



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

MINOR PLAT

The filing fee for a Minor Plat application is \$250.00.

Resolution and plat recording fee of \$90.00 must also accompany Minor Plat Application. Actual review costs exceeding the minimum plat fees will be charged to the applicant prior to approval of the City Commission. Covenants being recorded with the plat will be charged a recording fee as per Meade County.

Information and submission requirements follow:

1. The purpose of a Minor Plat is to allow, without being subject to the requirements of a Preliminary Plat Review: consolidation of up to three (3) previously platted parcels of land; the adjustment of common lot line between up to three (3) previously platted parcels of land; or the resubdivision of a previously platted parcel into three (3) or fewer lots.
2. No lot created by a Minor Plat shall be included in another subdivision plat for a period of two (2) years from the Register of Deeds filing date of the Minor Plat.
3. Minor Plats shall not be allowed if extension of community water, city sanitary sewer, drainage facilities, or public streets would be required if the Minor Plat is approved.
4. Applicant shall submit a complete Minor Plat application (below) including non-refundable fee more than **three (3) weeks** before a regular meeting of the Planning Commission and shall submit copies as follows:
 - ___(1) Copies of Minor Plat Application and Minor Plat, prepared by a registered land surveyor, (on fifteen by twenty-six inch (15" x 26") paper)
 - ___(1) Electronic copy of Minor Plat(submitted by disk, e-mail or other approved electronic media)
 - ___(1) Copy of Minor Plat on 8 1/2" x 11 paper

Minor Plat shall include the following:

- ___Plat title, centered at the top of the page, consisting of the proposed name of the subdivision and a description of the land being subdivided. This should include former description if applicable.
- ___A scaled map of the proposed subdivision showing the location, dimension and area of the subdivision, lot(s), street(s) and dedicated boundaries. Include subdivisions, lots, and streets of adjoining subdivisions.
- ___A north arrow, scale, creation date, preparer name, and address legend.
- ___The location, width, and purpose of all easements and reserve strips.
- ___The location and dimension of lands to be dedicated or reserved for streets, parks, open space, and other public use.
- ___The lot and (if needed) block number that clearly identifies each parcel of land.
- ___A floodplain note addressing if any FEMA-defined Flood Hazard Area is present in the subdivision.
- ___A note (if there are any major drainage easements shown on the plat) stating that "Major drainage easements shall be kept free of all obstructions, including fences, and that the major drainage easement provides the Summerset Public Works Department, or their designee(s) the rights of entry, construction, and maintenance in order to facilitate drainage through these easements."
- ___A note stating "An eight foot (8") utility easement is hereby granted on the interior of all lot lines. Removal or modification of any obstruction or impediment to such an easement shall be the financial responsibility of the landowner."
- ___All certifications and signature lines that are required on the Final Plat (see Subdivision Ordinance 115, Section 4, Paragraph D, for required certifications and signatures).

City of Summerset Ordinance #115 Subdivision Regulations can be found online at:
http://www.summerset.us/City_Ordinances.html

The City of Summerset has adopted the current Rapid City Infrastructure Design Criteria Manual, the Rapid City Stormwater Quality Manual and the Standards and Specifications for Public Works Construction for Rapid City.



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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 16, Sioux Land Estates Subdivision

PROPOSED Lot 16R and Lot H2, Sioux Land Estates Subdivision

LOCATION Northeast corner of Sturgis Road and Sioux Land Road, Summerset, SD 57718

Size of Site—Acres 1.762 AC Square Footage 76,752 SF Proposed Zoning No Change

DESCRIPTION OF REQUEST: To replat Lot 16 in order to correct a mistake found on the plat. This shall re-dedicate public right-of-way in Sioux Land Road which shall correct that mistake.	Utilities: Private / Public	
	Water	Same
	Sewer	Same

DocuSigned by: **APPLICANT**

Name Stacey and Susan Roselles Phone 605-381-4745
 Address PO Box 780 E-mail rhsinc@rushmore.com
 City, State, Zip Hill City, SD 57745 Signature _____ Date 9/22/2021 | 9:20 AM MDT

DocuSigned by: **PROJECT PLANNER - AGENT**

Name Baseline Surveying, Inc. ATTN: Shanon Vasknetz, LS Phone 605-490-7419
 Address 2305 Junction Avenue E-mail shanov@rushmore.com
 City, State, Zip Sturgis, SD 57785 Signature _____ Date 9/21/2021 | 4:59 PM MDT

DocuSigned by: **OWNER OF RECORD (if different from applicant)**

Name Stacey and Susan Roselles Phone 605-381-4745
 Address 11700 Sturgis Road E-mail rhsinc@rushmore.com
 City, State, Zip Black Hawk, SD 57718

DocuSigned by: Stacey G. Roselles DocuSigned by: Susan L. Roselles
 Property Owner Signature _____ Date 9/22/2021 | 9:20 AM MDT
 Property Owner Signature _____ Date 9/22/2021 | 9:22 AM MDT

Signature _____ Date _____ Signature _____ Date _____
 Print Name: Stacey Roselles Print Name: Susan Roselles
 Title*: _____ Title*: _____

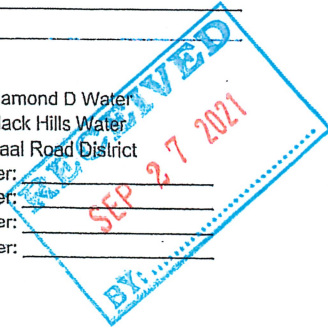
*required for Corporations, Partnerships, etc.

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



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

Payment Type: Cash Check Credit Card



October 12, 2021

Minor Plat Review

Lot 16 Revised and Lot H2 of Sioux Land Estates Subdivision

Formerly Lot 16 of Sioux Land Estates Subdivision, Located in the W ½ of the NW ¼ of Section 25, Township 3 North, Range 6 East, Black Hills Meridian, City of Summerset, Meade County, South Dakota.

General Information:

Parcel Acreage 1.751

Location W ½ of the NW ¼ of Section 25, T3N, R6E, City of Summerset.

Date of Application September 22, 2021

Surveyor Project Number 21-259

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

Purpose: Replat Lot 16 and make Lot H2

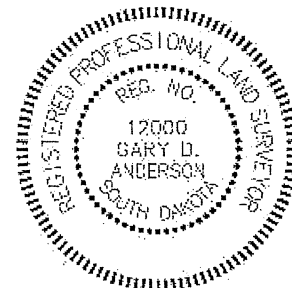
Access and Utilities: Access will be from Sioux Land Road

Fire Protection: Black Hawk Volunteer Fire Department

Drainage: No major drainages shown

Final Plat Review:

Plat meets all requirements.



