

Morningstar Subdivision

Developer: **OS Development, Inc.**
Property: **388 acres**

Presented by:



1830 West Fulton Street
P.O. Box 9014
Rapid City, SD 57709-9014

April 5, 2007

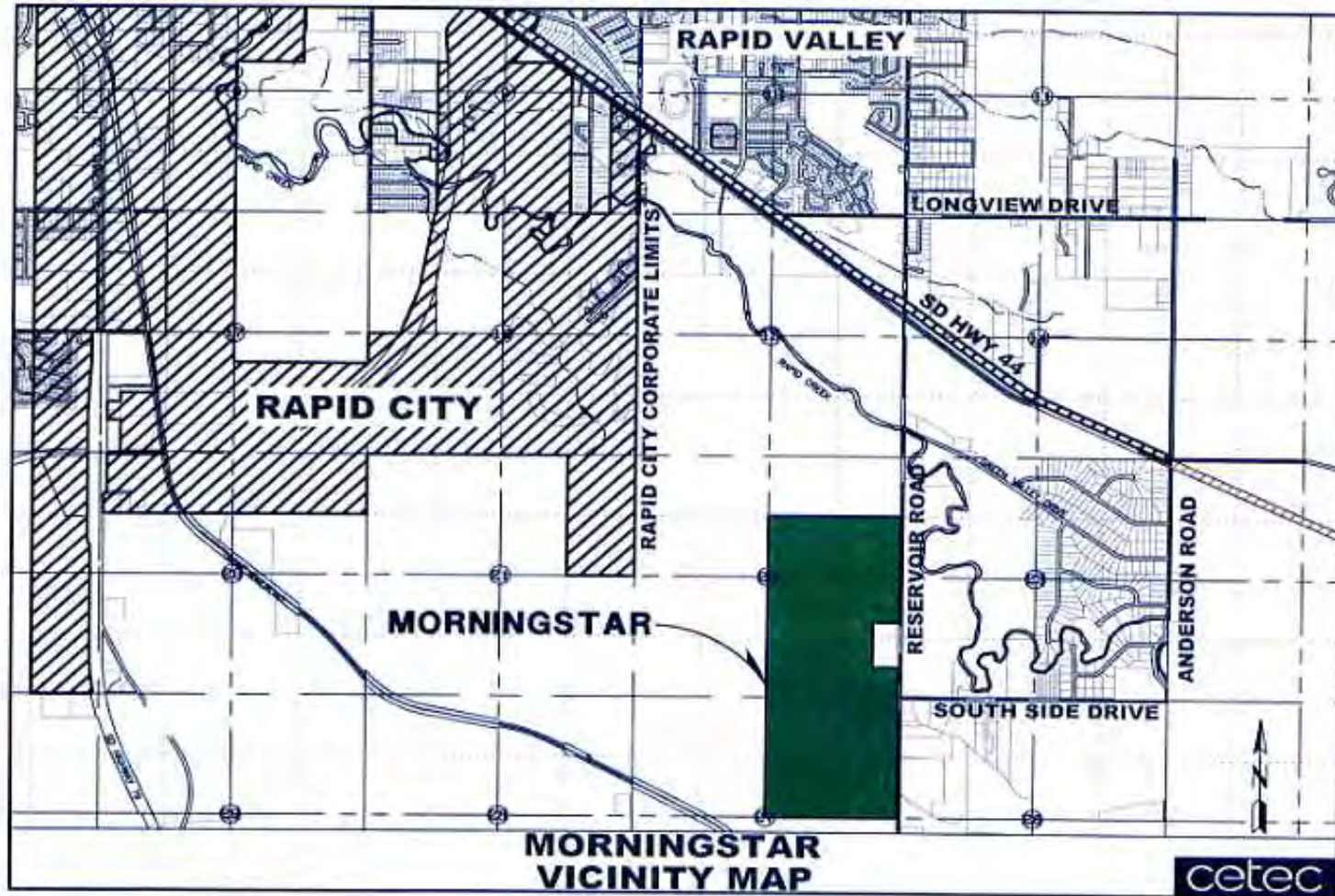
Vicinity Map and Land Use:

Current Zoning:

County Suburban Residential

Proposed Zoning:

City LDR, MDR and NC





April 5, 2007

Morningstar

Rapid City, South Dakota



LAND USE KEY:

	NEIGHBORHOOD COMMERCIAL DISTRICT		L24 - SMALL LOTS
	MEDIUM DENSITY RESIDENTIAL		L24 - MEDIUM LOTS
	DRAINAGE FANWAY		L24 - WIDE/LARGE LOTS
	NATURAL AREA		L24 - LARGE LOTS

