

Case No. 16PD053

Legal Description:

Lot 7 of Block 5 of Auburn Hills Subdivision, located in Section 13, T2N, R7E, BHM,
Rapid City, Pennington County, South Dakota

Letter of intent for the property located at
4656 Coal Bank Dr Lot 7 Blk. 5 of the Auburn Hills Subd.

At this time we will not be constructing a building sign as noted on the site plan.

The dumpster screen will be constructed of metal and wood material and will not exceed 6ft in height.

Exterior lighting will be down facing LED. Location of the lights will be, 3 on the East facing side of the garage. 2 on the East facing side of the building, 2 on the North facing side of the building and 1 on the South facing side of the building. The common area of the building will have 2 lights per floor.

Sincerely

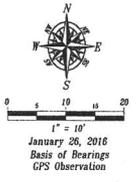
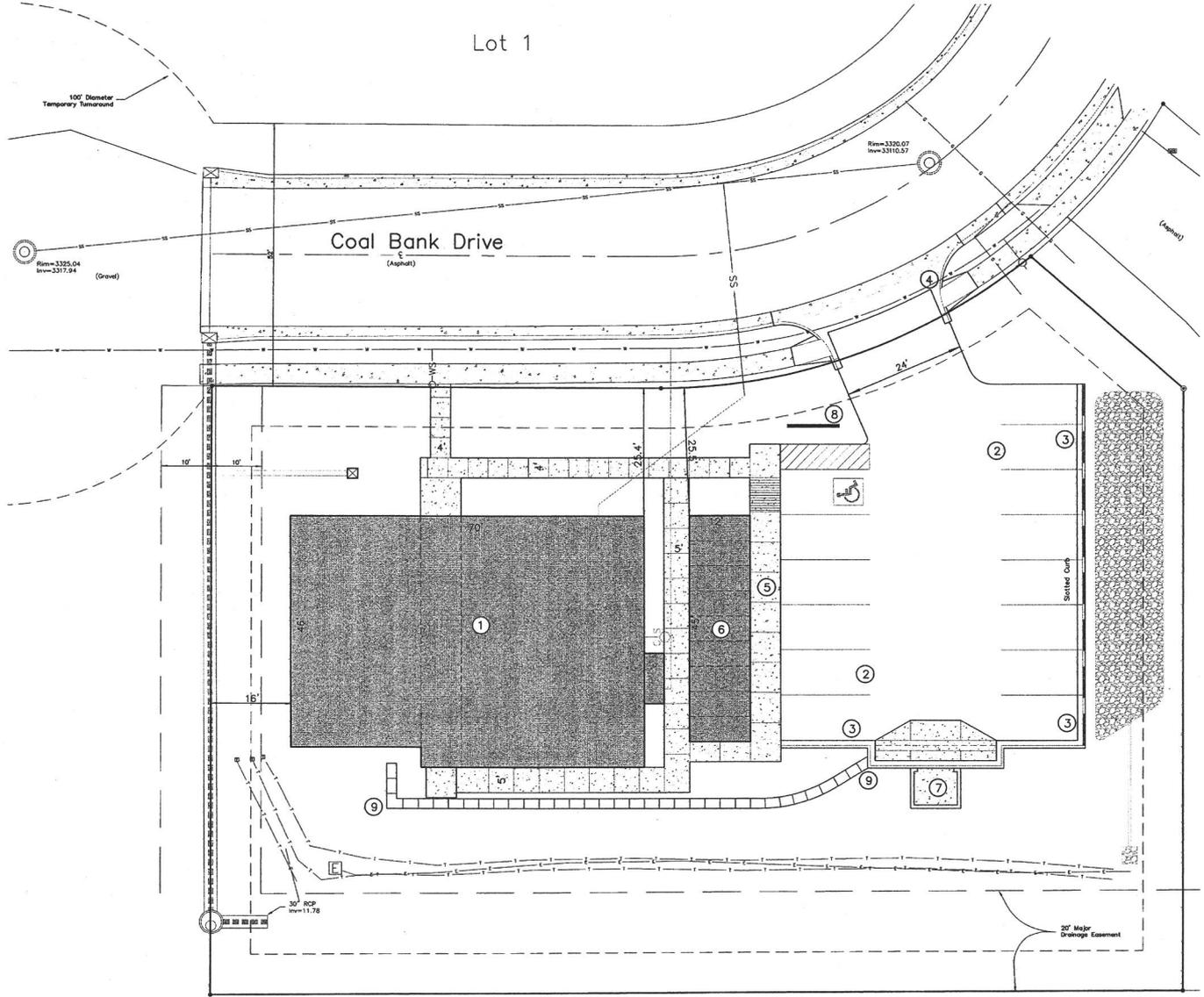
Jeremy Mitt Pres.

