

Case No. 17PL065

Existing Legal Description:

Tract 2 and Tract 4 Less lot H1 of Pine View Terrace, located in Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota

Proposed Legal Description:

Lots 1, 2 and 3 of Pine View Terrace

Plat of Lots 1 through 3 and dedicated Right-of-Way of Block 1 of Pine View Terrace No. 2

(formerly all of Tract 4 [less Lot H1] and Tract 2 of Pine View Terrace)
 Located in Tract 4 (less Lot H1) and Tract 2 of Pine View Terrace, Section 16, T1N, R7E, BHM,
 Rapid City, Pennington County, South Dakota.

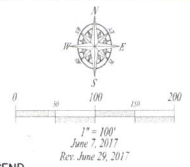
EASEMENTS:

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

All major drainage easements 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.

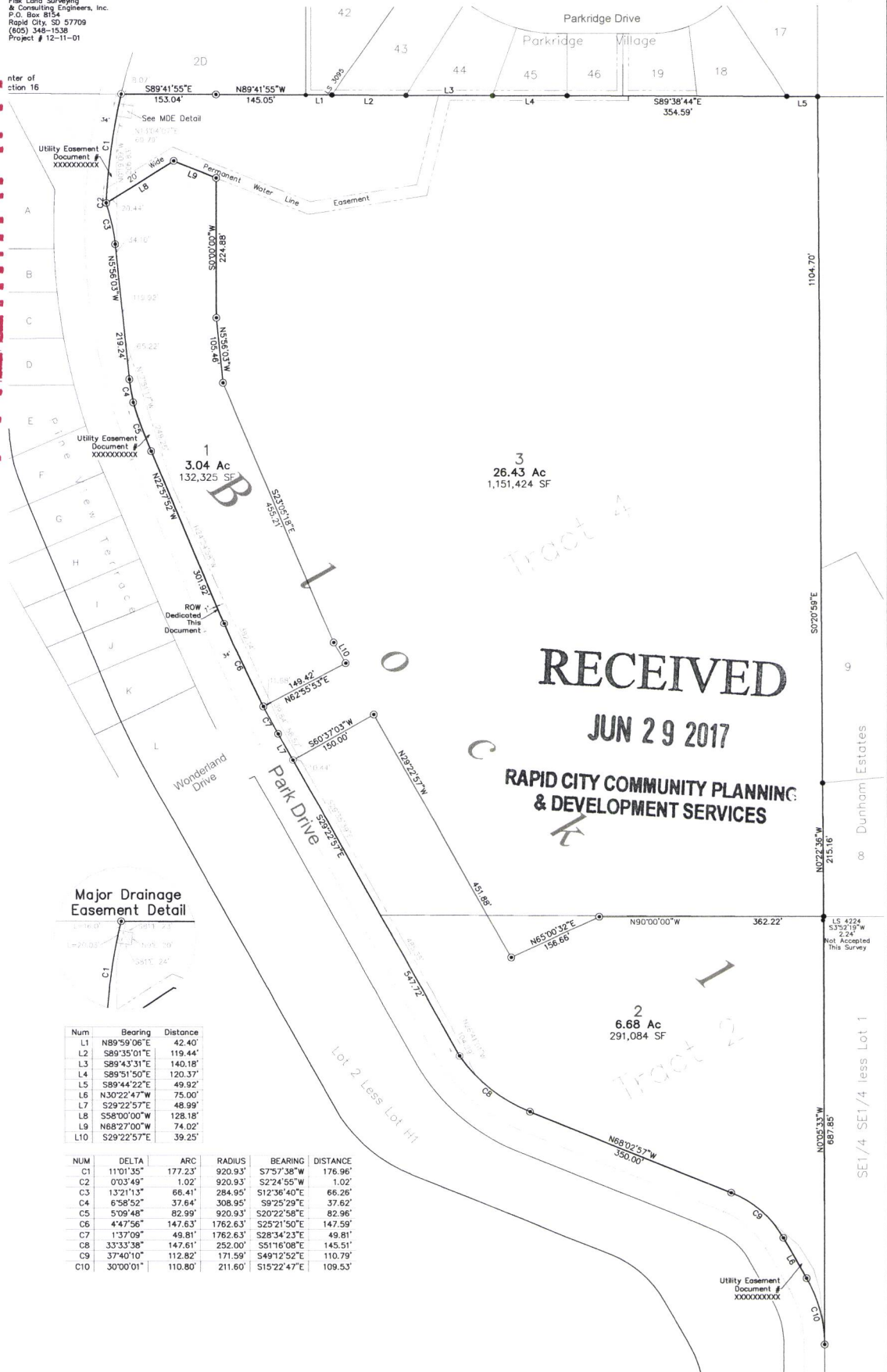
Park Drive, containing 1,341 SF (0.03 Ac) and as shown hereon is hereby dedicated as public right-of-way, however such dedication shall not be construed to mean a donation of the fee of said land.

