



TOTAL SITE AREA	
LOT 1 = 2.48 AC ±	= 108,029 SF ±
LOT 2 = 2.37 AC ±	= 103,237 SF ±
LOT 3 = 2.76 AC ±	= 120,226 SF ±
LOT 4 = 0.68 AC ±	= 28,314 SF ±
R.O.W. = 0.22 AC ±	= 9,589 SF ±
TOTAL = 8.48 AC ±	= 369,393 SF ±

NOTE: TITLE ABSTRACT DID NOT INCLUDE AN EASEMENT FOR THESE LINES, HOWEVER FOR CERTAINITY, PAYMENT OF A UTILITY PRELIMINARY EASEMENT COSTS DUE TO LENGTH OF TIME THE UTILITY HAS BEEN IN PLACE.

PRELIMINARY SUBDIVISION PLAN NOTES

NOTE REGARDING LAND USE:
THE EXISTING SUBDIVISION IS ZONED MEDIUM DENSITY RESIDENTIAL. ADDITIONALLY, ALL OF PROPOSED LOT 1 PLUS A PORTION OF LOT 2 HAS AN EXISTING PLANNED DEVELOPMENT DESIGNATION. NO RECORDING REQUESTS ARE CURRENTLY ANTICIPATED FOR THE PROPOSED SUBDIVISION. HOWEVER, THIS DOES NOT RULE OUT THE POSSIBILITY OF FUTURE RECORD REQUESTS OF OTHER LAND USE IS PROPOSED AT SOME LATER DATE.

NOTE REGARDING PUBLIC IMPROVEMENTS:
THE ONLY EXPECTED PUBLIC IMPROVEMENTS WITH THE SUBDIVISION PLATTING CONSIST OF THE CUL-DE-SAC AND UTILITY BOOM AT THE END OF BROOMFIELD AVENUE AND SIDEWALK ALONG AMHERST STREET. THE EXTENT OF THESE IMPROVEMENTS IS INDICATED IN A PRELIMINARY MAPPER ON THESE DRAWINGS.

NOTE REGARDING GRADING:
THE ONLY GRADING REQUESTS WITH THE SUBDIVISION PLATTING IS THE REQUIRED GRADING FOR CONSTRUCTION OF THE CUL DE SAC AT THE END OF BROOMFIELD AVENUE AND THE REQUIRED GRADING FOR THE SIDEWALK AND SIDEWALK ALONG AMHERST STREET. THIS GRADING IS SHOWN IN A PRELIMINARY MAPPER ON THESE DRAWINGS.

NOTE REGARDING STORM DRAINAGE:
THE EXISTING CHANNEL HAS ADEQUATE CAPACITY FOR THE 100 YEAR STORM. THE CITY OF RAPID CITY SOUTH METROPOLITAN DRAINAGE BOARD HAS PLANNED PLANNED ADJUSTMENT INCLUDES FLOW DATA FOR THIS AREA. BY INTERPOLATION OF INFORMATION IN THE CITY OF RAPID CITY SOUTH METROPOLITAN DRAINAGE BOARD'S PLANNED ADJUSTMENT IT IS ESTIMATED THAT THE 100 YEAR FLOW RATE FOR THIS CHANNEL IS ABOUT 110 CFS AND THE 100 YEAR FLOW AT THE EAST END OF THE SITE IS ABOUT 140 CFS.

NOTE REGARDING STORM DRAINAGE:
THE REQUIRED SIZE OF RETENTION POND AND STORMWATER QUALITY ITEMS WILL NOT BE KNOWN UNTIL ACTUAL DRAINAGE DEVELOPMENT PLANS ARE SUBMITTED. EACH STORMWATER DETENTION AND STORMWATER QUALITY ITEMS WILL BE ADDRESSED UNDER EACH LOT IS DEVELOPED RATHER THAN UNDER AN OVERALL SUBDIVISION FUND.

NOTE REGARDING UTILITY CROSSING:
A PRIVATE DRIVE CROSSING OF THE CHANNEL WILL OCCUR AT THE LOT LINE BETWEEN PROPOSED LOTS 1 AND 2. THE DRAINAGE CHANNEL CROSSING BETWEEN LOTS 1 AND 2 FINAL PLAT WILL SO NOTE THAT THE CROSSING OF THE DRAINAGE CHANNEL IS ALLOWED ON THE BASIS OF THE CROSSING BEING IN A PRELIMINARY MAPPER ON THESE DRAWINGS. IT IS ANTICIPATED THE CROSSING WILL BE CONSTRUCTED PRIOR TO THE SUBMITTAL TO COMPLY WITH THE USUAL PRACTICE OF THE CROSSING BEING METLANDS PERMIT GRANTED TO THE CURRENT PROPERTY OWNER FOR THIS CROSSING.

NOTE REGARDING UTILITIES:
THE ONLY PUBLIC UTILITY AND SEWER MAINS ANTICIPATED TO BE CONSTRUCTED WITH THIS SUBDIVISION IS THE EXTENSION OF THE WATER MAIN ON BROOMFIELD AVENUE TO SERVE THE PROPERTY.

NOTE REGARDING UTILITIES:
WATER AND SEWER SERVICE LINES TO LOTS 3 AND 4 WILL BE FROM THE BROOMFIELD AVENUE MAINS. THE REQUIRED SIZE FOR THE WATER SERVICE LINE TO LOTS 3 AND 4 IS DEPENDENT ON THE BUILDING SIZE. AS SUCH THE PROPOSED WATER MAIN EXTENSION DOES AN ADEQUATE DISTANCE BEFORE THE CROSS TO ALLOW CONSTRUCTION OF A SERVICE LINE OUTSIDE OF THE STREET.

NOTE REGARDING UTILITIES:
WATER AND SEWER SERVICE TO LOTS 1 AND 2 WILL BE EXTENDED FROM THE MAINS ALONG AMHERST STREET. THE SERVICE LINES ARE SHOWN IN A PRELIMINARY MAPPER ON THESE DRAWINGS.

RECEIVED
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NOT FOR CONSTRUCTION

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PRELIMINARY SUBDIVISION PLAN
PROPOSED GOOD SAMARITAN SUBDIVISION
RAPID CITY SD

Revision / Date	
Sheet Name:	OVERALL SITE PLAN
Sheet Number:	2 of 6