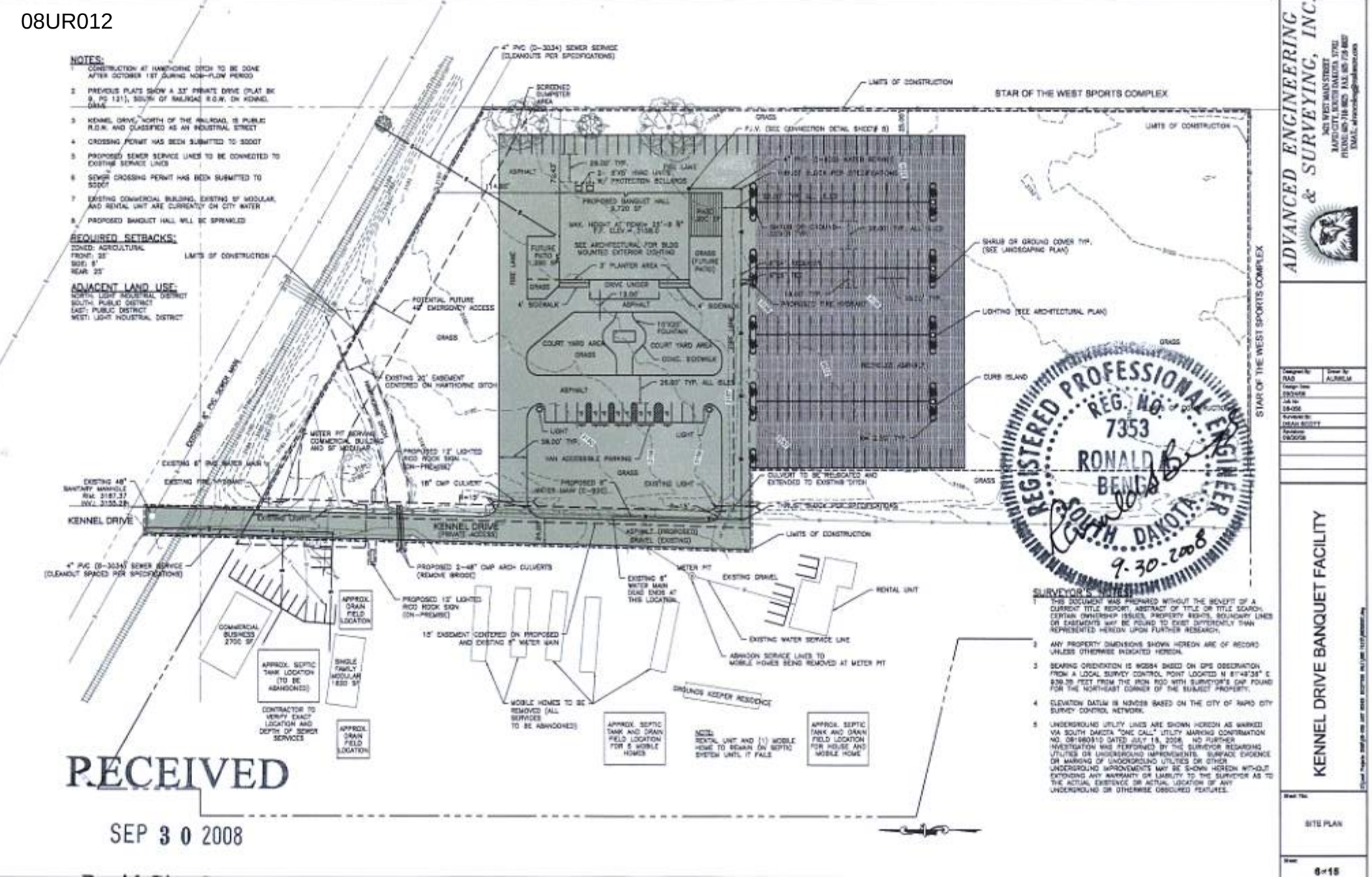
08UR012


NOTES:
1 CONSTRUCTION AT HAWTHORNE DITCH TO BE DONE AFTER OCTOBER 1ST DURING NON-FLOW PERIOD
2 PREVIOUS PLATS SHOW A 33' PRIVATE DRIVE (PLAT BK 9, PG 131), SOUTH OF RAILROAD R.O.W. ON KENNEL DRIVE
3 KENNEL DRIVE, NORTH OF THE RAILROAD, IS PUBLIC R.O.W. AND CLASSIFIED AS AN INDUSTRIAL STREET
4 CROSSING PERMIT HAS BEEN SUBMITTED TO SDDOT
5 PROPOSED SEWER SERVICE LINES TO BE CONNECTED TO EXISTING SERVICE LINES
6 SEWER CROSSING PERMIT HAS BEEN SUBMITTED TO SDDOT
7 EXISTING COMMERCIAL BUILDING, EXISTING 9' MODULAR, AND RENTAL UNIT ARE CURRENTLY ON CITY WATER
8 PROPOSED BANQUET HALL WILL BE SPRINKLED
REQUIRED SETBACKS:
ZONED: AGRICULTURAL
FRONT: 25'
SIDE: 8'
REAR: 25'
ADJACENT LAND USE:
NORTH: LIGHT INDUSTRIAL DISTRICT
SOUTH: PUBLIC DISTRICT
EAST: PUBLIC DISTRICT
WEST: LIGHT INDUSTRIAL DISTRICT
LIMITS OF CONSTRUCTION
STAR OF THE WEST SPORTS COMPLEX
PROPOSED BANQUET HALL 8,720 SF
FUTURE PATIO 1,200 SF
SEE ARCHITECTURAL FOR BLDG MOUNTED EXTERIOR LIGHTING
3' PLANTER AREA
DRIVE UNDER 13.00'
4' SIDEWALK
ASPHALT
10'X20' FOUNTAIN
COURT YARD AREA
CONC. SIDEWALK
26.00' TYP. ALL SIDES
SHRUB OR GROUND COVER TYP. (SEE LANDSCAPING PLAN)
LIGHTING (SEE ARCHITECTURAL PLAN)
CURB ISLAND
POTENTIAL FUTURE 48' EMERGENCY ACCESS
EXISTING 20' EASEMENT CENTERED ON HAWTHORNE DITCH
METER PIT SERVING COMMERCIAL BUILDING AND 9' MODULAR
PROPOSED 12' LIGHTED RIGID HOOK SIGN (ON-PREMISE)
EXISTING 6" DNG WATER MAIN
EXISTING FIRE HYDRANT
EXISTING 48" SANITARY MANHOLE RIM: 3187.37 INV.: 3130.28
18" CMP CULVERT
KENNEL DRIVE
KENNEL DRIVE (PRIVATE ACCESS)
ASPHALT (PROPOSED) GRAVEL (EXISTING)
CULVERT TO BE RELOCATED AND EXTENDED TO EXISTING DITCH
4" PVC (D-3034) SEWER SERVICE (CLEANOUT SPACED PER SPECIFICATIONS)
PROPOSED 2-48" CMP ARCH CULVERTS (REMOVE BRIDGE)
PROPOSED 12' LIGHTED RIGID HOOK SIGN (ON-PREMISE)
15' EASEMENT CENTERED ON PROPOSED AND EXISTING 8" WATER MAIN
EXISTING 8" WATER MAIN DEAD ENDS AT THIS LOCATION
METER PIT
EXISTING GRAVEL
