

Case No. 16PL033

Existing Legal Description:

Lot 1 of HMC Subdivision, located in Section 33, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota

Proposed Legal Description:

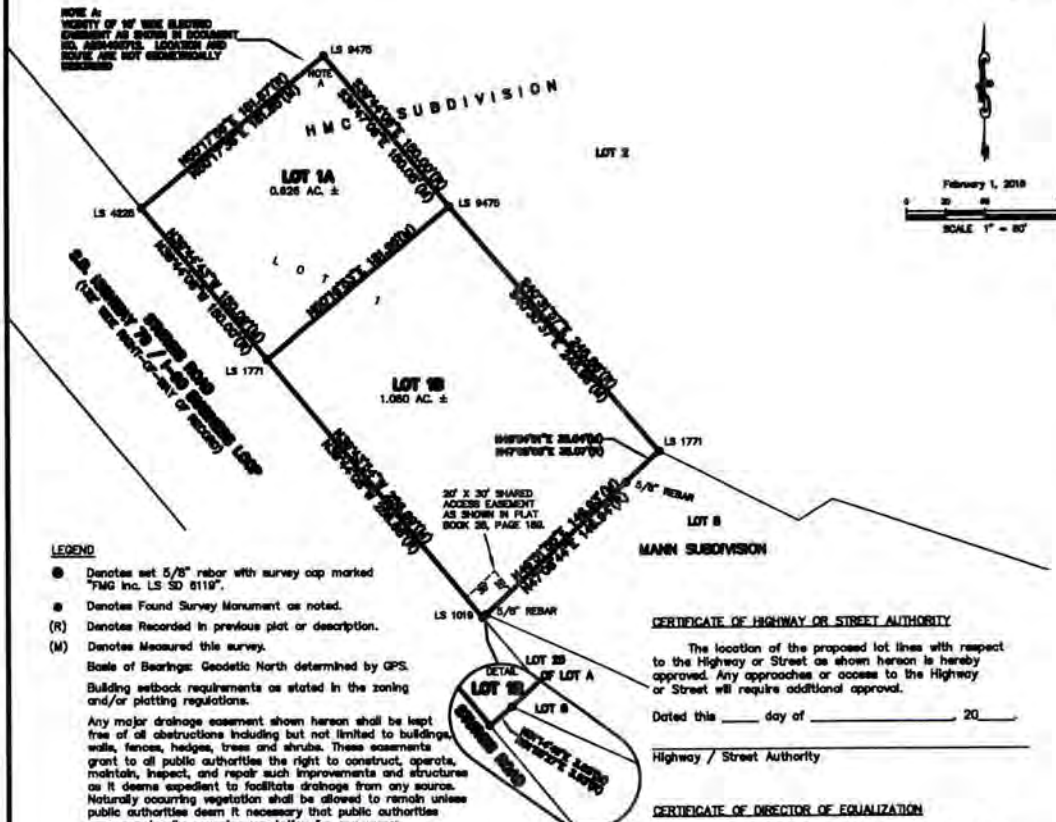
Lot 1A and Lot 1B of HMC Subdivision

Plot of Lot 1A and Lot 1B of HMC Subdivision

Formerly all of Lot 1 of HMC Subdivision,
located in the NW/4 SE1/4, Section 33, T2N, R7E, B.H.M.,
Rapid City, Pennington County, South Dakota.

Prepared by:
FMG Engineering
3700 Sturgis Road
Rapid City, SD 57702
605/342-4105
www.fmgengineering.com

NOTE A:
VICINITY OF 10' WIDE EASEMENT
CORRECTED AS SHOWN IN POSSIBLY
BE ASSUMED. LOCATION AND
ROUTE ARE NOT GEOMETRICALLY
CORRECTED



LEGEND

- Denotes set 5/8" rebar with survey cap marked "FMG Inc. LS SD 6119"
 - Denotes Found Survey Monument as noted.
 - (R) Denotes Recorded in previous plot or description.
 - (M) Denotes Measured this survey.
- Base of Bearings: Geodetic North determined by GPS.
Building setback requirements as stated in the zoning and/or plotting regulations.

