

Case No. 21PL107

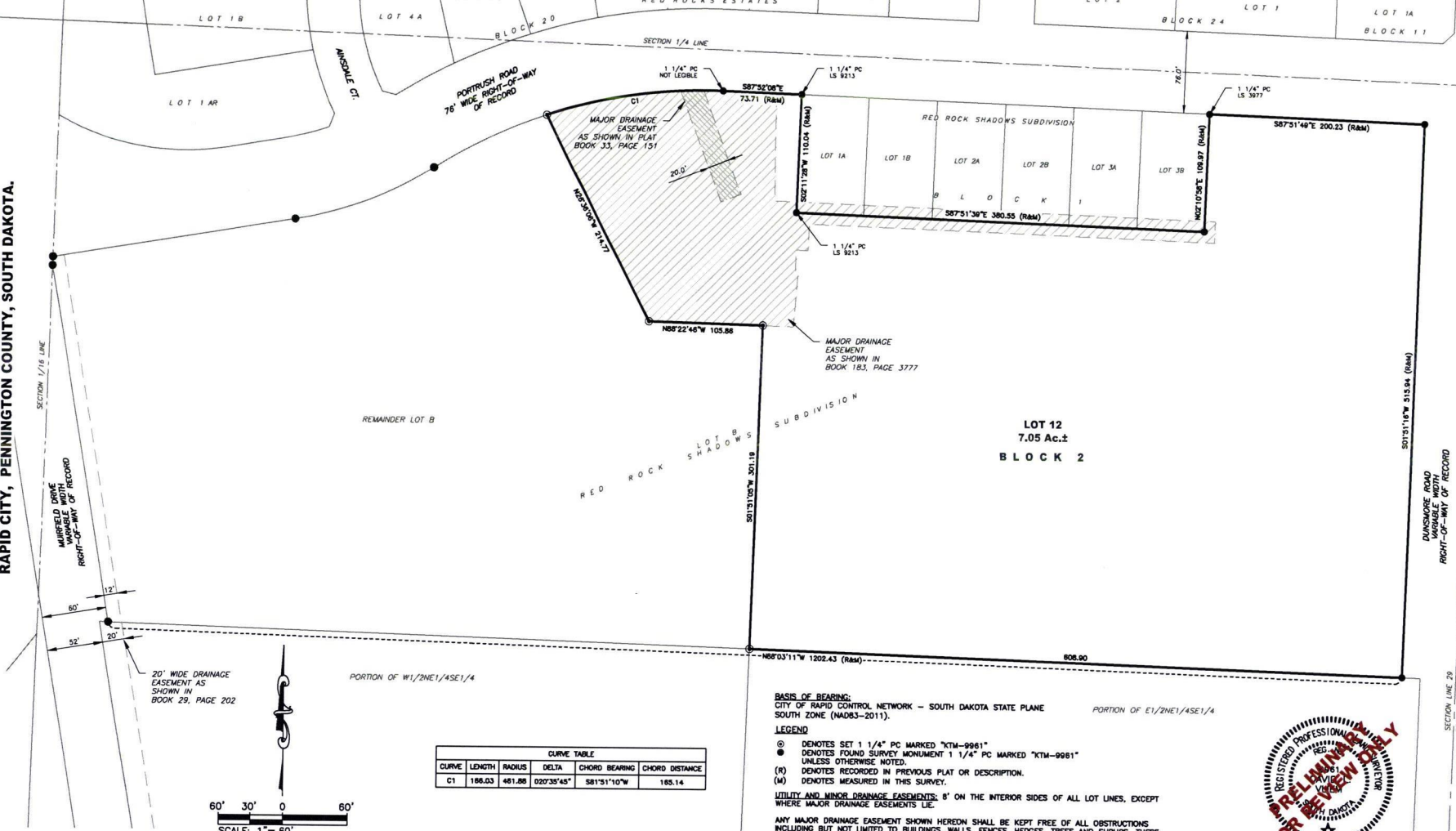
Existing Legal Description:

A portion of Lot B of Red Rock Shadows Subdivision, located in Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota

Proposed Legal Description:

Proposed Lot 12 of Block 2 of Red Rock Shadows Subdivision

**PLAT OF
LOT 12 OF BLOCK 2
RED ROCK SHADOWS SUBDIVISION**
(formerly a portion of Lot B of Red Rock Shadows Subdivision)
**ALL IN THE SE1/4 OF SECTION 29, T1N, R7E, B.H.M.,
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA.**



REMAINDER LOT B

RED ROCK SHADOWS SUBDIVISION

LOT 12
7.05 Ac.±
BLOCK 2

BASIS OF BEARING:
CITY OF RAPID CONTROL NETWORK – SOUTH DAKOTA STATE PLANE
SOUTH ZONE (NAD83–2011).

