Case No. 17PL013

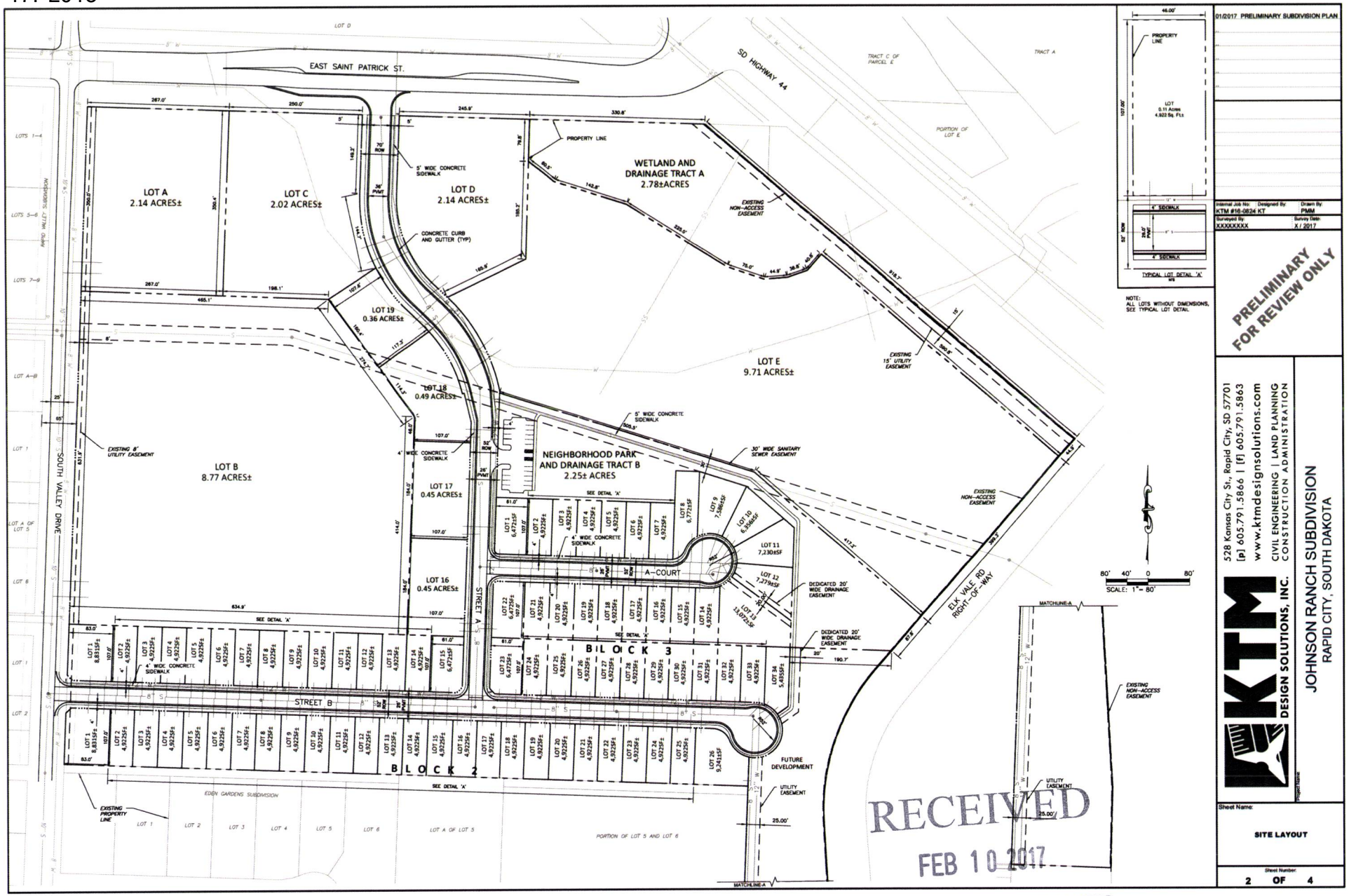
Existing Legal Description:

The N1/2 of the NW1/4 excepting therefrom Lot H5 of the NE1/4 of the NW1/4; the N1/2 of the SE1/4 of the NW1/4 excepting therefrom Lot H1; Lot AB of the NW1/4 as shown by the Plat recorded in Book 12 of the Highway Plats on page 17, located in Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota

Proposed Legal Description:

Lots 1 thru 14 of Block 1, Lots 1 thru 14 of Block 2 of Johnson Ranch Subdivision

17PL013



NOTE:
ALL LOTS WITHOUT DIMENSIONS, SEE TYPICAL LOT DETAIL.

