

Case No. 16PL038

Existing Legal Description:

Lot G of Lot 2 of the SE1/4 of the SW1/4, located in the SE1/4 of the SW1/4 of Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota

Proposed Legal Description:

Lot 1 and Lot 2 of Volt Subdivision

RECEIVED

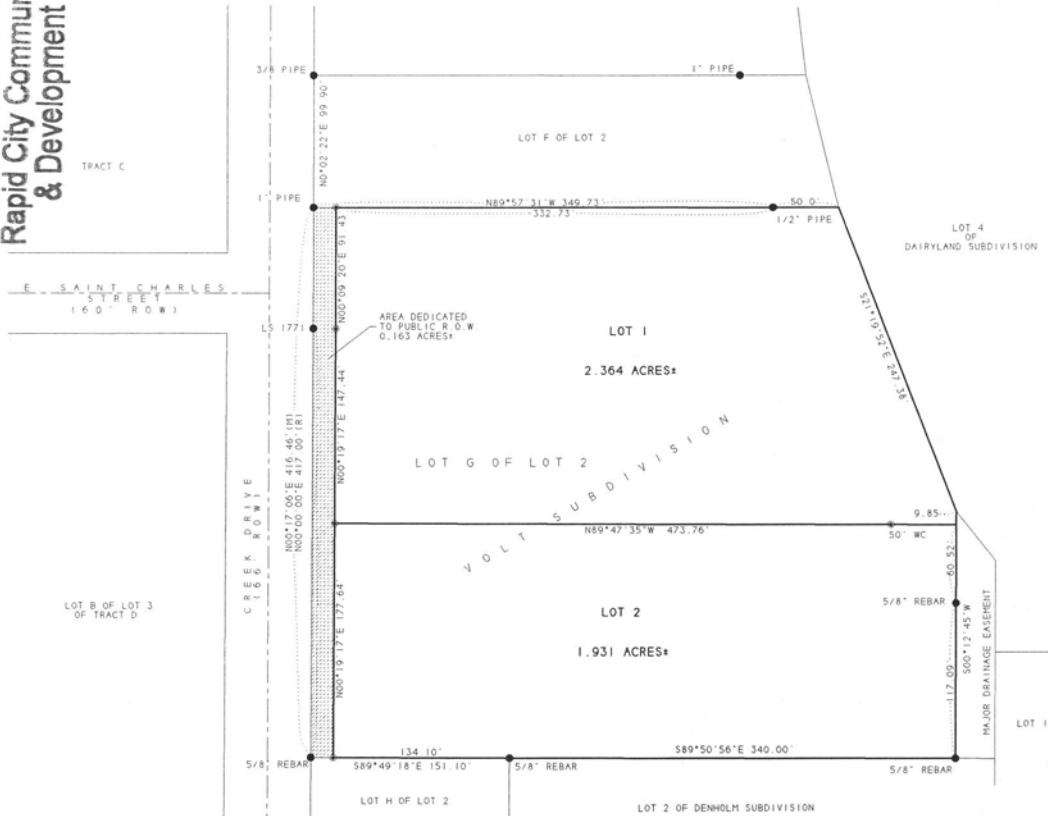
APR 20 2016

Rapid City Community Planning & Development Services

PLAT OF LOT 1 AND LOT 2 OF VOLT SUBDIVISION (FORMERLY LOT G OF LOT 2 OF THE SE 1/4 OF THE SW 1/4) LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 5 OF T1N. R8E., B.H.M., RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA



SCALE 1" = 60' APRIL 12, 2016



OWNER'S CERTIFICATE

I, TRAVIS SWIFT DO HEREBY CERTIFY THAT I AM A REPRESENTATIVE OF VOLT PROPERTIES, LLC THE OWNER OF THE LAND SHOWN AND DESCRIBED HEREON, THAT THE SURVEY WAS DONE AT MY REQUEST FOR THE PURPOSE INDICATED HEREON, THAT I DO APPROVE THE SURVEY AND WITHIN PLAT 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 PLAT 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.