Any major drainage assessment 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. Naturally occurring vegetation shall be allowed to remain unless public authorities deem it necessary that public authorities remove naturally occurring vegetation for any reason.

Utility and Minor Drainage Easements: 5' on the interior sides of all lot lines.

CERTIFICATE OF OWNERSHIP

State of South Dakota
County of Pennington s.s.

I, R. Rick Baker, do hereby certify that I am a Member of Sturgis Road Partners, LLC, a South Dakota Limited Liability Corporation, and the owner of the land shown and described hereon; that the survey was done at my request for the purposes indicated hereon; that I do hereby approve the survey and within plot of said land; and that the development of this land shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations.

Any land shown on the within plot as dedicated to public right of way is hereby dedicated to public use and public utility use as such, forever, but such dedication shall not be construed to be a donation of the fee of such land.

In witness whereof, I have hereunto set my hand and seal.

Owner: Sturgis Road Partners, LLC

By: _____ Title: Member

On the _____ day of _____, 20____ before me, a Notary Public, personally appeared R. Rick Baker, known to me to be a member of the corporation described in the foregoing instrument and acknowledged to me that such corporation signed the same.

Notary Public: _____

My commission expires: _____

CERTIFICATE OF COMMUNITY PLANNING & DEVELOPMENT SERVICES DIRECTOR

I, Community Planning & Development Services Director of the City of Rapid City, have reviewed this plot and have found it to conform to the Subdivision requirements of Chapter 16.08.080 of the Rapid City Municipal Code and as such I have approved this Plot as a Final Plot.

Dated this _____ day of _____, 20____

Community Planning & Development Services Director of the City of Rapid City

CERTIFICATE OF SURVEYOR

State of South Dakota
County of Pennington s.s.

I, Melvin B. "Ben" Lamke, Registered Land Surveyor No. 5225 in the State of South Dakota, do hereby certify that at the request of the owner(s) listed hereon, I have surveyed that tract of land shown, and to the best of my knowledge and belief, the within plot is a representation of said survey. Easements or Restrictions of miscellaneous record or private agreements that are not known to me are not shown hereon.

In witness whereof, I have hereunto set my hand and Seal.

Melvin B. "Ben" Lamke

CERTIFICATE OF HIGHWAY OR STREET AUTHORITY

The location of the proposed lot lines with respect to the Highway or Street as shown hereon is hereby approved. Any approaches or access to the Highway or Street will require additional approval.

Dated this _____ day of _____, 20____

Highway / Street Authority

CERTIFICATE OF DIRECTOR OF EQUALIZATION

I, Director of Equalization of Pennington County, do hereby certify that I have on record in my office a copy of the within described plot.

Dated this _____ day of _____, 20____

Director of Equalization of Pennington County

CERTIFICATE OF FINANCE OFFICER

I, Finance Officer of the City of Rapid City, do hereby certify that the Community Planning & Development Services Director and Public Works Director of the City of Rapid City have approved this Final Plot as shown hereon.

Dated this _____ day of _____, 20____

Finance Officer of the City of Rapid City

CERTIFICATE OF FINANCE OFFICER

I, Finance Officer of the City of Rapid City, do hereby certify that all special assessments which are liens upon the within described lands are fully paid according to the records of my office.

Dated this _____ day of _____, 20____

Finance Officer of the City of Rapid City

CERTIFICATE OF COUNTY TREASURER

I, Treasurer of Pennington County, do hereby certify that all taxes which are liens upon the within described lands are fully paid according to the records of my office.

Dated this _____ day of _____, 20____

Treasurer of Pennington County

CERTIFICATE OF REGISTER OF DEEDS

State of South Dakota
County of Pennington s.s.