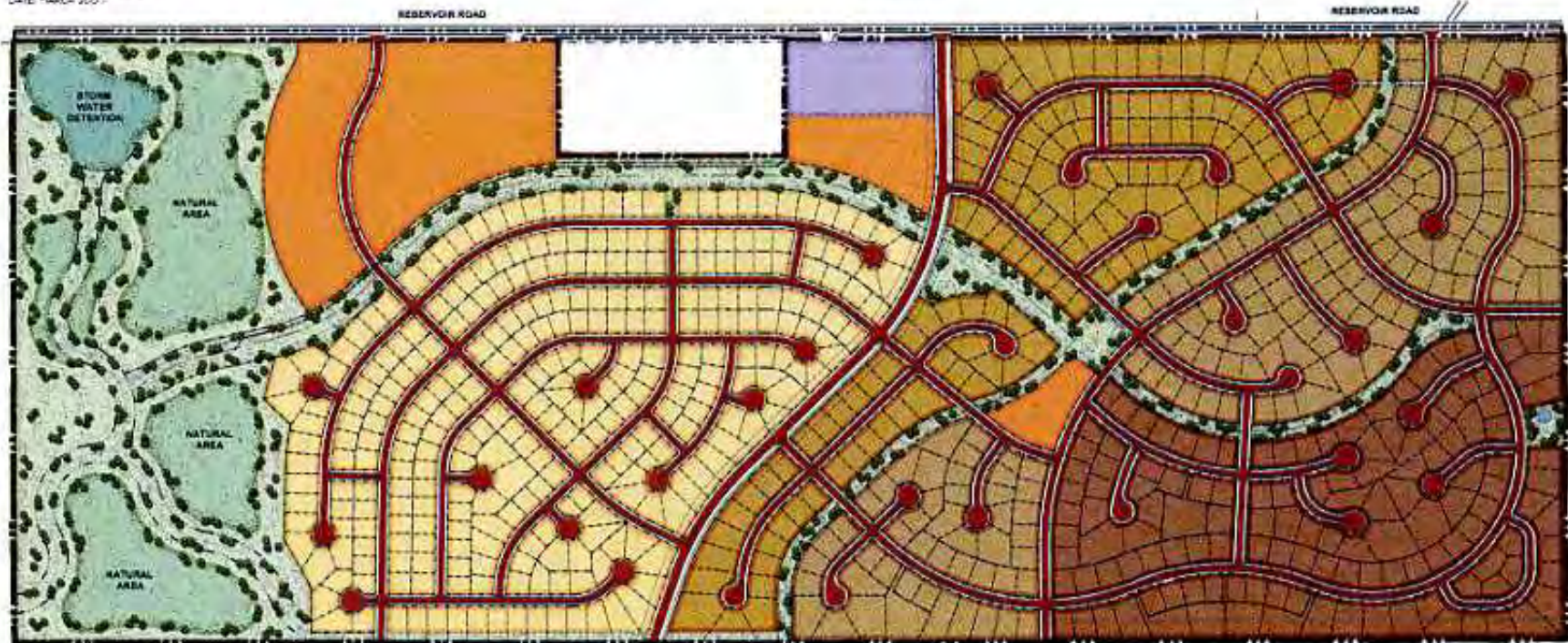


CYCLER - IRRIGATION DRAINAGE SECTION B



DRAINAGE SECTION C

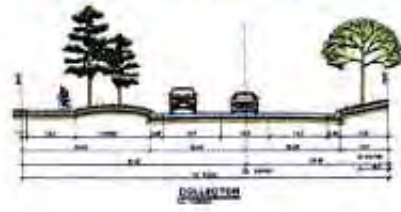
DESIGNWORKS NO. 106-731
DATE: MARCH 2007