OWNER: _____

STATE OF SOUTH DAKOTA, COUNTY OF PENNINGTON

ON THIS _____ DAY OF _____ 2016, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED TRAVIS SWIFT REPRESENTING VOLT PROPERTIES, LLC KNOWN TO ME TO BE THE OWNER OF THE LAND DESCRIBED IN THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SAID OWNER EXECUTED THE SAME.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

I, STEVEN O THINGELSTAD, REGISTERED LAND SURVEYOR, SD NO. 4371, DO HEREBY CERTIFY THAT AT THE DIRECTION OF THE OWNER OF THE HEREON DESCRIBED LAND I HAVE MADE THE SURVEY AND WITHIN PLAT OF LAND DESCRIBED AND SHOWN HEREON, THE LOCATION AND DIRECTIONS ARE AS SHOWN ON THE PLAT AND SAID PLAT IS IN ALL RESPECT TRUE AND CORRECT, EASEMENTS OR RESTRICTIONS OF MISCELLANEOUS RECORDS OR PRIVATE AGREEMENTS NOT KNOWN TO ME ARE NOT SHOWN HEREON.

DATE _____ REGISTERED LAND SURVEYOR LS #4371

CERTIFICATE OF TREASURER

STATE OF SOUTH DAKOTA, COUNTY OF PENNINGTON

I, TREASURER OF PENNINGTON COUNTY, CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON THE TRACT AS SHOWN HEREON AND BY RECEIPTS OF MY OFFICE HAVE BEEN PAID TO DATE.

DATE _____ PENNINGTON COUNTY TREASURER _____

CERTIFICATE OF FINANCE OFFICER

I, FINANCE OFFICER OF THE CITY OF RAPID CITY, DO HEREBY CERTIFY THAT THE COMMUNITY PLANNING AND DEVELOPMENT SERVICES DIRECTOR OF THE CITY OF RAPID CITY, HAS APPROVED THIS FINAL PLAT AS SHOWN HEREON.

DATE _____ FINANCE OFFICER OF THE CITY OF RAPID CITY _____

OFFICE OF REGISTER OF DEEDS

STATE OF SOUTH DAKOTA, COUNTY OF PENNINGTON FILED THIS _____ DAY OF _____ 2016, AT _____ O'CLOCK _____ P.M. DOCUMENT NUMBER _____

PENNINGTON COUNTY REGISTER OF DEEDS

CERTIFICATE OF HIGHWAY OR STREET AUTHORITY

THE LOCATION OF THE PROPOSED PROPERTY LINES ABUTTING THE COUNTY OR STATE HIGHWAY OR CITY STREET AS SHOWN HEREON, IS HEREBY APPROVED. ANY CHANGE IN THE LOCATION OF THE PROPOSED ACCESS SHALL REQUIRE ADDITIONAL APPROVAL.

DATE _____ HIGHWAY OR STREET AUTHORITY _____

LEGEND

- INDICATES FOUND SURVEY MONUMENT, AS NOTED.
● INDICATES SET 5/8" REBAR WITH SURVEY CAP MARKED 'THINGELSTAD LS 4371', UNLESS OTHERWISE NOTED.
(M) INDICATES MEASURED DIMENSION, THIS SURVEY.
(R) INDICATES RECORD DIMENSION PREVIOUSLY RECORDED ON PLAT OR DEED.

BASIS OF BEARINGS BY GPS OBSERVATION BASE SET NEAR NORTHEAST CORNER OF LOT G OF LOT 2
8' WIDE UTILITY AND MINOR DRAINAGE EASEMENTS ALONG ALL INTERIOR FRONT, SIDE AND BACK LOT LINES; 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.

CERTIFICATE OF COMMUNITY PLANNING & DEVELOPMENT SERVICES DIRECTOR

I, COMMUNITY PLANNING & DEVELOPMENT SERVICES DIRECTOR OF THE CITY OF RAPID CITY HAVE REVIEWED THIS PLAT AND HAVE FOUND IT TO CONFORM TO THE SUBDIVISION REQUIREMENTS OF CHAPTER 16.08.010 OF THE RAPID CITY MUNICIPAL CODE AND AS SUCH I HAVE APPROVED THIS FINAL PLAT.

