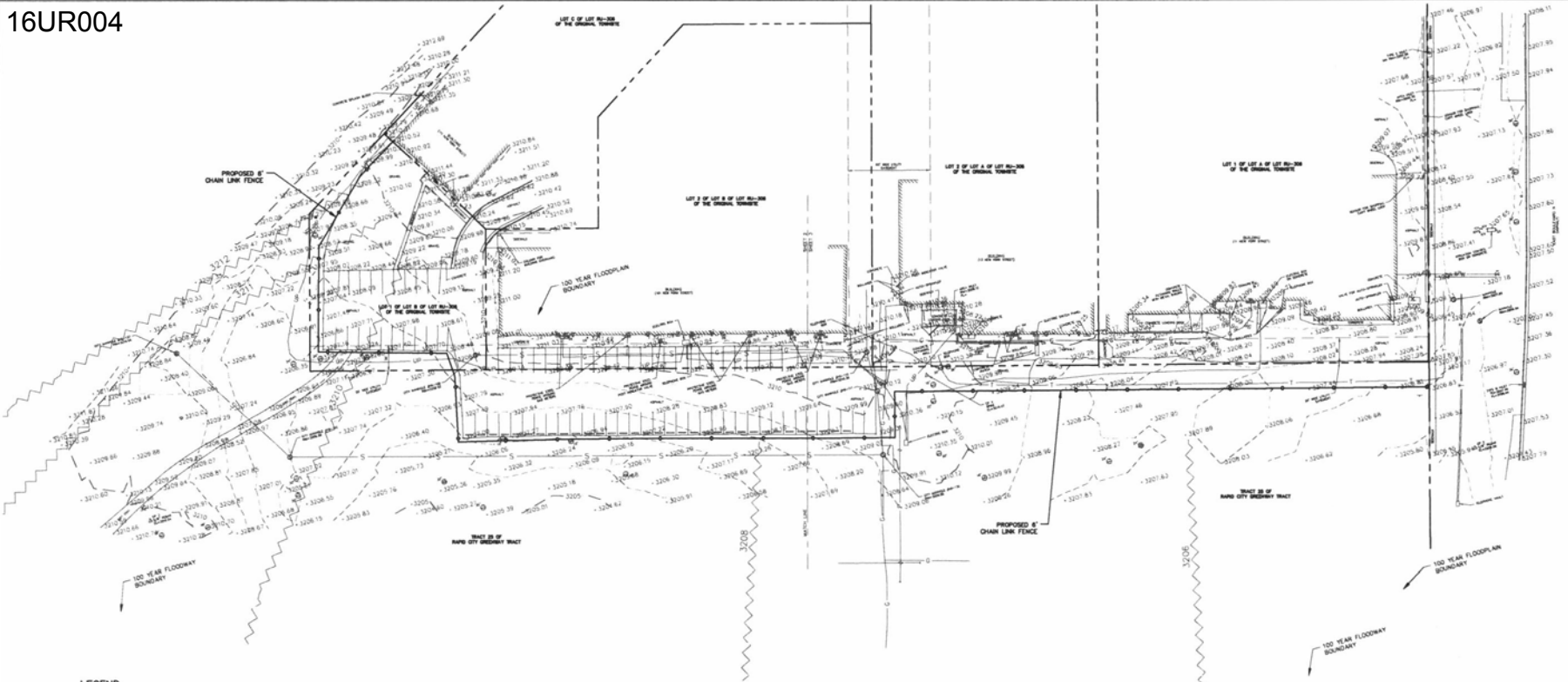


Case No. 16UR004

**Legal Description:**

Tract 25 Less Lots H1 and H2 (also in Section 1, T1N, R7E) of Rapid City Greenway Tract, located in Section 36, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota



**LEGEND**

- SURVEY CONTROL POINT
- FOUND SURVEY MONUMENT
- SPOT ELEVATION
- CLEAN OUT
- DUMP STOP
- WATER VALVE
- FIRE HYDRANT
- POWER POLE
- LIGHT POLE
- ELECTRIC METER
- GAS METER
- DOWN SPOUT
- SIGN
- TREE (DECIDUOUS)
- TREE (CONIFEROUS)
- PLUS TRUNK DIAMETER
- WOODEN FENCE
- CURB & GUTTER
- WATER LINE
- OVERHEAD POWER LINE
- UNDERGROUND POWER LINE
- GAS LINE
- SANITARY SEWER LINE
- TELEPHONE LINE
- CONTOUR (5')
- CONTOUR (5')
- 100 YEAR BASE FLOOD ELEVATION
- 100 YEAR FLOODWAY BOUNDARY
- 100 YEAR FLOODPLAIN BOUNDARY

**NOTE REGARDING UTILITIES**  
 UNLESS OTHERWISE NOTED, UTILITY LOCATIONS SHOWN ARE BASED ON FIELD MARKED LOCATIONS AND PROVIDED BY SOUTH DAKOTA ONE CALL AND WHERE POSSIBLE, FIELD MEASUREMENTS. EXISTENCE AND LOCATION OF ACTUAL UTILITIES MAY VARY FROM THAT SHOWN. CONTRACTOR MUST VERIFY LOCATION OF ALL UTILITIES BEFORE EXCAVATION.

