Case No. 19PL035

Existing Legal Description:

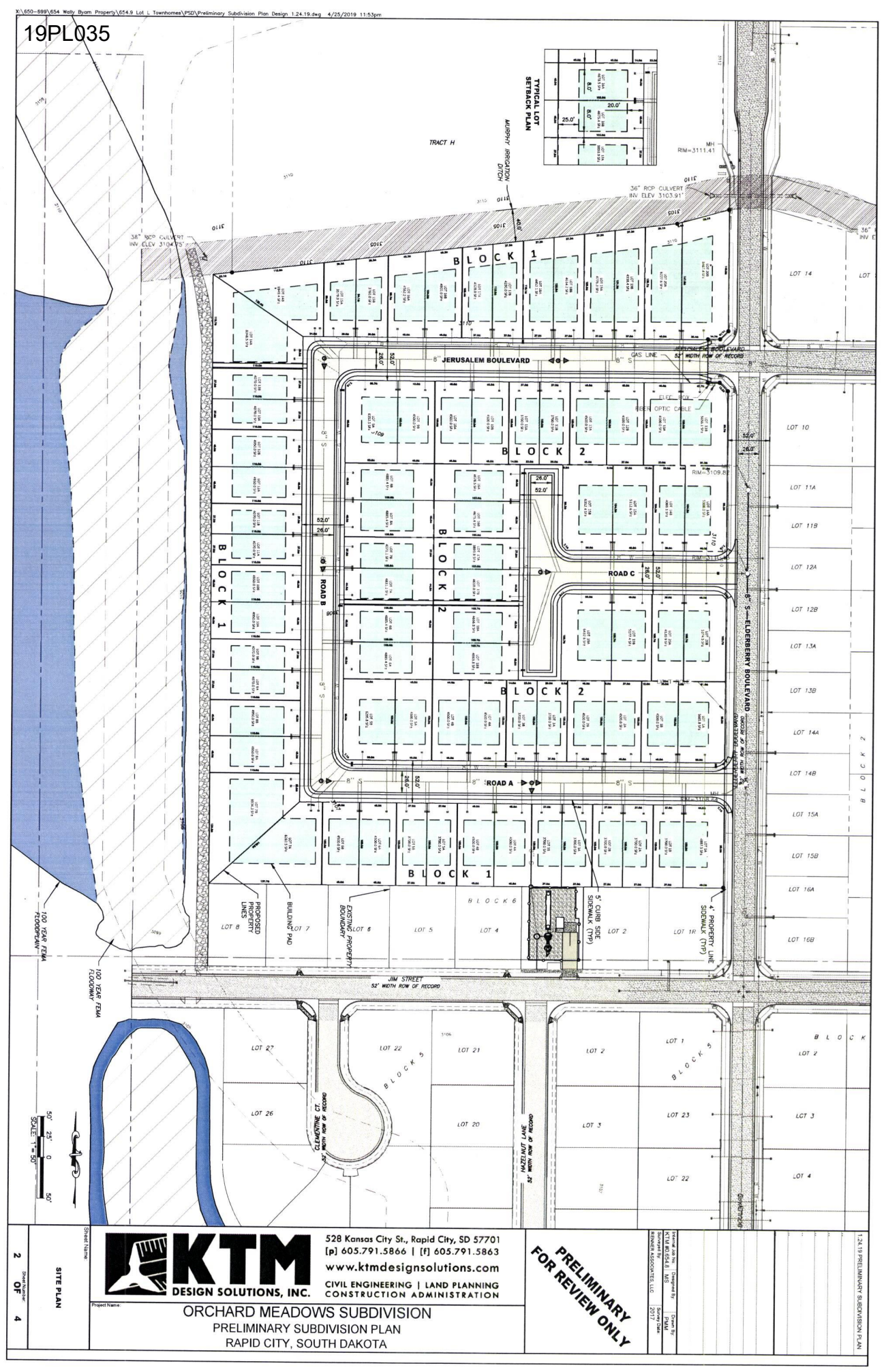
Tract L of Orchard Meadows, located in Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota

Proposed Legal Description:

Proposed Lots 1A thru 20B of Block 1 and Lot 1A thru 20B of Block 2 of Orchard Meadows

X:\650-899\654 Wally Byam Property\654.9 Lot L Townhomes\PSD\Preliminary Subdivision Plan Design 1.24.19.dwg 4/25/2019 11:53pm