DATE _____ COMMUNITY PLANNING & DEVELOPMENT SERVICES DIRECTOR OF THE CITY OF RAPID CITY _____



OFFICE OF DIRECTOR OF EQUALIZATION

STATE OF SOUTH DAKOTA, COUNTY OF PENNINGTON

I, DIRECTOR OF EQUALIZATION, PENNINGTON COUNTY, CERTIFY THAT I HAVE RECEIVED A COPY OF THIS PLAT, AND IS FILED IN MY OFFICE.

DATE _____ PENNINGTON COUNTY DIRECTOR OF EQUALIZATION _____

CERTIFICATE OF FINANCE OFFICER

I, FINANCE OFFICER OF THE CITY OF RAPID CITY, DO HEREBY CERTIFY THAT ALL LIENS UPON THE WITHIN DESCRIBED LANDS ARE FULLY PAID ACCORDING TO THE RECORDS OF MY OFFICE.

DATE _____ FINANCE OFFICER OF THE CITY OF RAPID CITY _____

PREPARED BY: STEVEN O THINGELSTAD BRITTON ENGINEERING & LAND SURVEYING, INC. 8035 BLACK HAWK ROAD, SUITE 5 BLACK HAWK, SOUTH DAKOTA 57718 (605) 716-7988

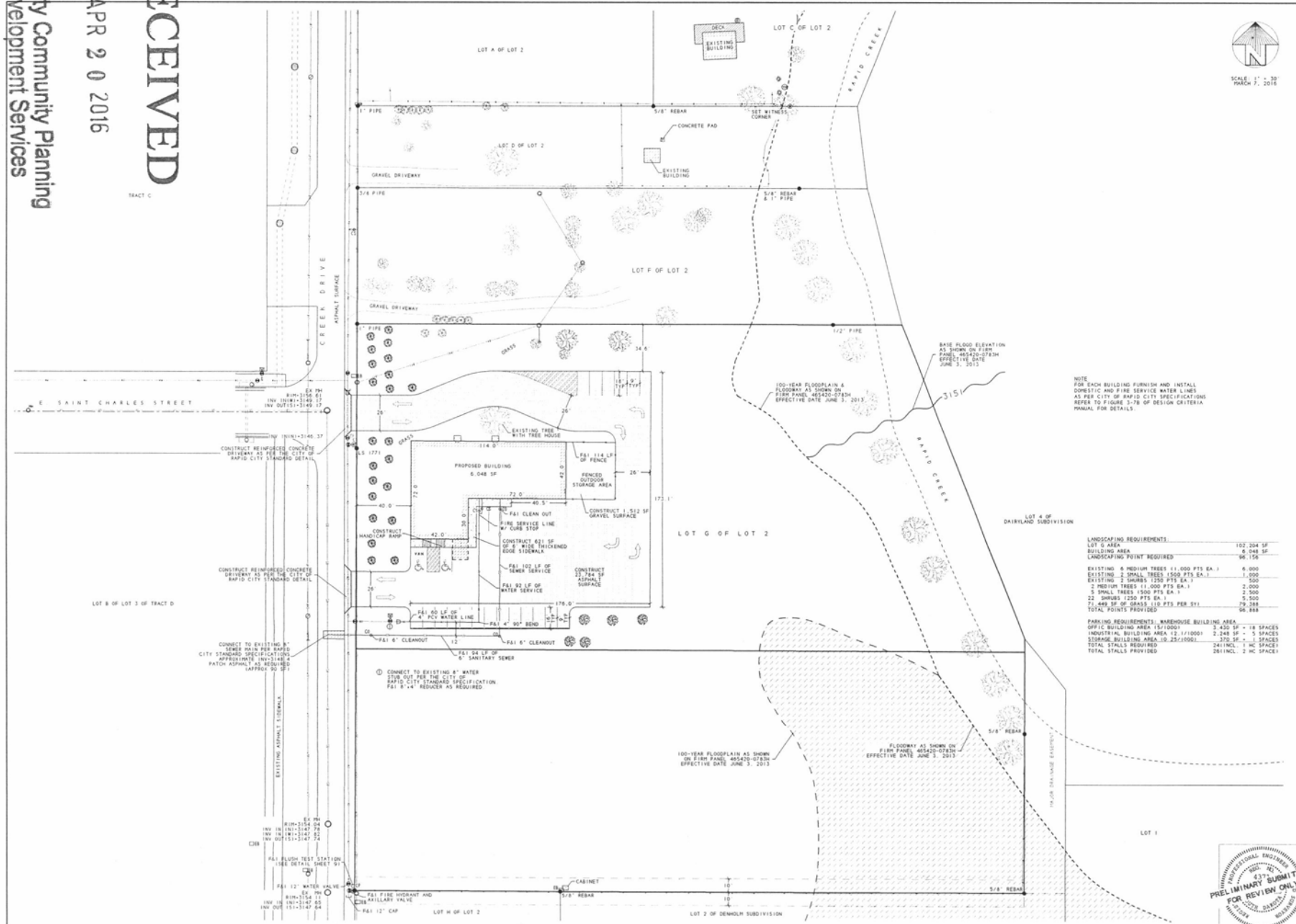
APR 20 2016

RECEIVED

TRACT C



SCALE 1" = 30'
MARCH 7, 2016



NOTE
FOR EACH BUILDING FURNISH AND INSTALL