01/2017 PRELIMINARY SUBDIVISION PLAN

Internal Job No: KTM #16-0824 KT	Designed By:
Surveyed By: XXXXXXXX	Drawn By: PMM
	Survey Date: X / 2017

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:
JOHNSON RANCH SUBDIVISION
RAPID CITY, SOUTH DAKOTA

Sheet Name:
SITE LAYOUT

Sheet Number:
2 OF 4

RECEIVED
FEB 10 2017
RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES

17PL013

EAST SAINT PATRICK ST.

EAST SAINT FRANCIS ST.

SOUTH VALLEY DRIVE

LONG ACRE DRIVE

SD HIGHWAY 44

ELK VALE ROAD

COMMERCIAL
LOT A
2.14 ACRES±

COMMERCIAL
LOT C
2.02 ACRES±

COMMERCIAL
LOT D
2.14 ACRES±

WETLAND AND DRAINAGE TRACT A

COMMERCIAL
LOT E
9.71 ACRES±

LOT 19
0.36 ACRES±

LOT 18
0.49 ACRES±

LOT 17
0.45 ACRES±

LOT 16
0.45 ACRES±

MULTI-FAMILY
LOT B
8.77 ACRES±

COMMUNITY PARK - SHARED OPEN SPACE

GREENWAY AND DRAINAGE TRACT B

BLOCK 1: LOT 1 – LOT 15

BLOCK 2: LOT 1 – LOT 26

BLOCK 3: LOT 1 – LOT 34

SINGLE FAMILY HOUSING

FUTURE DEVELOPMENT

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[e] engineers@ktmdsi.com
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MASTER PLAN
JOHNSON RANCH SUBDIVISION

Rapid City, South Dakota
FEBRUARY 10, 2017

100 50 0 100
SCALE: 1" = 100'

PRELIMINARY FOR REVIEW ONLY

C:\800-849\824 Johnson Ranch\Johnson Ranch South PSD 1.12.17 - Standard\2-10-17 SUBMITTAL\Johnson Ranch South AFFORDABLEMASTERPLAN 1.22.17.dwg 2/10/2017 11:32am

17PL013

EAST SAINT PATRICK ST.

EAST SAINT FRANCIS ST.

SOUTH VALLEY DRIVE

LONG ACRE DRIVE

SD HIGHWAY 44

ELK VALE ROAD

COMMERCIAL
LOT A
2.14 ACRES±

COMMERCIAL
LOT C
2.02 ACRES±

COMMERCIAL
LOT D
2.14 ACRES±

WETLAND AND DRAINAGE TRACT A

FUTURE PHASES

COMMERCIAL
LOT E
9.71 ACRES±

LOT 19
0.36 ACRES±

LOT 18
0.49 ACRES±

LOT 17
0.45 ACRES±

LOT 16
0.45 ACRES±

PHASE 1A UNDER DEVELOPMENT

MULTI-FAMILY
LOT B
8.77 ACRES±

COMMUNITY PARK - SHARED OPEN SPACE

GREENWAY AND DRAINAGE TRACT B

FUTURE PHASES

SINGLE FAMILY HOUSING

FUTURE DEVELOPMENT

BLOCK 1
LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 15

PHASE 1B

BLOCK 2
LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14

BLOCK 3
LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20 LOT 21 LOT 22 LOT 23 LOT 24 LOT 25 LOT 26 LOT 27 LOT 28 LOT 29 LOT 30 LOT 31 LOT 32 LOT 33 LOT 34 LOT 35

