Case No. 18PL022

Existing Legal Description:

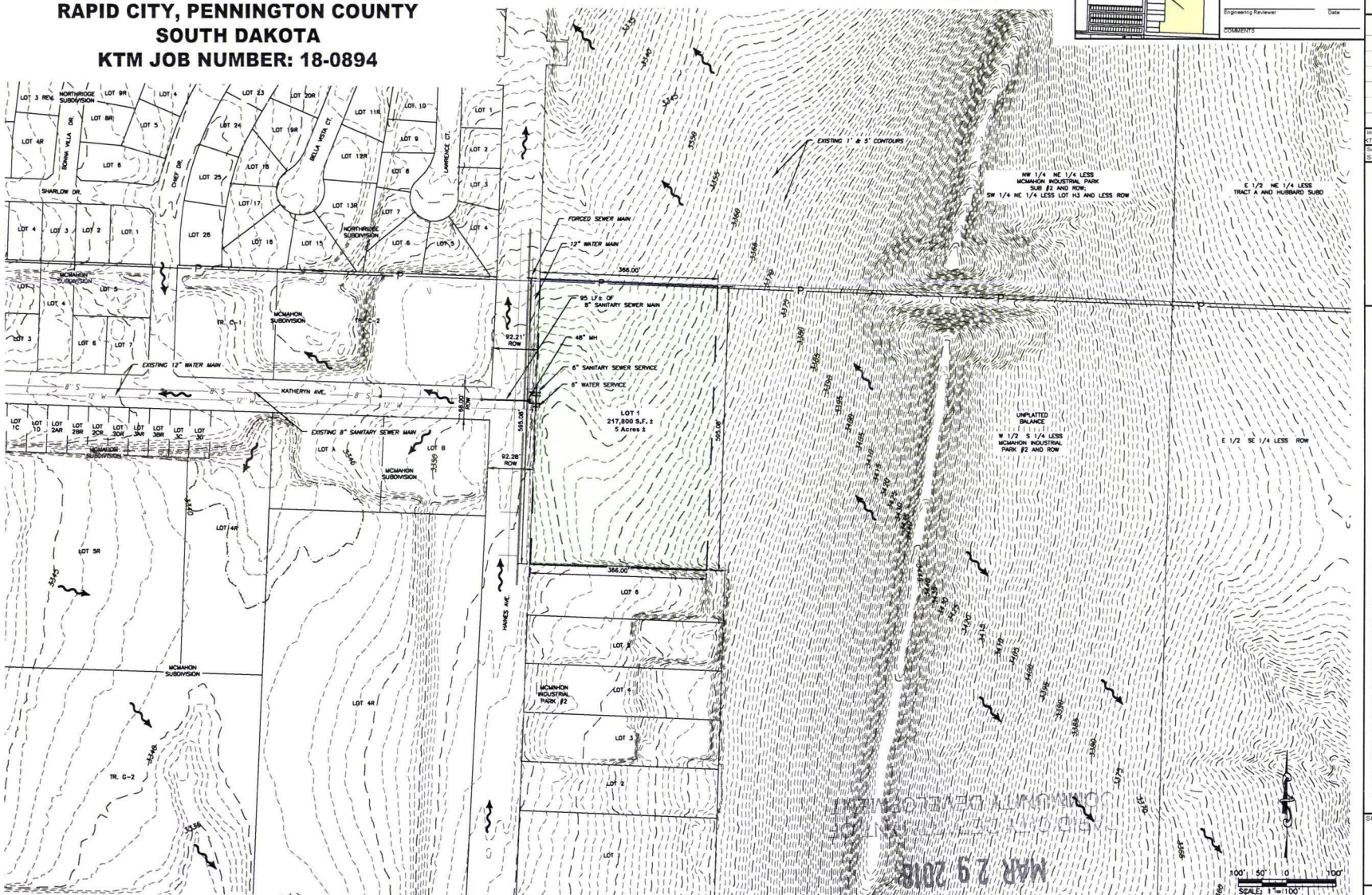
The S1/2 of the SE1/4 Less McMahon Industrial Park #2 and right-of-way located in Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota

Proposed Legal Description:

Proposed Lot 1 of East Haines Subdivision

18PL022

PRELIMINARY SUBDIVISION PLAN
LOT 1 OF EAST HAINES SUBDIVISION
SECTION 24, T2N, R7E, BHM
RAPID CITY, PENNINGTON COUNTY
SOUTH DAKOTA
KTM JOB NUMBER: 18-0894



CITY OF RAPID CITY

Plans are reviewed for general conformance with applicable governmental regulations, stipulations, design criteria and engineering standards. The City of Rapid City does not certify the suitability, adequacy or completeness of the plans or design, which are the responsibility of the engineer of record. All necessary permits shall be obtained prior to construction of the proposed public improvements.

Engineering Reviewer _____ Date _____

COMMENTS

3/27/2018

Internal Job No:	Designed By:	Drawn By:
KTM #18-0894	KP	KP
Surveyed By:		Survey Date:
SURVEYOR		DATE

PRELIMINARY FOR REVIEW ONLY

528 Kansas City St., Rapid City, SD 57701
[p] 605.791.5866 | [f] 605.791.5863
www.ktmdesignsolutions.com
CIVIL ENGINEERING | LAND PLANNING
CONSTRUCTION ADMINISTRATION
KTM DESIGN SOLUTIONS, INC.

Project Name:
MCMAHON PROPERTY PRELIMINARY SUBDIVISION PLAN
RAPID CITY, SOUTH DAKOTA

Sheet Name:
PRELIMINARY SUBDIVISION PLAN

Sheet Number:
1 OF 1

X:\(00-09)\094 80 Acre Isaac\Drawings\SHEETS\1-PRELIMINARY SUBDIVISION PLAN.dwg 3/29/2018 11:50am

MAR 29 2018
RECEIVED

18PL022

PRELIMINARY FOR REVIEW ONLY

KATHYRN AVE

HAINES AVE.

PHASE 1

FUTURE PHASES

FUTURE PHASES

FUTURE PHASES

FUTURE PHASES

GREEN SPACE
STORMWATER
DETENTION FACILITY

FUTURE PHASES

FUTURE PHASES

FUTURE PHASES

FUTURE PHASES

FUTURE PHASES

MALL DRIVE

MAPLE AVE.