Prepared by:
 Flak Land Surveying
 & Consulting Engineers, Inc.
 P.O. Box 8154
 Rapid City, SD 57709
 (605) 348-1538
 Project # 12-11-01

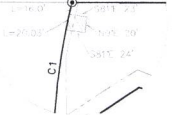


LEGEND
 ● = Found Survey Monument LS 1019 or as noted
 ○ = Set survey monument "LS 6565"
 --- = ROW Dedication Limits
 All annotations are measured this survey.

PRELIMINARY



Major Drainage Easement Detail



Num	Bearing	Distance
L1	N89°59'06"E	42.40'
L2	S89°35'01"E	119.44'
L3	S89°43'31"E	140.18'
L4	S89°51'50"E	120.37'
L5	S89°44'22"E	49.92'
L6	N30°22'47"W	75.00'
L7	S29°22'57"E	48.99'
L8	S58°00'00"W	128.18'
L9	N68°27'00"W	74.02'
L10	S29°22'57"E	39.25'

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	1101°35'	177.23'	920.93'	S75°38'W	176.96'
C2	0°03'49"	1.02'	920.93'	S2°24'55"W	1.02'
C3	13°21'13"	66.41'	284.95'	S12°36'40"E	66.26'
C4	6°58'52"	37.64'	308.95'	S9°25'29"E	37.62'
C5	5°09'48"	82.99'	920.93'	S20°22'58"E	82.96'
C6	4°47'56"	147.63'	1762.63'	S25°21'50"E	147.59'
C7	1°37'09"	49.81'	1762.63'	S28°34'23"E	49.81'
C8	33°33'38"	147.61'	252.00'	SS1°16'08"E	145.51'
C9	37°40'10"	112.82'	171.59'	S49°12'52"E	110.79'
C10	30°00'01"	110.80'	211.60'	S15°22'47"E	109.53'