Gary Anderson, LS 12000



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CONDITIONAL USE PERMIT

The Filing Fee for a Conditional Use Permit is \$300.00

Information and actions required:

Petitioner:

1. Petitioner shall file application for a conditional use permit, in writing, on a form furnished by the city with associated fee.
2. **Application shall include:**
 - Preliminary development/redevelopment plan
 - location and legal description of the property
 - position, size and use of all structures, improvements and facilities to be constructed/reconstructed
 - location of all points of ingress and egress and internal traffic circulation pattern
 - if applicable, landscape, lighting parking and drainage plan
 - such other architectural and engineering data as may be required by the Planning and Zoning Commission
3. **Notification of surrounding property owners:**
 - A sign noting that a conditional use permit request is pending shall be posted by petitioner on the site not less than ten (10) days before the public hearing. Sign to be maintained until final action on request or request withdrawn.
 - Sign shall be secured from the city and deposit of \$75 shall be collected to cover cost of replacement. Location and number of signs to be determined by city.
 - Petitioner shall submit postal receipts to city to demonstrate good faith attempt to notify by certified letter with return receipt all property owners within two hundred fifty feet (250) of the site measured from the perimeter of the lot, or lots of proposed use.
 - Certified mailing notice shall include date, place and time of public hearing and conditional use requested.
 - Mailing list prepared by City of Summerset
 - Notices to be sent by applicant no less than ten (10) days prior to the public hearing

Procedure:

1. Upon filing of complete application city shall set date of public hearing on date when Planning and Zoning is regularly scheduled to meet and allows for necessary noticing requirements.
2. Legal notice of public hearing shall be placed in general circulation paper by City of Summerset Finance Officer.
3. Planning and Zoning Commission shall make its decision, fully setting forth its findings and conditions, if any, for approval as per 155.336.
4. Appeals of the Planning and Zoning decision must be made in writing and filed with the city by close of business on the fifth working day from the Planning Commission's decision.
5. Upon filing of any appeal, the applicant shall pay to the city an administration fee of one hundred (\$100) dollars.
6. Upon filing of any appeal, the city shall set a date for public hearing of the request. Said date shall be within thirty (30) days of the appeal and shall be a day when the City Commission is regularly scheduled to meet.
7. The city shall mail a notification of the appeal to all land owners as identified in the original mailing by first class mail no less than ten (10) days prior to the public hearing.
8. The City Commission shall review the decision and recommendations of the Planning and Zoning Commission as provided for in Chapter 155.336. In making its determination of such application, the City Commission, may make changes in accordance with or in rejection or modification of the recommendation of the Planning and Zoning Commission. Any modification shall in compliance to the conditional use permit criteria stated in section 155.336.E inclusively.

ADDENDA TO THE CONDITIONAL USE REQUEST

TO: The City of Summerset, SD
RE: Conditional Use Permit
PURPOSE: New corporate expansion for Milliron Granite and Quartz
ZONING: General Commercial
LOCATION: Just south of Black Hills Polaris dealership, SE side of Constitution Street

Milliron Granite and Quartz was started by John Milliron in year 2010 to serve the greater Sioux Falls, SD area with his creative and high-quality construction services. Milliron Granite and Quartz is a closely held corporation owned by John Milliron who started early on in the tile business with Syverson Tile in Sioux Falls. Acting on his vision to be self-employed married with his vision for designing and building custom granite and quartz applications for home and business new builds as well as replacements, John has grown his business to its' current location at I90 Exit 73 in Sioux Falls, SD.

John now desires to expand his business to western SD. He has chosen the Summerset, SD site due to its' excellent exposure to the interstate traffic combined with its' proximity to building activity in and around Rapid City metro, the Piedmont corridor and Central and Northern Black Hills. His experience with Summerset City staff and management has been very welcoming and quite positive as well.

The Milliron operations shall include management and support staff, sales staff, on-site fabrication specialists and off-site installation specialists. At start up it is anticipated to have approximately 8 people working in their various job capacities. Over time that number could easily double. As example, in 11 years the original Sioux Falls, SD location has grown to employ 22 people.

Initially during start-up, a new building shall be constructed with a 14,000 sf footprint in size located on a 2.5 acre site. The building will have an interior showroom for quartz products and other retail natural stone products and offices. It will house all operations including a fabrication area roughly 7,000 sf in size. There will be a second floor used for break room, storage, laundry, showers, and an area for temporary overnight use. The paved parking area will become the outside showcase for granite slabs and natural product slabs to be used for countertops, fireplaces, etc.

Initially there could be up to 500 slabs of natural stone in different colors, types and sizes shown outside in the paved showcase area for customer selection. Depending on the growth of the business this amount shall be expected to increase over time. Due to safety concerns and customer presentation the entire outside area shall be kept in a clean, orderly and well-kept condition with product organized and stacked in A frames or pole racking. Any partial slabs that hold value for smaller applications are kept outside neatly placed in pole racking. Any waste product which holds no value shall be disposed of immediately in a dumpster which shall be emptied a minimum of once per week. In Sioux Falls the waste product is recycled in bituminous asphalt paving products.

The primary reason that this location makes business sense for the Milliron expansion is the frontage that the lot holds along Interstate 90. The use of signage combined with the presentation of natural stones along I90 is extremely valuable and necessary to the success of this new business location. The incentives from the tax abatement for new commercial construction combined with the welcoming attitude from Summerset placed a heavy emphasis when John made the decision to move forward on this site.

MELANIE TORNO,
MAYOR

COMMISSION:
DAVID BUTLER
MICHAEL KITZMILLER
STEPHANIE MCCOY
CLYDE HIRSCH

CITY OF
SUMMERSET



CITY HALL
7055 LEISURE LANE
SUMMERSET, SD 57718

TEL: 605.718.9858
FAX: 605.718.9883

WWW.SUMMERSET.US

August 31, 2021

Mr. John Milliron
Milliron Granite & Quartz
27068 Mueller Pl #1
Sioux Falls SD 57108

Re: City of Summerset SD Zoning

Mr. Milliron:

Thank you for your continued interest in the property located in Summerset SD as a potential expansion of your business here in the Black Hills.

