

Case No. 20PD016

Legal Description:

Lot 4 of Block 5 of Big Sky Business Park Subdivision, located in Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota

April 7th, 2020

Letter of Intent

Lot 4 Blk 5 Big Sky Business Park

City of Rapid City Staff,

Boom Investments LLC is building a 12 unit, 2 story apartment building. The building will consist of four-one bedroom apartments and two-studio apartments per floor. The parking lot exceeds the minimum standard for parking stalls. The water and sewer are City of Rapid City services. The electric service is provided by WREA. Boom Invesmtents LLC has an option to buyon the lot to the north of this lot when the developer finishes and plats the property. Another similar structure will be built on that lot as well. A reduced setback from 12ft to 9ft on the north side of the property is being requested. My contact information is below if staff has any further questions.



Daene Boomsma

daene@boominc.net

6053815707

RECEIVED
APR 08 2020
RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT

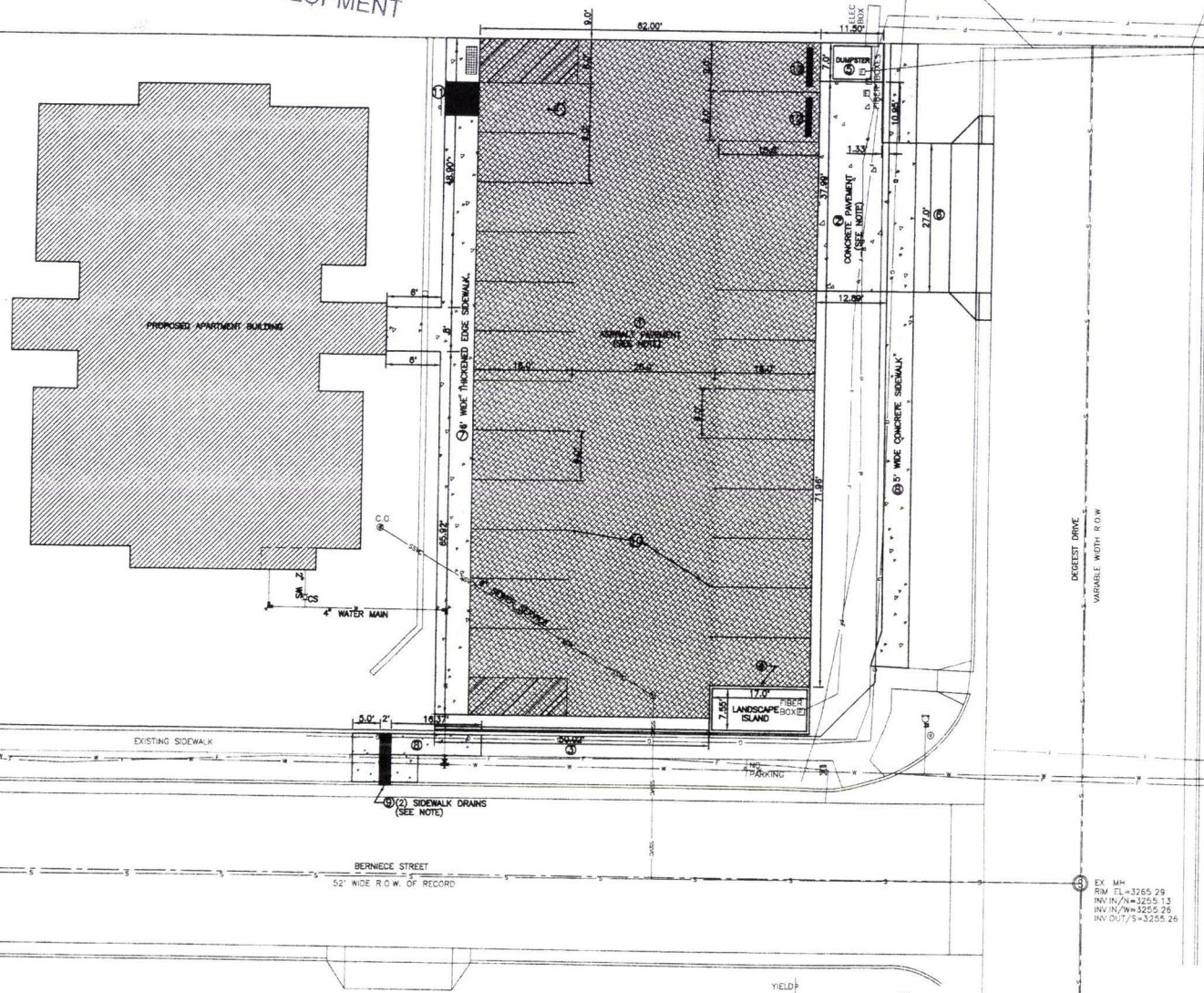
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20PD016