SE 1/4 SE 1/4 less Lot 1
 Dunham Estates

PRELIMINARY

RECEIVED

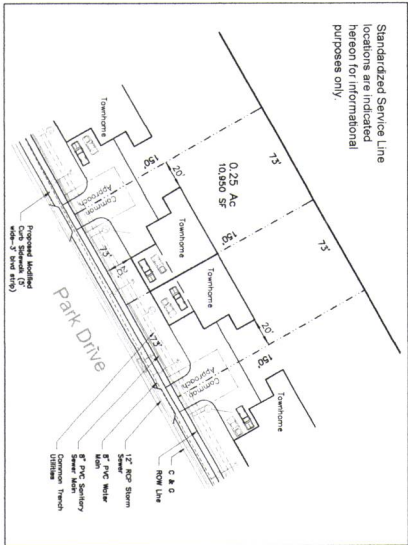
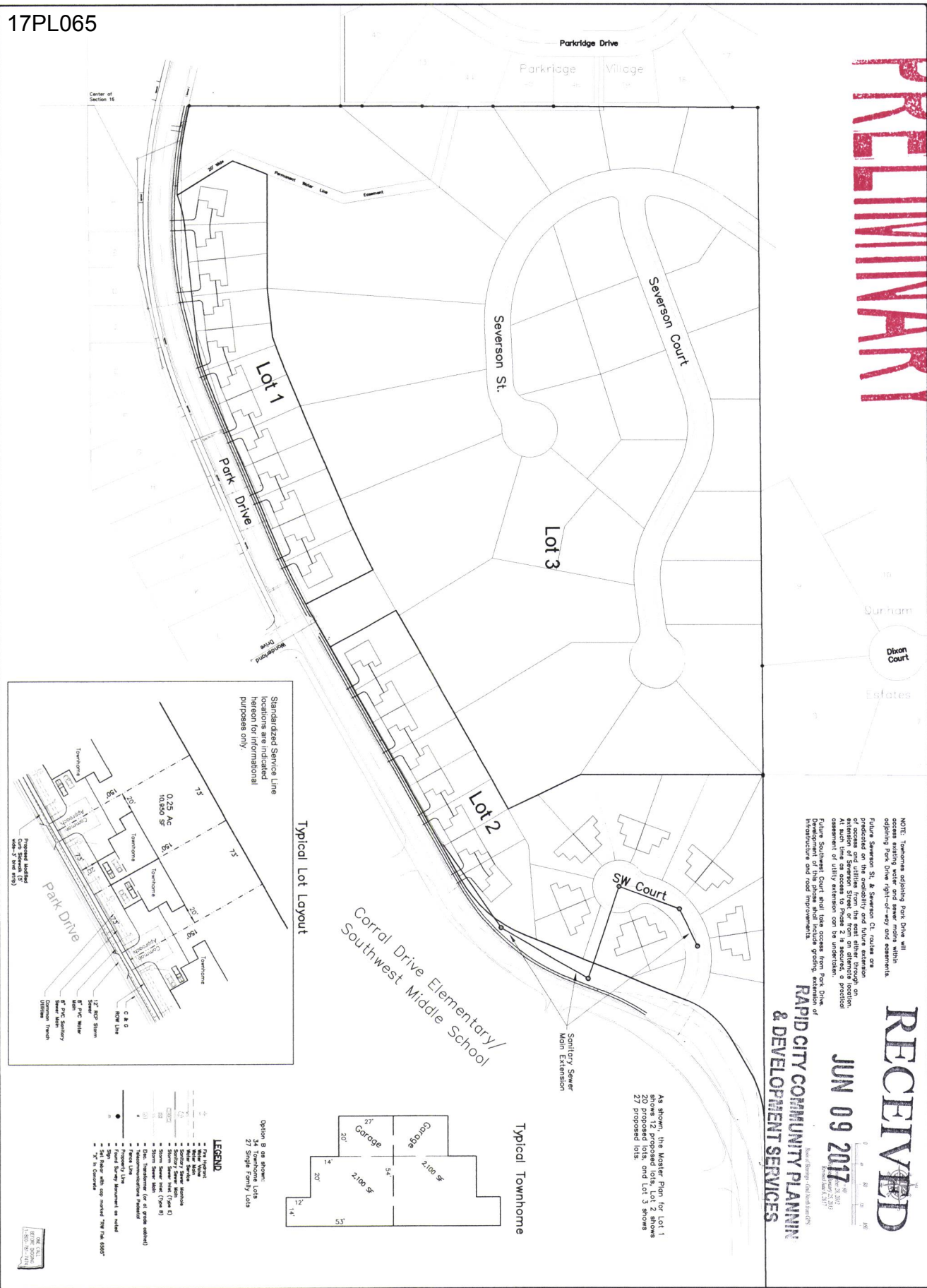
JUN 09 2017

