Case No. 19PL002

Existing Legal Description:
Lot 12 of Una-Del Acres No. 2, located in the NE1/4 of the SE1/4 of Section 21, T1N, R7E, BHM, Rapid City, South Dakota

Proposed Legal Description:
Proposed Lot 12A and Lot 12B of Una-Del Acres No. 2
19PL002

GENERAL NOTES:
1. Maintain 10 feet of separation between water and sewer services.
2. Water services to be 1 inch copper.
3. Sewer services to be 4 inch PVC with tracer wire.
4. Sewer cleanouts spaced 75 feet minimum for 4 inch services. Traffic rated covers are required for cleanouts located in driving area.
5. Sanitary sewer services shall have 5 foot minimum separation.
6. Contractor to maintain minimum bury of water service lines per Rapid City specification.

KEY NOTES:
1. Sawcut and remove approximately 78 feet of concrete approach pavement, and approximately 18 feet of concrete approach pavement and approximately 18 feet of concrete gutter and tapers. Match existing.
2. Sawcut and remove approximately 480 square feet of asphalt surfacing. Install 6 inch minimum depth of base course or match existing depth whichever is greater. Install 3 inch minimum depth of asphalt or match existing depth whichever is greater. Match existing.
3. FM 1 1/2 inch water service tapping saddle and corporation stop on 6 inch water main.
4. FM 4 inch sewer tap.
5. Connect new 4 inch sewer service to existing service line between house and septic system. FM cleanout within five feet of house. Contractor to verify depth of existing sewer service line. Adjust new sewer line grades as needed.
6. Abandon septic tank per Rapid City ordinance 13.20.060. Abandon a portion of the existing septic line.
7. 4 inch property line sidewalk per ICDM fig. 2-1.
8. 5 inch curb-side sidewalk per ICDM fig. 2-1.
9. 36 inch sidewalk to existing type 5 inlet lid withCowels per detail on sheet A.
10. Relocate mailboxes as required.
11. Sawcut and remove approximately 243 square feet of concrete approach pavement, and approximately 32 square feet of concrete gutter and tapers. Install approximately 178 square feet of concrete sidewalk, approximately 65 square feet of exposed aggregate concrete, and approximately 22 square feet of standard curb & gutter.
12. Sawcut and remove 300 square feet of existing asphalt driveway, replace with topsoil, seed, and fertilizer.
14. Future asphalt access drive.

PRELIMINARY
SUBJECT TO REVISION

SURVEYOR'S NOTES:
1. Existing utilities and shown as marked on survey notes.
2. Vertical datum is NAVD 88 based on city of Rapid City survey control monuments.

EXISTING UTILITIES:
- Water well
- Fire hydrant
- Water meter
- Water service valve
- Sewer main
- Water service main
- Sewer service
- Septic tank
- Water main
- Storm sewer
- Electrical

PROPOSED UTILITIES:
- Sanitary sewer tap
- Sanitary sewer cleanout
- Water service
- Sewer service
- Septic tank
- Water meter
- Water service main
- Sewer service main
- Electrical

UNA-DEL ACRES No. 2
SUBDIVISION OF LOT 12

3 of 5
19PL002
SW of the intersection of Sheridan Lake Road and Wildwood Drive

Rapid City Zoning

- Subject Property
- Planned Development
- Planned Development Designation

- Low Density Residential-1
- Medium Density Residential
- General Commerical
- Office Commercial
19PL002
SW of the intersection of Sheridan Lake Road and Wildwood Drive

Future Land Use Categories

- Subject Property
- Low Density Neighborhood
- Mixed Use Commercial
- Community Activity Center
- Urban Neighborhood
- Employment
SW of the intersection of Sheridan Lake Road and Wildwood Drive

Major Street Plan

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