Case No. 19PL044

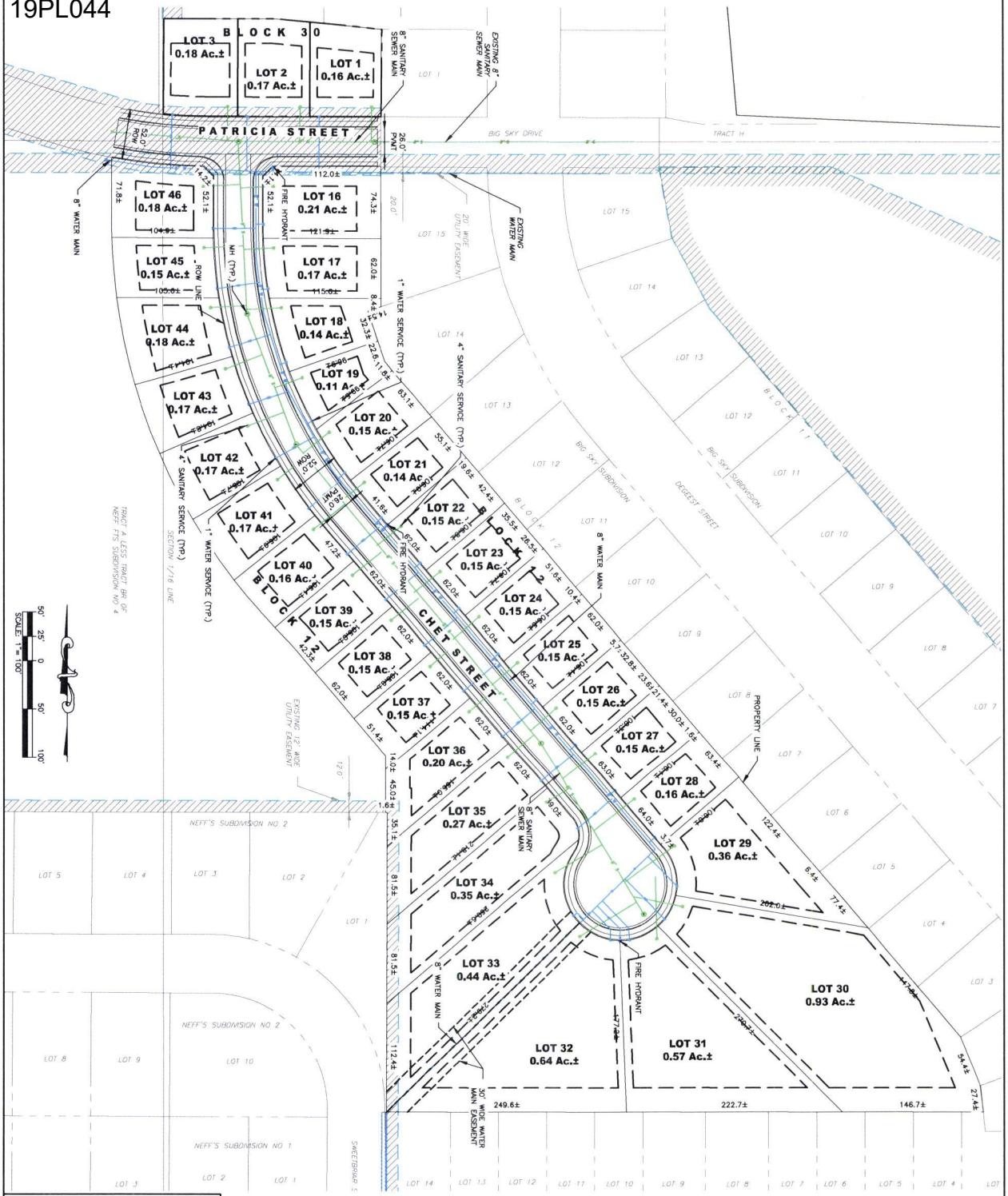
Existing Legal Description:

Tract A less Tract BR of Neff's Subdivision No. 4; and the unplatted portion of the SE1/4 of the NW1/4 less Big Sky Subdivision and less dedicated right-of-way, located in Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota

Proposed Legal Description:

Proposed Lots 16 thru 46 of Block 12, Lots 1 thru 3 of Block 30 of Big Sky Subdivision

19PL044



PRELIMINARY FOR REVIEW ONLY

SHEET NO. 3

UTILITY PLAN

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

BIG SKY SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
CITY OF RAPID CITY, SOUTH DAKOTA

REVISIONS

APRIL 2019

Internal Job No.	Designed By:	Drawn By:
19-1018	KH	PM
11" X 17" PLAN SET	Surveyed By: KTM	Survey Date: APRIL 2019

19PL044



PRELIMINARY FOR REVIEW ONLY

LEGEND
PHASE 1
PHASE 2
PHASE 3

PHASING PLAN

SHEET NO. 5

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BIG SKY SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
CITY OF RAPID CITY, SOUTH DAKOTA

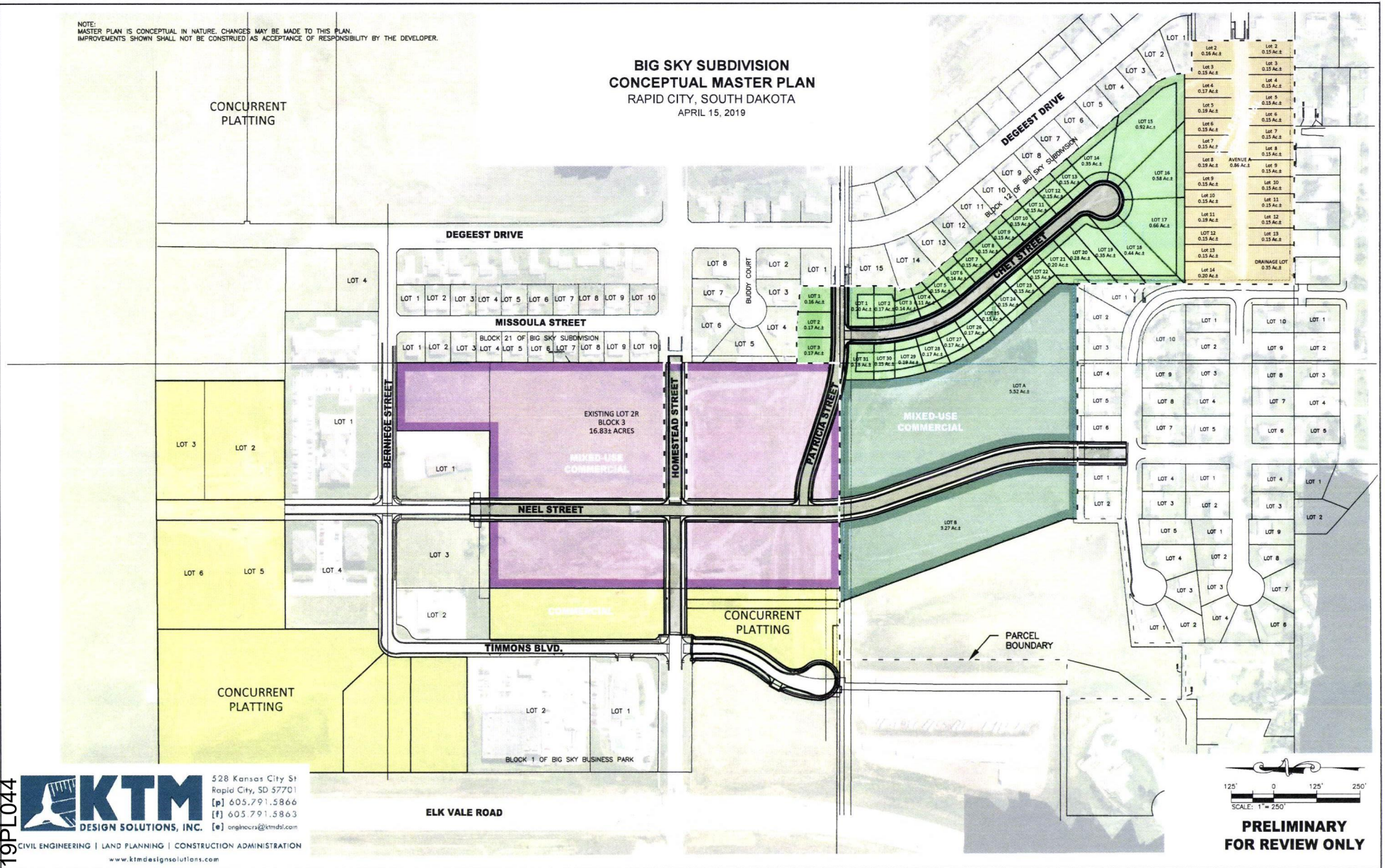
REVISIONS:

APRIL 2019

Internal Job No:	Designed By:	Drawn By:
19-1018	KH	PM
11" X 17" PLAN SET	Surveyed By: KTM	Survey Date: APRIL 2019

NOTE:
MASTER PLAN IS CONCEPTUAL IN NATURE. CHANGES MAY BE MADE TO THIS PLAN.
IMPROVEMENTS SHOWN SHALL NOT BE CONSTRUED AS ACCEPTANCE OF RESPONSIBILITY BY THE DEVELOPER.

BIG SKY SUBDIVISION
CONCEPTUAL MASTER PLAN
RAPID CITY, SOUTH DAKOTA
APRIL 15, 2019



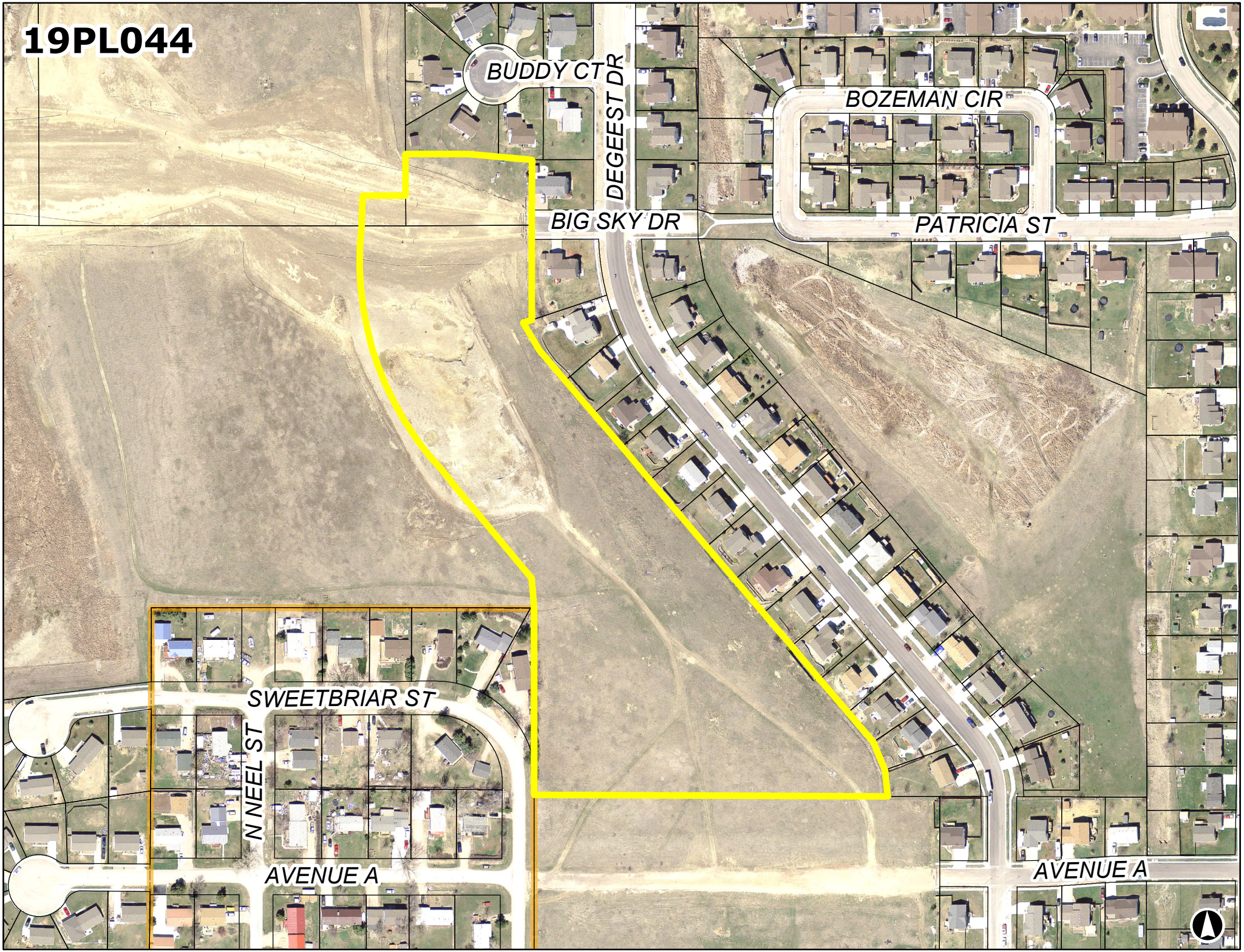
KTM DESIGN SOLUTIONS, INC.
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Rapid City, SD 57701
[p] 605.791.5866
[f] 605.791.5863
[e] engineers@ktmdsl.com
CIVIL ENGINEERING | LAND PLANNING | CONSTRUCTION ADMINISTRATION
www.ktmdesignsolutions.com

