Case No. 19PL004

Existing Legal Description:

A portion of the balance of Tract A of the E1/2 of the SW1/4 and the W1/2 of the SE1/4 less Lot H1 of Section 9, T1N, R8E, located in Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota

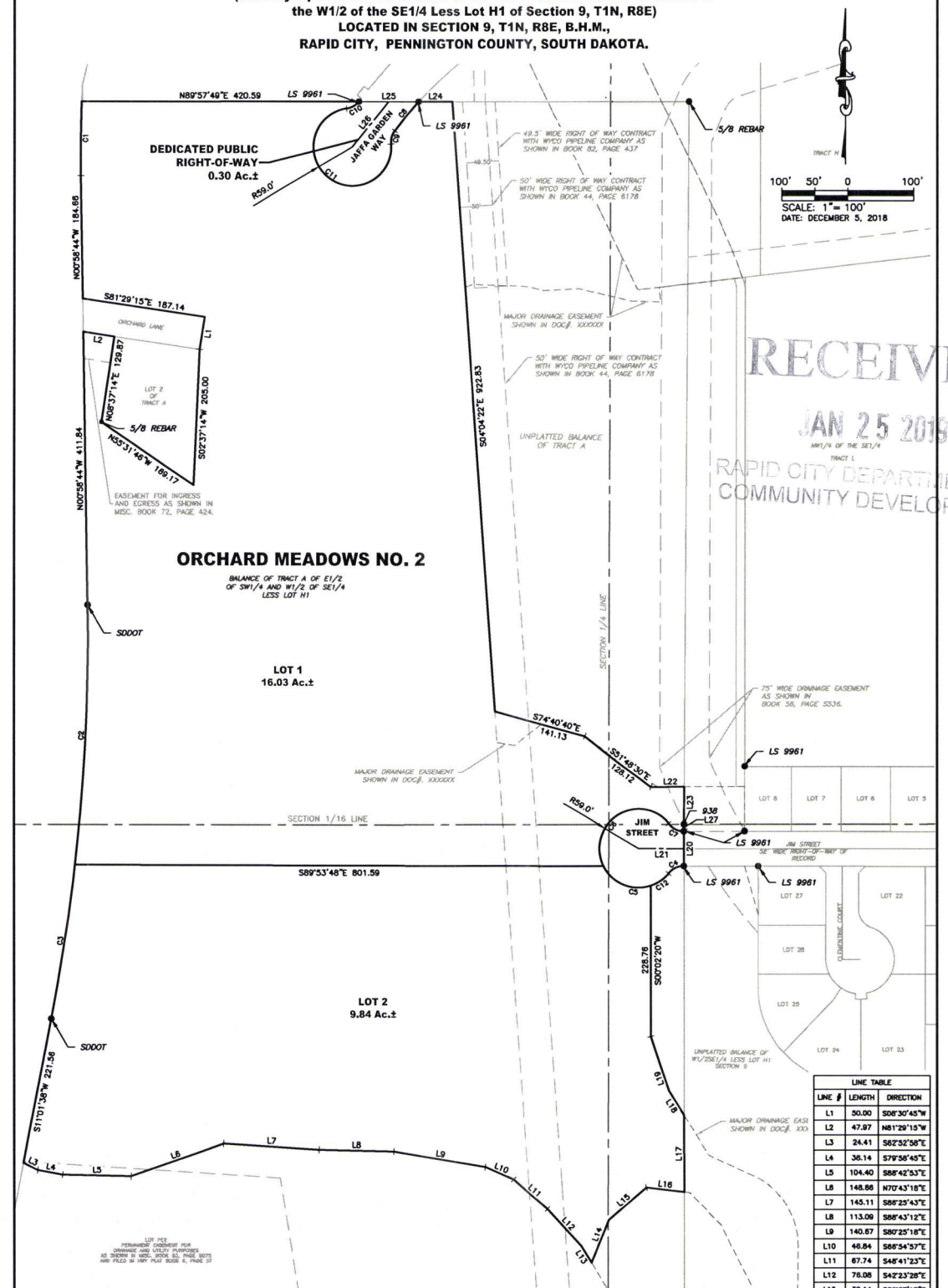
Proposed Legal Description:

Proposed Lot 1 and Lot 2 of Orchard Meadows No.2

19PL004

PLAT OF
LOT 1 AND LOT 2
AND DEDICATED PUBLIC RIGHT OF WAY,
ORCHARD MEADOWS NO. 2

(formerly a portion of the Balance of Tract A of the E1/2 of the SW1/4 and of the W1/2 of the SE1/4 Less Lot H1 of Section 9, T1N, R8E)
LOCATED IN SECTION 9, T1N, R8E, B.H.M.,
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA.