Currently, the property in question that you have put an offer in is zoned C-1 General Commercial under Summerset's Ordinances. Under the General Provisions and sub-section 155.116 Uses Permitted it states:

"Retail establishments, including incidental manufacturing of goods for sale at wholesale or retail on the premises, provided there are three or less employees engaged in the manufacture of the product."

Therefore, the scope of your business would align with the permitted use in C-1 General Commercial.

If you have any further questions, please feel free to contact us at any time.

Respectfully,

A handwritten signature in blue ink that reads "Melanie Torno".

Melanie Torno, Mayor
City of Summerset

CURRENT PLAT

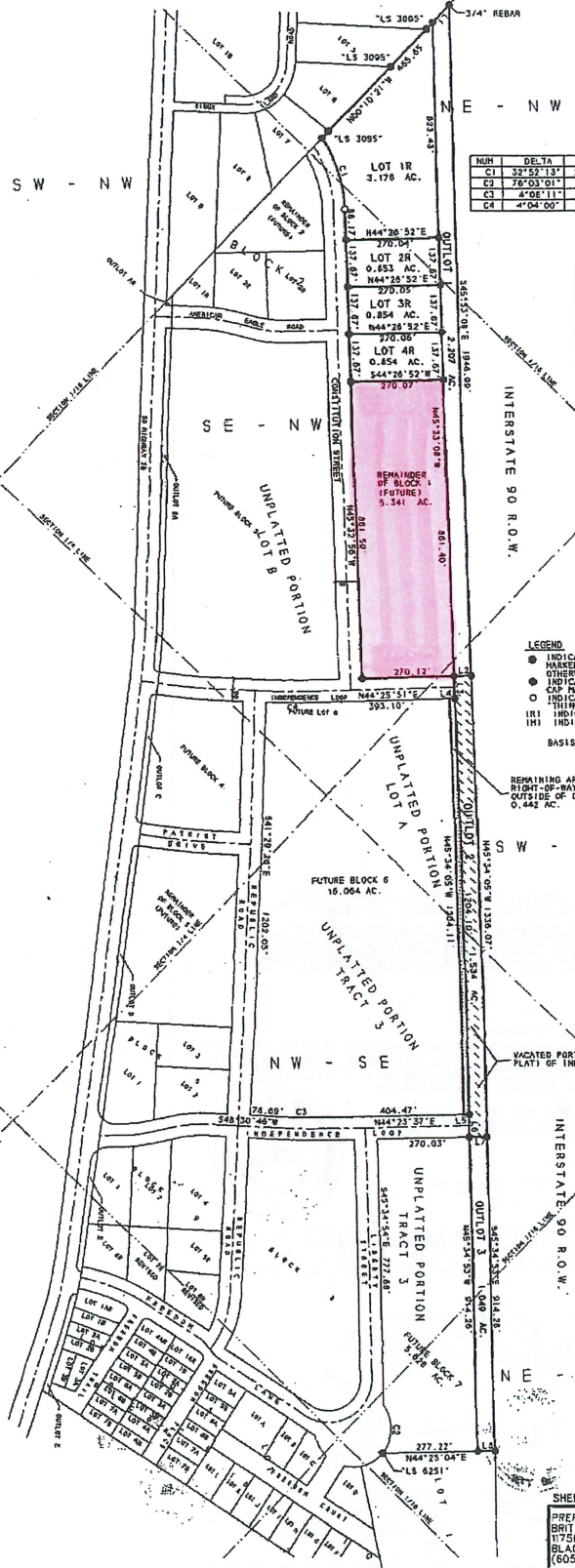
PLAT OF
 OUTLOTS 1, 2 AND 3: LOTS 1R, 2R, 3R AND 4R OF BLOCK 1
 OF SUMMERSET USA
 (OUTLOT 1 FORMERLY A PORTION OF LOTS 1 THRU 4 OF BLOCK 1 AND A PORTION OF THE UNPLATTED
 PORTION OF BLOCK 1; OUTLOT 2 A PORTION OF THE VACATED RIGHT-OF-WAY OF INDEPENDENCE LOOP
 OUTLOT 3 FORMERLY A PORTION OF THE UNPLATTED PORTION OF TRACT 3; LOT 1R FORMERLY A PORTION
 OF LOT 1, LOT 2R FORMERLY A PORTION OF LOT 2, LOT 3R FORMERLY A PORTION OF LOT 3 AND LOT 4R
 FORMERLY A PORTION OF LOT 4 OF BLOCK 1 OF SUMMERSET USA)
 LOCATED IN THE E 1/2 OF THE NW 1/4 AND IN THE SW 1/4
 OF SECTION 35, T34N, R56E, B19W
 HEADS COUNTY, SOUTH DAKOTA



SCALE: 1" = 200'
 MARCH 6, 2005

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	32°52'13"	220.06'	303.38'	N61°59'03"W	217.05'
C2	76°03'01"	147.28'	110.96'	N42°35'09"W	136.71'
C3	4°06'11"	140.87'	1987.12'	N48°27'31"E	140.84'
C4	4°04'00"	145.20'	2046.45'	N46°09'30"E	145.23'

NUM	BEARING	DISTANCE
L1	S00°04'23"E	70.13'
L2	N44°25'32"E	50.00'
L3	N45°34'05"W	66.00'
L4	N44°35'52"E	18.00'
L5	N44°23'36"E	18.00'
L6	N45°34'05"W	66.00'
L7	S44°23'37"W	50.00'
L8	N44°25'04"E	50.00'



LEGEND
 ● INDICATES FOUND 5/8" REBAR WITH CAP MARKED "A.E. PHILLIPS LS 6014", UNLESS OTHERWISE NOTED
 ○ INDICATES SET 5/8" REBAR WITH SURVEY CAP MARKED "THINGELSTAD LS 437"
 ○ INDICATES 5/8" REBAR WITH SURVEY CAP MARKED "THINGELSTAD LS 437", FOR R.O.W., PC'S & PT'S
 (R) INDICATES DIMENSIONS PREVIOUSLY RECORDED
 (RI) INDICATES MEASURED DIMENSIONS THIS SURVEY
 BASIS OF BEARING: SOLAR OBSERVATION

