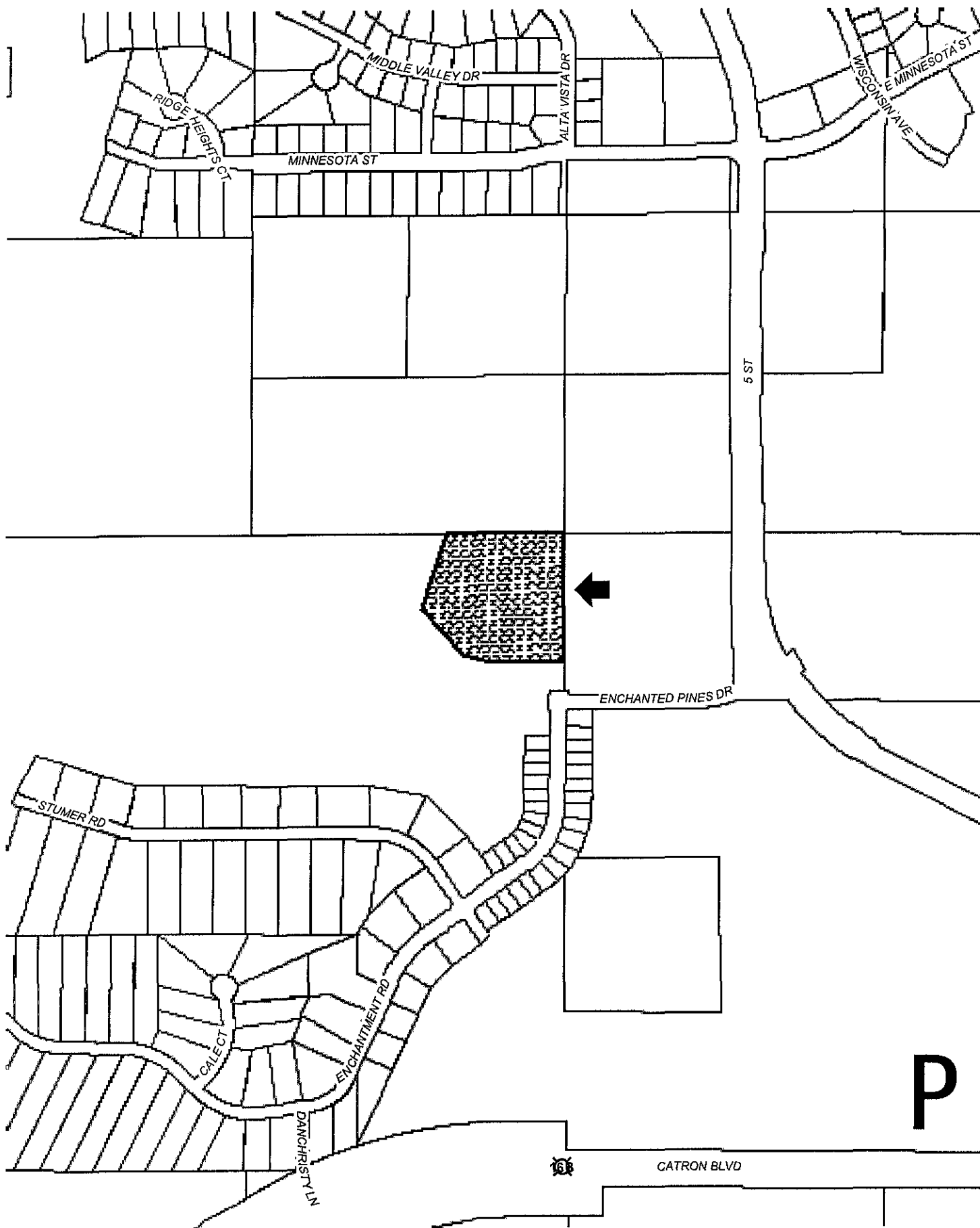


Recommendation for revised conditions of approval for a Preliminary Plat on Lots 5 through 15, Block 2, PLM Subdivision:

- 1) Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Growth Management Department;
- 2) Prior to Preliminary Plat approval by the city Council, a Utility Layout Plan shall be submitted for review and approval;
- 3) Prior to Preliminary Plat approval by the City Council verification of the serviceability of the sewer main to lots located along the east side of Enchantment Road shall be submitted for review and approval;
- 4) Prior to Preliminary Plat approval by the City Council, road construction plans for Enchantment Road as it abuts propose Lot 12 shall be submitted for review and approval. In particular, the construction plans shall show Enchantment Road constructed **as a subcollector** with a minimum ~~32~~ **27** foot wide pave surface, curb, gutter, sidewalk, street light conduit, water and sewer **in a 52 foot right-of-way** or a Variance to the Subdivision Regulations shall be obtained or Lot 12 shall be eliminated from the plat document;
- 5) Prior to Preliminary Plat approval by the City Council, a revised grading and drainage plan shall be submitted for review and approval addressing the lots to be developed east of Enchantment Road and north of Enchanted Pines Drive. In addition, the plat document shall be revised to show drainage easements as needed;
- 6) Prior to Preliminary Plat approval by the City Council, the construction plans shall be revised to provide property line sidewalks in lieu of curbside sidewalks or an Exception to the Street Design Criteria Manual shall be obtained;
- 7) Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
- 8) Prior to submittal of a Final Plat application, the plat document shall be revised to show the right-of-way dimension for "First Light Lane";
- 9) Prior to submittal of a Final Plat application, a different street name for "First Light Lane" shall be submitted for review and approval by the Emergency Services Communication Center. In addition, the plat document shall be revised to show the approved street name; and,
- 10) Upon submittal of a Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid.