Filed this _____ day of _____, 20____

Document Number _____

Register of Deeds

RECEIVED

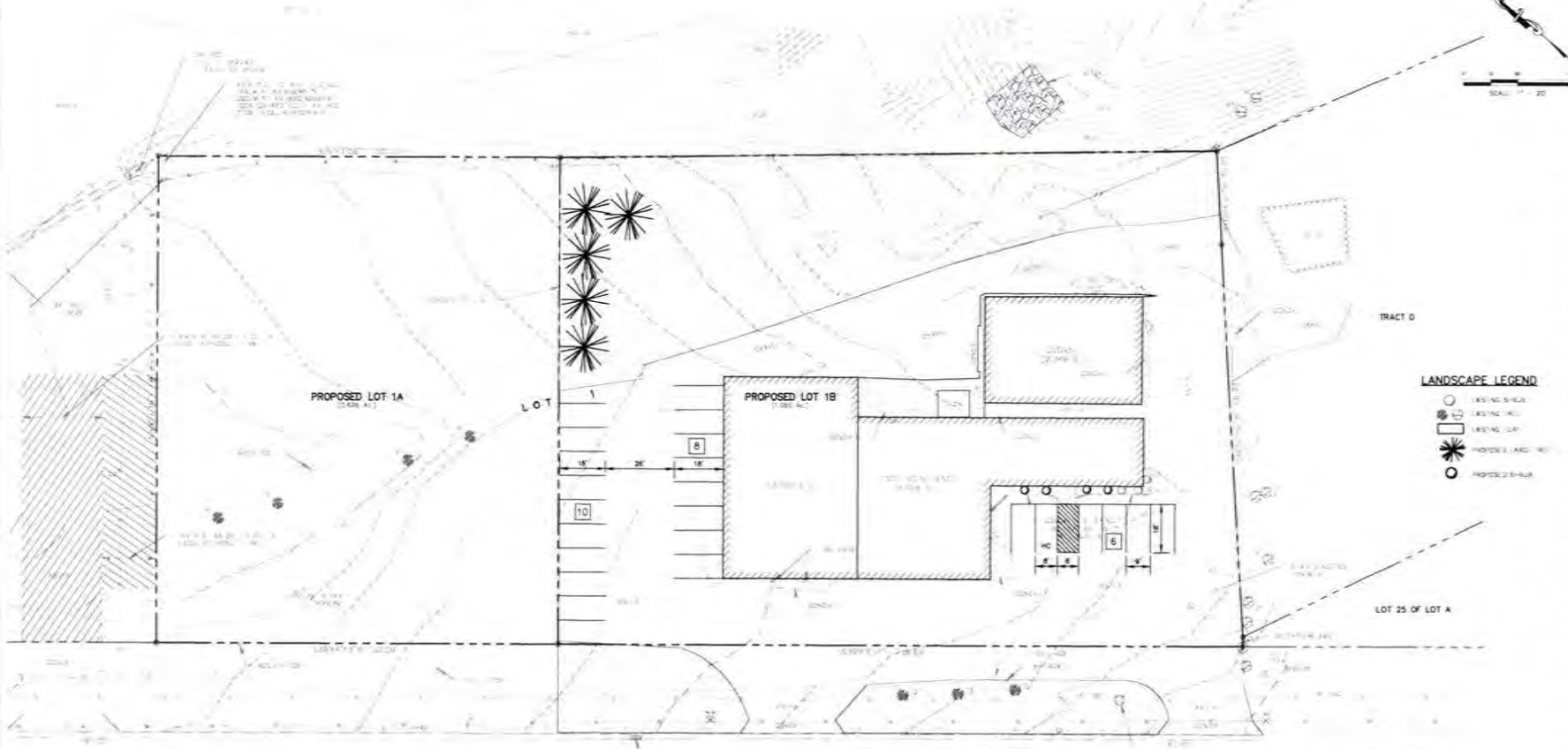
APR 03 2016

Rapid City Community Planning & Development Services



LOT 2

LOT 2



- LANDSCAPE LEGEND**
- EXISTING TREE
 - EXISTING SHRUB
 - EXISTING GRASS
 - PROPOSED TREE
 - PROPOSED SHRUB

PROPOSED UTILITY AND MINOR DRAINAGE EXEMPTIONS IF ON THE INTERIOR SIDES OF ALL LOT LINES

EXISTING LEGEND

- | | | | |
|---|----------------------------|---|--------------------------|
| ○ | SLURRY CONCRETE FOUNDATION | ○ | WIRE TRACE |
| ○ | FOUND SURVEY MONUMENT | ○ | MODIFIED FENCE |
| ○ | SPOT ELEVATION | ○ | CHAIN LINK FENCE |
| ○ | STONE-GLASS LOCATION | ○ | CHAIN & CHAIN |
| ○ | CEMENT CURB | ○ | WATER LINE |
| ○ | CURB STOP | ○ | OVERHEAD POWER LINE |
| ○ | WATER MAIN | ○ | LANDSCAPE POWER LINE |
| ○ | TRAIL | ○ | CAS LINE |
| ○ | POCKET TIE | ○ | RAIN GUTTER SERVICE LINE |
| ○ | CONCRETE | ○ | TELEPHONE LINE |
| ○ | CONCRETE | ○ | FIBER OPTIC LINE |
| ○ | CONCRETE | ○ | CABLE TV LINE |
| ○ | CONCRETE | ○ | CONCRETE |
| ○ | CONCRETE | ○ | CONCRETE |

LANDSCAPING PLAN
