

Case No. 16PL041

Existing Legal Description:

S1/2 of the NE1/4 less Lot 1 of Blue Marlin Estates and less dedicated right-of-way, located in Section 20, T2N, R8E, BHM, Pennington County, South Dakota

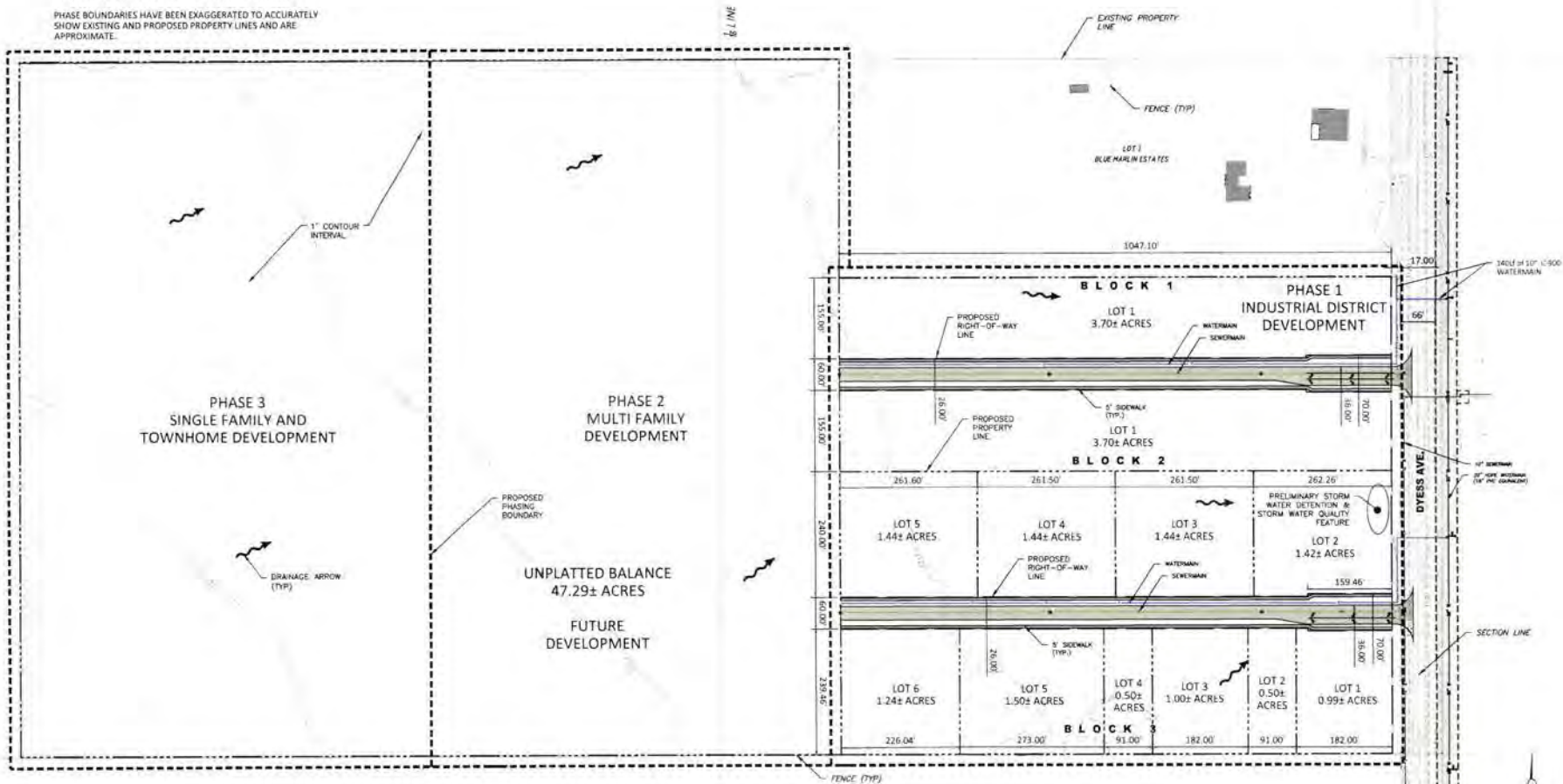
Proposed Legal Description:

Lot 1 of Block 1; Lots 1 thru 5 of Block 2 : Lots 1 thru 6 of Block 3 of Dyess Ave. Industrial Park

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

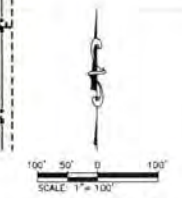
PHASE BOUNDARIES HAVE BEEN EXAGGERATED TO ACCURATELY SHOW EXISTING AND PROPOSED PROPERTY LINES AND ARE APPROXIMATE.



