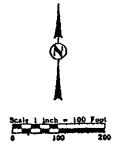
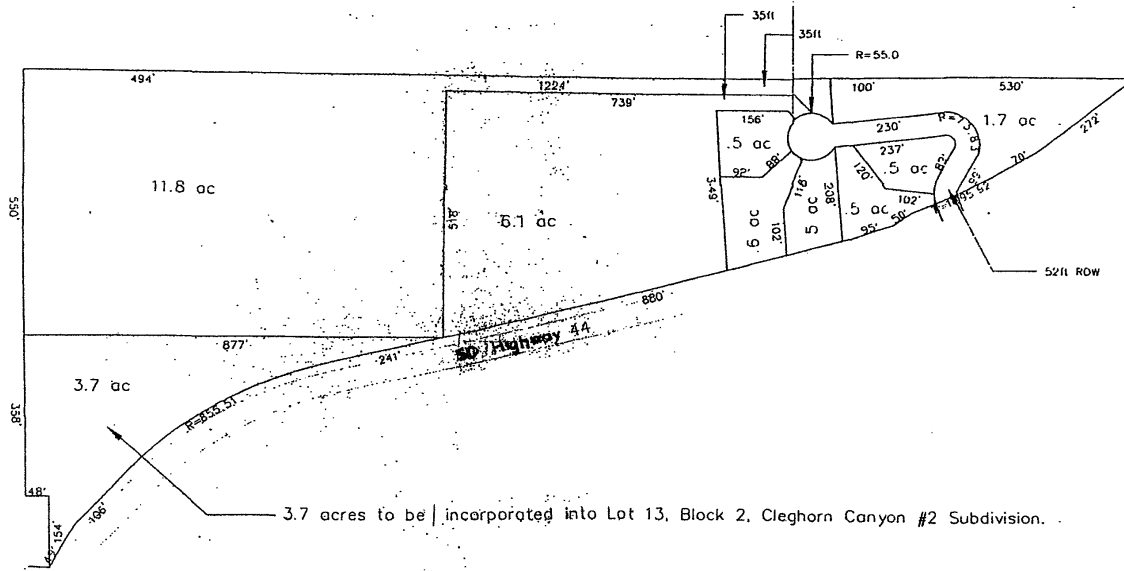


01PL007

# ORIGINAL MASTER PLAN



RECEIVED  
 JAN 24 2008  
 Rapid City  
 Planning Department



**DREAM DESIGN INTERNATIONAL, INC.**  
 D.D.I. PROFESSIONAL STRUCTURAL & CIVIL ENGINEERING CONSULTANTS

343 CLUNCY ST. SUITE 104, RAPID CITY, SD 57701 PH. 605-348-0530 FAX. 605-348-0545

SCALE:	AS SHOWN
DATE:	NOVEMBER 28, 2007
DESIGNED BY:	MS
DRAWN BY:	MS
CHECKED BY:	MS
DATE:	

MASTER PLAN FOR FISH HATCHERY SUBDIVISION

SHEET  
 1  
 OF  
 1

# REVISED MASTER PLAN

01PL007



1" = 100'  
(UNREduced)



## PHASE III

- The balance of the property (3.45 acres +/-) to be consolidated into the adjoining Lot 13 of Cleghorn Canyon Subdivision.
- Utilities - no extension of sewer or water services shall be required.
- No access shall be permitted onto US Highway 44.