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OCT 26 2016

**RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES**

Lot 1



Construction Notes

- ① **Construct Apartment Building**
 In accordance with architectural plans with 6' x 6' covered patio (front and rear)
 Variable width circulation SW as shown (4" thick, 4" gravel cushion)
 Install Downspout Extensions & Splash Blocks
 AS may be necessary to discharge roof downspouts to grass swales or buffers
 See MEP & Building Elevation Drawings for Downspout Locations
- ② **Construct AC Parking and Circulation**
 AC surface in accordance with paving recommendations
 9 x 16 parking stalls with overhang
 20' drive aisle
- ③ **Construct half curb**
 See Standard Details for profile
 Use Slotted Curb as noted
- ④ **Construct Approach Returns**
 22' wide reinforced PCC Concrete with 10 TBC returns
 Blend existing sidewalk with HC Ramps (See Standard Detail 61-5)
- ⑤ **Construct Thickened Edge Sidewalk**
 6' wide with 6" reveal
 See Standard Detail for typical cross section
 Construct HC Ramp (See Standard Detail) as shown
- ⑥ **Construct Storage Units**
 In accordance with architectural plans
 45' x 12'
 9 Units (12' x 5')
 Circulation SW as labeled
- ⑦ **Construct Refuse Enclosure**
 See architectural plans for details
 Construct 10' X 10 Reinforced Concrete Apron
- ⑧ **Site Sign**
 Monument Sign
 Details by Owner
- ⑨ **Construct Retaining Wall**
 Max Ht = 4' (no engineering required)
 SW elevations represent the bottom of block. Contractor shall be responsible for adequate subgrade preparation, footing/bury depths and backfill requirements in accordance with the manufacturer's installation recommendations.

Fisk Land Surveying & Consulting Engineers, Inc.
 P.O. Box 7014
 1022 High Street
 Rapid City, SD 57702
 (605) 341-1112 (fx)
 info@fisklandsurveying.com



The information herein is copyright material and specific to the site, client and purpose as stated.
 No warranty or guarantee is expressed or implied to any party, for any other purpose at any time except as stated.

Proposed Improvements
Coal Bank Drive Apartments
 Lot 7, Block 5, Auburn Hills Subdivision,
 Rapid City, Pennington County, South Dakota.