RECEIVED

APR 29 2016

DYESS AVE. INDUSTRIAL PARK
 MASTER & PHASING PLAN EXHIBIT
 RAPID CITY, SOUTH DAKOTA
 APRIL 28, 2016



PRELIMINARY
 FOR REVIEW ONLY



Rapid City Community Planning
 & Development Services

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

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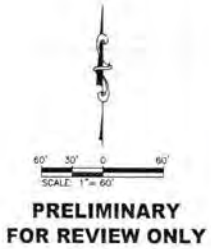


UNPLATTED BALANCE
FUTURE PHASES

RECEIVED

APR 29 2016

PRELIMINARY SUBDIVISION PLAN
PHASE 1 LAYOUT
DYESS AVE. INDUSTRIAL PARK
RAPID CITY, SOUTH DAKOTA
APRIL 27, 2016



16PL041

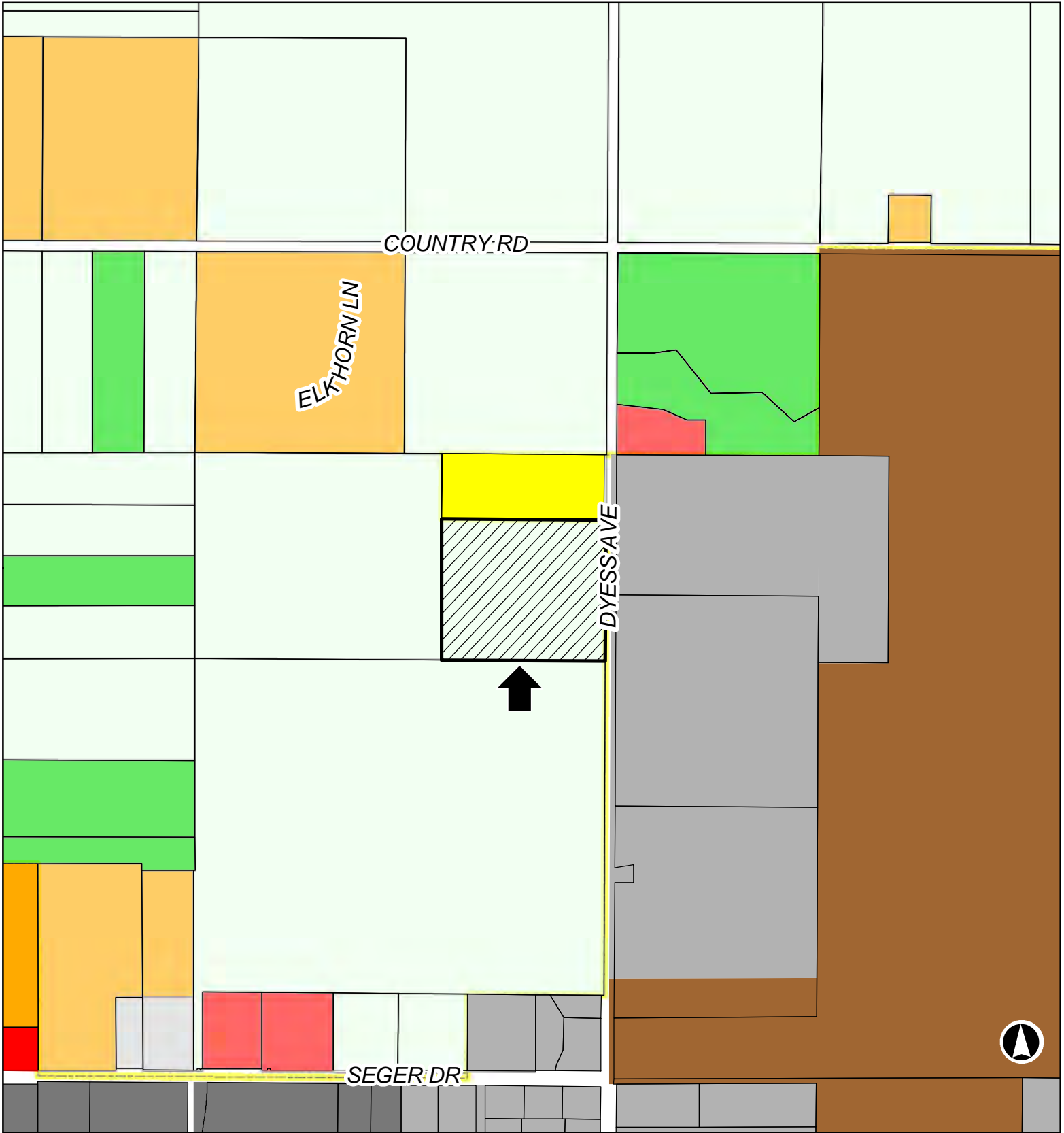
ELKHORN LN

DYESS AVE



