

Case No. 23PL067

Existing Legal Description:

Lot A of Lutheran Subdivision ; and the E11/4 of Government Lot, less the north 100 feet of Government Lot 1, less Lot A of Lutheran Subdivision, and less right-of-way, located in Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota

Proposed Legal Description:

Proposed Lots AR and B of Lutheran Subdivision and dedicated right-of-way

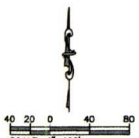
Plat of Lots AR and B of Lutheran Subdivision and Dedicating Right of Way
 (formerly the SE₄ of "Government" Lot 1 less the North 100' of the SE₄ of "Government" Lot 1 and less Lot A of Lutheran Subdivision; and all of Lot A of Lutheran Subdivision)
 located in "Government" Lot 1, Section 5, T1N, R8E, BHM,
 Rapid City Pennington County, South Dakota

EASEMENTS

Utility and Minor Drainage Easements: 8' on the interior side of all lot lines this document.

All major drainage easements shown hereon shall be kept free of all obstructions including but not limited to buildings, walls, fences, hedges, trees & 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.

That portion of Valley Drive containing 573 square feet (as shown below) is hereby dedicated as public right-of-way, however, such dedications shall not be construed to mean a donation of the fee of said land.

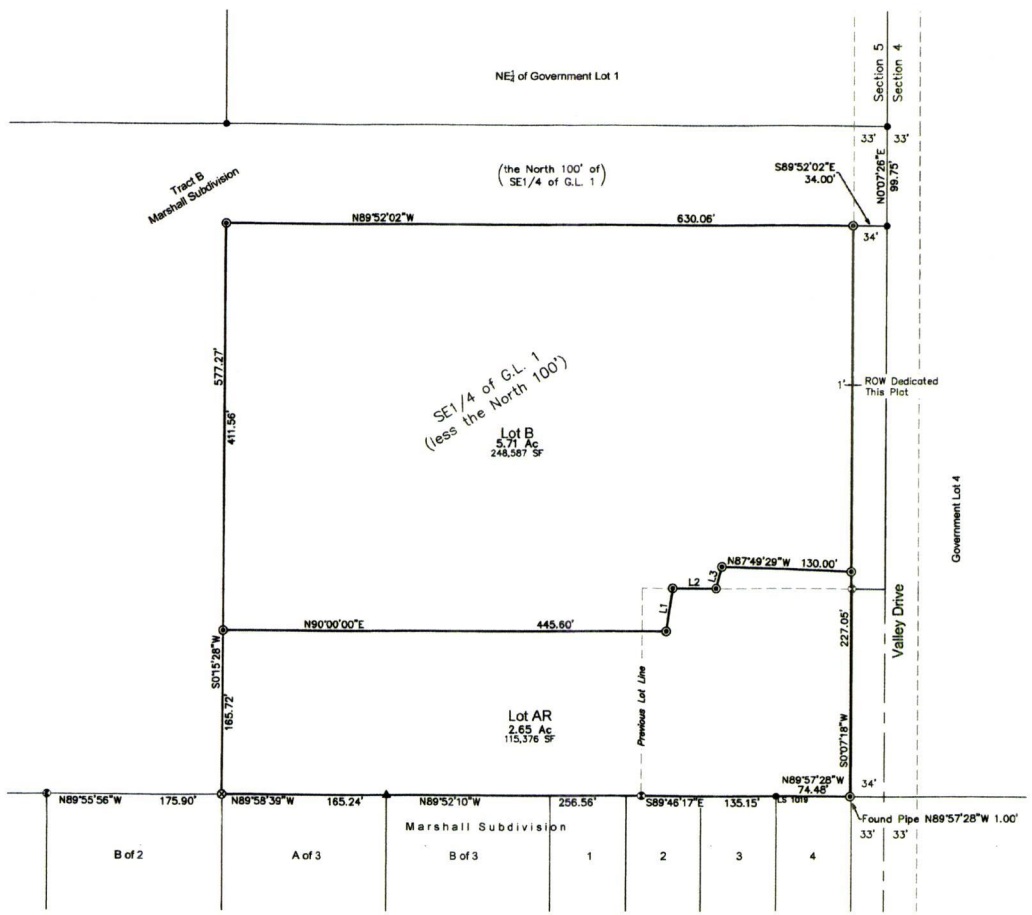


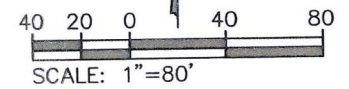
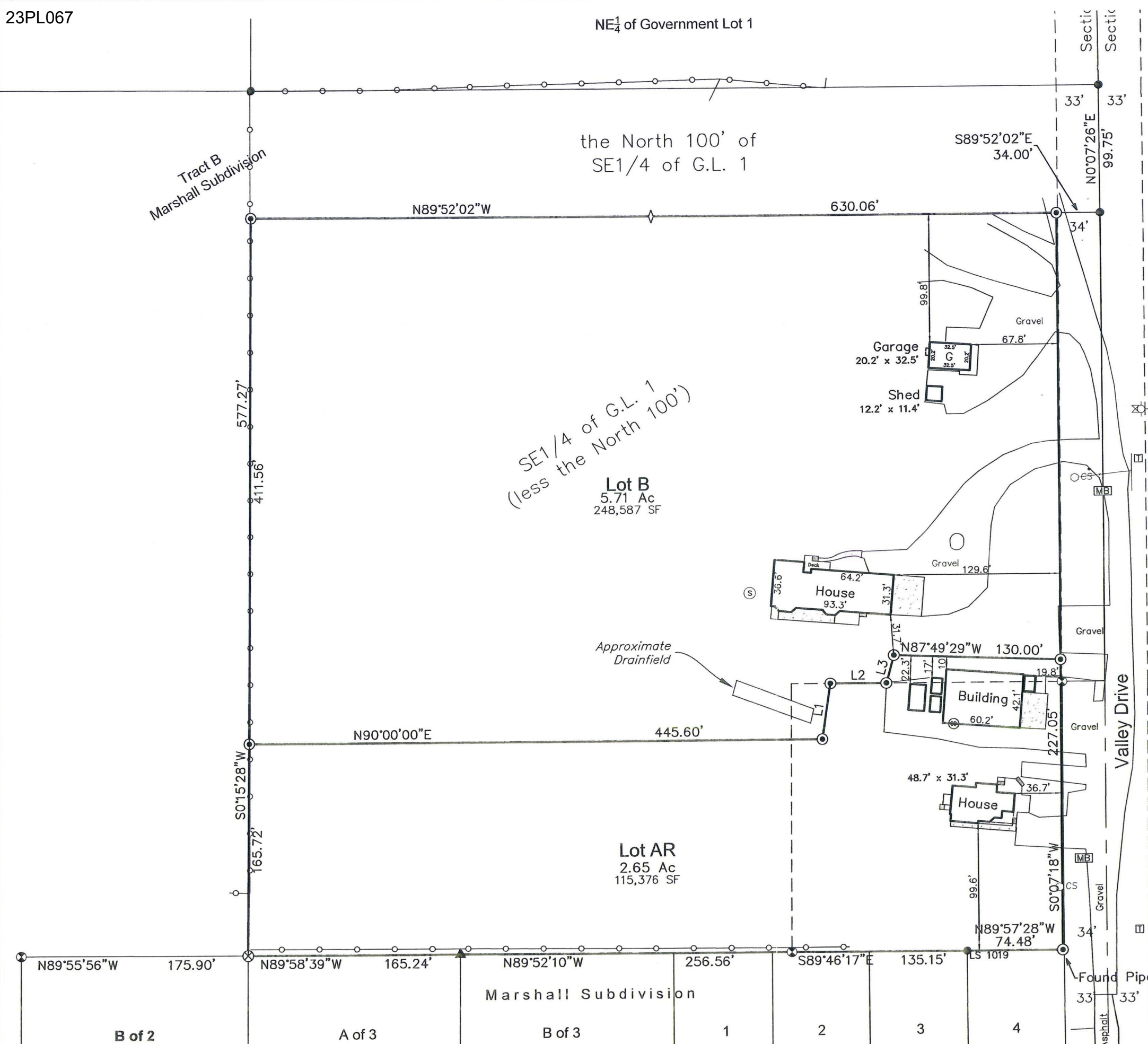
Base of Bearings - Geodetic North (GPS)

LEGEND

- Found Rebar/Cap LS 2652 (or noted)
- ⚡ Found Pipe
- ▲ Found #5 Rebar
- ⊙ Set Rebar/Cap LS 6565
- ⊗ Spike with metal flashing

NUM	BEARING	DISTANCE
L1	N 8°27'42"E	43.89'
L2	N89°49'34"W	43.48'
L3	S14°52'23"W	22.50'





Basis of Bearings - Geodetic North (GPS)