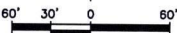
LEGEND

- ⊙ DENOTES SET 1 1/4" PC MARKED "KTM-9961"
- DENOTES FOUND SURVEY MONUMENT 1 1/4" PC MARKED "KTM-9981"
- UNLESS OTHERWISE NOTED.
- (R) DENOTES RECORDED IN PREVIOUS PLAT OR DESCRIPTION.
- (M) DENOTES MEASURED IN THIS SURVEY.

UTILITY AND MINOR DRAINAGE EASEMENTS: 8' ON THE INTERIOR SIDES OF ALL LOT LINES, EXCEPT WHERE MAJOR DRAINAGE EASEMENTS LIE.

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

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	186.03	481.88	020°35'45"	S81°51'10"W	165.14



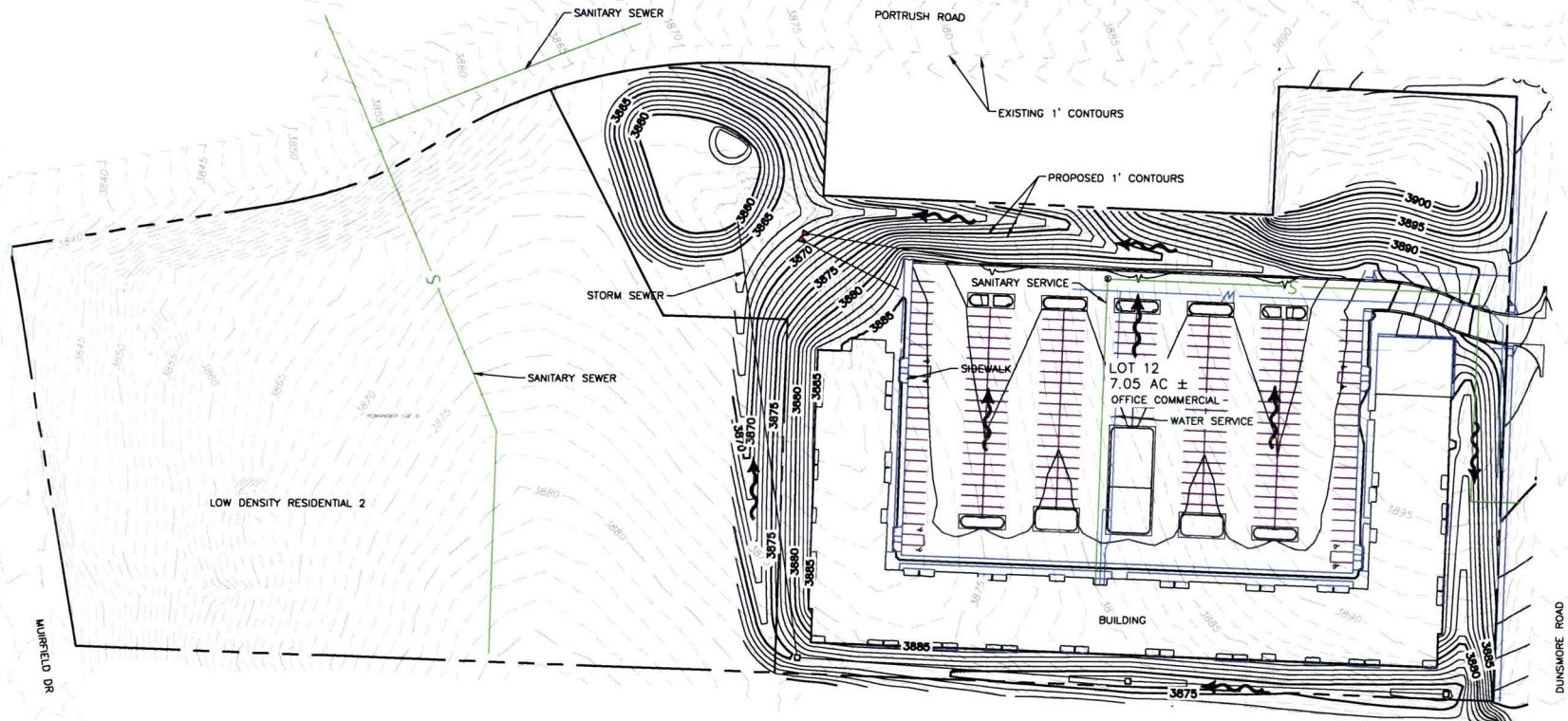
SCALE: 1" = 60'

