

**CITY OF SUMMERSET PLANNING AND ZONING BOARD
SPECIAL MEETING
ONLINE ZOOM MEETING
REGULAR MEETING
7055 LEISURE LANE
THURSDAY June 10, 2021
5:30 P.M.**

Agenda

1) ROLL CALL

Hirsch, Oldfield, Hough

2) CALL FOR CHANGES

Approval of Agenda of the Regular Meeting of June 10, 2021 as presented or amended.

3) CONSENT CALENDAR

Approval of the minutes of the regular meeting of March 9, 2021, as presented or amended.

4) SWEAR IN PLANNING AND ZONING MEMBER

Swear in John Hough

5) APPOINTMENTS OF CHAIRMAN, VICE CHAIRMAN, SECRETARY

6) APPROVAL OF FINAL PLAT APPLICATION

Plat of Lots 17 thru 19, Block 1; Lots 5 thru 8, Block 2; and Lots 1 thru 12, Block 5; Green Space 2; And Dedicated Public Right-Of-Way for Glenwood Drive and Foley Drive, All of Sun Valley Estates. Formerly a Portion of the Un-platted Portion of the SE ¼ of Section 14, Township 3 North, Range 6 East, Black Hills Meridian, City of Summerset, Meade County, South Dakota.

7) APPROVAL OF PRELIMINARY MINOR PLAT

Plat of Lots 4A, 4B and 4C of Red Arrow Subdivision (formally all of Lot 4 of Red Arrow Subdivision) Located in Government Lot 4, Section 31, T3N, R7E, BHM, Meade County, South Dakota.

8) ADJOURNMENT

Information regarding accessibility for the disabled may be obtained by calling the Summerset City Finance Officer at 605-718-9858. Individuals needing special accommodations are asked to call at least 48 hours prior to the meeting.

Call-In

City of Summerset is inviting you to a scheduled Zoom meeting.

Topic: Joint Public Hearing

Time: Jun 10, 2021 05:25 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81127692525?pwd=MDVLNU1jci9rNG5ndTlkSDg1dGQ5dz09>

Meeting ID: 811 2769 2525

Passcode: 510948

One tap mobile

+12532158782,,81127692525#,,,,*510948# US (Tacoma)

+13462487799,,81127692525#,,,,*510948# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

Meeting ID: 811 2769 2525

Passcode: 510948

Find your local number: <https://us02web.zoom.us/j/81127692525?pwd=MDVLNU1jci9rNG5ndTlkSDg1dGQ5dz09>

**OFFICIAL MINUTES
SUMMERSET PLANNING AND ZONING COMMISSION
ONLINE ZOOM MEETING
REGULAR MEETING
7055 LEISURE LANE
MARCH 09, 2021**

The meeting was called to order by Chairman Osten at 6:00 PM. Commissioners Osten, Oldfield, Mcintosh, Hirsch and Christensen were present. Also present was the City Administrator.

Motion by Mcintosh, second by Christensen to approve the Agenda of the meeting of March 09, 2021. Motion carried.

Motion by Christensen, second by Osten to approve the minutes of the regular meeting of January 26, 2021. Motion carried.

NEW BUSINESS

PRELIMINARY AND FINAL PLAT APPLICATION

Plat of Tract 1A and Tract 1B of Pine Hills Subdivision. Formerly Tract 1 of Pine Hills Subdivision, all located in the NE 1/4 of the SE 1/4 of section 36, Township 3 North, Range 6 East, Black hills Meridian, Meade County, South Dakota.

Access for the lots will be through Walden Ln. The Plat was approved with all in favor.

Motion by Christensen second by Oldfield for approval of plat motion carried

OLD BUSINESS

None.

ADJOURNMENT

Motion by Christensen, second by Hirsch to adjourn the meeting at 6:09 PM. Motion carried.

Candace Sealey, Finance Officer

Michael Osten, Chairman

Published March 19, 2021 at a cost of \$37.70



COMMUNITY PLANNING & DEVELOPMENT SERVICES

City of Summerset
7055 Leisure Lane, Summerset, SD 57718
Phone: (605) 718-9858 Fax: (605) 718-9883 Web: www.summerset.us

APPLICATION FOR DEVELOPMENT REVIEW

REQUEST (please check all that apply)

- Annexation
- Comprehensive Plan Amendment
- Fence Height Exception
- Planned Development (Overlay)
 - Designation
 - Initial Plan Final Plan
 - Major Amendment
 - Minimal Amendment

- Subdivision
 - Layout Plan
 - Preliminary Plat
 - Final Plat
 - Minor Plat
- Rezoning
- Road Name Change

- Conditional Use Permit
 - Major Amendment
 - Minimal Amendment
- Vacation
 - Utility / Drainage Easement
 - R.O.W. / Section Line Highway
 - Access / Non-Access
 - Planting Screen Easement
- OTHER (specify) _____

LEGAL DESCRIPTION (Attach additional sheets as necessary)

EXISTING LOT 4 OF RED ARROW SUBDIVISION, LOCATED IN GOVERNMENT LOT 4 OF SECTION 31, T3N, RTE, BHM MEADE COUNTY, SD		
PROPOSED LOTS 4A, 4B & 4C OF RED ARROW SUBD		
LOCATION 6900 ANDERSON RD.		
Size of Site-Acres 9 +/-	Square Footage 392,262 +/-	Proposed Zoning N/A
DESCRIPTION OF REQUEST: SUBDIVIDE FOR 2 ADDITIONAL RESIDENTIAL LOTS & VARIANCE TO IMPROVEMENTS TO ANDERSON ROAD & ACCESS EASEMENT.		Utilities: Private / Public
		Water PRIVATE
		Sewer PRIVATE