**BENCH MARK**  
 CITY BENCH MARK 1022  
 NAD 83  
 EL=5283.12  
 LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF N MAPLE AVENUE AND E HORSE SHOE STREET.

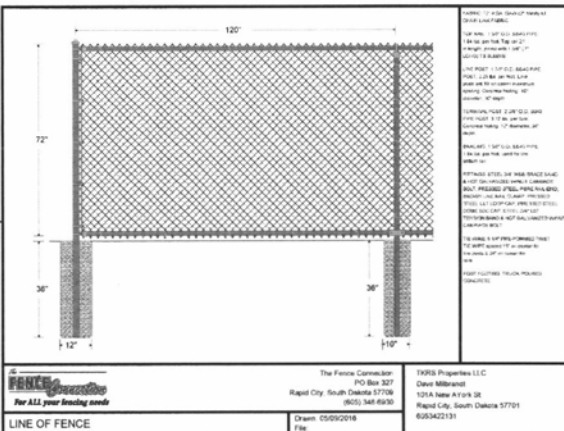
| NUMBER | NORTHING     | EASTING      | ELEVATION | DESCRIPTION  |
|--------|--------------|--------------|-----------|--------------|
| 1      | 650.373.4361 | 1210888.2632 | 3207.88   | S/W 88' B&B  |
| 2      | 650.378.9317 | 1210857.7448 | 3208.59   | S/W 88' B&B  |
| 3      | 651160.4770  | 1210914.8312 | 3203.24   | S/W 88' B&B  |
|        | 651101.8601  | 1211183.6588 | 3203.67   | SPIN         |
| 1022   | 653448.3650  | 1212450.2300 | 3283.12   | CITY BM 1022 |
| 1048   | 650684.4300  | 1212242.6800 | 3204.70   | CITY BM 1048 |

**RECEIVED**

JUN 02 2016

**RAPID CITY COMMUNITY PLANNING & DEVELOPMENT SERVICES**

NOTE: FENCE DETAIL PROVIDED TO TWO BY THIS PROPERTIES



**FORMS** TO BE SUBMITTED TO THE CITY ENGINEER:  
 1. FENCE CONTRACT  
 2. FENCE SPECIFICATIONS  
 3. FENCE LOCATION MAP  
 4. FENCE ELEVATION MAP  
 5. FENCE CHAIN LINE MAP  
 6. FENCE CHAIN LINE MAP  
 7. FENCE CHAIN LINE MAP  
 8. FENCE CHAIN LINE MAP  
 9. FENCE CHAIN LINE MAP  
 10. FENCE CHAIN LINE MAP



**PROFESSIONAL ENGINEER**  
 ROBERT J. FOSTER  
 LICENSE NO. 4483  
 STATE OF SOUTH DAKOTA

File Number:  
 16UR004  
 Location:  
 52 1/2 SECTION 36  
 T2N, 47E, 88W  
 Surveyed By:  
 Date: APR 29, 2016  
 Designed By:  
 Drawn By:  
 Checked By:

**TKRS PROPERTIES**  
 11 NEW YORK STREET  
 RAPID CITY, SD

Revision / Date  
 Sheet Name  
**OVERALL FENCE LAYOUT**  
 Sheet Number  
**1 of 3**



| NUMBER | DESCRIPTION | EASTING      | NORTHING | ELEVATION | DESCRIPTION |
|--------|-------------|--------------|----------|-----------|-------------|
| 1      | 33073.4861  | 121568.2952  | 3207.88  | SUB       | REBAR       |
| 2      | 650638.6917 | 121557.7943  | 3208.59  | SUB       | REBAR       |
| 3      | 651168.4192 | 121556.4111  | 3210.24  | SUB       | REBAR       |
| 4      | 651102.8601 | 1211147.8058 | 3210.47  | SPW       |             |
| 1592   | 613446.3600 | 121450.7300  | 3208.12  | CITY BM   | 1022        |
| 1594   | 650684.4300 | 121242.6800  | 3204.70  | CITY BM   | 1048        |

NOTE REGARDING UTILITIES  
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BOUNDARY  
CITY BENCH MARK 1022  
NAVD 88  
ELEV=3205.12  
LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF N. MARLE AVENUE AND E. WINDSOR STREET.

LEGEND

- △ OP 1 SURVEY CONTROL POINT
- FOUND SURVEY MONUMENT
- + SPOT ELEVATION
- C/O CLEAR CUT
- C/S CURB STOP
- W WATER VALVE
- F FIRE HYDRANT
- P POWER POLE
- L LIGHT POLE
- E ELECTRIC METER
- G GAS METER
- D/S DOWN SPOUT
- S/S SINK
- T+ TREE (DECIDUOUS) PLUS TRUNK DIAMETER
- T- TREE (CONIFEROUS) PLUS TRUNK DIAMETER
- T+ 12" TREE (CONIFEROUS) PLUS TRUNK DIAMETER
- T+ 24" TREE (CONIFEROUS) PLUS TRUNK DIAMETER
- WOODEN FENCE
- CURB & GUTTER
- WATER LINE
- OVERHEAD POWER LINE
- UNDERGROUND POWER LINE
- GAS LINE
- SANITARY SEWER LINE
- TELEPHONE LINE
- - - CONTOUR (1')
- - - CONTOUR (5')
- ~ 100 YEAR BASE FLOOD ELEVATION
- - - 100 YEAR FLOODPLAIN BOUNDARY
- - - 100 YEAR FLOODPLAIN BOUNDARY