DATE: 23 September 2021



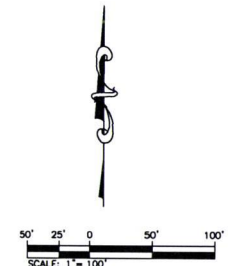
DANSHORE ROAD
ADJACENT WITH
RIGHT-OF-WAY OF RECORD

SECTION LINE 29
SECTION LINE 28



NOTE: LOT 12 IS DESIGNATED AS OFFICE COMMERCIAL
 LOCATED WITHIN RED ROCK SHADOWS SUBDIVISION
 PROJECT COMPLETED IN 1 PHASE

RECEIVED
 OCT 08 2021
 RAPID CITY DEPARTMENT OF
 COMMUNITY DEVELOPMENT



**PRELIMINARY
 FOR REVIEW ONLY**

MARCH 2021
 Prepared By: [illegible]
 Checked By: [illegible]
 Drawn By: [illegible]
 Surveyed By: [illegible]

RED ROCK SHADOWS APARTMENTS
 PRELIMINARY SUBDIVISION PLAN
 RAPID CITY, SOUTH DAKOTA

528 12 81 Street, Suite 201, Rapid City, SD 57701
 Phone: (605) 731-5966 | Fax: (605) 731-5961
 CIVIL ENGINEERING, LAND SURVEYING
 AND PLANNING | PROJECT MANAGEMENT
KTM
 DESIGN SOLUTIONS, INC.

