

**PRELIMINARY  
FOR REVIEW ONLY**

13PD052

PROPERTY LINE

GARBAGE DUMPSTER

9.00' (TYP.)

16.00'

ALTERNATE SEWER SERVICE  
(SEE NOTE)

26.00'

6' SIDEWALK

8" WATER MAIN

16.00'

16.00'

PLAY AREA

26.00'

16.00'

BUILDING 1-1

PLAY AREA

NEEL STREET

4' SIDEWALK

BUILDING 2-1

4' SIDEWALK

6' SIDEWALK

6' SIDEWALK

4' SIDEWALK

SEWER SERVICE  
WATER SERVICE

PICNIC AREA

FIRE HYDRANT (TYP)

4' SIDEWALK

MANHOLE (TYP)

BERNIECE STREET

12" WATER MAIN

8" SEWER MAIN

**NOTE:**  
ALTERNATE SEWER SERVICE LOCATIONS HAVE BEEN IDENTIFIED CONNECTING TO THE NEEL STREET SANITARY SEWER MAIN AND MAY BE UTILIZED IF ADDITIONAL FLOW CAPACITY IS NOT AVAILABLE IN THE BERNIECE STREET SEWER MAIN. THE DEVELOPER AND THE CITY OF RAPID CITY WILL COORDINATE CONSTRUCTION TIMELINES AND DETERMINE WHICH SERVICE LOCATION TO UTILIZE PRIOR TO FINAL BUILDING PERMIT APPROVAL. IF THE ALTERNATE SEWER SERVICES ARE UTILIZED THE SANITARY SEWER STUBS LOCATED BENEATH BERNIECE STREET SHALL BE REMOVED PER THE IDCM.

**DREAM DESIGN  
INTERNATIONAL, INC.**

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**INITIAL PLANNED DEVELOPMENT  
SITE PLAN**

RAPID CITY, SOUTH DAKOTA  
JANUARY 6, 2014

**RECEIVED**

JAN 13 2014

