

Rapid City Community Planning
& Development Services

JAN 25 2013

DREAM DESIGN INTERNATIONAL, INC.
CITY ENGINEERING - LANDSCAPE ARCHITECTURE
LAND DEVELOPMENT - CONSTRUCTION ADMINISTRATION



PRELIMINARY FOR REVIEW ONLY

Drawn By:	A.S. 2/2/2013
Checked By:	J.S.
Design Date:	08/20/08
Issue Date:	08/20/08
Project No.:	13-0000
Revision No.:	0000

RECEIVED
PRELIMINARY MASTER PLAN
RED ROCK SHADOWS

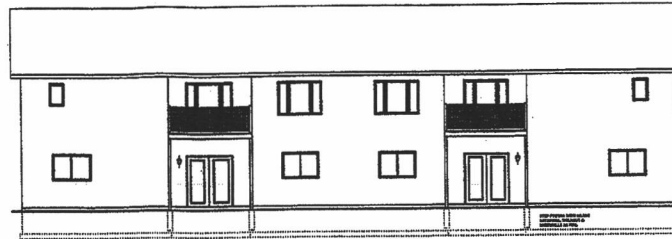
SITE LAYOUT SHEET

13PD003

RECEIVED

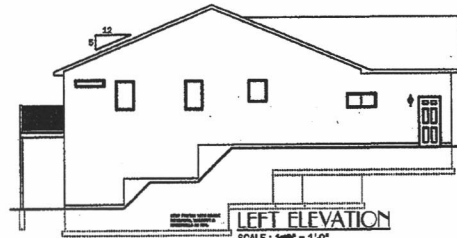
JAN 28 2013

Rapid City Community Planning
& Development Services



REAR ELEVATION
SCALE: 1/8" = 1'-0"

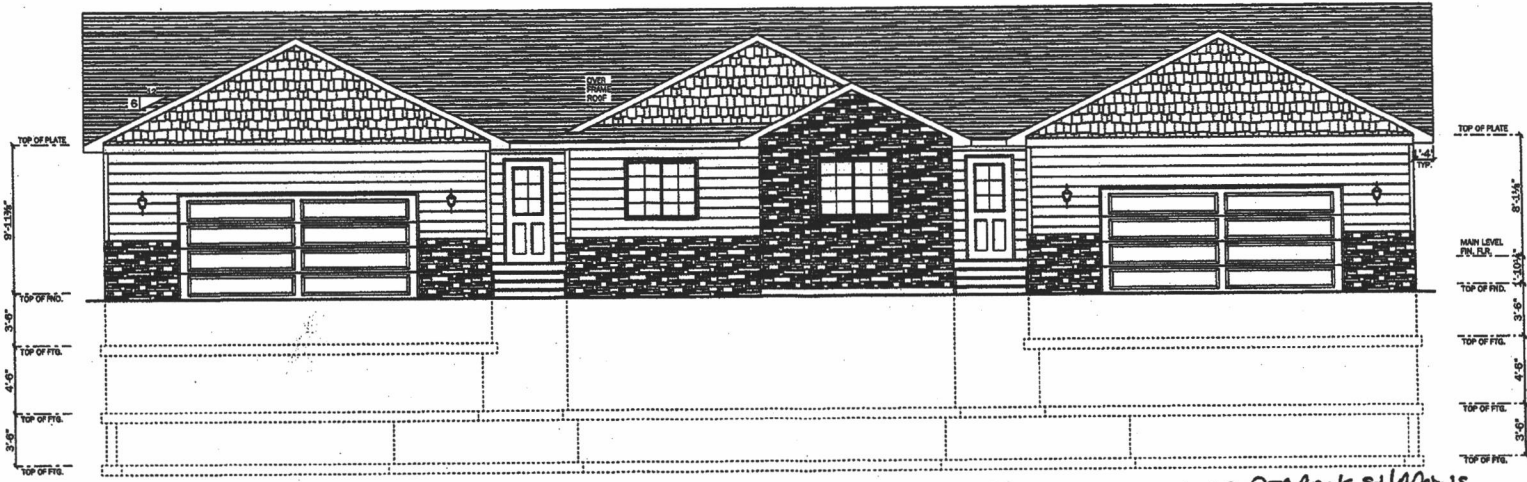
MARK



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

NESSLAND LOTS 1A 1B REDROCK SHADOWS
1-10-13 1/8"