 TOTAL PROPOSED LOT = 1.06 ACRES = 46,174 FT²
 TOTAL BUILDING = 10,821 FT²
 REQUIRED POINTS = 46,173.6 - 10,821 = 35,353 PTS

EXISTING LANDSCAPE POINTS WITHIN PROPERTY
 GRASS = 13,436 FT² = 1492.9 SY = 14,929 PTS
 SHRUBS = 3 @ 250 = 750 PTS

ROW
 GRASS = 4,406 SF² = 489.61 SY = 4,896.1 PTS
 LARGE TREE = 3 (IN ROW) = 6,000 PTS
 TOTAL AVAILABLE IN ROW = 10,896.1 PTS
 ALLOWABLE ROW = 8,888.3 PTS (25% MAX OF REQUIRED)

TOTAL EXISTING = 24,567 PTS (15,879 + 8688.3)
 ADDITIONAL POINTS REQUIRED = 10,874 POINTS
 ADDITIONAL POINTS PROVIDED = 11,000 POINTS
 (3 LARGE TREES + 4 SHRUBS)

PARKING ANALYSIS
 QUONSET (STORAGE) = 2,348FT² 0.25/1000 0.59 SPACES
 OFFICE SPACE = 4,478 FT² 5/1000 22.40 SPACES
 STORAGE WING = 3,795 FT² 0.25/1000 0.95 SPACES
 TOTAL REQUIRED = 23.94 = 24 SPACES

24 PARKING SPACES SHOWN ILLUSTRATE CODE CAN BE MET WITH NO ADDITIONAL PAVING BEING REQUIRED ON SITE

FMG, Inc.
 3700 Burgin Road
 Rapid City, SD 57702-0517
 (605) 342-4105 FAX (605) 342-4522
 www.fmgengineering.com

File Number	2020-1
Location	St. John, Section 33, T2N, R10E, S10W
Surveyed By	MC
Date	11/13
Designed By	JK
Drawn By	JK
Checked By	JK