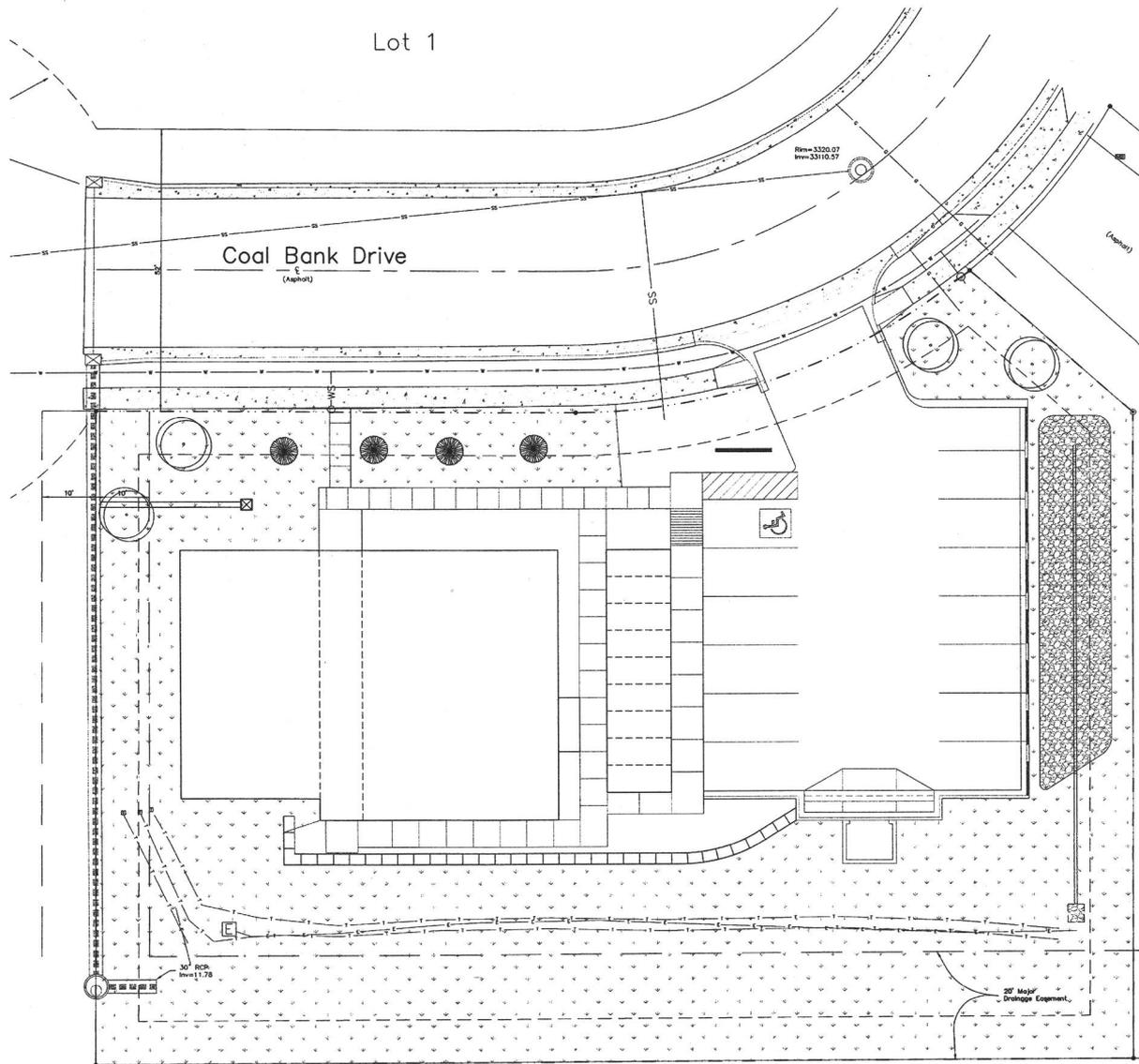
Surveyed by: CD/BL
Date: 1/26/2016
Drawn by: CDD
Date: 9/16/16
Checked by: JF
Revisions 10-10-16 Internal Review

ONE CALL
 BEFORE DIGGING
 1-800-781-7474

Project No.
16-01-05

Proposed Site Plan

Lot 1



Landscape Calculations
 Lot Area 24,187 SF
 Building Area 3,398 SF
 Required Landscape Pts 20,789 Pts

Proposed Planting Key (with point totals)
 Gross/Turf (10 pts/SY) 1,423 SY
 14,230 Pts

-  Medium Deciduous Tree (1,000 pts)
 Aspen
 4 ● 1,000 = 4,000 Pts
-  Medium Coniferous Tree (1,000 pts)
 Fat Albert Spruce
 4 ● 1,000 = 4,000 Pts

Proposed Landscape Pts 22,230 Pts
 Surplus Landscape Pts 1,441 Pts

Coniferous Tree Varieties:
 Firms: Serbian Spruce, Blue Shag White Pine,
 Goble Blue Spruce, Foxtail Spruce

Landscape Planting Note

Irrigation for landscape is not included hereon, and shall be an owner item, to be coordinated with the General Contractor.
 Plantings and placement reflect the ability of the site to sustain compliance with the landscape ordinance. This plan shall not, however, constrain the owner from exercising personal discretion for individual landscape items based on seasonal availability and preference - provided that conformance to the ordinance is continually met.

