

OFFICIAL MINUTES
SUMMERSET PLANNING AND ZONING COMMISSION
REGULAR MEETING
August 12th, 2025 @ 6:00 P.M.

The meeting was called to order by Chairman Brody Oldfield at 6:00 p.m.

Roll Call: Brody Oldfield, Dustin Hirsch, Mitchell Woldt (via zoom), Mike Martin and Brittni Bjorum were present. Also present was the City Administrator Lisa Schieffer.

Call for Changes: Motion by Hirsch, second by Bjorum to approve the agenda of the meeting for August 12th, 2025. Motion carried.

Consent Calendar: Motion by Hirsch, second by Kenrick to approve the minutes of the regular meeting of July 8th, 2025. Motion carried.

Summerset Community Profile – Kailey Snyder.

Motion by Bjorum, second by Hirsch, to open discussion on the Summerset Community Profile. Motion carried.

Ms. Snyder did an overview of the community profile. The profile covered demographics, household information, labor force, education, earnings, housing and development. The profile compared the City of Summerset to Piedmont, Black Hawk, Meade County and the State as a whole. The community profile will be added to the Summerset Comprehensive Plan website for viewing. Ms. Snyder stated that the next step would be to have community meetings on the vision and goals of Summerset. City Administrator Lisa Schieffer will work with Ms. Snyder on securing a time and place for said public meetings.

Motion by Hirsch, second by Bjorum, to close discussion. Motion carried.

ADJOURNMENT

Motion by Bjorum, second by Martin to adjourn the meeting at 6:26 p.m. Motion carried.

Brielle Schrock, Finance Officer

Brody Oldfield, Chairman



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 <u>Parcel ID # 20.89.01</u>		
<u>Tract 1 of Gilby's Mountain Subdivision, Meade Co.</u>		
PROPOSED		
LOCATION <u>7884 Erickson Ranch Road</u>		
Size of Site-Acres <u>1-2 acre</u>	Square Footage	Proposed Zoning
DESCRIPTION OF REQUEST: <u>To plat 4, 1-2 acre lots. Said lots will be served by Blackhawk Water & WREA.</u>		Utilities: Private / Public
		Water
		Sewer

APPLICANT

Name Carol Marso Phone 605-787-4363
 Address 7884 Erickson Ranch Road E-mail _____
 City, State, Zip Rapid City, SD 57702 Signature _____ Date _____

PROJECT PLANNER - AGENT

Name Baseline Surveying, Inc. Phone 605-490-1401
 Address 2305 Junction Ave. E-mail office@sturgissurveying.com
 City, State, Zip Sturgis, SD 57785 Signature _____ Date _____

OWNER OF RECORD (If different from applicant)

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

x Carol Marso 8-20-23
 Property Owner Signature _____ Date _____ Property Owner Signature _____ Date _____

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

*required for Corporations, Partnerships, etc.

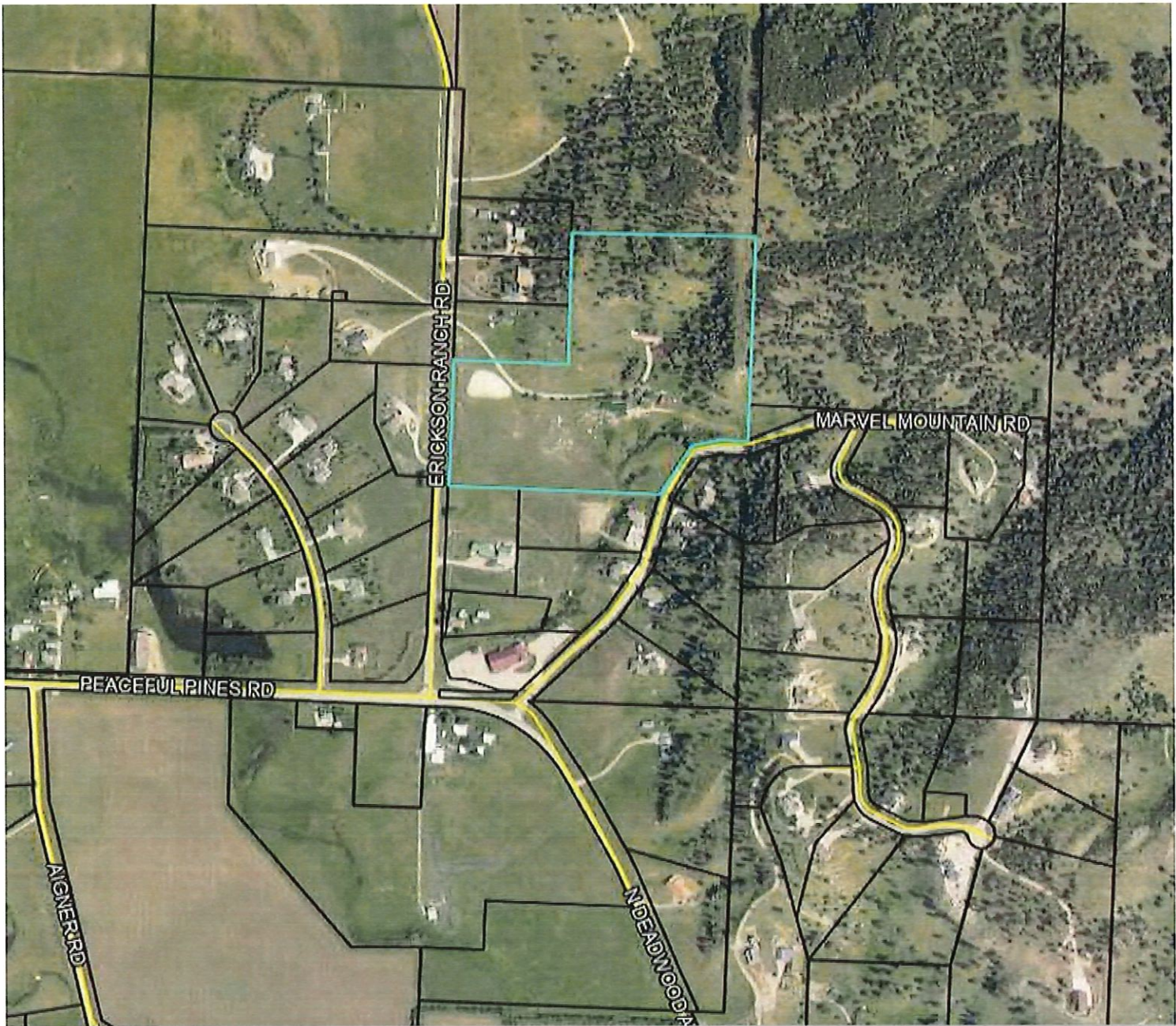
FOR STAFF USE ONLY

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
- Quaal Road District
- Other: _____
- Other: _____
- Other: _____

Planning and Zoning Meeting Date: _____
 Commission Meeting Date: _____
 Date Paid: _____

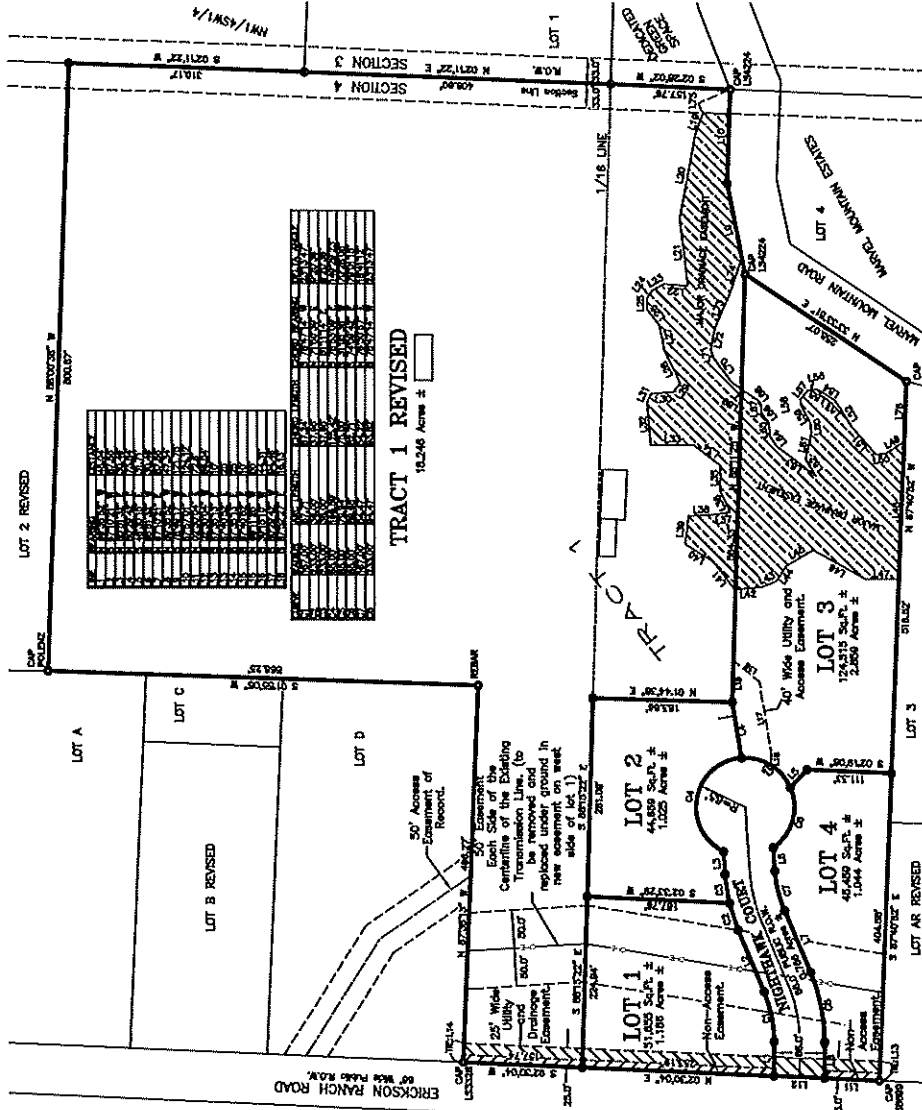
Payment Type: Cash Check Credit Card



Alternate ID n/a
Class NACS
Acreage n/a

Owner Address GILBY'S MOUNTAIN TRUST
7884 ERICKSON RANCH RD
RAPID CITY SD 57702

**Plan of
Lots 1-4 and Tract 1 Revised of Gilby's Mountain Subdivision
and Dedicated Public Right-of-Way of Nighthawk Court.**
(Formerly Tract 1 of Gilby's Mountain Subdivision)
All Located in the SE1/4 of Section 4, Township 2 North, Range 7 East,
Black Hills Meridian, Meade County, South Dakota.



LEGEND

- Found or 6" x 8" Rebar with Cap Marked "ASBETZ BL5770"
- Found Survey Monument As Noted.
- CASMENT LINE
- OVERHEAD POWER

Per FEMA Map 9801, FIRM Panel 48053C100Z designated located in an Area Outside the 100 Year Flood Hazard Zone X. Effective Date 09/19/2011

IRREGULAR NOTES

All right-of-way easements shown hereon shall be kept free of all obstructions including, but not limited to, buildings, walls, fences, sheds, trees and shrubs. The owner of the land shall be responsible for the removal of such obstructions. If the owner fails to remove such obstructions and structures as it deems necessary to restore drainage from any source.

