

**Legal Description:**

Those portions of Lot E Revised and Lot F Revised of Johnson Ranch Subdivision, located in Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the Northwest 1/16 corner of Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota being monumented by a rebar and plastic cap marked LS9213; thence N33°34'55"W, a distance of 895.24 feet to the point of beginning; Thence first course: On a curve turning to the left with an arc length of 109.45 feet, with a radius of 335.00 feet, with a chord bearing of N23°59'47"W, with a chord length of 108.96 feet; Thence second course: N49°31'20"E, a distance of 301.75 feet; Thence third course: S63°32'43"E, a distance of 22.42 feet; Thence fourth course: S70°40'31"E, a distance of 111.35 feet; Thence fifth course: S80°59'43"E, a distance of 105.50 feet; Thence sixth course: S82°55'26"E, a distance of 62.13 feet; Thence seventh course: S60°00'11"E, a distance of 224.99 feet; Thence eighth course: N45°35'27"E, a distance of 8.06 feet; Thence ninth course: S70°13'22"E, a distance of 45.07 feet; Thence tenth course: On a curve turning to the right with an arc length of 22.62 feet, with a radius of 92.00 feet, with a chord bearing of S63°10'46"E, with a chord length of 22.56 feet; Thence eleventh course: S56°08'09"E, a distance of 138.75 feet; Thence twelfth course: On a curve turning to the right with an arc length of 51.36 feet, with a radius of 32.00 feet, with a chord bearing of S10°09'22"W, with a chord length of 46.02 feet; Thence thirteenth course: S35°49'25"W, a distance of 246.14 feet; Thence fourteenth course: N74°29'20"W, a distance of 180.55 feet; Thence fifteenth course: N51°16'05"W, a distance of 201.16 feet; Thence sixteenth course: N81°47'53"W, a distance of 391.73 feet to the point of beginning



KTM DESIGN SOLUTIONS, INC.

628 ½ Sixth Street

Rapid City, SD 57701

[p] 605-791-5866 | [f] 605-791-5863

[e] engineers@ktmdsi.com | [w] ktmdesignsolutions.com

Community Planning & Development Services  
300 Sixth Street  
Rapid City, SD 57701

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DEC 23 2020

RAPID CITY DEPARTMENT OF  
COMMUNITY DEVELOPMENT

**RE:** Initial Planned Development – Provider Blvd., Rapid City

Dear Community Planning & Development Services:

Please find all the attached application materials and supporting documentation required to satisfy the City of Rapid City's requirements for an Initial Planned Development for the proposed development located on A Portion of Lot E Revised & Lot F Revised, Johnson Ranch Subd., Section 09, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota. (See Metes & Bounds Description)

Included with this submittal are:

1. Application & fee
2. Vicinity Map
3. Site Plan
4. Conceptual Building Elevations
5. Building Floor Plan

**Project Background:**

The site improvements include necessary storm sewer, water and sewer services, pavement, dumpster enclosure, and related improvements to facilitate the use of the multi-family housing on this lot. It is the intent of the owner to lease the apartment units to the general public.

**Building Use and Zoning:**

The proposed buildings are 6,048 sq. ft. gross and contain fifteen lease units per building.

The property is currently zoned General Commercial being rezoned to Medium Density Residential to serve its use.

**Phasing Plan:**

This project will be constructed in one phase.

**Parking Requirements:**

See attached site layout sheet. Per Rapid City zoning code, 1.5 parking spaces per unit for apartments. Requiring a total of 225 spaces. 237 total parking spaces are provided. Eight handicap spaces are also provided. No exceptions to parking requirements are being requested for this site.

**Landscaping:**

Landscaping will be provided per 17.50.300 of the Rapid City Municipal Code at Final Planned Development.

**Sanitary Sewer, Water, and Storm Water:**

Water & sewer are provided to the site, which is served by the City of Rapid City. This site stormwater quantity and quality improvements are located to the east of this site.

**Color and Outside Finish:**

Building materials will consist of concrete foundations, timber structure for exterior and interior walls, pre-engineered roof & floor trusses. Finishes include pre-finished horizontal hardboard lap siding with earth tone hues. The roof will consist of shingles. Please see attached building elevations and pictures.

**Building Height:**

The proposed building is three (3) stories and will be no taller than 35' as measured according to Rapid City Municipal Code. Current zoning allows for a maximum height of 35' or 3 stories. See attached architectural plans for elevation views.

**Setback and Building Locations:**

A minimum 12' side yard setback will be maintained, per development regulations defined by the municipal zoning ordinance. By maintaining the minimum side yard setbacks, each residential structure is ensured to have a safe separation. No reductions are required.