LEGEND

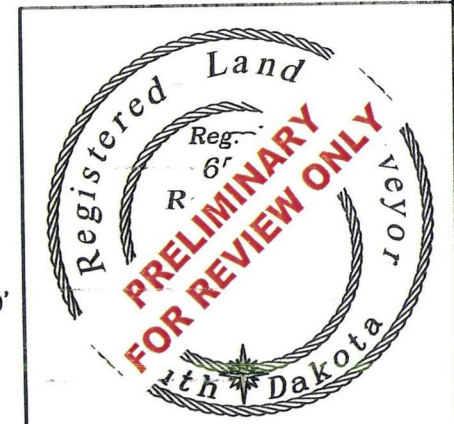
- Found Rebar/Cap LS 2652(or noted)
- ⊗ Found Pipe
- ▲ Found #5 Rebar
- ⊙ Set Rebar/Cap LS 6565
- ⊕ Fire Hydrant
- ⊗ Water Valve
- CS Curb Stop
- MB Mail Box
- ⊙ Sewer Cleanout
- ⊙ Septic Tank Lid
- Telecom Pedestal

NUM	BEARING	DISTANCE
L1	N 8°27'42\"E	43.89'
L2	N89°49'34\"W	43.46'
L3	S14°52'23\"W	22.50'

Government Lot 4

RAPID CITY DEPARTMENT OF COMMUNITY DEVELOPMENT

RECEIVED
JUL 24 2023



PROPOSED SITE LAYOUT



Site Plan - Hammerquist
the SE $\frac{1}{4}$ of Gov't. Lot 1 (less the North 100') and Lot A of
Lutheran Subdivision