PLATTED ACRES

LOT 1: 1,188 ACRES
LOT 2: 4,028 ACRES
LOT 3: 2,839 ACRES
LOT 4: 4,849 ACRES
TRACT 1: 10,246 ACRES
NIGHTHAWK COURT FROM 0.796 ADDRESS

Sharon E. Vukobrat
Registered Land Surveyor No. 7719



SCALE 1" = 100 FEET
AUGUST 2023

Reference Documents as shown on:
1. Plat Book 9 of Page 25
2. Plat Book 22 of Page 235
3. Plat Book 22 of Page 235
4. Plat Book 229 of Page 410
of Meade County Register

SURVEYOR'S NOTES

- 1) Utility & Minor Drainage Easements: An eight foot (8') wide utility and minor drainage easement is hereby created for the purpose of providing for the installation or modification of any construction or improvement to such an easement shall be the financial responsibility of landowners.
- 2) Building Restrictions: per the most recently adopted International Building Code and Building Subcode Requirements per the City of Sisseton Ordinance.
- 3) Base of Backsight Using Grades: North Determined from Global Positioning System (GPS).

PREPARED BY:
BASKELINE SURVEYING, INC.,
2306 JUNCTION AVENUE,
STONE, S.D. 57786
PHONE: 605-490-1401
JOB NUMBER: 24-121

**Plat of
Lots 1-4 and Tract 1 Revised of Gilby's Mountain Subdivision
and Dedicated Public Right-of-Way of Nighthawk Court.**
(Formerly Tract 1 of Gilby's Mountain Subdivision)
All Located in the SE1/4 of Section 4, Township 2 North, Range 7 East,
Black Hills Meridian, Meade County, South Dakota.

COUNTY TREASURER'S CERTIFICATE

I, Treasurer of Meade County, South Dakota, do hereby certify that all taxes which are liens upon the land described herein, as shown by the records of my office, are fully paid.
Dated this _____ day of _____, 20____.

Meade County Treasurer

CERTIFICATE OF CITY FINANCE OFFICER

I, Finance Officer of the City of Summit, South Dakota, do hereby certify that the amount of the taxes and assessments levied upon the land described herein, as shown by the records of my office, are fully paid.
Dated this _____ day of _____, 20____.

Finance Officer of the City of Summit

CERTIFICATE OF CITY FINANCE OFFICER

I, Finance Officer of the City of Summit, 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 Summit

CERTIFICATE OF PLANNING COMMISSION

The City of Summit, Planning and Zoning Commission certifies that the proposed plat and survey thereon are in accordance with the City Commission of the City of Summit, South Dakota.
Dated this _____ day of _____, 20____.

Planning Commission Member

OFFICE OF REGISTER OF DEEDS

Meade County Register of Deeds

RESOLUTION OF CITY COMMISSION

Whereas there has been presented to the City Commission of the City of Summit, South Dakota, a proposed plat of the land described herein, and it appears to the City Commission of the City of Summit that:

- The system of streets and lots which conform to the system shown on the plat is in accordance with the provisions of the City of Summit, South Dakota, and
- All provisions of the City of Summit, South Dakota, relating to the proposed plat and survey thereon have been complied with, and
- The proposed plat and survey thereon have been approved by the City Commission of the City of Summit, South Dakota, and
- And such plat and survey thereon have been approved in accordance with the provisions of the City of Summit, South Dakota.

NOW THEREFORE, BE IT RESOLVED that said plat is hereby approved in accordance with the provisions of the City of Summit, South Dakota.

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

Mayor of the City of Summit

CERTIFICATE OF HIGHWAY OR STREET AUTHORITY

The location of the proposed easement to the Highway or Street as shown hereon is hereby approved. Any change in the location of the proposed easement shall require additional approval.
Dated this _____ day of _____, 20____.

Highway or Street Authority

CERTIFICATE OF DIRECTOR OF EVALUATION

I, Director of Evaluation of Meade County, South Dakota, do hereby certify that I have on record in my office a copy of the plat and survey thereon as shown on the within described plat.
Dated this _____ day of _____, 20____.

Meade County Director of Evaluation

SURVEYOR'S CERTIFICATE

I, Sharon E. Vukowicz, 2305 Junction Avenue, Sturgis, SD, being a Registered Land Surveyor in the State of South Dakota, do hereby certify that I have personally examined the plat and survey thereon and placed the property shown and described hereon. I have marked upon the ground the boundaries in the manner shown, and that the plat is correct in accordance with my records, and that the same are in accordance with the laws of the State of South Dakota. Agreements that are not known to me are not shown hereon.

IN WITNESS WHEREOF
I hereunto set my hand and seal
this _____ day of _____, 20____.

Sharon E. Vukowicz
Registered Land Surveyor No. 7719

OWNER'S CERTIFICATE

I, Carol Ann Mero, do hereby certify that I am the owner of the land shown and described hereon, and that we did authorize and do join in the execution of this plat and survey thereon, and that the same conform to the laws of the State of South Dakota, and that the same are in accordance with the laws of the State of South Dakota. I hereby authorize and do join in the execution of this plat and survey thereon, and that the same conform to the laws of the State of South Dakota, and that the same are in accordance with the laws of the State of South Dakota. I hereby authorize and do join in the execution of this plat and survey thereon, and that the same conform to the laws of the State of South Dakota, and that the same are in accordance with the laws of the State of South Dakota.

Carol Ann Mero, Owner

ACKNOWLEDGEMENT OF OFFICE

STATE OF SOUTH DAKOTA }
COUNTY OF _____ } SS

On this _____ day of _____, 20____, before me, the undersigned officer, personally appeared Carol Ann Mero and Sharon E. Vukowicz, known to me to be the persons who executed the foregoing Certificate of Acknowledgment, and they acknowledged to me that they executed the same for the purposes therein contained.
IN WITNESS WHEREOF, I hereby set my hand and official seal.

Notary Public _____ My commission expires _____

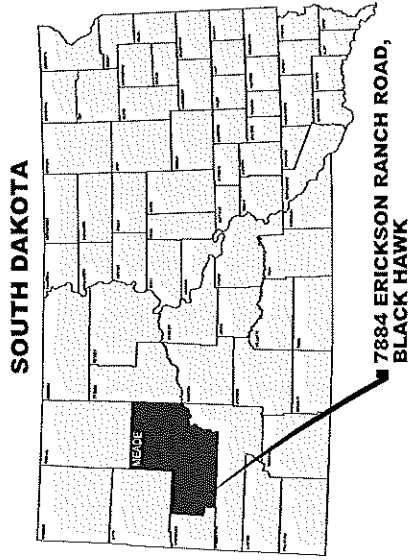
PREPARED BY:
BASKLINE SURVEYING, INC.,
2305 JUNCTION AVENUE,
STURGIS, S.D. 57785
PHONE: 605-490-1401
JOB NUMBER: 24-121

DRAINAGE LINE TABLE

LINE	SECTION	AREA	PERCENTAGE
1	36-20-10	1.11	1.11
2	36-20-11	1.11	1.11
3	36-20-12	1.11	1.11
4	36-20-13	1.11	1.11
5	36-20-14	1.11	1.11
6	36-20-15	1.11	1.11
7	36-20-16	1.11	1.11
8	36-20-17	1.11	1.11
9	36-20-18	1.11	1.11
10	36-20-19	1.11	1.11
11	36-20-20	1.11	1.11
12	36-20-21	1.11	1.11
13	36-20-22	1.11	1.11
14	36-20-23	1.11	1.11
15	36-20-24	1.11	1.11
16	36-20-25	1.11	1.11
17	36-20-26	1.11	1.11
18	36-20-27	1.11	1.11
19	36-20-28	1.11	1.11
20	36-20-29	1.11	1.11
21	36-20-30	1.11	1.11
22	36-20-31	1.11	1.11
23	36-20-32	1.11	1.11
24	36-20-33	1.11	1.11
25	36-20-34	1.11	1.11
26	36-20-35	1.11	1.11
27	36-20-36	1.11	1.11
28	36-20-37	1.11	1.11
29	36-20-38	1.11	1.11
30	36-20-39	1.11	1.11
31	36-20-40	1.11	1.11
32	36-20-41	1.11	1.11
33	36-20-42	1.11	1.11
34	36-20-43	1.11	1.11
35	36-20-44	1.11	1.11
36	36-20-45	1.11	1.11
37	36-20-46	1.11	1.11
38	36-20-47	1.11	1.11
39	36-20-48	1.11	1.11
40	36-20-49	1.11	1.11
41	36-20-50	1.11	1.11
42	36-20-51	1.11	1.11
43	36-20-52	1.11	1.11
44	36-20-53	1.11	1.11
45	36-20-54	1.11	1.11
46	36-20-55	1.11	1.11
47	36-20-56	1.11	1.11
48	36-20-57	1.11	1.11
49	36-20-58	1.11	1.11
50	36-20-59	1.11	1.11
51	36-20-60	1.11	1.11
52	36-20-61	1.11	1.11
53	36-20-62	1.11	1.11
54	36-20-63	1.11	1.11
55	36-20-64	1.11	1.11
56	36-20-65	1.11	1.11
57	36-20-66	1.11	1.11
58	36-20-67	1.11	1.11
59	36-20-68	1.11	1.11
60	36-20-69	1.11	1.11
61	36-20-70	1.11	1.11
62	36-20-71	1.11	1.11
63	36-20-72	1.11	1.11
64	36-20-73	1.11	1.11
65	36-20-74	1.11	1.11
66	36-20-75	1.11	1.11
67	36-20-76	1.11	1.11
68	36-20-77	1.11	1.11
69	36-20-78	1.11	1.11
70	36-20-79	1.11	1.11
71	36-20-80	1.11	1.11
72	36-20-81	1.11	1.11
73	36-20-82	1.11	1.11
74	36-20-83	1.11	1.11
75	36-20-84	1.11	1.11
76	36-20-85	1.11	1.11
77	36-20-86	1.11	1.11
78	36-20-87	1.11	1.11
79	36-20-88	1.11	1.11
80	36-20-89	1.11	1.11
81	36-20-90	1.11	1.11
82	36-20-91	1.11	1.11
83	36-20-92	1.11	1.11
84	36-20-93	1.11	1.11
85	36-20-94	1.11	1.11
86	36-20-95	1.11	1.11
87	36-20-96	1.11	1.11
88	36-20-97	1.11	1.11
89	36-20-98	1.11	1.11
90	36-20-99	1.11	1.11
91	36-20-100	1.11	1.11

GILBY'S MOUNTAIN SUBDIVISION

RAPID CITY (BLACK HAWK, MEADE COUNTY, SD 57718)



SOUTH DAKOTA

7884 ERICKSON RANCH ROAD,
BLACK HAWK

INDEX OF SHEETS

C0.00	COVER SHEET
C1.00	GENERAL NOTES
C2.00	MATERIAL QUANTITIES
C3.00	LOT LAYOUT
C4.00	DEMOLITION, GRADING AND DRAINAGE PLAN
C5.00	EROSION AND SEDIMENT CONTROL
C6.00	NIGHTHAWK COURT PLAN & PROFILE STA. 0+00 - 3+89.58
C6.01	WATER MAIN EXTENSION PLAN & PROFILE STA. 0+00 - 3+51.03
C7.00	DETAILS
C7.01	DETAILS