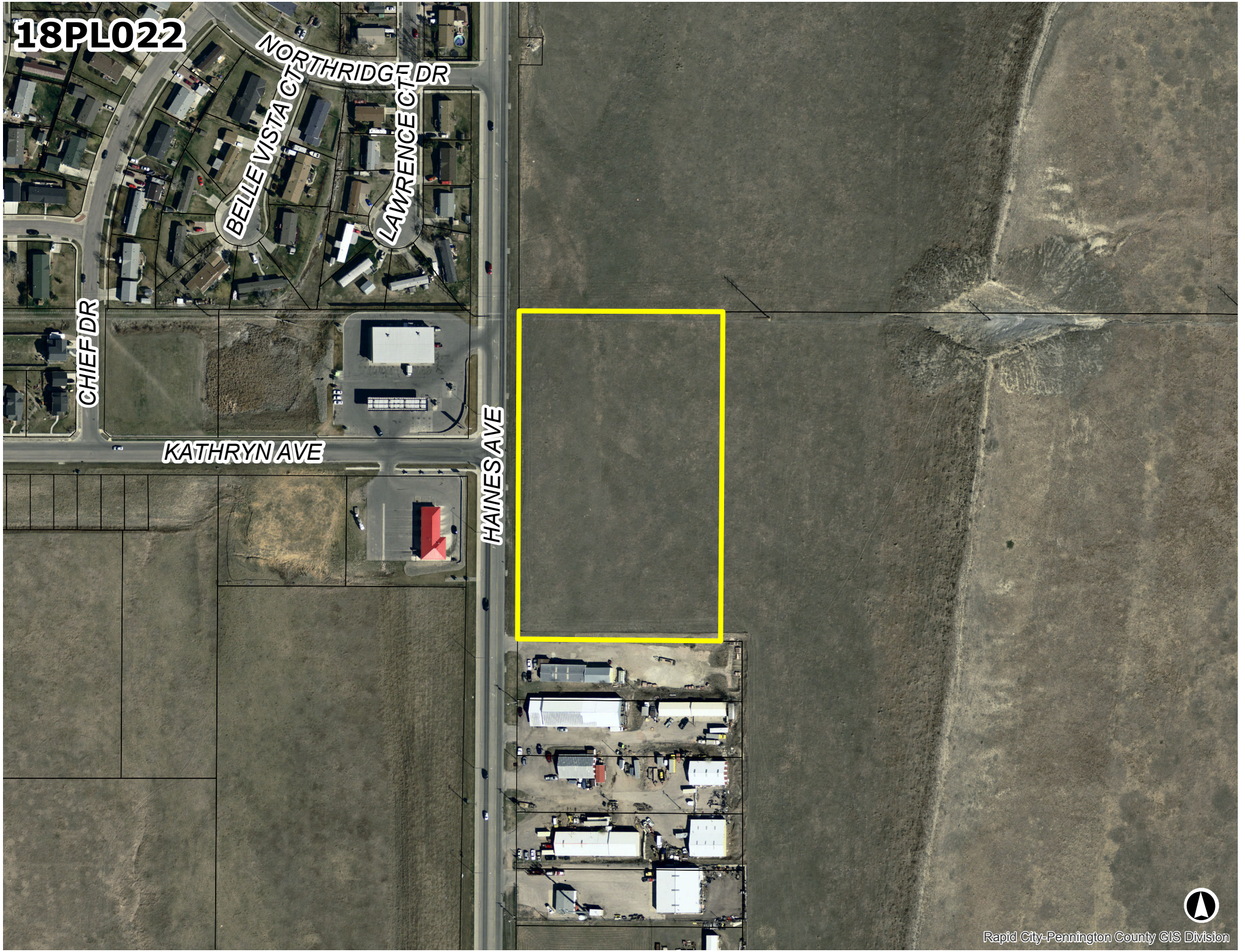
MASTER PHASING PLAN
RAPID CITY, SOUTH DAKOTA
MARCH 29, 2018