16PL041

South of Country Road and west of Dyess Avenue

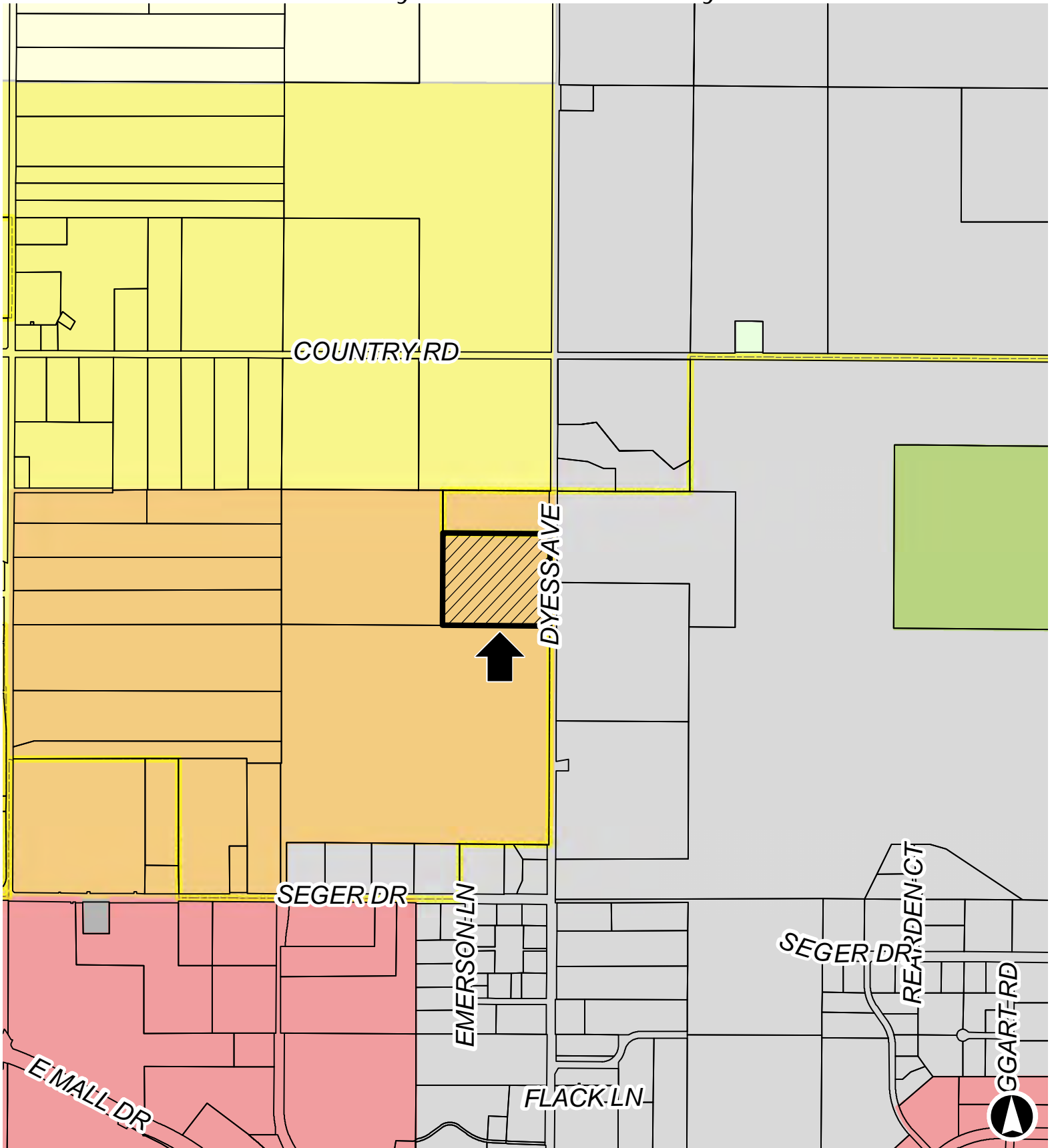











Rapid City/Pennington County Zoning

- | | | | | |
|-------------------|----------------------------|---------------------------|--------------------------|--------------------------|
| Subject Property | General Agriculture | Low Density Residential-1 | General Commercial, PC | Light Industrial, PC |
| Rapid City Limits | General Commercial | Light Industrial | General Ag. District, PC | Suburban Residential, PC |
| Heavy Industrial | Medium Density Residential | Limited Ag., PC | | |