GILBY'S SUBDIVISION PROPERTY LOCATION



PROJECT LOCATION MAP

SCALE = 1" = 500'

ACES
APPROXIMATELY CREATING ENGINEERING SERVICES

324 South Joseph Street, Suite 200, Rapid City, SD 57701
(605) 716-4418 • Fax: (605) 716-1144

BASELINE SURVEYING, INC.
2205 Jackson Avenue, Rapid City, SD 57705
(605) 694-1010 • Fax: (605) 394-3333
www.baseline-surveying.com

FINAL DESIGN FOR REVIEW

DATE: 08/19/2008

AGEE PROJECT NO: 24-1218

GILBY'S MOUNTAIN SUBDIVISION

BLACK HAWK - 7884 ERICKSON RANCH ROAD
RAPID CITY, SD 57702

TITLE: COVER SHEET

PRICE: C0.00

DATE: 08/19/2008



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AFFORDABLY CREATIVE ENGINEERING SERVICES, INC.
 224 South Lakeshore Street, Suite 200, Rapid City, SD 57701
 (605) 716-4145 • Fax: (605) 716-1144



BASELINE SURVEYING, INC.
 2255 Jackson Avenue, Suite 100, Rapid City, SD 57705
 (605) 724-1131 • Fax: (605) 724-1333
 www.baselinesurveying.com

FINAL DESIGN
 FOR REVIEW

DATE: 08/19/2025

ACCS PROJECT NO: 24-1218

GILBY'S MOUNTAIN
 SUBDIVISION

DATE: 08/19/2025

PROJECT NUMBER: C2.00

MATERIAL QUANTITIES

ESTIMATED PROJECT QUANTITIES:

Item No.	Description of Item	Estimated Quantity	Unit
1	Mobilization	1.0	LS
2	Miscellaneous and Incidentals	1.0	LS
3	Erosion and Sediment Control	1.0	LS
4	Construction Staking	1.0	LS
5	Unclassified Excavation	25.0	CY
6	Roadway Construction Excavation Cut: 4,537 CuYd Fill: 3,540 CuYd Net: 997 CuYd (Cut)	1.0	LS
7	Connect to Existing Water Main for Extension	1.0	LS
8	6" Water Main C-800, DR-18	6.0	LF
9	6" Water Main C-800, DR-18	551.8	LF
10	1" Polyethylene Water Service	124.1	LF
11	1" Tapping Saddle	3.0	EA
12	1" Curb Stop & Box	4.0	EA
13	2" to 1" Reducer	1.0	EA
14	2" Polyethylene Water Service	353.3	LF
15	2" Tapping Saddle	1.0	EA
16	6" X 6" X 8" Tee	1.0	EA
17	6" Gate Valve	1.0	EA
18	6" Cap	1.0	EA
19	Fire Hydrant w/Aux Valve	1.0	EA
20	Flush Mounted Tracer Wire Box	1.0	EA
21	Common Utility Trench Power-Comm.-MDU	420.1	LF
22	24" Culvert with Flared Ends	48.0	LF
23	Gravel surfacing - Aggregate Base Course, 6"	96.0	TON
24	Seed, Fertilize and Mulch	9200.0	SY
25	Material Testing	1.0	LS

DATE: 08/19/2025

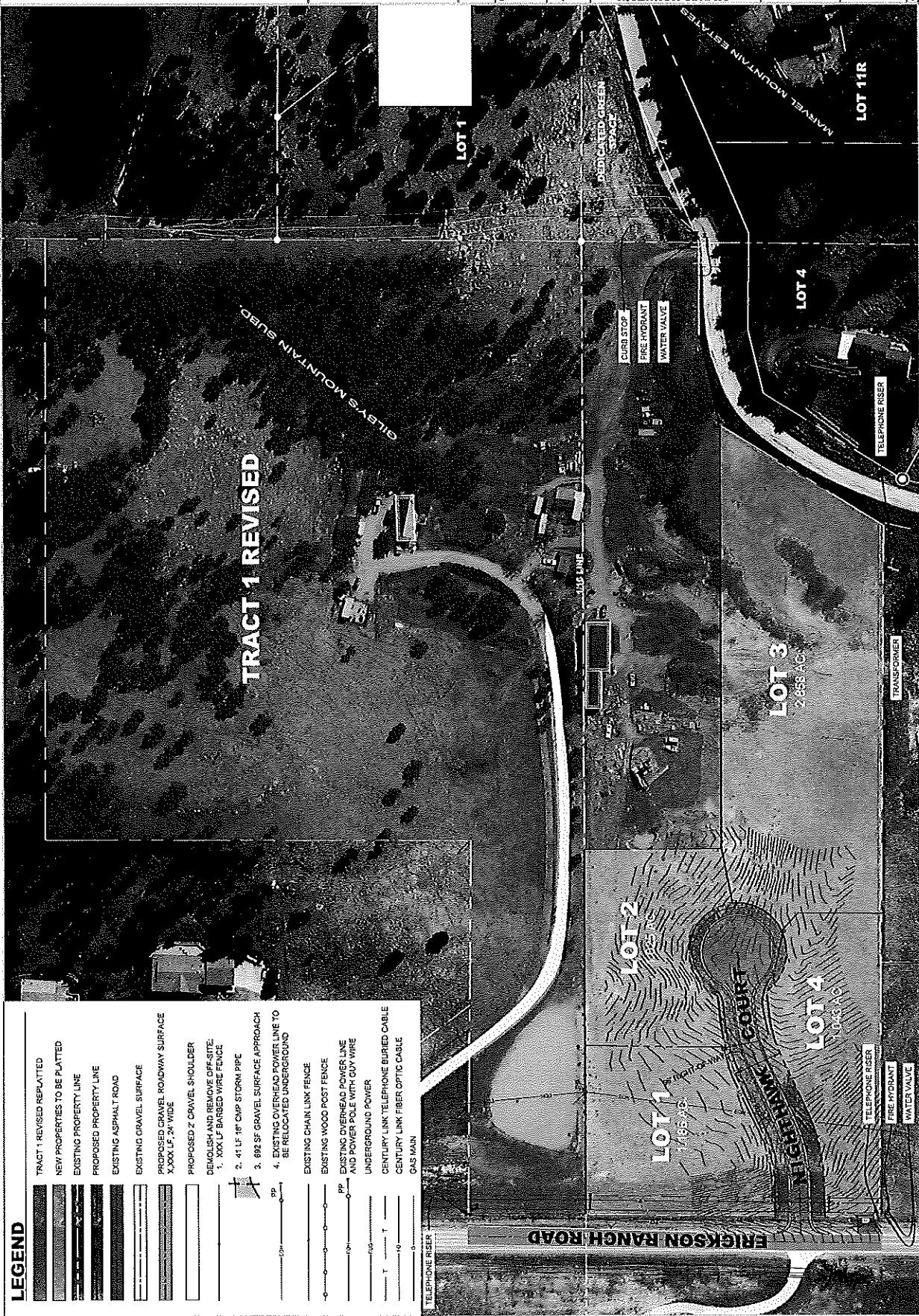
PROJECT NUMBER: C2.00

MATERIAL QUANTITIES

PROJECT NUMBER: C2.00

MATERIAL QUANTITIES

PROJECT NUMBER: C2.00



LEGEND

- TRACT 1 REVISED REPLANTED
- NEW PROPERTIES TO BE PLATTED
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING ASPHALT ROAD
- EXISTING GRAVEL SURFACE
- PROPOSED GRAVEL ROADWAY SURFACE
- XXXX LF 24" WIRE
- PROPOSED 2' GRAVEL SHOULDER
- DENOLISH AND REMOVE OFF-SITE
- 1. XXX LF BARBED WIRE FENCE
- 2. 41 LF 18" CMP STORM PIPE
- 3. 892 SF GRAVEL SURFACE APPROACH
- 4. EXISTING OVERHEAD POWER LINE TO BE RELOCATED UNDERGROUND
- EXISTING CHAIN LINK FENCE
- EXISTING WOOD POST FENCE
- EXISTING OVERHEAD POWER LINE AND POWER POLE WITH GUY WIRE
- UNDERGROUND POWER
- CENTURY LINK TELEPHONE BURIED CABLE
- CENTURY LINK FIBER OPTIC CABLE
- GAS MAIN
- TELEPHONE RISER
- FIRE HYDRANT
- WATER VALVE
- TELEPHONE RISER
- TRANSFORMER

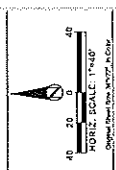
ACES
AFFORDABLY CREATIVE ENGINEERS & SERVICES
242 EAST 1050th Street, Suite 200, Rapid City, SD 57101
(605) 716-4616 • Fax (605) 716-1141

BASELINE SURVEYING, INC.
2205 Jackson Avenue, Rapid City, SD 57103
(605) 227-2333
www.baseline-surveying.com

