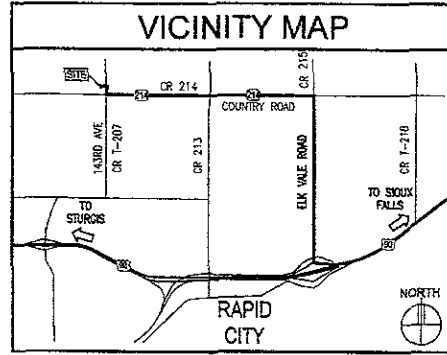
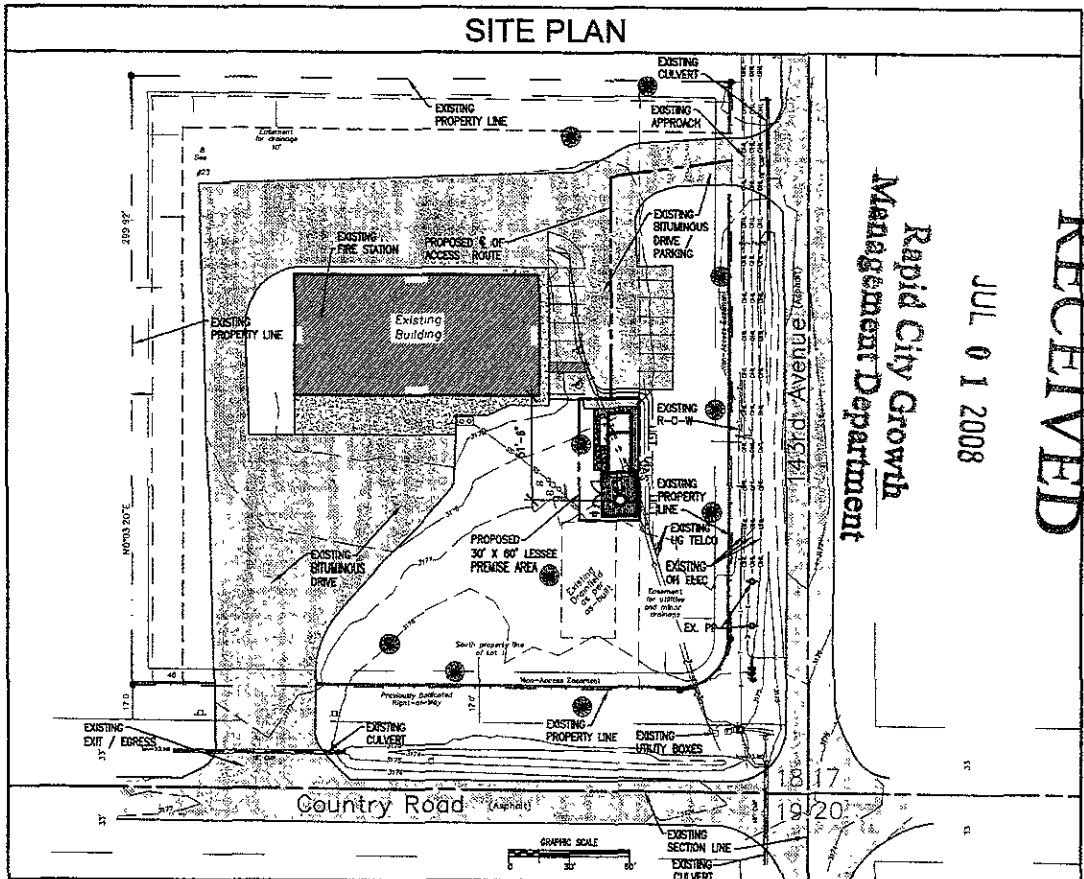
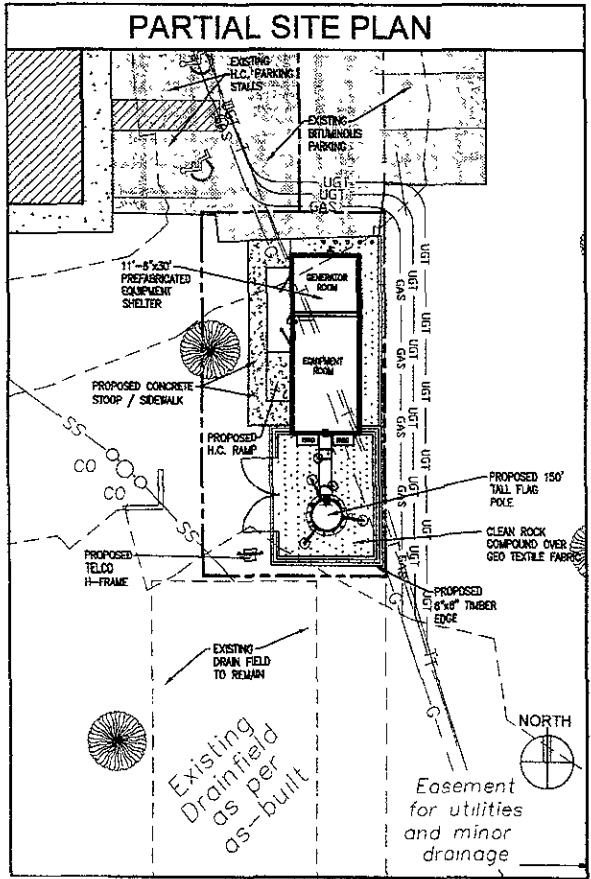