19PL035



Sheet Name: SITE PLAN

Sheet Number: 2 OF 4

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

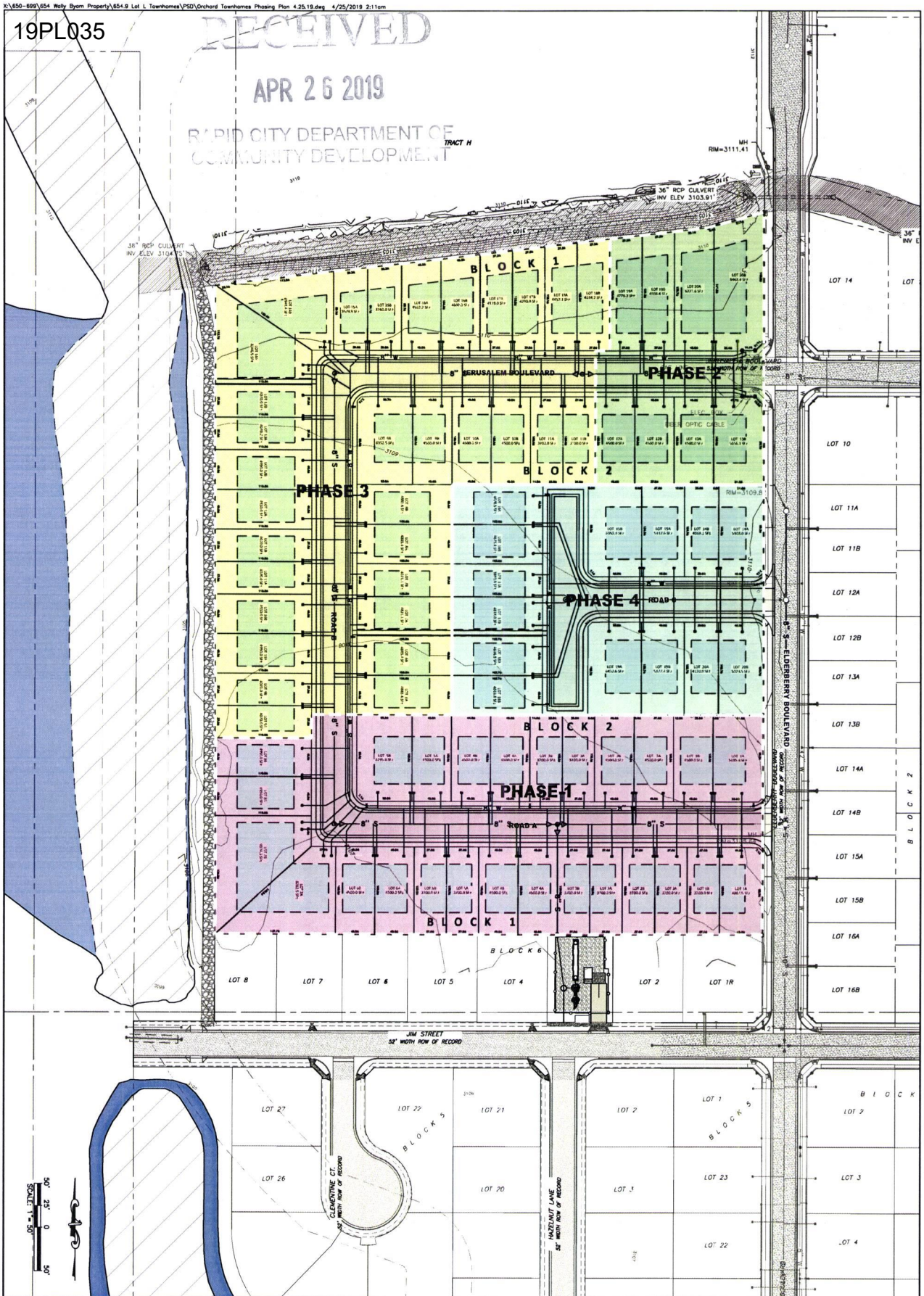
Internal Job No. KTM #654.9 MS
Designed By: RENNER ASSOCIATES, LLC
Drawn By: PNM
Date: 2017
Checked By: John Jaeger