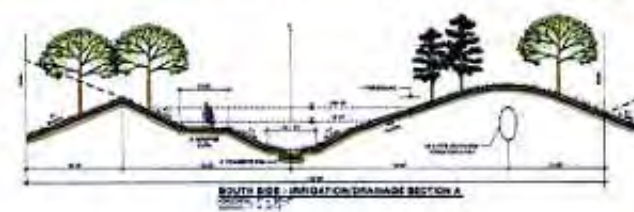
LOCAL



SUBCOLLECTOR



COLLECTOR



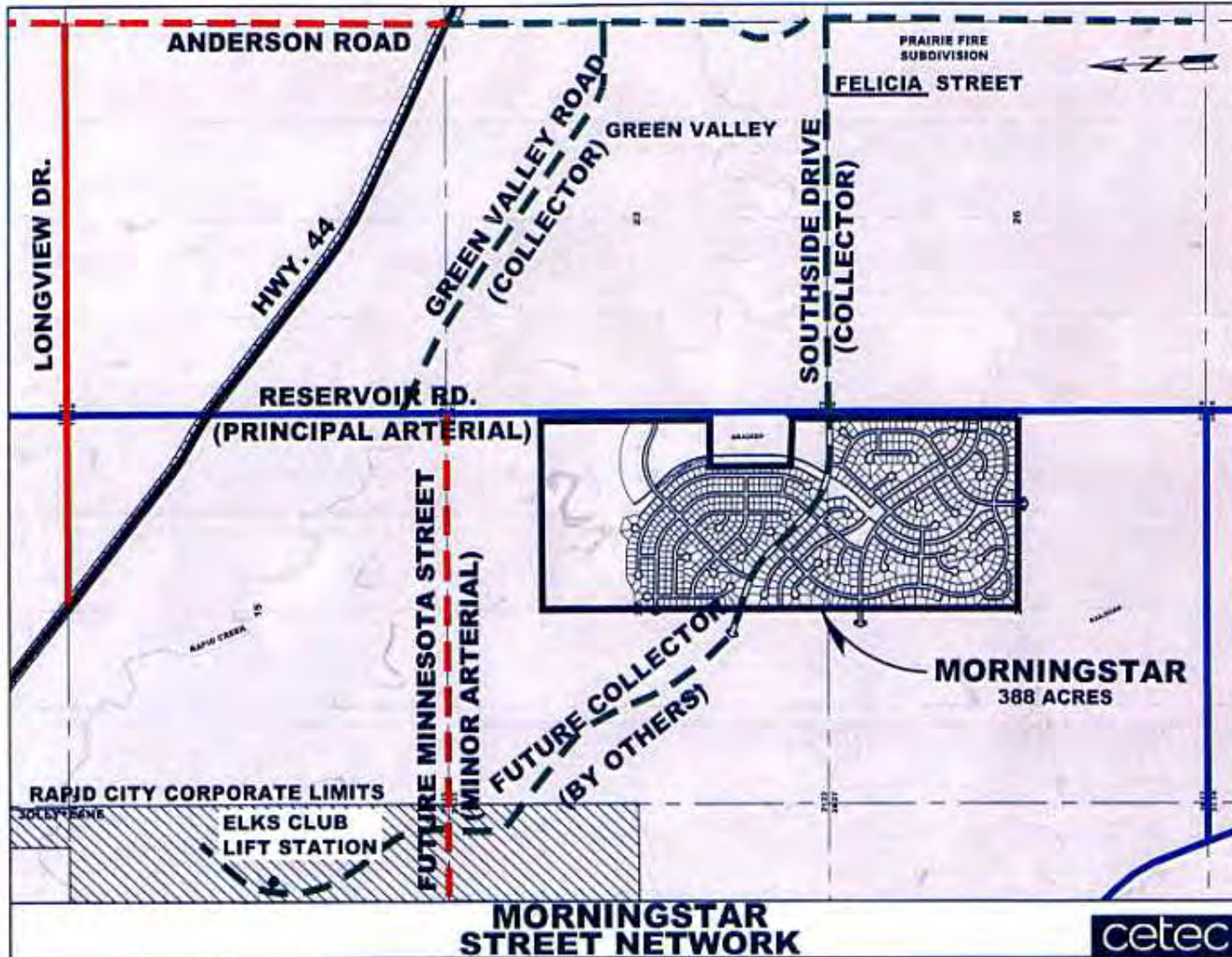
SOUTH SIDE - IRRIGATION DRAINAGE SECTION A

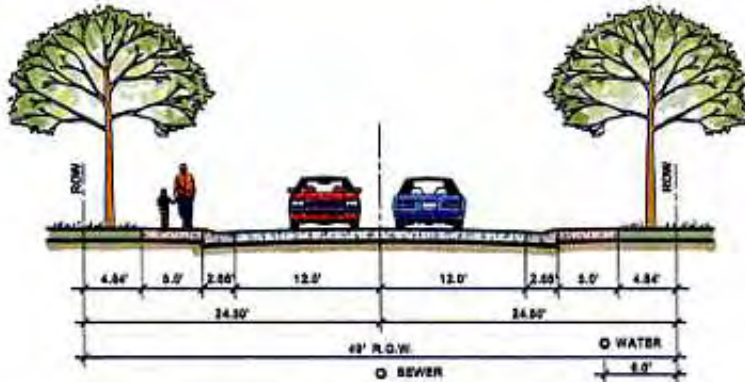
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Street Network:

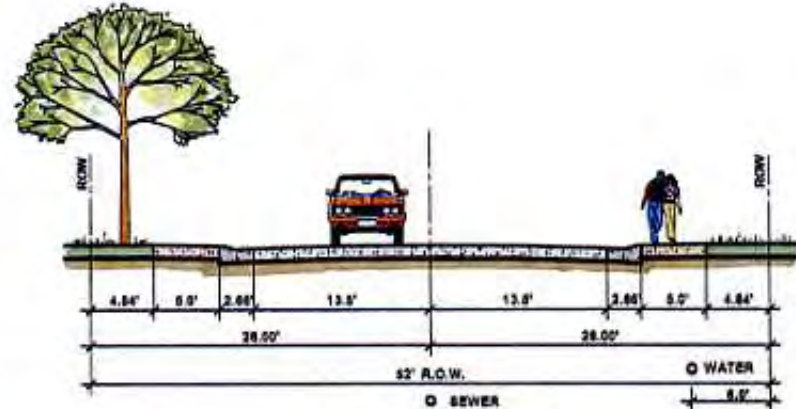
- **Southside Drive Collector**
- **Internal Sub-collectors**
- **Access from Reservoir Rd**
- **Reservoir Rd 100' ROW Dedication. Variance to construct Reservoir Rd.**
- **Access to Adjacent Property (south and west)**
- **Curbside Sidewalk with Roll Curb on Sub-collectors and Local**
- **Bike Path one side with Landscaping on Southside Dr. Collector**