FINAL DESIGN FOR REVIEW
REVISIONS: _____ DATE: _____

ACC-PROJECT NO: 24-1218
DATE: 08/19/2025

GILBY'S MOUNTAIN SUBDIVISION
CAROL WARD - 743 ERICKSON RANCH ROAD
RAPID CITY, SD 57102



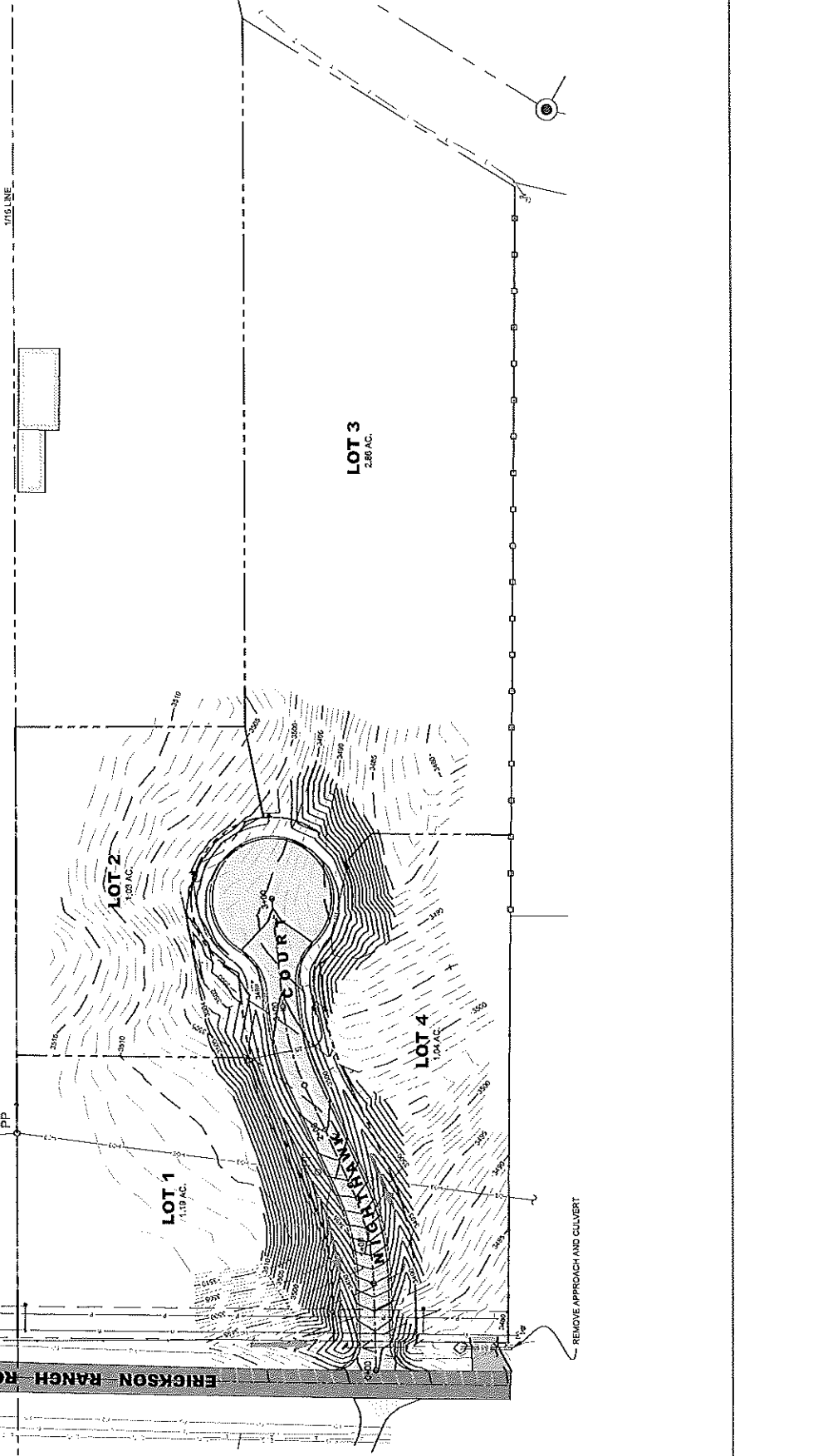
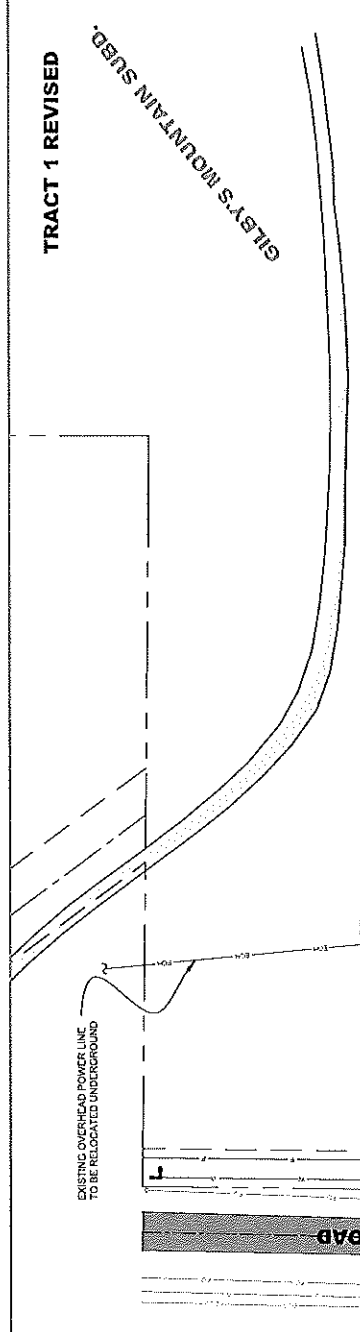
TITLE: DEMOLITION, GRADING AND DRAINAGE PLAN
SHEET NUMBER: **C4.00**
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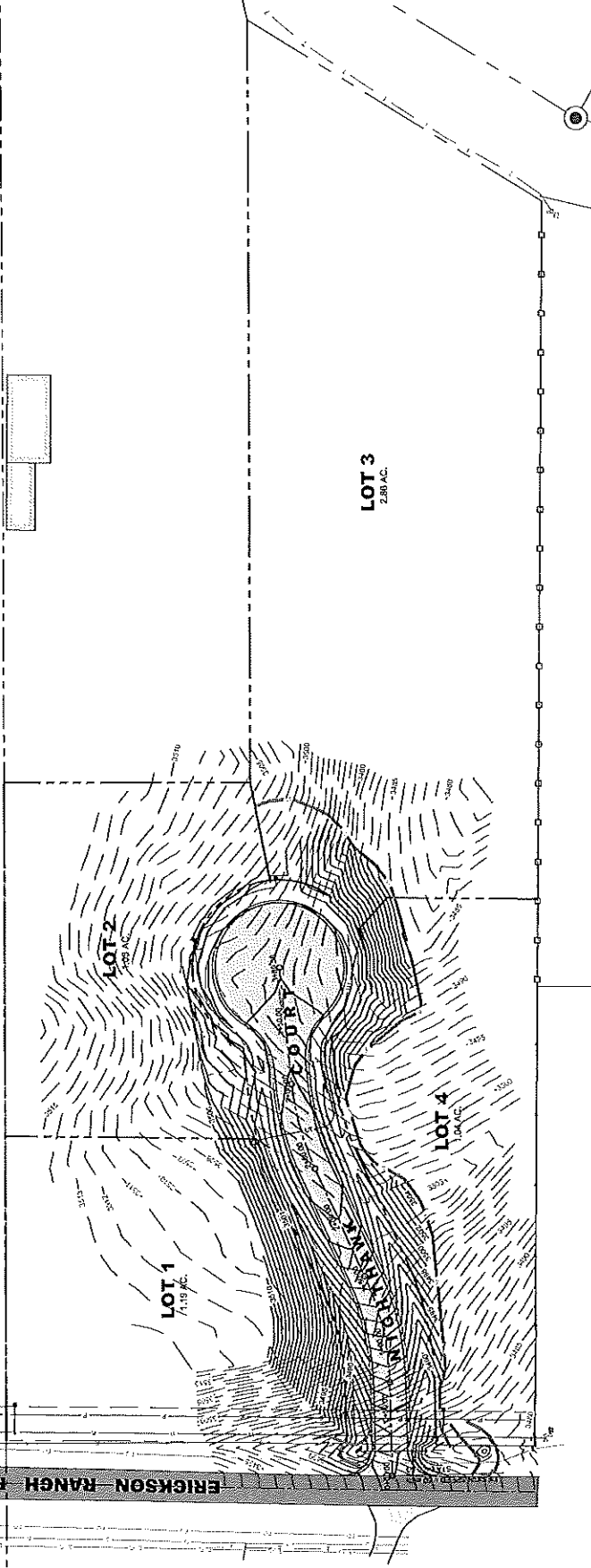
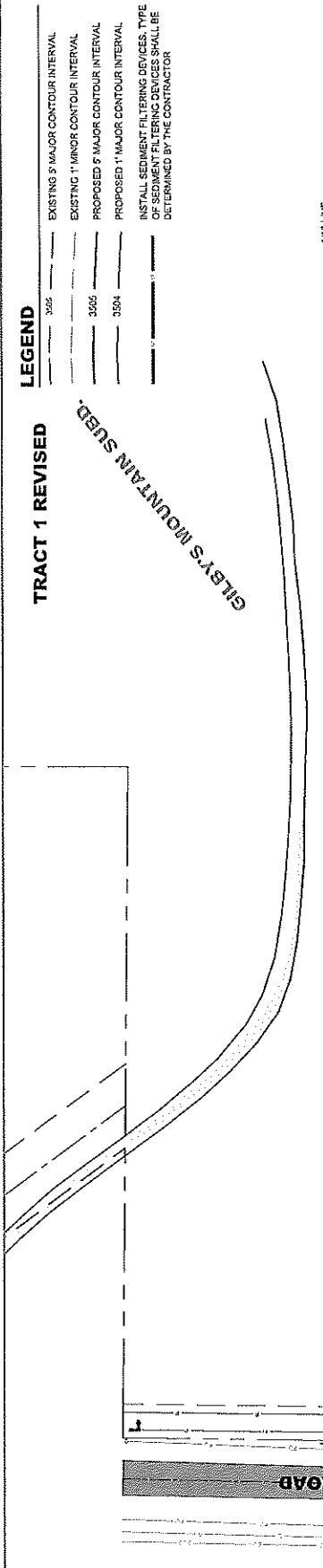
LEGEND

- 5' MAJOR CONTOUR INTERVAL
- 1' MINOR CONTOUR INTERVAL
- 5' MAJOR CONTOUR INTERVAL
- 1' MAJOR CONTOUR INTERVAL
- DRAINAGE FLOW ARROWS

CONTROL POINT LEGEND

CONTROL POINT	NORTHING	EASTING
C.P. 1	136704.5985	1108641.1800
C.P. 2	136663.5421	1108678.9128
C.P. 3	136601.2817	1108333.8201





LEGEND

EXISTING 5' MAJOR CONTOUR INTERVAL
 EXISTING 1' MINOR CONTOUR INTERVAL
 PROPOSED 5' MAJOR CONTOUR INTERVAL
 PROPOSED 1' MINOR CONTOUR INTERVAL
 INSTALL SEDIMENT FILTERING DEVICES, TYPE OF SEDIMENT FILTERING DEVICES SHALL BE DETERMINED BY THE CONTRACTOR

TRACT 1 REVISED

GILBY'S MOUNTAIN SUBD.

LOT 1
7.19 AC.

LOT 2
2.88 AC.

LOT 3
2.88 AC.

LOT 4
1.04 AC.

ERIKSON RANCH ROAD

NOTES:

1. ALL TRUCKS, TRAILERS, AND EQUIPMENT SHALL BE WASHED AT ALL LOCATIONS WHERE THEY ENTER FROM PAVEMENT INTO UNPAVED AREAS. WASHING SHALL BE CONDUCTED IN A MANNER THAT PREVENTS POLLUTANTS FROM ENTERING THE SITE. WASHING SHALL BE CONDUCTED IN A MANNER THAT PREVENTS POLLUTANTS FROM ENTERING THE SITE. WASHING SHALL BE CONDUCTED IN A MANNER THAT PREVENTS POLLUTANTS FROM ENTERING THE SITE.

2. THE CONTRACTOR SHALL MAINTAIN THE EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION AND MAINTENANCE PHASES OF THE PROJECT. THE CONTRACTOR SHALL MAINTAIN THE EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION AND MAINTENANCE PHASES OF THE PROJECT.

3. THE CONTRACTOR SHALL MAINTAIN THE EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION AND MAINTENANCE PHASES OF THE PROJECT. THE CONTRACTOR SHALL MAINTAIN THE EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION AND MAINTENANCE PHASES OF THE PROJECT.

4. THE CONTRACTOR SHALL MAINTAIN THE EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION AND MAINTENANCE PHASES OF THE PROJECT. THE CONTRACTOR SHALL MAINTAIN THE EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION AND MAINTENANCE PHASES OF THE PROJECT.

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10. THE CONTRACTOR SHALL MAINTAIN THE EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION AND MAINTENANCE PHASES OF THE PROJECT. THE CONTRACTOR SHALL MAINTAIN THE EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION AND MAINTENANCE PHASES OF THE PROJECT.