1.24.19 PRELIMINARY SUBDIVISION PLAN

X:\650-699\654 Wally Byam Property\654.9 Lot L Townhomes\PSD\Orchard Townhomes Phasing Plan 4.25.19.dwg 4/25/2019 2:11pm

19PL035

RECEIVED
APR 26 2019
RAPID CITY DEPARTMENT OF COMMUNITY DEVELOPMENT

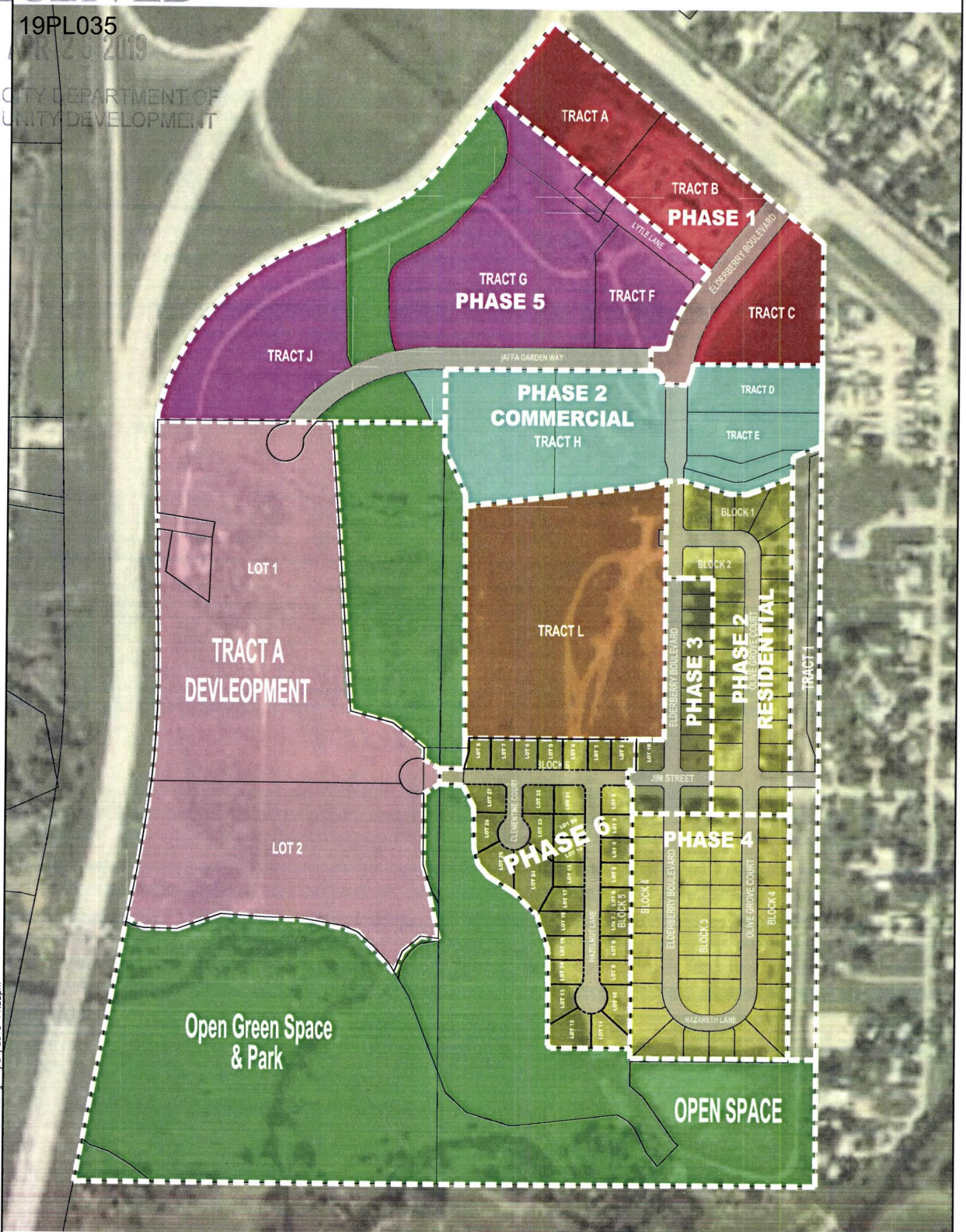


Sheet Number: 1 OF 1	Sheet Name: SITE PLAN	KTM DESIGN SOLUTIONS, INC.	528 Kansas City St., Rapid City, SD 57701 [p] 605.791.5866 | [f] 605.791.5863 www.ktmdesignsolutions.com CIVIL ENGINEERING | LAND PLANNING CONSTRUCTION ADMINISTRATION
		Project Name: ORCHARD MEADOWS SUBDIVISION PRELIMINARY SUBDIVISION PLAN RAPID CITY, SOUTH DAKOTA	PRELIMINARY FOR REVIEW ONLY