VERIZON WIRELESS



PROJECT INFORMATION	
SITE NAME	RCYC PERENNIAL
SITE ADDRESS	129X COUNTY ROAD 214 RAPID CITY SD 57701
COUNTY	PENNINGTON COUNTY
GROUND ELEVATION	3177.0' AMSL (NGVD 1929)
ANTENNA CENTERLINE HEIGHT	3233.0' AMSL - 148' AGL
ANTENNA TIP HEIGHT	3327.0' AMSL - 150' AGL
OVERALL STRUCTURE HEIGHT	3331.0' AMSL - 154' AGL
OCCUPANCY	B
BUILDING TYPE	V-B
PROJECT DESCRIPTION	
INSTALL PROPOSED LIGHTED FLAG POLE TOWER, PREFABRICATED EQUIPMENT SHELTER, ANTENNAS, AND WOOD SLAT FENCED COMPOUND. THE PROPOSED INSTALLATION WILL IMPROVE MOBILE PHONE SERVICE IN THE RAPID CITY, SD AREA.	

NOT FOR CONSTRUCTION



Rapid City Growth Management Department

JUL 01 2008

RECEIVED

DESIGN
 ROBERT J DAVIS, AIA
 ARCHITECT
 973 VALLEY VIEW RD
 EDEN PRAIRIE, MN 55428
 (952) 933-9299 FAX 933-2582

VERIZON WIRELESS
 10801 BUSH LAKE ROAD
 BLOOMINGTON, MN 55425
 (952) 946-4700

PROJECT

RCYC PERENNIAL

129X COUNTY RD. 214
 RAPID CITY, SD 57701

SHEET CONTENTS.
 VICINITY MAP
 PROJECT INFORMATION
 SITE PLAN
 TOWER ELEVATION

DRAWN BY: JWM
 DATE: 12-10-07
 CHECKED BY: DRT 06-11-08
 REV A 06-12-08

Title Page
RCYC Perennial
Property Legal Descriptions

Lot 1 of North Haines Subdivision, Pennington County, South Dakota, as shown on the plat filed in Plat Book 31, Page 98.

SURVEYOR'S NOTES

Utilities shown are from visual inspection, sketches provided by individual service providers and Utility Locates performed by South Dakota One Call Ticket No. 073240305 and 073610030
 The actual location of utilities and service lines may vary from the information shown hereon
 Minor details may not be shown due to snow cover at the time of survey.

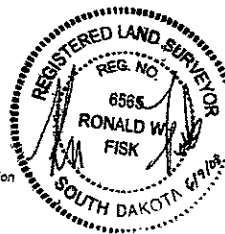
According to Design 1 of Eden Prairie Ltd, Eden Prairie Minnesota - underground utilities within the Land Space Area are to be relocated by the Lessor. NOTE: No agreement or recording information for such agreement has been provided

TOWER COORDINATES

44°07'33.85" N
 103°11'31.10" W
 NAD83 (CORS96)
 (Epoch 2002.0000)
 3,177.0 NGVD29

SHEET INDEX

- | | |
|---|-------------------------------------|
| 1 | Title Page |
| 2 | Vicinity Map/Land Space Description |
| 3 | Site Map 1"=40' |
| 4 | Site Map 1"=20' |