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RAPID CITY DEPARTM
COMMUNITY DEVELO

LEGEND

- ⊙ DENOTES SET 1 1/4" PC MARKED "KTM-9961"
- ● DENOTES FOUND SURVEY MONUMENT AS DESCRIBED HEREON
- (R) DENOTES RECORDED IN PREVIOUS PLAT OR DESCRIPTION.
- (M) DENOTES MEASURED IN THIS SURVEY.

AREA DEDICATE TO RIGHT-OF-WAY.

JAFFA GARDEN WAY 0.30 A.c.±
JIM STREET 0.27 A.c.±

BASIS OF BEARINGS: AS SHOWN HEREON

UTILITY AND MINOR DRAINAGE EASEMENTS: 8' ON THE INTERIOR SIDES OF ALL LOT LINES, EXCEPT WHERE MAJOR DRAINAGE EASEMENTS LIE.

ANY MAJOR DRAINAGE EASEMENT SHOWN HEREON SHALL BE KEPT FREE OF ALL OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO BUILDINGS, WALLS, FENCES, HEDGES, TREES AND SHRUBS. THESE EASEMENTS GRANT TO ALL PUBLIC AUTHORITIES THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, AND REPAIR SUCH IMPROVEMENTS AND STRUCTURES AS IT DEEMS EXPEDIENT TO FACILITATE DRAINAGE FROM ANY SOURCE.

REGISTERED PROFESSIONAL LAND SURVEYOR REG. LS 9961 SOUTH DAKOTA
PRELIMINARY PLAT FOR REVIEW ONLY

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	112.75	2141.83	003°00'58"	S00°34'21"W	112.74
C2	394.93	3014.79	007°30'20"	N02°46'52"E	394.64
C3	238.45	3014.79	004°29'37"	N08°48'51"E	238.38
C4	25.82	30.00	051°13'08"	S84°42'18"W	25.93
C5	85.19	59.00	082°43'53"	S87°24'35"E	77.98
C6	172.13	59.00	167°09'19"	S57°32'01"W	117.26
C7	26.69	29.98	051°00'29"	S84°22'20"E	25.82
C8	57.21	525.00	006°14'37"	N39°15'00"E	57.18
C9	21.25	30.00	040°35'19"	S15°50'02"W	20.81
C10	21.89	30.00	041°48'20"	N60°45'49"E	21.41
C11	274.04	59.00	266°07'37"	S51°23'49"E	86.21
C12	33.08	59.00	032°07'44"	N55°09'36"E	32.65

