

SETBACK LINES ON LOT 1 OF BLOCK 1 AND LOT 1 OF BLOCK 5 TO BE PER MDR ZONING REGULATIONS.

BOUNDARY OF PROPOSED PLANNED DEVELOPMENT (8.5± AC.) (41 LOTS)

TYPICAL MINIMUM SETBACK LINES SHOWN PER NOTES FOR INITIAL PLANNED DEVELOPMENT. REAR YARD & SIDE YARD SETBACKS AT CORNER LOTS MAY BE SWITCHED IN LOCATION. TOWNHOME SIDEYARDS WILL VARY, SEE NOTES.

PROPOSED DRAINAGE DIRECTION (TYPICAL)

12' WIDE UTILITY EASEMENTS

BERM TO INCREASE POND 203 STORAGE AND REDIRECT FLOWS TO CHANNEL

PROPOSED WATER MAINS

PROPOSED SEWER MAINS

NO ACCESS TO HAINES AVENUE FROM LOT 1 OF BLOCK 1

LOT 1 BLOCK 1 (1.1± AC.)

NO ACCESS TO COUNTRY ROAD FROM LOT 1 OF BLOCK 1 & LOTS 1&6 OF BLOCK 2

RETENTION POND 203

MOBILE HOME TO BE REMOVED

LOT 1 BLOCK 5 (1.2± AC.)

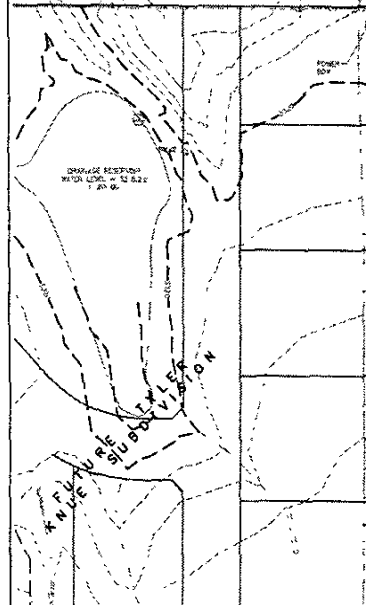
EXISTING STREET & UTILITIES. STREET CENTERED IN 66' SECTION LINE. RIGHT OF WAY TO BE DEDICATED WITH PLAT OF KATELAND SUBDIVISION.

NO ACCESS TO COUNTRY ROAD FROM LOT 1, BLOCK 3

PRIVATE UTILITY LOCATIONS. FINAL LOCATION SUBJECT TO CHANGE BY RESPECTIVE UTILITY COMPANIES

NO ACCESS TO COUNTRY ROAD FROM LOT 10, BLOCK 3

SCALE: 1" = 50'