SCHEDULE B ITEMS

First American Title Company of South Dakota - Commitment No 00083847 1st Amend Effective Date - October 25, 2007

9. Deed of Easement granted to the United States of America to construct, operate and maintain an underground water line, in upon, under, over and across a strip of Land 50 feet in width, located in the S1/2SE1/4 of Section 18, T2N, R8E, BHM, as set forth in instrument recorded April 23, 1958, in Misc Book 68, Page 33, and as shown on the filed plat of said land.
 United States of America conveyed their interest in said Deed of Easement to the West River Foundation for Economic and Community Development, as set forth in Quit Claim Deed recorded November 15, 2002, in Book 107, Page 6313
 The easement is as shown hereon.
10. Reservation by the United States of America, acting by and through the Secretary of the Air Force, its right, title and interest in all metallic and non-metallic minerals, ores and metals of any kind and character, including but not limited to coal, asphaltum, oil and gas and other substances, in and under subject property, as reserved in Quit Claim Deed recorded November 15, 2002, in Book 107, Page 6313.
 NOTE: This pertains to a strip of land 50 feet in width, situated in the S1/2 SE1/4 of Section 18, T2N, R8E BHM
 The strip of land, 50 in width is as shown hereon.
11. The limitations, covenants, conditions, restrictions, easements, reservations, exceptions, terms, liens or charges contained in the Quit Claim Deed recorded November 15, 2002, in Book 107, Page 6313 Said Quit Claim DOES contain rights of reversion, set forth as follows:
 This conveyance is subject to the conditions that the Grantee, and any person or entity to which the Grantee transfers said tract, comply in the use of the tract and any improvements thereon with the applicable provisions of the Ellsworth Air Force Base Air Installation Compatible Use Zone Study as it now exists or is hereinafter amended. Further, Grantee agrees that if any of the existing housing is moved off of the tract, it will properly fill the basement cavity or cavities, grade the land to the same level as the adjacent and surrounding area, and restore and landscape the graded land to the same condition as the adjacent and surrounding area.
 AND
 This conveyance is also subject to the reversionary right hereinafter set forth; all right, title, and interest in on to any portion of the conveyed property, including any improvements thereon, shall revert to Grantor and the Grantor shall have the right of immediate entry thereon, after the date of this conveyance, the Secretary of the Air Force determines that the property conveyed herein is not being used in a manner which is in compliance with the applicable provisions of the Ellsworth Air Force Base Air Installation Compatible Use Zone Study as it now exists or is hereinafter amended. Restrictions, if any, based on race color, religion, sex, handicap, familial status, or national origin are deleted.
 NOTE: This pertains to a strip of land 50 feet in width, situated in the S1/2 SE1/4 of Section 18, T2N, R8E BHM
 The strip of land, 50 in width is as shown hereon.
12. Right of Way Permit granted to Black Hills Power and Light Company, a Corporation, for a perpetual right of way and easement to construct, operate and maintain an electric power line, with the right of ingress and egress, upon, over and across the S1/2 SE1/4 of Section 18, T2N, R8E BHM, as set forth in instrument recorded March 2, 1966, in Misc. Book 91, Page 424. The route is not set forth
 The limits of the easement are not geometrically described and cannot be shown hereon.
 Utilities are shown as located by South Dakota One Call.
13. Buried Exchange Facility Easement granted to Northwestern Bell Telephone Company, an Iowa corporation, for a right of way and easement to construct, operate and maintain a communications system upon, under and across the E1/2SE1/4SE1/4 of Section 18, T2N, R8E BHM, together with the right of access thereto, as set forth in instrument recorded September 8, 1975, in Misc Book 2, Page 3665. The route is not set forth.
 The limits of the easement are not geometrically described and cannot be shown hereon.
 Utilities are shown as located by South Dakota One Call.
14. Right-of-Way Easement granted to West River Electric Association, Inc., a cooperative corporation, to construct, operate and maintain an electric transmission and/or distribution line or system on or under a strip of land 16 1/2 feet wide beginning 33 feet from South section line running East & West in the S1/2 SE1/4 and S1/2SW1/4 of Section 18, T2N, R8E BHM, as set forth in instrument recorded March 20, 1978, in Misc Book 11, Page 4883.
 The limits of the easement are not adequately described and cannot be shown hereon.
 Utilities are shown as located by South Dakota One Call.
15. Right-of-Way Easement granted to West River Electric Association, Inc., a cooperative corporation, to construct, operate and maintain an electric transmission and/or distribution line or system on or under a strip of land 16 1/2 feet wide beginning 33 feet from East section line running North & South in the SE1/4 SE1/4 of Section 18, T2N, R8E BHM, as set forth in instrument recorded March 20, 1978, in Misc. Book 11, Page 4884.
 The limits of the easement are not adequately described and cannot be shown hereon.
 Utilities are shown as located by South Dakota One Call.
16. The limitations, covenants, conditions, restrictions, easements, reservations, exceptions, terms, liens or charges contained in the Agreement Waiving Right to Protest, recorded December 23, 2002, in Book 109, Page 2428. Restrictions, if any, based on race, color, religion, sex, handicap, familial status, or national origin, are deleted.
 The document references the subject property.
17. The terms and conditions of the Right of First Refusal executed by and between North Haines Fire Protection District, and George L. McDaniels and Phyllis M. McDaniels, and Charlotte T. Nikolash, as set forth in instrument recorded August 15, 2003, in Book 120, Page 8983.
 The statement affects the subject property.
18. The terms and conditions of the Lesse executed between North Elk Fire Protection District, Lessor, and North Haines Volunteer Fire Department, Inc., Lessee, dated December 6, 2004, recorded December 6, 2004, in Book 139, Page 4681.
 The statement affects the subject property.
19. Note on the filed plat of said land, as follows:
 Pursuant to SDCL 11-3-8.1 and 11-3-8.2, the developer of the property described within this plat shall be responsible for protecting any waters of the State, including ground water, located adjacent to or within such platted area from pollution from sewage from such subdivision and shall in prosecution of such protections conform to and follow all regulations of the South Dakota Department of Environment and Natural Resources relating to the same
 The statement affects the subject property.
20. Note on the filed plat of said land, as follows: NOTE: A reserve area for on-site wastewater disposal shall be identified during the building permit application process, as set forth on the plat of said land.
 The statement affects the subject property.
21. Easement for drainage, 10 feet wide, along a portion of subject property, as shown on the filed plat of said land.
 The easement is shown and labeled hereon.
22. No Direct Vehicular Access, except as shown, as set forth and shown on the filed plat of said land.
 The restriction is as shown and labeled hereon.
23. Easements for utilities and drainage 8 feet on the interior side of oil lot lines, as set forth on the filed plat of said land
 The easements are shown and labeled hereon.
24. Dedicated public right-of-way crossing a portion of subject property, as shown on the filed plat of said land.
 The right-of-way is shown and labeled hereon.