Drawn For: NSSLAND CONSTRUCTION
Contractor: MIKE NSSLAND
Drawn By: ROD BUBETTI
Date: 01/09/13
Category: LOTS 1A & 1B BLDG. & RED ROCK SHADOWS

UBC
PRO-Build
Rapid City, S.D.
Phone (605) 343-1115
Fax (605) 388-8738

PRO-Build

Architectured by

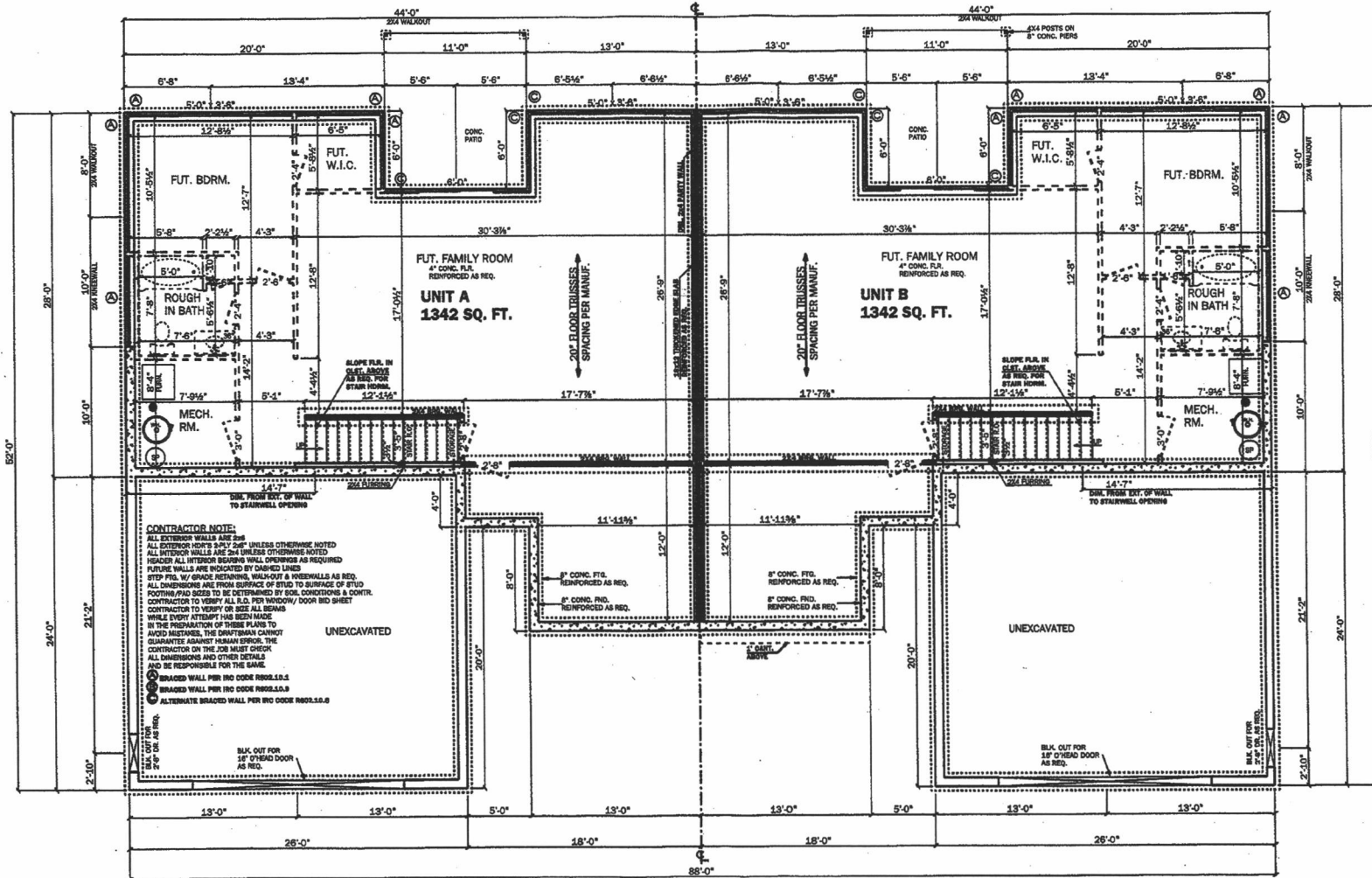
These drawings have been prepared using the information by the customer. The drawings are not a substitute for a permit drawing and shall be prepared by a licensed architect or engineer. The customer is responsible for obtaining all necessary permits and for providing all necessary information. The drawings are not to be used for any other purpose without the written consent of the architect or engineer. The drawings are not to be used for any other purpose without the written consent of the architect or engineer.