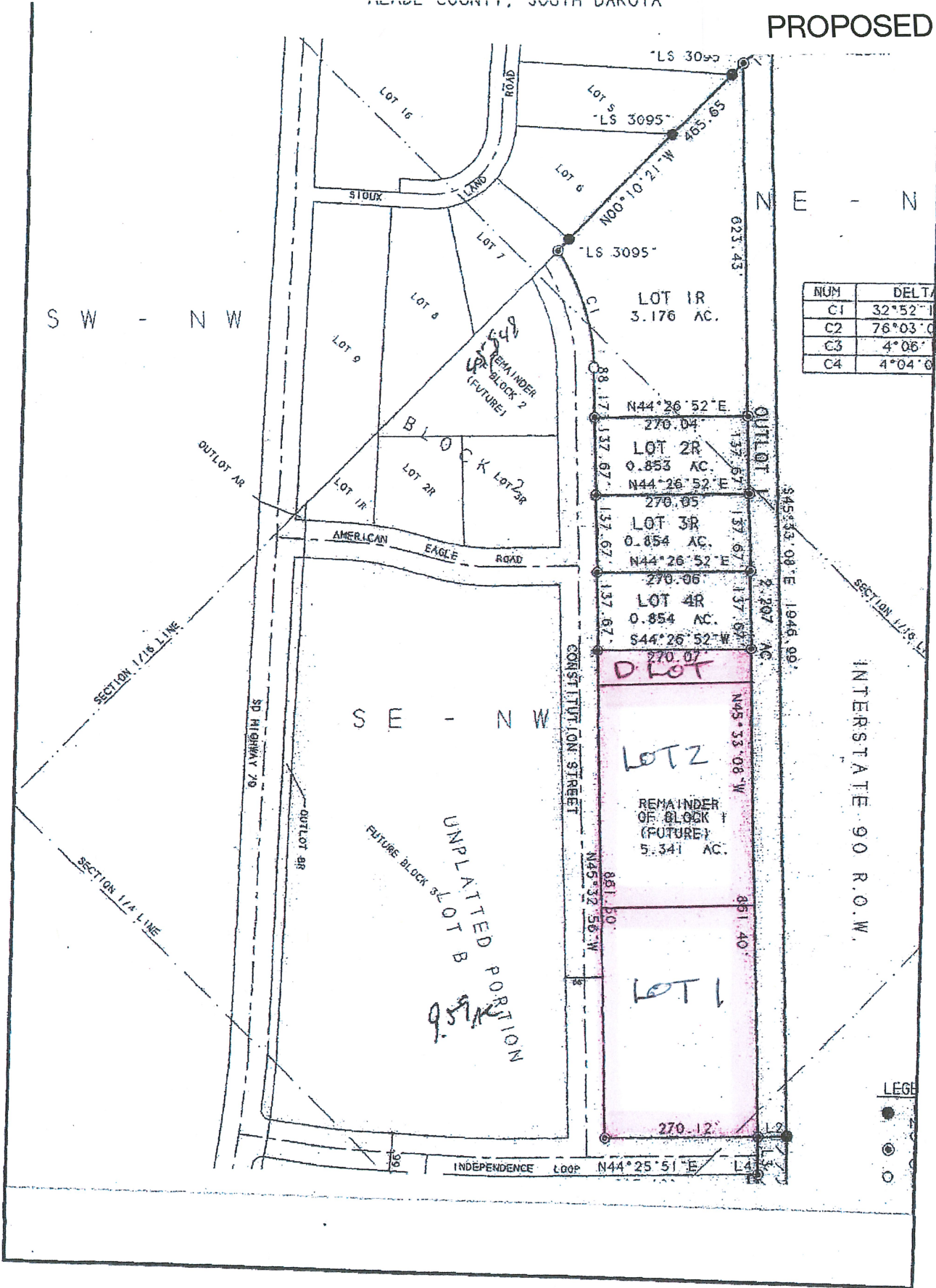
REMAINING AREA OF PORTION OF VACATED RIGHT-OF-WAY OF INDEPENDENCE LOOP OUTSIDE OF OUTLOT 2 = 0.442 ACRES.

VACATED PORTION OF RIGHT-OF-WAY (THIS PLAT) OF INDEPENDENCE LOOP AS OUTLOT 2



SHEET 1 OF 2
 PREPARED BY: STEVEN O. THINGELSTAD
 BRITTON ENGINEERING & LAND SURVEYING, INC.
 1750 NORTH HIGHWAY 79
 BLACK HAWK, SOUTH DAKOTA 57718
 (605) 716-7988

PROPOSED PLAT



NUM	DELTA
C1	32°52'11"
C2	76°03'00"
C3	4°06'00"
C4	4°04'00"

NOTICE OF PUBLIC HEARING

NOTICE OF HEARING APPLICATION FOR CONDITIONAL USE PERMIT BEFORE THE CITY OF SUMMERSET PLANNING AND ZONING BOARD

Notice is hereby given that the following petitioner has applied to the City of Summerset Planning and Zoning Board under the provisions of the City of Summerset Zoning Ordinance #2 as follows:

Spring Valley Entertainment, LLC – Conditional Use Permit located at: The portion of Lot B of the East ½ of the NW1/4 of Section 25, Township 3 North, Range 6 East of the Black Hills Meridian, City of Summerset, Meade County, SD as shown on the plat filed in Plat Book 5 on Page 15, lying southerly and westerly of Out Lot 1, lying northerly and easterly of the Constitution Street right-of-way, lying southerly and easterly of Lot 4R in Block 1 of Summerset USA, and lying northerly and westerly of the northerly Independence Loop right-of-way, as shown on the plats filed in Plat Book 21 on Pages 290-291 and Plat Book 21 on Page 1 (referred to on said plats as “Remainder of Block 1”).

The applicant has requested a permitted conditional use for the following:

Property is currently zoned C-1 General Commercial:

The following uses shall be permitted in the C-1 General Commercial District:

- (A) Retail establishments, including incidental manufacturing of goods for sale at wholesale or retail on the premises, provided there are three or less employees engaged in the manufacture of the product.

Petitioner is asking for conditional use permit under 155.117 (E) – more than three employees engaged in the manufacture of the product.

(BB) Open storage uses which shall comply with the following requirements:

- (1) All open storage and display of merchandise, material, and equipment shall be screened by a solid fence seven feet high at the side and rear of the lot which abuts any residential district.

Petitioner is asking for conditional use permit under 155.117 (E) – that the product, including but not limited to granite and stone not be contained by a fence for similar structure but to be on display for customers to view. Scrap or waste or refuse generated by business may be required by the City to be kept behind a screened fence.