APR 08 2020

RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT

LOT 1 OF BLOCK 5 OF BIG SKY BUSINESS PARK



UTILITIES
 LOCATE UTILITIES: SOUTH DAKOTA ONE CALL
 112 S. 1st Street, Rapid City, SD 57701
 (605) 321-4400
 (800) 781-7474

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNERS OF THESE REPRESENTATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

PROPOSED SEWER & WATER IMPROVEMENTS:
 SEE NOTES ON WATER & SEWER PLAN/PROFILE SHEETS

- PROPOSED IMPROVEMENTS:**
- ① F&B: 7,512.0 Sq.Ft.± OF ASPHALT PAVEMENT
 - ② F&B: 474.0 Sq.Ft.± OF 6" THICK CONCRETE PAVEMENT
 - ③ F&B: 50.02 L.F. OF STD. C&G
 - ④ F&B: 46.10 L.F. OF 6" CUREHEAD
 - ⑤ F&B: 7" THICK REINFORCED CONCRETE DUMPSTER PAD 80.8 Sq.Ft.±
 - ⑥ F&B: 27" WIDE REINFORCED CONCRETE APPROACH 565.31 Sq.Ft.± (1 TOTAL)
 - ⑦ F&B: 6" WIDE THICKENED EDGE SIDEWALK 785.0 Sq.Ft.±
 - ⑧ F&B: CONCRETE SIDEWALK 611.2 Sq.Ft.±
 - ⑨ F&B: 2 SIDEWALK DRAINS (9.37 L.F. EACH) W/ 5" WIDE CONCRETE EACH SIDE (TOTAL 40.88 Sq.Ft.±) AND 10.0 L.F. OF 4" WIDE CONCRETE SIDEWALK (TOTAL 39.07 Sq.Ft.±)
 - ⑩ F&B: PARKING LOT STRIPPING AS DEPICTED.
 - ⑪ F&B: (1) VAN ACCESSIBLE SIGN. (HANDICAPPED)
 - ⑫ F&B: CAR STOPS (2 TOTAL).

PARKING CALCULATIONS:
 APARTMENT COMPLEX
 12 UNITS @ (1.5 SPACES PER UNIT)
 18 STALLS REQUIRED
 21 STALLS PROVIDED
 1 HANDICAP ACCESSIBLE STALL PROVIDED
 22 TOTAL STALLS PROVIDED

CITY OF RAPID CITY
 Plans are reviewed for general conformance with applicable governmental regulations, design criteria and engineering standards. The City of Rapid City does not certify the suitability, adequacy or completeness of the plans or design, which are the responsibility of the engineer of record. All necessary permits shall be obtained prior to construction of the proposed public improvements.

Engineering Reviewer _____ Date _____
 COMMENTS _____

LONGBRANCH
 CIVIL ENGINEERING, INC.
 431 CONJANIN STREET, SUITE 11
 RAPID CITY, SD 57701
 PHONE: (605) 721-4400
 FAX: (605) 721-4401
 EMAIL: info@longbranchinc.com

REGISTERED PROFESSIONAL ENGINEER
 NO. 7198
 KALE S. MCNABCE
 5/31/2019

LEGAL DESCRIPTION:
 LOT 4 OF BLOCK 5, BIG SKY BUSINESS PARK, RAPID CITY, SD 57701
 PART OF SEC. 10, T. 146 N., R. 102 W., S. 24E
 PART OF SEC. 10, T. 146 N., R. 102 W., S. 24E
 PART OF SEC. 10, T. 146 N., R. 102 W., S. 24E