NOTE  
FLOODPLAIN AND BASE FLOOD ELEVATION INFORMATION FROM FEMA PANEL 779 DATED JUNE 3, 2013

LOT C OF LOT RU-306 OF THE ORIGINAL TOWNSITE

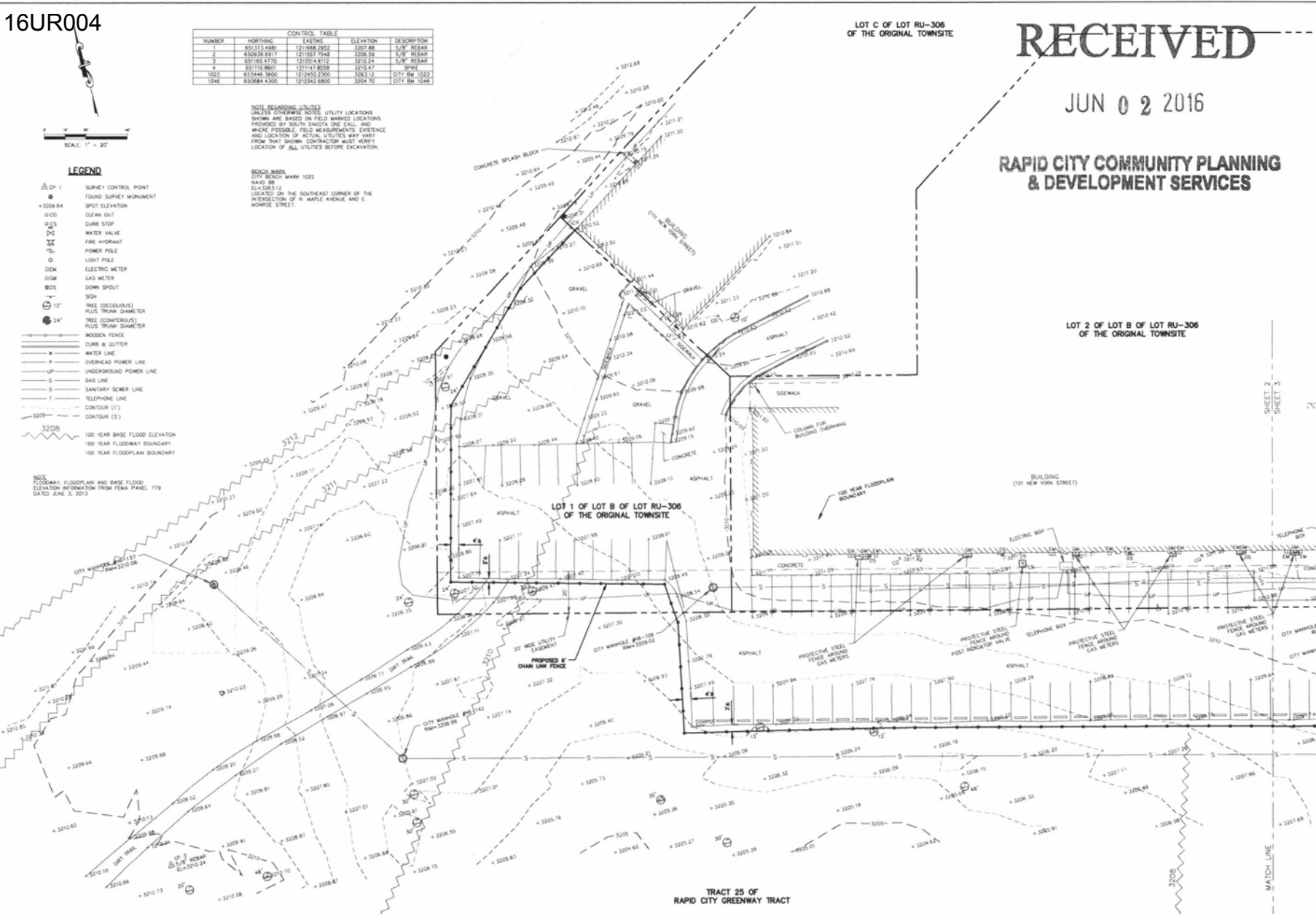
RECEIVED

JUN 02 2016

RAPID CITY COMMUNITY PLANNING & DEVELOPMENT SERVICES

LOT 2 OF LOT B OF LOT RU-306 OF THE ORIGINAL TOWNSITE

LOT 1 OF LOT B OF LOT RU-306 OF THE ORIGINAL TOWNSITE



**FMG, Inc.**  
3700 Bluffs Road  
Rapid City, SD 57702-0317  
(605) 342-4108 FAX (605) 342-4322



|             |                              |
|-------------|------------------------------|
| File Number | 160448                       |
| Location    | SECTION 36<br>T2N, R7E, S34W |
| Surveyed By | 8/1/11                       |
| Date        | APR, 2016                    |
| Designed By | K.S.                         |
| Drawn By    |                              |
| Checked By  | J.P.                         |

