Case No. 18PD019

# **Legal Description:**

A portion of Lot 3 of the Eastbrooke Subdivision, all located in Sections 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the Northwest Corner of Lot 3 of the Eastbrooke Subdivision, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, and the point of beginning; Thence first course: S89°30'41"E, a distance of 439.38 feet; Thence second course: S00°00'57"E, a distance of 248.11 feet; Thence third course: N89°56'46"W, a distance of 247.06 feet; Thence fourth course: N89°56'46"W, a distance of 192.52 feet; Thence fifth course: N00°02'05"W, a distance of 251.44 feet, to the point of beginning



KTM DESIGN SOLUTIONS, INC. 528 Kansas City Street Rapid City, SD 57701 [p] 605-791-5866 | [f] 605-791-5863 [e] engineers@ktmdsi.com | [w] ktmdesignsolutions.com

May 11, 2018

**RECEIVED** 

MAY 1 1 2018

RAPID CITY DEPARTMENT OF COMMUNITY DEVELOPMENT

Mrs. Vicki Fisher 300 Sixth Street Rapid City, SD 57701

RE: Initial Planned Development – Eastbrooke Subdivision Apartments

Dear Mrs. Fisher:

Attached please find the Initial Planned Development and supporting documents for Eastbrooke Subdivision Apartments. Included with this submittal are:

- 1- Preliminary Site Plan
- 2- Metes and Bounds Legal
- 3- Rezone Request
- 4- Comprehensive Plan Request
- 5- Preliminary Plat
- 6- Vicinity Map

RECEIVED

MAY 1 1 2018

RAPID CITY DEPARTMENT OF COMMUNITY DEVELOPMENT

## **Building USE and Zoning:**

The applicant is requesting that the property be rezoned from General Commercial to Medium Density Residential.

#### Parking Requirements:

The 36 units will require 54 parking spaces. The proposed site plan provides for 57 parking spaces.

### Landscaping:

The final landscaping plan will be submitted with the final development plan.

## **Sanitary Sewer:**

Sanitary Sewer calculations will be submitted at the final development stage.

### Water:

Water demand and Fire Flow calculations will be submitted at the final development stage.

## Storm Water:

Storm Water calculations will be submitted at the final development stage.

## **Building Height:**

The proposed buildings will be three stories high – final building height and elevations views will be provided with the final planned development.

# Lot Coverage:

The size of the lot is 109,771 sq ft, the proposed buildings coverage will be provided with the final planned development.

# **Open Space:**

Open Space calculations will be provided with the final planned development plan.

### Color and Outside Finish:

Color and Outside Finishes will be provided with the final planned development plan.

We hope that this information is adequate to address any issues and provide a guidance for the initial development plan.

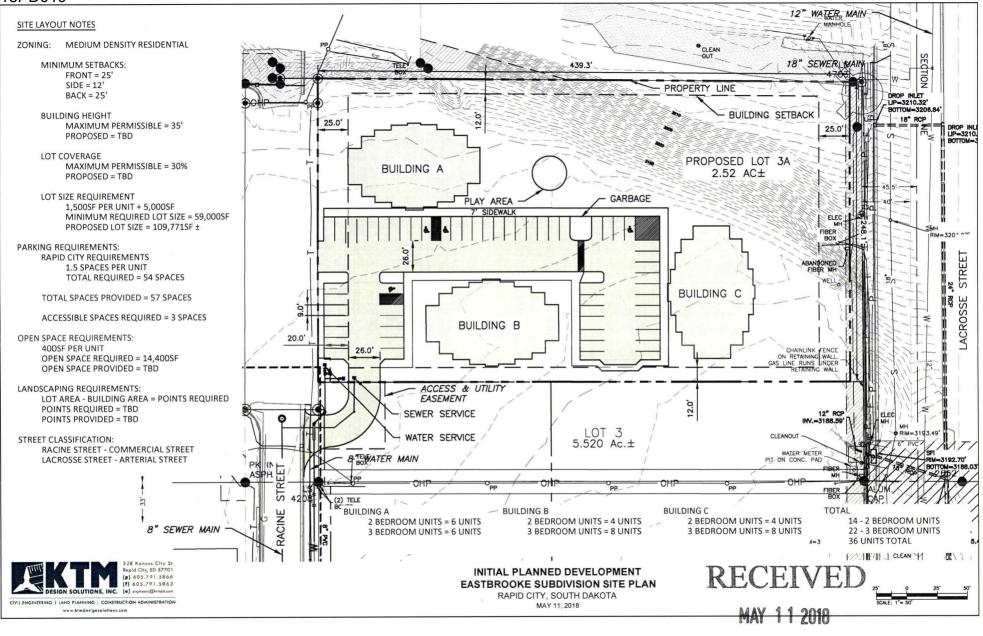
Thank you for your help.

Sincerely,

KTM Design Solutions, Inc.

Kyle Treloar

Enclosures



RAPID CITY DEPARTMENT OF COMMUNITY DEVELOPMENT