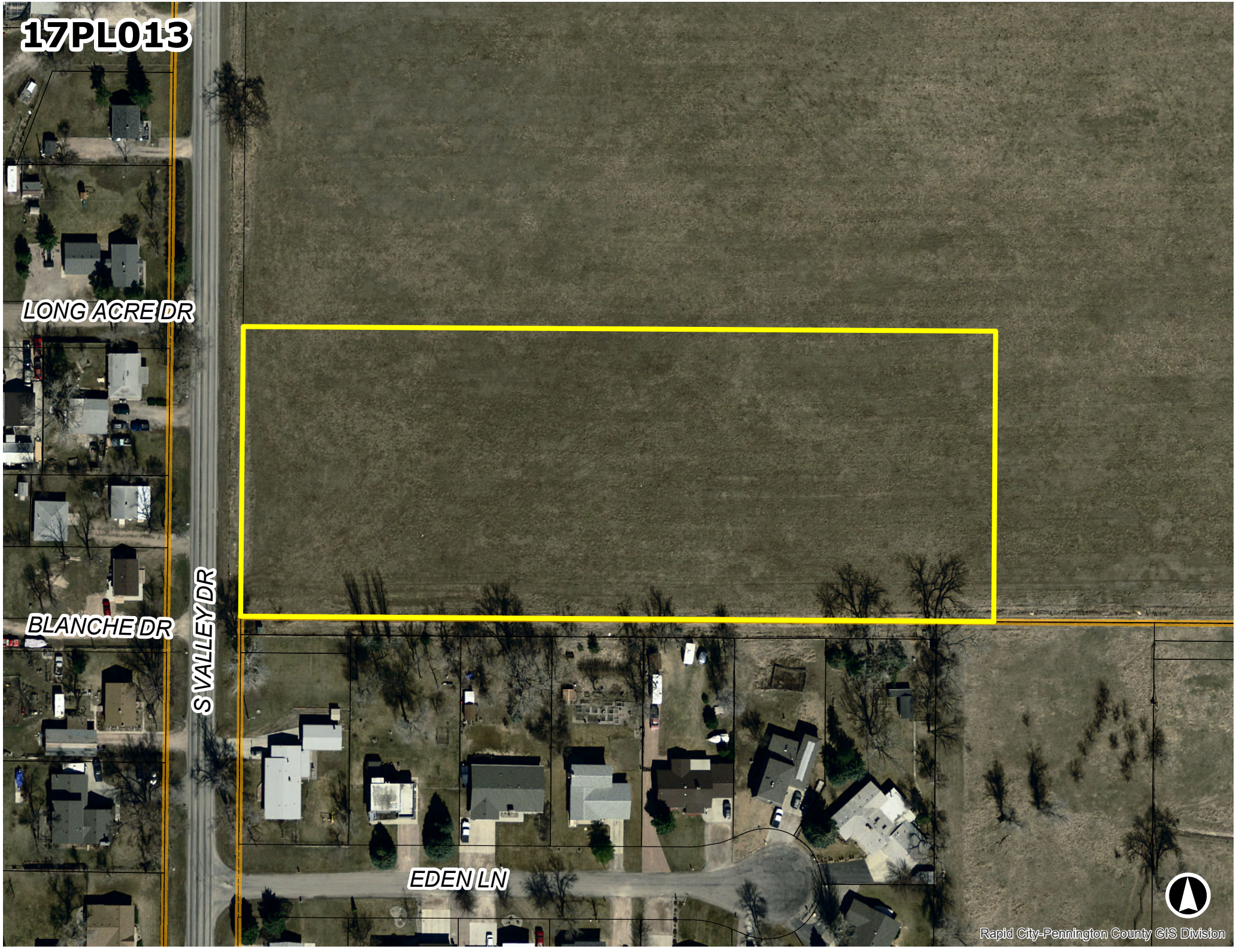
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PHASING PLAN
JOHNSON RANCH SUBDIVISION
Rapid City, South Dakota
FEBRUARY 10, 2017

100 50 0 100
SCALE: 1" = 100'