Fisk Land Surveying & Consulting, Inc.
 1022 Main Street (P.O. Box 8164)
 Rapid City, SD 57708
 (605) 348-1858
 (800) 341-1112 (W)

RCYC Perennial
 Lot 1 of North Haines Subdivision
 1290 Country Road
 Rapid City, South Dakota

Surveyed by:
ML,BL

Date
12/17/07

Drawn by:
RWF

Checked by:
WF

Revisions
5/22/08
Land Space
Area
5/5/08
Schedule B
References

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of
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Project No.
07-12-05

Land Space Legal Description

Commencing at the northeast corner of Lot 1 of North Haines Subdivision, as shown on the plat filed in Plat Book 31, Page 98, said point being marked by a rebar with plastic cap marked "R W FISK 6565" whence the northwest corner of the aforesaid Lot 1, a rebar with plastic cap marked "R W FISK 6565" bears N89°38'33"W 294.98';

thence S16°01'48"W 163.88' to the point of beginning, a rebar with plastic cap marked "RW FISK 6565";

thence S00°00'00"W 60.00' to a rebar with plastic cap marked "RW FISK 6565";

thence S90°00'00"W 30.00' to a rebar with plastic cap marked "RW FISK 6565";

thence N00°00'00"E 60.00' to a rebar with plastic cap marked "RW FISK 6565";

thence N90°00'00"E 30.00' to the point of beginning;

said area contains 1,800 square feet, more or less.