**TKRS PROPERTIES**  
11 NEW YORK STREET  
RAPID CITY, SD

|                       |        |
|-----------------------|--------|
| Revision / Date       |        |
| Sheet Name            |        |
| ENLARGED FENCE LAYOUT |        |
| Sheet Number          | 2 of 3 |

16UR004

JUN 02 2016

## RAPID CITY COMMUNITY PLANNING & DEVELOPMENT SERVICES

NOTE REGARDING UTILITIES UNLESS OTHERWISE NOTED, UTILITY LOCATIONS SHOWN ARE BASED ON FIELD-MANDED LOCATIONS PROVIDED BY SOUTH DAKOTA ONE CALL AND, WHERE POSSIBLE, FIELD MEASUREMENTS. EVIDENCE AND LOCATION OF ACTUAL UTILITIES MAY VARY FROM THAT SHOWN. CONTRACTOR MUST VERIFY LOCATION OF ALL UTILITIES BEFORE EXCAVATION.

BENCH MARK  
CITY BENCH MARK 1022  
NAVD. 88  
E.L.=5283.12  
LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF N. MARBLE AVENUE AND E. MONROE STREET

| NUMBER | NORTHING    | EASTING      | ELEVATION | COORDINATE   |
|--------|-------------|--------------|-----------|--------------|
| 1      | 631373.4881 | 1211468.2932 | 3207.88   | S/W CORNER   |
| 2      | 630978.6917 | 1211587.7148 | 3206.58   | S/W CORNER   |
| 3      | 631162.4792 | 1210544.6173 | 3210.24   | S/W CORNER   |
| 4      | 631110.8601 | 1211147.8558 | 3210.47   | S/W CORNER   |
| 1022   | 635446.3690 | 1212450.7300 | 3283.12   | CITY BM 1022 |
| 1046   | 630584.4300 | 1212342.6800 | 3204.70   | CITY BM 1046 |

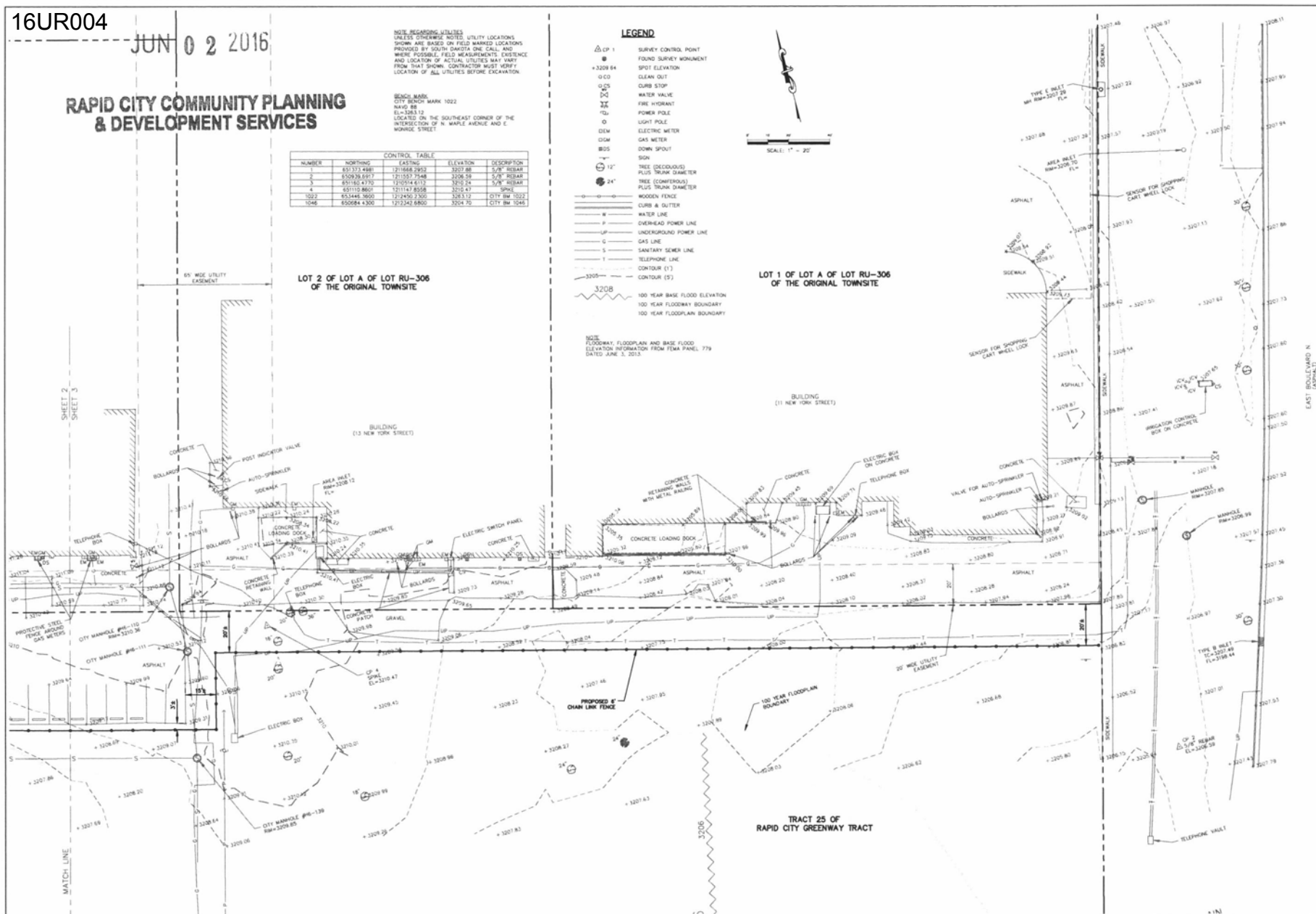
LOT 2 OF LOT A OF LOT RU-306 OF THE ORIGINAL TOWNSITE