Notice is further given that said application will be heard and considered by the City of Summerset Planning and Zoning Commission at Summerset Municipal Building, 7055 Leisure Lane, Summerset, South Dakota at 6:00 p.m. on the 26th day of October 2021. At that time, any person, persons, or their attorney who are interested in the approval or rejection of said application may appear and be heard at said scheduled public hearing.

Dated this 12th day of October 2021.

Lisa Schieffer
Summerset City Administrator



RECEIVED
SEP 29 2021

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

BY:
**PRELIMINARY
PLAT**

**The Filing Fee for a Preliminary Plat Application is \$1000.00
Information and submission requirements follow:**

All items for the Preliminary Plat will be submitted by Baseline Surveying, Inc., Shanon Vasknetz, L.S.

1. Prior to submitting to the Planning Department any plat application applicant may schedule an optional Layout Plan meeting with the City of Summerset.
2. Applicant shall submit a complete Preliminary Plat application (below) with non-refundable fee and shall submit copies as follows: This will be provided by Shanon Vasknetz, L.S., Baseline Surveying, Inc.

(1) Copies of Original Preliminary Plat Application and Preliminary Plat for proposed subdivision on 15"x26" paper by a registered land surveyor provided electronically by Shanon Vasknetz, L.S.

(1) Electronic copy of Preliminary Plat (submitted by disk, e-mail or other approved electronic media)

(1) Copy of Preliminary Plat on 8 1/2" x 11" paper

A copy of any covenants for the proposed subdivision **NONE**

All items for the Preliminary Plat will be submitted by Baseline Surveying, Inc., Shanon Vasknetz, L.S.

3. Preliminary Plat shall include the following:

Plat title, centered at the top of the page, consisting of the proposed name of the subdivision and a description of the land being subdivided. This should include former description if applicable.

A scaled map of the proposed subdivision showing the location, dimension and area of the subdivision, lot(s), street(s) and dedicated boundaries. Include subdivisions, lots, and streets of adjoining subdivisions.

A north arrow, scale, creation date, preparer name, and address legend.

The location, width, and purpose of all easements and reserve strips.

The location and dimension of lands to be dedicated or reserved for streets, parks, open space, and other public use.

The lot and (if needed) block number that clearly identifies each parcel of land.

A floodplain note addressing if any FEMA-defined Flood Hazard Area is present in the subdivision.

A note (if there are any major drainage easements shown on the plat) stating that "Major drainage easements shall be kept free of all obstructions, including fences, and that the major drainage easement provides the Summerset Public Works Department, or their designee(s) the rights of entry, construction, and maintenance in order to facilitate drainage through these easements."

A note stating "An eight foot (8') utility easement is hereby granted on the interior of all lot lines. Removal or modification of any obstruction or impediment to such an easement shall be the financial responsibility of the landowner."

All certifications and signature lines that are required on the Final Plat (see Subdivision Ordinance 115, Section 4, Paragraph D, for required certifications and signatures).

The following supplemental information shall be included in the Preliminary Plat Application unless waived by the Planning Commission during Layout Plan review. Submission identified below to include paper originals plus one (1) electronic copy:

Please refer to recent construction plan approval for Democracy Lane and Constitution Streets provided by Shane Matt, PE, TerraSite Design.

(2) Copies of Soil Erosion and Sediment Control Plan including:

Scaled topographic survey map showing proposed lot lines and two-foot (2') contours

Locations and areas of anticipated soil disturbance

Proposed erosion control structures and practices

Seeding and planting plan for any screening strips or other landscaped areas required by the City Commissioners

Evidence of acceptance of the subdivider's application onto the State NPDES Permit by DENR RCS Construction will provide the state permit as per Owner contract.

Soils Engineering Report (if required by the City Commissioners) See attached report by American Engineering and Testing.

N/A (4) Copies of Water Distribution Plan-(2) copies will be used by city staff (2) copies to be submitted to DENR by the subdividers engineer. Plans to include: N/A - Already installed.

Scaled plan and profile showing the proposed location and size of the water distribution system including all pipes, appurtenances, and methods proposed for connection to the existing water system

Location and size of service tap for each lot

Letter of plan approval from water utility company



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**PRELIMINARY
PLAT**

Preliminary Plat Procedures:

1. The Preliminary Plat Application shall be submitted **three (3) weeks (inclusive)** before a regularly scheduled meeting of the Planning and Zoning Commission. Upon receipt of a complete Preliminary Plat Application and a Submission Checklist the Planning Department will inform the subdivider of the date, time and location of the Planning Commission meeting at which the Application will be received and reviewed.
2. The Planning and Zoning Commission shall review the Preliminary Plat Application and forward a recommendation to approve, approve with conditions, or deny approval of the Preliminary Plat to the City Commission within thirty (30) days of the receipt of the application, unless the subdivider agrees to an extension of this time limit. The subdivider may request that the Final Plat Application be reviewed immediately after completion of the review of the Preliminary Plat Application by the Planning and Zoning Commission.
3. The City Commission shall review the Preliminary Plat Application and the Planning and Zoning Commission's recommendation at the following regularly scheduled meeting.
4. Approval of a Preliminary Plat by the City Commission shall be effective for two (2) years from the date of approval. An extension beyond the two (2) year period for a period not to exceed one (1) year may be granted by the City Commission.
5. Upon approval of the Preliminary Plat by the City Commission, the sub-divider may proceed with the construction of streets and installation of other approved improvements.
6. The subdivider, upon inspection and approval of streets and other required improvements by the Planning Official, Public Works Official, and/or the City Engineer, shall submit a Final Plat Application to the Planning Department based upon the approved Preliminary Plat. The subdivider may be requested to provide surety sufficient to construct or install the improvements plus fifteen percent (15%) administration reserve in lieu of immediate construction.



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FINAL PLAT

Final Plat Procedures:

1. Upon receipt of the Final Plat Application, the Planning Department shall review the Final Plat Application and ensure the Final Plat conforms to the approved Preliminary Plat and that the conditions of approval of the Preliminary Plat have been met. The Planning Commission shall forward a recommendation to approve, approve with conditions, or deny approval of the Final Plat to the City Commission within thirty (30) days of the receipt of the Application, unless the subdivider agrees to an extension of this time frame.
2. The City Commission, at its next regular meeting after the Planning Commission makes its recommendation, shall review the Final Plat Application and the Planning Commission's recommendation and act upon said recommendation. If the Final Plat is approved by the City Commissioners, the Planning Department shall, within fifteen (15) days of said approval, submit the signed mylar original(s) of the approved Final Plat and the approved subdivision covenants (if covenants are to be applied by the subdivider) to the appropriate Register of Deeds. An additional fee of \$30 will apply to Final Plats recorded with covenants of up to 50 pages. For each additional page above 50 the recording fee is \$2 per page. A 52 page document would be charged \$34. Data on the front and back of a page is considered 2 pages.
3. The City Commissioners, upon approval of the Final Plat and upon receipt from the Public Works Official of a Certificate of Final Completion, may accept the dedication of public infrastructure, right of way, and parks from the subdivider.