NOTES FOR PRELIMINARY PLAT - KATELAND SUBDIVISION

- GENERAL DESCRIPTION OF PRELIMINARY PLAT**
 - 1.1 - THE PRELIMINARY PLAT FOR KATELAND SUBDIVISION IS FOR LOT 1 OF BLOCK 1, LOTS 1-14 OF BLOCK 2, LOTS 1-20 OF BLOCK 3, LOTS 1-10 OF BLOCK 4, AND LOT 1 OF BLOCK 5, WITH A COMBINED TOTAL OF 17.1± ACRES.
 - 1.2 - LOTS 1-14 OF BLOCK 2, LOTS 1-10 OF BLOCK 3, AND LOTS 1-14 OF BLOCK 4 ARE ALSO PROPOSED AS A PLANNED DEVELOPMENT AS DESCRIBED IN THE FINAL PLANNED DEVELOPMENT PLAT.
 - 1.3 - LOT 1 OF BLOCK 1 AND LOT 1 OF BLOCK 5 ARE NOT WITHIN THE PROPOSED PLANNED DEVELOPMENT. LOT 1 OF BLOCK 1 AND LOT 1 OF BLOCK 5 WILL BE DEVELOPED WITH A LAMB AND AS ALLOWED BY LOCAL ZONING REGULATIONS. IN GENERAL, THE USE ZONING REGULATIONS ALLOW FOR AND THE PROVISIONS IN THE USE ZONING REGULATIONS, TOGETHER WITH THE CITY ZONING REGULATIONS, SHALL APPLY TO THE DEVELOPMENT OF THE PRELIMINARY PLAT. THE CITY ZONING REGULATIONS, TOGETHER WITH THE CITY ZONING REGULATIONS, SHALL APPLY TO THE DEVELOPMENT OF THE PRELIMINARY PLAT.
- GENERAL DESCRIPTION OF PRELIMINARY PLAT**
 - 2.1 - NO USE SHALL BE ALLOWED ON ALL STREETS EXCEPT FOR COUNTRY ROAD. SPECIAL EXCEPTION FOR KATELAND STREET AND ROBERTA STREET HAS PREVIOUSLY BEEN APPROVED AT LAYOUT PLAT.
 - 2.2 - IF THE DRIVEWAY AND UTILITY EASEMENTS ALIGNED ON SIDE AND REAR LOT LINES. THIS SPECIAL EXCEPTION HAS PREVIOUSLY BEEN APPROVED AT LAYOUT PLAT.
 - 2.3 - NO TEMPORARY TRAVELWAYS AT END OF COUNTRY ROAD, ROBERTA STREET, AND KATELAND STREET. THIS EXCEPTION IS PRESCRIBED AS PART OF THE PRELIMINARY PLAT PROCEDURE.
- TEMPORARY TRAVELWAYS FOR DRIVEWAYS**
 - 3.1 - TEMPORARY TRAVELWAYS FOR DRIVEWAYS NOT REQUIRED UNLESS INDICATED OTHERWISE EXCEPTLY APPROVED EXCEPT ON AN ADJACENT DRIVEWAY OR RIGHT OF WAY PUBLIC AVENUE.
 - 3.2 - VARIANCE TO WAIVE THE REQUIREMENT TO CONTRIBUTE SETBACKS ON THE SOUTH SIDE OF COUNTRY ROAD.
 - 3.3 - VARIANCE TO ALLOW A 12 FOOT SIDE DRIVEWAY PARKING STRIP.
- ADDITIONAL GENERAL NOTES AND SPECIFIC**
 - 4.1 - STREET DRIVE SPEED IS 35 MPH.
 - 4.2 - COUNTRY ROAD SHALL BE 60' WIDE AT ROBERTA STREET, BETWEEN ROBERTA STREET & EAKERS STREET AND 60' WIDE OF EAKERS STREET.
 - 4.3 - STREET DRIVEWAY SHALL BE 12' WIDE AT ROBERTA STREET & EAKERS STREET.
 - 4.4 - STREET DRIVEWAY SHALL BE 12' WIDE AT ROBERTA STREET & EAKERS STREET.
 - 4.5 - STREET DRIVEWAY SHALL BE 12' WIDE AT ROBERTA STREET & EAKERS STREET.
 - 4.6 - STREET DRIVEWAY SHALL BE 12' WIDE AT ROBERTA STREET & EAKERS STREET.
 - 4.7 - PUBLIC WATER AND SEWER TO ALL LOTS.

