

FOREST PARK COURT

Rapid City Community Planning & Development Services

NOV 08 2013

RECEIVED

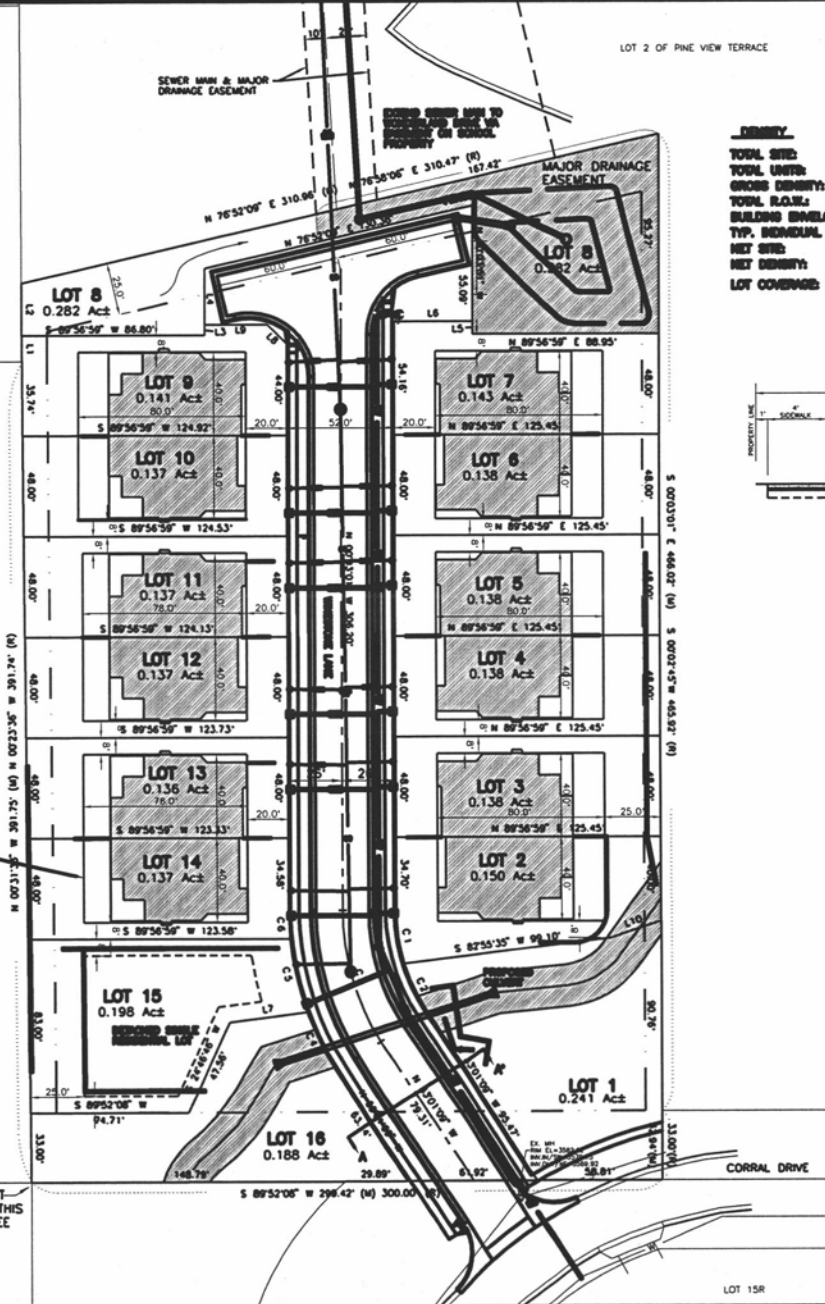
LOT 14 OF FOREST PARK ESTATES SUBDIVISION

