

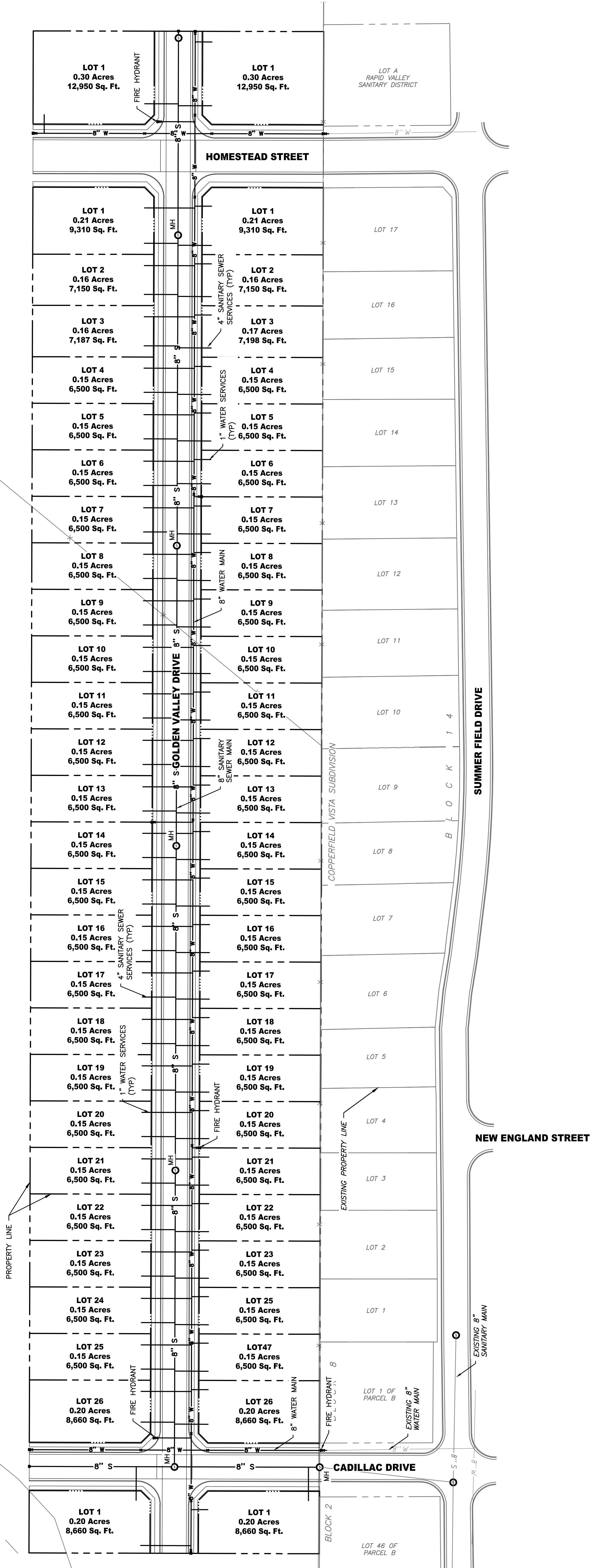
Case No. 18PL011

Existing Legal Description:

The SW1/4 of the NW1/4 Less right-of-way; NW1/4 of the SW1/4 Less Lot A and Less right-of-way, Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: commencing at the Southwest corner of Lot 1 of Parcel B, Block 8 of Copperfield Subdivision, located in Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota; the point of beginning; Thence first course: N2°9'47.99"E, a distance of 1,349.397 feet; Thence second course: N2°8'10.89"E, a distance of 168.000 feet; Thence third course: N87°51'49.11"W, a distance of 312.000 feet; Thence fourth course: S2°8'10.98"W, a distance of 168.000 feet; Thence fifth course: S2°9'47.99"W, a distance of 1,468.251 feet; Thence sixth course: S87°50'12.01"E, a distance of 312.000 feet; Thence seventh course: N2°9'47.99"E, a distance of 119.000 feet, to the point of beginning

Proposed Legal Description:

Lots 1 thru 26 of Block 1, Lots 1 thru 26 of Block 2, Lot 1 of Block 3, Lot 1 of Block 4 , Lot 1 of Block 5 and Lot 1 of Block 6 of Golden Valley Subdivision