Access and Utility Route Description

Commencing at the northeast corner of Lot 1 of North Haines Subdivision, as shown on the plat filed in Plat Book 31, Page 98, said point being marked by a rebar with plastic cap marked "R W FISK 6565" whence the northwest corner of the aforesaid Lot 1, a rebar with plastic cap marked "R W FISK 6565" bears N89°38'33"W 294.98';

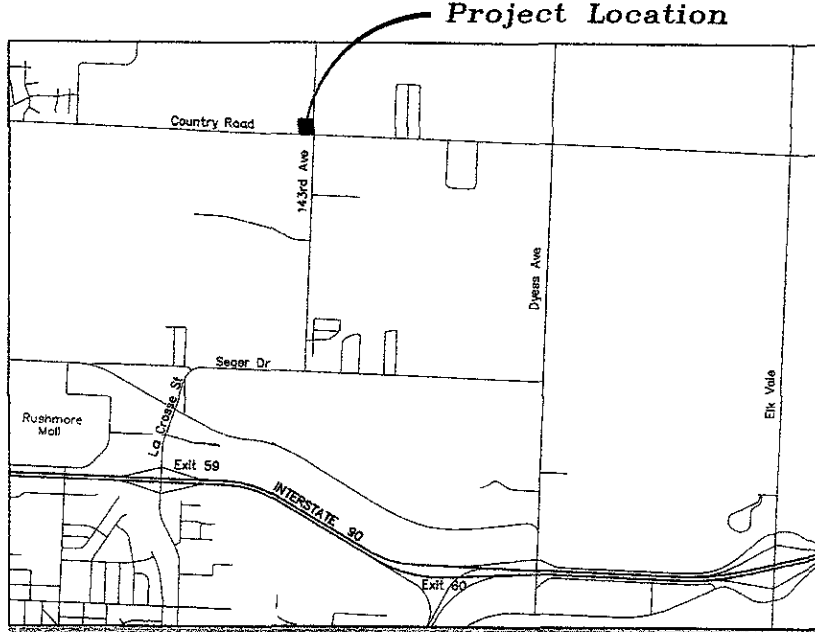
thence S00°04'01"W 38.41' on the west Right-of-Way line of 143rd Avenue and the east line of the aforesaid Lot 1 to the point of beginning, the centerline of an access and utility route of unspecified width;

thence S83°13'41"W 35.45';

thence S56°57'00"W 18.84';

thence S00°07'00"W 103.69' to the terminus on the north line of the aforesaid Land Space, whence the northwest corner of the Land Space bears N90°00'00"W 15.00'

Project Location



Vicinity Map

Scale: 1"=2500'



December 17, 2007
Rev. June 6, 2008

Elevations from
City Benchmark Network
Datum NGVD29
Basis of Bearings
GPS Observation



Fisk Land Surveying
& Consulting
Engineers, Inc.
1025 Main Street (P.O. Box 8184)
Rapid City, South Dakota 57709
(605) 344-1808
Fax: (605) 344-1808

RCYC Perennial
Lot 1 of North Haines Subdivision
1290 Country Road
Rapid City, South Dakota

Surveyed by:
ML, BL

Date
12/17/07

Drawn by
RWF

Checked by:
WF

Revisions
5/22/08
Land Space
Area
6/6/08
Schedule B
references

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Project No.
07-12-05

Title Page

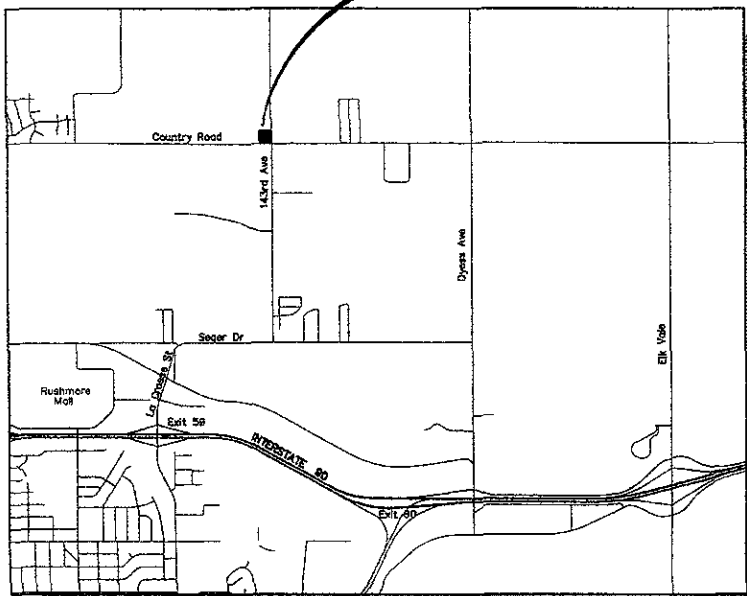
RCYC Perennial

Lot 1 of North Haines Subdivision
Pennington County, South Dakota
1920 Country Road