LOT 1 OF LOT A OF LOT RU-306 OF THE ORIGINAL TOWNSITE

### LEGEND

- △ CP 1 SURVEY CONTROL POINT
- FOUND SURVEY MONUMENT
- +3209.64 SPOT ELEVATION
- CLEAN OUT
- CURB STOP
- WATER VALVE
- FIRE HYDRANT
- POWER POLE
- LIGHT POLE
- ELECTRIC METER
- GAS METER
- DOWN SPOUT
- SIGN
- TREE (DECIDUOUS)
- PLUS TRUNK DIAMETER
- TREE (CONIFEROUS)
- PLUS TRUNK DIAMETER
- WOODEN FENCE
- CURB & GUTTER
- WATER LINE
- OVERHEAD POWER LINE
- UNDERGROUND POWER LINE
- GAS LINE
- SANITARY SEWER LINE
- TELEPHONE LINE
- CONTOUR (1')
- CONTOUR (5')
- 3208 100 YEAR BASE FLOOD ELEVATION
- 100 YEAR FLOODWAY BOUNDARY
- 100 YEAR FLOODPLAIN BOUNDARY

NOTE: FLOODWAY, FLOODPLAIN AND BASE FLOOD ELEVATION INFORMATION FROM FEMA PANEL 779 DATED JUNE 3, 2013.



