NOTES:
- Proposed Legal: Lot 1 of Block 1; Lots 1-5 of Block 2; Lots 1-6 of Block 3 and Dedicated Public Right of Way; Dyess Ave. Industrial Park, located in Section 20, T2N, R8E, BHM, Pennington County, South Dakota.
- Lots may be final platted one at a time depending upon market, access & utilities will be secured as needed.
- Phase boundaries have been exaggerated to accurately show existing and proposed property lines and are approximate.

Lots:
- Lot 1
- Lot 2
- Lot 3
- Lot 4
- Lot 5
- Lot 6

ACRES:
- Lot 1: 3.70 AC
- Lot 2: 0.42 AC
- Lot 3: 3.70 AC
- Lot 4: 1.44 AC
- Lot 5: 1.44 AC
- Lot 6: 1.24 AC

Future Development:
- Phase 1: Industrial District Development
- Phase 2: Multi Family Development
- Phase 3: Single Family and Townhome Development

Unplatted Balance:
- 47.29 AC

5" Mainline
10" Watermain
140 ft 6" Fire Main
1047.10' 155.00' 240.00' 60.00' 239.46' 226.04'
273.00' 182.00' 91.00' 182.00' 261.50' 26.00'
36.00' 70.00' 36.00' 66'

Dyess Ave. Industrial Park
Master & Phasing Plan Exhibit
Rapid City, South Dakota
April 28, 2016

Preliminary
For Review Only