SITE PLAN

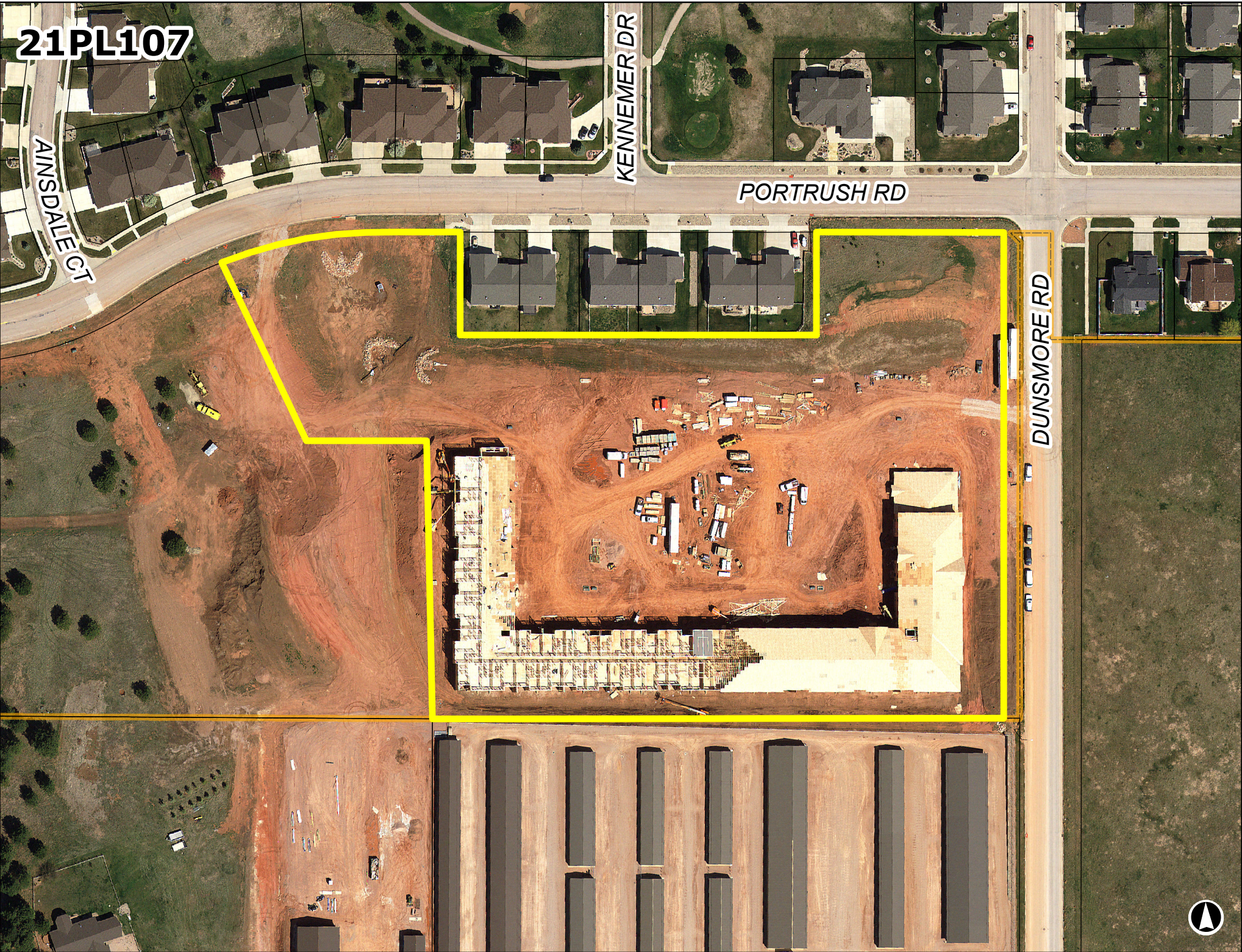
21PL107

AINSDALE CT

KENNER DR

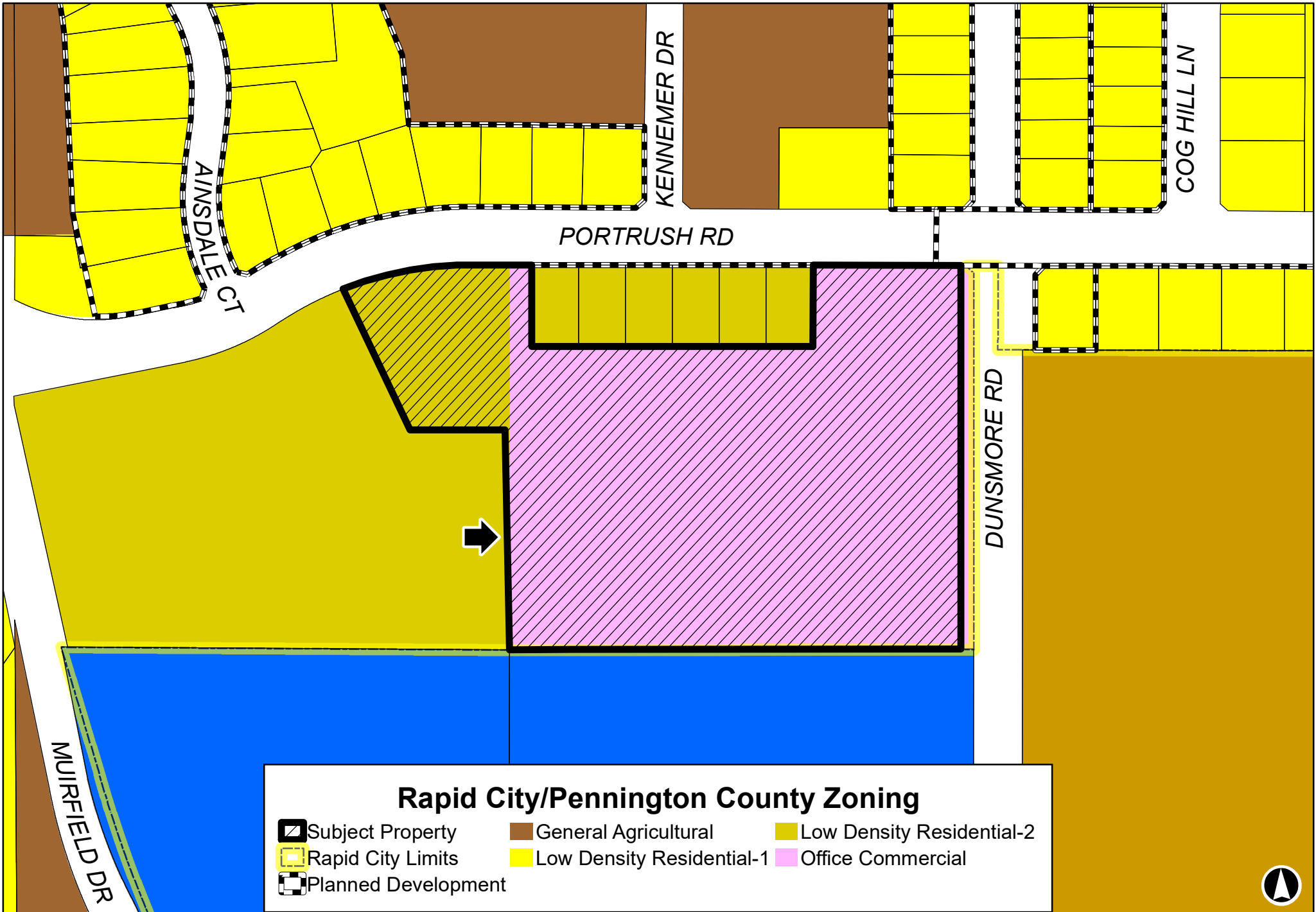
PORTRUSH RD

DUNSMORE RD



21PL107

Southwest of the intersection of Muirfield Drive and Portrush Road



