



The sign will be constructed of wood, painted with of earthen tone and hues, and surrounded by landscaping. See attached drawing for sign and sign locations. Signage will be installed at the time of street installation.

**Proposed Street Names**

1. Alice Court
2. Banjo Court
3. Bar Five Ranch Road
4. Cresco Court
5. Conservation Way
6. Eunice Drive
7. New England Street
8. Norway Street
9. Shorthorn Drive
10. Lady Street

Existing roads extending through the development:

11. East Anamosa Street
12. Copperfield Drive
13. Summerfield Drive
14. Homestead Street

*\*Note: All street names have been reviewed and reserved by Ted Ruffedt, 911-Dispatch, Pennington County.*

**Development Phases**

There are 278 single family lots planned for the PRD. The following is a breakdown of the PRD phasing. It is conceptual and may be revised by the Developer as needed. Later phases may be combined and the construction schedule is unknown at this time. Each phase of construction will be submitted to the City of Rapid City for preliminary plat approval. We are requesting an initial Planned Residential Development for Phases 2-6 and Initial/Final for Phase I-a & b. A PRD for the MDR to the north will be submitted at a later date. Construction of the MDR may coincide with the LDR construction.

*Phase I-a:* Proposed development of Phase I-a will include the installation of Copperfield Drive halfway to East Anamosa Street. Homestead Street will also be installed from the dead end in the Industrial Park to the Copperfield Drive Extension. A small segment of New England Street will be installed to serve six lots. Phase I-a will be comprised of 21 lots. Drainage Basin No. 100 will be expanded at this phase to handle Copperfield Vistas post development storage.

*Phase I-b:* Phase I-b will be comprised of 20 lots east of Copperfield Drive.

*Phase II:* Phase Two will consist of the extension of Copperfield Drive to the proposed connection point of East Anamosa Street. New England Street will be completed, while Conservation Way and Summerfield Drive begun. Street stub outs for Banjo Court, Lady Street and Shorthorn Drive will be installed. During this phase, the Rapid Valley water system shall be looped. Lots developed in this phase will be approximately 50.

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*Phase III:* Phase Three will be the construction of the development's middle portion. Eunice Drive, Alice Court, Cresco Court, and the half Bar-5 Ranch Road will be installed. This phase has a proposed 55 lots installed. A major portion (approximately 800') of Homestead Street will also be installed.

*Phase IV:* The west side of the development will be Phase Four. The final segment of Homestead Street will be installed with the middle portion of Summerfield Drive. There are approximately 51 lots proposed for phase four.

*Phase V:* Phase Five will install the final section of Banjo Court and Lady Street. A segment of Bar-5 Ranch Road will also be installed. Approximately 48 lots will be installed at this phase.

*Phase VI:* The final phase will be Phase Six. Thirty-four lots are planned along with the final connection of Shorthorn Drive, Bar-5 Ranch Road and Summerfield Drive.

*Note:* Rapid City water will be looped at the installation of East Anamosa Street. This will occur with the apartment construction; potentially concurrent with Phase 2 or 3 of the LDR-PRD phasing.

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Rapid City Growth  
Department

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