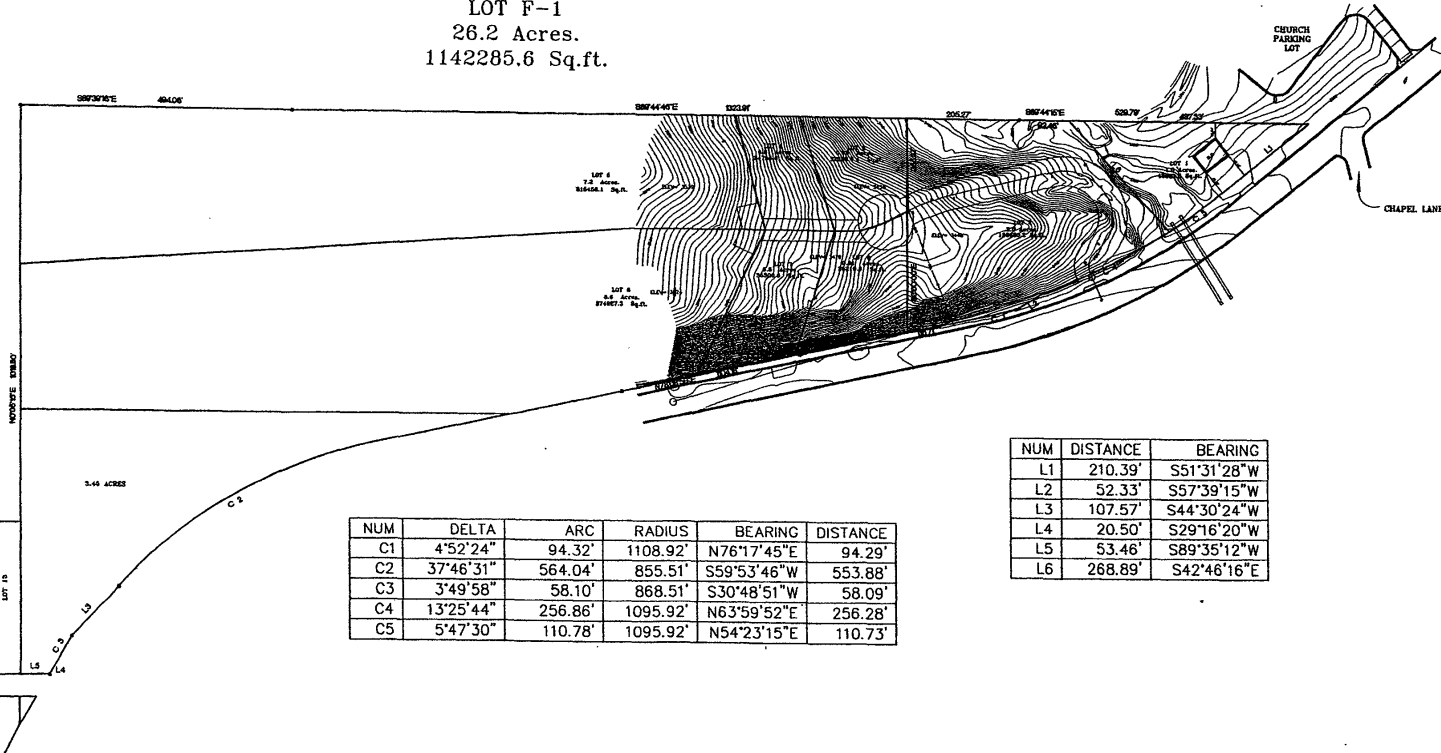
## PHASE II

- Lots 2 through 8 - seven residential lots to be zoned Park Forest with an average development density of 3.0 acres per lot. The developer reserves the right to subdivide Lot 2 into not more than two residential lots at a later date.
- Proposed Use - residential or any permitted use in Park Forest designation.
- Structures - shall be residential or accessory residential.
- Utilities - water and sewer services shall be extended to all lots, including Lot 1. Any homes established above elevation 3320 may require individual water pressure boosters.
- Parking - no on-street parking. At the time of lot development, two hard surfaced parking spaces shall be provided on each lot.
- Sidewalk - due to topography considerations, no sidewalk shall be required.
- Access - to be provided by a 32' wide private access & utility easement to an intermediate cut-to-sue which exceed approximately 275 feet in length and shall have a modified "T" turnaround. A road maintenance agreement shall be executed to ensure proper maintenance of easements. Due to topography, the finished road grade to the intermediate cut-to-sue will be approximately 12% and the finished road grade to the easement terminus will be approximately 15%. Existing curb cut will be utilized and modifications will be made within the right-of-way to ensure sight distance requirements per ASHTO guidelines. No other access shall be allowed onto US Highway 44/Jackson Boulevard.
- Curb & Chute - shall be provided on both sides of the road up to and including the intermediate cut-to-sue. Curb and gutter will not be provided from the cut-to-sue to the modified "T" turnaround.
- Fire Hazard Mitigation - at the time of application for building permits, all proposed residences shall coordinate a fire hazard mitigation plan with the Rapid City Fire Department. No wood shake shingles shall be permitted.

## PHASE I

- Lot 1 - a single one acre lot, zoned Office Commercial.
- Current use - photography studio, including outdoor photography sets.
- Future use - four units of office commercial development, which may include a photography studio.
- Structures - renovation and use of existing building. Future construction to include an 8,500 square foot office building with four total units. New construction shall meet all building and zoning requirements. New construction should be residential in character.
- Landscaping - shall meet or exceed Ordinance requirements. A landscaping buffer shall be installed along the north lot line.
- Utilities - existing building is served by city water and 4 private septic system. The developer proposes to utilize the existing services for Phase I (Lot 1) and will extend services to Phase II (Lots 2 - 8).
- Parking & Lighting - parking shall be provided to meet the minimum requirements for the building size and use. Outdoor lighting shall not be directed to the adjoining property to the north, but may be permitted along the building and parking areas.
- Signs - signs will be limited to one placed on the building and one on-site sign. The on-site sign shall not exceed five feet in height, and may be two dimensional. Lighting shall be permitted for both signs. There shall be no other on-site signage permitted.
- Sidewalk - no sidewalk shall be required.
- Access - utilize existing curb cut and approach. No other access shall be allowed onto US Highway 44/Jackson Boulevard.

LOT F-1  
26.2 Acres.  
1142285.6 Sq.ft.



NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	4°52'24"	94.32'	1108.92'	N76°17'45"E	94.29'
C2	37°46'31"	564.04'	855.51'	S59°53'46"W	553.88'
C3	3°49'58"	58.10'	868.51'	S30°48'51"W	58.09'
C4	13°25'44"	256.86'	1095.92'	N63°59'52"E	256.28'
C5	5°47'30"	110.78'	1095.92'	N54°23'15"E	110.73'

NUM	DISTANCE	BEARING
L1	210.39'	S51°31'28"W
L2	52.33'	S57°39'15"W
L3	107.57'	S44°30'24"W
L4	20.50'	S29°16'20"W
L5	53.46'	S89°35'12"W
L6	268.89'	S42°46'16"E

SHEET 1 OF 3  
 PROJECT NO. 01-PL-07  
 1030 MAIN STREET, P.O. BOX 8164  
 RAPID CITY, SOUTH DAKOTA 57109  
 (605) 346-158 FAX (605) 341-1712  
 SURVEYED BY: [Signature] DATE: 3/28/03 REVISION: 3/29/03  
 DRAWN BY: [Signature]  
**FISK LAND SURVEYING**  
 AND CONSULTING ENGINEERS  
 BOUNDARY SURVEY AND TOPOGRAPHICAL MAP  
 LOT F-1 OF FISH HATCHERY SUBDIVISION  
 RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA  
 FOR JOHN SKULBORSTAD