IMPORTANT

These drawings may not meet applicable building codes. These drawings may need to be updated for your specific project. Check with your local building codes and building permit.

ELEVATIONS
Date: 01/09/13
Revision Date: 01/09/13

ENTIRE OF SOUTH SHADOWS DOES NOT REQUIRE RESIDENTIAL HOME PLANS TO BE PROVIDED AND DRAWN BY A LICENSED ARCHITECT. THEREFORE, THIS PLAN HAS NOT BEEN OBTAINED OR APPROVED BY A LICENSED ARCHITECT AND DOES NOT INCLUDE A REGISTERED ARCHITECT'S "SEAL". DEPENDENT UPON WHERE THIS HOME IS TO BE BUILT AND THE VARIOUS THAT PARTICULAR HOUSING JURISDICTION, IT MAY BE NECESSARY TO OBTAIN A LICENSED ARCHITECT'S APPROVAL PRIOR TO CONSTRUCTION. IT IS ADVERTISED THAT A LICENSED ARCHITECT APPROVES THE PLAN AND THE APPLICATION OF THE PLAN FOR THE PARTICULAR LOCATION.



BASEMENT PLAN
 SCALE: 1/4" = 1'-0"
 BASEMENT 2684 TOTAL SQ. FT.

1/8" 1-10-13

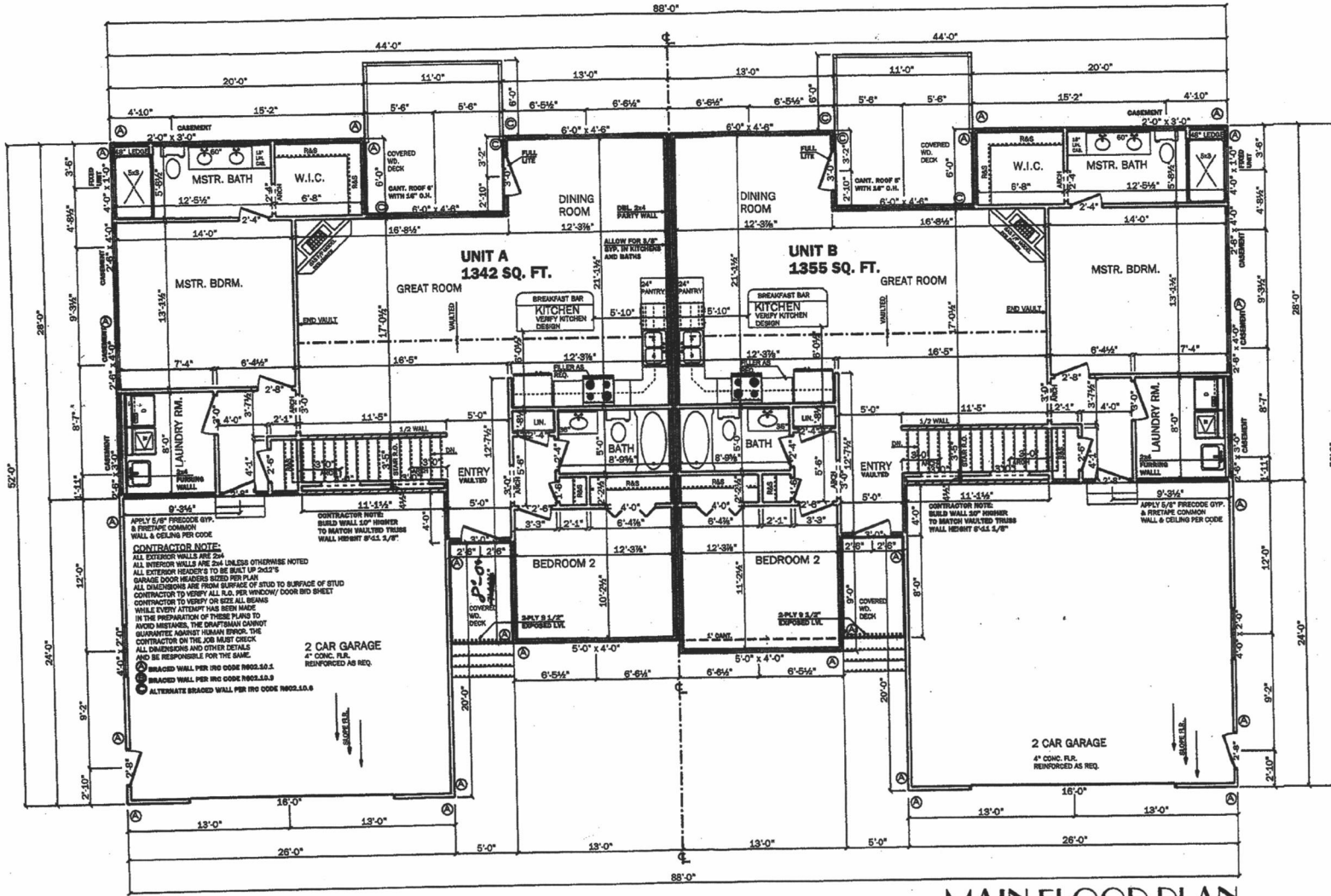