RECEIVED
MAR 29 2018
RAPID CITY DEPARTMENT OF COMMUNITY DEVELOPMENT

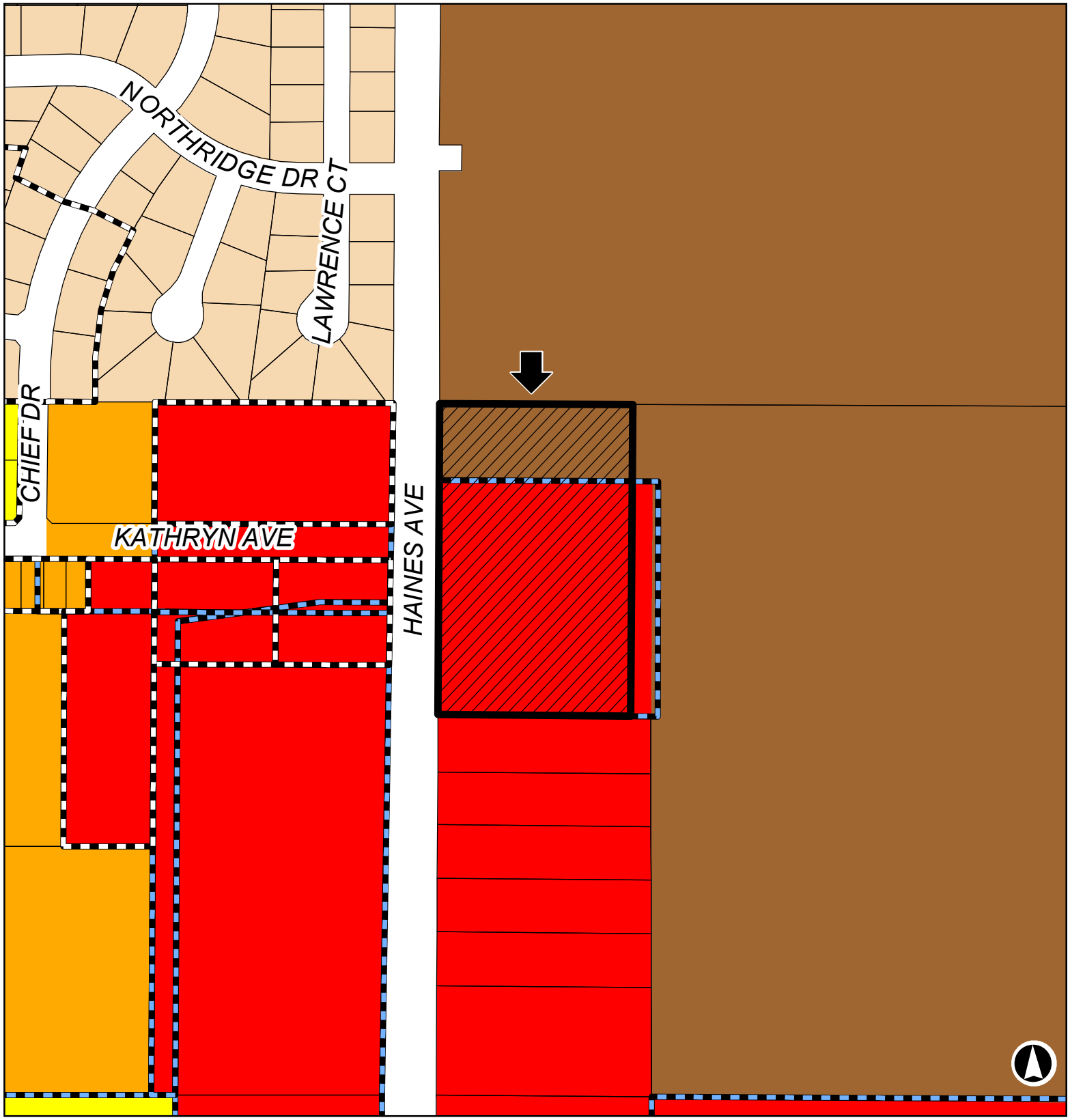
150' 0 150' 300'
SCALE: 1" = 300'

KTM DESIGN SOLUTIONS, INC.
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[p] 605.791.5866
[f] 605.791.5863
[e] engineers@ktmdsi.com
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C:\Users\kpriolette\Desktop\Concept Layout 3-29-2018.dwg 3/29/2018 11:43am


18PL022
NORTHRIDGE DR
BELLE VISTA CT
LAWRENCE CT
CHIEF DR
KATHRYN AVE
HAINES AVE
Rapid City-Pennington County GIS Division