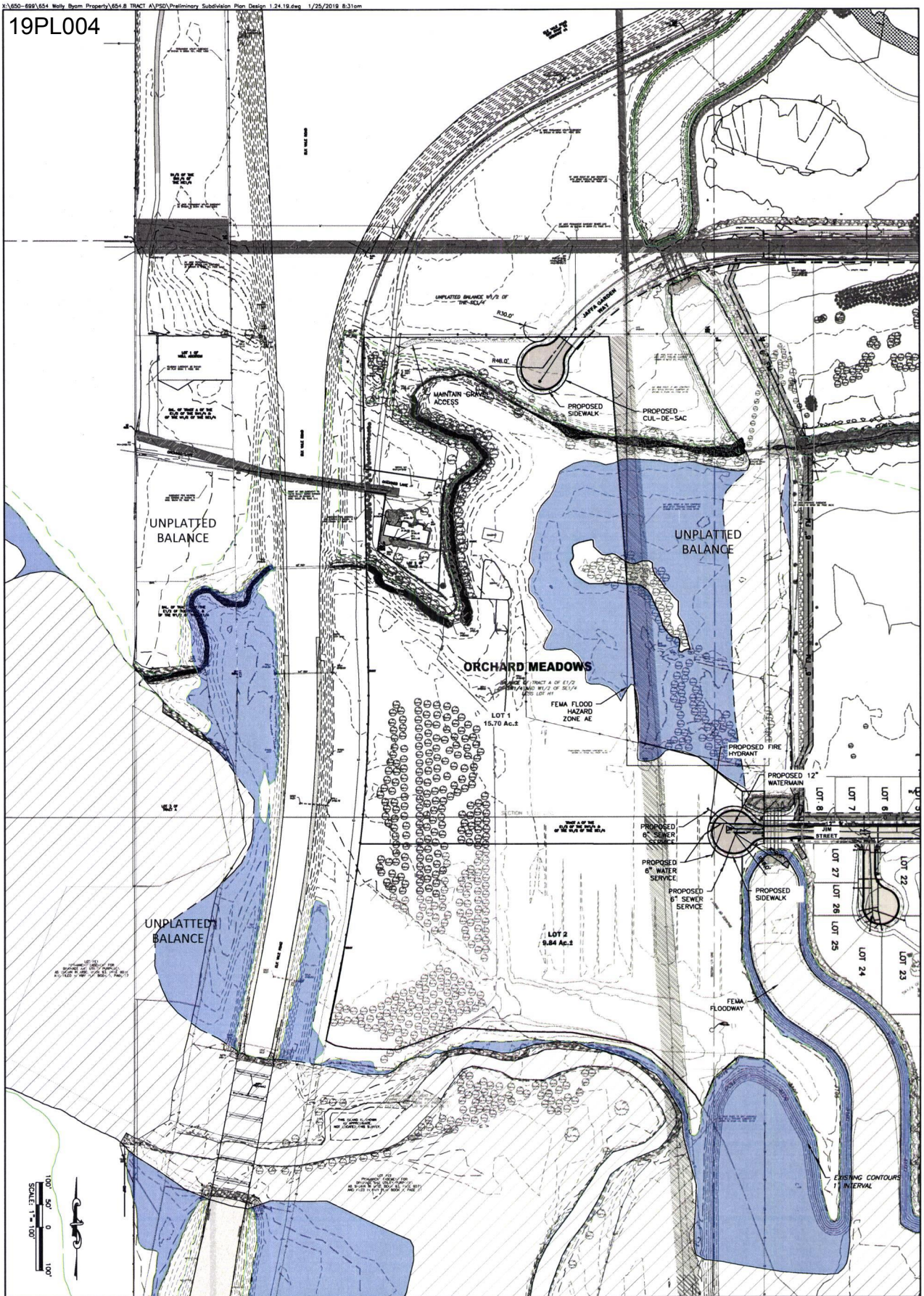
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	50.00	S06°30'45"W
L2	47.97	N81°29'15"W
L3	24.41	S62°52'58"E
L4	38.14	S79°58'45"E
L5	104.40	S88°42'53"E
L6	148.86	N70°43'18"E
L7	145.11	S86°25'43"E
L8	113.09	S88°43'12"E
L9	140.67	S80°25'18"E
L10	46.84	S86°34'57"E
L11	67.74	S48°41'23"E
L12	76.08	S42°23'28"E
L13	30.14	S30°57'17"E
L14	70.38	N22°18'43"E
L15	75.42	N49°02'58"E
L16	57.84	S83°13'03"E
L17	114.89	N00°01'06"W
L18	43.45	N31°49'43"W
L19	87.20	N16°27'34"W
L20	52.00	N00°01'06"W
L21	69.23	N89°53'48"W
L22	50.48	N89°46'44"E
L23	57.15	S00°21'28"W
L24	50.99	N89°57'49"E
L25	90.55	S89°57'49"W
L26	88.38	N38°49'08"E
L27	10.07	S00°01'06"E

PREPARED BY:

KTM DESIGN SOLUTIONS, INC.
528 Kansas City Street, Suite 1 | Rapid City, SD 57701
Phone: 605-791-5866 | Email: engineers@ktmdsi.com
• CIVIL ENGINEERING • LAND SURVEYING • LAND PLANNING •
• PROJECT MANAGEMENT • CONSTRUCTION ADMINISTRATION •

#KTM-0.963

19PL004



Sheet Number: 1 OF 1	Sheet Name: SITE PLAN	KTM DESIGN SOLUTIONS, INC.	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

Project Name:

ORCHARD MEADOWS SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
RAPID CITY, SOUTH DAKOTA

PRELIMINARY FOR REVIEW ONLY

Surveyed By:	RENNER ASSOCIATES, LLC
Drawn By:	PMM
Survey Date:	2017

1.24.19 PRELIMINARY SUBDIVISION PLAN

19PL004



NOTE

LOTS 2 -27, OF BLOCK 5, AND LOTS 2-8 OF BLOCK 6 ARE CURRENTLY ZONED LDR1-LDR2 AND GAD. PROPOSED ZONING TO BE LDR1 AND LDR2