APPLICANT

Name JOE ALLEN Phone 391-2345
 Address 6900 ANDERSON RD E-mail _____
 City, State, Zip BLACK HAWK, SD 57718 Signature _____ Date _____

PROJECT PLANNER - AGENT

Name FISK LAND SURVEYING & CONSULTING ENG Phone 348-1538
 Address PO BOX 8154 E-mail janelle@fiskland.com
 City, State, Zip RAPID CITY, SD 57109 Signature _____ Date _____

OWNER OF RECORD (If different from applicant)

Name _____ Phone _____
 Address _____ E-mail _____
 City, State, Zip _____

Joe Allen 5-4-21
 Property Owner Signature Date Property Owner Signature Date

Signature Date Signature Date
 Print Name: _____ Print Name: _____
 Title*: _____ Title*: _____

*required for Corporations, Partnerships, etc.

FOR STAFF USE ONLY

ZONING	
Current	
North	
South	
East	
West	
Planner	
File No.	
Comp Plan	
Received By:	

- Sewer Utility
- Fire Department
- Public Works
- Planning
- Building Inspector
- Engineering
- City Code Enforcement
- Police
- City Attorney
- BHP&L
- Finance Officer
- Register of Deeds
- County - Planning
- SD DOT
- SD DENR
- Auditor - Annexation
- Drainage
- Parks & Recreation
- Diamond D Water
- Black Hills Water
- Other: _____
- Other: _____
- Other: _____
- Other: _____

Planning and Zoning Meeting Date: _____ Covenants filing fee? Yes No
 Commission Meeting Date: _____ Payment Type: Cash Check Credit Card
 Date Paid: _____



May 24, 2021

Preliminary Plat Review

Plat Of Lots 4A, 4B and 4C Of Red Arrow Subdivision

Formerly: All Of Lot 4 Of Red Arrow Subdivision

Located in: Government Lot 4 of Section 31 T3N, R6E, BHM.

Meade County, South Dakota

General Information:

Parcel Acreage 9.00 acres

Location Red Arrow Sub. Meade Co. SD.

Date of Application May 7, 2021

Reviewed By: **Gary Anderson, LS, HDR Engineering, Inc.**

Purpose: Divide Lot 4 into three lots

Access and Utilities: Access is off Anderson Road. Sewer is onsite septic. Water is community water system that is located on Lot 4C adjacent to Anderson Road.

Fire Protection:

Drainage: Located outside flood hazard

Final Plat Review:

- Bearings and distances close.
- Center plat title/description at the top of the page.
- The shared driveway will require a variance. Can access be provided off of Aspen Road or is that a private road?
- What is the plan for getting water to the rear lots? Does access easement also need to be a utility easement?
- Remove note regarding building setbacks.

- Replace the “Approved by the Summerset Planning Commission” with the following certification:

“Certificate of Planning Commission

The City of Summerset Planning and Zoning Commission certifies it has reviewed the final plat and hereby recommends approval to the City Commission of the City of Summerset, South Dakota.

Dated this _____ day of _____, 2021.

Planning Commission Member”

- Add the following resolution:

“Resolution of City Commission

Whereas there has been presented to the City Commission of the City of Summerset, South Dakota, the within plat of the above described lands, and it appears to this Council of Commissioners that:

- a. The system of streets set forth therein conforms to the system of streets of the existing plats of the City,
- b. All provisions of the City subdivision regulations have been complied with,
- c. All taxes and special assessments upon the tract or subdivision have been fully paid, and
- d. Such plat and survey thereof have be executed according to law.

Now therefore, be it resolved that said plat is hereby approved in all respects.

Dated at Summerset, South Dakota this ____ day of _____, 2021.

Mayor

Date”

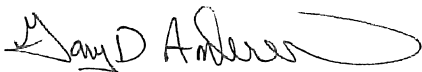
- Add first signature block for city finance officer (the second signature block regarding special assessments was included and is correct).

“Certificate of City Finance Officer

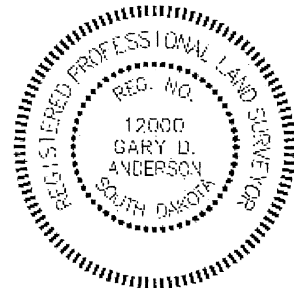
I, Finance Officer of the City of Summerset, South Dakota, do hereby certify that the foregoing instrument is a true and correct copy of the resolution adopted by the City Commission of the City of Summerset, South Dakota at a meeting held on the

____ Day of _____, 2021.

Finance Officer of the City of Summerset”



Gary Anderson, LS 12000



RE: Plat

Janelle Finck <janelle@fisklandsurveying.com>

Tue 5/25/2021 12:42 PM

To: Morgan Valandra <mvalandra@summerset.us>

📎 1 attachments (1 MB)

Allen - Red Arrow Revised Plat 5-24-21.pdf;

Morgan:

Attached is the revised plat for Lots 4A, 4B and 4C of Red Arrow Subdivision.

We have addressed the "Final Plat Review" comments on the document and offer the following clarifications:

1. We request a Variance for the shared driveway. This is similar to the condition on adjoining Lots 5A, 5B and 5C to the east. Aspen Road to the west is part of the internal circulation system for the mobile home park - it does not provide connectivity to the Allen property.
2. The Access Easement has been modified to an "Access & Utility Easement" and water will be extended to Lots 4A and 4B from the water line across the south portion of Lot 4C.