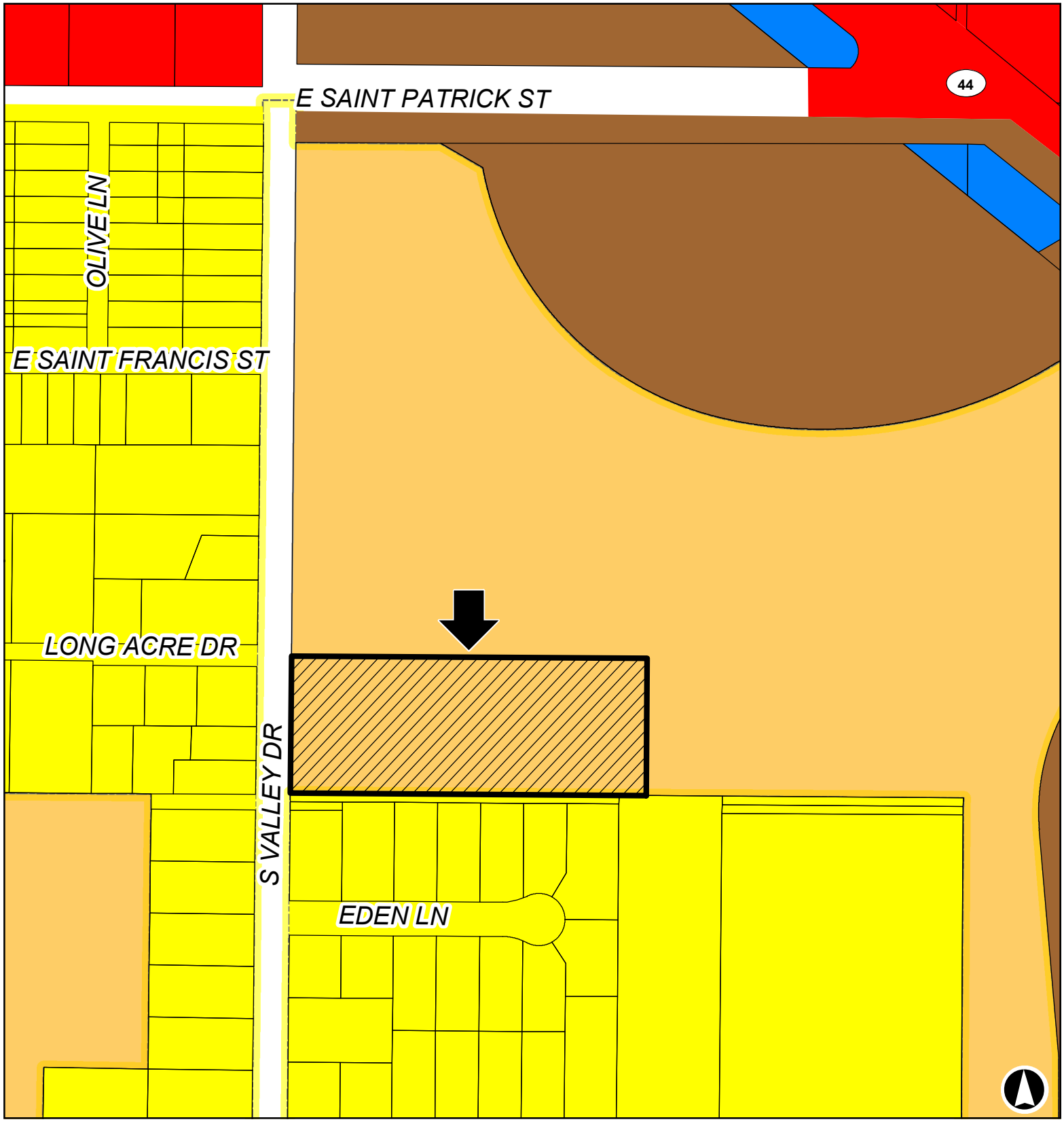
PRELIMINARY FOR REVIEW ONLY

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17PL013
LONG ACRE DR
BLANCHE DR
S VALLEY DR
EDEN LN
Rapid City-Pennington County GIS Division