125' 0 125' 250'
SCALE: 1" = 250'

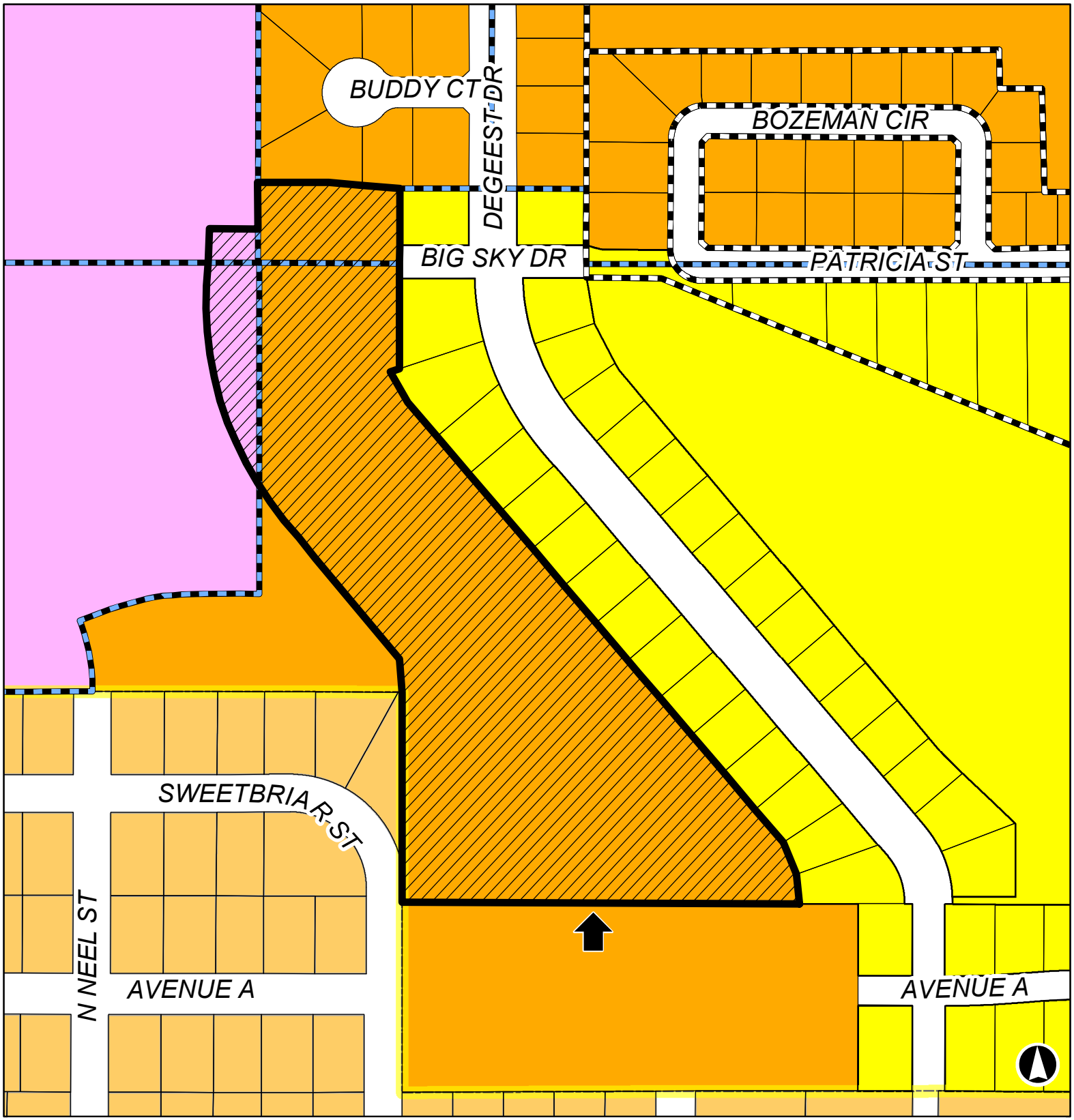
PRELIMINARY FOR REVIEW ONLY

19PL044

X:\1000-1049\1018 Chet Street Extension-Big Sky Subd\19-1018E00 - ENGINEER PROJECT FOLDER\Drawings\SHEETS\1018-PSD-PLAN\1018-MASTER PLAN.dwg 5/11/2019 2:30pm