PROPOSED LOT 1A & LOT 1B
 HMC SUBDIVISION
 RAPID CITY, SD

APRIL 2014

Revision / Date

Sheet Name
PRELIMINARY SUBDIVISION PLAN

Sheet Number
1 of 1

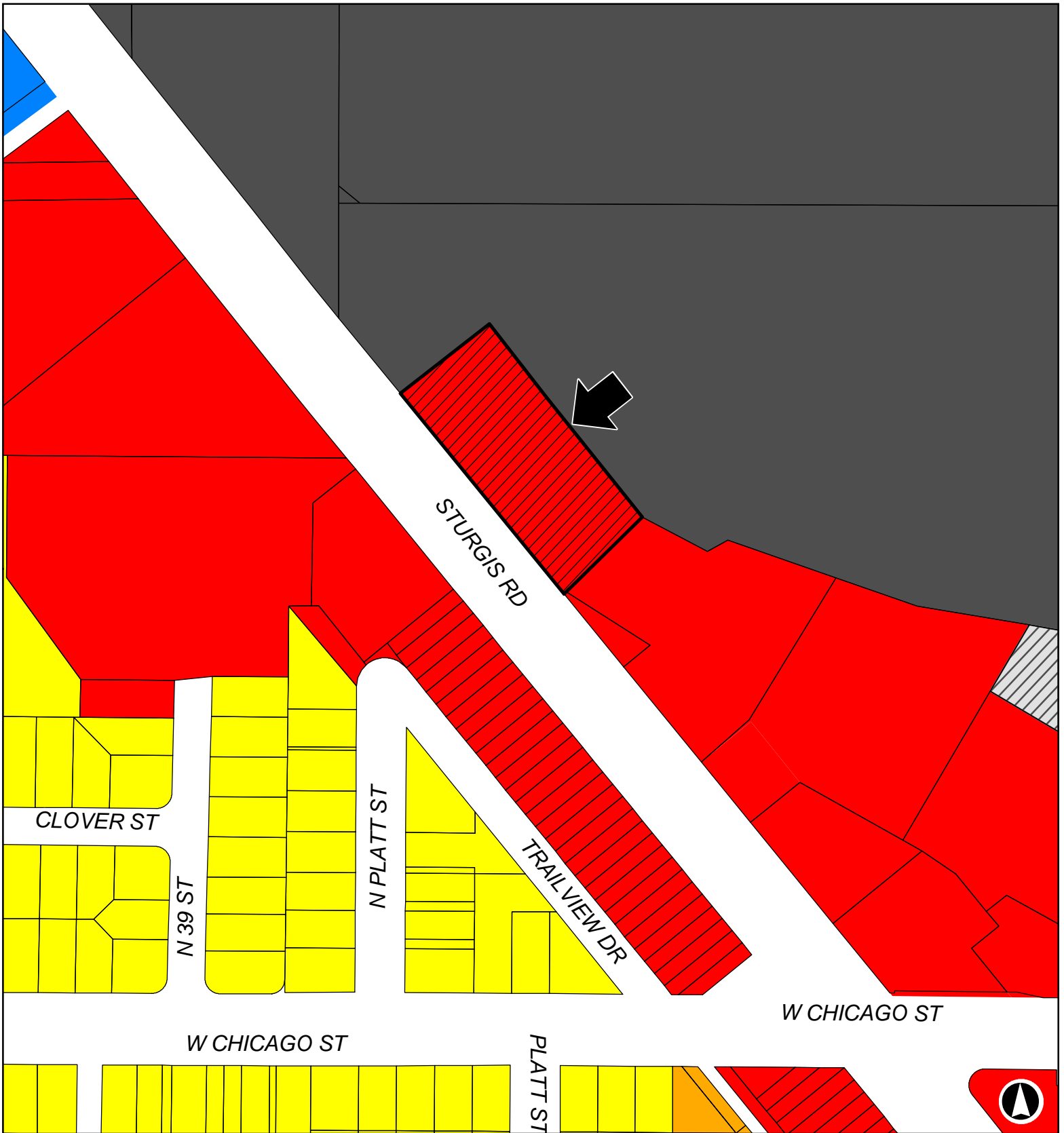
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STURGIS RD