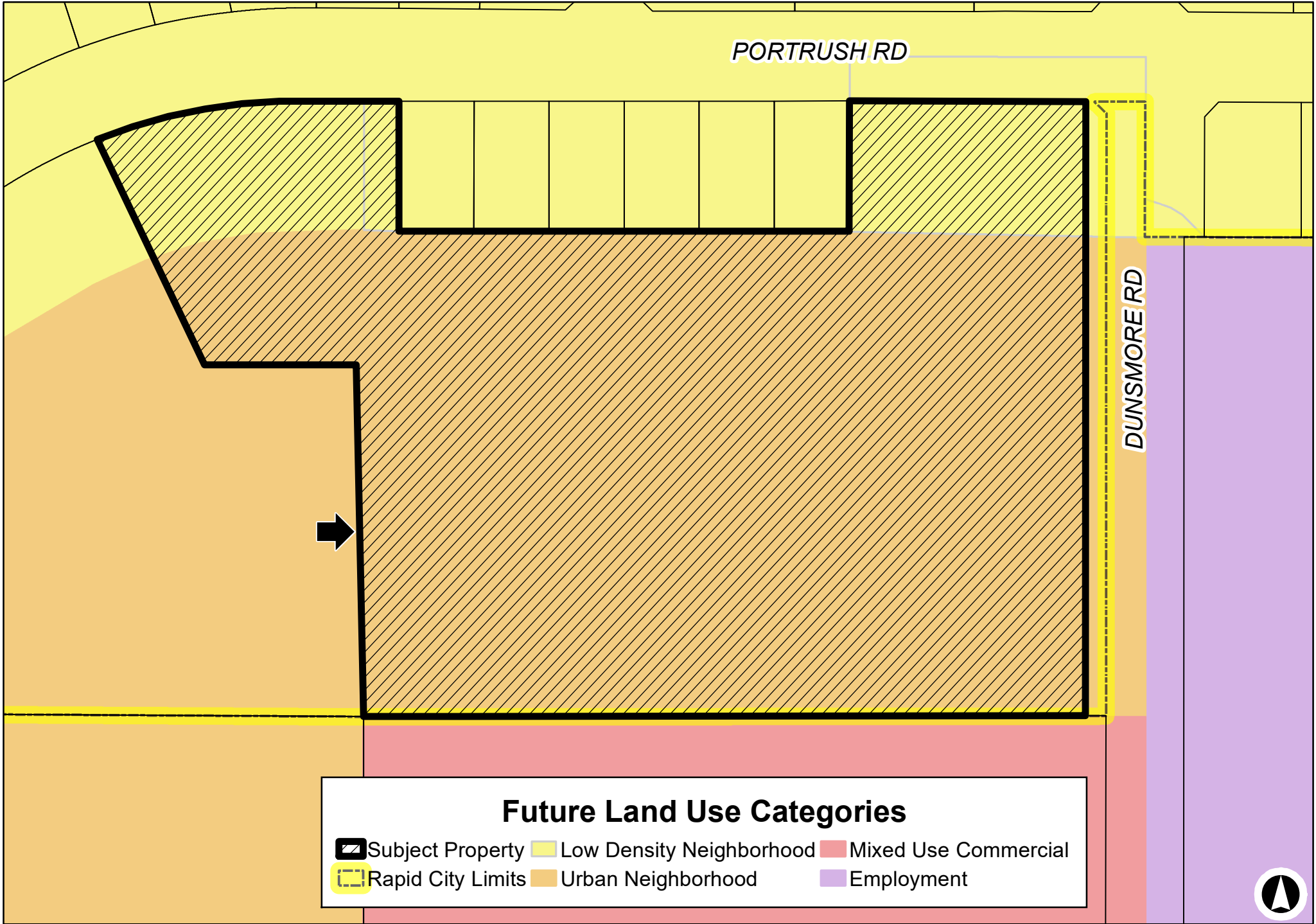
Rapid City/Pennington County Zoning

- Subject Property
- General Agricultural
- Low Density Residential-2
- Rapid City Limits
- Low Density Residential-1
- Office Commercial
- Planned Development