Please provide the revised plat and comments to the reviewing surveyor and advise what additional action is required on our part.

Please let us know if/when we need to provide a mylar and if we need to attend or participate in any meetings.

Thank you for your assistance.

Janelle Finck
President
Fisk Land Surveying & Consulting Engineers, Inc.
1022 W Main Street
P.O. Box 8154
Rapid City, SD 57709
(p) 605-348-1538
janelle@fisklandsurveying.com
www.fisklandsurveying.com

From: Morgan Valandra <mvalandra@summerset.us>

Sent: Monday, May 24, 2021 11:29 AM

To: janelle@fisklandsurveying.com

Subject: Plat

Good morning,

Here are the comments from HDR, these comments need to be addressed.

Thank you,



FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.

1022 W. Main Street • P.O. Box 8154 • Rapid City, SD 57709

Phone (605) 348-1538 • E-mail: info@fisklandsurveying.com

www.fisklandsurveying.com

May 7, 2021

City of Summerset
7055 Leisure Lane
Summerset, SD 57718

RE: Minor Plat Application
Joe Allen – 6900 Anderson Road
Proposed Lots 4A, 4B and 4C of Red Arrow Subdivision, Meade County, SD

To Whom It May Concern:

I have made repeated attempts to contact someone at your offices regarding the above referenced plat submittal. I left messages 2 separate times for Lonnie and an additional voice mail for someone at your general number. Mr. Allen stopped in at your offices and was given direction to contact someone named Chris at HDR Engineering. I contacted their local number and left a message but did not receive a return call. I was hoping to get some additional information and direction on the enclosed application.

In the absence of more specific direction and on behalf of Joe Allen of 6900 Anderson Road, Black Hawk, SD 57718, we are requesting your review and approval of the above referenced and attached Minor Plat application for proposed Lots 4A, 4B and 4C of Red Arrow Subdivision.

Mr. and Mrs. Allen own property south of the municipal limits of the City of Summerset, but within your 3-mile platting jurisdiction. Their existing property is Lot 4 of Red Arrow Subdivision containing 9 acres. They are proposing to divide their 9 acres into 3 residential lots – one for the existing residence and two for future development. The proposal is similar to the division of Lot 5 directly to the east of Lot 4 (see enclosed aerial).

The properties will be served by individual on-site waste disposal systems and a community water system that is located on the south side of the lot (north side of Anderson Road).

The proposed lots would share the existing approach on Anderson Road and a common driveway would extend north along the east side of the property line to serve the 2 future residences.

Since the property is not within the municipal limits of the City of Summerset, we are requesting waivers or variances for any road improvements to Anderson Road – which is an existing road developed to Meade County specifications. Anderson Road is not maintained by the City of Summerset and changes or alterations to your typical municipal street section for the segment

adjoining the Allen property would create a discontinuous street segment that could potentially be confusing to motorists and create maintenance issues for Meade County. The proposed access easement will serve and function as a shared driveway (16 +/- ' wide with gravel surface) that is maintained by the respective landowners .

We are enclosing the requested copies of the site plan and proposed plat document, along with the fees specified for a Minor Plat.

Please review the application and submittal and advise if any additional information is required at this time. Presuming that this information meets the requirements for your preliminary review can you please notify me of the hearing time and date for your Planning Commission meeting?

Thank you for your time and assistance and please let me know if there is anything else that we can or should provide for this request.

Sincerely,
FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.



Janelle L. Finck
President

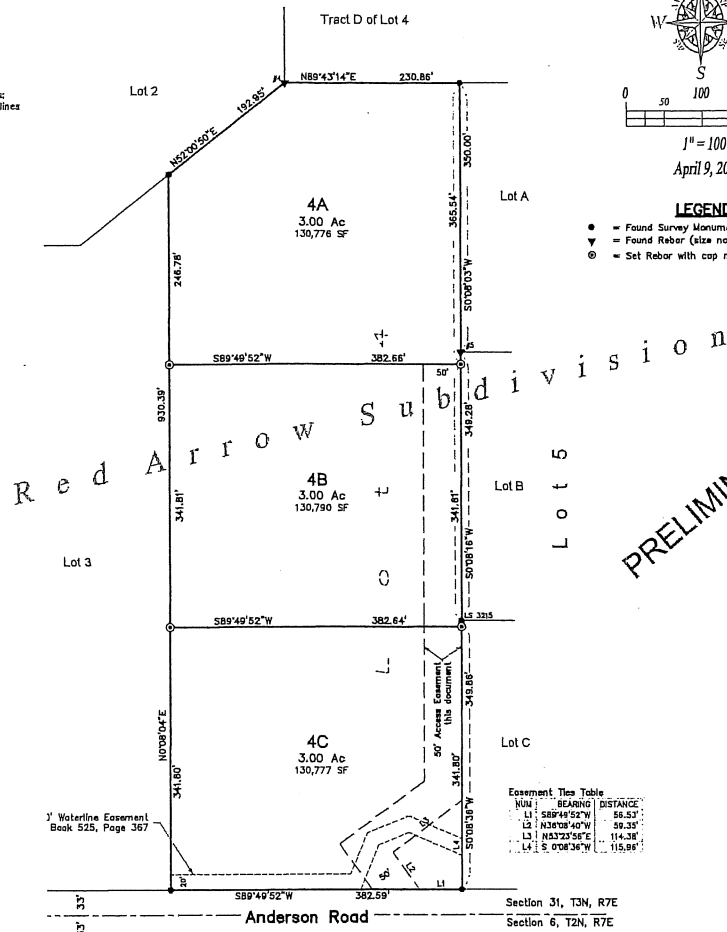
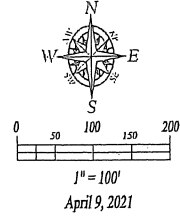
jlf
encl