TRACT 25 OF RAPID CITY GREENWAY TRACT

**FMG, Inc.**  
3700 Burglar Road  
Rapid City, SD 57702-0317  
(605) 342-4106 FAX (605) 342-4222

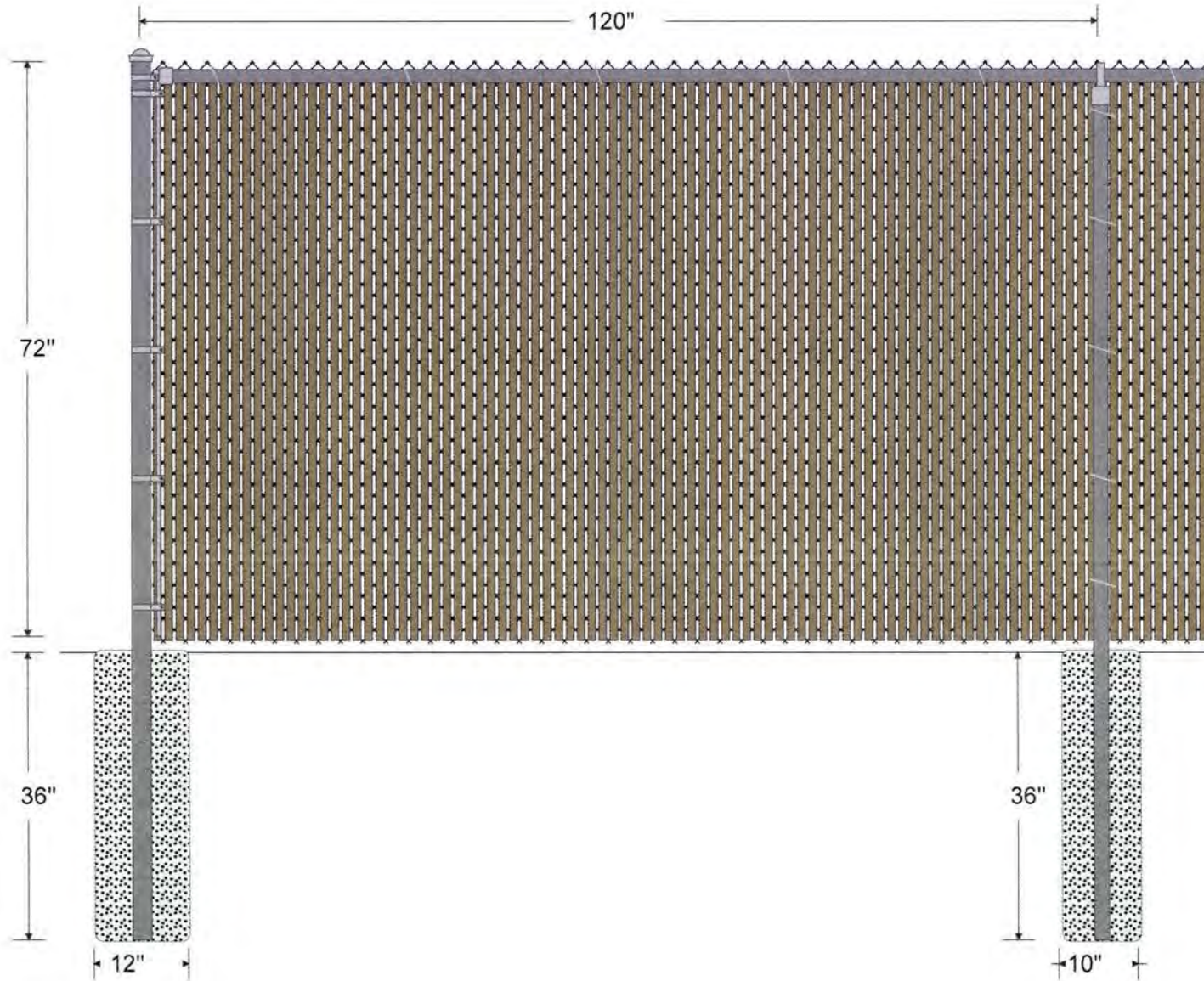


|             |                   |
|-------------|-------------------|
| File Number | 160348            |
| Location    | SE 1/4 SECTION 36 |
|             | 12N, 97E, 8W      |
| Surveyed By | B.J.F.            |
| Date        | APRIL 2014        |
| Designed By | K.S.              |
| Drawn By    | K.S.              |
| Checked By  | J.P.              |

**TKRS PROPERTIES**  
11 NEW YORK STREET  
RAPID CITY, SD

|                       |        |
|-----------------------|--------|
| Revision / Date       |        |
| Sheet Name            |        |
| ENLARGED FENCE LAYOUT |        |
| Sheet Number          | 3 of 3 |

16UR004



*The*  
**FENCE** *Connection*  
**For ALL your fencing needs**

The Fence Connection  
PO Box 327  
Rapid City, South Dakota 57709  
(605) 348-6930

TKRS Properties LLC  
Dave Milbrandt  
101A New AYork St  
Rapid City, South Dakota 57701  
6053422131

LINE OF FENCE

Drawn: 10/21/2015  
File: TKRS LLC 6' CL with slats

On January 29, 2016, Senior Officer Ron Terviel and I (Senior Officer Robin Black) had the opportunity to do a Crime Prevention Through Environmental Design (CPTED) Inspection at Prairie Market and Time Square Plaza, 11 New York St. Prairie Market is a grocery store.

The CPTED concept can be curtailed to meet any needs when dealing with crime prevention. These strategies include **Natural Surveillance, Territorial Reinforcement, Access Control, Image and Maintenance, and Community (workplace) Activity or Education.** These strategies, when implemented, can help **Deter, Delay, Deny, and Detect** people who mean to do harm to innocent people.

Starting at the north side (front) of Prairie Market, there were two signs entering the property. One sign was on the northeast side of the property, and one on the northwest of the property when entering the parking lot. This definitely let's people know, this property belongs to Prairie Market.



We went to the east side of the building, we observed the roadway leading to the south side (back) of the building had trash up against the building and also broken glass on the road. There was a door on the east side of the building, which was not accessible from the outside. There was a light above a sign on the east side of the building. I am not sure how much the light illuminates the outside of the building at night. This area had several empty alcohol containers and debris along the roadway and the building. There was also broken glass on the roadway.

This area has the most foot traffic to and from the bike path to Prairie Market. The foot traffic also comes from East Blvd from the north and south. As we took pictures, it shows several people walking through this area.





The pictures below are of the east side also.







There was also a cove near the southeast side of the building which had an inlet for the business sprinkler system. This system was secured with a lock and chain. This also needs to be accessible to the fire department to attach to in the event of a fire. This area also had trash and debris.



There was a grassy area to the east of the building and an electrical box. This property does not belong to Prairie Market. There is a curb and a sidewalk separating the property belonging to Prairie Market and the city. This is an area where a lot of the intoxicated subjects sit and consume alcohol illegally. This is evident with all the discarded trash and empty alcohol containers. This is also where we receive a lot of calls for service concerning passed out or intoxicated subjects and alcohol complaints. That is evident in how many empty alcohol containers were found in this area.







We went to south side (back) of the building and there was debris there also. This is the delivery area where the trucks come in the back doors. Also employees use this area to smoke in and the trash container is in the back of the building.



This is looking to the west from the southeast corner of the store.





This is looking to the west from the southeast corner of the store. The end of pavement is the end of Prairie Market's property line.



This picture is from the bike path near the East Blvd Bridge facing north, looking at the back (south side) of the store.



This picture is also near the East Blvd Bridge looking at the back of the store.