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Southwest of the intersection of Muirfield Drive and Portrush Road



PORTRUSH RD

DUNSMORE RD



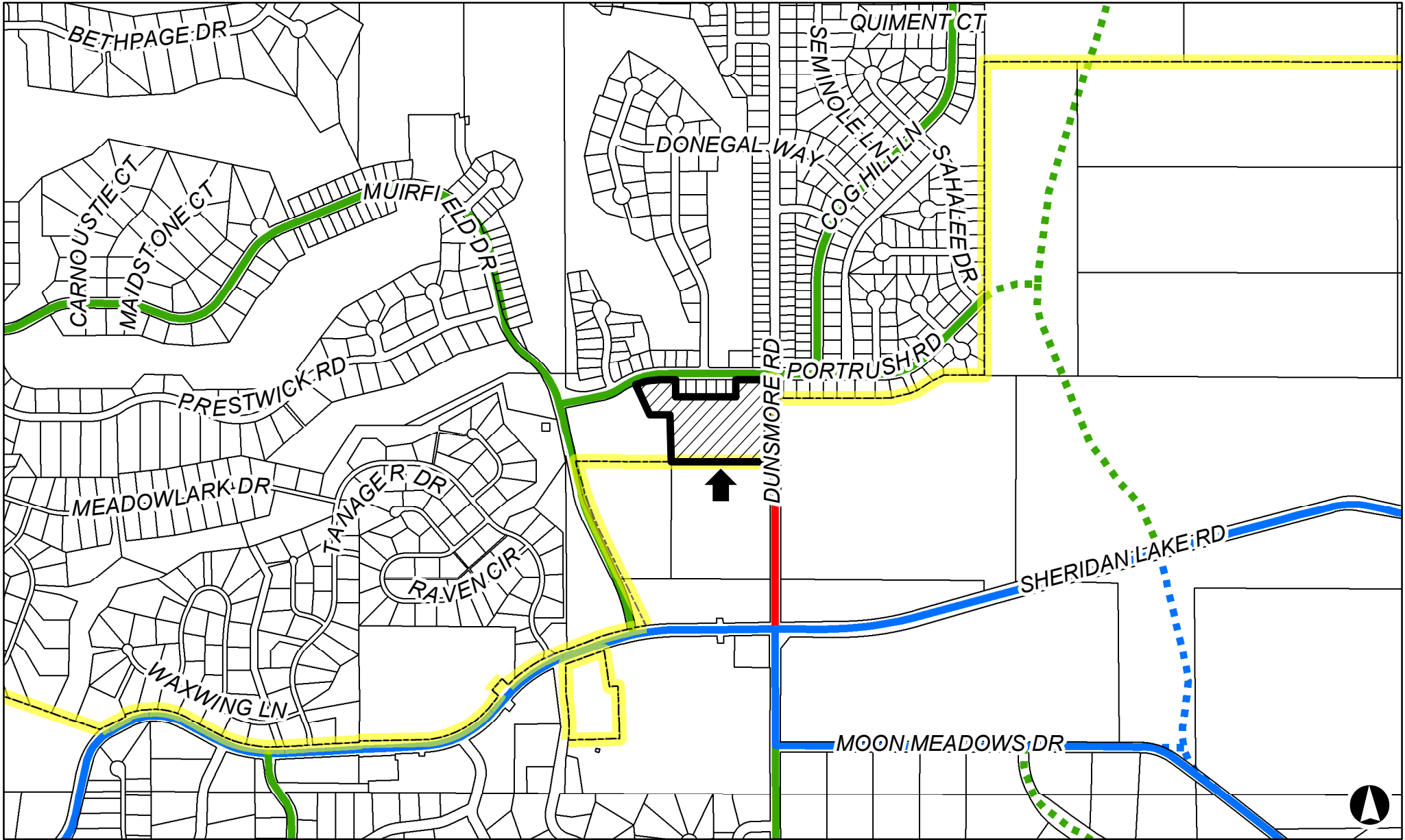
Future Land Use Categories

Subject Property	Low Density Neighborhood	Mixed Use Commercial
Rapid City Limits	Urban Neighborhood	Employment










21PL107

Southwest of the intersection of Muirfield Drive and Portrush Road



Major Street Plan

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