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<p>UBC PRO-Build</p> <p>PRO-Build</p>	<p>DRIVER FOR MESSIAHO CONSTRUCTION CONTRACTOR: MIKE HESLAND DRAWN BY: BOB BRISSETTI DATE: 02/09/13 CATEGORY: LOTS 1A & 1B BLK. 1 RED ROCK SHA</p>
<p>IMPORTANT</p> <p>These drawings may not meet applicable building codes. These drawings may need to be adapted to your specific project. Check with local building officials about building permit.</p>	<p>ACKNOWLEDGED BY: _____ DATE: _____ CUSTOMER SIGNATURE</p>
<p>BASEMENT PLAN SHEET NO. 02/09/13 PROJECT DATE: 02/09/13</p>	<p>THE STATE OF SOUTH DAKOTA DOES NOT REQUIRE RESIDENTIAL HOME PLANS TO BE DESIGNED AND CHECKED BY A LICENSED ARCHITECT, THEREFORE, THIS HOME PLAN HAS NOT BEEN REVIEWED OR APPROVED BY A LICENSED ARCHITECT AND DOES NOT INCLUDE A REGISTERED ARCHITECT'S "STAMP". APPROVERS BEYOND THESE THIS HOME IS TO BE BUILT AND IN ACCORDANCE WITH THE SOUTH DAKOTA RESIDENTIAL BUILDING CODE. A PLAN FOR A RESIDENTIAL STRUCTURE MAY REQUIRE TO HAVE A LICENSED ARCHITECT APPROVE THE PLAN AND TO CONSTRUCTION IT IS SUGGESTED THAT A LICENSED ARCHITECT APPROVE THE PLAN FOR THE PARTICULAR LOCATION.</p>