18PL011

**GOLDEN VALLEY SUBDIVISION
MASTER AND PHASING PLAN LAYOUT**
RAPID CITY, SOUTH DAKOTA
FEBRUARY 23, 2018

UNPLATTED BALANCE
FUTURE DEVELOPMENT

HOMESTEAD STREET

FUTURE
DEVELOPMENT

PHASE 1

SINGLE FAMILY
HOUSING

SINGLE FAMILY
HOUSING

UNPLATTED BALANCE
AGRICULTURAL USE

GOLDEN VALLEY DRIVE

CADILLAC DRIVE

UNPLATTED BALANCE
AGRICULTURAL USE

SCALE: 1" = 200'

PRELIMINARY 33.000
FOR REVIEW ONLY 1' 07.13"W



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18PL011

VALLEY DR

HOMESTEAD ST

SUMMERFIELD DR

COPPERFIELD DR

EUNICE DR

BAR FIVE RANCH RD

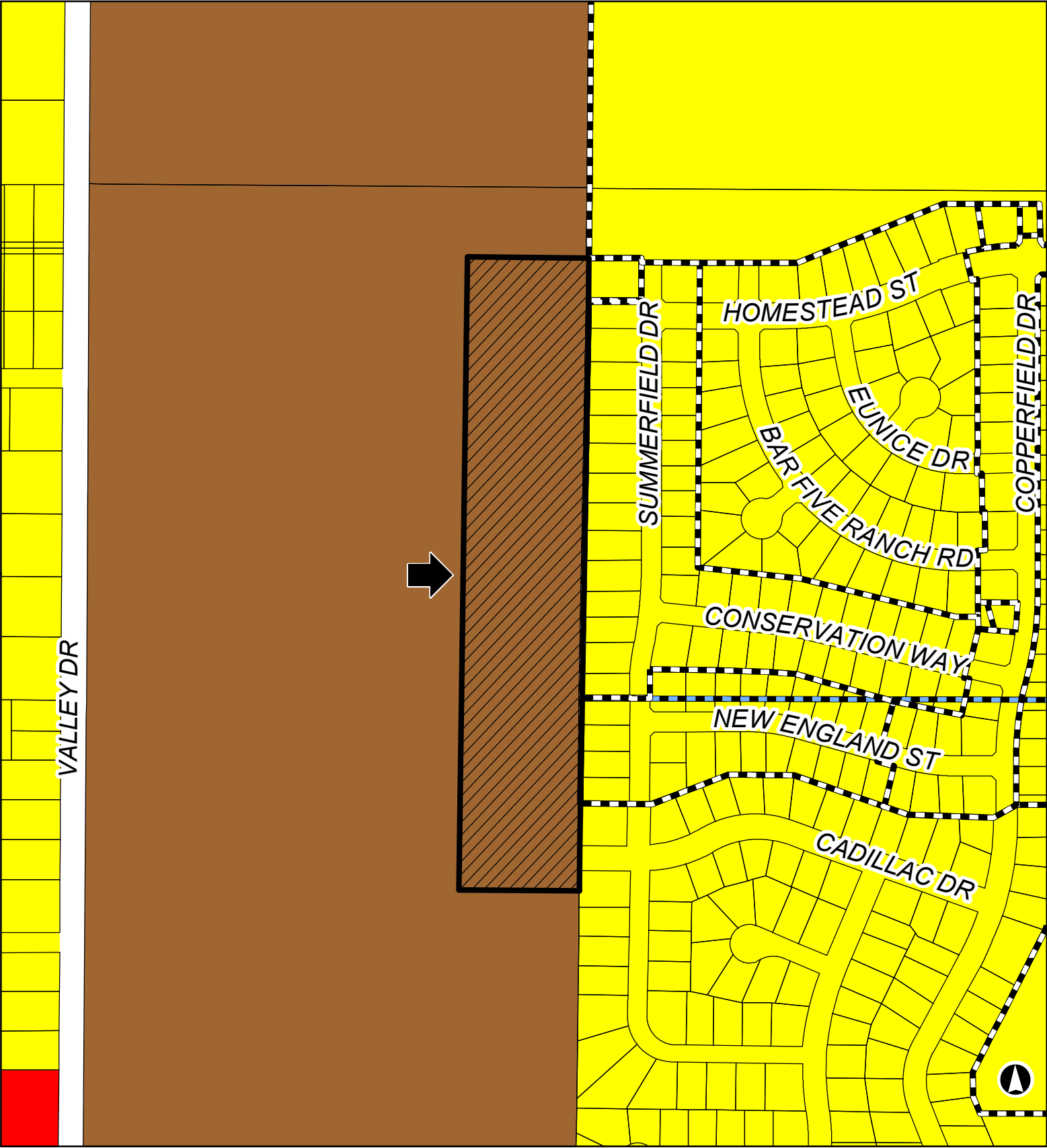
CONSERVATION WAY

NEW ENGLAND ST

CADILLAC DR



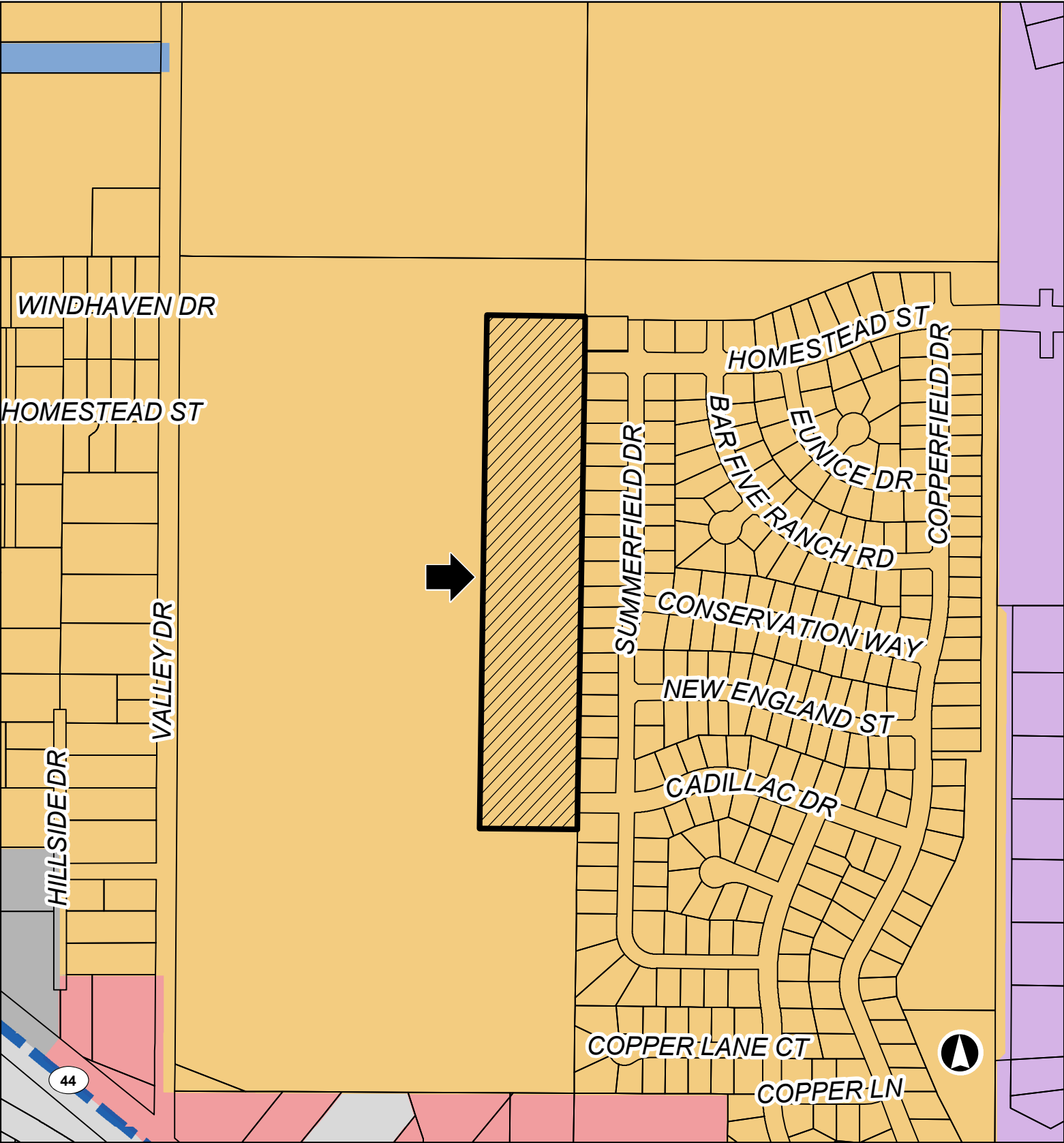
E of South Valley Drive at the western terminus of Homestead Street