Corrected map 9/30/2021

COUNTY TREASURER'S CERTIFICATE

I, Treasurer of Meade County, South Dakota, do hereby certify that all taxes which are liens upon the land described hereon, 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 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 CITY FINANCE OFFICER

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

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 _____, 20____.

Planning Commission Member

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 plots of the City, and
- b. All provisions of the City Subdivision Regulations have been complied with, and
- c. All taxes and special assessments upon the Tract or Subdivision have been fully paid
- d. And such plot and survey thereof have been executed according to law.

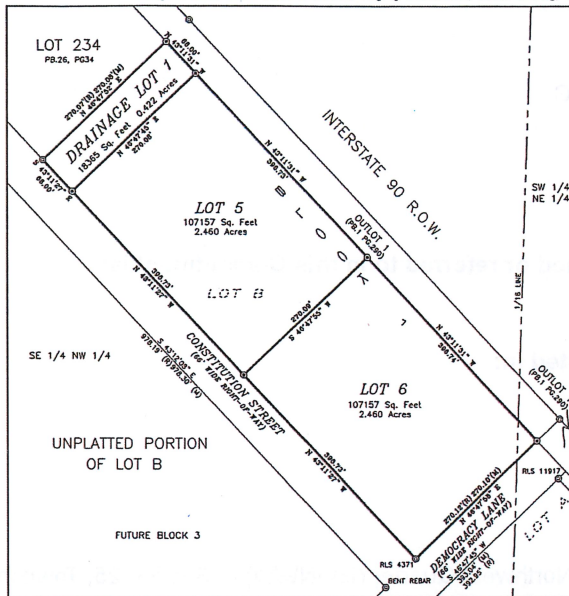
NOW THEREFORE, BE IT RESOLVED that said plot is hereby approved in all respects.

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

Mayor of the City of Summerset

PREPARED BY: BASELINE SURVEYING, INC., 2305 JUNCTION AVENUE, STURGIS, S.D. 57785

Preliminary Plat of
Lot 5, Lot 6, & Drainage Lot 1 in Block 1 of Summerset USA.
 Formerly a portion of Lot B of the E 1/2 NW 1/4, and a portion of Lot A of the NE 1/4.
 All Located in the SE 1/4 of the NW 1/4 and the SW 1/4 of the NE 1/4 of Section 25, Township 3 North,
 Range 6 East, Black Hills Meridian, City of Summerset, Meade County, South Dakota.



CERTIFICATE OF DIRECTOR OF EQUALIZATION

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

Dated this ____ day of _____, 20____.

Meade County Director of Equalization

APPROVAL BY HIGHWAY OR STREET AUTHORITY

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

Dated this ____ day of _____, 20____.

City of Summerset Highway or Street Authority

SURVEYOR'S CERTIFICATE

I, Shannon E. Vashnets, 2305 Junction Avenue, Sturgis, SD, being a Registered Land Surveyor in the State of South Dakota, do hereby state that at the request of the Owners listed hereon, I have surveyed and plotted the property shown and described hereon. I have marked upon the ground the boundaries in the manner shown, and that the plat is correct to the best of my knowledge, information and belief. Easements or Restrictions of Miscellaneous Record or Private 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____.

Shannon E. Vashnets
 Registered Land Surveyor No. 7719

OWNER'S CERTIFICATE

We, Spring Valley Entertainment, LLC, Bryan Vulcan Managing Member, do hereby certify that we are the owners of the land shown and described hereon, and that we did authorize and do join in and approve the survey and plat. We further certify that the development of this land shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations. Dedicated right-of-way as shown hereon is dedicated to public use.

IN WITNESS WHEREOF
 We hereunto set our hands this ____ day of _____, 20____.

Spring Valley Entertainment, LLC
 Bryan Vulcan, Managing Member

ACKNOWLEDGEMENT OF OWNERS

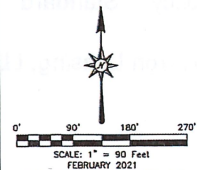
STATE OF SOUTH DAKOTA } SS
 COUNTY OF _____ }

On this ____ day of _____, 20____, before me, the undersigned officer, personally appeared Bryan Vulcan, Designated as Managing Member of Spring Valley Entertainment, LLC, known to me to be the persons who executed the foregoing Owner's Certificate and acknowledged to me that they executed the same for purposes therein contained.
 IN WITNESS WHEREOF, I hereby set my hand and official seal.

Notary Public _____ My commission expires: _____

OFFICE OF REGISTER OF DEEDS

Meade County Register of Deeds



LEGEND

- Found or Set 5/8" Rebar with Cap Marked VASHNETZ RLS7719.
- Found THINPLESTAD Cap RLS5004' Unless Otherwise Noted.
- (R) Indicates dimensions previously recorded.
- (M) Indicates measured this survey.

Per FEMA Mapping, FRM Panel 4603C 1800F Designated in an area of Minimal Flood Hazard, Zone X, Effective Date 9/16/2011.

SURVEYOR'S NOTES

- 1) Utility & Mining Drainage Easements: An eight foot (8') wide utility and minor drainage easement is hereby granted on the interior side of all lot lines. Removal or modification of any obstruction or impediment to such an easement shall be the financial responsibility of landowners.
- 2) Plats of Record as Reference: Plat Book 21 at Page 290 and Plat Book 25 at Page 34 as previously recorded with the Meade County Register of Deeds Office in Sturgis, South Dakota.
- 3) Building Restrictions per the most recently adopted International Building Code and Building Setback Requirements per the City of Summerset Ordinances.
- 4) Basis of Bearings Using Geodetic North Determined from Global Positioning System (GPS).

DRAINAGE NOTES

All major drainage easements 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 necessary to facilitate drainage from any source.

PHONE: 605-490-1401 EMAIL: baseline7719@gmail.com JOB NUMBER: 21-280

**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

STEWART TITLE GUARANTY COMPANY


Authorized Countersignature

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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File No. 63298

ALTA Commitment For Title Insurance Schedule 8-1-16 (4-2-18)

Page 2 of 2





October 15, 2021

Preliminary/Final Plat Review Lot 5, Lot 6, & Drainage Lot 1 in Block 1 of Summerset USA.