19PL044
BUDDY CT
DEGEEST DR
BOZEMAN CIR
BIG SKY DR
PATRICIA ST
SWEETBRIAR ST
N NEEL ST
AVENUE A
AVENUE A

19PL044
West of the Western Terminus of Big Sky Drive

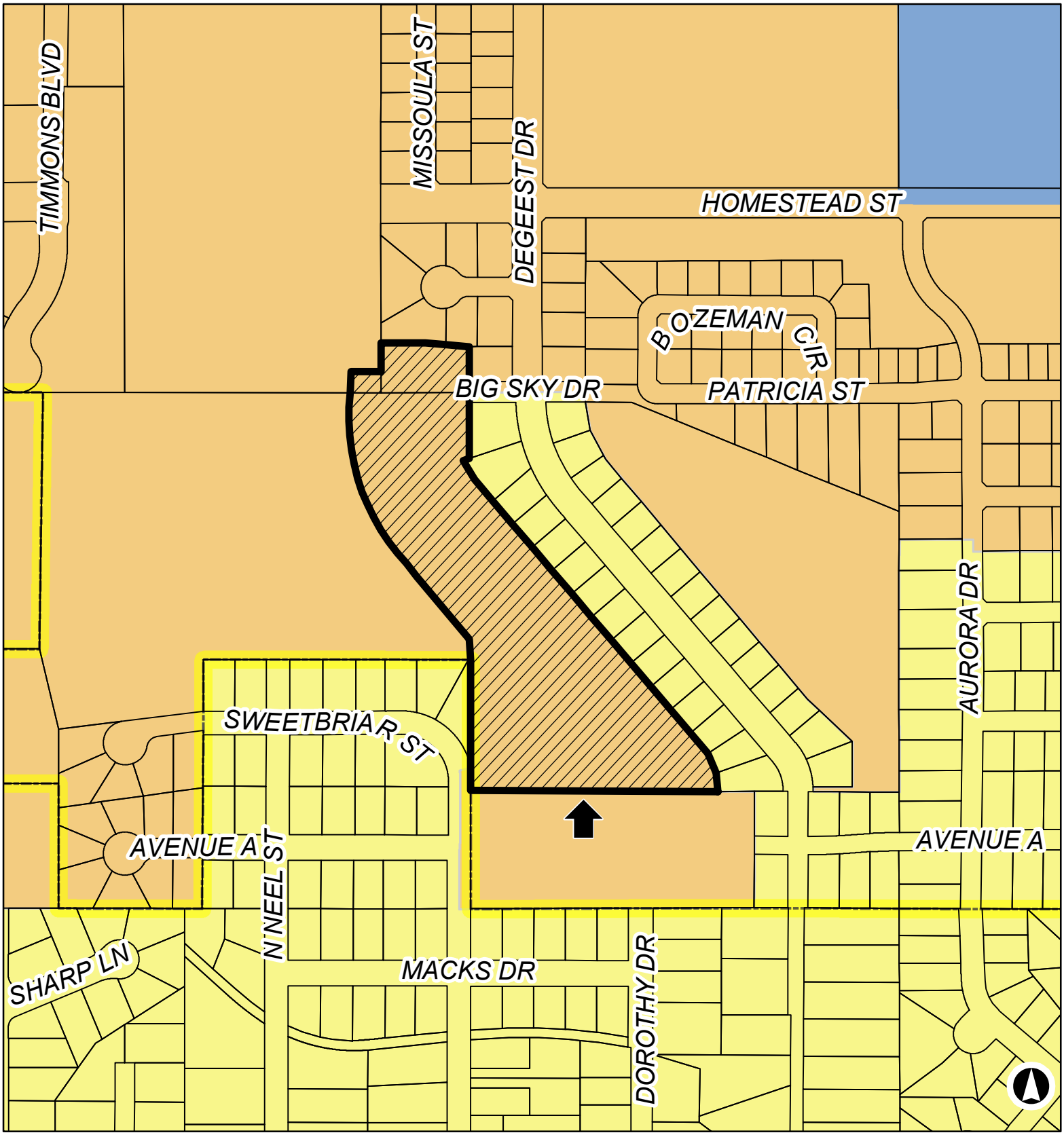


Rapid City/Pennington County Zoning

- Subject Property
- Rapid City Limits
- Low Density Residential-1
- Medium Density Residential
- Office Commercial
- Suburban Residential, PC
- Planned Development
- Planned Development Designation