**Lot Coverage:**

The size of the lot is 5.7+/- acres or 246,550 SF. Total lot coverage equates to approximately 25.7%. Rapid City zoning code allows for maximum lot coverage of 30%.

**Lighting:**

Site lighting locations will be in accordance with RC Code. The majority of lighting on site will be building-mounted with some light poles located on the roadway to provide for safety. Lights will not project onto neighboring properties or ROW.

**Signage:**

Signage is proposed to include signage located on the building and a ground-based sign located at the entrance near Provider Blvd. All proposed signage will be in accordance with Rapid City Code.

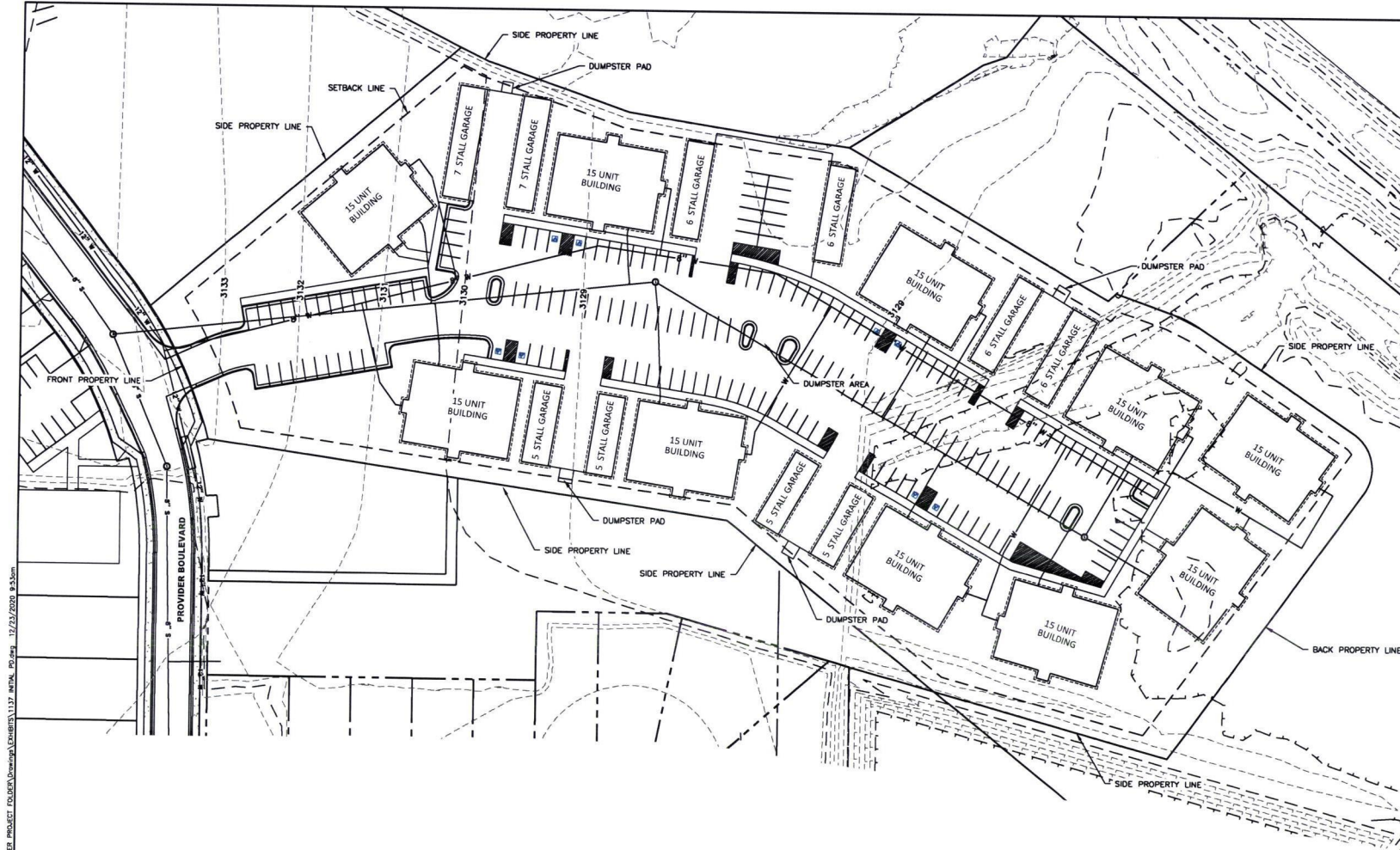
We hope that this information is satisfactory to address any questions or comments and provide guidance for the approval of this Initial Planned Development. We look forward to working with you and City staff on this excellent community project. Please do not hesitate to call if you have any questions.