17PL013

SE of the E. St. Patrick and South Valley Drive intersection

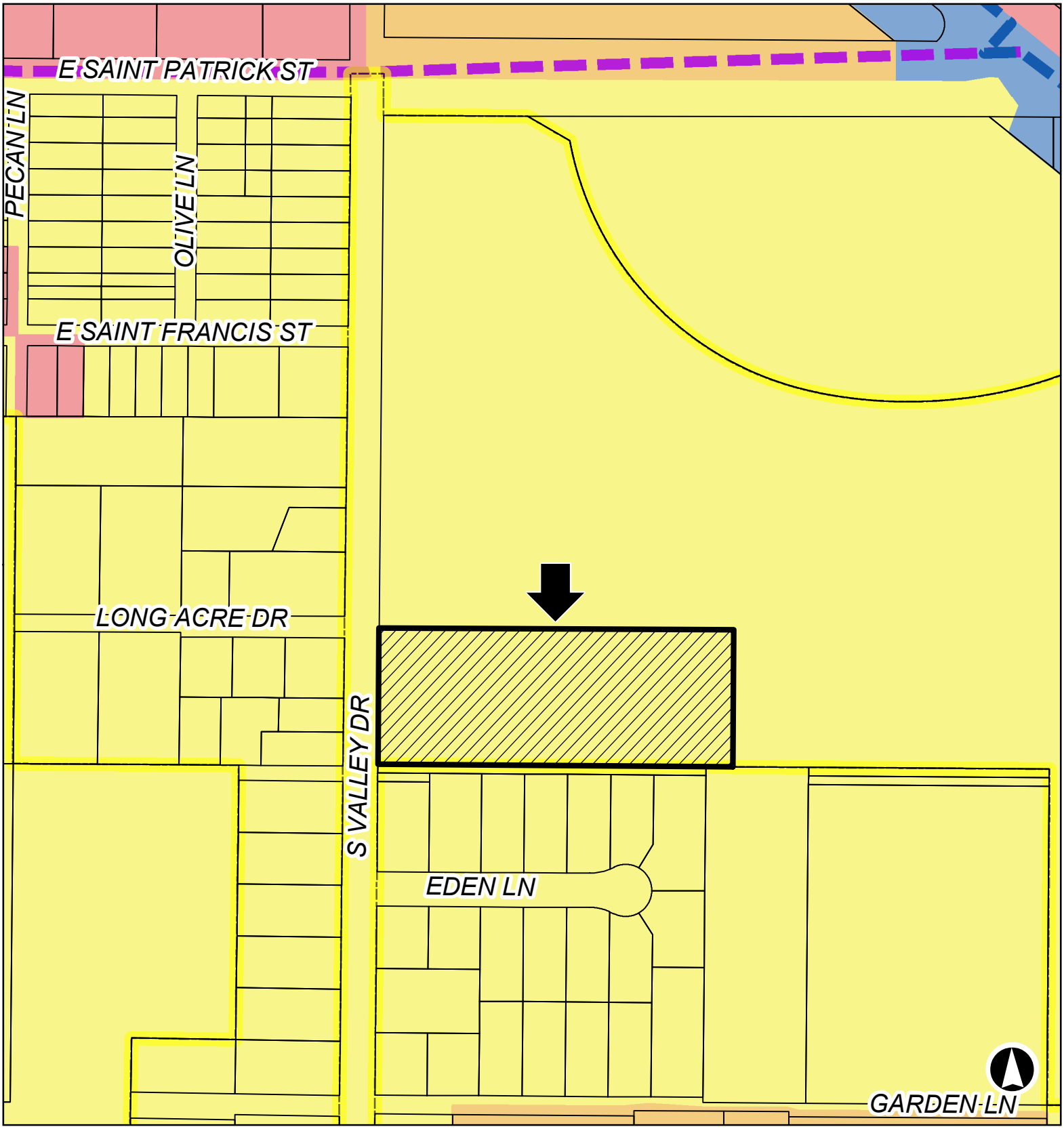


Rapid City/Pennington County Zoning

Subject Property
Rapid City Limits
General Agriculture
General Commercial
Low Density Residential-1
Public
Suburban Residential, PC