Plat of Lots 4A, 4B and 4C of Red Arrow Subdivision,
 (formerly all of Lot 4 of Red Arrow Subdivision)
 located in Government Lot 4, Section 31, T3N, R7E, BHM, Meade County, South Dakota

Prepared by:
 Fisk Land Surveying &
 Consulting Engineers, Inc.
 P.O. Box 8154
 Rapid City, South Dakota 57709
 605-348-1538
 Project # 21-03-08

UTILITY and Minor Drainage Easements:
 8' on the interior sides of all lot lines

Building Envelope:
 25' Front
 25' Rear
 8' Side



LEGEND

- = Found Survey Monument LS 3095
- ▼ = Found Rebar (size noted)
- ⊙ = Set Rebar with cap marked "RW Fisk 6565"

Easement Area Table

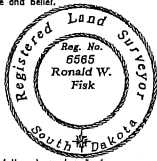
LINE	BEARING	DISTANCE
L1	S89°49'52"W	58.53'
L2	N33°08'40"W	59.35'
L3	N83°23'58"E	114.38'
L4	S 0°08'36"W	115.88'

CERTIFICATE OF SURVEYOR State of South Dakota County of Pennington §

I, Ronald W. Fisk, Registered Land Surveyor No. 6565 in the State of South Dakota, do hereby certify that being so authorized, I made the survey and within plot of the land shown and described hereon and that the same is, in all things, true and correct to the best of my knowledge and belief.

In Witness Whereof, I have hereunto set my hand and official seal
 Dated this _____ day of _____, 20____.

Ronald W. Fisk
 Registered Land Surveyor No. 6565



CERTIFICATE AND ACKNOWLEDGEMENT OF OWNERSHIP State of South Dakota County of Meade ss

We, Joe Allen and Jo Wayne Allen, do hereby certify that we are the owners of the above described lands and that we did authorize and do hereby approve the survey and within plot of said land, and that development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations.

Joe Allen (Owner) _____ Jo Wayne Allen (Owner) _____
 On this _____ day of _____, 20____, before me, a Notary Public, personally appeared Joe Allen and Jo Wayne Allen, known to me to be the persons described in the foregoing instrument and acknowledged to me that they signed the same.
 Notary Public _____ My Commission Expires _____

CERTIFICATE AND COUNTY TREASURER State of South Dakota County of Meade ss

I, Treasurer of Meade County, do hereby certify that all taxes which are liens upon the within described lands have been fully paid according to the records of my office.
 Dated this _____ day of _____, 20____.

Meade County Treasurer _____

CERTIFICATE OF DIRECTOR OF EQUALIZATION State of South Dakota County of Meade ss

I, Director of Equalization of Meade County, do hereby certify that I have on file in my office a copy of the within plot.
 Signed this _____ day of _____, 20____ Meade County Director of Equalization _____

APPROVED: _____ DATE: _____

CERTIFICATE OF STREET AUTHORITY State of South Dakota County of Meade ss

The location of the proposed access road to the County or State Highway or City Street as shown hereon is hereby approved. Any change in the location of the proposed access shall require additional approval.

Street Authority _____ Date _____

CERTIFICATE OF FINANCE OFFICER State of South Dakota City of Summerset §

I, Finance Officer of the City of Summerset, 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 _____ day of _____, 20____.

Finance Officer of the City of Summerset _____

APPROVED BY THE SUMMERSET PLANNING COMMISSION

WHEREAS there has been presented to the Board of Commissioners, the within plot of the above-described lands, and it appears to the Board of Commissioners that:
 (A) The system of streets set forth therein conforms to the system of streets of the existing plat of the city;
 (B) All provisions of the City's subdivision regulations have been complied with;
 (C) All taxes and special assessments upon the tract or subdivision have been fully paid; and
 (D) Such plot and the survey thereat have been executed according to law.
 NOW THEREFORE, BE IT RESOLVED that said plot is hereby approved in all respects.

The City's Planning and Zoning Board has reviewed this Minor Plat on this _____ day of _____, 20____, and provided a recommendation to the Board of Commissioners _____

Chairman _____
 Dated this _____ day of _____, 20____

CERTIFICATE OF THE REGISTER OF DEEDS State of South Dakota County of Meade ss

Filed for record this _____ day of _____, 20____ at _____ o'clock _____ M., and recorded in Plat Book _____ on Page _____

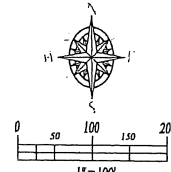
Meade County Register of Deeds _____ Fees _____

PRELIMINARY

**Plat of Lots 4A, 4B and 4C of Red Arrow Subdivision,
(formerly all of Lot 4 of Red Arrow Subdivision)
located in Government Lot 4, Section 31, T3N, R7E, BHM, Meade County, South Dakota**

Prepared by:
Flak Land Surveying &
Consulting Engineers, Inc.
P.O. Box 8154
Rapid City, South Dakota 57709
605-348-1538
Project # 21-03-01