REVISIONS:

| DATE | DESCRIPTION |
|-----------|-------------|
| 5/31/2019 | AS SHOWN |

SITE PLAN
 LOT 4 OF BLOCK 5, BIG SKY BUSINESS PARK

PROJECT NUMBER **3666**
 SHEET **3 / 19**

RECEIVED

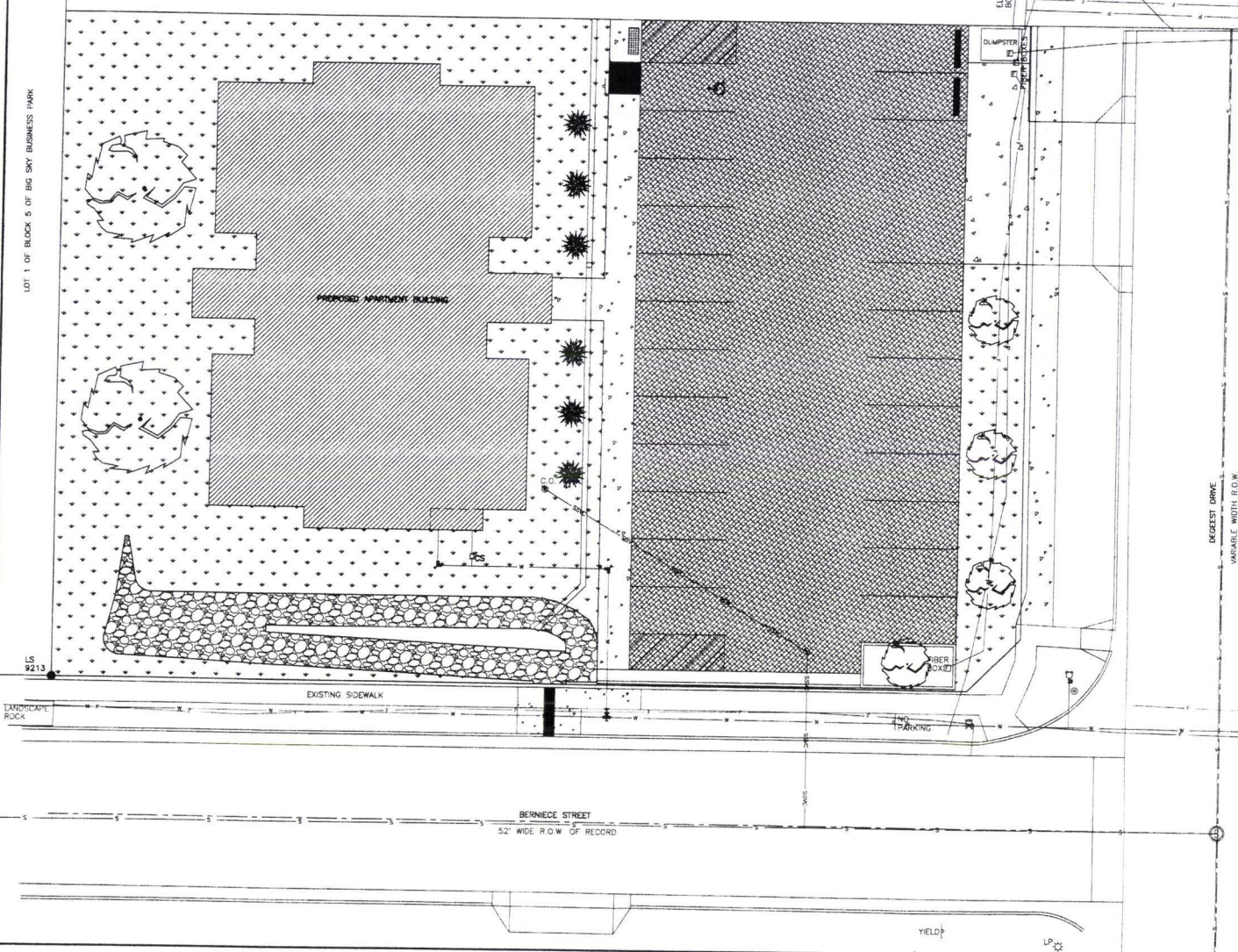
MAY 31 2020

RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT

20PD016

LOT 1 OF BLOCK 5 OF BIG SKY BUSINESS PARK

US
9213



UTILITIES

LOCATE UTILITIES: SOUTH DAKOTA ONE CALL
115 Evergreen Heights Drive
Pittsburgh, PA 15228
(800) 781-7474

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MAY 31, 2019
SCALE: 1" = 10'

TOTAL DEVELOPED AREA

TOTAL DEVELOPED AREA = 22,956 Sq. Ft.±
BUILDING AREA = 5,032 Sq. Ft.