Section 5, T-1N, R-8E, BHM,
Rapid City, Pennington County, South Dakota

June 19, 2023

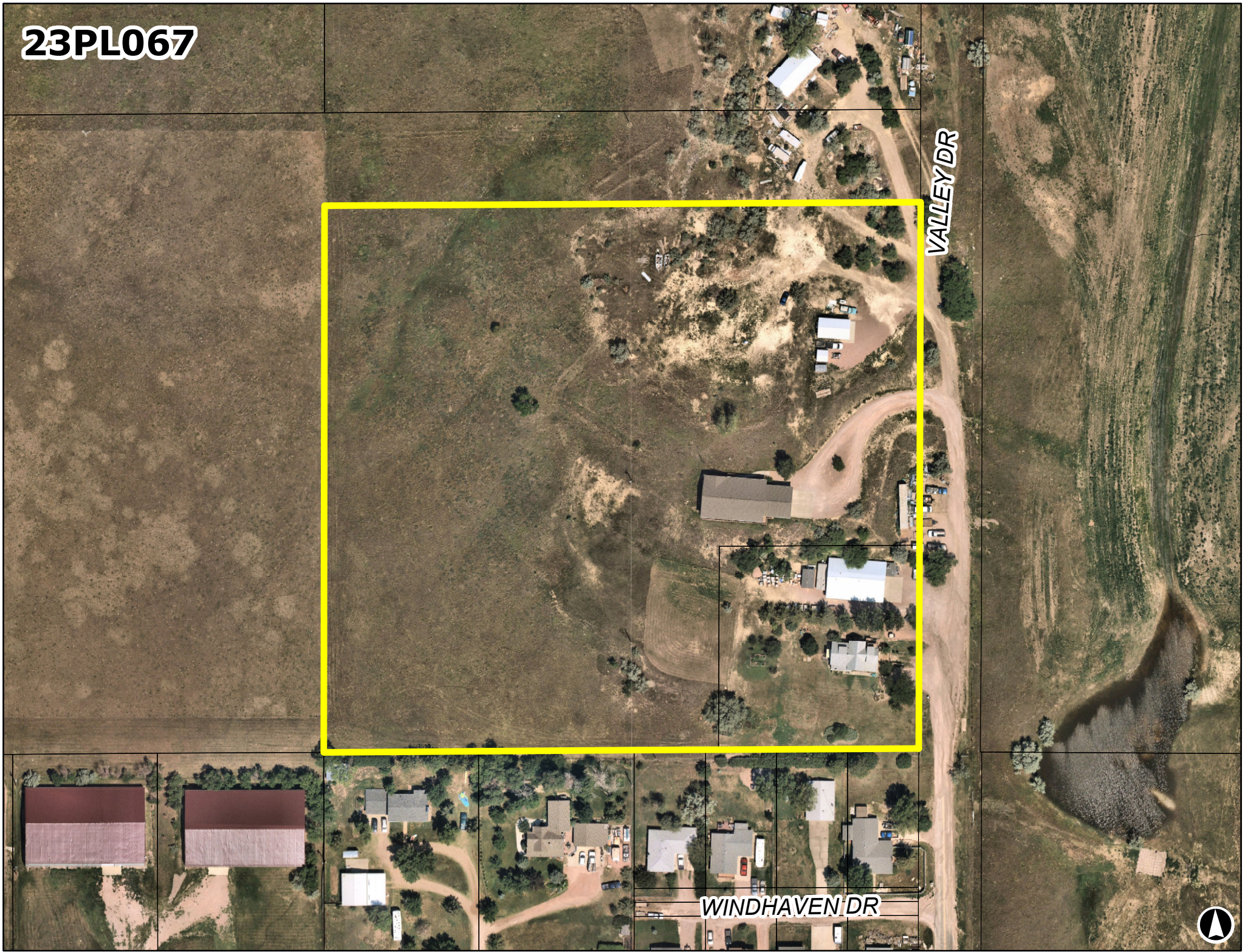
REVISIONS:
5-2-23 Layout
6-15-23 Layout

Surveyed By: Survey
Internal Job No: CDD
23-1431
11-21
Drawn By: RWF
1-1\"/>

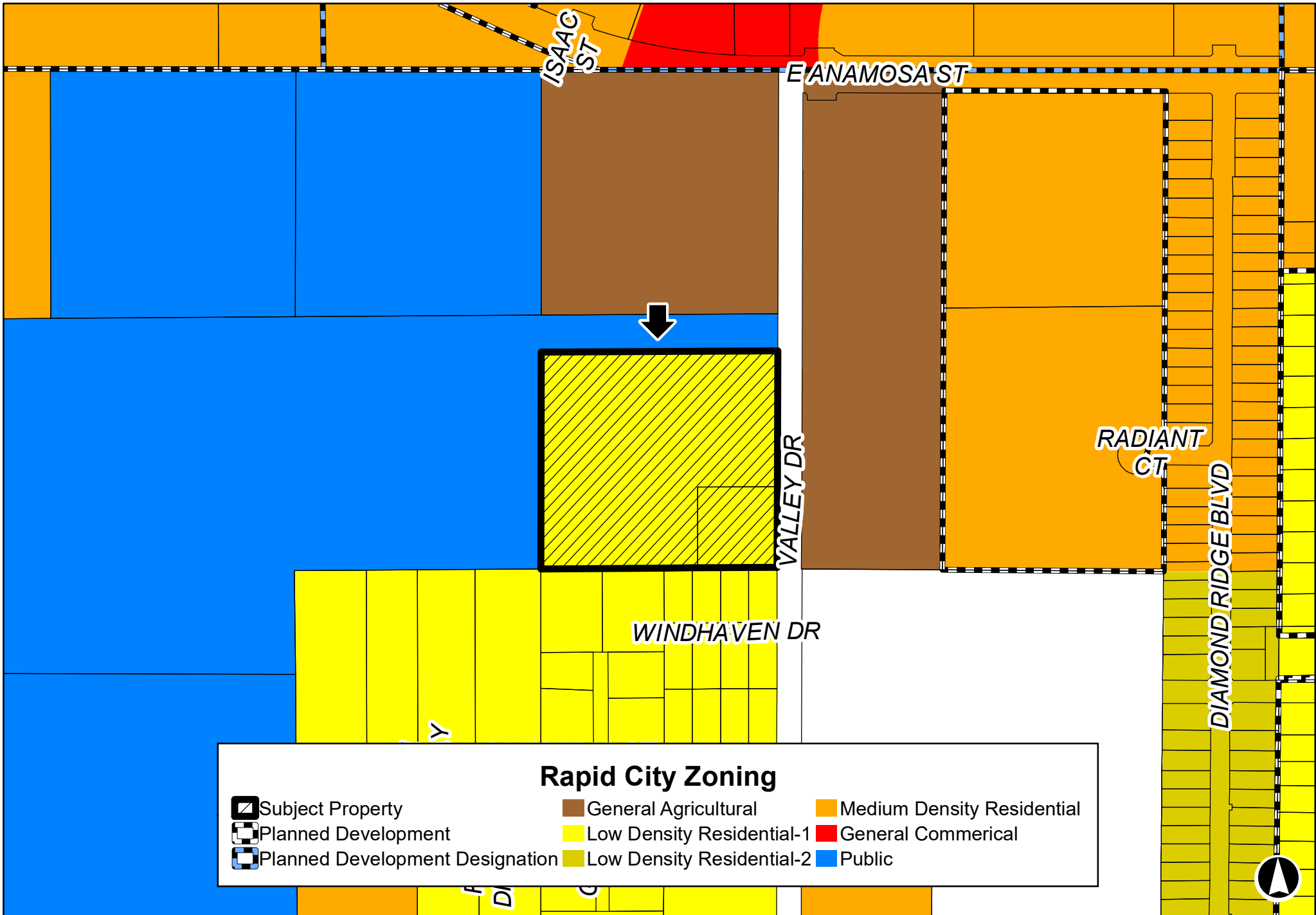
23PL067

VALLEY DR