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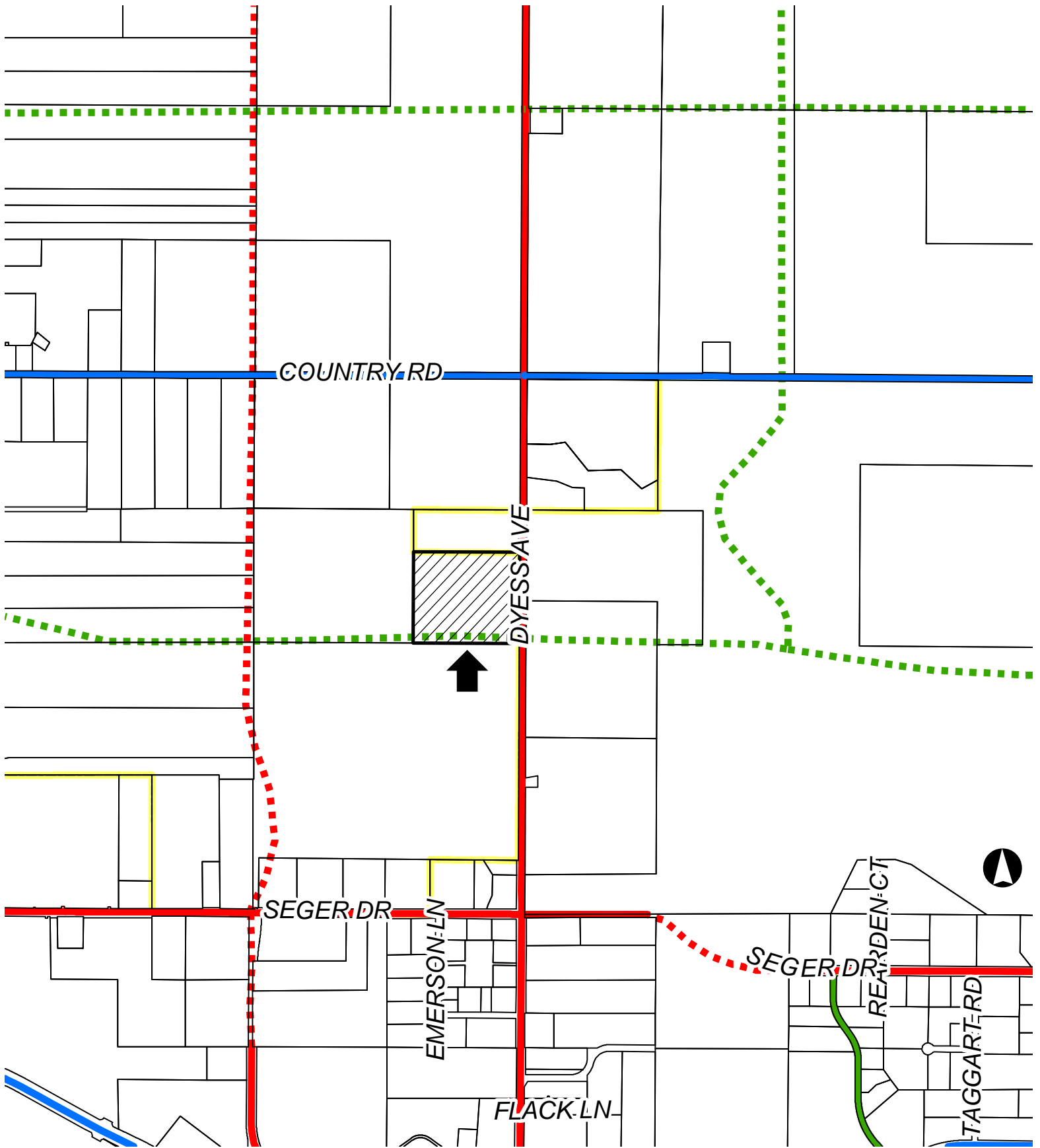
South of Country Road and west of Dyess Avenue



- | | | | |
|--|--|--|--|
|  Subject Property | Future Land Use Categories |  Urban Neighborhood |  Heavy Industrial |
|  Rapid City Limits | |  Rural Residential |  Mixed Use Commercial |
| |  Low Density Neighborhood |  Light Industrial |  Agriculture |

16PL041

South of Country Road and west of Dyess Avenue



- Subject Property
 - Minor arterial
 - Proposed collector
 - Rapid City Limits
 - Collector
 - Principal arterial
 - Proposed minor arterial
- Major Street Plan**

16PL041

