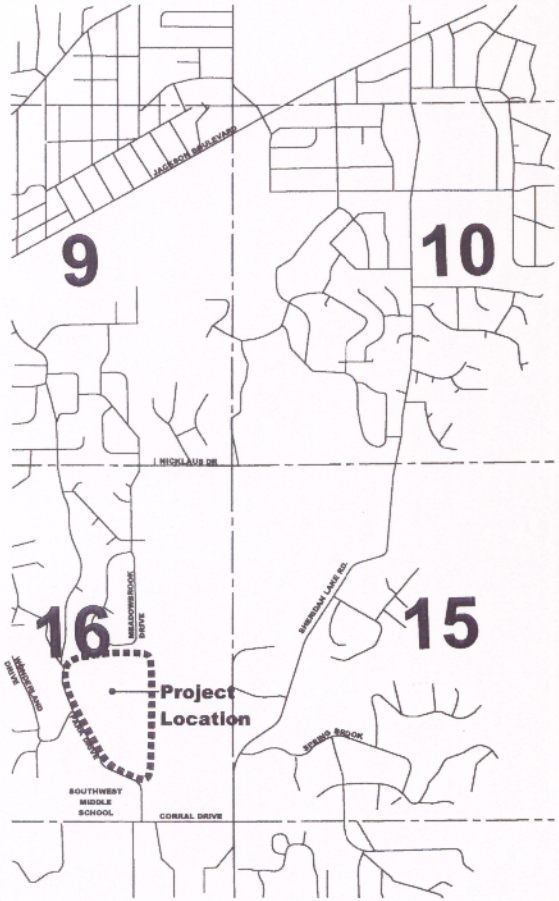
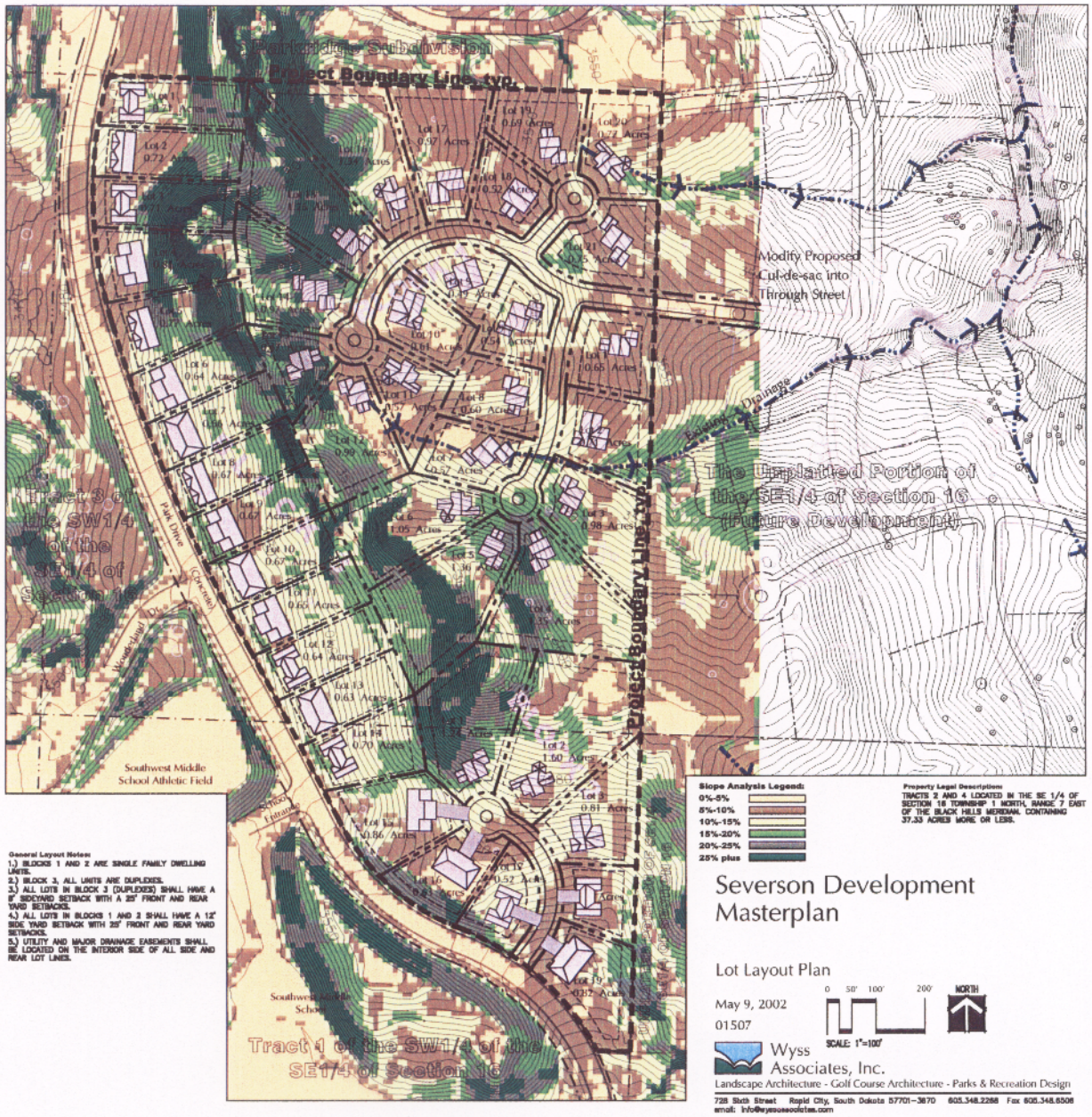
02PL047



Project Vicinity Map
SCALE: 1"=600'



General Layout Notes:
1.) BLOCKS 1 AND 2 ARE SINGLE FAMILY DWELLING UNITS.
2.) BLOCK 3, ALL UNITS ARE DUPLEXES.
3.) ALL LOTS IN BLOCK 3 (DUPLEXES) SHALL HAVE A 8' SIDEYARD SETBACK WITH A 25' FRONT AND REAR YARD SETBACKS.
4.) ALL LOTS IN BLOCKS 1 AND 2 SHALL HAVE A 12' SIDE YARD SETBACK WITH 25' FRONT AND REAR YARD SETBACKS.
5.) UTILITY AND MAJOR DRAINAGE EASEMENTS SHALL BE LOCATED ON THE INTERIOR SIDE OF ALL SIDE AND REAR LOT LINES.

Slope Analysis Legend:
- 0%-5%
- 5%-10%
- 10%-15%
- 15%-20%
- 20%-25%
- 25% plus

Property Legal Description:
TRACTS 2 AND 4 LOCATED IN THE SE 1/4 OF SECTION 16 TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE BLACK HILLS MERIDIAN, CONTAINING 37.33 ACRES MORE OR LESS.

Severson Development Masterplan

Lot Layout Plan

May 9, 2002
01507

0 50' 100' 200'
SCALE: 1"=100'
NORTH

Wyss Associates, Inc.
Landscape Architecture - Golf Course Architecture - Parks & Recreation Design
728 Sixth Street Rapid City, South Dakota 57701-3870 605.348.2288 Fax 605.348.6508
email: info@wyssassociates.com