05PL116



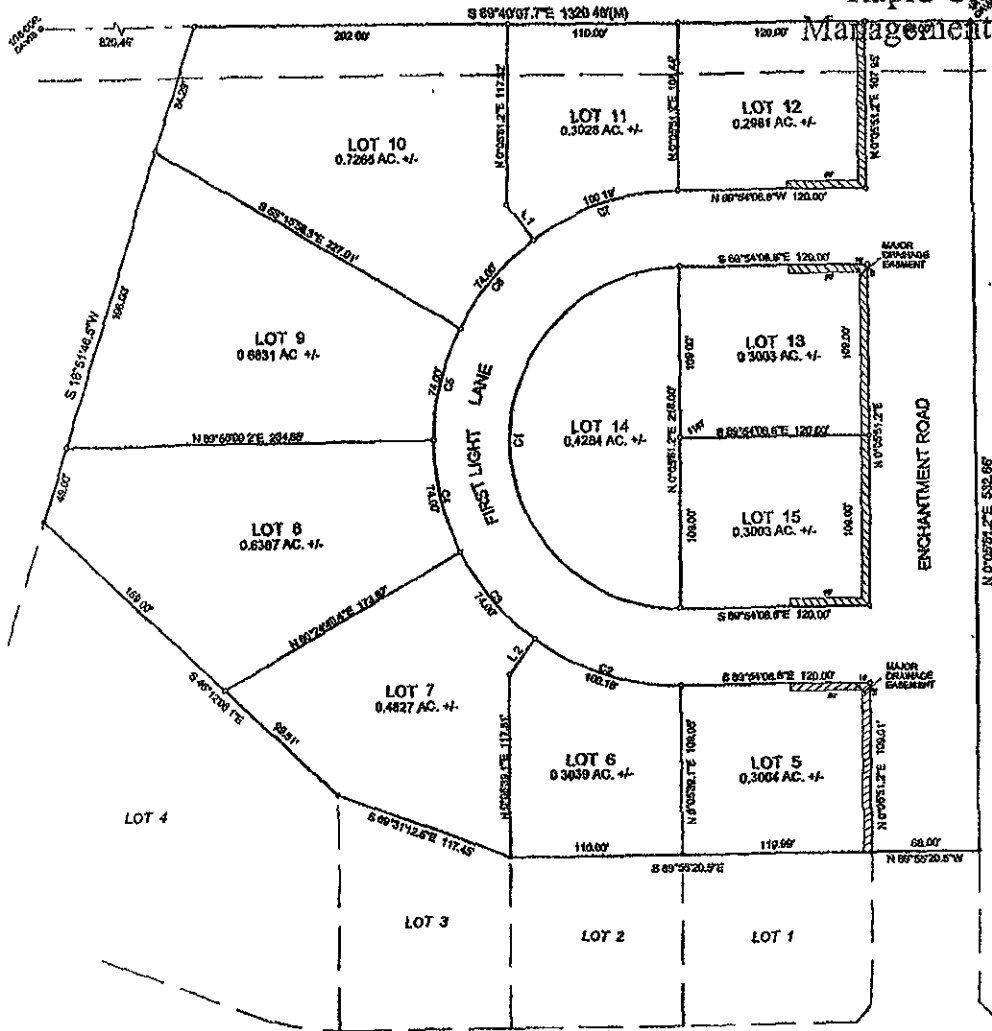
05PL116

PLM SUBDIVISION
PLAT OF LOTS 5 THROUGH 15 IN BLOCK 2
LOCATED IN NE1/4NW1/4 OF SECTION 24, T1N, R7E, B.H.M.
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

RECEIVED

JUN 10 2005

Rapid City Growth
Management Department

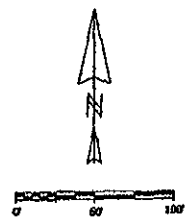


LEGEND

- 5/8" Ø REBAR WITH PLASTIC CAP MARKED "HANSON #6251"
- FOUND SURVEY MONUMENT AS NOTED.
- NON-ACCESS EASEMENT

Line	Bearing	Distance
1	S 89°13'30.2"E	27.67
2	S 38°25'40.1"W	27.67

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	130°00'00.0"	105.00	342.43	0.00	212.00	N 0°00'01.2"E
2	36°19'48.9"	158.00	100.18	51.84	88.52	N 71°46'14.6"W
3	28°50'08.0"	158.00	74.00	37.50	73.33	S 40°05'17.4"W
4	28°50'08.0"	158.00	74.00	37.50	73.33	N 13°10'12.4"W
5	28°50'08.0"	158.00	74.00	37.50	73.33	N 13°30'02.7"E
6	28°50'08.0"	158.00	74.00	37.50	73.33	N 42°05'07.7"E
7	36°19'48.9"	158.00	100.18	51.84	88.52	N 71°46'05.7"E



PREPARED BY:
HANSON SURVEYING & MAPPING
832 HORACE MANN DRIVE
RAPID CITY, SD 57701
606-388-9932

JUNE 8, 2005
PAGE 4 OF 2

NOTES: 6" MINOR DRAINAGE & UTILITY EASEMENT ON THE INTERIOR SIDE OF ALL LOT LINES.
AREA DEDICATED TO PUBLIC RIGHT-OF-WAY = 1.8736 AC. +/-
ANY 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.