Fisk Land Surveying & Consulting Engineers, Inc.
 1024 24th South, Suite 87702
 Rapid City, SD 57702
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 info@fisklandsurveying.com



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Landscape Plan



- General Notes**
1. All construction shall comply with the 2009 IBC as required by governing Building Department.
 2. General Contractor shall be responsible for all construction quality, techniques and safety practices. As well as the coordination of work by all sub-contractors, trades and sequencing of ordered shipments of materials.
 3. Installation shall be performed in compliance with manufacturer's recommendations, specifications and building codes.
 4. All dimensions on the plans shall be checked against the site conditions. Do not make alterations. Please contact the drafts person for any missing or unresolvable dimensions. All dimensions are surface to surface of stud or surface of concrete.
 5. All exterior walls are 2x4 studs at 16" o.c., unless otherwise noted.
 6. All interior walls are 2x4 studs at 16" o.c., unless otherwise noted.
 7. All openings are nominal, rough openings per window and door manufacturers.

PROJECT DATA (2009 IBC)

PROJECT ADDRESS: 4640 COAL BANK DRIVE
RAPID CITY, SD

OCCUPANCY: GROUP R-2 (SECTION 501)

CONSTRUCTION TYPE: TYPE V-B (SECTION 602) + TABLE 603)

ALLOWABLE SQ. FT.: 1000 SQ. FT. / FLOOR (SECTION 503, TABLE 503)

ACTUAL SQ. FT.: 800 SQ. FT.

ALLOWABLE STORIES (SECTION 504, TABLE 503):

BASIC ALLOWED HEIGHT + 2 / STORES PROPOSED + 2 / HEIGHT + 40' ALLOWED

INCREASE FOR FIRE SPRINKLER SYSTEM (SECTION 504.3): 3 STORES + 40' ALLOWED

ACTUAL STORES + HEIGHT + 3 STORES 38'4"

TYPE OF CONSTRUCTION - FIRE RESISTIVE REQUIREMENTS (CHAPTER 6, TABLE 601)

STRUCTURAL FRAMES	+ 0 HOURS
EXTERIOR WALLS - BEARING	+ 0 HOURS
INTERIOR WALLS - BEARING	+ 0 HOURS
EXTERIOR WALLS - NON-BEARING	+ 0 HOURS
INTERIOR WALLS - NON-BEARING	+ 0 HOURS
FLOORS/ FLOOR-CEILING	+ 0 HOURS
ROOF/ ROOF-CEILING	+ 0 HOURS
STAIR AND ENTRY ENCLOSURE	+ 1 HOURS

FIRE RESISTANCE PARTITION WALLS (SECTIONS 705.4):

EXCEPTION 16, FIRE BLOCKING AND DRAFT STOPS NOT REQUIRED AT PARTITION LINE IN GROUP R-2 BUILDINGS THAT DO NOT EXCEED 4 STORES, PROVIDED THE ATTIC SPACE IS SUBDIVIDED BY DRAFT STOP INTO AREAS 1, 1000 SQ. FT.