Utility and Minor Drainage Easements:
B' on the interior sides of all lot lines

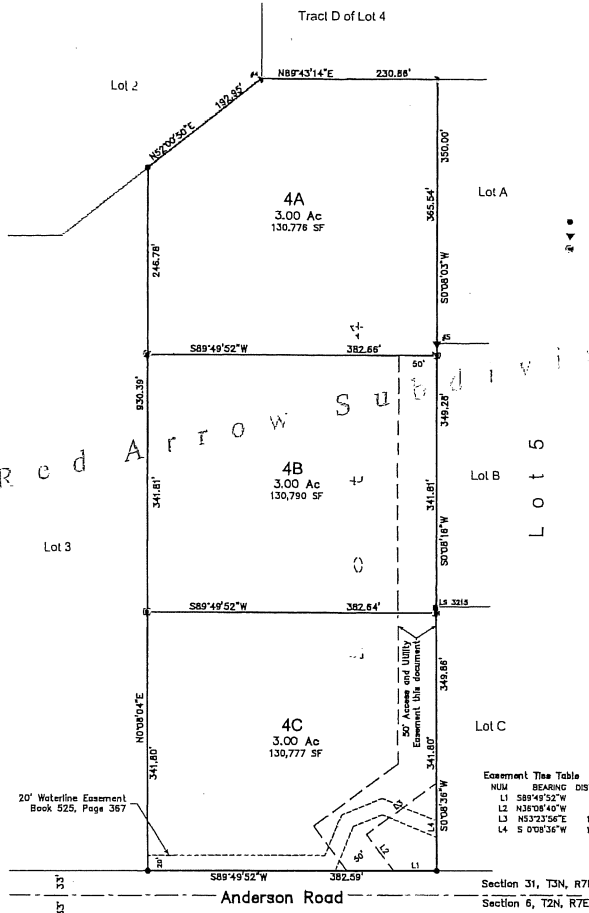


Basis of Bearings - GPS
April 9, 2021, Rev. May 24, 2021

LEGEND

- = Found Survey Monument LS 3095
- ▼ = Found Rebar (size noted)
- ⊕ = Set Rebar with cap marked "RW Flak 8585"

PRELIMINARY



Easement Tie Table

NUM	BEARING	DISTANCE
L1	S89°49'52"W	58.53'
L2	N32°08'49"W	55.35'
L3	N53°23'56"E	114.38'
L4	S 0°08'36"W	115.98'

CERTIFICATE OF SURVEYOR
State of South Dakota County of Pennington §

I, Ronald W. Flak, Registered Land Surveyor No. 6565 in the State of South Dakota, do hereby certify that being so authorized, I made the survey and within plot of the land shown and described hereon and that the same is, in all things, true and correct to the best of my knowledge and belief.

In Witness Whereof, I have hereunto set my hand and official seal

Dated this _____ day of _____, 20____.

Ronald W. Flak
Registered Land Surveyor No. 6565



CERTIFICATE AND ACKNOWLEDGEMENT OF OWNERSHIP
State of South Dakota County of Meade ss

We, Joe Allen and Jo Wayne Allen, do hereby certify that we are the owners of the above described lands and that we did authorize and do hereby approve the survey and within plot of said land, and that development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations.

Joe Allen (Owner) _____ Jo Wayne Allen (Owner) _____
On this _____ day of _____, 20____, before me, a Notary Public, personally appeared Joe Allen and Jo Wayne Allen, known to me to be the persons described in the foregoing instrument and acknowledged to me that they signed the same.
Notary Public _____ My Commission Expires _____

CERTIFICATE AND COUNTY TREASURER State of South Dakota County of Meade ss

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

Dated this _____ day of _____, 20____.

Meade County Treasurer _____

CERTIFICATE OF EQUALIZATION State of South Dakota County of Meade ss

I, Director of Equalization of Meade County, do hereby certify that I have on file in my office a copy of the within plat.

Signed this _____ day of _____, 20____ Meade County Director of Equalization

APPROVED: _____ DATE: _____

CERTIFICATE OF STREET AUTHORITY State of South Dakota County of Meade ss

The location of the proposed access road to the County or State Highway or City Street as shown hereon is hereby approved. Any change in the location of the proposed access shall require additional approval.

Street Authority _____ Date _____

Street Authority _____ Date _____

CERTIFICATE OF FINANCE OFFICER
State of South Dakota City of Summerset §

I, Finance Officer of the City of Summerset, South Dakota, do hereby certify that the foregoing instrument is a true and correct copy of the resolution adopted by the City Commission of the City of Summerset, South Dakota at a meeting held on the _____ day of _____, 20____.

Finance Officer of the City of Summerset _____

CERTIFICATE OF FINANCE OFFICER
State of South Dakota City of Summerset §

I, Finance Officer of the City of Summerset, South Dakota, 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 _____ day of _____, 20____.

Finance Officer of the City of Summerset _____

CERTIFICATE OF PLANNING COMMISSION ss

The City of Summerset Planning and Zoning Commission certifies it has reviewed the final plat and hereby recommends approval to the City Commission of the City of Summerset, South Dakota.

Dated this _____ day of _____, 20____.

Planning Commission Member _____

RESOLUTION OF CITY COMMISSION ss

WHEREAS there has been presented to the City Commission of the City of Summerset, South Dakota, the within plat of the above-described lands, and it appears to this Council of Commissioners that:

- (A) The system of streets set forth therein conforms to the system of streets of the existing plat of the city;
- (B) All provisions of the City subdivision regulations have been complied with;
- (C) All taxes and special assessments upon the tract or subdivision have been fully paid; and
- (D) Such plat and the survey thereof have been executed according to law.