Sincerely,  
KTM Design Solutions, Inc.  
(605) 791-5866

Enclosures

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**SITE LAYOUT NOTES**

**ZONING:** MEDIUM DENSITY RESIDENTIAL

**MINIMUM SETBACKS:**

FRONT = 25' - SUBCOLLECTOR STREET  
SIDE = 12' FOR 2 & 3 STORY STRUCTURES, 8' FOR SINGLE STORY  
BACK = 25' FOR MAIN BUILDINGS, 5' FOR ACCESSORY BUILDINGS

**BUILDING HEIGHT**

MAXIMUM PERMISSIBLE = 35' OR THREE STORIES

**LOT SIZE:**

LOT SIZE = 5.66± ACRES  
= 246,550 sft  
MINIMUM REQUIRED LOT SIZE = 5.3± ACRES

**TOTAL LOT COVERAGE**

LOT AREA = 5.7± ACRES  
MAXIMUM PERMISSIBLE = 30%  
TOTAL APARTMENTS = 49,473 sft  
TOTAL GARAGES = 13,900 sft  
PROPOSED = 25.7%

**TOTAL PARKING REQUIREMENTS**

1.5 SPACES PER UNIT @ 150 UNITS

**TOTAL REQUIRED = 225 SPACES**

**TOTAL SPACES PROVIDED PER NC ZONING CODE = 237 SPACES**

OFFSTREET OUTDOOR = 179 SPACES  
GARAGE INDOOR = 58 SPACES

**TOTAL ACCESSIBLE SPACES REQUIRED = 7 SPACES**

**ACCESSIBLE SPACES PROVIDED = 8 SPACES**

**LANDSCAPING REQUIREMENTS:**

LOT AREA - BUILDING AREA = POINTS REQUIRED  
POINTS REQUIRED = TBD  
POINTS PROVIDED = TBD

**OPEN SPACE REQUIREMENTS:**

OPEN SPACE REQUIRED = 60,000 sft  
OPEN SPACE PROVIDED = 66,370 sft

**STREET CLASSIFICATION:**

PROVIDER BOULEVARD - LOCAL

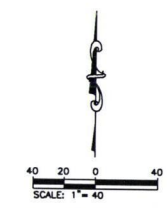
**DRAINAGE:**  
STORM WATER RUNOFF IS TO BE ROUTED THROUGH THE EXISTING  
ATTENUATION AND TREATMENT POND LOCATED OFF SITE.

**PHASES:**  
THE PROJECT IS TO BE COMPLETED IN ONE PHASE.

**OUTDOOR LIGHTING:**  
OUTDOOR LIGHTING WILL BE PROVIDED ON-SITE - LOCATION AND  
TYPES OF LIGHTING TO BE PROVIDED WITH THE FINAL PLANNED  
DEVELOPMENT APPLICATION.

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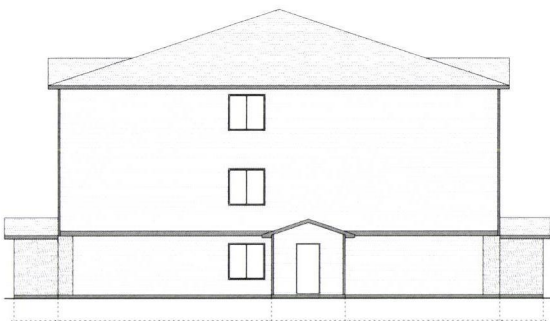
**PRELIMINARY  
FOR REVIEW ONLY**

**JOHNSON RANCH APARTMENT BUILDINGS  
INITIAL PLANNED DEVELOPMENT OVERLAY TO ALLOW AN APARTMENT  
DEVELOPMENT  
DECEMBER 23, 2020**



## FRONT ELEVATION

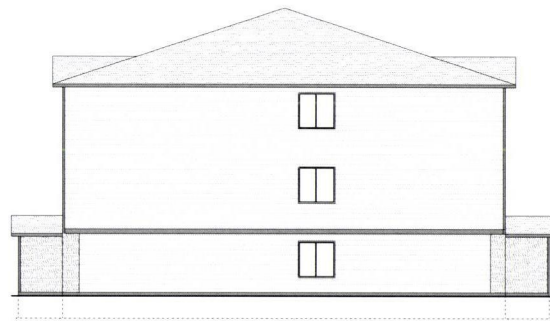
SCALE : 1/4" = 1'-0"