17PL013

SE of the E. St. Patrick and South Valley Drive intersection

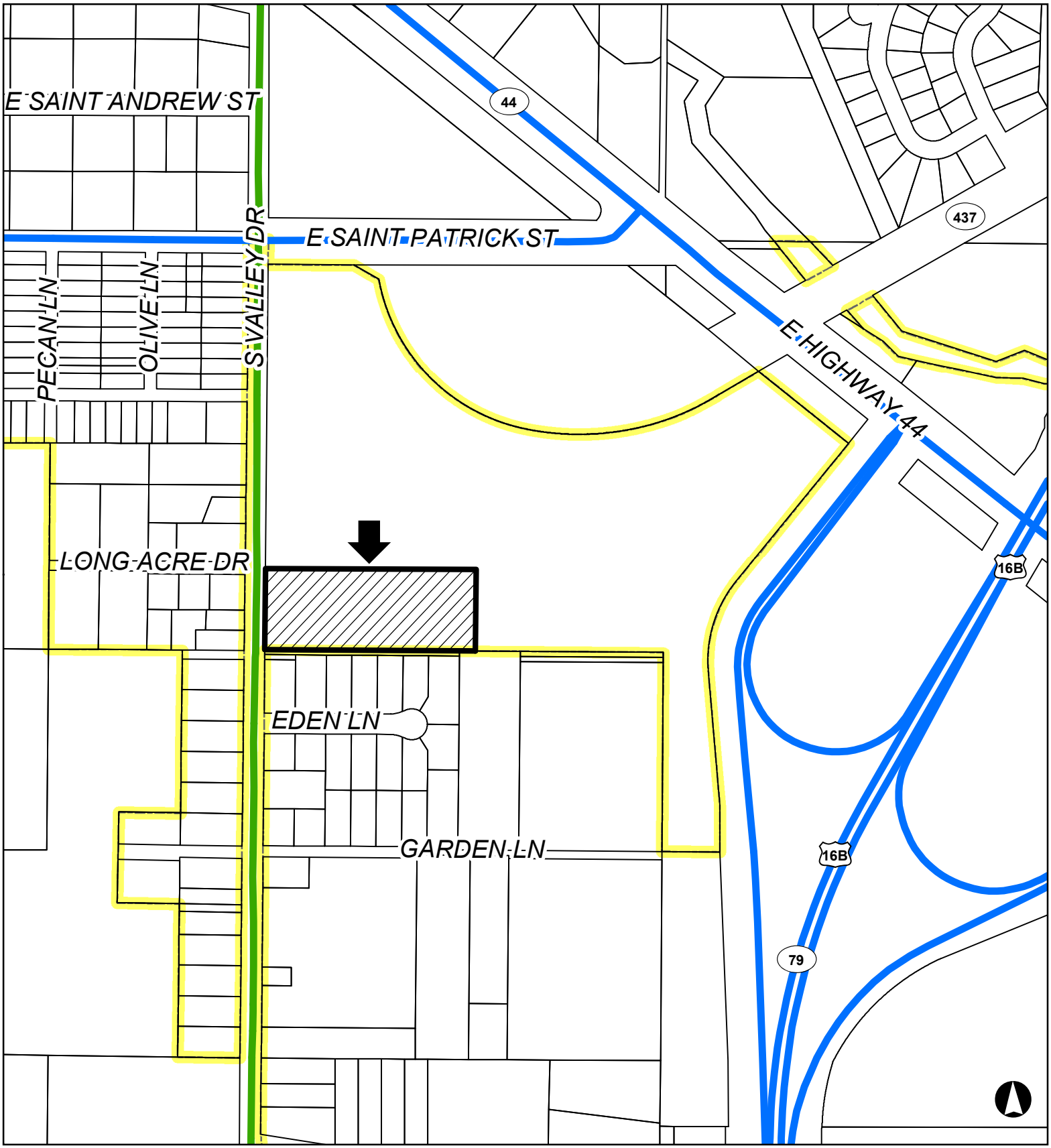


Future Land Use Categories

- Subject Property
- Rapid City Limits
- Low Density Neighborhood
- Urban Neighborhood
- Mixed Use Commercial
- Public/Quasi-Public
- Entrance Corridor
- Revitalization Corridor