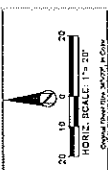
ACES
 AFFORDABLE CREATIVE ENGINEERING SERVICES, INC.
 221 East Joseph Street, Suite 200, Rapid City, SD 57701
 (605) 716-6416 • Fax (605) 716-1144

BASELINE
 SURVEYING, INC.
 2205 4th Avenue, Rapid City, SD 57701
 (605) 694-1001 • Fax (605) 347-9333
 www.baseline-surveying.com

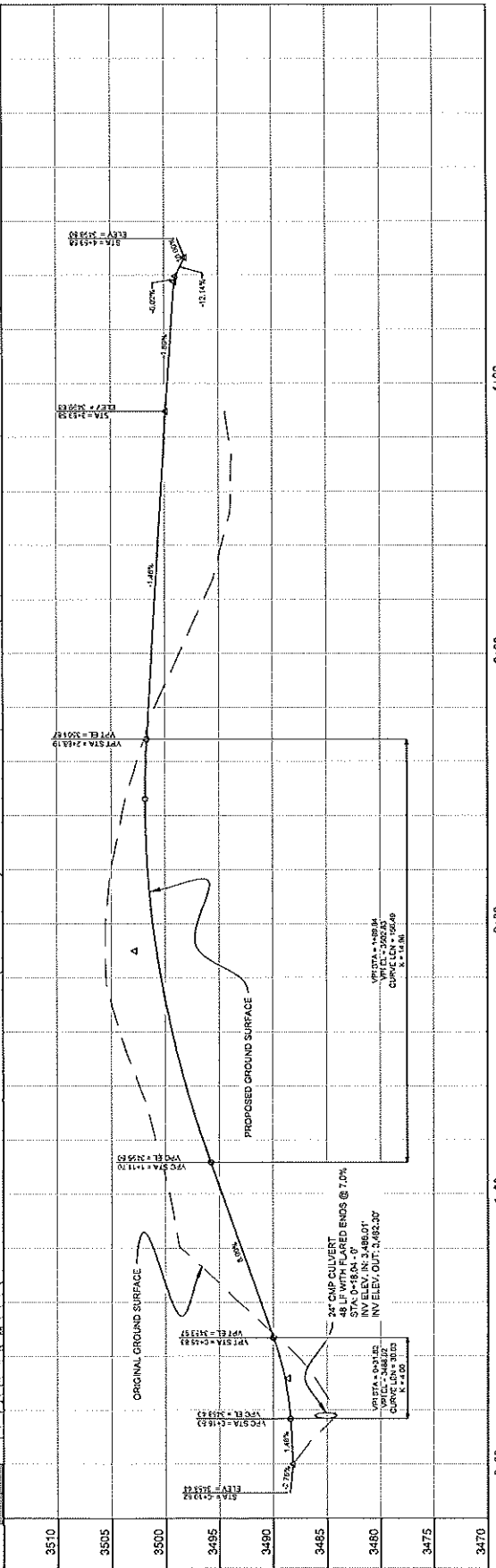
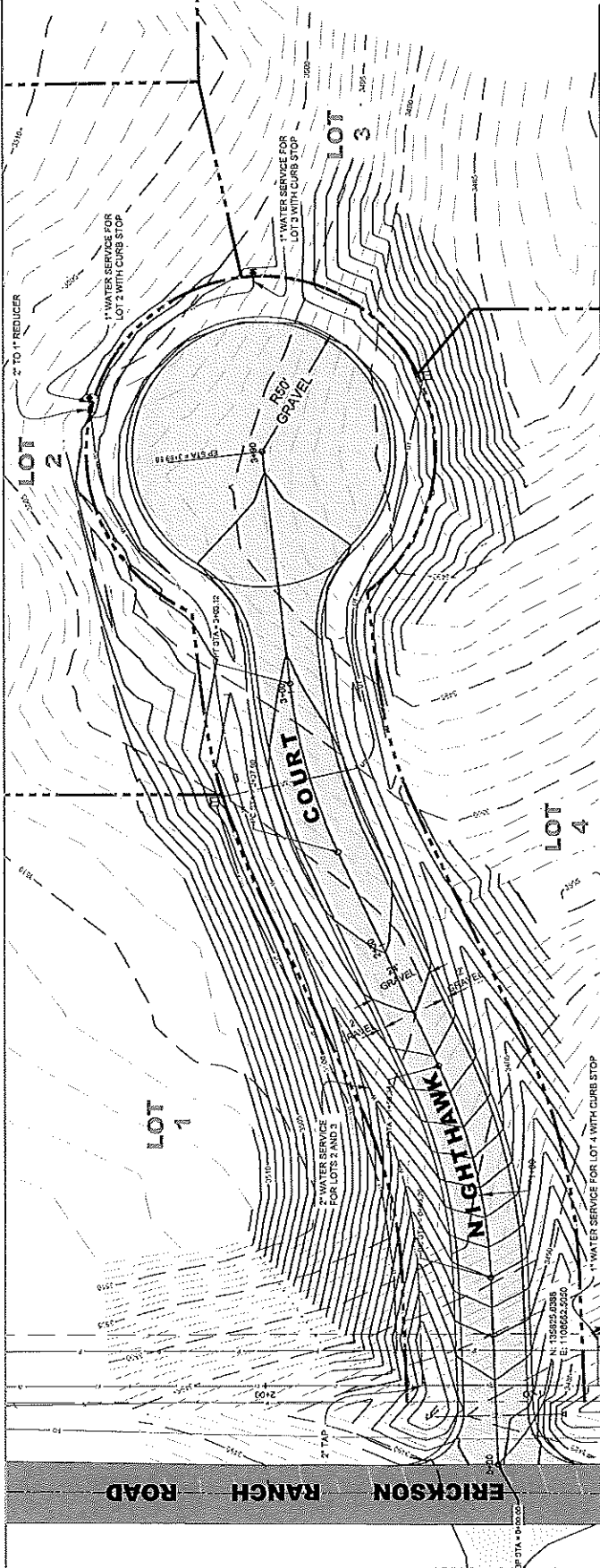
FINAL DESIGN
 FOR REVIEW

PROJECT NO. 24-1218
 DATE: 08/16/2022

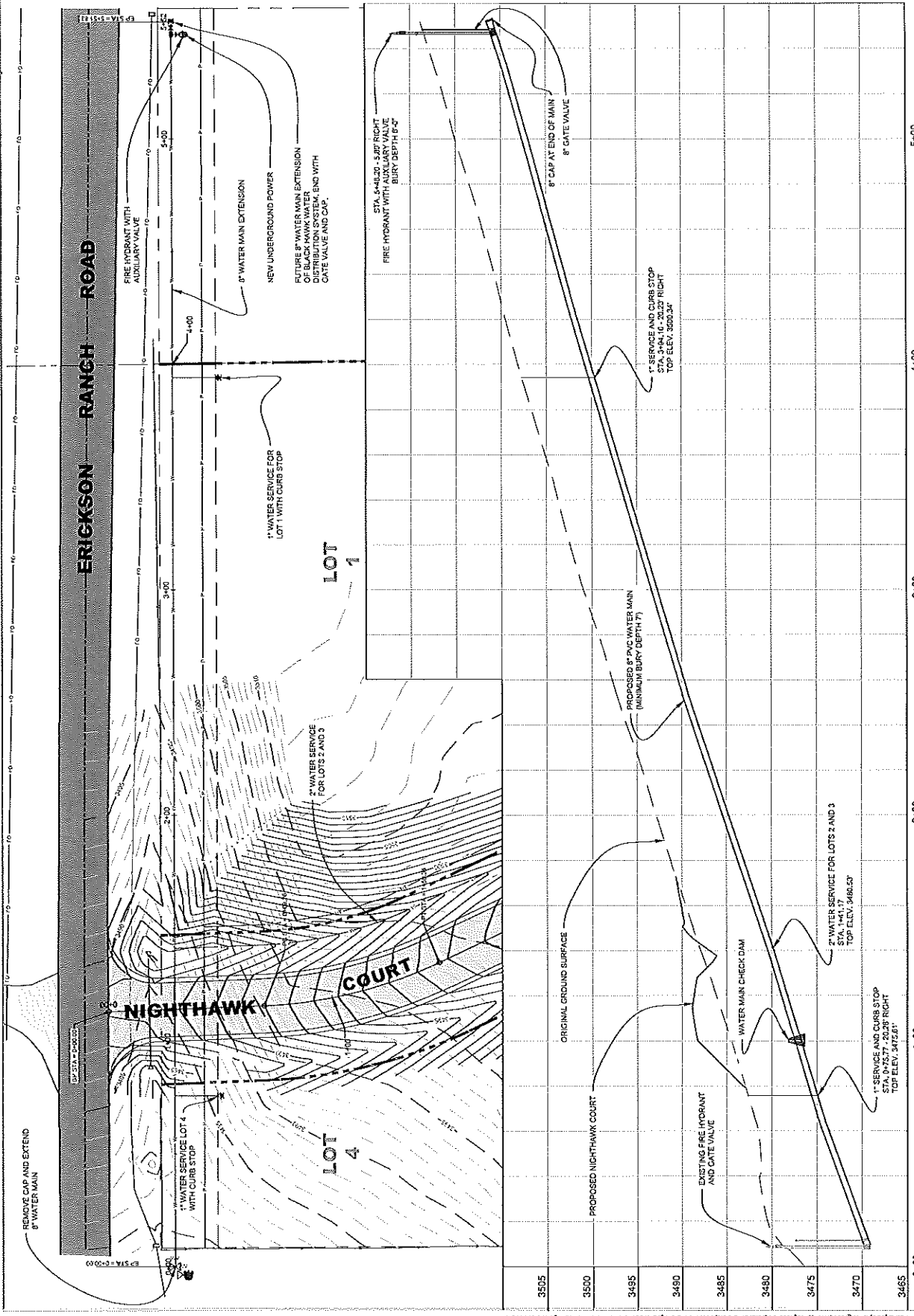
GILBY'S MOUNTAIN
 SUBDIVISION
 CANON MOUNTAIN - 2435 E. CANYON ROAD
 RAPID CITY, SD 57702



TITLE: NIGHTHAWK COURT
 PLAN & PROFILE
 STA. 0+00 - 3+82.56
 SHEET # **C6.00**



0+00 1+00 2+00 3+00 4+00





Dakota Testing & Engineering, LLC.
11920 Quaal Rd, Ste A Black Hawk, SD 57718
605 484 8211
Dte-llc.com

Baseline Surveying Inc.
2305 Junction Ave
Sturgis, SD 57785

July 21, 2025

Attn: Shannon Vasknetz

Project Number: 25.1023

Subj: Site Observation Letter
7884 Erickson Ranch Road
Rapid City, SD 57702

Shannon,

Dakota Testing & Engineering (DTE) was contacted by Shanon Vasknetz with Baseline Surveying Inc. to perform one (1) soil boring to a maximum depth of 15' within the parcel. DTE was informed the address for the parcel is 7884 Erickson Ranch Road in Rapid City, SD.