SHEET INDEX

- Title Page
- Site Map 1" = 40'
- Site Plan 1"=20'
- Grading Plan 1"=20'
- Erosion and Sediment Control Plan Narrative
- Erosion and Sediment Control Plan

Project Location



Vicinity Map

Scale: 1"=3000'

PAVING NOTES

Paving for additional circulation shall consist of 4" of asphalt over 6" of Base Course over compacted subgrade. Asphalt millings shall be acceptable. This recommendation is provided in the absence of a Geotechnical Report with paving recommendation.

UTILITY CONSTRUCTION NOTES

All utility work shall be in accordance with the City of Rapid City Standard Specifications for Public Works Construction (2007 edition).

Existing services within the ROW shall be utilized for the proposed site. The proposed route and construction activity shall be coordinated with the individual service providers.

Service line relocations shall be the responsibility of the property owner and/or tenants. The proposed route and construction activity shall be coordinated with the individual service providers.

GENERAL NOTES

All work shall be in accordance with the City of Rapid City Standard Specifications for Public Works Construction (2007 edition).

Contractor shall be responsible for all permit acquisition, and permit compliance.

Contractor shall prepare and submit a traffic control plan prior to commencement of work within the right-of-way.

All signage and traffic control measures within the right-of-way shall be in conformance with MUTCD (current edition).

SURVEYOR'S NOTES

Utilities shown are from visual inspection, sketches provided by individual service providers and Utility Locates performed by South Dakota One Call Ticket No. 073610028. The actual location of utilities and service lines may vary from the information shown hereon.

Minor details may not be shown due to snow cover at the time of survey



ONE CALL
BEFORE DIGGING
1-800-781-7474

**Fisk Land Surveying
& Consulting
Engineers, Inc.**
 1022 Van Street (P.O. Box 1104)
 Rapid City, South Dakota 57709
 (605) 348-1535
 (605) 348-1112 (fx)

RCYC Perennial
 Lot 1 of North Haines Subdivision
 1290 Country Road
 Pennington County, South Dakota

Surveyed by:
ML,BL

Date
12/17/07

Drawn by
RWF

Checked by:
YF

Revisions

Vicinity
Map

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Project No.
07-12-05

EROSION AND SEDIMENT CONTROL NARRATIVE

Site Name Lot 1
Owner/Developer North Elk Fire Protection District
 2491 Mount Carmel Road
 Rapid City, SD 57701
Engineer Fisk Land Surveying & Consulting Engineers, Inc.
 P.O. Box 8154
 Rapid City, SD 57709
General Contractor UNDETERMINED

PROJECT DESCRIPTION

The project consists of the construction of a cellular communications tower with a prefabricated equipment shelter, with associated concrete and asphalt walks as well as an enclosure area for tower security. The parking and circulation for the existing North Haines Volunteer Fire Department shall serve the proposed site.

EXISTING SITE CONDITIONS

The site is occupied by a Volunteer Fire Department with attendant asphalt parking and circulation. The proposed improvements are located in the drainage "shadow" of the southeast corner of the existing structure. Drainage flows south to Country Road and east to 143rd Avenue under existing conditions. Proposed improvements preserve this pattern.

ADJACENT AREAS

North: Agricultural
 Northwest: Agricultural
 East: 143rd Avenue
 South: Country Road
 West: Agricultural

SOILS

Unknown

AREA AND VOLUME DISTURBED

The total area to be disturbed is 1,920 SF or 0.04 Ac.

EROSION CONTROL MEASURES

Erosion control measures will consist of compost filter sock 165 ft

AREA FOR STOCKPILES AND STORAGE

No stockpile areas are required.
 No storage areas are required.