NOTES FOR FINAL PLANNED DEVELOPMENT - KATELAND SUBDIVISION

- GENERAL DESCRIPTION OF PLANNED DEVELOPMENT**
 - 1.1 - KATELAND SUBDIVISION WILL BE DIVIDED INTO LOTS AS SHOWN HEREIN. THE ENTIRE PLANNED DEVELOPMENT SHALL BE SUBJECT TO THE CITY ZONING REGULATIONS. THE CITY ZONING REGULATIONS SHALL APPLY TO THE DEVELOPMENT OF THE PRELIMINARY PLAT AND THE PLANNED DEVELOPMENT PLAT. THE CITY ZONING REGULATIONS, TOGETHER WITH THE CITY ZONING REGULATIONS, SHALL APPLY TO THE DEVELOPMENT OF THE PRELIMINARY PLAT.
 - 1.2 - THE CITY ZONING REGULATIONS, TOGETHER WITH THE CITY ZONING REGULATIONS, SHALL APPLY TO THE DEVELOPMENT OF THE PRELIMINARY PLAT.
 - 1.3 - THE CITY ZONING REGULATIONS, TOGETHER WITH THE CITY ZONING REGULATIONS, SHALL APPLY TO THE DEVELOPMENT OF THE PRELIMINARY PLAT.
- PLANNED DEVELOPMENT EXTENSION TO THE KATELAND SUBDIVISION**
 - 2.1 - KATELAND SUBDIVISION SHALL BE 4000 SQUARE FEET.
 - 2.2 - MINIMUM SETBACK FOR 1 OR 2 STORY SINGLE FAMILY DWELLINGS SHALL BE 10 FEET FROM THE FRONT YARD SETBACK FOR LOTS 1-14 OF BLOCK 2, LOTS 1-10 OF BLOCK 3, AND LOTS 1-14 OF BLOCK 4. THE CITY ZONING REGULATIONS, TOGETHER WITH THE CITY ZONING REGULATIONS, SHALL APPLY TO THE DEVELOPMENT OF THE PRELIMINARY PLAT.
 - 2.3 - MINIMUM SETBACK FOR 1 OR 2 STORY TOWNHOMES SHALL BE 10 FEET FROM THE FRONT YARD SETBACK FOR LOTS 1-14 OF BLOCK 2, LOTS 1-10 OF BLOCK 3, AND LOTS 1-14 OF BLOCK 4. THE CITY ZONING REGULATIONS, TOGETHER WITH THE CITY ZONING REGULATIONS, SHALL APPLY TO THE DEVELOPMENT OF THE PRELIMINARY PLAT.
 - 2.4 - MINIMUM SETBACK FOR 1 OR 2 STORY TOWNHOMES SHALL BE 10 FEET FROM THE FRONT YARD SETBACK FOR LOTS 1-14 OF BLOCK 2, LOTS 1-10 OF BLOCK 3, AND LOTS 1-14 OF BLOCK 4. THE CITY ZONING REGULATIONS, TOGETHER WITH THE CITY ZONING REGULATIONS, SHALL APPLY TO THE DEVELOPMENT OF THE PRELIMINARY PLAT.
- GENERAL NOTES RELATIVE TO OTHER APPLICABLE REGULATIONS**
 - 3.1 - ALL LOTS SHALL BE ALIGNED ON ALL STREETS EXCEPT FOR COUNTRY ROAD. THE EXCEPTION IS PRESCRIBED IN THE PRELIMINARY PLAT PROCEDURE.
 - 3.2 - IF THE DRIVEWAY AND UTILITY EASEMENTS ALIGNED ON SIDE AND REAR LOT LINES. THIS EXCEPTION IS PRESCRIBED THROUGH PLAT PROCEDURE.
 - 3.3 - NO TEMPORARY TRAVELWAYS AT END OF COUNTRY ROAD, ROBERTA STREET AND KATELAND STREET. THIS EXCEPTION IS PRESCRIBED THROUGH PLAT PROCEDURE.
- ADDITIONAL GENERAL NOTES AND SPECIFIC**
 - 4.1 - FLOOD PLANE
 - 4.2 - MINIMUM FLOOR PLANE SHALL BE DEVELOPED TO FIT WITH THE PROPOSED SETBACKS AND KATELAND LOT DRIVEWAY SETBACKS.
 - 4.3 - MINIMUM DRIVEWAY WIDTH SHALL BE PER USE ZONING REGULATIONS.
 - 4.4 - OFF STREET PARKING SHALL BE PROVIDED IN ACCORDANCE WITH USE ZONING REGULATIONS.
 - 4.5 - NO OTHER LANDSCAPE AREA IS PROPOSED. LANDSCAPING FOR OTHER THAN SINGLE FAMILY USES WILL BE PROVIDED IN ACCORDANCE WITH USE ZONING REGULATIONS.
 - 4.6 - NO OTHER OPEN SPACE OR RECREATION AREA IS PROPOSED. OPEN SPACE FOR OTHER THAN SINGLE FAMILY USES WILL BE PROVIDED IN ACCORDANCE WITH USE ZONING REGULATIONS.
 - 4.7 - NO OTHER OUTSIDE UTILITY PROVIDED. PUBLIC STREET LIGHTING WILL BE PER CITY REGULATIONS.
 - 4.8 - NO OTHER EXCEPT AS PART OF THE DEVELOPMENT AS PART OF THE CITY ZONING REGULATIONS. THE CITY ZONING REGULATIONS, TOGETHER WITH THE CITY ZONING REGULATIONS, SHALL APPLY TO THE DEVELOPMENT OF THE PRELIMINARY PLAT.
 - 4.9 - NO OTHER EXCEPT AS PART OF THE DEVELOPMENT AS PART OF THE CITY ZONING REGULATIONS. THE CITY ZONING REGULATIONS, TOGETHER WITH THE CITY ZONING REGULATIONS, SHALL APPLY TO THE DEVELOPMENT OF THE PRELIMINARY PLAT.
 - 4.10 - NO OTHER EXCEPT AS PART OF THE DEVELOPMENT AS PART OF THE CITY ZONING REGULATIONS. THE CITY ZONING REGULATIONS, TOGETHER WITH THE CITY ZONING REGULATIONS, SHALL APPLY TO THE DEVELOPMENT OF THE PRELIMINARY PLAT.
 - 4.11 - LOT LINES ARE APPROXIMATE AND SUBJECT TO CHANGE AT FINAL PLAT.

PROPOSED KATELAND SUBDIVISION
RAPID CITY, SD

PREPARED BY: [Signature]
DATE: [Date]
DRAWN BY: [Signature]
CHECKED BY: [Signature]

F M G, Inc.
3700 Burgin Road
Rapid City, SD 57702-0317
(605) 342-4105 FAX (605) 342-4222

Sheet Name: **MASTER PLAN**

Sheet Number: **4**
Total Sheet: **13**