Site observation occurred July 18, 2025, and the building site currently is undeveloped, other than present overhead power, and is covered with native grasses. The site is sloped predominantly from east to west, towards the road, with minor slopes from the edges towards the center of the parcel.

The soil boring was attempted using a man powered auger and sampler. Site soils were observed to be 6 inches of topsoil followed by light brown sandy silt, with gravel appearing at four (4) feet, to a depth of 4.5 feet, where auger refusal occurred.

Our conclusions are only based on the soil conditions and properties readily available to us from open hole observations, current moisture conditions of near surface soil, field performed soil classification tests, and visual inspections. DTE is not responsible for changes caused by uncontrollable situations, manmade or weather related, or any hidden geologic conditions not readily available to us.

If there are any questions or concerns, please contact us at your convenience at (605) 484-8211.

Sincerely,

DTE, LLC.

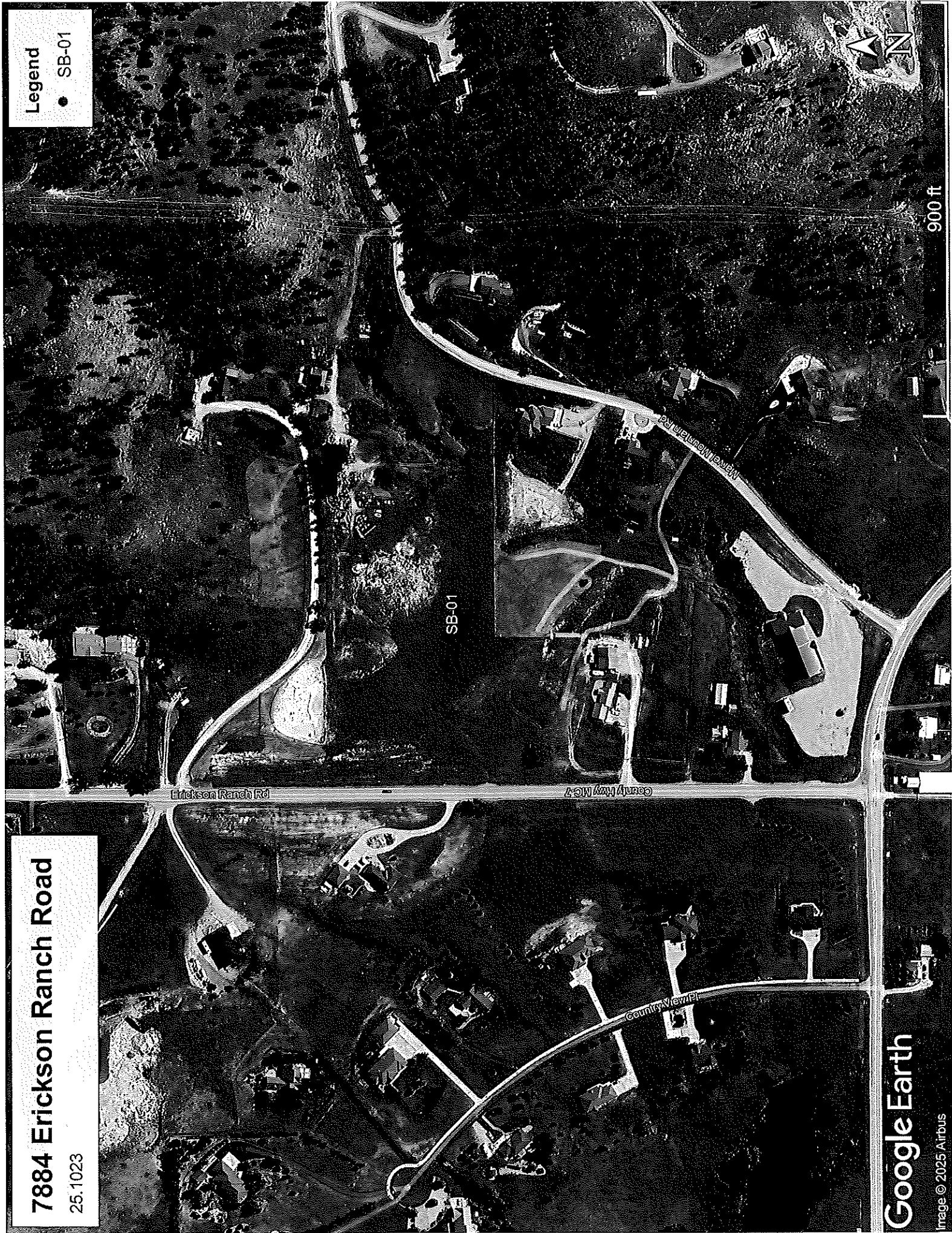
Adam Dando, P.E.
Senior Engineer

7884 Erickson Ranch Road

25.1023

Legend

- SB-01





TEST BORING LOG

PROJECT TITLE: Preliminary Drilling -7884 Erickson Ranch Road

PROJECT NUMBER: 25.1023

GPS: 44.157533 -103.275526

BORING NO: 1

DEPTH IN FEET	Description of Materials	GEOLOGIC ORIGIN	SAMPLE DATA			LABORATORY TESTS				
			N (SPT)	NO	TYPE	MC (%)	D (pcf)	Pocket Pen	LL/PL	PI
0.0'	Brown Topsoil (OH)									
	Light Brown Sandy Silt (ML) with little Gravel at depth									
5.0'	Refusal at 4.5' due to Gravel presence									
10.0'										
15.0'										
20.0'										
25.0'										
Elevation (ft)	WATER TABLE MEASUREMENTS		DATE: 7-18-25							
3493	DNE		METHOD OF DRILLING: HA & DCP							
Notes	-		CREW CHIEF: RG							

7884 Erickson Ranch Road
Black Hawk, SD 57718

Onsite Wastewater Percolation Test

Carol Marso - Proposed Subdivision

GILBY'S MTN SUB TRACT 1
PROPOSED LOTS 1 THROUGH 4

Percolation Test Depth: 30¹⁰⁻¹² (in) Diameter: (in) Date Prepared/Soaked: 7-27-25 Total Soak Time: 15 (hrs)

Check box if a geotechnical report is attached.

Reading	Dia 10"			Dia 12"			Dia 12"		
	Test A (minutes)	Start Time	End Time	Test B (minutes)	Start Time	End Time	Test C (minutes)	Start Time	End Time
inch 1	12 1.63"	9:36	9:48	6 1"	9:47	9:53	21 1.88"	9:25	9:46
inch 2	12 1"	9:48	10:00	7 1"	9:53	10:00	14 1"	9:46	10:00
inch 3	11 1"	10:00	10:11	9 1"	10:00	10:09	21 1"	10:00	10:21
inch 4	15 1"	10:11	10:26	10 1"	10:09	10:19	18 1"	10:21	10:39
inch 5	17 1"	10:26	10:43	11 1"	10:19	10:30	23 1"	10:39	11:02
inch 6	13 1"	10:43	10:56	13 1"	10:30	10:43	21 1"	11:02	11:23
inch 7	17 1"	10:56	11:13	16 1"	10:43	10:59	29 1"	11:23	11:52
inch 8	18 1"	11:13	11:31	17 1"	10:59	11:16			
inch 9	23 1"	11:31	11:54	19 1"	11:16	11:35			
inch 10				15 0"	11:35	11:50			
inch 11									
inch 12									
Average (mpi)	14.33 <u>(15)</u>			13.67 <u>(14)</u>			18.67 <u>(19)</u>		

3 percolation tests are provided for onsite wastewater treatment feasibility.

Completed by: Justin Berg Signature: [Signature] Date: 7-28-25

Civil Engineer Signature: [Signature] Date: 7-28-25



Leah Berg <lberg@proacesinc.com>

Fwd: Letter to provide water

1 message

Shanon Vasknetz <baseline@sturgissurveying.com>
To: Leah Berg <lberg@proacesinc.com>

Wed, Jul 23, 2025 at 3:30 PM

FYI
Shanon Vasknetz
Baseline Surveying, Inc.

----- Forwarded message -----
From: **office@bhwud.com** <office@bhwud.com>
Date: Wed, Jul 23, 2025 at 3:19 PM
Subject: RE: Letter to provide water
To: Shanon Vasknetz <baseline@sturgissurveying.com>

Shanon,

Yes Black Hawk Water can serve as the water provider for the Marso properties. They will have to extend the 8" water main
To the end of their property. Please feel free to call our office if you have any questions.

Thank You,

Ken LeBon
Manager
Black Hawk Water User District.

Office. (605)787-5777

Email: office@bhwud.com

From: Shanon Vasknetz <baseline@sturgissurveying.com>

Sent: Monday, July 21, 2025 5:15 PM

To: office@bhwud.com

Cc: Brenda Vasknetz <office@sturgissurveying.com>; Leah Berg <lberg@proacesinc.com>

Subject: Letter to provide water

Attached is information on Carol Marso property. She would like to plat 4 new lots and

have Black Hawk Water provided to each lot. The larger parcel is where her current home is and her house has an existing Well. Would you please review and let me know if the new proposed lots can be serviced by Black Hawk Water.

Thanks

Shanon Vasknetz

Baseline Surveying, Inc.



Leah Berg <lberg@proacesinc.com>

Fwd: New Plat

1 message

Shanon Vasknetz <baseline@sturgissurveying.com>
To: Leah Berg <lberg@proacesinc.com>

Fri, Aug 8, 2025 at 12:42 PM

Shanon Vasknetz
Baseline Surveying, Inc.

----- Forwarded message -----

From: **Black Hawk Fire Dept** <blackhawkvolfd@gmail.com>
Date: Fri, Aug 8, 2025 at 11:56 AM
Subject: Re: New Plat
To: Shanon Vasknetz <baseline@sturgissurveying.com>

Shannon, Forgive me but I got sidetracked. I have looked at both plans and I see no problems.

Kurt

On Thu, Jul 31, 2025 at 11:31 AM Shanon Vasknetz <baseline@sturgissurveying.com> wrote:

Hey Kurt,

Just following up to see if you've had a chance to look at this site. Let me know if you have any questions.

Shanon Vasknetz
Baseline Surveying, Inc.

On Wed, Jul 23, 2025 at 3:39 PM Shanon Vasknetz <baseline@sturgissurveying.com> wrote:

Kurt,

Attached is information on Carol Marso property. She would like to plat 4 new lots and


have Black Hawk Water provided to each lot. The larger parcel is where her current home is and her house has an existing Well. Would you please review and let me know if the new proposed lots can be serviced by Black Hawk Fire Department.

Thanks, Shanon Vasknetz

Baseline Surveying, Inc.



**West River Electric
Association, Inc.**

Your Touchstone Energy Partner 

1200 West Fourth Ave.
PO Box 412
Wall, SD 57790-0412
(605) 279-2135

3250 E. Hwy. 44
Rapid City, SD 57703-4726
(605) 393-1500

"Powering You For A Brighter Future"

West River Electric Association
PO Box 412
Wall, SD 57790
August 6th, 2025

Meade County Planning and Zoning
1300 Sherman Street
Sturgis, SD 57785

Re: Electrical Infrastructure Availability – Lots 1-4 and Tract 1 Revised, Gilby's Mountain Subdivision

Dear Planning and Zoning Staff,

This letter is to confirm that West River Electric Association has adequate electrical infrastructure running through the property to serve Lots 1 – 4 and Tract 1 Revised of the Gilby's Mountain Subdivision, situated in Section 4, Township 2 North, Range 7 East, Meade County, South Dakota.