DOMESTIC AND FIRE SERVICE WATER LINES
AS PER CITY OF RAPID CITY SPECIFICATIONS
REFER TO FIGURE 3-76 OF DESIGN CRITERIA
MANUAL FOR DETAILS.

LANDSCAPING REQUIREMENTS

LOT 6 AREA	102,304 SF
BUILDING AREA	6,048 SF
LANDSCAPING POINT REQUIRED	96,156
EXISTING 6 MEDIUM TREES (1,000 PTS EA.)	6,000
EXISTING 2 SMALL TREES (500 PTS EA.)	1,000
EXISTING 2 SHRUBS (250 PTS EA.)	500
2 MEDIUM TREES (1,000 PTS EA.)	2,000
5 SMALL TREES (500 PTS EA.)	2,500
32 SHRUBS (250 PTS EA.)	8,000
71,489 SF OF GRASS (10 PTS PER SQ.)	71,489
TOTAL POINTS PROVIDED	96,589

PARKING REQUIREMENTS, WAREHOUSE BUILDING AREA
OFFICE BUILDING AREA 151/1000: 1,450 SF = 18 SPACES
INDUSTRIAL BUILDING AREA 12.1/1000: 2,248 SF = 3 SPACES
STORAGE BUILDING AREA 10.25/1000: 370 SF = 1 SPACES
TOTAL STALLS REQUIRED: 24 INCL. 1 MC SPACE
TOTAL STALLS PROVIDED: 26 INCL. 2 MC SPACE

BRITTON ENGINEERING &
LAND SURVEYING, INC
8035 BLACK HAWK ROAD, SUITE 5,
P.O. BOX 649 HAWK HAWK, SD 57718
PH. (605) 716-7968