LANDSCAPING POINT REQUIREMENTS

22,956.0 Sq. Ft. TOTAL DEVELOPED AREA
5,032.0 Sq. Ft. BUILDING AREA
17,924.0 Sq. Ft. POINTS REQUIRED

LANDSCAPING POINTS PROVIDED

| | | |
|----------------------|-------------|---|
| 844.0 @ 10 pts/Sq.Yd | = 8,440 pts | (GRASS) |
| 2 @ 2,000 pts | = 4,000 pts | (LARGE TREE: MIN. MATURE SPREAD 45'; SPECIES TO BE SPECIFIED BY OWNER) |
| 4 @ 1,000 pts | = 4,000 pts | (MEDIUM TREE: MIN. MATURE SPREAD 25'; SPECIES TO BE SPECIFIED BY OWNER) |
| 6 @ 250 pts | = 1,500 pts | (SHRUB: MIN. MATURE HEIGHT 2'; SPECIES TO BE SPECIFIED BY OWNER) |
| 17940 pts PROVIDED | | |

RE-SEEDING SPECIFICATIONS (NON-IRRIGATED LAWN MIX)

AREAS RECEIVING TOPSOIL SHALL BE RE-SEED AS PER THE 2007 REVISIONS OF THE CITY OF RAPID CITY STANDARD SPECIFICATIONS, SECTIONS 70, 71, AND 72. SEED MIXTURE AND APPLICATION RATES FOR SEED, FERTILIZER, AND MULCH SHALL BE AS FOLLOWS:

| SPECIES | APPLICATION (PLS) |
|---------------------------|-------------------|
| SEED MIXTURE: BLUE FESCUE | 40 LB/ACRE |
| CHEWING FESCUE | 40 LB/ACRE |
| CREeping RED FESCUE | 40 LB/ACRE |
| HARD FESCUE | 40 LB/ACRE |
| PERENNIAL RYEGRASS | 20 LB/ACRE |
| NuBlue KENTUCKY BLUEGRASS | 20 LB/ACRE |
| FERTILIZER: 18-46-0 | 200 LB/ACRE |
| HAY MULCH | 2 TONS/ACRE |

AFTER SEED, FERTILIZER, AND MULCH HAVE BEEN PLACED, IT SHALL BE WATERED TO PROVIDE A MOST CONDITION THROUGH THE MULCH AS WELL AS INTO THE UNDERLYING SOIL BED.

FOR A PERIOD OF THREE WEEKS AFTER SEEDING AND INITIAL WATERING, THE CONTRACTOR SHALL APPLY ADEQUATE WATER TO INSURE PROPER GERMINATION OF THE SEED AND GROWTH OF THE GRASS.

CITY OF RAPID CITY

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Engineering Reviewer _____ Date _____

COMMENTS _____

831 COLUMBIAN STREET, SUITE 1
RAPID CITY, SD 57701
PHONE: (605) 731-4400
FAX: (605) 731-4400
EMAIL: info@longbranch.com

LONGBRANCH
CIVIL ENGINEERING, INC.
A PROFESSIONAL CORPORATION
REGISTERED PROFESSIONAL ENGINEER
REG. NO. 7198
KALE S. MCHADORE
P.E.

REVISIONS
DATE
REVISION

REVISIONS
DATE
REVISION

LEGAL DESCRIPTION
LOT 1 OF BLOCK 5 OF BIG SKY BUSINESS PARK
CITY OF RAPID CITY, SD
OWNER: BIG SKY DEVELOPMENT, LLC
DESIGNED BY: ECI
CHECKED BY: JAC

LANDSCAPING PLAN
LOT 4 OF BLOCK 5, BIG SKY BUSINESS PARK

PROJECT NUMBER 3666

SHEET 8 / 19