LEGEND

- TRACT A SUBDIVISION
- GENERAL COMMERCIAL DISTRICT
- MEDIUM DENSITY RESIDENTIAL DISTRICT
- LOW DENSITY RESIDENTIAL DISTRICT 1
- LOW DENSITY RESIDENTIAL DISTRICT 2
- PARKS AND GREENWAY

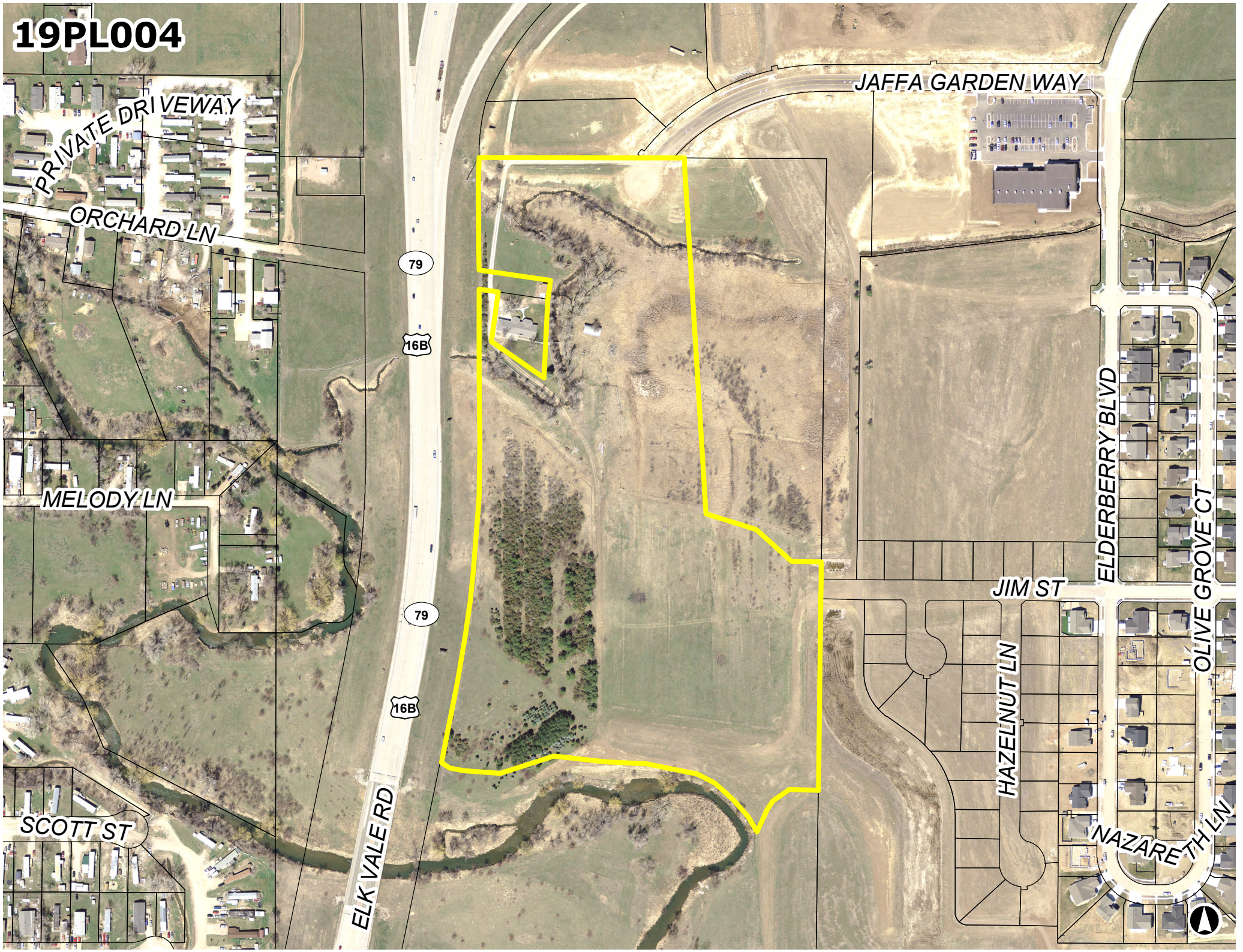
KTM DESIGN SOLUTIONS, INC.
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Rapid City, SD 57701
[p] 605.791.5866
[f] 605.791.5803
[e] engineers@ktmdsi.com
CIVIL ENGINEERING | LAND PLANNING | CONSTRUCTION ADMINISTRATION
www.ktmdesignsolutions.com