LOT 16 OF FOREST PARK ESTATES SUBDIVISION

LINE	BEARING	DISTANCE
L1(M)	N 00°23'36" W	12.28'
L2(M)	N 00°23'36" W	25.00'
L1(BL2)(M)	N 00°23'36" W	38.28'
L3	S 00°03'01" E	5.00'
L4	N 00°03'01" W	26.86'
L5	S 00°03'01" E	6.18'
L6	N 89°36'30" E	35.50'
L7	S 82°42'00" W	36.47'
L8	N 45°03'01" W	12.73'
L9	S 89°36'30" W	20.50'
L10	N 71°04'00" E	24.72'
L11	N 72°12'25" E	24.25'
L12	N 30°09'49" E	20.94'

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	CHORD DISTANCE
C1	25.61	89.00	16°29'04"	S 06°17'35" E	25.52	
C2	25.44	89.00	16°22'30"	S 2°44'26" E	25.33	
C3	166.17	113.00	37°38'30"	N 16°32'00" W	65.28	
C4	31.58	141.00	12°49'30"	N 26°38'10" W	31.51	
C5	36.26	141.00	14°44'00"	N 12°34'40" W	36.16	
C6	13.44	141.00	05°27'41"	N 02°46'37" W	13.44	
C7	29.97	35.00	49°03'18"	N 59°49'44" E	29.08	
C8	33.21	87.68	21°41'57"	N 47°00'30" E	33.01	
C9	18.65	34.00	28°03'23"	N 37°49'35" E	18.48	

LOT 15 OF FOREST PARK ESTATES SUBDIVISION

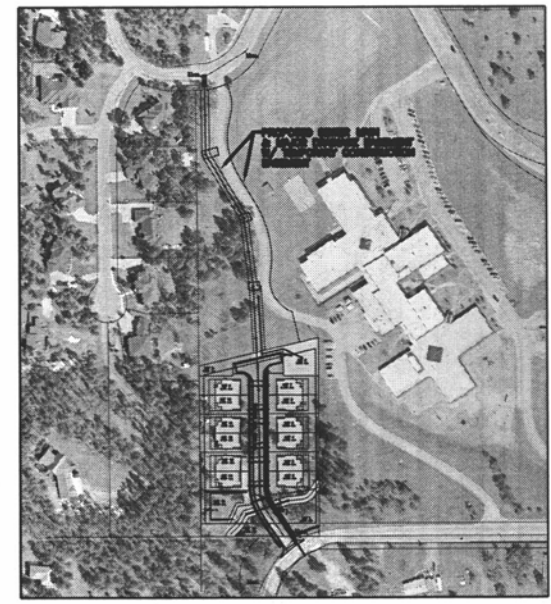
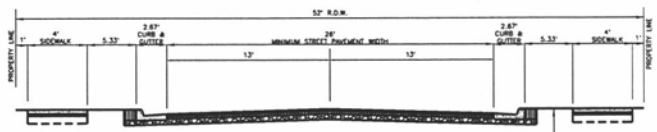


LOT 2 OF PINE VIEW TERRACE

DENSITY

TOTAL GND: 130,807 Sq.Ft. = 3.210 Acs
 TOTAL UNITS: 12
 GROSS DENSITY: 6,896 Sq.Ft./A.
 TOTAL R.O.M.: 27,398 Sq.Ft. = 0.628 Acs
 BUILDING ENVELOPE: 3,300 Sq.Ft.
 TYP. BOUND. LOT: 8,767 Sq.Ft.
 NET SITE: 82,404 Sq.Ft.
 NET DENSITY: 6,896 Sq.Ft./A.
 LOT COVERAGE: 68%

MINIMUM SIDEWALK SETBACK: 8.0'
 MINIMUM FRONTYARD SETBACK: 30.0'
 MINIMUM REARWARD SETBACK: 25.0'
 MINIMUM LOT WIDTH: 48.0'



T-BAR (NOT ACCEPTED THIS SURVEY) SEE DETAIL A

SPERLICH Consulting, Inc.
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 "Engineering • Surveying • Planning"

REVISIONS

DATE	REVISIONS

LEGAL DESCRIPTION:
 LOT 1 THROUGH 16 OF FOREST PARK ESTATES SUBDIVISION
 PVD PLAN

PROJECT NUMBER: 3874-01
 SHEET: 2/3