Surveyed By: KTM and RERNER ASSOCIATES, LLC | Designed By: MS | Drawn By: MS | Survey Date: 2017

1.24.19 PRELIMINARY SUBDIVISION PLAN

RECEIVED
19PL035
APR 2 0 2019
CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT



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

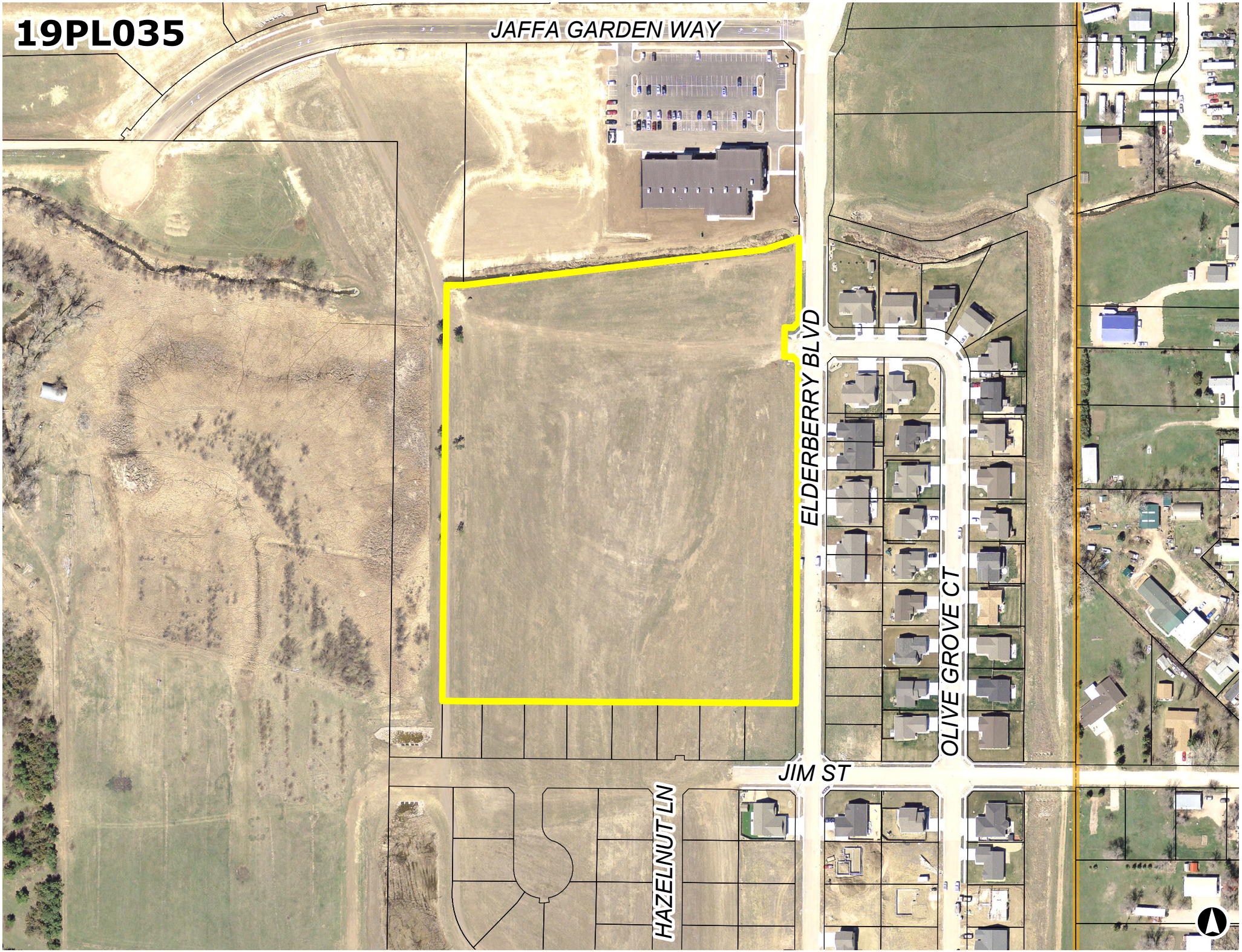
KTM DESIGN SOLUTIONS, INC.
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Rapid City, SD 57701
[p] 605.791.5866
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[e] engineers@ktmdsi.com
CIVIL ENGINEERING | LAND PLANNING | CONSTRUCTION ADMINISTRATION
www.ktmdesignsolutions.com