WINDHAVEN DR



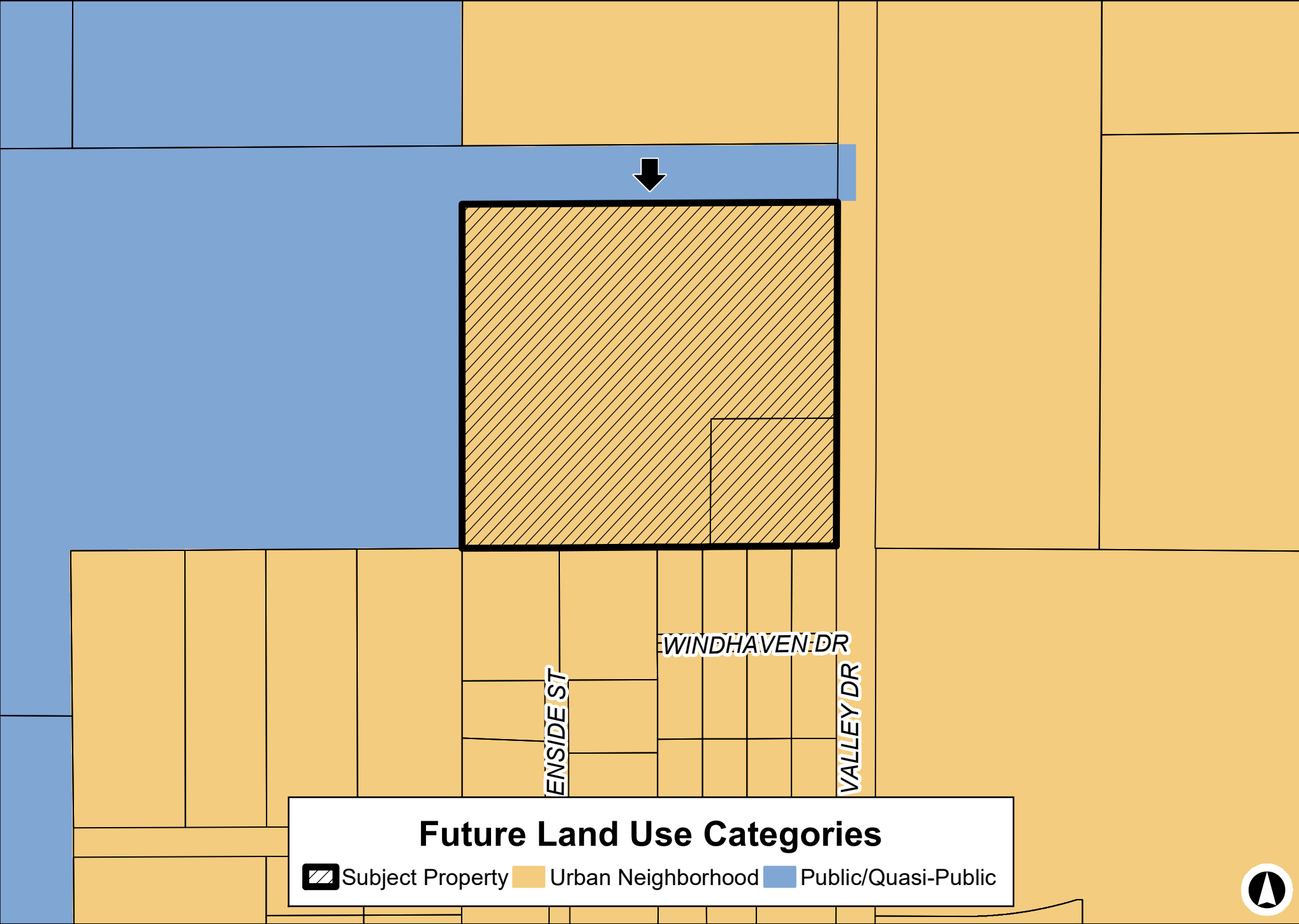
23PL067
501 & 583 Valley Drive



Rapid City Zoning

Subject Property	General Agricultural	Medium Density Residential
Planned Development	Low Density Residential-1	General Commercial
Planned Development Designation	Low Density Residential-2	Public