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MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0" MAIN FLOOR 2697 TOTAL SQ. FT. GARAGE 623 SQ. FT. PER UNIT

1/8" 1-10-13

Drawn For: NIELAND CONSTRUCTION
Contractor: MIKE NIELAND
Drawn By: ROD BUSETTI
Rapid City, S.D.
Date: 01/09/13
Phone (605) 343-1115
Fax (605) 348-8738
Category: LOTS 1A & 2B BLK. 5 RED ROCK HILL

UBC PRO-Build
Rapid City, S.D.
Phone (605) 343-1115
Fax (605) 348-8738

PRO-Build

Submittal by: _____
Date: _____

IMPORTANT
These drawings are not made applicable building codes
These drawings may need to be adapted to your specific project
Check with local building officials about a building permit

MAIN FLOOR PLAN
Date: 01/09/13
Revision Date: 06/09/13

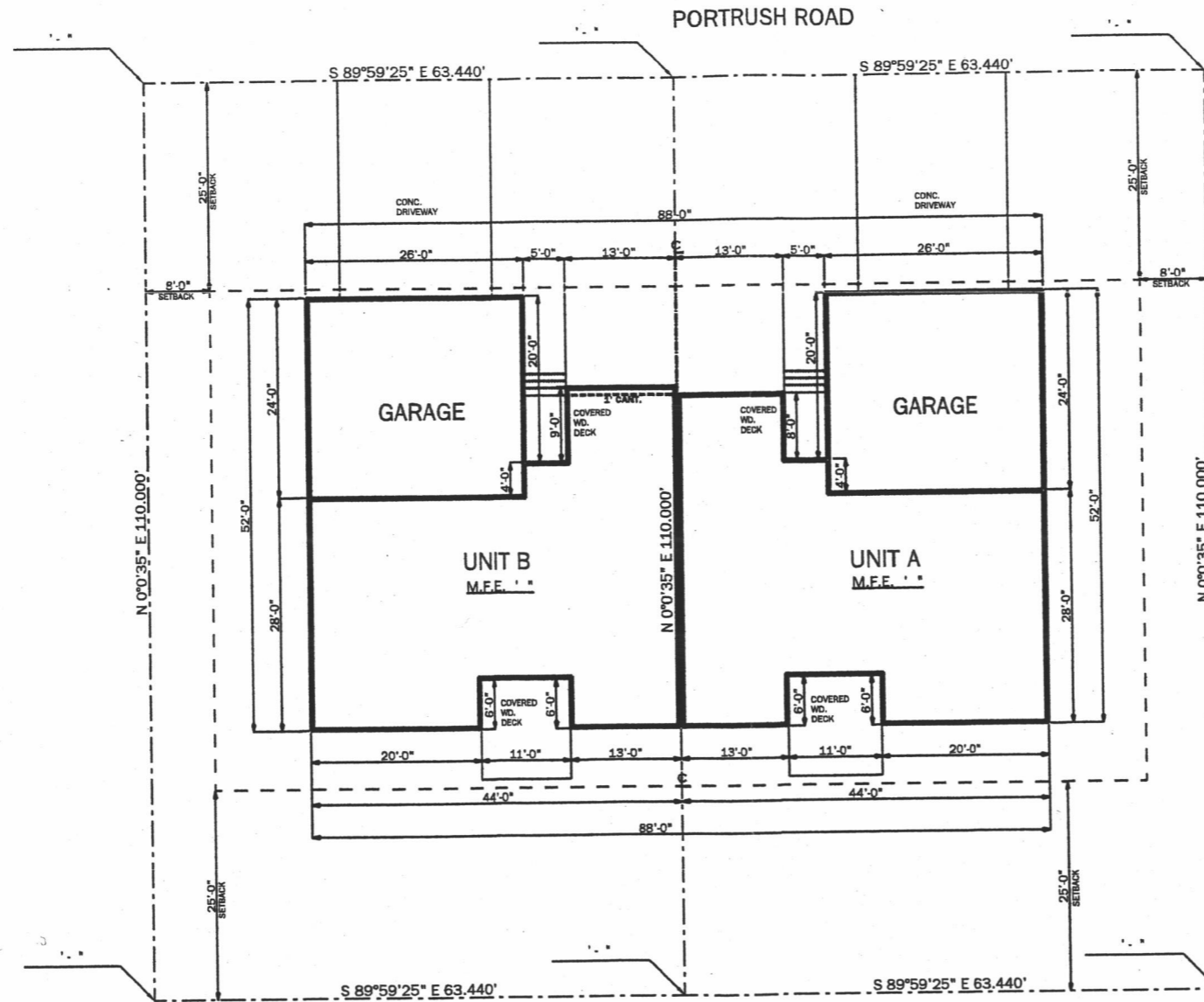
STATE OF SOUTH DAKOTA DOES NOT REQUIRE RESIDENTIAL HOME PLANS TO BE DESIGNED OR APPROVED BY A LICENSED ARCHITECT. THEREFORE, THIS HOME PLAN HAS NOT BEEN DESIGNED OR APPROVED BY A LICENSED ARCHITECT AND SHOULD NOT BE USED FOR THE CONSTRUCTION OF A HOME. THE ARCHITECT'S APPROVAL OF THIS PLAN IS LIMITED TO THE PARTICULAR LOCATION. NO OTHER PART OF THIS PLAN IS TO BE BUILT AND THE