18PL022
East of Haines Avenue, adjacent to Kathryn Avenue

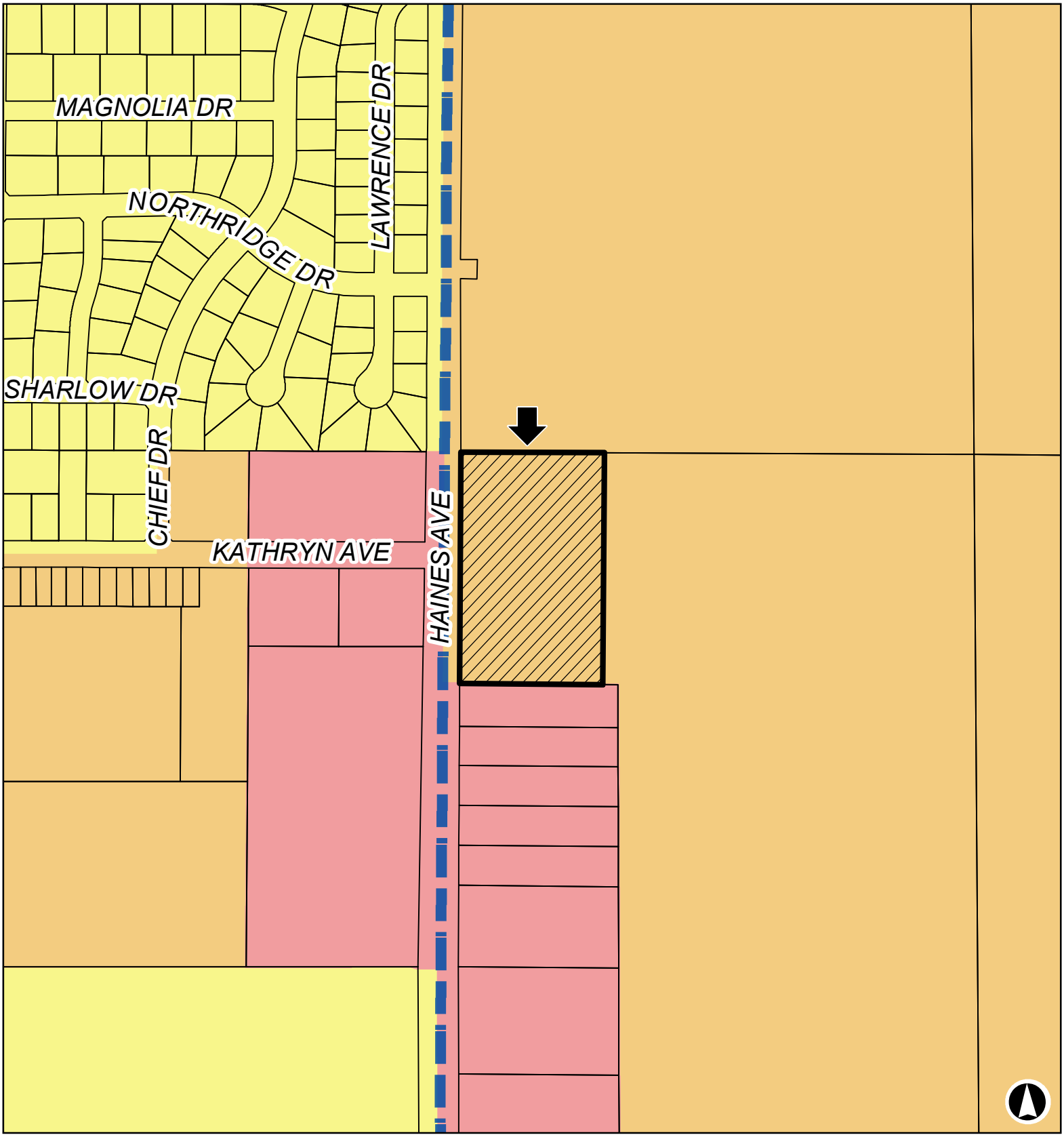


Rapid City Zoning

- Subject Property
- Planned Development
- Planned Development Designation
- General Agriculture
- General Commercial
- Low Density Residential-1
- Medium Density Residential
- Mobile Home Residential