RAPID CITY COMMUNITY PLANNING & DEVELOPMENT SERVICES

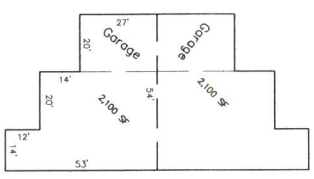
NOTE: Townhomes adjoining Park Drive will access existing water and sewer mains within adjoining Park Drive right-of-way and easements. Future Sewerage St. & Sewerage Ct. routes are predicted on the availability and future extension of access and utility from the east side through the existing sewerage system. At such time as access to Phase 2 is secured, a practical assessment of utility extension can be undertaken. Future Sewerage St. shall take access from Park Drive of existing sewerage system. Sewerage St. & Sewerage Ct. shall be installed with appropriate infrastructure and road improvements.

As shown, the Master Plan for Lot 1 shows 12 proposed lots, Lot 2 shows 27 proposed lots, and Lot 3 shows 27 proposed lots.

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Typical Lot Layout



Typical Townhome

- LEGEND**
- 1. Proposed Sewerage St.
 - 2. Proposed Sewerage Ct.
 - 3. Proposed Sewerage Main
 - 4. Proposed Sewerage Lateral
 - 5. Proposed Sewerage Branch
 - 6. Proposed Sewerage Manhole
 - 7. Proposed Sewerage Valve
 - 8. Proposed Sewerage Access
 - 9. Proposed Sewerage Easement
 - 10. Proposed Sewerage Right-of-Way
 - 11. Proposed Sewerage Right-of-Way Extension
 - 12. Proposed Sewerage Right-of-Way Extension
 - 13. Proposed Sewerage Right-of-Way Extension
 - 14. Proposed Sewerage Right-of-Way Extension
 - 15. Proposed Sewerage Right-of-Way Extension
 - 16. Proposed Sewerage Right-of-Way Extension
 - 17. Proposed Sewerage Right-of-Way Extension
 - 18. Proposed Sewerage Right-of-Way Extension
 - 19. Proposed Sewerage Right-of-Way Extension
 - 20. Proposed Sewerage Right-of-Way Extension
 - 21. Proposed Sewerage Right-of-Way Extension
 - 22. Proposed Sewerage Right-of-Way Extension
 - 23. Proposed Sewerage Right-of-Way Extension
 - 24. Proposed Sewerage Right-of-Way Extension
 - 25. Proposed Sewerage Right-of-Way Extension
 - 26. Proposed Sewerage Right-of-Way Extension
 - 27. Proposed Sewerage Right-of-Way Extension

Master Plan
Proposed Lots 1 through 3 of
Tract 2 and Tract 4 Less Lot H1 of
Pine View Terrace, Section 16, T1N, R7E, B.H.M.
Rapid City, Pennington County, South Dakota

Project No.	12-11-01
Future Development Overlay	
Checked by	SP
Date	11/28/12
Drawn by	ML, CD
Date	11/1/12
Scale	1/2"=1'-0"
Revision	1/28/12
Project No.	12-11-01
Page	2 of 2

Preliminary

Fisk Land Surveying & Consulting Engineers, Inc.
1022 Main Street - P.O. Box 8154
Rapid City, South Dakota 57709
(605) 348 1536 (ph) (605) 341-1112 (fx)
fisk@midconet.com