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PLOT PLAN

LOTS 1A & 1B BLK. 1
RED ROCK SHADOWS SUB.
RAPID CITY,
PENNINGTON COUNTY,
SOUTH DAKOTA

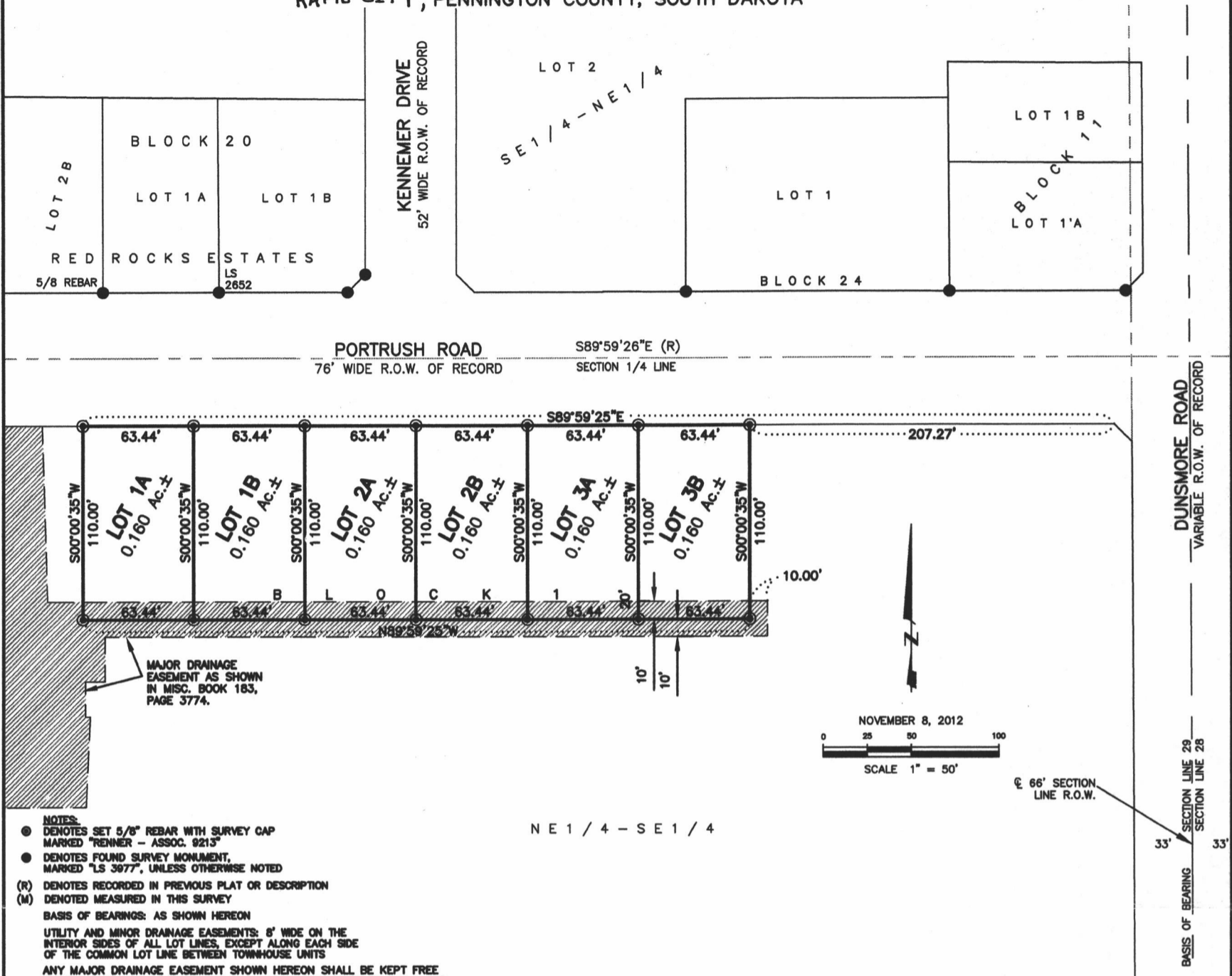
SCALE: 1" = 20'