16PL033

East of Sturgis Road North of West Chicago Street

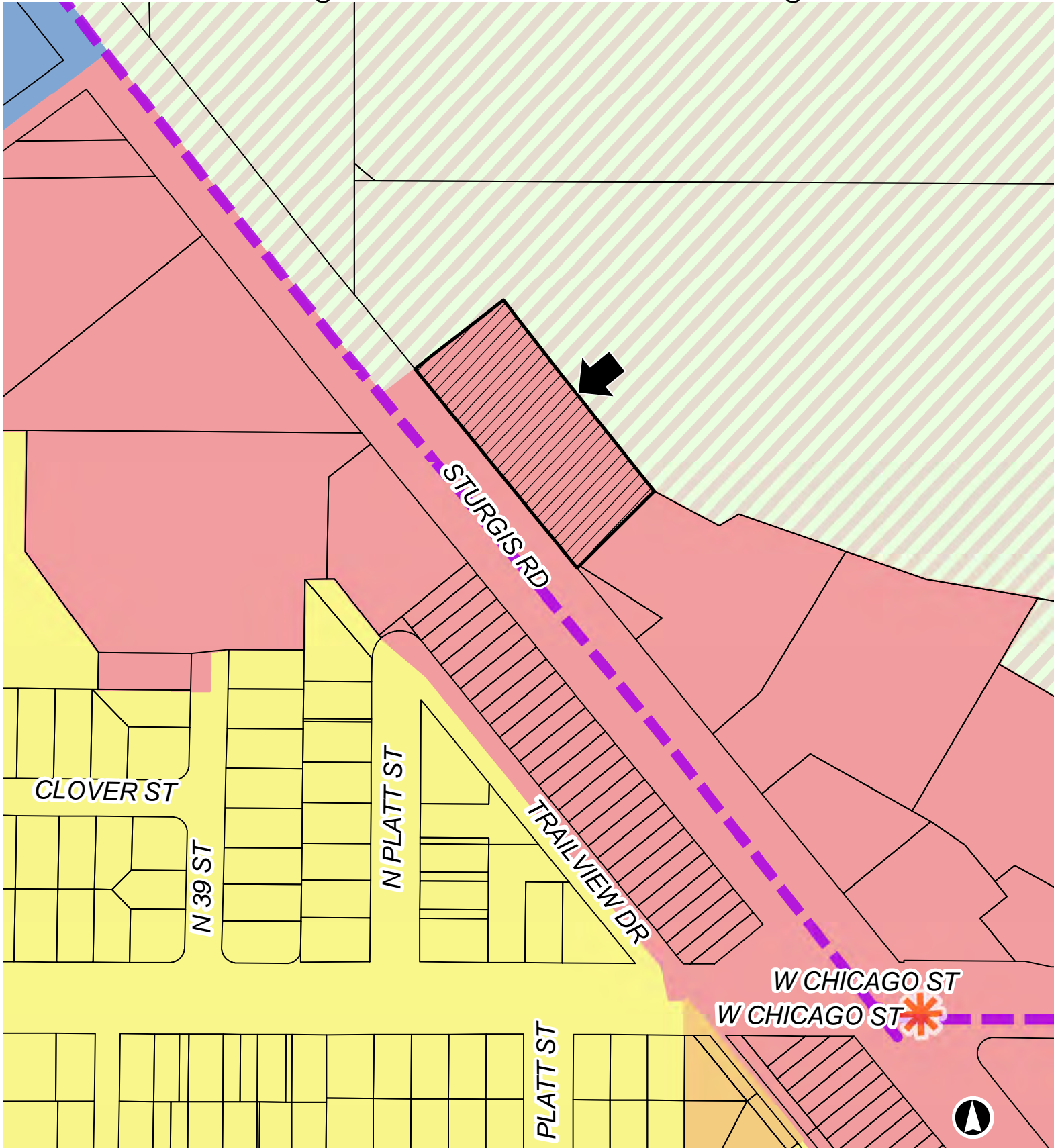


Rapid City Zoning

- | | | | |
|---|---|--|--|
|  Subject Property |  General Commercial |  Medium Density Residential |  Public |
|  Rapid City Limits |  Low Density Residential-1 |  Mining and Extraction |  Cement Plant |

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East of Sturgis Road North of West Chicago Street