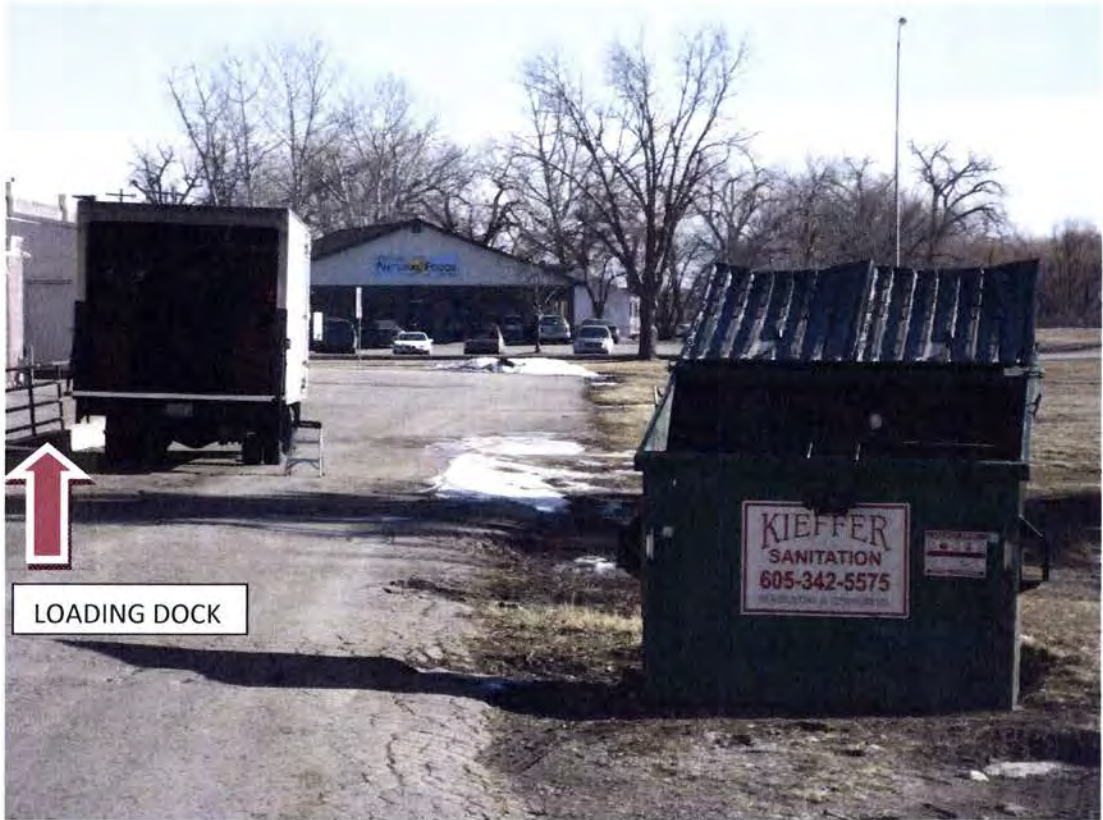


The dumpster is located near the southwest corner of the store.



The following pictures below are looking to the east from the southwest corner of the store. As you can see there is a delivery truck parked in the rear of the building. There is no room to go around the trucks that park behind the store, unless you go in the grass area. This is a common practice for the trucks to park in the rear of the building for delivery.





The back area has high foot traffic in the rear of the building also. Putting a fence in the back area of the store would possibly help with keeping the high volume of intoxicated people sitting behind the store or loitering in the back area. The fence can also create the sense of ownership of the property and the majority of people will respect it. It will also help distinguish private property and public space.

We would like to suggest putting a chain link fence up that is at least six feet tall and to make sure it is of high quality. This would help with **Territorial Reinforcement** and **Access Control**. Pinning the lower part of the fence to the ground with stakes would also help with maintaining the structure of the fence. I would not suggest putting slats in the fence because you would lose the visual aspect (**Natural Surveillance**) to the park or to people hiding behind the fence. Understanding maintaining the structure of the fence will probably be constant at first and then dwindle off as time goes on. This is very important to the **Image and Maintenance** of the property. Keeping the fence structurally sound and maintained let's people know you take an interest in your property and want it to look good. This portion of the fence is only for the unit block of New York Street. I will talk about the hundred block of the New York Street further on in the report.

The business would also have to consider how delivery trucks are going to be able to get through the back side of the property. I would suggest Prairie Market make a policy for their delivery trucks to enter from the west side of the property and exit to the east side of the property. I say this because the semi trucks have to enter from the west in order to back in to the loading dock on the back of the store. I have seen where they have had three different delivery trucks in the back of their building and they were not all parked in the same direction. During these times, you could not pass through the back way, unless you went on the grass area where the fencing would be installed.

I think with a little training and implementing a policy for the delivery trucks, this could be resolved. The other thing to think about would be the exit on the east side. We think the semi trucks would have enough room to turn out to exit the back of the building. However, damage will occur to the fence because it is a tight turn.

We do have some concerns with fencing on the east side of the building because of the curb and sidewalk on the east side. The options for fencing this area would be to restructure the sidewalk and curbing and possibly move it to the east. Then restructure the fencing into the curbing at that time. If fencing was put up on the property line now, it may cause problems with the delivery trucks exiting the back area. This sidewalk is used quite a bit for foot travel on East Blvd. This area can also be used for **Access Control**, especially when used to deter unwanted foot traffic to your business.