ORCHARD MEADOWS SUBDIVISION
MASTER AND PHASING PLAN
JANUARY 24, 2019

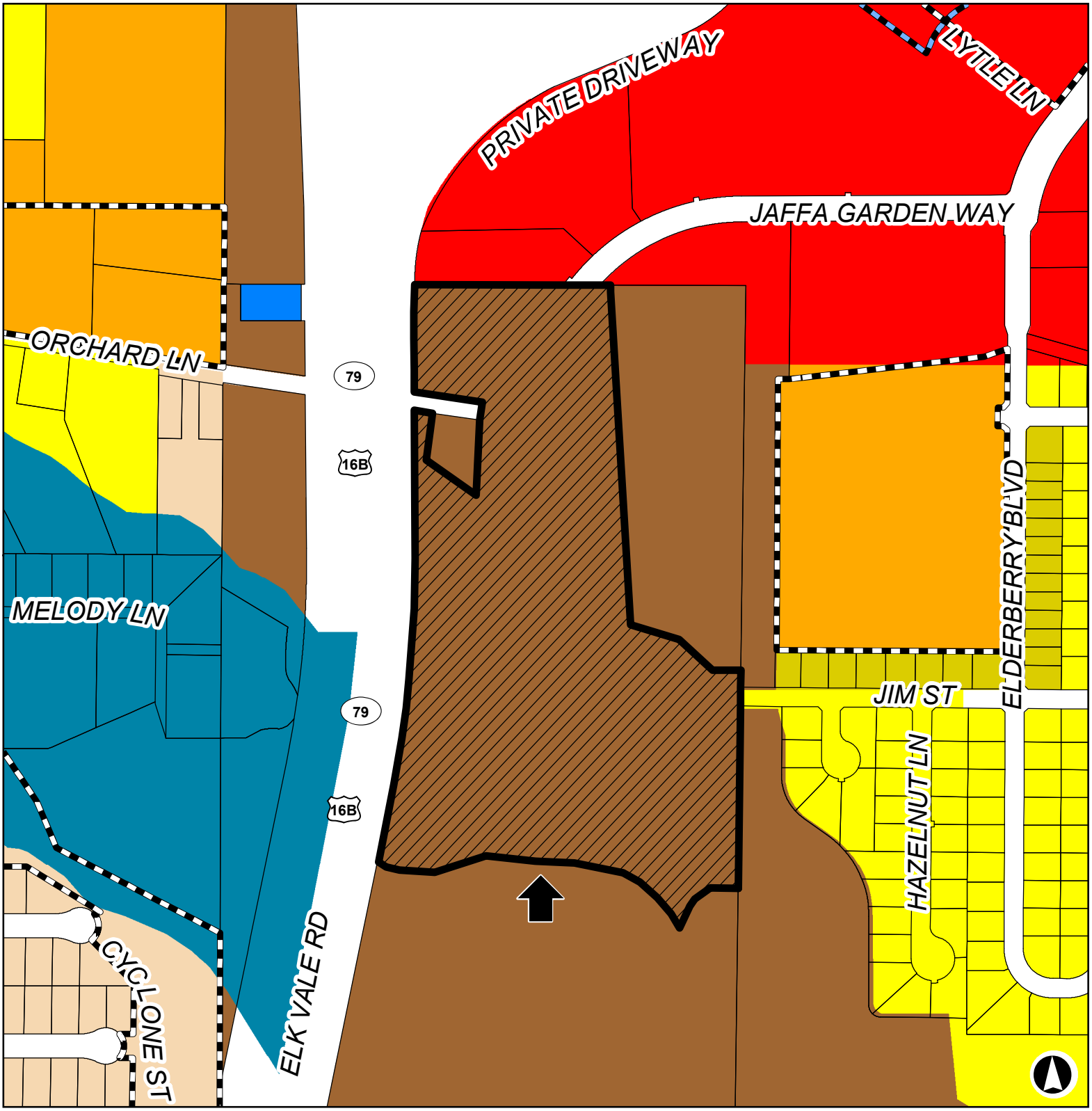
150' 75' 0 150' 300'
SCALE: 1" = 300'

PRELIMINARY
FOR REVIEW ONLY

X:\650-699\654 Wally Byam Property\654.8 TRACT A\PSD\PSD PHASING MASTER1.24.19.dwg 1/24/2019 11:52pm