Formerly a portion of Lot B of the E ½ NW ¼, and a portion of Lot A of the NE ¼. All located in the SE ¼ of the NW ¼ and the SW ¼ of the NE ¼ of Section 25, Township 3 North, Range 6 East, Black Hills Meridian, City of Summerset, Meade County, South Dakota.

General Information:

Parcel Acreage 5.342

Location SE ¼ of the NW ¼ and the SW ¼ of the NE ¼ of Section 25, T3N, R6E, City of Summerset.

Date of Application September 28, 2021

Surveyor Project Number 21-280

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

Purpose: Plat 3 lots

Access and Utilities: Access will be from Constitution Street. Water will be Black Hawk Water Users District and sewer will be City of Summerset.

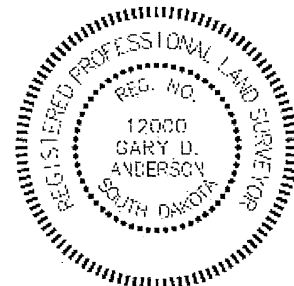
Fire Protection: Black Hawk Volunteer Fire Department

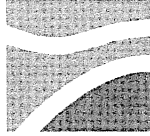
Drainage: New drainage lot for drainage from Constitution Street and Democracy Lane.

Final Plat Review:

Plat meets all requirements

Gary Anderson, LS 12000





TerraSite
Design

OPINION OF PROBABLE COST
Democracy Lane

09/23/21

BID ITEM	UNIT	ESTIMATED	UNIT COST	EXTENDED COST
Civil				
Remove Asphalt Pavement and Aggregate Base	SF	770	\$2.00	\$1,540.00
Strip and Stockpile Topsoil	CY	460	\$5.00	\$2,300.00
Misc. Grading	LS	1	\$2,000.00	\$2,000.00
Reset Property Corner	EA	4	\$200.00	\$800.00
18" CMP Extension	LF	8	\$50.00	\$400.00
Reset 18" Metal FES	EA	2	\$300.00	\$600.00
Class A Riprap W/ Drainage Fabric	TON	20	\$75.00	\$1,500.00
12" Wattle	LF	55	\$5.00	\$275.00
Erosion Control Blanket (7.5' Wide)	SY	30	\$5.00	\$150.00
Asphalt Pavement	TON	520	\$85.00	\$44,200.00
Concrete Curb and Gutter	LF	1050	\$40.00	\$42,000.00
Reinforced Concrete Fillets and Pan	SF	710	\$11.00	\$7,810.00
Aggregate Base Course	TON	760	\$25.00	\$19,000.00
Adjust Height of Existing Sanitary Sewer Manhole	EA	2	\$300.00	\$600.00
Traffic Control Signage (Stop Sign, Speed Limit Sign)	EA	2	\$300.00	\$600.00
Street Signage	EA	1	\$300.00	\$300.00
Pavement Markings	LS	1	\$200.00	\$200.00
Place Topsoil	CY	220	\$5.00	\$1,100.00
Seeding/Fertilizing/Mulching	SF	17600	\$0.15	\$2,640.00
			Sub-Total	\$128,015.00
			10% Contingency	\$12,801.50
			Total	\$140,816.50

Since TerraSite Design has no control over the cost of labor, materials, equipment or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, this opinion of probable construction costs provided herein are made on the basis of experience and qualifications and represent best judgment as an experienced and qualified professional, familiar with the construction industry. The Engineer cannot and does not guarantee nor warranty, expressed or implied, that proposals, bids, or actual Project or Construction Costs will not vary from opinions of probable cost prepared by him. All prices are based on a Design-Bid-Build construction project costs for "Full and Open" Competitive bidding.



TerraSite
Design

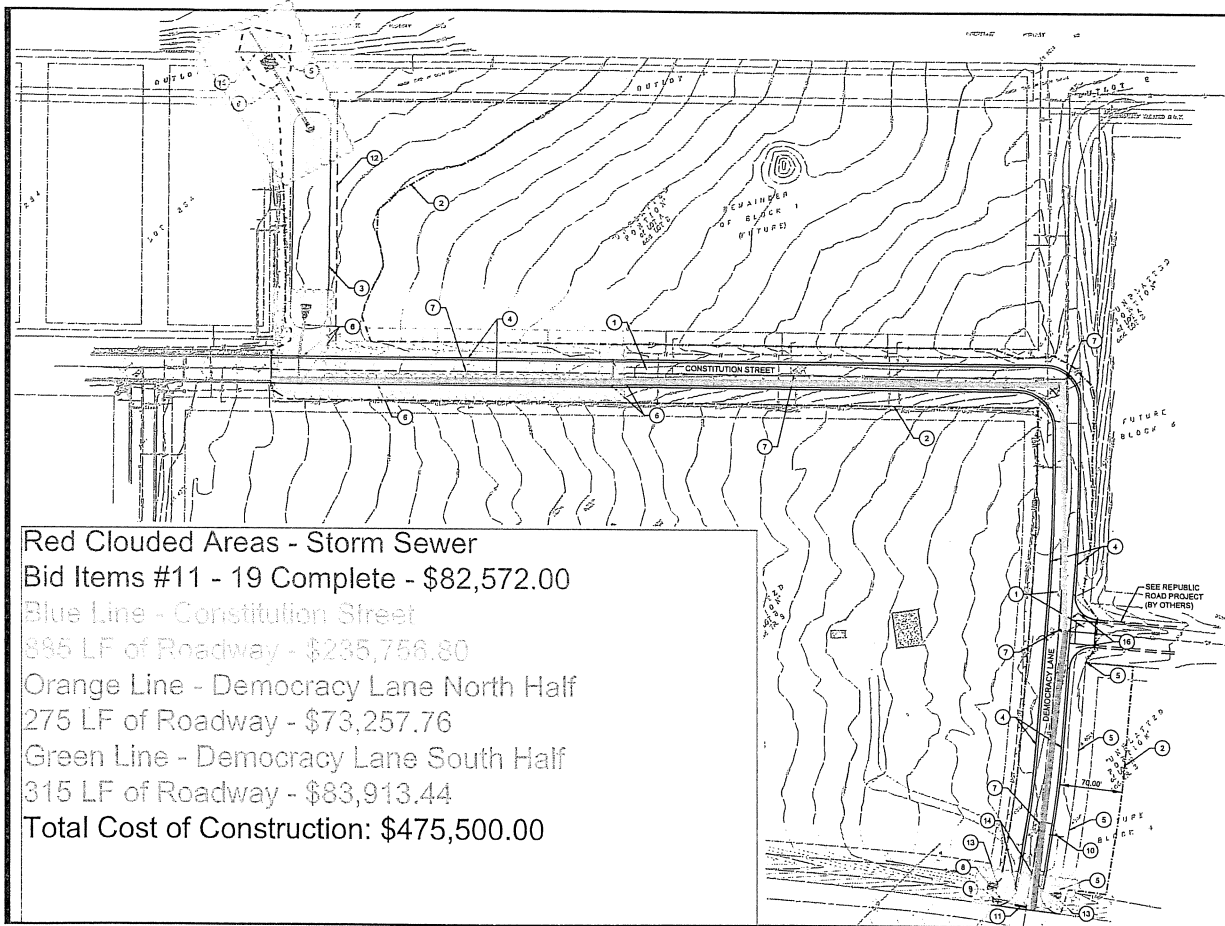
OPINION OF PROBABLE COST
Constitution Street & Democracy Lane Storm Water