DRAFT STOP BETWEEN UNITS AT PARTY WALL (SECTION 704.1)

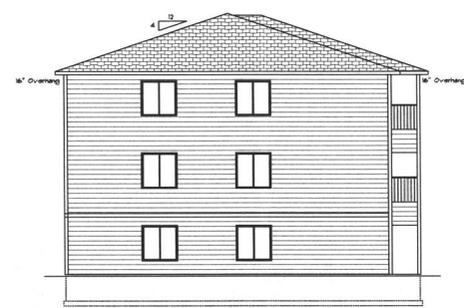
EXCEPTION 12, SUPPORTING STRUCTURE SHALL BE PROTECTED TO AFFORD THE REQUIRED FIRE RESISTANCE RATINGS OF THE HORIZONTAL ASSEMBLY. (DOUBLE LAYER OF TYPE X GYP. ON INDOOR FLOOR CEILING)

FIRE PROTECTION REQUIREMENTS - (SECTION 903):

AUTOMATIC SPRINKLER SYSTEM INSTALLED THROUGHOUT BUILDING IN ACCORDANCE WITH SECTION 903.2.9 (GROUP R-2)



Front Elevation
1/4" = 1'-0"



Right Elevation
1/8" = 1'-0"



Rear Elevation
1/8" = 1'-0"



Left Elevation
1/8" = 1'-0"

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OCT 26 2016

RAPID CITY COMMUNITY PLANNING & DEVELOPMENT SERVICES

File No. _GD31016
 Drawn By _JAC (jacob@rccpsd.com)
 Date April 26, 2016
 Rev. Date _Eng 3, 2016

Select Construction
9 Plex
 Jeremy Muth (605) 391-4339
 j.muth@scs.com

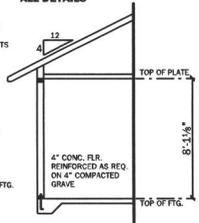
Advanced Home Design, LLC
 Phone (605) 787-6987
 Call (605) 646-1202
 j.muth@ahd.com

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ROOF NOTES:
 PERMANENT TRUSSES 2" O.C.
 ASPHALT SHINGLES
 15# FELT
 PROPER VENT BETWEEN
 EVERY OTHER TRUSS
 7/16" OSB ROOF SHEATHING
 GALV. MTL. FLASHING
 METAL GUTTER & DOWNSPOUTS
 2x6 W/ND. FASCIA
 CONT. MTL.
 SOFFIT VENTS

EXT. WALL NOTES:
 HOUSEWRAP
 7/16" OSB WALL SHGT.
 PRESHISHED SIDING
 2x6 GREEN TREAT SILL PLATE
 W/SILL SEALER
 1/2" X 8 ANCHOR BOLT
 6" O.C.
 PROPOSED ISN./FTG.
 8" CONC. FSN. W/ROD
 COATING W/ 1/2" X 8" CONC. FTG.
 REINFORCED AS REQ.
 INFILTRATION BARRIER
 PERIMETER DRAIN TILE W/
 GRAVEL BED

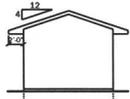
ROOF IS ONLY A REPRESENTATION REFER TO MANUF. PLANS FOR ALL DETAILS



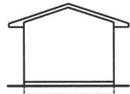
WALL DETAIL
 SCALE: 1/4" = 1'-0"
 (TYPICAL)



REAR ELEVATION
 SCALE: 1/8" = 1'-0"



LEFT ELEVATION
 SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
 SCALE: 1/8" = 1'-0"



FRONT ELEVATION 10/17/2016
 SCALE: 1/4" = 1'-0" 1/8" = 1'-0"

SELECT LOT 7 BLK. 5 AUBURN HILLS

Designed by: **SELECT CONSTRUCTION**
 Owner: **ROB BULETTI**
 Date: 10/13/18
 Category: **LOT 7 BLK. 5 AUBURN HILLS**

PRO-Build
 Rapid City, S.D.
 Phone (605) 383-1115
 Fax (605) 388-9738

PRO-Build

Approved by: **Customer Signature**

IMPORTANT
 These drawings are not to be used for construction without the approval of the architect. The architect is not responsible for any errors or omissions in these drawings. The architect is not responsible for any construction that is not in accordance with these drawings. The architect is not responsible for any construction that is not in accordance with these drawings. The architect is not responsible for any construction that is not in accordance with these drawings.

ELEVATIONS
 Date: 10/17/18
 Revision Date: 10/17/18

1 OF 3

THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL APPLICABLE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL APPLICABLE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL APPLICABLE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL APPLICABLE AGENCIES.