NOW THEREFORE, BE IT RESOLVED that said plat is hereby approved in all respects.

Dated at Summerset, South Dakota this _____ day of _____, 20____.

Mayor _____ Date _____

CERTIFICATE OF THE REGISTER OF DEEDS State of South Dakota County of Meade ss

Filed for record this _____ day of _____, 20____ at _____

and recorded in Plat Book _____ on Page _____ Fees _____

Meade County Register of Deeds _____ o'clock _____ M.,

COMMUNITY PLANNING & DEVELOPMENT SERVICES

City of Summerset
 12150 Siouxland Dr., Summerset, SD 57718
 Phone: (605) 718-9858 Fax: (605) 718-9883 Web: www.summerset.us

APPLICATION FOR DEVELOPMENT REVIEW

REQUEST (please check all that apply)

- Annexation
- Comprehensive Plan Amendment
- Fence Height Exception
- Planned Development (Overlay)
 - Designation
 - Initial Plan Final Plan
 - Major Amendment
 - Minimal Amendment
- Subdivision
 - Layout Plan
 - Preliminary Plat
 - Final Plat
 - Minor Plat
- Rezoning
- Road Name Change

- Conditional Use Permit
 - Major Amendment
 - Minimal Amendment
- Vacation
 - Utility / Drainage Easement
 - R.O.W. / Section Line Highway
 - Access / Non-Access
 - Planting Screen Easement
- OTHER (specify) _____

LEGAL DESCRIPTION (Attach additional sheets as necessary)

EXISTING Formerly a portion of the unimproved portion of Section 14, Township 3 North, Range 6 East, Black Hills meridian, City of Summerset, Black Hills, South Dakota		
PROPOSED Lot 1712, Block 1, Series 2, Project 1001, Range 6, Township 3 North, Range 6 East, Black Hills meridian, all of Summerset, South Dakota		
LOCATION Highway 101 and Riley Drive, All in Section 14, Township 3 North, Range 6 East, Black Hills meridian, City of Summerset		
Size of Site—Acres	Square Footage	Proposed Zoning
DESCRIPTION OF REQUEST: Final Plat		Utilities: Private / Public
		Water _____
		Sewer _____

APPLICANT

Name Brianne Reuter Phone 605-431-2677
 Address 10 Box 9652 Rapid E-mail brianne.reuter@cityofsummerset.com
 City, State, Zip Rapid City SD 57709 Signature Brianne Reuter

PROJECT PLANNER - AGENT

Name _____ Phone _____
 Address _____ E-mail _____
 City, State, Zip _____ Signature _____

OWNER OF RECORD (If different from applicant)

Name James E. Gingras Phone 605-436-7740
 Address 725 Elk Creek Rd E-mail _____
 City, State, Zip Rapid City SD 57709

JAMES E GINGRAS _____ James E. Gingras _____ 4/13/2021
 Property Owner Signature Date Property Owner Signature Date
 Signature _____ Date _____ Signature _____ Date _____
 Print Name: JAMES E GINGRAS Print Name: _____
 Title*: OWNER Title*: _____

*required for Corporations, Partnerships, etc.

FOR STAFF USE ONLY

ZONING	
Current	
North	
South	
East	
West	
Planner	
File No.	
Comp Plan	
Received By:	

- Sewer Utility
- Fire Department
- Public Works
- Planning
- Building Inspector
- Engineering
- City Code Enforcement
- Police
- City Attorney
- BHP&L
- Finance Officer
- Register of Deeds
- County - Planning
- SD DOT
- SD DENR
- Auditor - Annexation
- Drainage
- Parks & Recreation
- Diamond D Water
- Black Hills Water
- Other: _____
- Other: _____
- Other: _____
- Other: _____

Planning and Zoning Meeting Date: _____ Covenants filing fee? Yes No
 Commission Meeting Date: _____
 Date Paid: _____ Payment Type: Cash Check Credit Card

Final Plat Review

*Lots 17 thru 19, Block 1; Lots 5 thru 8, Block 2; and Lots 1 thru 12 Block 5;
Green Space 1; Green Space 2; AND Dedicated Public Right-Of-Way for
Glenwood Drive and Foley Drive, all of Sun Valley Estates.*

General Information:

Parcel Acreage 7.358 acres
Location City of Summerset, SE ¼ Section 14, T3N, R6E.
Date of Application 3-3-2021
Reviewed By: **Gary Anderson, LS, HDR Engineering, Inc.**

Purpose: Create additional lots in Sun Valley Estates

Access and Utilities: Glenwood Dr. and Foley Dr.

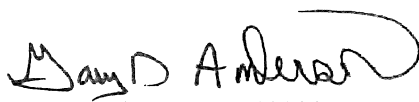
Fire Protection: Piedmont Fire Department

Drainage: No major drainage easements in this plat. 8' drainage and utility easement on interior of all lots lines is noted.