B
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L
S

LOT 6 OF LOT 2 OF
SE 1/4 OF SW 1/4 SECTION 5,
T17N, R9E, B4M, RAPID CITY,
BENNINGTON COUNTY, SOUTH DAKOTA

WOLT BUILDING
SITE PLAN
1714 CREEK DRIVE
WOLT PROPERTIES, LLC

Project No: 16PL038
 Drawn By: JLS
 Checked By: JLS
 Date: 3/20/16

PRELIMINARY SUBMITTAL
 FOR REVIEW ONLY
 10% DESIGN

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6



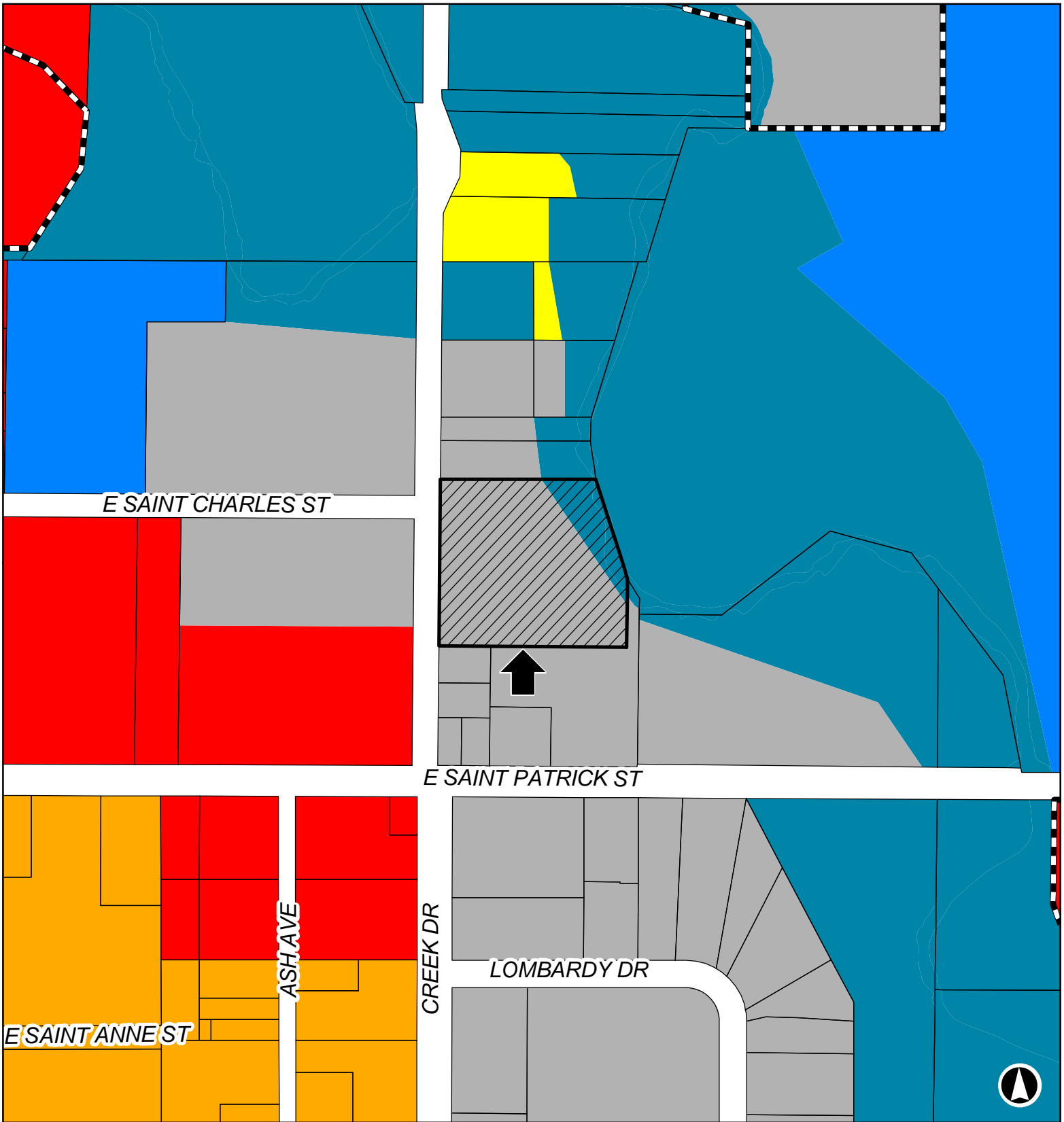
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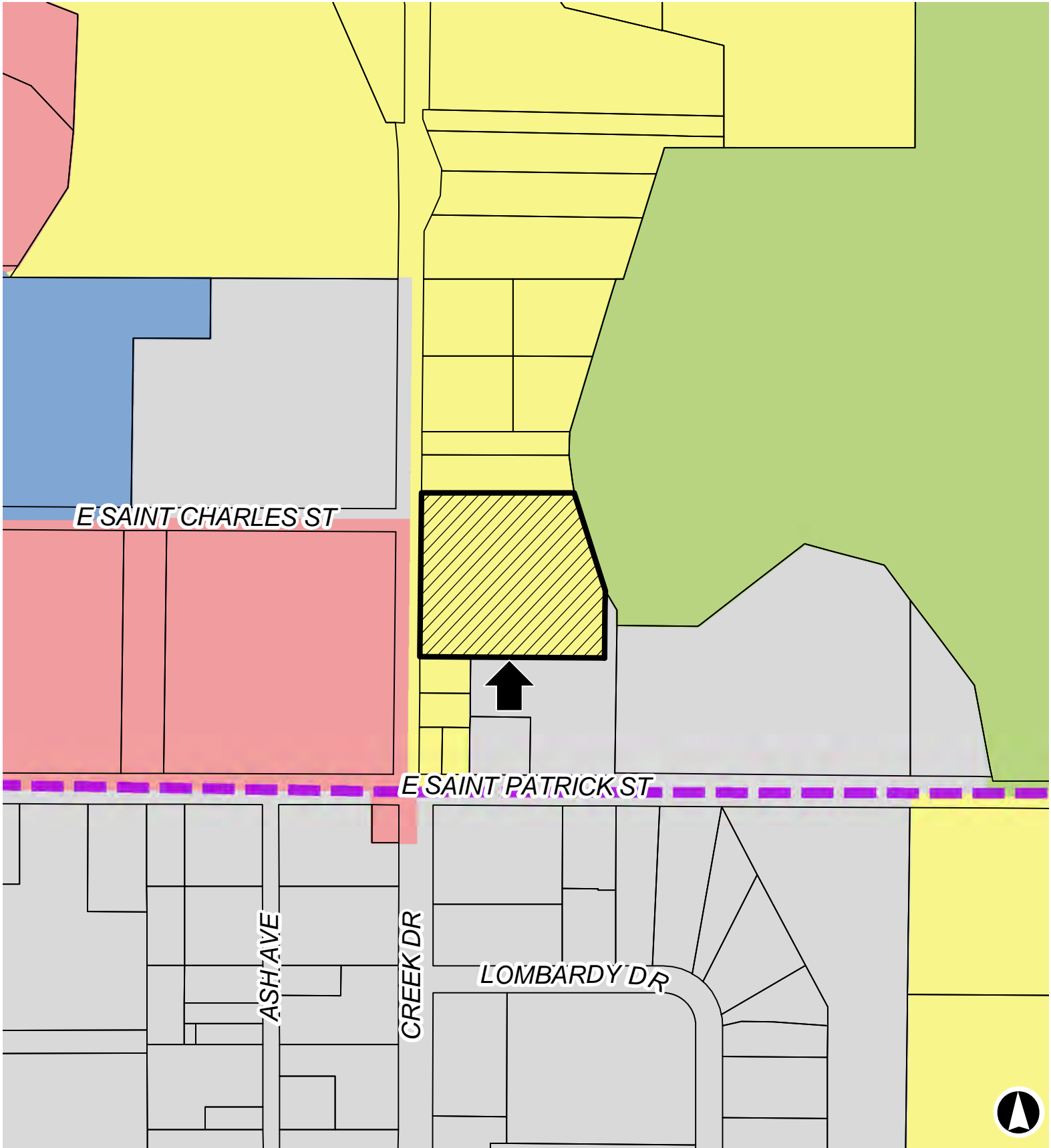
16PL038
1714 Creek Drive