ORCHARD MEADOWS SUBDIVISION
MASTER AND PHASING PLAN
JANUARY 24, 2019

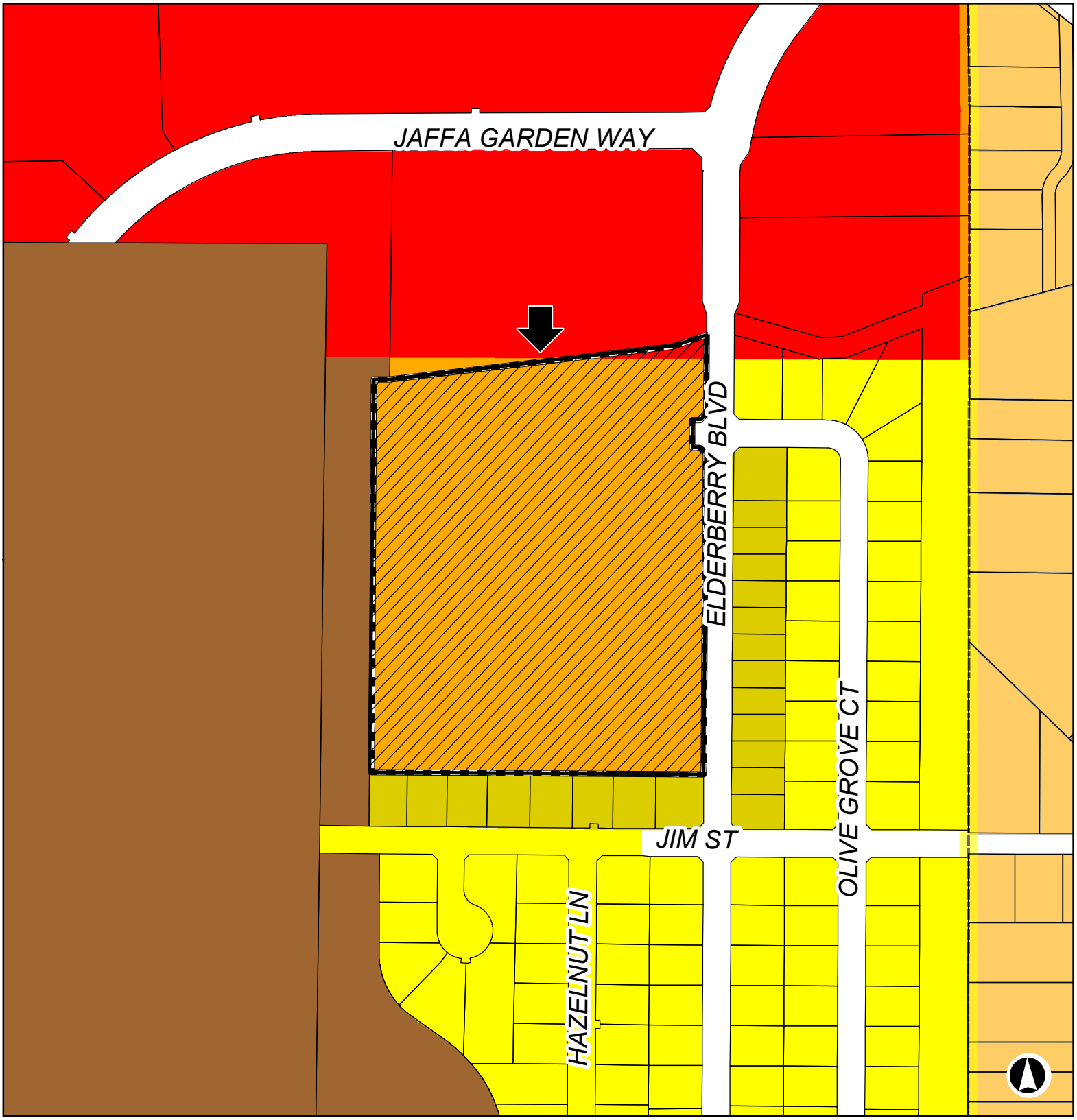
150' 75' 0 150' 300'
SCALE: 1" = 300'