19PL044

West of the Western Terminus of Big Sky Drive



Future Land Use Categories

Subject Property

Rapid City Limits

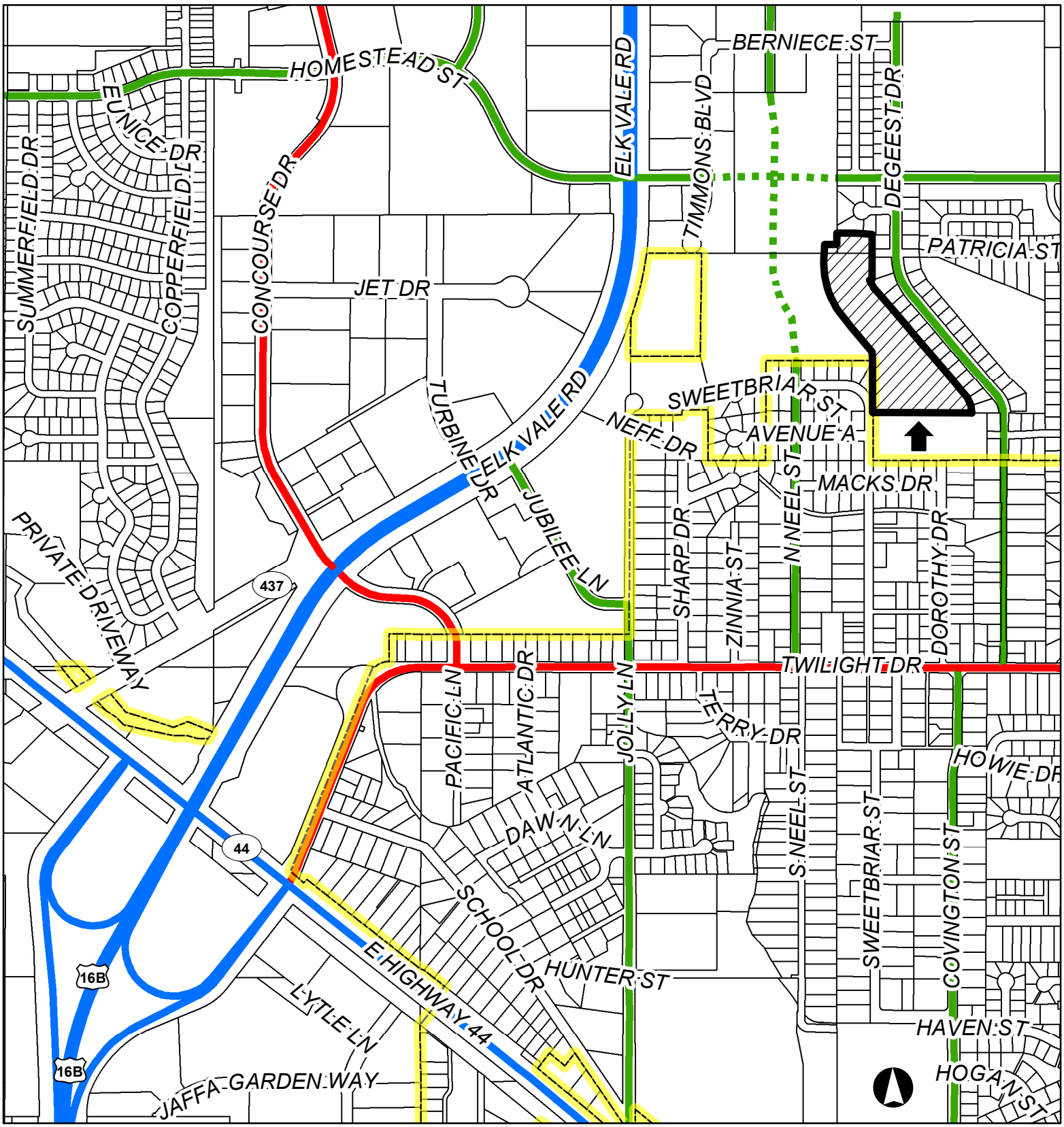
Low Density Neighborhood

Urban Neighborhood

Public/Quasi-Public

19PL044

West of the Western Terminus of Big Sky Drive



Major Street Plan

Subject Property