 Subject Property


Future Land Use Categories


 Urban Neighborhood

 Mining/Extraction

 Community Activity Center

 Low Density Neighborhood

 Mixed Use Commercial

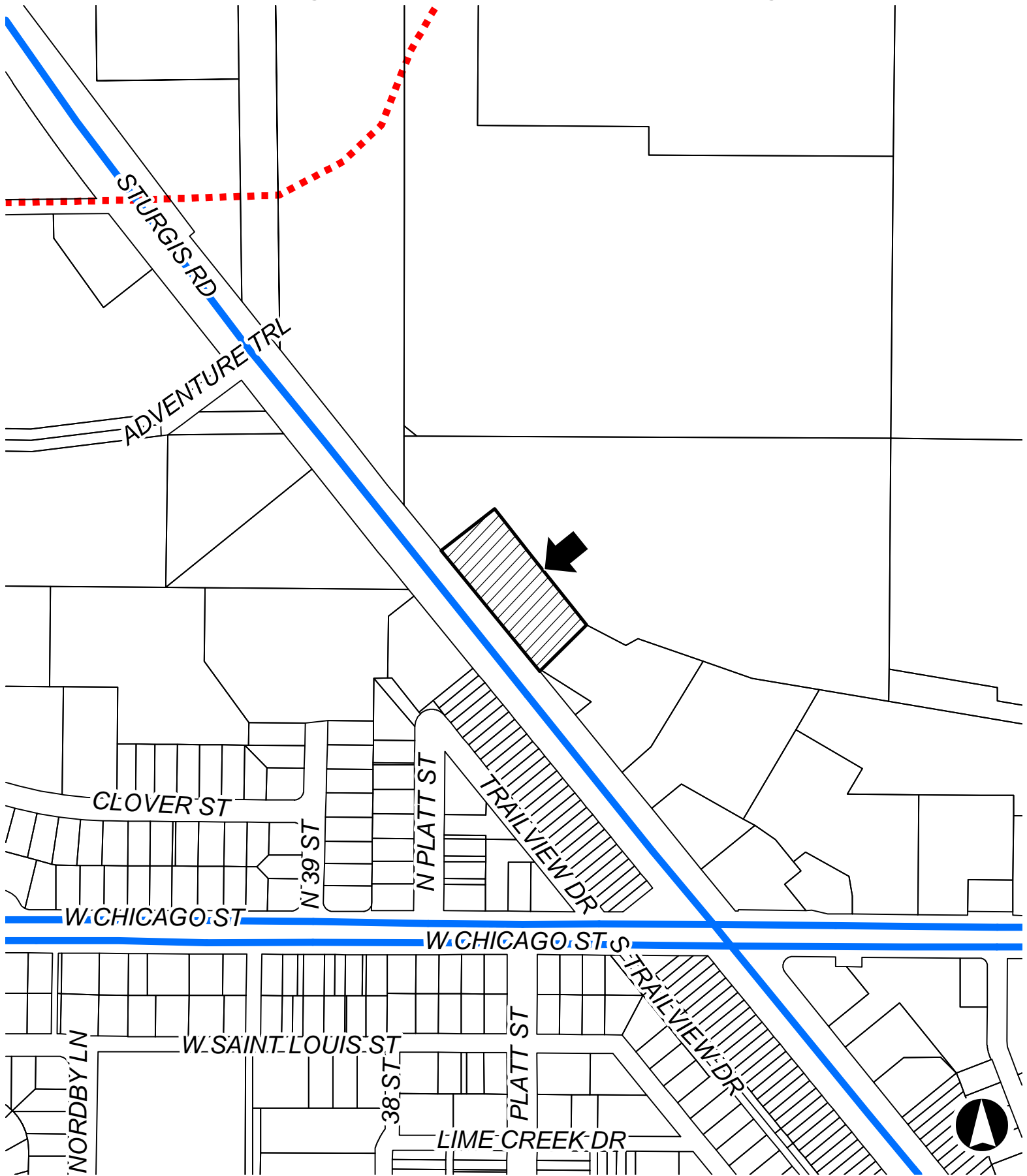
 Public/Quasi-Public

 Revitalization Corridor



16PL033

East of Sturgis Road North of West Chicago Street



 Subject Property **Major Street Plan**  Principal arterial  Proposed minor arterial

16PL033