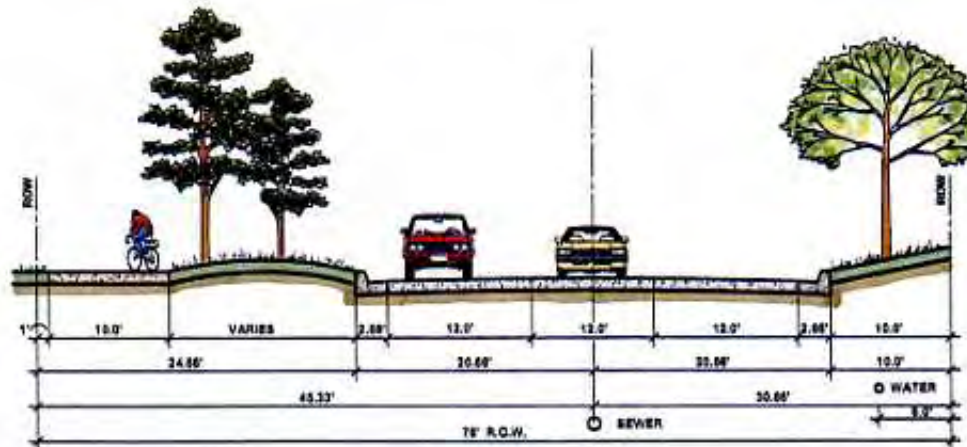




LOCAL
 PARKING - 2 SIDES
 W/ CURBSIDE WALK AND ROLLED CURB



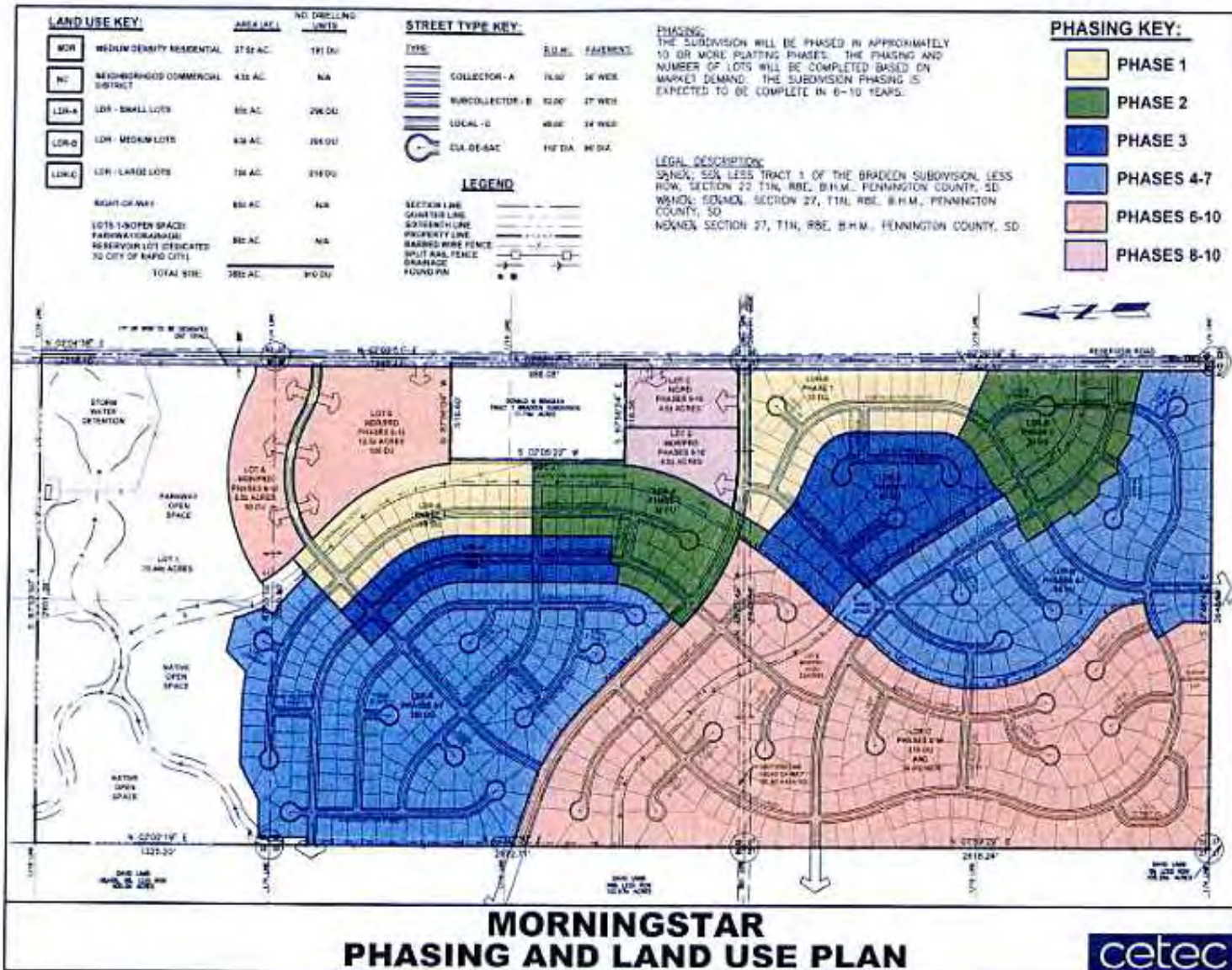
SUBCOLLECTOR
 PARKING - 2 SIDES
 W/ CURBSIDE WALK AND ROLLED CURB



COLLECTOR
 NO PARKING

Subdivision Layout Plat and Phasing:

- LDR: Residential Lots – 719 DU on 203 Ac.
- MDR: Multi-Family – 191 DU on 27.5 Ac.
- NC: Neighborhood Commercial on 4.5 Ac. at Southside Dr./Reservoir Rd.
- Total Estimated No. Dwelling Units – 910 DU on 388 Ac. (2.4 DU/Ac.)
- Parkway/Major Drainage/Flood Plain/Paths – 88 Ac.
- Street Right-of-Way – 65 Ac.
- Phasing Plan



Lot and Home Information:

3 Single-Family Residential Lot Sizes: 0.20 Acre
 0.25 Acre
 0.30 Acre

Multiple Price Points: Entry Level: 296 DU
 Mid-Range: 246 DU
 Upper Mid-Range: 177 DU



Subdivision Amenities:

- Design Concept
- Neighborhood Plans
- Landscape Buffers
- Central Park Areas
- Walking/Bike Paths with connections to future City trail system near Rapid Creek
- Internal landscaping, drainage, paths
- Multiple Public Uses for North Open Space: 70 acres





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South Area

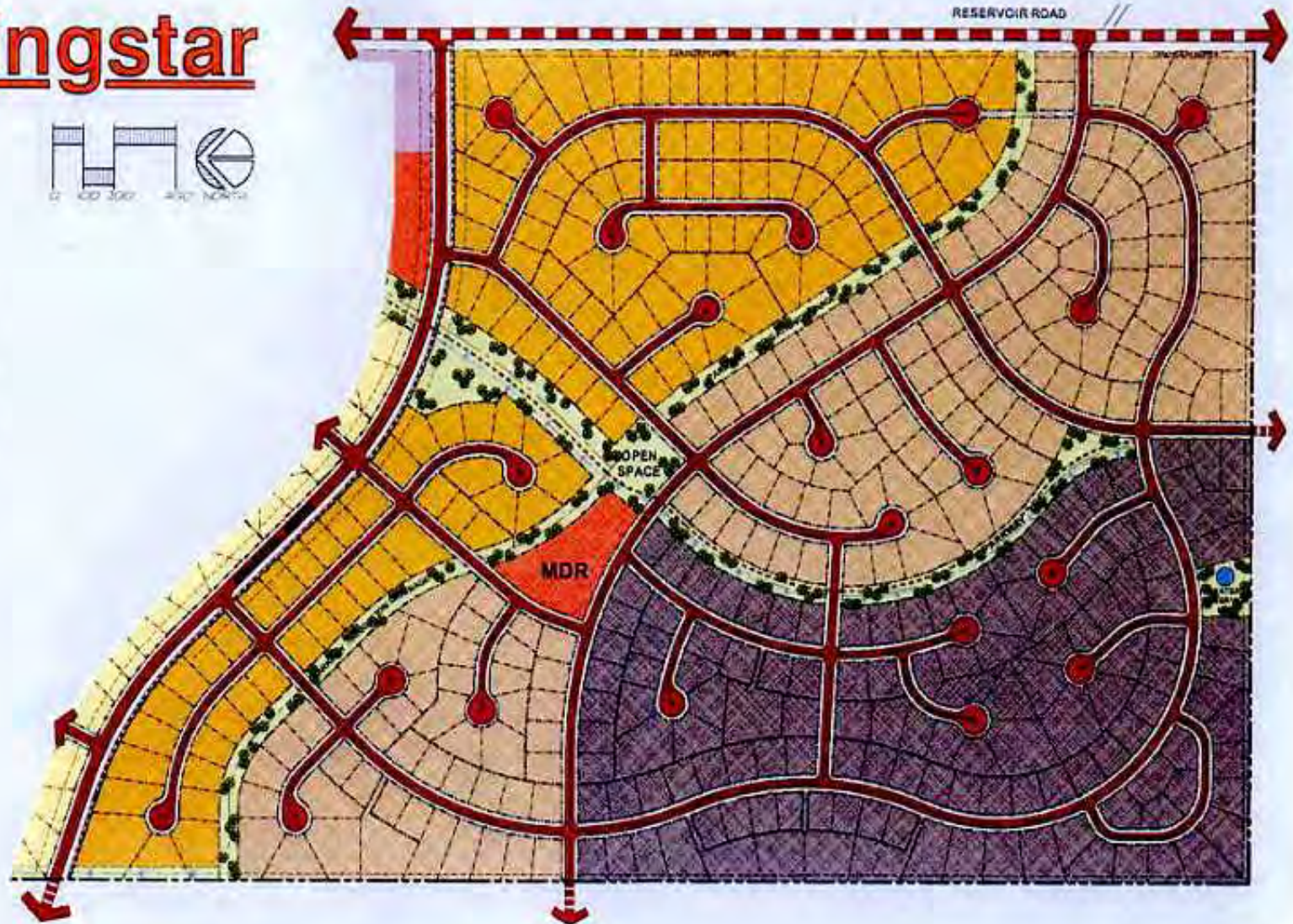
Morningstar

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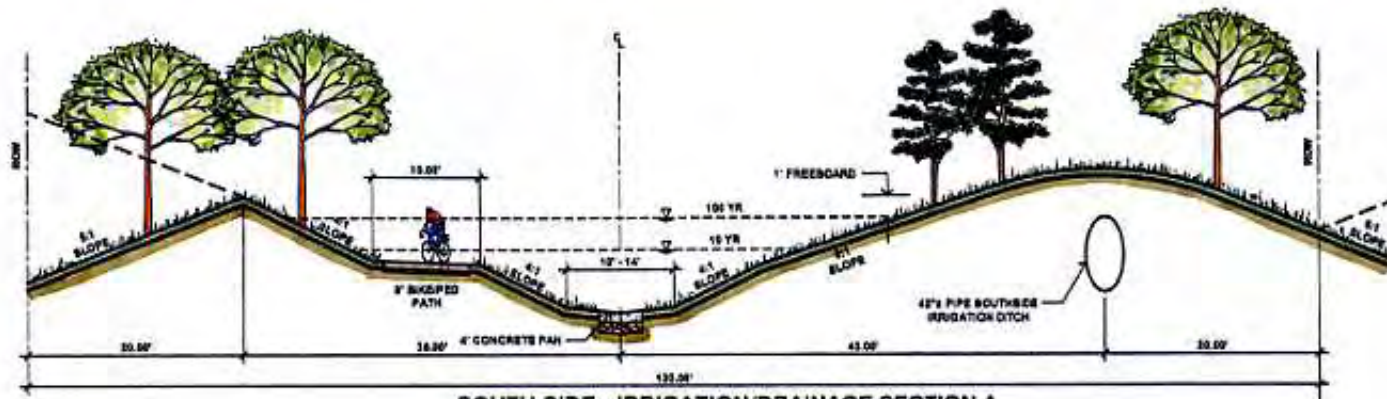