17PLO65RM CIR

PARKRIDGE DR

STARLITE DR

WONDERLAND DR

TWIN PEAK LN

SEVERSON ST

FOREST PARK CIR

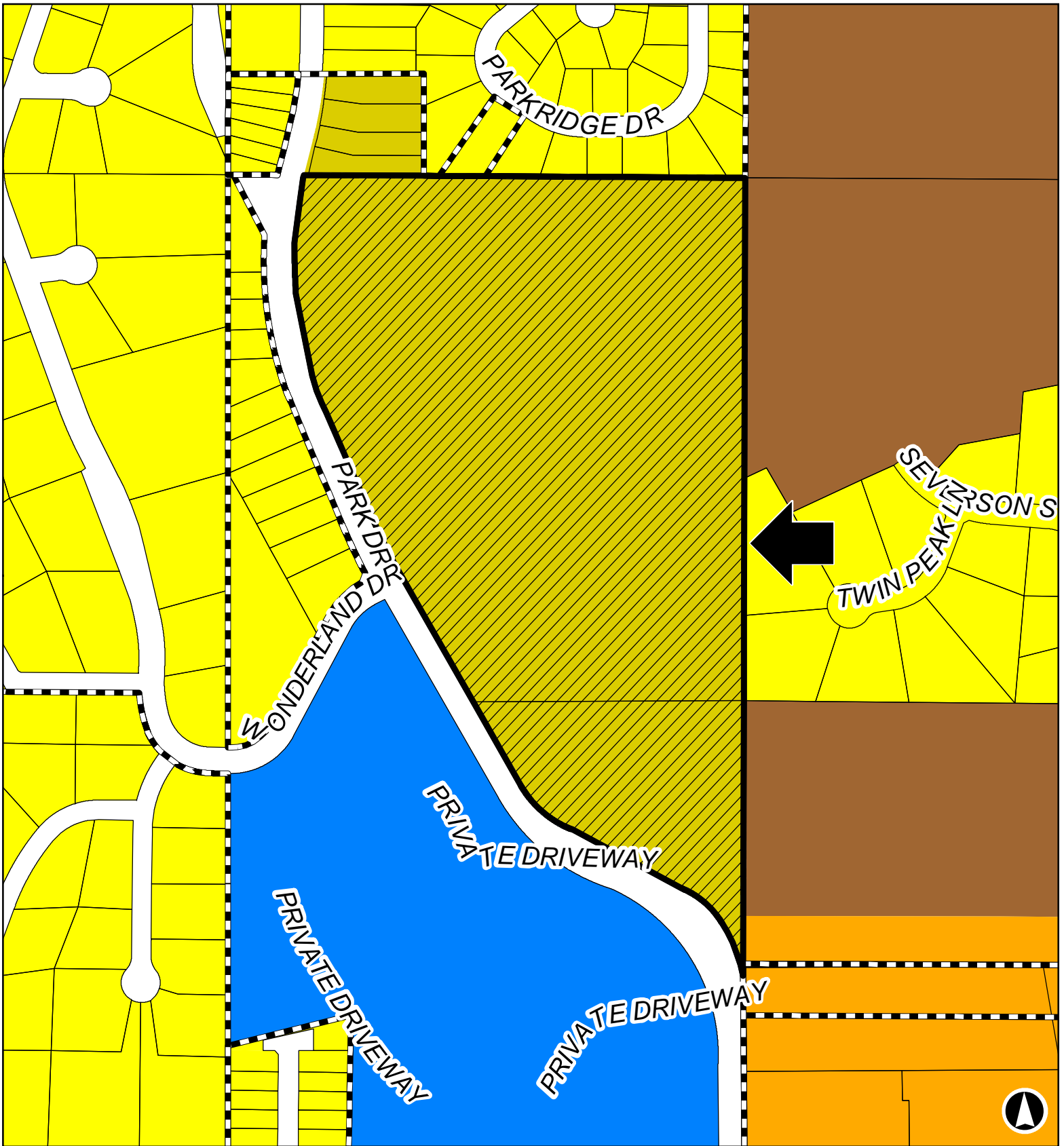