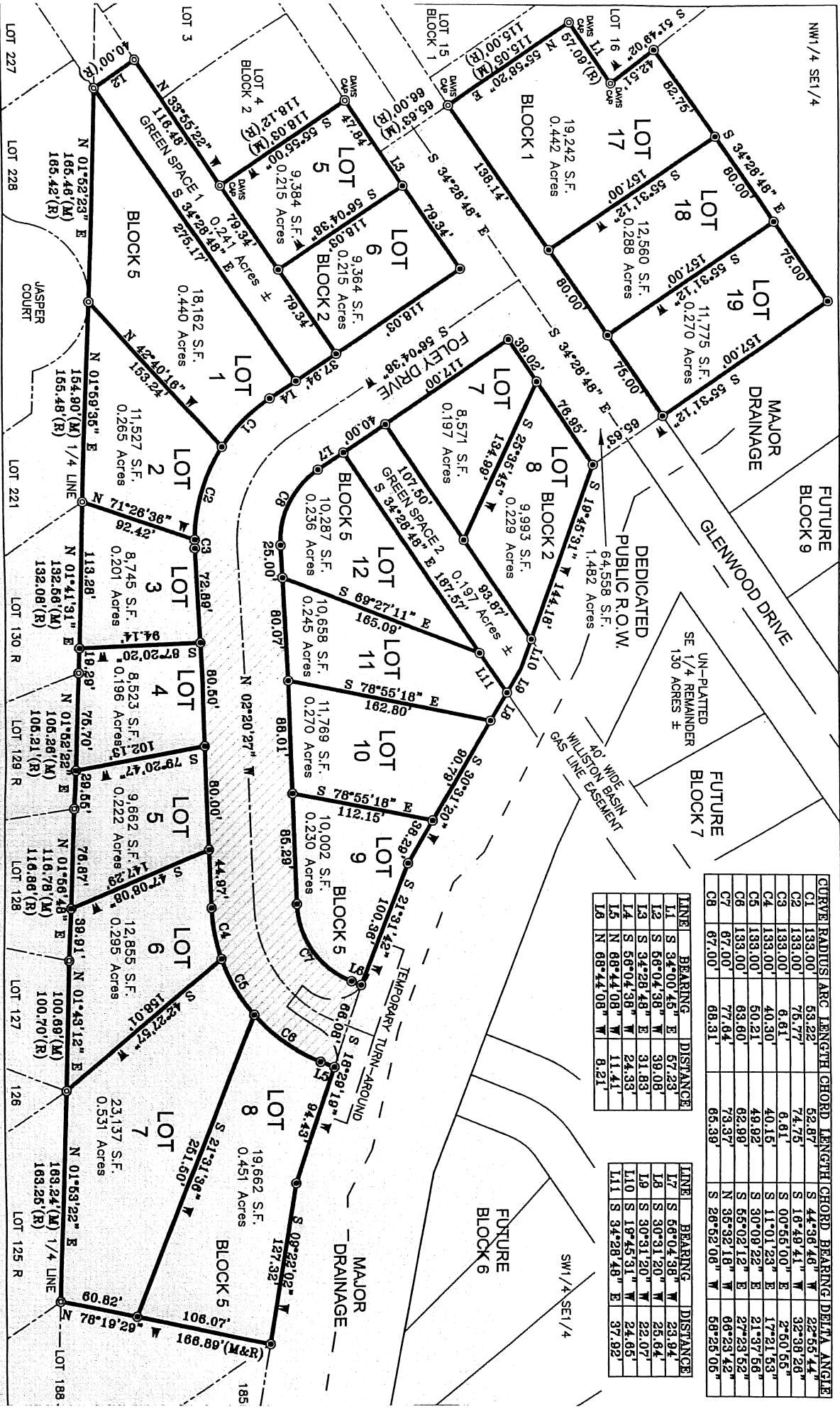
Final Plat Review:

This Plat meets the requirements




Gary Anderson, LS 12000

PLAT OF
Lots 17 thru 19, Block 1; Lots 5 thru 8, Block 2; and Lots 1 thru 12, Block 5;
Green Space 1; Green Space 2; AND Dedicated Public Right-Of-Way for
Glennwood Drive and Foley Drive, All of Sun Valley Estates.
 Formerly a Portion of the Un-platted Portion of the SE 1/4 of Section 14, Township 3 North, Range 6 East,
 Black Hills Meridian, City of Summerset, Meade County, South Dakota.



LINE	BEARING	DISTANCE	CURVE RADIUS	ARC LENGTH	CHORD LENGTH	BEARING DELTA	ANGLE
C1	S 34°00'45" E	57.23	133.00	53.22	52.87	S 44°36'46" W	22°55'44"
C2	S 133°00'00" W	74.77	133.00	76.77	74.75	S 16°49'41" W	32°38'28"
C3	S 133°00'00" W	6.61	133.00	6.61	6.61	S 00°56'00" E	2°50'56"
C4	S 133°00'00" W	40.30	133.00	40.30	40.16	S 11°01'23" E	17°21'53"
C5	S 133°00'00" W	50.21	133.00	50.21	49.92	S 30°08'22" E	21°37'56"
C6	S 133°00'00" W	63.60	133.00	63.60	62.99	S 55°02'12" E	27°23'52"
C7	S 133°00'00" W	77.64	133.00	77.64	73.37	N 35°32'18" W	68°23'42"
C8	S 133°00'00" W	86.31	133.00	86.31	63.39	S 28°02'08" W	68°25'06"

LINE	BEARING	DISTANCE
L1	S 34°00'45" E	57.23
L2	S 66°04'38" W	39.08
L3	S 34°28'48" E	31.83
L4	S 56°04'38" W	24.33
L5	N 68°44'08" W	11.41
L6	N 68°44'08" W	6.21