Should service be requested, West River Electric will work directly with the property owner or developer to coordinate the necessary design and installation steps in accordance with our standard procedures.

If you have any questions or need additional information, please don't hesitate to contact me.

Sincerely,

Matt Schmahl
Business Development Manager
West River Electric Association
(605) 391-1956
matt.schmahl@westriver.coop

Prepared by:

ACES – Leah Berg

324 Saint Joseph St. Ste: 200

Rapid City, SD 57701

(605) 716-4646

ROAD MAINTENANCE AGREEMENT

This Road Maintenance Agreement (“Agreement”) is made and entered into this _____ day of _____, 20____, by and between the undersigned property owner, Gilby’s Mountain Trust – by Carol Marso of 7884 Erickson Ranch Road, Rapid City, SD 57702, being the owner of a parcel of real property accessed via a public road located in the County of Meade, State of South Dakota.

Property Description:

Carol Marso of Gilby’s Mountain Trust is the owner of the following described property:

7884 Erickson Ranch Road, Rapid City, SD 57702,

Lots 1 – 4 and Tract 1 Revised of Gilby’s Mountain Subdivision and Dedicated Public Right-Of-Way of Nighthawk Court, formerly Tract 1 of Gilby’s Mountain Subdivision. All located in the SE1/4 of Section 4, Township 2 North, Range 7 East, Black Hills Meridian, Meade County, South Dakota.

1. PURPOSE

This Agreement is intended to define the rights and obligations of the Parties concerning the construction, use, and maintenance of a public access road – Nighthawk Court (the “Road”).

2. ROAD USE AND MAINTENANCE

2.1 Road Construction

Carol Marso of Gilby’s Mountain Trust agrees to construct a gravel road at her own cost. After construction, all maintenance will be governed by Section 2.3 below.

2.2 Access Rights

Each Party is granted a perpetual, non-exclusive easement for ingress and egress over the Road. No Party may obstruct or restrict access with gates, fences, or other barriers.

2.3 Maintenance Obligations

All Parties agree to equally share the costs of routine road maintenance, including grading, gravel, snow removal, and drainage work to maintain safe road conditions.

2.4 Prohibited Actions

No Party may obstruct or damage the Road. No permanent changes may be made without written approval from all Parties.

3. ENFORCEMENT AND DISPUTE RESOLUTION

3.1 Enforcement

The Agreement is enforceable by all Parties and their successors. Remedies include injunctive relief, damages, and attorneys' fees.

3.2 Dispute Resolution

All disputes will first be mediated before arbitration or legal proceedings.

4. MISCELLANEOUS

4.1 Governing Law

This Agreement is governed by South Dakota law.

4.2 Severability

Invalid provisions do not affect the enforceability of the remainder.

4.3 Term

This Agreement remains effective indefinitely unless terminated or modified in writing by all Parties.

4.4 Recording

This Agreement shall be recorded with the Meade County Recorder's Office and shall run with the land.

4.5 Damages

Each Party is responsible for damage caused beyond normal use. If repairs are not made, the remaining owners may arrange them and recover costs from the responsible Party.

IN WITNESS WHEREOF, the undersigned have executed this Agreement on the date first written above.

Name: _____

Signature: _____

Date: _____

NOTARY ACKNOWLEDGMENT PAGE

Hereby declare that above described real property is included in the Property subject to the Road Maintenance Agreement filed in the office of the Meade County Register of Deeds in Document No. _____ in Book _____, Pages _____, and any amendments thereto, which by reference thereto the same incorporated herein as though fully set forth. Gilby's Mountain Trust agree to be fully bound by the terms and conditions thereof, and above described real property shall be subject thereto.

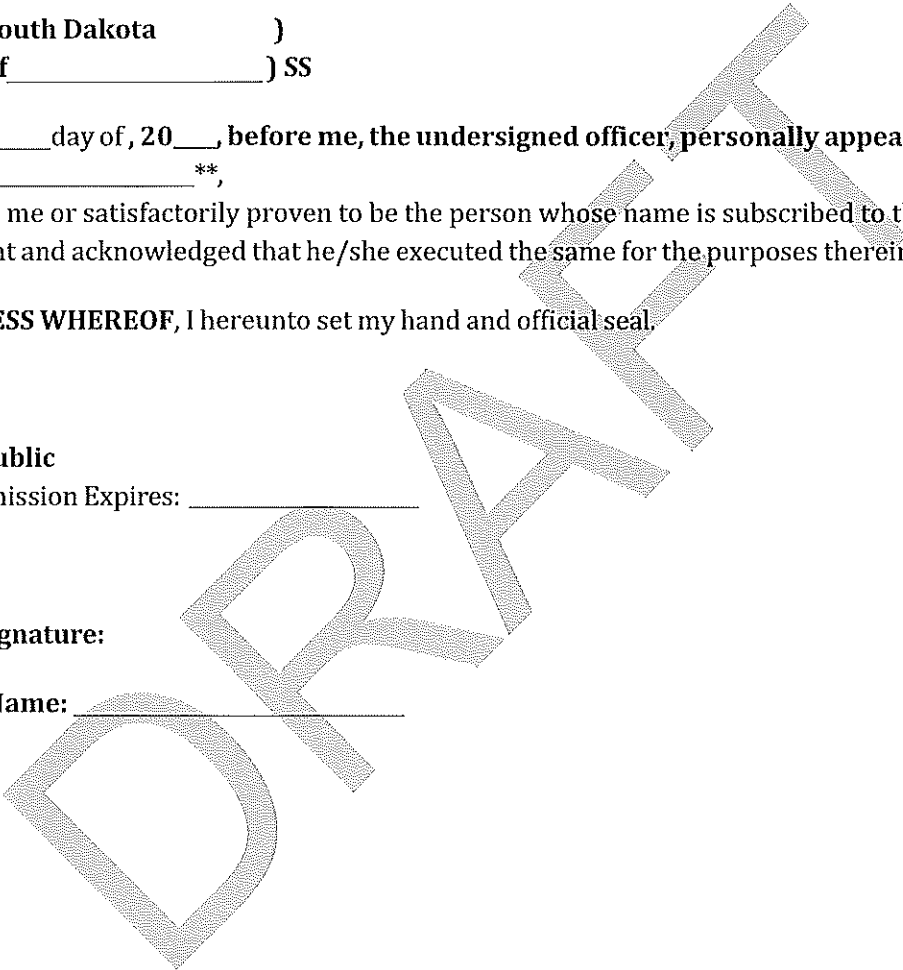
State of South Dakota)
County of _____) SS

On this ____ day of, 20____, before me, the undersigned officer, personally appeared
** _____ **,
known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
My Commission Expires: _____

Owner Signature:
Printed Name: _____



Preamble

These covenants, conditions, and restrictions (hereinafter "Covenants") are intended to be incorporated by reference into any conveyance of any interest in real property by the seller, developer, or purchaser, or successor in interest however designated, with respect to the platted or unplatted real property described as "Nighthawk Drive," located in Meade County, State of South Dakota, and legally described in the Plat of Nighthawk Drive or other evidence of title recorded or to be recorded in the Office of the Meade County Register of Deeds.

These Covenants, unless otherwise specifically provided herein, are intended to "run with the land" and be binding upon the undersigned and all subsequent purchasers, grantees, devisees, heirs, successors, and assigns, in perpetuity. The sole exceptions under which these Covenants shall be rendered null and void are: (a) the occurrence of subsequent illegality or invalidity by operation of law; or (b) the unanimous written agreement of all Lot Owners, duly recorded in the Office of the Meade County Register of Deeds, as provided under South Dakota Codified Laws (SDCL) §§ 43-12-2 and 43-25-30.

The purpose of these Covenants is to preserve the uniform development, protect the property values, and enhance the attractiveness, desirability, and safety of Nighthawk Drive. These Covenants shall be interpreted and enforced consistent with the laws of the State of South Dakota and the ordinances of Meade County, and all Owners shall be deemed to have notice of and agree to be bound by the same.

Covenants

1. Minimum Lot Size and Prohibition on Subdivision

Each parcel within Nighthawk Drive (hereinafter a "Lot") shall contain no less than one (1) acre in total area. No Lot shall be further subdivided, partitioned, or conveyed in such a manner as to reduce its area below one acre. This restriction is absolute and shall apply regardless of any changes in zoning or subdivision ordinances, unless such change mandates a more restrictive standard. Any attempt to subdivide in violation of this Covenant shall be null and void ab initio and may be enjoined by any Lot Owner in a court of competent jurisdiction.

2. Residential Structure Requirements

All dwellings shall be site-built ("stick-built") building and/or pole structures containing not less than one thousand two hundred (1,200) square feet of habitable floor area, exclusive of garages, basements, or porches. Modular homes are permitted only if permanently affixed to a continuous concrete or masonry foundation and containing no less than one thousand three hundred (1,300) square feet per level. All structures shall conform to the building codes, setback requirements, and permitting procedures of Meade County and the State of South Dakota. Mobile homes, manufactured homes not meeting the modular definition, and recreational vehicles used as dwellings are strictly prohibited.

3. Single Residential Structure Limitation

No more than one (1) principal residential structure or (1) duplex shall be erected upon any Lot. This limitation is intended to preserve the single-family or duplex character of the subdivision. Accessory buildings (e.g., garages, sheds, workshops) are permitted, provided they comply with all applicable building codes, zoning requirements, and the aesthetic standards set forth in these Covenants.

4. Exterior Colors and Materials

The exterior surfaces of all structures, including roofing materials, shall be composed of natural or neutral "earth tone" colors, defined as muted shades found in natural landscapes, and may include shades of white and black only to the extent that such use is not aesthetically detracting from the harmony of Nighthawk Drive. Primary colors are prohibited. This Covenant shall apply to all future repainting, residing, or reroofing of existing structures.

5. Fencing

All fencing erected upon any Lot shall be constructed of natural wood, wire and/or chain link. Naturally occurring metallic finishes on wire fences shall be deemed acceptable. Chain link fences with factory-applied colors other than natural metallic are prohibited. All fences shall be maintained in good repair at all times. Any Owner maintaining animals shall be required to install fencing sufficient to contain such animals and prevent roaming onto neighboring properties or public rights-of-way. Failure to maintain such fencing shall be deemed a material breach of these Covenants.

6. Other Animals

Owners may keep domestic animals (including fowl) on the premises in compliance with local zoning ordinances and applicable state and federal laws, except that the keeping horses or swine is strictly prohibited. Owners shall be solely responsible and liable for any injury, damage, or nuisance caused by their animals to persons, other animals, or property. The Owner shall indemnify and hold harmless all other Lot Owners from any claims or expenses arising from such ownership.

7. Disabled or Inoperable Vehicles

No disabled or inoperable motor vehicles shall be stored on any Lot except within a fully enclosed structure that conceals them from view. Written notice shall be provided to the Owner, and removal shall be completed within thirty (30) days of such notice unless otherwise approved in writing.