09/23/21


BID ITEM	UNIT	ESTIMATED	UNIT COST	EXTENDED COST
General Costs				
Mobilization/Demobilization/General Conditions	LS	1	\$20,000.00	\$20,000.00
Geotechnical Testing	LS	1	\$8,000.00	\$8,000.00
Construction Staking	LS	1	\$8,000.00	\$8,000.00
Civil				
Remove and Reset Barbed Wire Fence	LF	70	\$5.00	\$350.00
Strip and Stockpile Topsoil	CY	590	\$5.00	\$2,950.00
Misc. Grading	LS	1	\$6,000.00	\$6,000.00
Unclassified Excavation	CY	800	\$20.00	\$16,000.00
Reset Property Corner	EA	1	\$200.00	\$200.00
18" RCP	LF	390	\$70.00	\$27,300.00
24" FES	EA	2	\$1,300.00	\$2,600.00
24" RCP	LF	160	\$95.00	\$15,200.00
Type B Inlet	EA	2	\$4,000.00	\$8,000.00
Double Type B Inlet	EA	2	\$6,500.00	\$13,000.00
Outlet Structure W/ Trash Racks	EA	1	\$10,000.00	\$10,000.00
Class A Riprap W/ Drainage Fabric	TON	40	\$75.00	\$3,000.00
Perimeter Protection (Silt Fence or Wattle)	LF	680	\$5.00	\$3,400.00
12" Wattle	LF	65	\$5.00	\$325.00
Inlet Protection Devices	EA	4	\$200.00	\$800.00
Erosion Control Blanket (7.5' Wide)	SY	410	\$5.00	\$2,050.00
SWPPP Permitting / Erosion BMP Inspection and Maintenance	LS	1	\$2,500.00	\$2,500.00
Reinforced Concrete Pad (6")	SF	16	\$11.00	\$176.00
Aggregate Base Course	TON	1	\$25.00	\$25.00
Place Topsoil	CY	560	\$5.00	\$2,800.00
Seeding/Fertilizing/Mulching	SF	44800	\$0.15	\$6,720.00
			Sub-Total	\$159,396.00
			10% Contingency	\$15,939.60
			Total	\$175,335.60

Since TerraSite Design has no control over the cost of labor, materials, equipment or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, this opinion of probable construction costs provided herein are made on the basis of experience and qualifications and represent best judgment as an experienced and qualified professional, familiar with the construction industry. The Engineer cannot and does not guarantee nor warranty, expressed or implied, that proposals, bids, or actual Project or Construction Costs will not vary from opinions of probable cost prepared by him. All prices are based on a Design-Bid-Build construction project costs for "Full and Open" Competitive bidding.

S:\Projects\107-Consttution Street and Democracy Lane\Drawings\00 Civil\Sheet Final\107-SITEPLAN.DWG 9/16/2021 3:58:30 PM jllison




Red Clouded Areas - Storm Sewer
 Bid Items #11 - 19 Complete - \$82,572.00
 Blue Line - Constitution Street
 885 LF of Roadway - \$235,756.80
 Orange Line - Democracy Lane North Half
 275 LF of Roadway - \$73,257.76
 Green Line - Democracy Lane South Half
 315 LF of Roadway - \$83,913.44
 Total Cost of Construction: \$475,500.00




**TerraSite
Design**
 Civil Engineering | Landscape Architecture | Planning

1450 DeWittwood Ave
 Rapid City, SD 57702
 605.791.1736



DESIGN DOCUMENTS



HORIZ. SCALE: 1" = 50'
 FOR 22"x34" SHEET

CONSTITUTION
 STREET AND
 DEMOCRACY LANE

SUMMERSSET, SD

REVISIONS:

Project Number:	21-107
Date:	9/16/2021

SITE PLAN
C1.01

© 2021 TerraSite, Inc.

DATE: 10/16/2021

SPLIT OUT OF COSTS FOR DEMOCRACY AND CONSTITUTION BASED ON % FRONT FOOTAGE OWNERSHIP BY CATEGORY

OWNER	ITEM	LF	LF	\$ BY COLOR	
RED	STORM WATER		1475	82,572.00	X
BLUE	CONSTITUTION	885		235,756.80	X
YELLOW	DEMOCRACY N	275		73,257.76	X
GREEN	DEMOCRACY S	315		83,913.44	X
	TOTAL STREET	1475		475,500.00	

CALCULATIONS - STORM WATER COST DISTRIBUTION

OWNER	% DEMOCRACY N	\$ DEMOCRACY N	% DEMOCRACY S	\$ DEMOCRACY S	% CONSTITUTION	\$ CONSTITUTION	% STORM	\$ STORM	TOTALS	OWNER
IPI	50.00%	36,628.88	0.00%	-	0.00%	-	9.32%	7,697.39	44,326.27	IPI
RDR	0.00%	-	50.00%	41,956.72	0.00%	-	10.68%	8,817.01	50,773.73	RDR
SVE	50.00%	36,628.88	50.00%	41,956.72	100.00%	235,80	80.00%	66,057.60	380,400.00	SVE
TOTALS	100.00%	73,257.76	100.00%	83,913.44	100.00%	235,80	100.00%	82,572.00	475,500.00	TOTALS