Rapid City Limits

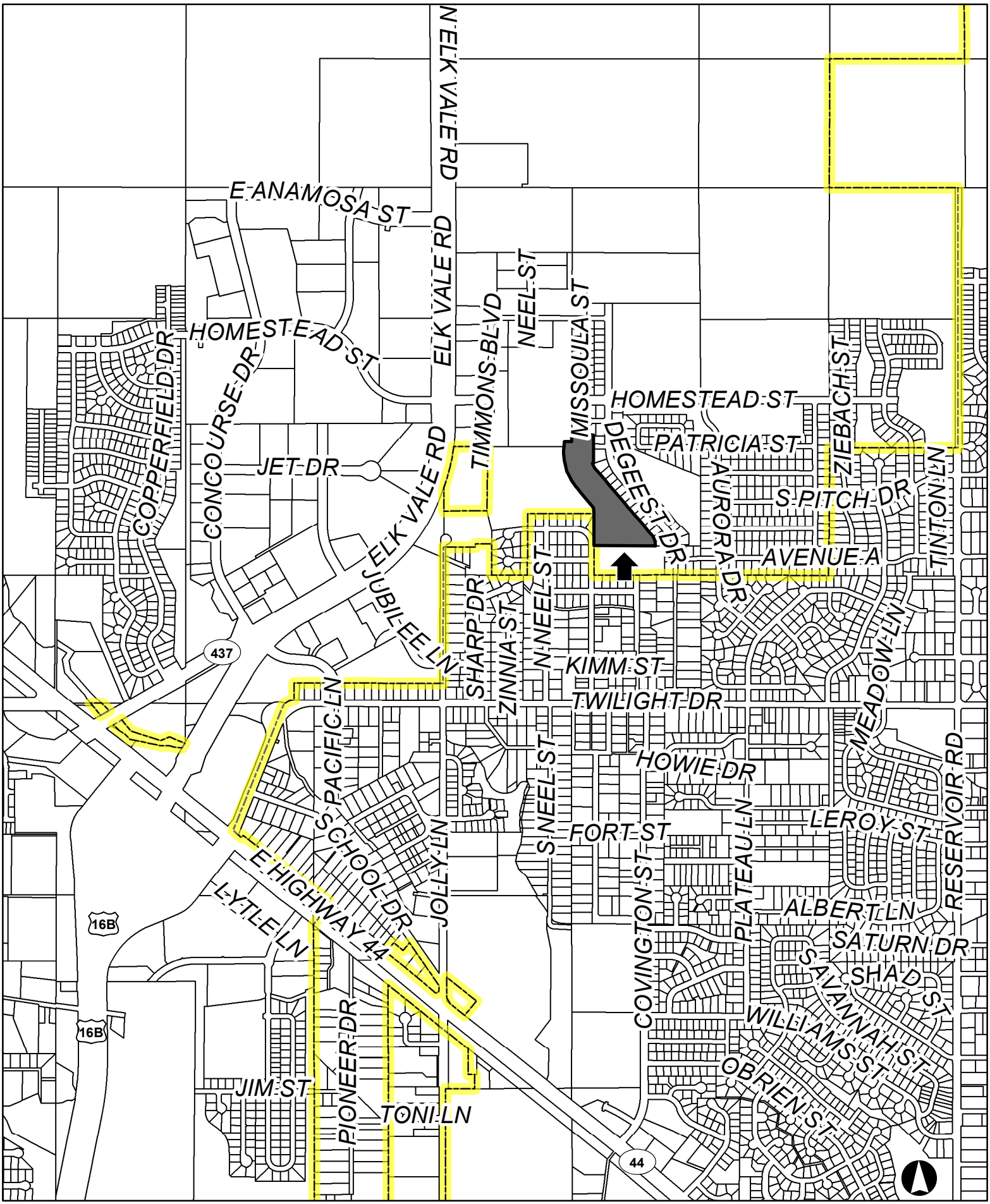
Collector

Minor arterial

Principal arterial

Proposed collector

19PL044


N ELK VALE RD
E ANAMOSA ST
ELK VALE RD
HOMESTEAD ST
COPPERFIELD DR
CONCOURSE DR
JET DR
TIMMONS BLVD
NEEL ST
MISSOULA ST
HOMESTEAD ST
PATRICIA ST
ZIEBACH ST
DEGEEST DR
AURORA DR
S PITCH DR
AVENUE A
TINTON LN
JUBILEE LN
SHARP DR
ZINNIA ST
N NEEL ST
KIMM ST
TWILIGHT DR
MEADOW LN
437
PACIFIC LN
SCHOOL DR
S NEEL ST
HOWIE DR
FORT ST
LEROY ST
RESERVOIR RD
JOLLY LN
E HIGHWAY 44
LYTLE LN
PLATEAU LN
COVINGTON ST
ALBERT LN
SATURN DR
SHAD ST
SAVANNAH ST
WILLIAMS ST
OBRIEN ST
16B
16B
JIM ST
PIONEER DR
TONI LN
44