WHILE EVERY ATTEMPT HAS BEEN MADE
IN THE PREPARATION OF THESE PLANS TO
AVOID MISTAKES, THE DRAFTSMAN CANNOT
GUARANTEE AGAINST HUMAN ERROR. THE
CONTRACTOR ON THE JOB MUST CHECK
ALL DIMENSIONS AND OTHER DETAILS
AND BE RESPONSIBLE FOR THE SAME.

IT IS RECOMMENDED THAT THE
HOUSE BE PLACED
ON THE LOT BY A REGISTERED
LAND SURVEYOR

13PD003

PLAT OF
LOTS 1A, 1B, 2A, 2B, 3A, & 3B OF BLOCK 1,
RED ROCK SHADOWS SUBDIVISION
(formerly a portion of Lot 1 of Block 1, Red Rock Shadows Subdivision)
LOCATED IN THE NE1/4 OF THE SE1/4,
SECTION 29, T1N, R7E, BHM,
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA



- NOTES:**
- DENOTES SET 5/8" REBAR WITH SURVEY CAP MARKED "RENNER - ASSOC. 9213"
 - DENOTES FOUND SURVEY MONUMENT, MARKED "LS 3677", UNLESS OTHERWISE NOTED
 - (R) DENOTES RECORDED IN PREVIOUS PLAT OR DESCRIPTION
 - (M) DENOTES MEASURED IN THIS SURVEY

BASIS OF BEARINGS: AS SHOWN HEREON

UTILITY AND MINOR DRAINAGE EASEMENTS: 8' WIDE ON THE INTERIOR SIDES OF ALL LOT LINES, EXCEPT ALONG EACH SIDE OF THE COMMON LOT LINE BETWEEN TOWNHOUSE UNITS

ANY MAJOR DRAINAGE EASEMENT 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.

A SIX FOOT EXTERIOR MAINTENANCE EASEMENT EXISTS ON EITHER SIDE OF THE COMMON LOT LINE TO PROVIDE ADEQUATE ROOM FOR MAINTENANCE, REPAIR, AND ALTERATIONS.

CERTIFICATE OF OWNERSHIP
State of South Dakota
County of Pennington S.S.

