Case No. 21PL145

Existing Legal Description:

Balance of Tract T, less Lot H-1 of Section 10, T1N, R8E, BHM, Pennington County, South Dakota

Proposed Legal Description:

Proposed Lots 4, 5 and Drainage Lot 1 of Trailwood Village
PRELIMINARY PLAT OF
Lots 4, 5 and Drainage Lot 1 of Trailwood Village
Formerly Balance of Tract T of Trailwood Village, All Located in Section 15, Township 1 North, Range 8 East, BLACK HILLS MERIDIAN, PENNINGTON COUNTY, SOUTH DAKOTA.

DRAINAGE LOT 1
(TURTLE POND)
25935 Sq. Feet
5.958 Acres

BALANCE OF TRACT T LESS LOT H-1
TRAILWOOD VILLAGE
AREA = 10.1 ACRES

LOT 5
173528 Sq. Feet
3.983 Acres

SURVEYOR'S NOTES

1) Utility and Drainage Easement:
   An Eight (8') wide utility and minor drainage easement is hereby granted on the
   interior side of all lot lines. (Except where major drainage easements are located.)
   Removal or modification of any obstruction or impediment to such an easement shall be
   the financial responsibility of the landowner.

2) Reference Plat:
   Plat Document A201207685 and 32'-19'. Plots and Easements of Record
   as shown herein are previously recorded with the Pennington County Register of Deeds.

3) Basis of Bearings for this Plat using Geodetic North Determined from Global Positioning
   System (GPS).

LEGEND
• Found or Set 5/8” Rebar with Cap "VASKNETZ RLS 7719".
• Found 5/8” Rebar with Cap unless otherwise marked.
• Found 5/8” Rebar with Cap marked "Torken RLS 6205".
• Found 5/8” Rebar with Cap marked "Torken RLS 6205".
• Fire Hydrant
• Water Valve
• Power Pole

MAJOR DRAINAGE

1) DOW 4.1.6: Drainage easements shall be established for the
   100-year runoff when the drainage way conveys the runoff
   from two or more lots.

2) A minimum 20' wide major drainage easement is a City
   Standard Minimum width to allow for maintenance.

3) No obstructions are allowed within major drainage
   easements including buildings, wells, fences, hedges, trees, and
   shrubs so that access to the MDE can be maintained, and
   runoff can flow unimpeded.

All Access Easements, Major Drainage Easements and
Sanitary Sewer Easements shown herein shall be kept free
of all obstructions, including but not limited to, buildings,
wells, fences, hedges, trees and shrubs. These easements
grant to the City of Rapid City and all public authorities
the right to enter upon the property to construct, operate,
maintain, inspect and repair such improvements and
structures as reasonably necessary to effectuate its
purpose.

PREPARED BY: BASELINE SURVEYING, INC.,
2306 JUNCTION AVE., STURGIS, S.D. 606-490-1401
Baseline@sturgissurveying.com JOB #21-345

SCALE: 1" = 50 Feet
DECEMBER 2021
PRELIMINARY PLAT OF
Lots 4, 5 and Drainage Lot 1 of Trailwood Village
Formerly Balance of Tract T of Trailwood Village. All Located in Section 10, Township 1 North, Range 8 East, BLACK HILLS MERIDIAN, PENNINGTON COUNTY, SOUTH DAKOTA.

SURVEYOR'S NOTES
1.) Utility and Drainage Easement:
   An Eight foot (8') wide utility and minor drainage easement is hereby granted on the interior side of all lot lines. (Except where Major Drainage Easements are located.) Removal or modification of any obstruction or impediment to such an easement shall be the financial responsibility of the landowner.

2.) Reference Plat: Plat Document 201207685 and 32-19. Plats and Easements of Record as shown heron are previously recorded with the Pennington County Register of Deeds.

3.) Basis of Bearings for this Plat using Geodetic North Determined from Global Positioning System (GPS).

MAJOR DRAINAGE
1.) ICW 4.1.6: Drainage easements shall be established for the 100 year runoff when the drainage way conveys the runoff from two or more lots.
2.) A minimum 20' wide major drainage easement is a City Standard minimum width to allow for maintenance.
3.) No obstructions are allowed within major drainage easements including building, walls, fences, hedges, trees, and shrubs so that access to the MSE can be maintained, and runoff can flow unimpeded.

All Access Easements, Major Drainage Easements and Sanitary Sewer Easements shown herein shall be kept free of all obstructions, including but not limited to, buildings, walls, fences, hedges, trees and shrubs. These easements grant to the City of Rapid City and all public authorities the right to enter upon the property to construct, operate, maintain, inspect and repair such improvements and structures as reasonably necessary to effectuate its purpose.

MAJOR DRAINAGE
LOT 5
173528 Sq. Feet
3.983 Acres

DRAINAGE LOT 1
(TURTLE POND)
259535 Sq. Feet
5.958 Acres

6779 Sq. Feet
0.155 Acres

RESERVOIR ROAD
60' R.O.W.

LONG VIEW ROAD
60' R.O.W.

WILLIAMS STREET
R.O.W. VARIES

PREFERRED APPROACH

PREPARED BY: BASELINE SURVEYING, INC.,
2306 JUNCTION AVE., STURGIS, S.D. 57785-490-1401
Baseline@sturgissurveying.com JOB #21-346
21PL145
Northwest intersection of Reservoir Road and Long View Drive

Rapid City/Pennington County Zoning

- Subject Property
- Agriculture
- Planned Unit Development
- Suburban Residential

Northwest intersection of Reservoir Road and Long View Drive

Rapid City/Pennington County Zoning

- Subject Property
- Agriculture
- Planned Unit Development
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21PL145
Northwest intersection of Reservoir Road and Long View Drive

Future Land Use Categories
- Subject Property
- Low Density Neighborhood
Major Street Plan

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