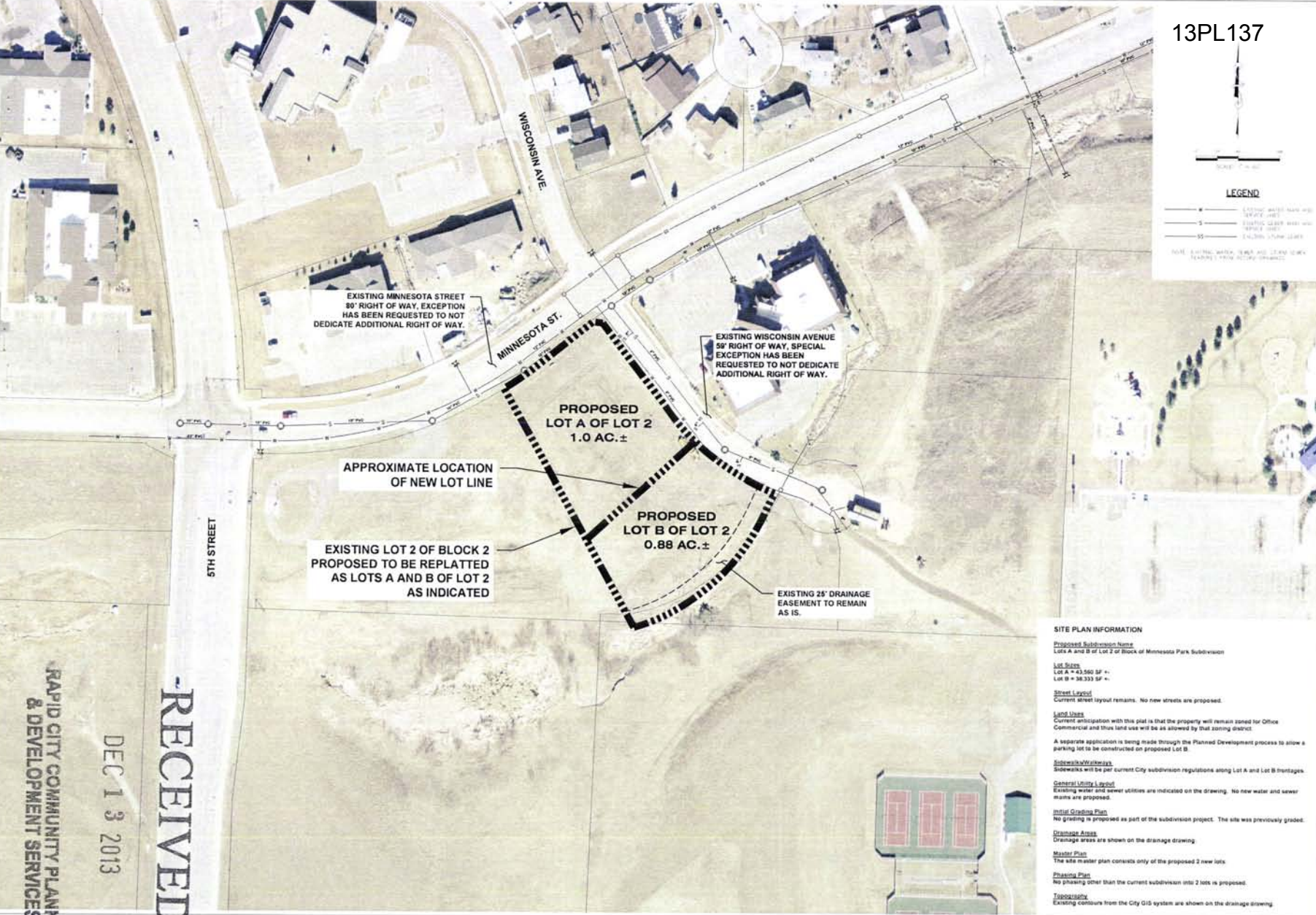


13PL137



**LEGEND**

- EXISTING WATER MAIN AND SERVICE LINE
- EXISTING GASER MAIN AND SERVICE LINE
- EXISTING UTILITY EASEMENT
- EXISTING 25' DRAINAGE EASEMENT



EXISTING MINNESOTA STREET 80' RIGHT OF WAY. EXCEPTION HAS BEEN REQUESTED TO NOT DEDICATE ADDITIONAL RIGHT OF WAY.

EXISTING WISCONSIN AVENUE 58' RIGHT OF WAY. SPECIAL EXCEPTION HAS BEEN REQUESTED TO NOT DEDICATE ADDITIONAL RIGHT OF WAY.

**PROPOSED LOT A OF LOT 2  
1.0 AC.±**

APPROXIMATE LOCATION OF NEW LOT LINE

**PROPOSED LOT B OF LOT 2  
0.88 AC.±**

EXISTING LOT 2 OF BLOCK 2 PROPOSED TO BE REPLATTED AS LOTS A AND B OF LOT 2 AS INDICATED

EXISTING 25' DRAINAGE EASEMENT TO REMAIN AS IS.

**SITE PLAN INFORMATION**

**Proposed Subdivision Name**  
Lots A and B of Lot 2 of Block of Minnesota Park Subdivision

**Lot Sizes**  
Lot A = 43,560 SF ±  
Lot B = 38,333 SF ±

**Street Layout**  
Current street layout remains. No new streets are proposed.

**Land Uses**  
Current anticipation with this plat is that the property will remain zoned for Office Commercial and thus land use will be as allowed by that zoning district.

A separate application is being made through the Planned Development process to allow a parking lot to be constructed on proposed Lot B.

**Proposed Walkways**  
Walkways will be per current City subdivision regulations along Lot A and Lot B frontages.

**General Utility Layout**  
Existing water and sewer utilities are indicated on the drawing. No new water and sewer mains are proposed.

**Initial Grading Plan**  
No grading is proposed as part of the subdivision project. The site was previously graded.

**Drainage Areas**  
Drainage areas are shown on the drainage drawing.

**Master Plan**  
The site master plan consists only of the proposed 2 new lots.

**Phasing Plan**  
No phasing other than the current subdivision into 2 lots is proposed.

**Topography**  
Existing contours from the City GIS system are shown on the drainage drawing.

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**PRELIMINARY SUBDIVISION PLAN**  
**PROPOSED LOT 2A AND LOT 2B**  
**OF MINNESOTA PARK SUBDIVISION**  
RAPID CITY, SD

Revision / Date	
Sheet Name	
<b>PRELIMINARY SUBDIVISION LAYOUT</b>	
Sheet Number	

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