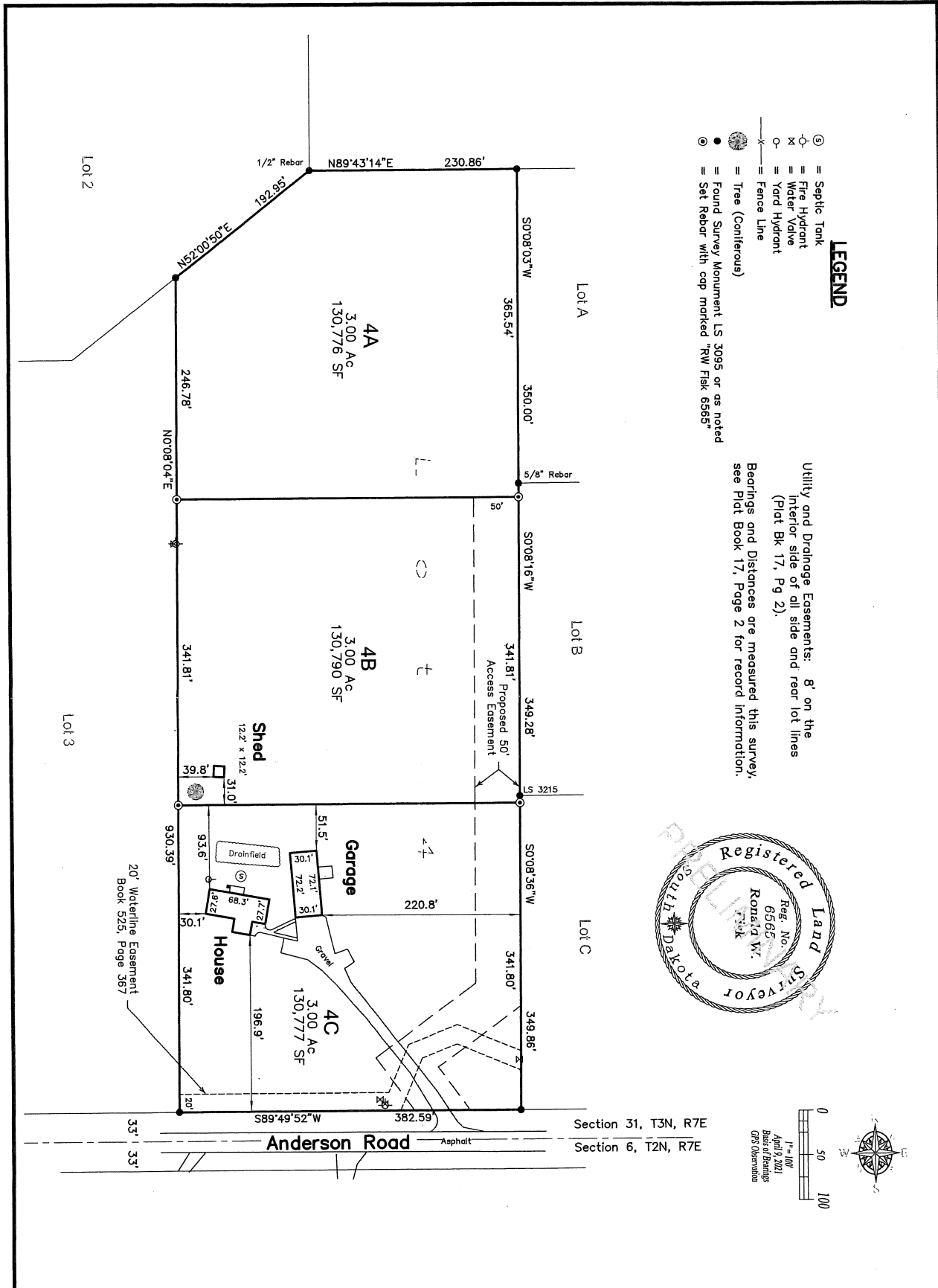
LINE	BEARING	DISTANCE
L7	S 66°04'38" W	23.94
L8	S 30°31'20" W	25.64
L9	S 30°31'20" W	22.07
L10	S 18°45'31" W	24.65
L11	S 34°28'48" E	37.92

REPLACEMENT OF DIRECTOR OF SURVEYING

SURVEYOR'S NOTES



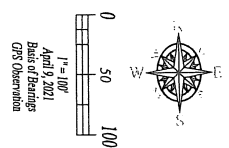
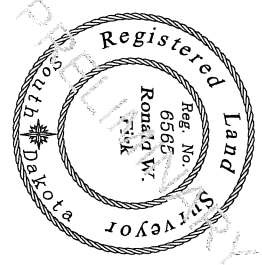
PROPOSED
LAYOUT OF ABNAC OF RED ANDERSON
IN SECTION 21, T10N, R7E
SAGE COUNTY, SD



LEGEND

- ⊕ = Septic Tank
- ⊕ = Fire Hydrant
- ⊕ = Water Valve
- ⊕ = Yard Hydrant
- x— = Fence Line
- = Tree (Coniferous)
- = Found Survey Monument LS 3095 or as noted
- = Set Rebar with cap marked "RW Fisk 6565"

Utility and Drainage Easements: 8' on the interior side of all side and rear lot lines (Plat Bk 17, Pg 2).
 Bearings and Distances are measured this survey, see Plat Book 17, Page 2 for record information.



Project No. 21-03-08	Site Plan 1 of 1	Revisions Checked by: JF Drawn by: CDD Date: 3/25/2021	Surveyed by: CD/JH	Joe Allen - 6900 Anderson Road Proposed Lots 4A, 4B and 4C of Red Arrow Subdivision, in Government Lot 4, Section 31, T3N, R7E, BHM, Meade County, South Dakota	Fisk Land Surveying & Consulting Engineers, Inc 1022 Main Street (P.O. Box 8154) Rapid City, South Dakota 57709 (605) 348-1538 Janelle@fisklandsurveying.com
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