Rapid City Zoning

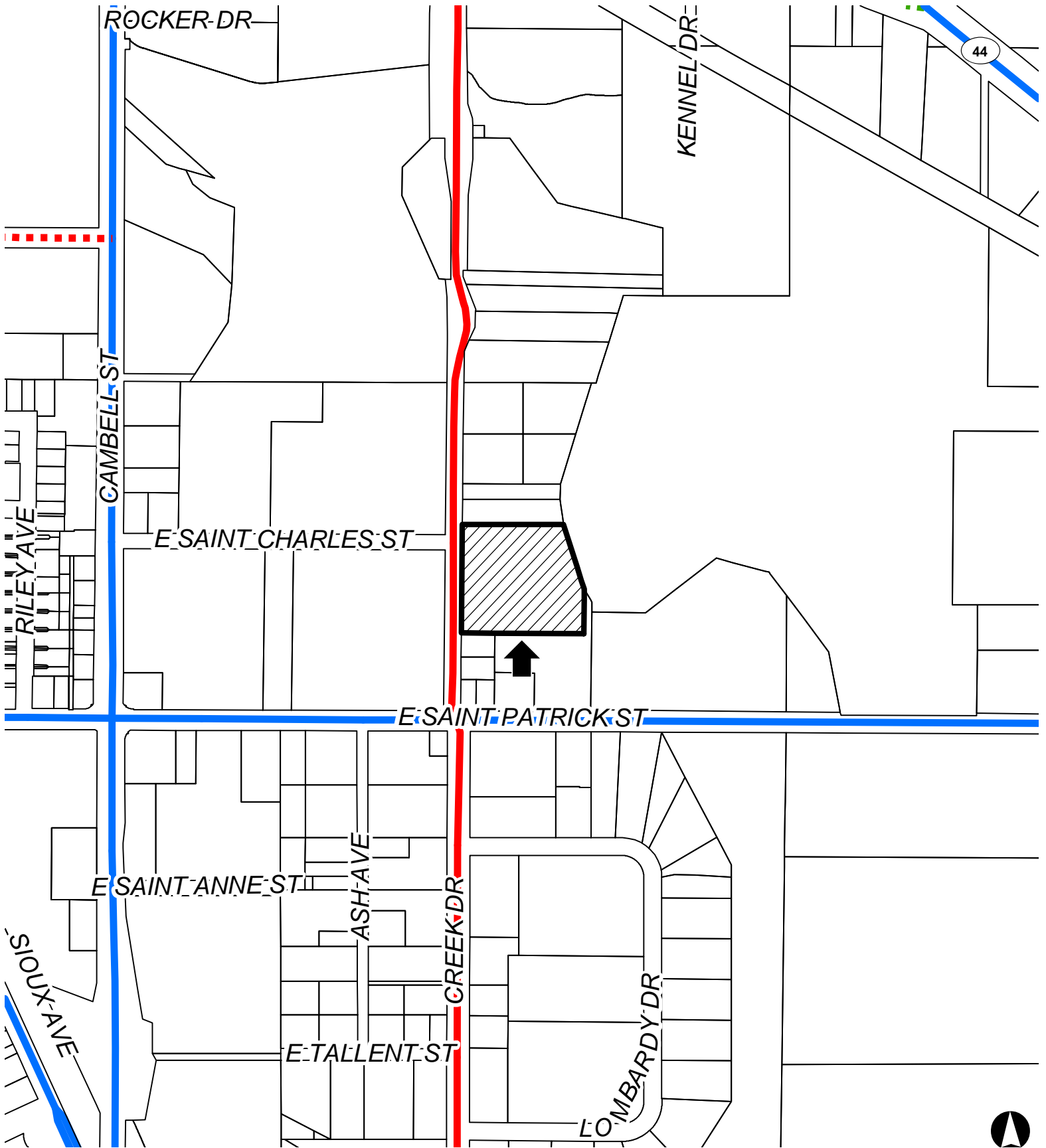
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|---|---|--|---|
|  Subject Property |  General Commercial |  Light Industrial |  Planned Development |
|  Flood Hazard |  Low Density Residential-1 |  Medium Density Residential |  Planned Development Designation |
| |  Public | | |

16PL038
1714 Creek Drive



- | | | | |
|--|-----------------------------------|--|---|
|  Subject Property | Future Land Use Categories |  Mixed Use Commercial |  Parks and Greenway |
|  Rapid City Limits | |  Low Density Neighborhood |  Light Industrial |
| | | |  Revitalization Corridor |

16PL038
1714 Creek Drive



44

-  Subject Property
- Major Street Plan**
-  Principal arterial
-  Proposed minor arterial
-  Minor arterial
-  Proposed collector



16PL038