Rapid City Zoning

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

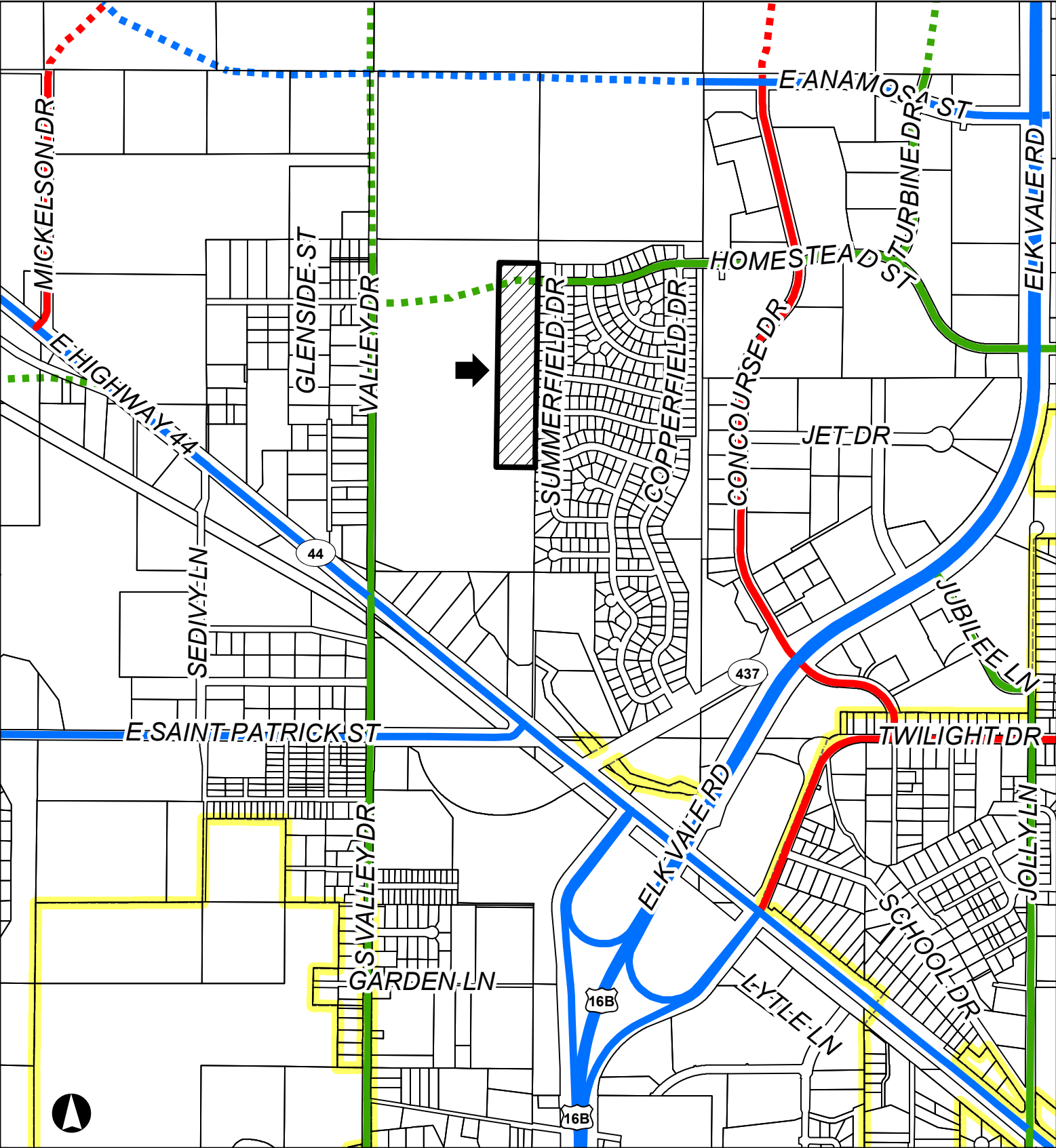
E of South Valley Drive at the western terminus of Homestead Street



Future Land Use Categories

- Subject Property
- Urban Neighborhood
- Employment
- Heavy Industrial
- Entrance Corridor
- Mixed Use Commercial
- Light Industrial
- Public/Quasi-Public

E of South Valley Drive at the western terminus of Homestead Street



Major Street Plan

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

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