LAND USE KEY:

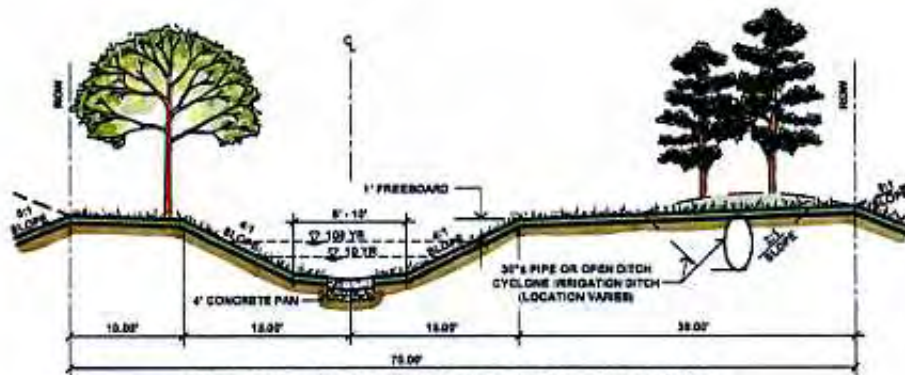
-  LDR-1 LDR - SMALL LOTS
-  LDR-2 LDR - MEDIUM LOTS
-  LDR-3 LDR - MEDIUM/LARGE LOTS
-  LDR-4 LDR - LARGE LOTS
-  NC NEIGHBORHOOD COMMERCIAL DISTRICT
-  MDR MEDIUM DENSITY RESIDENTIAL
-  DRAINAGE/PARKWAY
-  NATURAL AREA



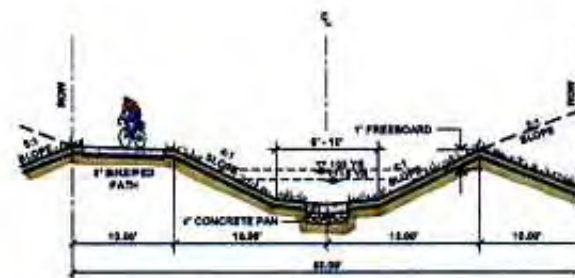
April 5, 2007



SOUTH SIDE - IRRIGATION/DRAINAGE SECTION A
 HORIZONTAL 1" = 30'-0"
 VERTICAL 1" = 10'-0"



CYCLONE - IRRIGATION/DRAINAGE SECTION B
 HORIZONTAL 1" = 30'-0"
 VERTICAL 1" = 10'-0"



DRAINAGE SECTION C
 HORIZONTAL 1" = 30'-0"
 VERTICAL 1" = 10'-0"

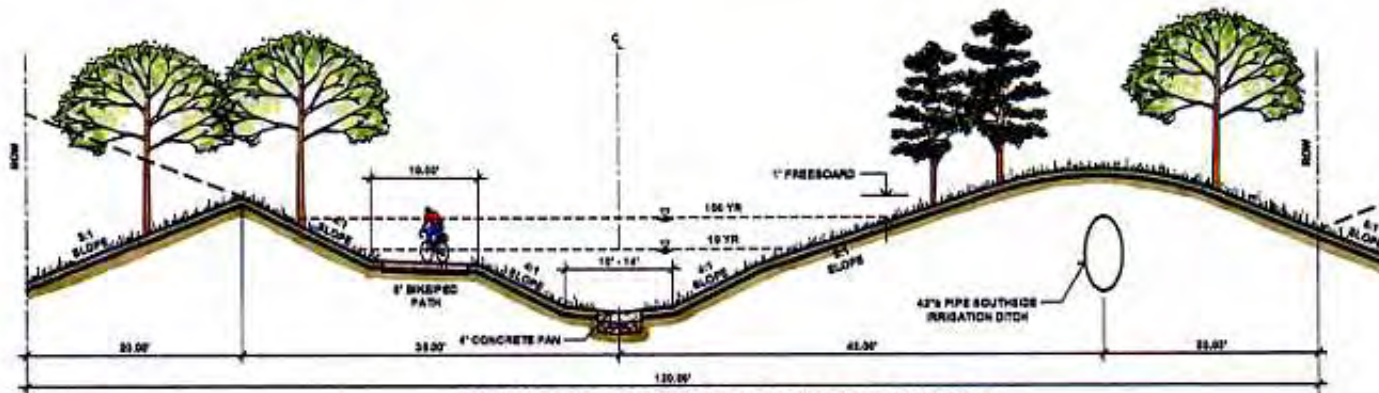
Drainage:

Open Channels
Storm Sewer
Flood Plain
Detention



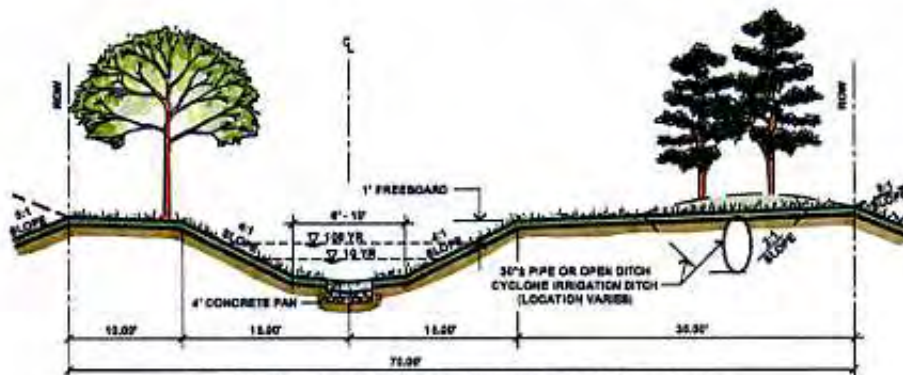
Irrigation Ditches:

Southside Irrigation Ditch
Cyclone Irrigation Ditch
Open ditch, piping, siphons & overflow construction



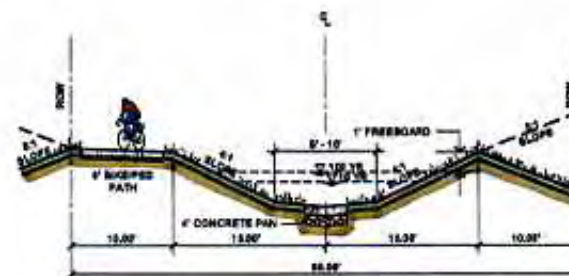
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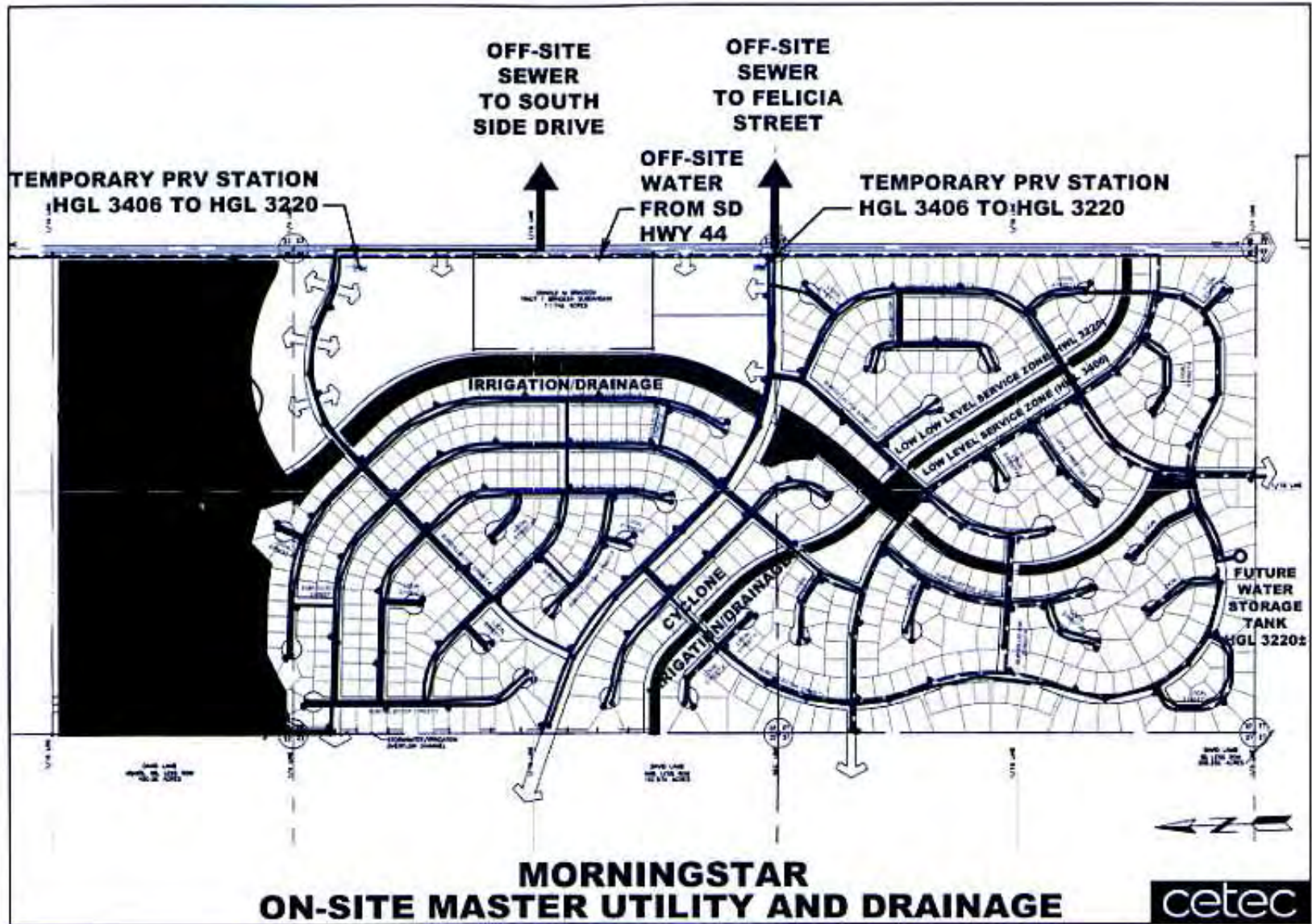
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DRAINAGE SECTION C