RENTAL UNIT
EXISTING WATER SERVICE LINE
ABANDON SERVICE LINES TO MOBILE HOMES BEING REMOVED AT METER PIT
COMMERCIAL BUSINESS 2700 SF
APPROX. SEPTIC TANK LOCATION (TO BE ABANDONED)
APPROX. DRAIN FIELD LOCATION
SINGLE FAMILY MODULAR 1600 SF
CONTRACTOR TO VERIFY EXACT LOCATION AND DEPTH OF SEWER SERVICES
MOBILE HOMES TO BE REMOVED (ALL SERVICES TO BE ABANDONED)
APPROX. SEPTIC TANK AND DRAIN FIELD LOCATION FOR 5 MOBILE HOMES
NOTE: RENTAL UNIT AND (1) MOBILE HOME TO REMAIN ON SEPTIC SYSTEM UNTIL IT FAILS
GROUNDS KEEPER RESIDENCE
APPROX. SEPTIC TANK AND DRAIN FIELD LOCATION FOR HOUSE AND MOBILE HOME
REGISTERED PROFESSIONAL ENGINEER
REG. NO. 7353
RONALD A. BENGE
SOUTH DAKOTA
9-30-2008
SURVEYOR'S NOTES:
1 THIS DOCUMENT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, ABSTRACT OF TITLE OR TITLE SEARCH. CERTAIN OWNERSHIP ISSUES, PROPERTY RIGHTS, BOUNDARY LINES OR EASEMENTS MAY BE FOUND TO EXIST DIFFERENTLY THAN REPRESENTED HEREON UPON FURTHER RESEARCH.
2 ANY PROPERTY DIMENSIONS SHOWN HEREON ARE OF RECORD UNLESS OTHERWISE INDICATED HEREON.
3 BEARING ORIENTATION IS 90DEG BASED ON GPS OBSERVATION FROM A LOCAL SURVEY CONTROL POINT LOCATED N 81°49'38" E 939.35 FEET FROM THE IRON ROD WITH SURVEYOR'S CAP FOUND FOR THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.
4 ELEVATION DATUM IS NGVD29 BASED ON THE CITY OF RAPID CITY SURVEY CONTROL NETWORK.
5 UNDERGROUND UTILITY LINES ARE SHOWN HEREON AS MARKED VIA SOUTH DAKOTA "ONE CALL" UTILITY MARKING CONFIRMATION NO. 081960510 DATED JULY 18, 2008. NO FURTHER INVESTIGATION WAS PERFORMED BY THE SURVEYOR REGARDING UTILITIES OR UNDERGROUND IMPROVEMENTS. SURFACE EVIDENCE OR MARKING OF UNDERGROUND UTILITIES OR OTHER UNDERGROUND IMPROVEMENTS MAY BE SHOWN HEREON WITHOUT EXTENDING ANY WARRANTY OR LIABILITY TO THE SURVEYOR AS TO THE ACTUAL EXISTENCE OR ACTUAL LOCATION OF ANY UNDERGROUND OR OTHERWISE OBSCURED FEATURES.
RECEIVED
SEP 30 2008
ADVANCED ENGINEERING & SURVEYING, INC.
KENNEL DRIVE BANQUET FACILITY
SITE PLAN
6-15