We, Christopher D. and Dean Hamm, Trustees of the Hamm Trust, do hereby certify that we are the owners of the tract of land shown and described hereon, that said land is free from any encumbrance, that we did authorize and do hereby approve the survey and within plat of said land, and that the development of this land shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations.

Any land shown on the within plat as described to public right-of-way is hereby dedicated to public use and public utility use as such forever, but such dedication shall not be construed to be a donation of the fee of such

In witness whereof, we have set our hands and seals.

By: Christopher D. Hamm
Christopher D. Hamm, Trustee

By: Dean R. Hamm
Dean Hamm, Trustee

On this 19th day of November, 2012, before me, a Notary Public, personally appeared Christopher D. and Dean Hamm, known to me to be the persons described in the foregoing instrument and acknowledged to me that they did the same.

NOTARY PUBLIC: Donna Staggerty
My commission expires: 9-10-16



CERTIFICATE OF COMMUNITY PLANNING & DEVELOPMENT SERVICES DIRECTOR

I, Community Planning & Development Services Director of the City of Rapid City, have reviewed this plat and have found it to conform to the Subdivision requirements of Chapter 16.08.090 of the Rapid City Municipal Code and as such I have approved this Plat as a Minor Plat.

Dated this _____ day of _____, 20 ____.

Community Planning & Development Services Director
of the City of Rapid City

CERTIFICATE OF DIRECTOR OF EQUALIZATION

I, Director of Equalization of Pennington County, do hereby certify that I have on record in my office a Copy of the within described plat.

Dated this _____ day of _____, 20 ____.

Director of Equalization of Pennington County

CERTIFICATE OF FINANCE OFFICER

I, Finance Officer of the City of Rapid City, do hereby certify that the Community Planning & Development Services Director and the Public Works Director of the City of Rapid City, has approved this Minor Plat as shown hereon.

Dated this _____ day of _____, 20 ____.

Finance Officer of the City of Rapid City

Approved: Luanne Thousen,
11/16/2012 Cartographer

CERTIFICATE OF SURVEYOR

State of South Dakota
County of Pennington S.S.

I, Eric D. Howard, Registered Land Surveyor No. 9213 in the State of South Dakota, do hereby certify that at the request of the owners listed hereon, I have surveyed the tract of land shown, and to the best of my knowledge and belief, the within plat is a representation of said survey. Easements or restrictions of miscellaneous record or private agreements that are not known to me are not shown hereon.

In witness whereof, I have hereunto set my hand and seal.

Eric D. Howard
Eric D. Howard, Registered Land Surveyor

CERTIFICATE OF FINANCE OFFICER

I, Finance Officer of the City of Rapid City, do hereby certify that all special assessments which are liens upon the within described lands are fully paid according to the records of my office.

Dated this 16th day of November, 2012
Pauline Sumpston by PAK
Finance Officer of the City of Rapid City

CERTIFICATE OF HIGHWAY OR STREET AUTHORITY

The location of the proposed property lines with respect to the Highway or Street as shown hereon is hereby approved. Any approaches or access to the Highway or Street will require additional approval.

Dated this 16th day of Nov, 2012.
Don Dale for Dale Tech
Highway or Street Authority City Engineer

CERTIFICATE OF COUNTY TREASURER

I, Treasurer of Pennington County, do hereby certify that all which are liens upon the within described lands are fully paid to the records of my office.

Dated this 16 day of Nov, 2012.
Carl Lund
Treasurer of Pennington County

CERTIFICATE OF PUBLIC WORKS DIRECTOR

I, Public Works Director of the City of Rapid City, have reviewed this plat and have found it to conform to the the Subdivision requirements of Chapter 16.08.090 of the Rapid City Municipal Code and as such I have approved this Plat as a Minor Plat.

Dated this _____ day of _____, 20 ____.

Public Works Director of the City of Rapid City

CERTIFICATE OF REGISTER OF DEEDS

State of South Dakota
County of Pennington S.S.

Filed this _____ day of _____, 20 ____, at ____ o'clock
____ M. in Doc. # _____ Fee: \$ _____
Register of Deeds