19PL004
PRIVATE DRIVEWAY
ORCHARD LN
JAFFA GARDEN WAY
79
16B
MELODY LN
79
16B
ELDERBERRY BLVD
OLIVE GROVE CT
JIM ST
HAZELNUT LN
NAZARETH LN
SCOTT ST
ELK VALE RD

19PL004
SE of the intersection of Elk Vale Road and E. Highway 44

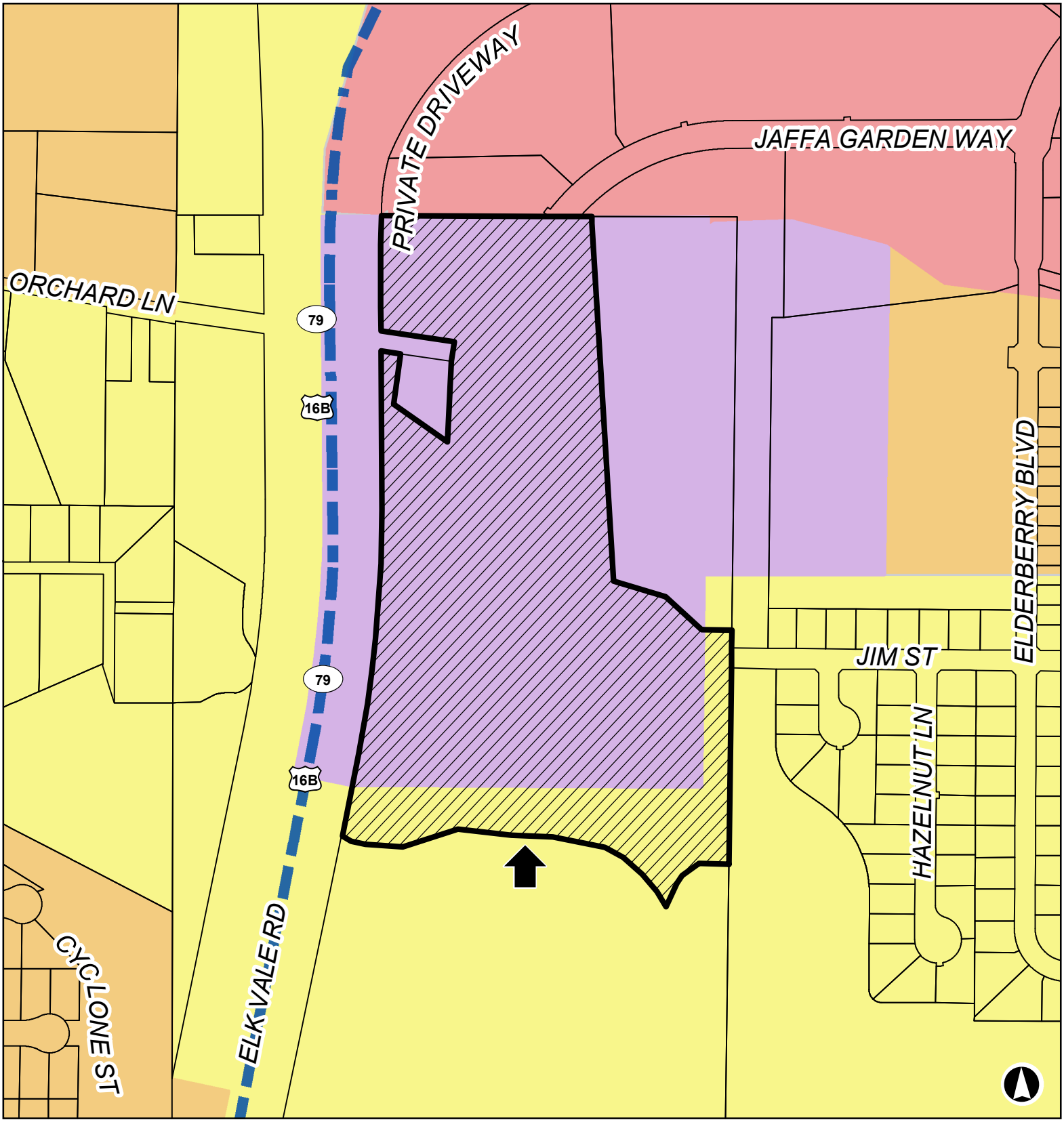


Rapid City Zoning

- Subject Property
- Planned Development
- Planned Development Designation
- General Agricultural
- Low Density Residential-1
- Low Density Residential-2
- Mobile Home Residential
- Medium Density Residential
- General Commerical
- Public
- Flood Hazard