PRELIMINARY
FOR REVIEW ONLY

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


19PL035
JAFFA GARDEN WAY
ELDERBERRY BLVD
OLIVE GROVE CT
JIM ST
HAZELNUT LN

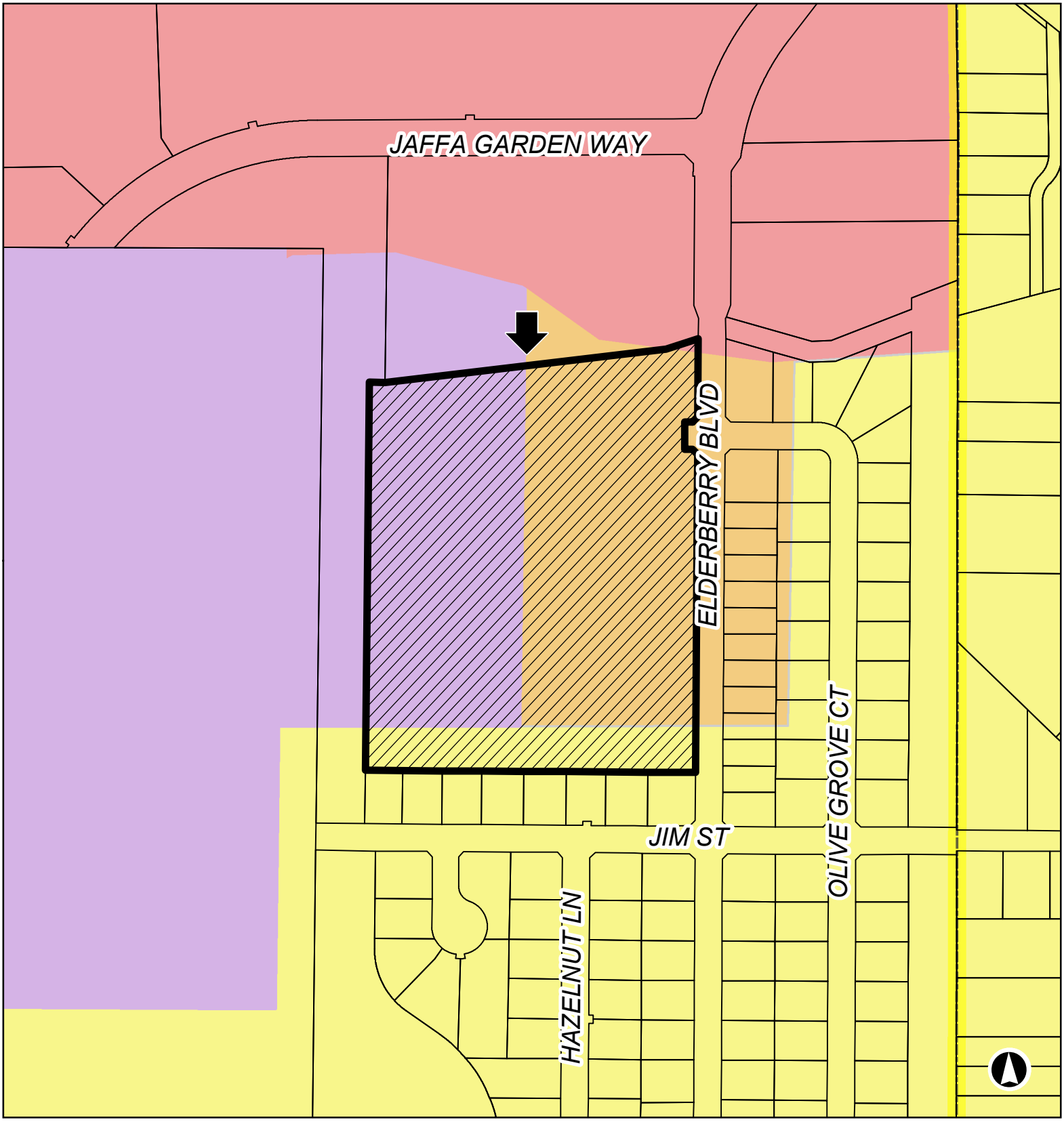
19PL035
West of Elderberry Boulevard



Rapid City/Pennington County Zoning

- Subject Property
- Rapid City Limits
- Planned Development
- General Agricultural
- Low Density Residential-1
- Low Density Residential-2
- Medium Density Residential
- General Commerical
- Suburban Residential, PC