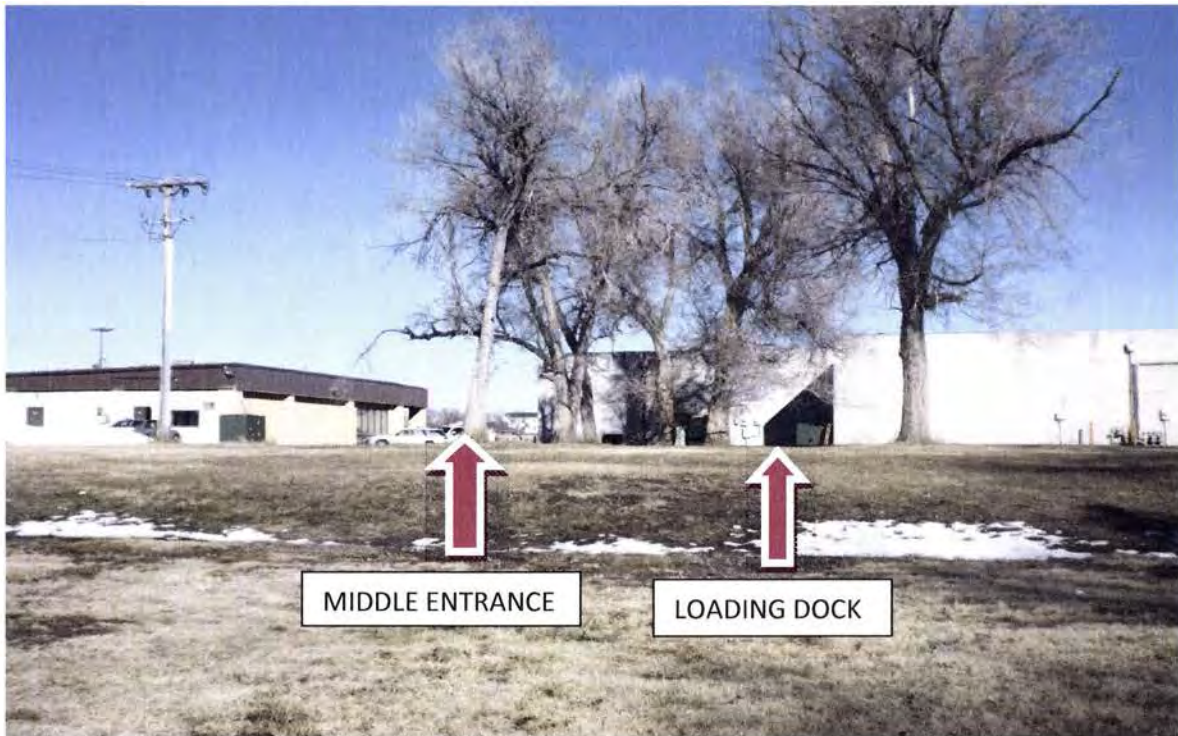
This is the New York Street Park/Dog Park area. This is also used by many people to walk their dogs off leash. The park is located directly behind the unit and one hundred block of New York Street.



The park closes at 2200 hours and that helps with the calls for service in this area after 2200 hours. There is also a lighted bike path with the solar lights installed.

The next area we would like to talk about is to the west of Prairie Market and on the south side of the unit block and hundred block of New York Street. It also leads to the west side of the property.





The access area for the trucks to drive through is in the middle of the unit and one hundred block of New York Street. This area separates the two buildings on the south side of the parking lot. There is also parking allowed in this area.

With the fencing going along side of the south side of the property, it would cause no issues with parking or delivery trucks.

It would stop unwanted foot traffic to and from the area in the back. This is also a high area for intoxicated subjects and alcohol violations. The dumpster for the 100 block is kept in the back of the building, however would not be a problem for garbage trucks to enter and exit the property.

Another concern for the property would be snow removal and where the snow would now go. As of right now, the snow is put in areas where a fence would be placed. This is something that would need to be addressed.



This is looking from the southwest corner of the unit block of New York St to the west. This area is where vehicles park and have to go around delivery trucks in the rear of the businesses. The Rent-a-Center delivery truck dock is in on the southwest corner of the property. I see no issues with this dock and vehicles being able to enter and exit the area, because there is plenty of room.

This dock has been an issue for alcohol violations because it can be used to hide in while consuming alcohol. It is an easy access point for foot traffic coming from the bike path and park area.



This picture shows the property line and the back (South) parking lot of the 100 block of New York Street. One thing should be noticed concerning this picture. The white van in the picture has been parked for approximately a year. It has flat tires and the back windows are completely broken in. As we know, this causes people to damage the property more often and the van has been burglarized several times. Having a fence in this area would help deter people from being in the parking lot during and after hours. If people don't have an easy way off property, they are less likely to do damage or commit criminal activity.

In the New York Street Park behind this building, are some of our highest calls for service. We had calls for service to include but not limited to: intoxicated subjects, alcohol violations, assaults, shots fired, weapon calls, and passed out subjects. This area is very active in the summertime with calls for service.





This is the southwest corner of the property. This area is also used as a snow removal area and the snow goes beyond the property line. Also there is a trailer that is stored in this area, however it is secured.





This is the northwest side of the property. This area is a high volume call area because of intoxicated or passed out subjects. We also have high calls for service in this area for alcohol violations. Also it is not visible from the road and a good hiding spot for criminal activity. We have also experienced some "tagging" and vandalism on the back of the building.



This is the northwest side of the property and again, this area has heavy foot traffic from New York St and from behind the building. Where the arrow is pointed is bushes and trees which are perfect hiding spots for intoxicated subjects. During the summer months, we found people living in this area. This is also a high call for service area for intoxicated subjects and alcohol violations. This is a good hiding spot for criminal activity. The bushes are overgrown and concealment for subjects is very good. We also cleared this area of debris and empty alcohol containers on several occasions.



Understand this not a complete CPTED Inspection and does not have all the information needed to complete a full CPTED report. Officer Terviel and I are here to assist with any questions or concerns.

Senior Officer Robin C Black 479

Rapid City Police Department