8. Weed and Snow Control

Each Owner shall be responsible for controlling noxious weeds on their Lot in accordance with SDCL Ch. 38-22 and Meade County ordinances. Grass and weeds shall be maintained to a height consistent with local standards. Each Owner shall also maintain the strip of land between their Lot line and the adjacent roadway in a neat and safe condition, including snow removal from driveways and sidewalks, at the Owner's sole expense.

9. Road Maintenance

The private roadway known as Nighthawk Drive, together with any associated ditches, culverts, signage, and drainage improvements serving the Lots, shall be maintained in a condition that is safe, passable, and in keeping with the rural residential character of the subdivision. All Lot Owners, by acceptance of a deed or other conveyance, acknowledge and agree that such roadway is not maintained by any governmental authority, and that the responsibility for upkeep, repair, snow removal, grading, graveling, resurfacing, and drainage management shall be shared collectively by the Owners in a fair and equitable manner.

10. Amendment of Covenants

These Covenants may be amended only by a written instrument executed by all Owners of the Lots and recorded in the Office of the Meade County Register of Deeds. All amendments shall be binding upon all Owners, their heirs, successors, and assigns, and shall be enforceable as though originally set forth herein.



Plat Review

Lot 1-4 and Tract 1 of Gilby's Mountain Subdivision and Dedicated Public Right-of-Way of Nighthawk Court

All Located in the SE1/4 of Section 4, Township 2 North, Range 7 East, Black Hills Meridian, Meade County, South Dakota

Prepared By:	Shannon Vasknetz, Baseline Surveying, Inc.
Submitted On:	Wednesday, August 20, 2025
Reviewed By:	Eric Jasper, HDR Engineering, Inc.
Review Date:	Wednesday, September 3, 2025

The contents of this checklist are based upon the content outlined in the City's Subdivision Ordinances 151 and 155.

The following items have been reviewed for the Plat as defined above:

Plat Content

<input checked="" type="checkbox"/>	Subdivision name shall not duplicate, be the same in spelling, or alike in pronunciation with the name of any other recorded subdivision, unless it is an extension of or adjacent to said subdivision
Comments	
<input checked="" type="checkbox"/>	Includes a Scale & North Arrow
Comments	
<input checked="" type="checkbox"/>	All Lot and Block Lines are illustrated
Comments	
<input type="checkbox"/>	Bearing & Distances check
Comments	
<input checked="" type="checkbox"/>	Lot & Block numbering pattern is systematic (not scattered)
Comments	
<input checked="" type="checkbox"/>	Areas of all Lots is identified in both square footage and acres
Comments	
<input checked="" type="checkbox"/>	Lots meet lot width and area requirements
Comments	
<input type="checkbox"/>	For R-3 zoned properties, all required greenspaces are provided
Comments	Zoned as R-1.
<input checked="" type="checkbox"/>	All Easements are identified & Include Dimensions
Comments	
<input type="checkbox"/>	Right-of-Ways are dimensioned and widths meet Summerset IDCM requirements
Comments	Right-of-ways determined by Meade county covenants. Current right of way off of arterial is shown as 66'. Via email, proposed extension of right of way on each side of 33' to make a total of 116'. Larger than 100' Summersets requirement but just less than Mead counties 120'.



Plat Review

<input checked="" type="checkbox"/>	Names of all adjoining subdivisions, other unplatted properties, and easements are labeled
Comments	
<input checked="" type="checkbox"/>	Boundary Lines of the area being subdivided are tied to the nearest established street line, section corner, other previously described subdivision, or other recognized permanent monuments accurately described per SDCL-43-18, 43-20, and 43-21
Comments	
<input checked="" type="checkbox"/>	Location of all monuments and permanent control points, and all survey pins, either set of located as required by SDCL 43-18, 43-20, and 43-21.
Comments	
<input checked="" type="checkbox"/>	Plat identifies and delineates any portions of the property intended to be dedicated or granted for public use such as drainage facilities, schools or park land.
Comments	
<input checked="" type="checkbox"/>	All dimensions, both linear and angular, necessary for locating the boundaries of the subdivision lots, streets/roads, alleys, easements, and other areas for public or private use are shown to the nearest 1/100 of a foot.
Comments	
<input checked="" type="checkbox"/>	Dimensions are identified for the radii, chords, length of curve, point of tangency, and central angles for all curvilinear streets/roads and radii for rounded corners.
Comments	
<input checked="" type="checkbox"/>	The boundary lines of the floodway and 100-year flood zones, along with the base flood elevation on each lot as delineated on the Flood Insurance Rate Maps (FIRM) are illustrated.
Comments	N/A

Certifications

<input checked="" type="checkbox"/>	Acknowledgment of the Owner or Owners of the plat of any restrictions, including dedication to public use of all streets/roads, alleys, parks or other open spaces shown thereon and the granting of easements required; as well as the use of any required common areas is included.
Comments	
<input checked="" type="checkbox"/>	Acknowledgement of Registered Land Surveyor
Comments	
<input checked="" type="checkbox"/>	Acknowledgement of City Finance Officer
Comments	
<input checked="" type="checkbox"/>	Acknowledgement of County Treasurer
Comments	
<input checked="" type="checkbox"/>	Acknowledgement of County Official of Equalization
Comments	
<input checked="" type="checkbox"/>	Acknowledgement of all relevant Street and/or Highway Authorities
Comments	
<input checked="" type="checkbox"/>	Acknowledgement of Planning Commission
Comments	
<input checked="" type="checkbox"/>	Board of Commissioners Resolution, signed by the Mayor and the Finance Officer
Comments	
<input checked="" type="checkbox"/>	Register of Deeds Recording area



Plat Review

Comments

Comments from the City Council and the Planning & Zoning Committee may also be included with this review.

The next City Council Meeting is scheduled for: Thursday, August 15, 2024

The next Planning & Zoning Meeting is scheduled for: Tuesday, August 13, 2024

The following additional comments have been shared by various members of the City's Planning & Zoning Committee and City Council:



Site Plan Review

Lot 1-4 and Tract 1 of Gilby's Mountain Subdivision and Dedicated Public Right-of-Way of Nighthawk Court

Gilby's Mountain Subdivision

All Located in the SE1/4 of Section 4, Township 2 North, Range 7 East, Black Hills Meridian, Meade County, South Dakota

Prepared By: ACES Inc

Submitted On: Tuesday, August 20, 2024

Reviewed By: Eric Jasper, HDR Engineering, Inc.

Review Date: Wednesday, September 3, 2025

The contents of this checklist are based upon the content outlined in the City's Subdivision Ordinances 151 and 155.

The following items have been reviewed for the Site Plan as defined above:

Contact Information

Property Owner Name, Phone Number, and E-mail address

Comments

Developer Name, Phone Number, and E-mail address

Comments N/A, Contractor has not been assigned

Surveyor Name, Phone Number, and E-mail address

Comments Baseline

General Plan Content

Property Owner Name, Phone Number, and E-mail address

Comments

Vicinity Map

Comments

Date of Survey

Comments Included on new Plat

Benchmark Information (Location, Elevation, and Datum)

Comments

Scale & North Arrow

Comments

Zoning (ON site and for all adjacent properties)

Comments

Subdivision Labels (identify adjacent Lots, Tracts, Subdivisions, and other unplatted properties)

Comments

Property Lines, Dimensions, and Property Area (are must be in Square Feet and Acres)

Comments

Setback Distances (front, side, and rear yards – varies by zoning)

Comments Detailed out in new Plat.

Easements (include description/use and dimension – verify with development plan & plat)

Comments Detailed out in new Plat.

Right-of-Way & Private Access (names & dimensions)

Comments

Building Dimensions & Size (size must be in square feet)

Comments N/A

Plan Utilities

- Location & Size of **EXISTING** water and sanitary utilities
eg. municipal or rural water main, sanitary pipes, services, or holding tanks, storm sewers, drainage culverts, detention ponds, etc.

Comments Removing downstream driveway and culvert.

- Location & Size of **PROPOSED** water and sanitary utilities
eg. water & sewer service pipe lengths, bends, slopes, and depths, water service corp stop and valve locations, water meter location, sanitary sewer holding tank location and invert (if applicable), sanitary sewer service clean outs, etc.

Comments 1" water main to each lot.

Plan Drainage

- Location & Size of **EXISTING** drainage facilities
eg. storm sewers, drainage culverts, detention ponds, etc.

Comments Location is shown of existing to be removed but **size is not**.

- EXISTING** drainage patterns
eg. illustrate directions of drainage within and surrounding the site, identify locations where outside drainage enters the site and where drainage exits the site (use drainage arrows)

Comments **Only shows new drainage pattern.**

- EXISTING** drainage analysis
Delineate drainage basins within and contributing to site drainage **prior to** development. Identify method of drainage analysis & provide analysis data for 0.20 and 0.01 recurrence intervals (5-year and 100-year storm events)

Comments N/A

- Location & Size of **PROPOSED** drainage facilities
eg. storm sewers, drainage culverts, detention ponds, etc.

Comments **24" culvert at Erickson Ranch Rd and Nighthawk ct.**

- PROPOSED** drainage patterns
eg. illustrate directions of drainage within and surrounding the site, identify locations where outside drainage enters the site and where drainage will exit the site (use drainage arrows)

Comments **Shown with contours.**

- PROPOSED** drainage analysis
Delineate drainage basins within and contributing to site drainage **after** site development is complete.

- VERIFY** the proposed conditions do not exceed what was planned for this site in the Development Engineering Plans. Identify method of drainage analysis & provide analysis data for 0.20 and 0.01 recurrence intervals (5-year and 100-year storm events)

Comments N/A

- Floodplain/Floodway/Flood Risk Review
Identify applicable FEMA Flood Insurance Rate Maps (FIRM) and panel date. If present on or adjacent to the site, identify the boundary lines of the floodway and 100-year flood zones and include the base flood elevation most applicable to the site plan structure(s).

Comments N/A

Site Grading

- Contours**
Identify *existing* and *proposed* contours
(*proposed contours must match adjacent grades at property limits*)

Comments Both contours are shown.

- Spot Elevations**
Identify ground elevations at all building corners, lot corners, and low (min) & high (max) points along property lines.

Comments N/A, plans only depict road and grading.

- Curb Grades**
Identify proposed curb grades and breaks in grade (ridge & valley points)

Comments N/A

Wetlands & Erosion Control

- Identify location of any wetlands on or adjacent to the site
(Provide copy of US Army Corps of Engineers Jurisdictional Determination, if applicable)

Comments NA

- Identify area of disturbance for grading activities
(If more than one acre is to be disturbed, provide erosion control plan and SWPPP)

Comments Silt fence is shown on all downstream areas and doubled up in the ditch.

Landscaping & Screening

- Identify Landscaping & Screening Locations
(Tree placement, signs, etc.)

Comments N/A

- Dumpster Location

Comments N/A

Parking

- Identify Parking Area, quantity and dimensions of Parking Stalls
(parking stall quantity varies by land & building use per zoning)

Comments N/A

Comments from the City Council and the Planning & Zoning Committee may also be included with this review.

The next City Council Meeting is scheduled for: Saturday, July 20, 2019

The next Planning & Zoning Meeting is scheduled for: Saturday, July 20, 2019

The following additional comments have been shared by various members of the City's Planning & Zoning Committee and City Council: