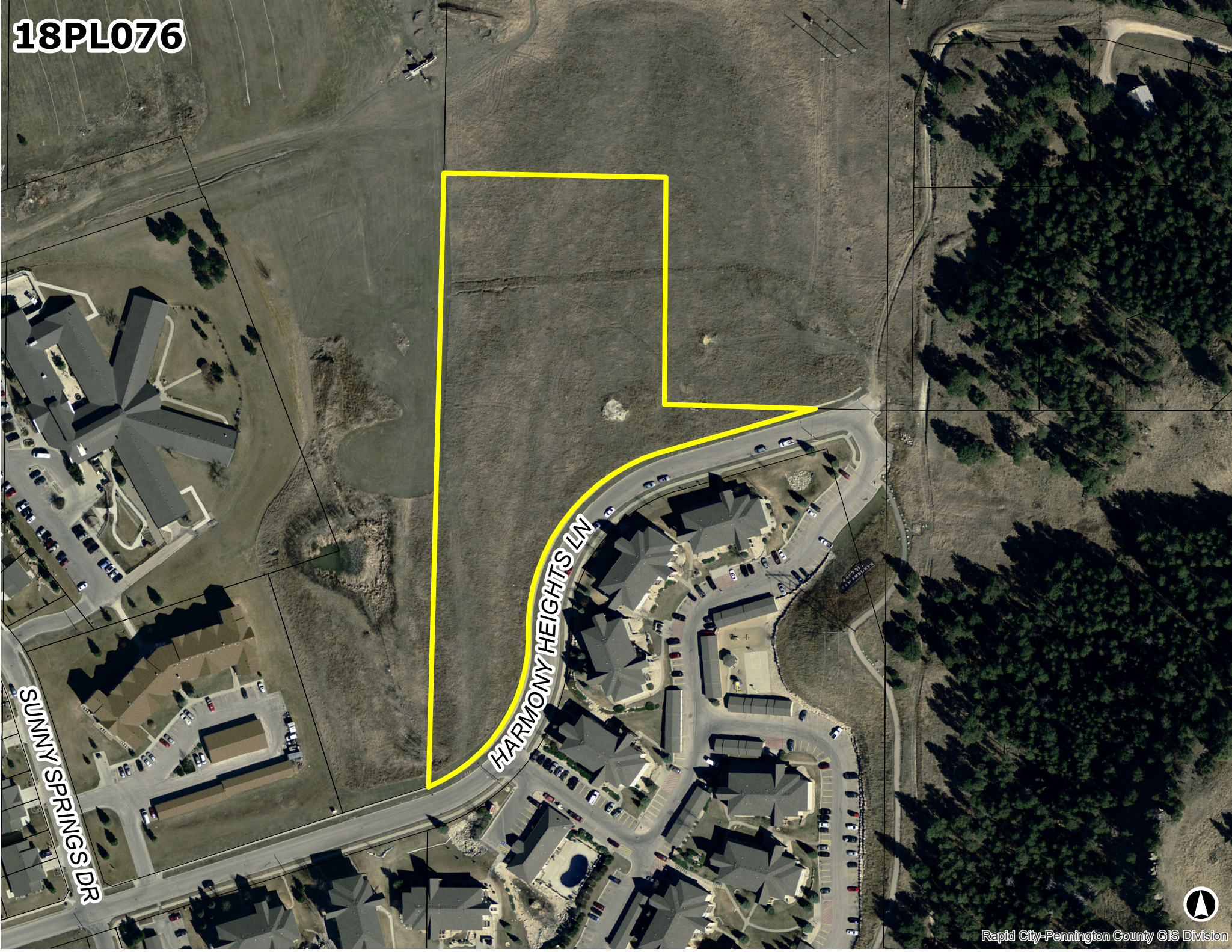
SEP 19 2018

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FOUNTAIN VIEW SUBDIVISION
RAPID CITY, SOUTH DAKOTA

Sheet Name:
GRADING PLAN

18PL076

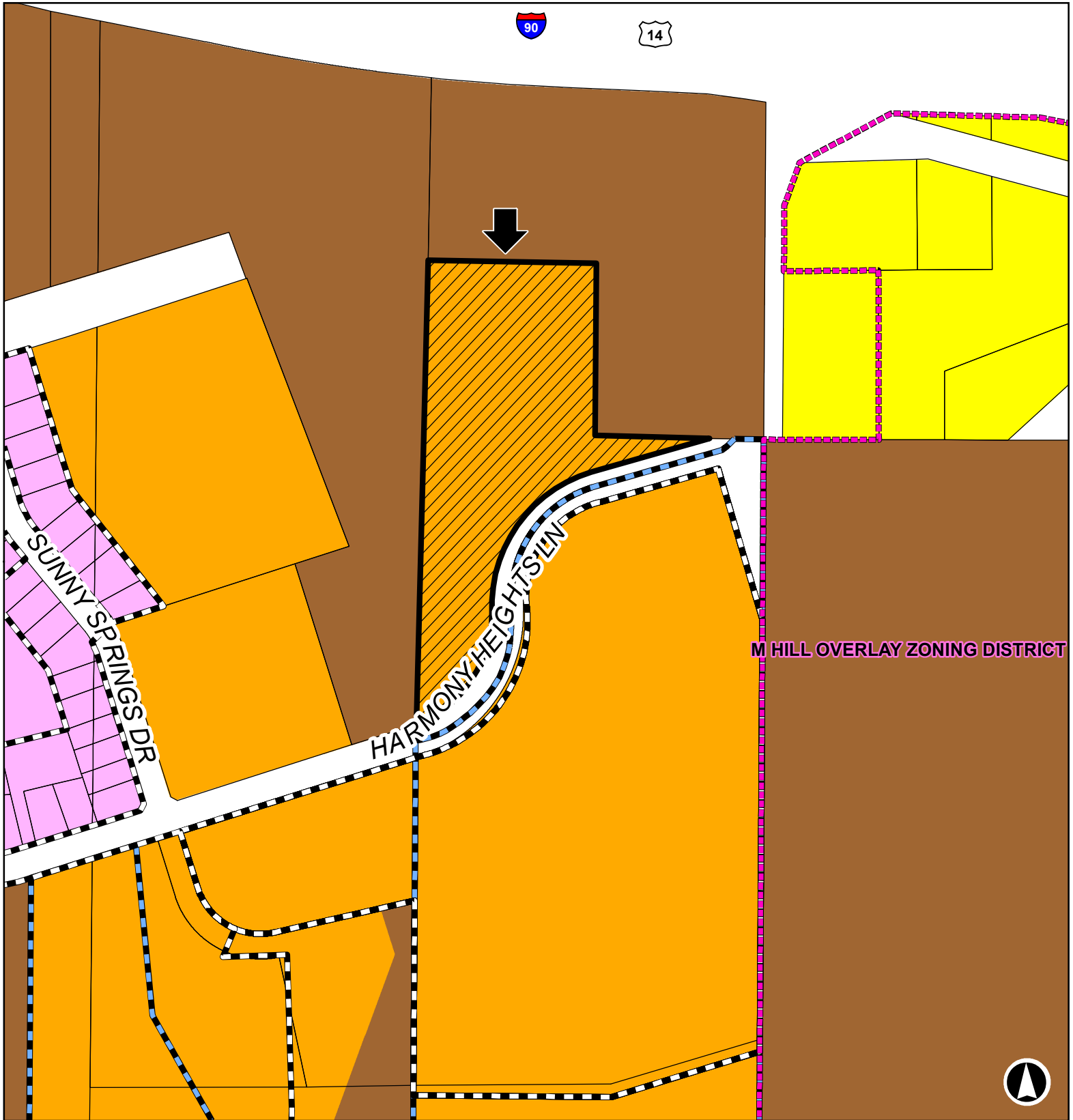


SUNNY SPRINGS DR

HARMONY HEIGHTS LN



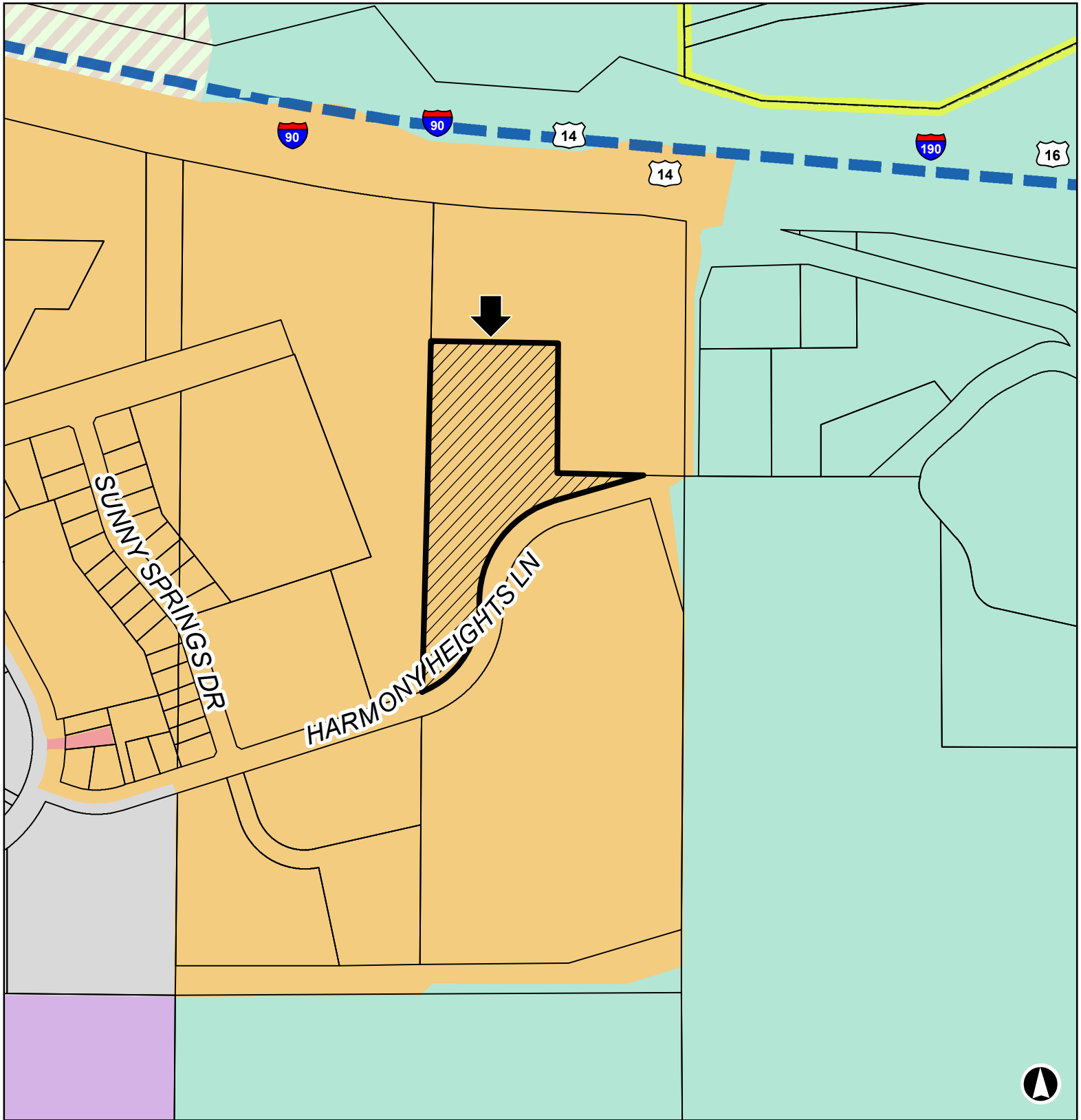
18PL076
North side of Harmony Heights Lane



Rapid City Zoning

- Subject Property
- Planned Development Designation
- Medium Density Residential
- Overlay District
- General Agricultural
- Low Density Residential-1
- Office Commercial
- Planned Development

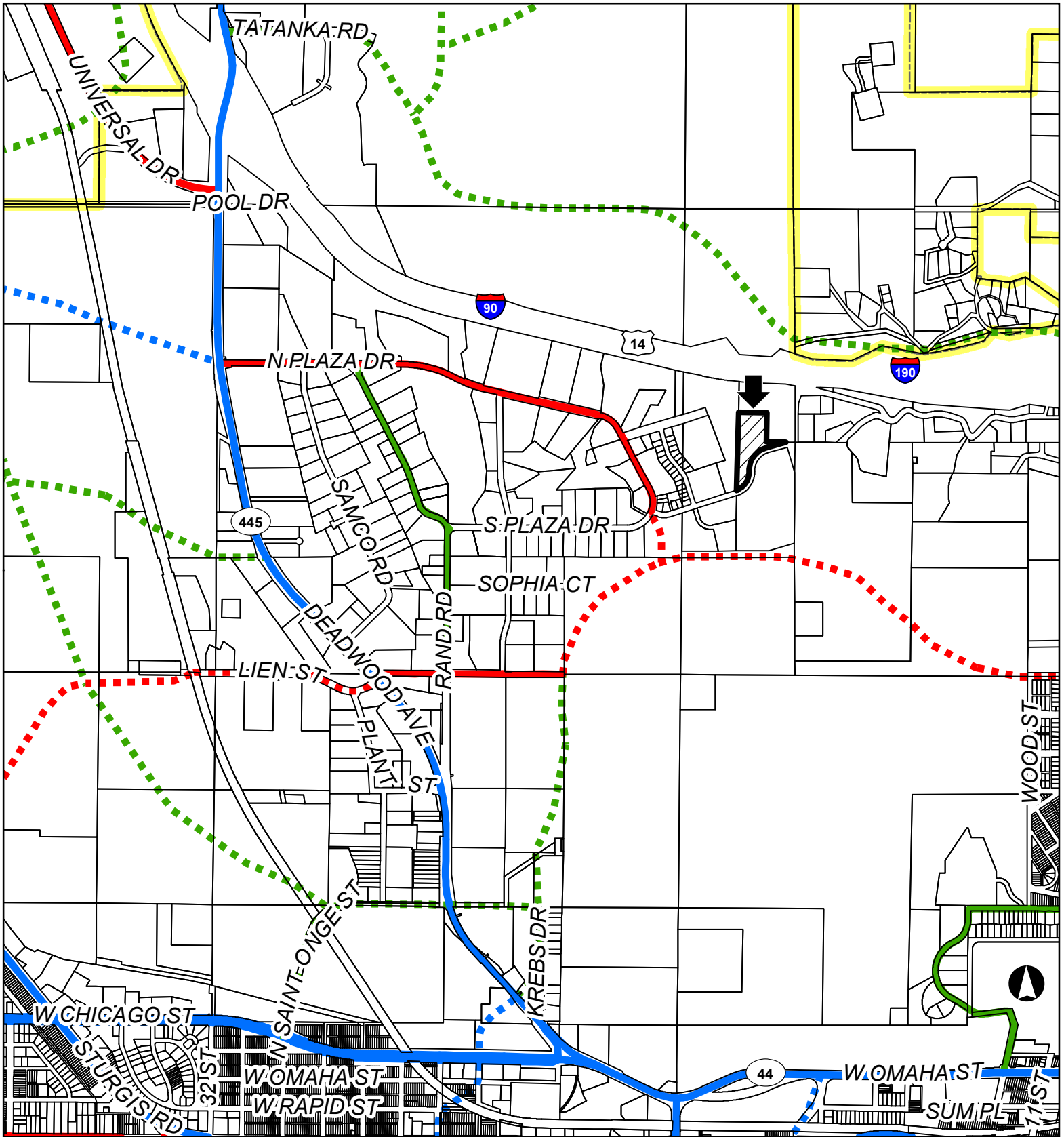
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North side of Harmony Heights Lane











Future Land Use Categories

- | | | |
|-------------------|----------------------|---------------------|
| Subject Property | Urban Neighborhood | Light Industrial |
| Rapid City Limits | Mixed Use Commercial | Mining/Extraction |
| Entrance Corridor | Employment | Forest Conservation |

18PL076
 North side of Harmony Heights Lane



Major Street Plan

-  Subject Property
-  Rapid City Limits
-  Collector
-  Minor arterial
-  Principal arterial
-  Proposed collector
-  Proposed minor arterial
-  Proposed principal arterial

18PL076