PRIVATE DRIVEWAY

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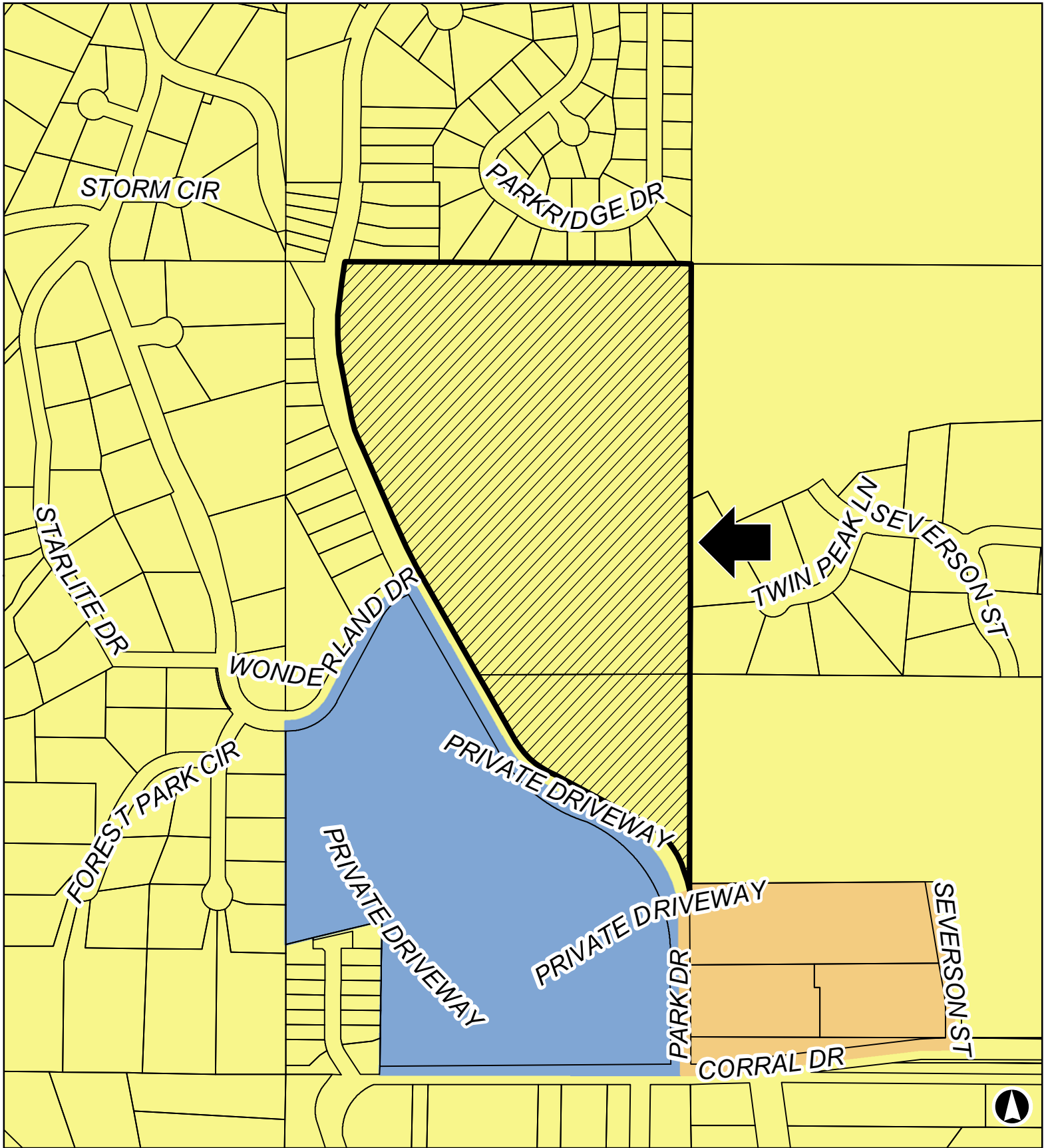