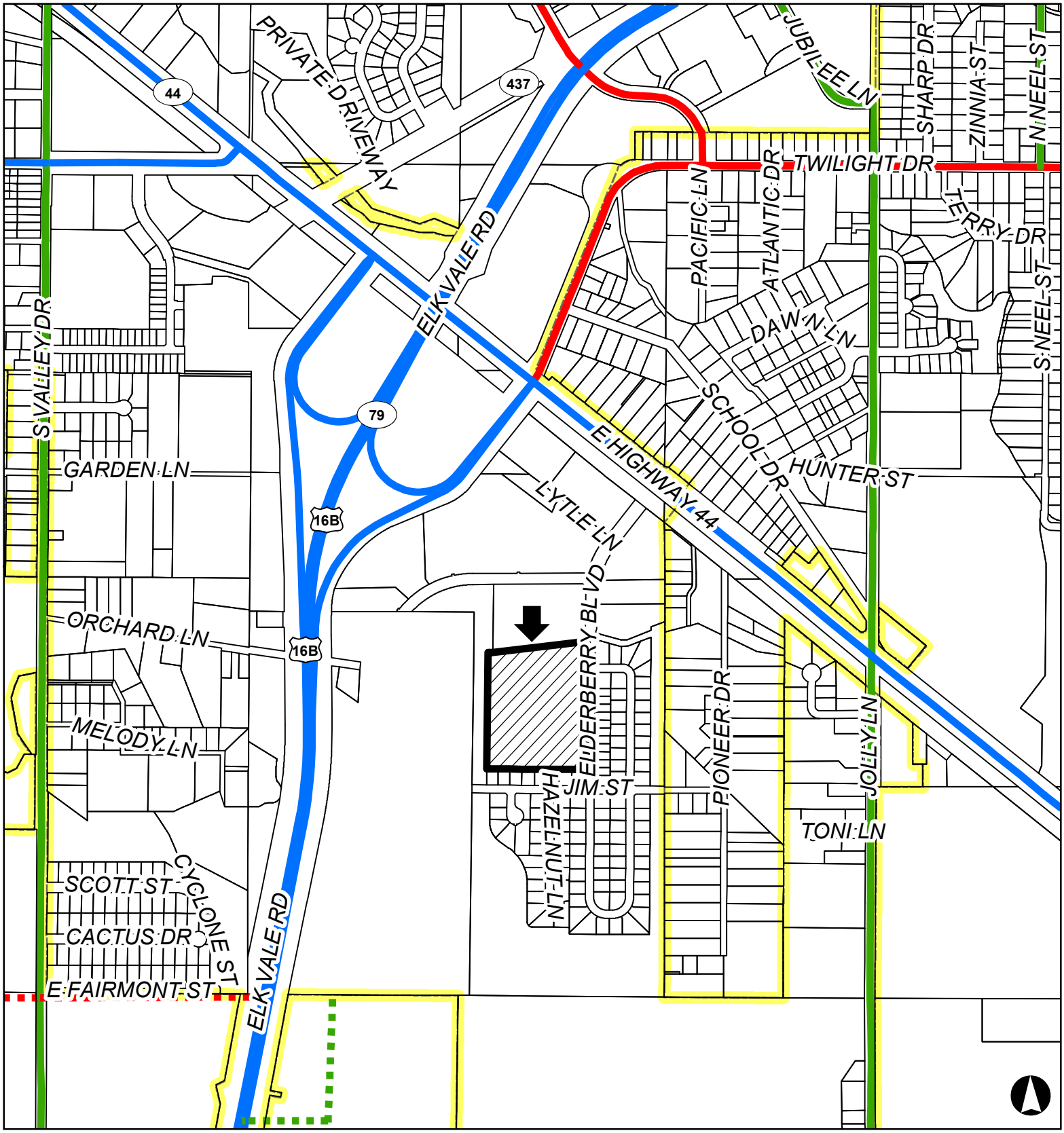
19PL035
West of Elderberry Boulevard



Future Land Use Categories

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

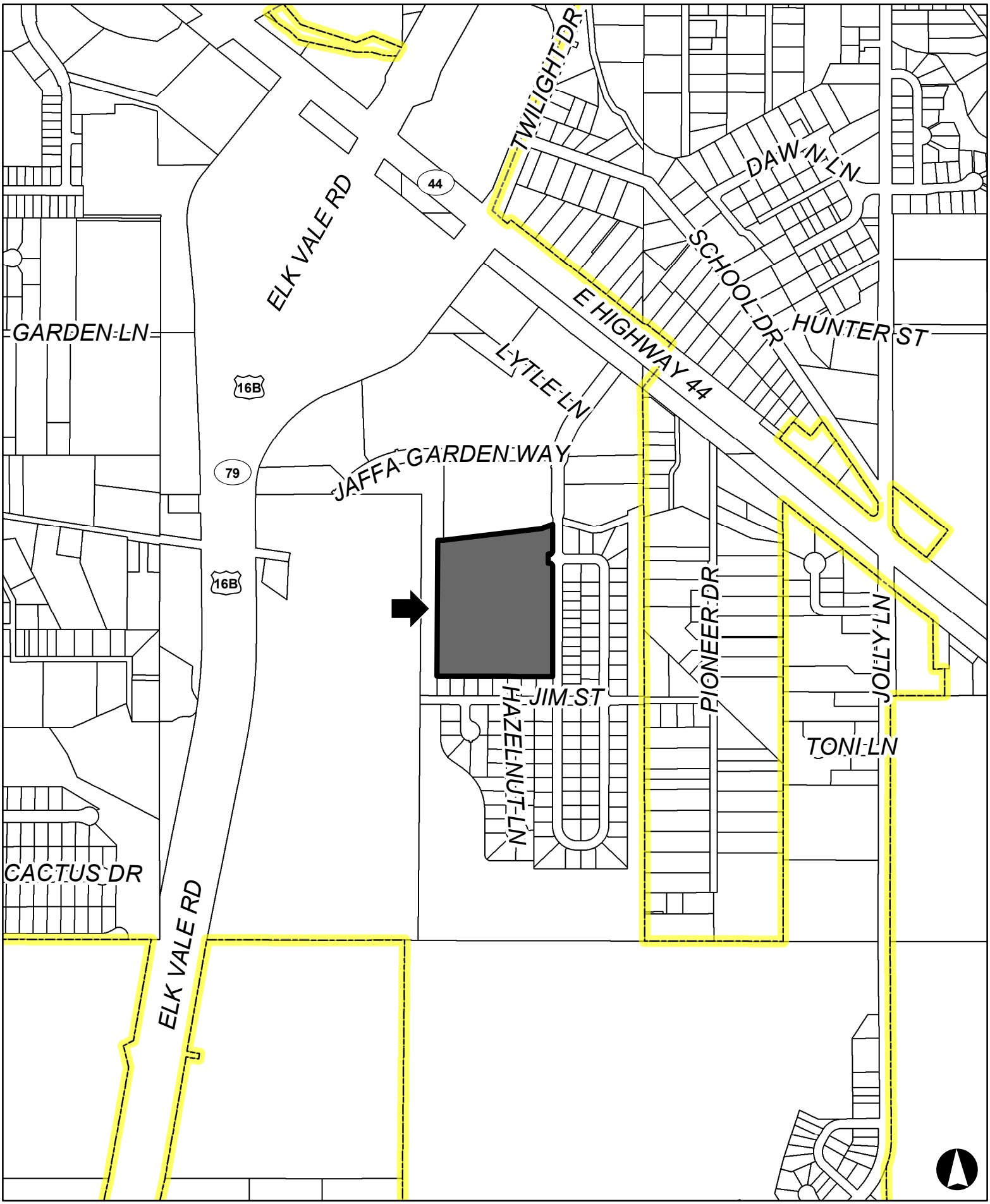
19PL035
West of Elderberry Boulevard



Major Street Plan

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

19PL035


TWILIGHT DR
DAWN LN
ELK VALE RD
44
SCHOOL DR
E HIGHWAY 44
HUNTER ST
GARDEN LN
LYTLE LN
16B
79
JAFFA GARDEN WAY
16B
PIONEER DR
JOLLY LN
JIM ST
HAZELNUT LN
TONI LN
CACTUS DR
ELK VALE RD