19PL004

SE of the intersection of Elk Vale Road and E. Highway 44



Future Land Use Categories

Subject Property

Entrance Corridor

Low Density Neighborhood

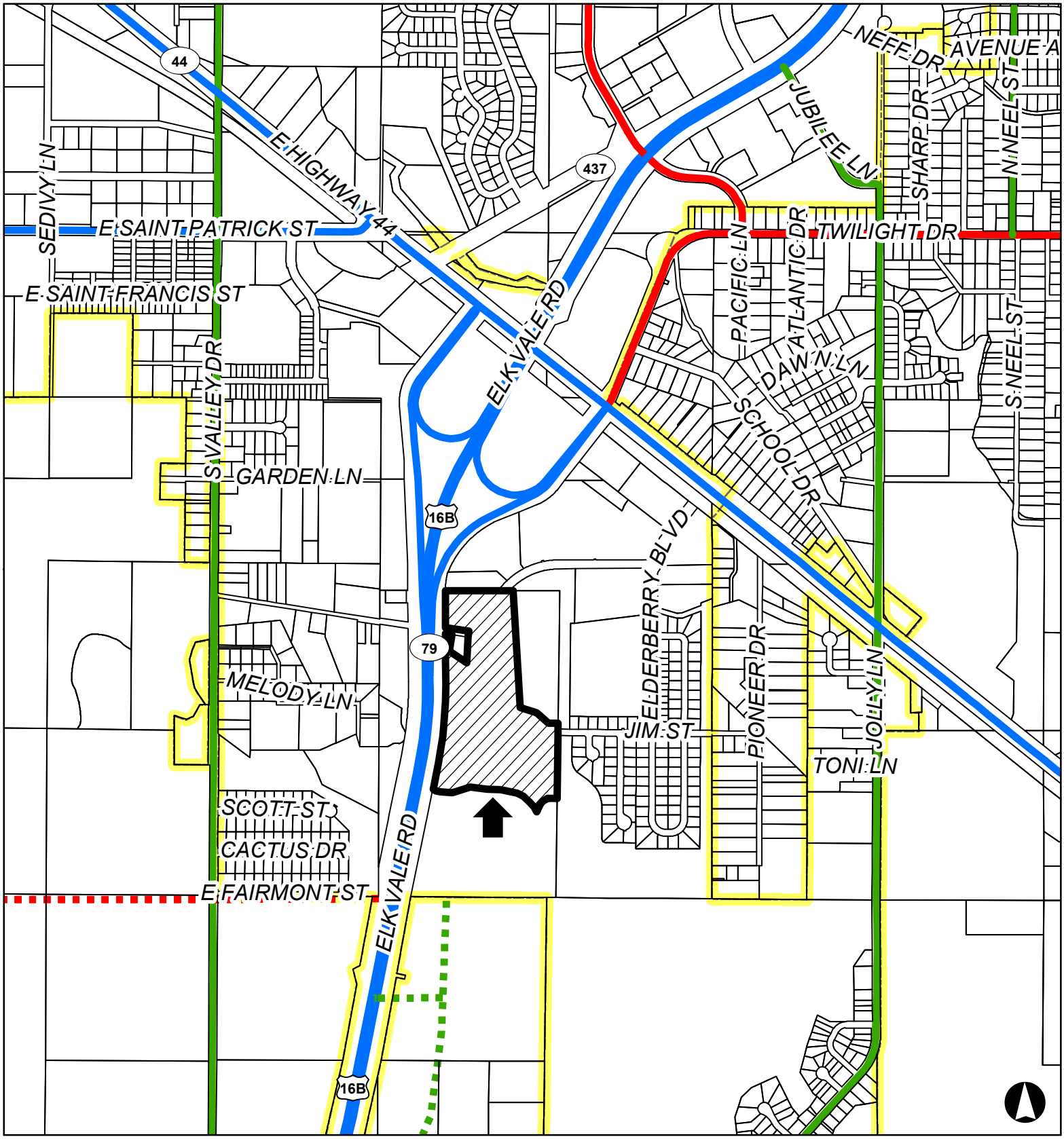
Urban Neighborhood

Mixed Use Commercial

Employment

19PL004

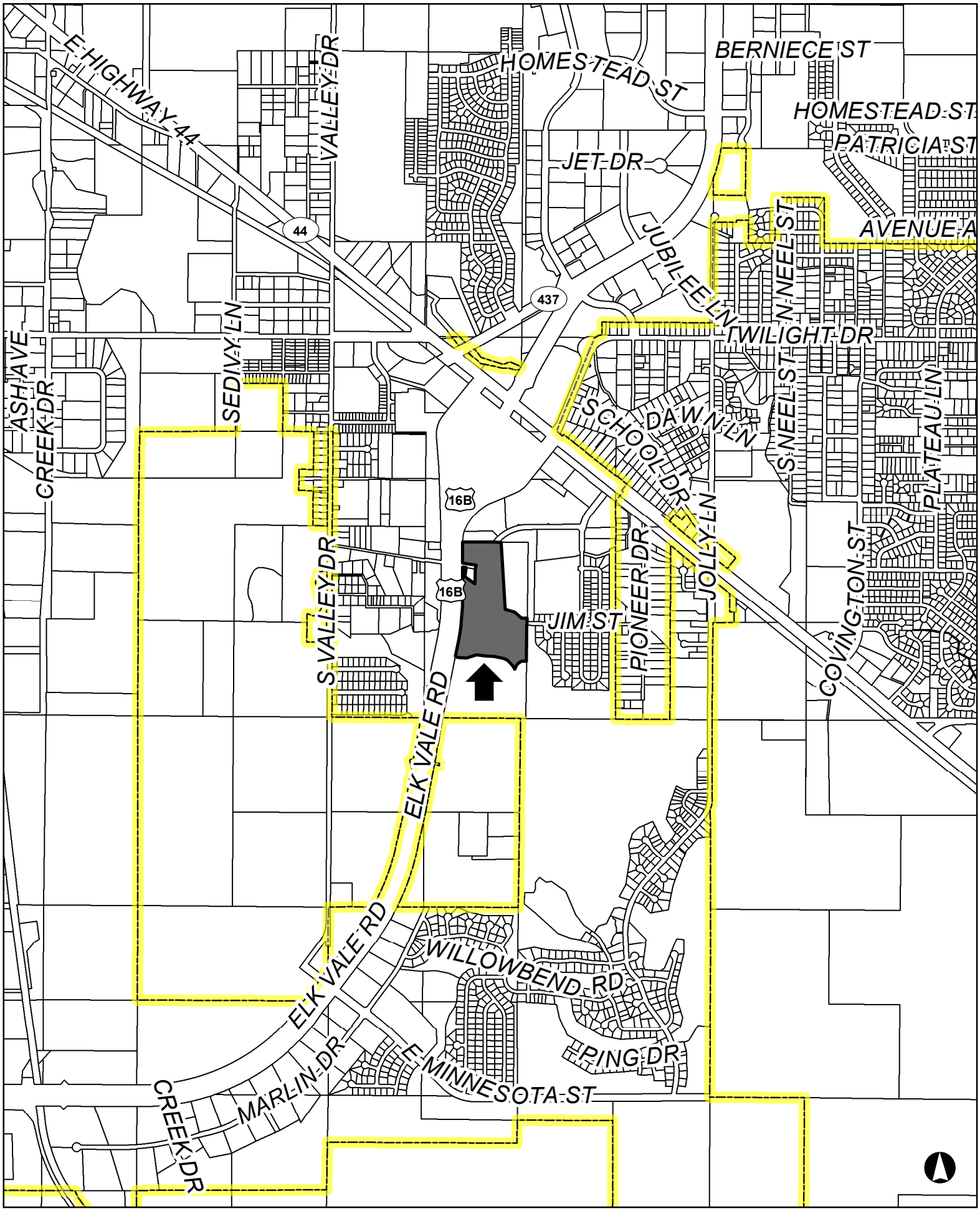
SE of the intersection of Elk Vale Road and E. Highway 44



Major Street Plan

Subject Property
Rapid City Limits
Collector
Minor arterial
Principal arterial
Proposed collector
Proposed minor arterial

19PL004


E HIGHWAY 44
VALLEY DR
HOMESTEAD ST
BERNIECE ST
HOMESTEAD ST
PATRICIA ST
JET DR
AVENUE A
JUBILEE LN
NEEL ST
TWILIGHT DR
44
437
ASH AVE
CREEK DR
SEDIVY LN
SCHOOL DR
DAWN LN
NEEL ST
PLATEAU LN
16B
16B
S VALLEY DR
PIONEER DR
JOLLY LN
COVINGTON ST
JIM ST
ELK VALE RD
ELK VALE RD
WILLOWBEND RD
PING DR
MARLIN DR
E MINNESOTA ST
CREEK DR