18PL022

East of Haines Avenue, adjacent to Kathryn Avenue

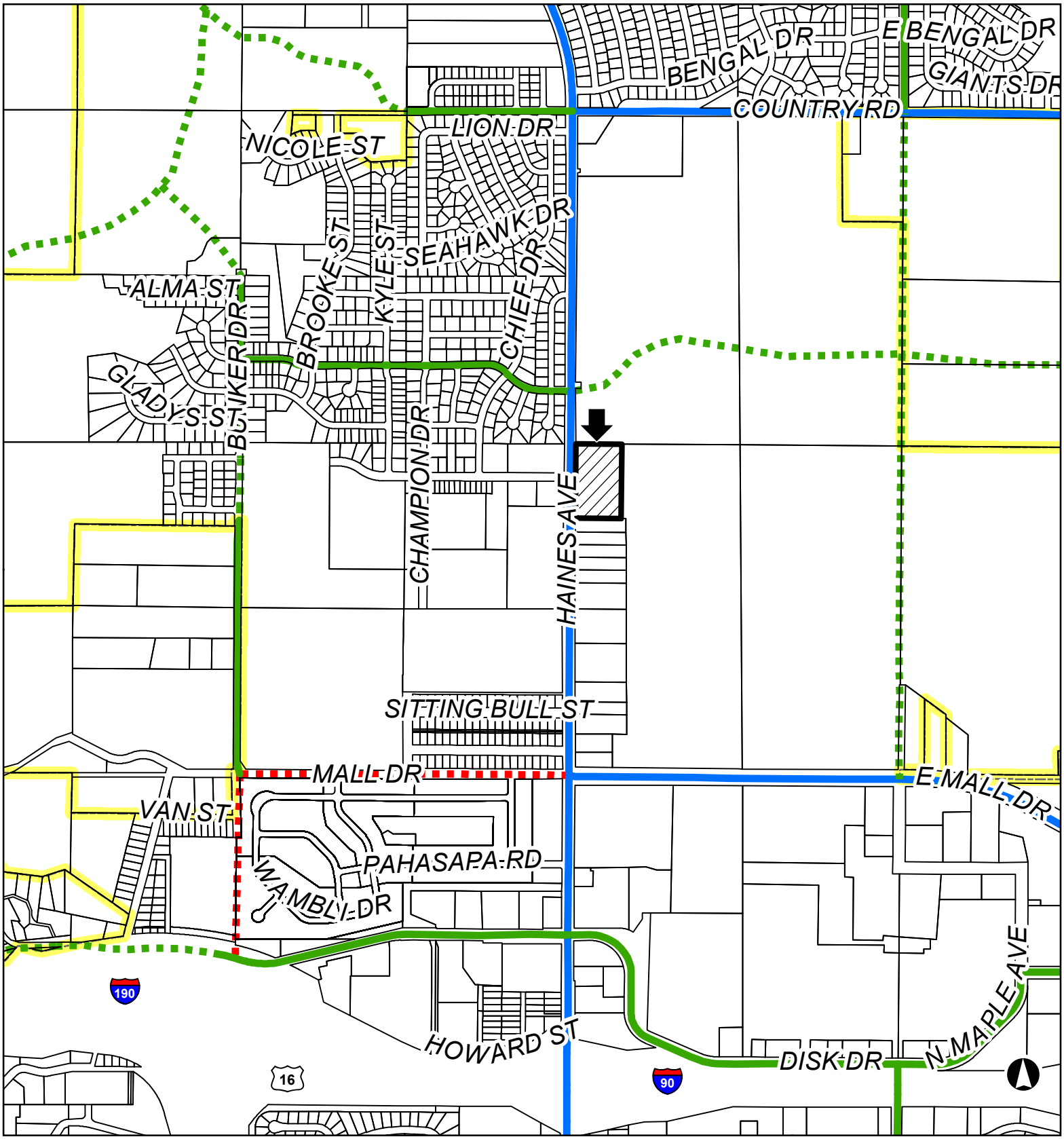


Future Land Use Categories

Subject Property
Rapid City Limits
Low Density Neighborhood
Urban Neighborhood
Mixed Use Commercial
Entrance Corridor