17PL013

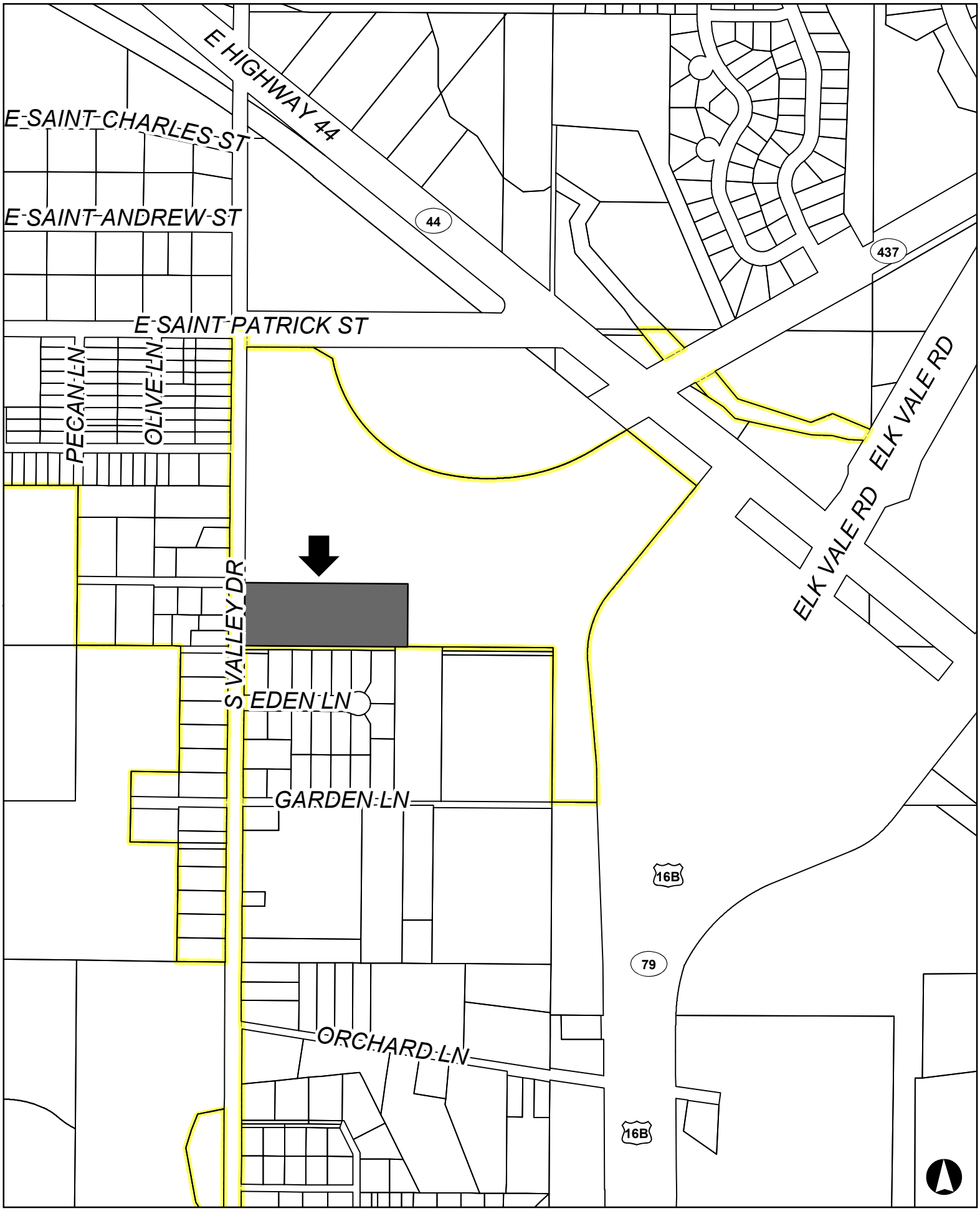
SE of the E. St. Patrick and South Valley Drive intersection



Major Street Plan

Subject Property | Rapid City Limits | Collector | Principal arterial

17PL013


E HIGHWAY 44
E SAINT CHARLES ST
E SAINT ANDREW ST
E SAINT PATRICK ST
PECAN LN
OLIVE LN
S VALLEY DR
S EDEN LN
GARDEN LN
ORCHARD LN
ELK VALE RD
ELK VALE RD
44
437
16B
79
16B