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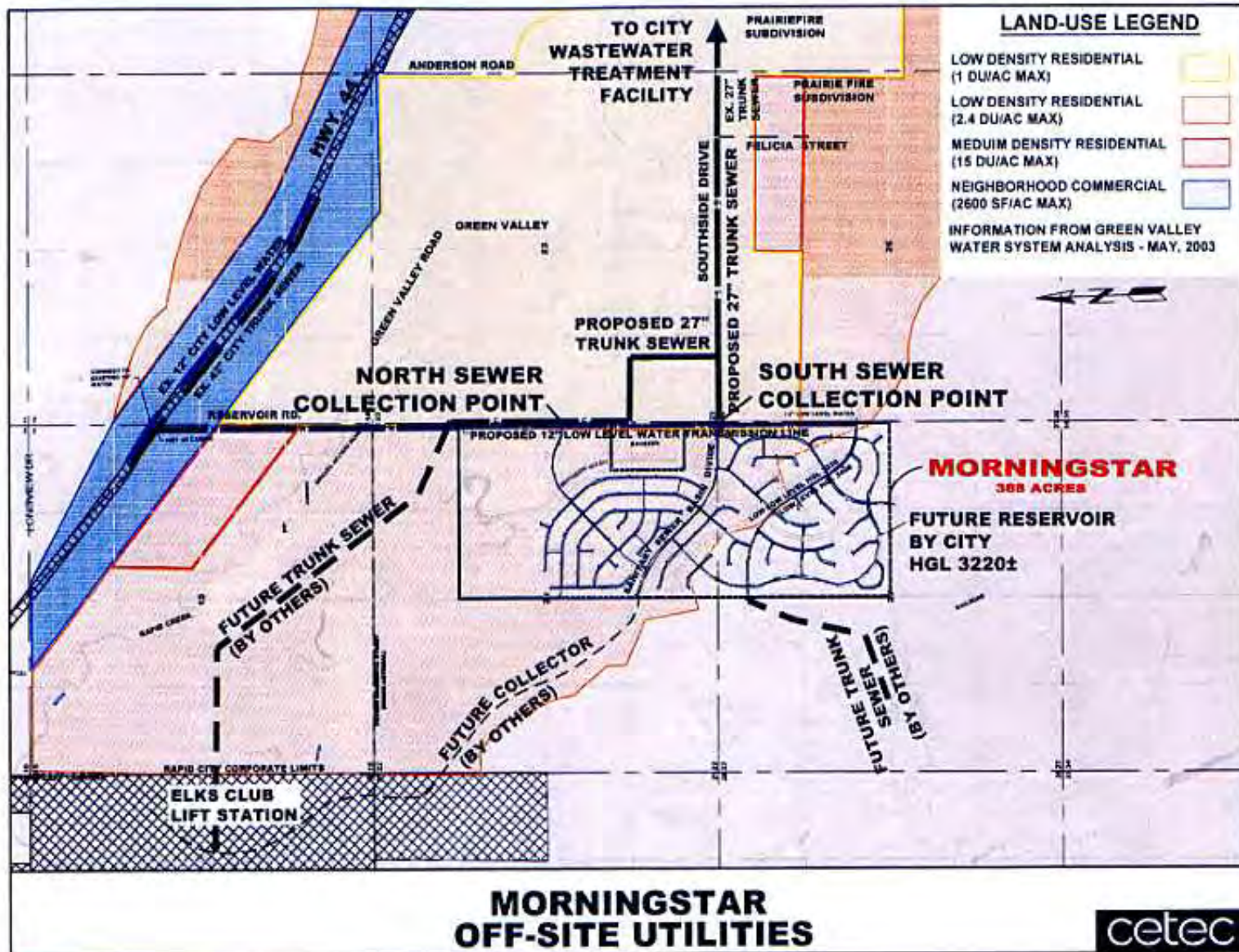


Water:

- City Low-Level Main Extension from Hwy 44
- PRV Stations for service to Low Low-Level below Cyclone Ditch
- Low Low-Level Reservoir Site dedicated to City
- The New Water Service Zone opens over 3,000 acres of residential and commercial property from Radar Hill Road to Jolly Lane which could ultimately serve 15,000 people, and existing property such as Green Valley, etc.

Sewer:

- 27" Southside Drive Extension from Felicia St.
- Allows for future gravity sewer to Elks Club to eliminate lift station
- Trunk Sewers on Reservoir Rd and through property for future extension west
- The trunk sewers open up thousands of acres of development in east Rapid City for future residential and commercial property.



Annexation:

- Elks Meadows to east 468 acres added to City of Rapid City.
- GDS Investments, Inc. owns 388 of 468 Ac.