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501 & 583 Valley Drive

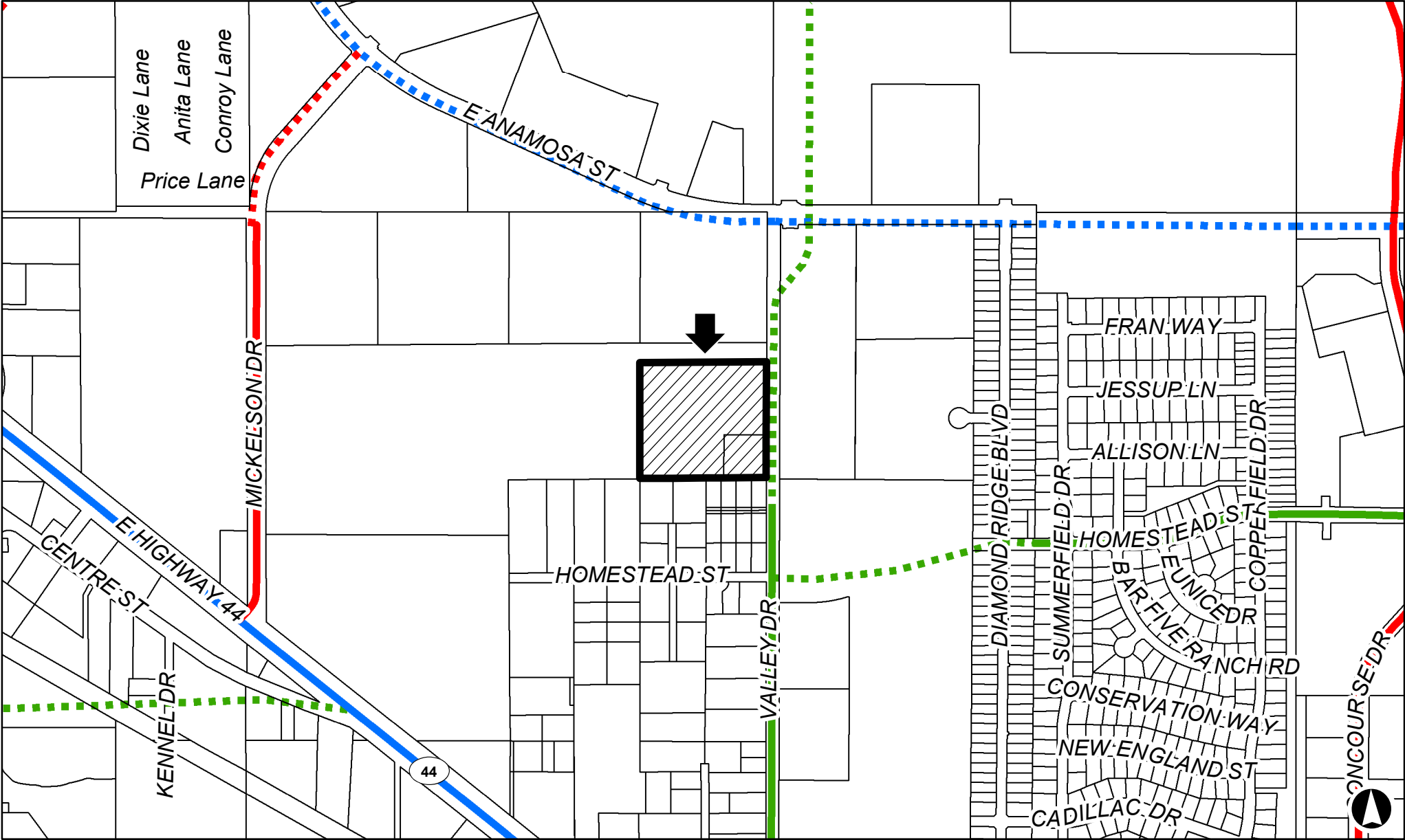


Future Land Use Categories

 Subject Property  Urban Neighborhood  Public/Quasi-Public



23PL067
501 & 583 Valley Drive



Major Street Plan

- Subject Property
- Collector
- Principal arterial
- Proposed minor arterial
- Minor arterial
- Proposed collector
- Proposed principal arterial