18PL022

East of Haines Avenue, adjacent to Kathryn Avenue



Major Street Plan

Subject Property

Rapid City Limits

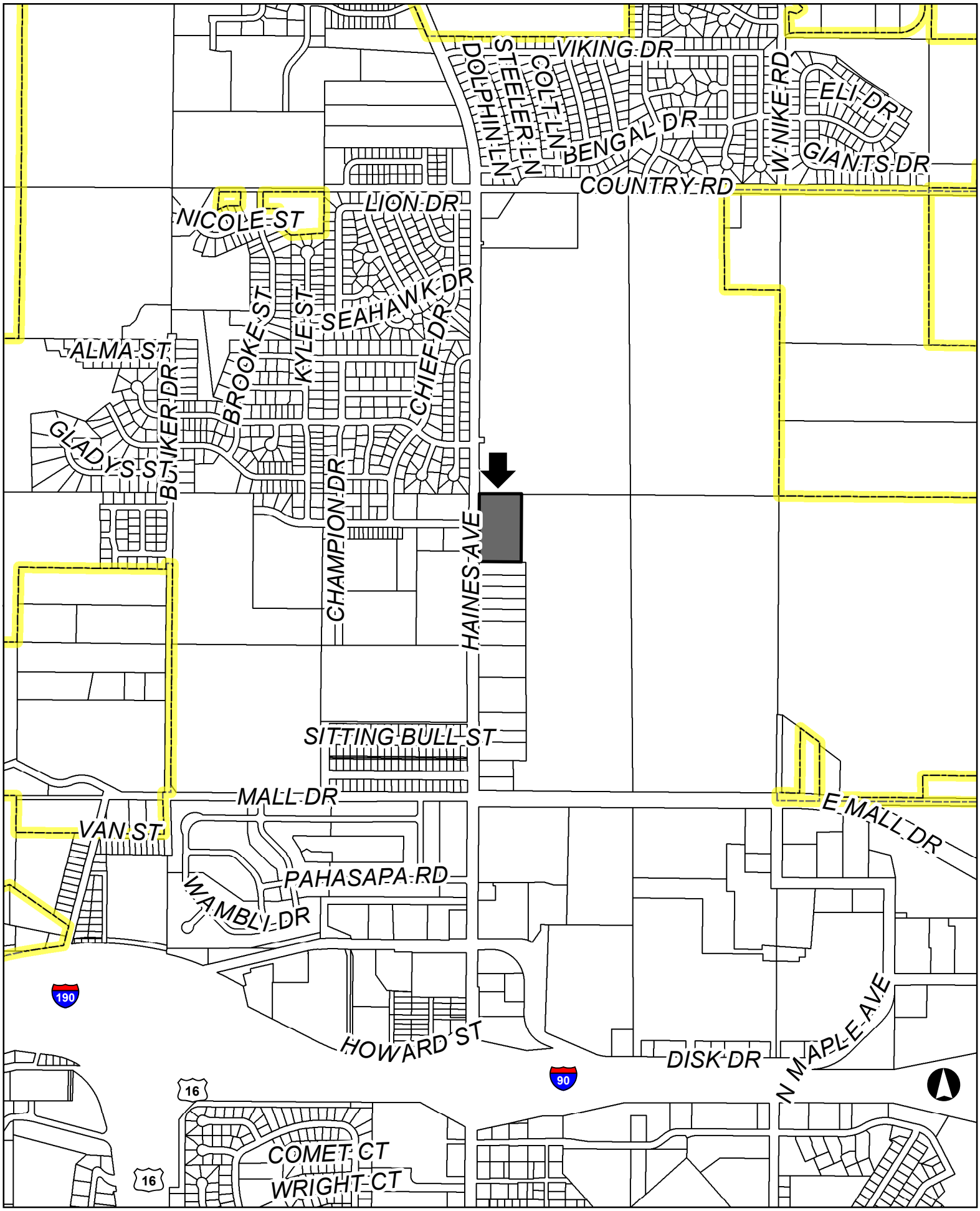
Collector

Principal arterial

Proposed collector

Proposed minor arterial

18PL022


VIKING DR
DOLPHIN LN
STEELER LN
COLT LN
BENGAL DR
W NIKE RD
ELI DR
GIANTS DR
COUNTRY RD
LION DR
NICOLE ST
SEAHAWK DR
BROOKE ST
KYLE ST
CHIEF DR
ALMA ST
BUNKER DR
GLADYS ST
CHAMPION DR
HAINES AVE
SITTING BULL ST
MALL DR
E MALL DR
VAN ST
PAHASAPA RD
WAMBLI DR
190
HOWARD ST
DISK DR
N MAPLE AVE
90
16
16
COMET CT
WRIGHT CT