EROSION AND SEDIMENT CONTROL CONSTRUCTION SEQUENCE

- Phase 1: Install compost filter sock prior to Initial Inspection and prior to utility installation. (See Plan)
- Phase 2: Upon completion of infrastructure and paving, install turf for grass buffer and seed/mulch disturbed areas in accordance with the City of Rapid City Standard Specification (2007 Edition) Phase 1 measures to remain in place.
- Phase 3: When disturbed areas are stabilized, remove sediment control devices and file notice of termination with the State.

CONSTRUCTION AND ESC SEQUENCE SCHEDULE PERMANENT STABILIZATION MEASURES

Proposed improvements will complete the infrastructure for this site. Permanent stabilization measures are shown on Sheet 6.

STORMWATER MANAGEMENT CONSIDERATIONS

Stormwater from Infrastructure improvements will flow southerly to the west ditch of Country Road, and westerly to the ditch on 143rd Ave., a continuation of their preconstruction condition in the Box Elder Drainage Basin.

MAINTENANCE

Inspection of Erosion and Sediment Control Measures should be scheduled weekly and following any storm event of 0.5 inches or greater. All measures will be maintained in good working order. Inspection and maintenance will continue until all disturbed areas have reached final stabilization. Paved streets adjacent to the site shall be cleaned at the end of each working day to remove sediment buildup from construction activities.

SPILL PREVENTION

Petroleum Products: Onsite construction equipment will be monitored for leaks & receive regular preventative maintenance. Asphalt, Chemical and Fertilizers: The use of asphalt and fertilizers is anticipated. Concrete Trucks: Concrete Trucks will not be allowed to discharge surplus concrete on the site unless a washout area has been designated.

SPILL CONTROL PRACTICES

Chemical and petroleum product spills of toxic or hazardous material will be reported to the appropriate Federal, State or Local Government agency. All spills will be cleaned up immediately after discovery.

SOIL SURFACE STABILIZATION PRACTICES

After construction begins, soil surface stabilization shall be applied within 14 days to all disturbed areas that may not be at final grade but will remain dormant (undisturbed) for periods longer than 21 calendar days. Within 14 days after final grade is reached on any portion of the site, permanent or temporary soil surface stabilization shall be applied to disturbed areas and soil stockpiles.

MAXIMUM LIMITS OF LAND EXPOSURES FOR SELECTION OF EROSION CONTROLS

Erosion Control Method	Max Allowable period of exposure (months)
Surface Roughening	N/A
Mulching	12
Temporary Revegetation	12-24
Permanent Revegetation	24 or more
Soil Stockpile Revegetation	2
Early Application of Road Base	1

SITE PLAN

The existing contours are shown at one foot intervals. The proposed are at one foot intervals. The grading limits and compost filter sock are shown on the plan.

NOTICE OF INTENT (Permit No xxxxxxxxx)

A notice of intent has not been filed with DENR.

WETLANDS

No wetlands will be impacted with this project.

DEWATERING

Dewatering operations are not expected. If needed, a general dewatering permit will be obtained from DENR.

EROSION AND SEDIMENT CONTROL PLAN CERTIFICATION

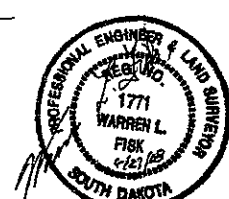
This erosion and sediment control narrative and attached erosion and sediment plan appears to fulfill the technical criteria and the criteria for erosion control and the requirements of the City of Rapid City. I understand that additional erosion and sediment control measures may be needed if unforeseen erosion problems occur or if the submitted plan does not function as intended. The requirements of this plan shall run with the land and be the obligation of the responsible party until such time as the plan is completed, modified or voided.

Owner/Developer _____ Date _____

ENGINEER'S CERTIFICATION

I hereby certify that these plans were prepared under my direct supervision and that I am a duly registered Professional Engineer under the laws of the State of South Dakota.

Thomas J. Fisk _____ Date 4/27/08
 Engineer Date



Fisk Land Surveying & Consulting Engineers, Inc.
 1028 Main Street (P.O. Box 8184)
 Rapid City, SD 57709
 (605) 342-1335
 (605) 341-1112 (fx)

RCYC Perennial Lot 1 of North Haines Subdivision
 1290 Country Road
 Pennington County, South Dakota

Surveyed by: ML,BL
Date 12/17/07
Drawn by: RWF
Checked by: WF
Revisions
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