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Park Drive



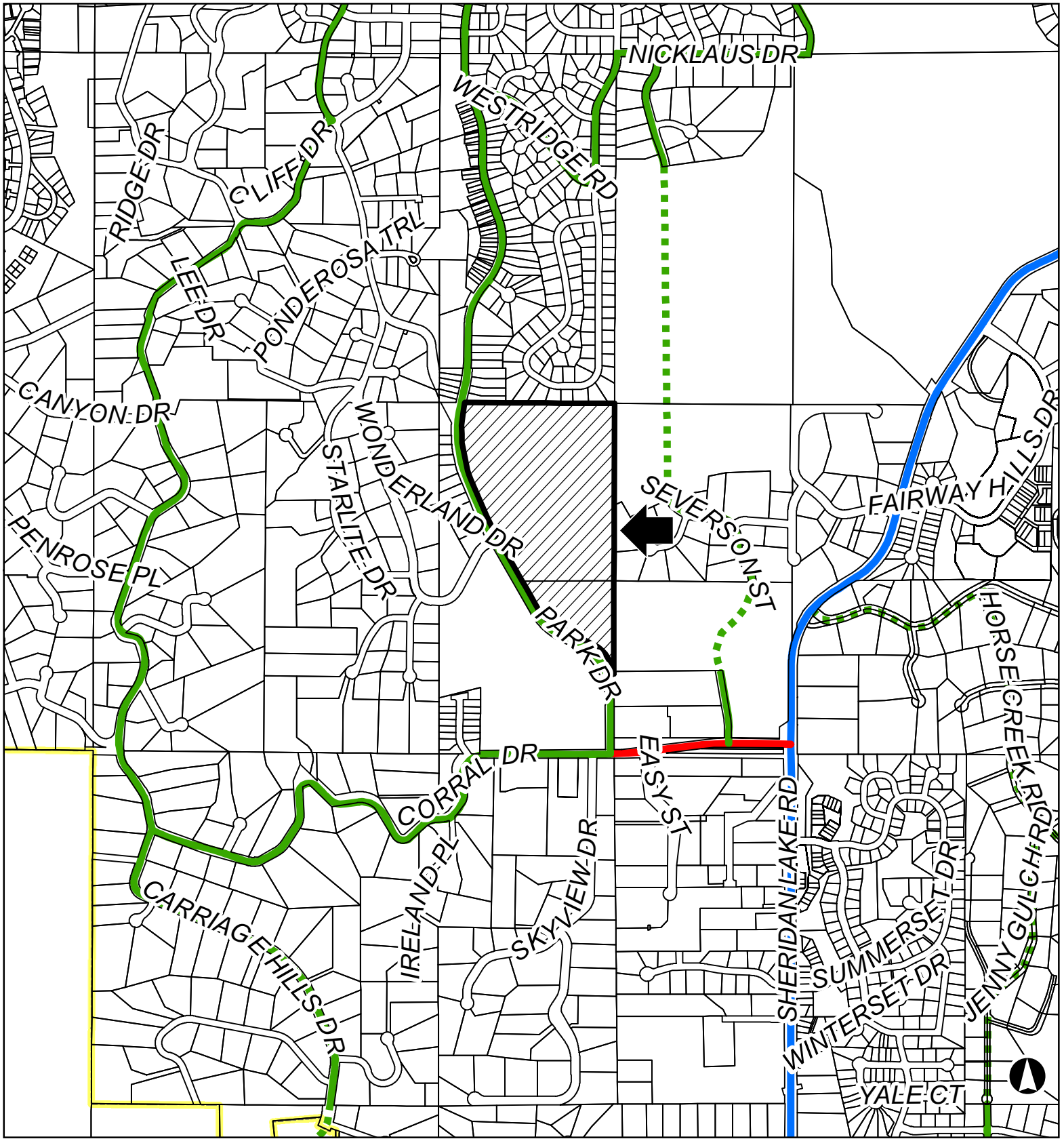
Rapid City Zoning

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









Future Land Use Categories

-  Subject Property
-  Low Density Neighborhood
-  Urban Neighborhood
-  Public/Quasi-Public



Major Street Plan

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

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