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



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



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

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RAPID CITY DEPARTMENT OF  
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- ## GENERAL CONTRACTOR NOTES:
1. BEFORE STARTING PROJECT CONTRACTOR TO VERIFY ALL INDEED GROUND UTILITIES OR ALL PUBLIC OR PRIVATE PROPERTY.
  2. SLOPE GRADE AWAY FROM HOUSE & GARAGE. PROVIDE DRAINAGE FOR ALL GROUND SURFACES. NO WATER WASTAGE FROM BUILDING, TYPICAL OF ALL SIDES.
  3. EGRESSES & DOWNPOUTS NOT SHOWN, STYLE & COLOR BY OWNER.
  4. GARAGE, HALL 30" MINIMUM  
FOR 10.2.13 OCCUPANCY  
OPENING (REF. SECTION 311)
  5. EGRESS AREA  
MUST BE REQUIRED  
RC. SECTION  
R310.
  6. EGRESSES & DOWNPOUTS NOT SHOWN.
  7. EXTERIOR FINISH, STYLE & COLOR BY OWNER.
  8. WINDOW/DOOR STYLES BY OWNER.
  9. EGRESSES WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 20% OF THE TOTAL WINDOW AREA. MINIMUM HEAD SHALL BE 24". THE MINIMUM NET CLEAR OPENABLE WIDTH SHALL BE 20". THE SILL HEIGHT SHALL BE NO MORE THAN 48" ABOVE FINISHED FLOOR. EGRESSES WINDOWS SHALL BE IN A ROOMS LOCATED AS BEDROOMS.
  10. PROVIDE ACTIVE VENTILATION PER IRC 906
- CUSTOMER AND BUILDERS INTERESTED PARTY AGREE THAT ALL RIGHTS, TITLE AND INTEREST IN AND TO THE PLAN PRODUCED BY BUILDERS ARE RESERVED BY BUILDERS WITHOUT INCLUDING WITHOUT LIMITATION ALL COPYRIGHTS, WILL BE THE PROPERTY OF BUILDERS. CUSTOMER AND BUILDERS AGREE TO HAVE NO EXCLUSIVE LICENSE TO COPY, MODIFY, REPRODUCE, OR OTHERWISE USE THE PLAN OR ANY PART THEREOF FOR ANY PURPOSE. CUSTOMER AND BUILDERS AGREE TO HOLD EACH OTHER HARMLESS FOR THE CONSTRUCTION OF ONE HOME. PROVIDED THAT CUSTOMER SHALL NOT CLAIM COPYRIGHT IN THE PLAN OR ANY PART THEREOF. CUSTOMER'S AGREEMENT TO BUILDERS' PLAN IS LIMITED TO THE CONSTRUCTION OF ONE PROJECT BELONGING TO BUILDERS' PRACTICE AND ALL OTHER RIGHTS IN AND TO THE PLAN ARE RESERVED BY BUILDERS. HISTORICAL AND ARTISTIC REPRODUCTION MAY NOT OTHERWISE BE ALTERED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF BUILDERS.**

\_\_\_\_\_  
Acknowledged by \_\_\_\_\_ Customers Signature \_\_\_\_\_ Date \_\_\_\_\_

**\* IMPORTANT \***

These drawings may not meet applicable building codes. These drawings may need to be adapted to your specific project. Check with local building officials about a building permit.

[illegible]

1 OF 7

**Builders FirstSource**  
 Rapid City, S.D.  
 Phone (605) 343-1115

Drawn For: **SELECT CONSTRUCTION**  
 Contractor: **SELECT CONSTRUCTION**  
 Drawn By: **DALLAS RICHTER**  
 Date: **01/21/20**  
 Category: **ORCHARD MEADOWS BUILDING**

THE STATE OF SOUTH DAKOTA DOES NOT REQUIRE RESIDENTIAL HOME PLANS TO BE DESIGNED AND DRAWN BY A LICENSED ARCHITECT. THEREFORE, THIS HOME PLAN HAS NOT BEEN DESIGNED OR APPROVED BY A LICENSED ARCHITECT. IT IS SUGGESTED THAT A LICENSED ARCHITECT APPROVE THE PLAN AND THE APPLICATION FOR THE PLAN FOR THE PARTICULAR LOCATION, CONSIDERING THAT PARTICULAR AREA, A PLAN FOR A RESIDENTIAL STRUCTURE MAY REQUIRE TO HAVE A LICENSED ARCHITECT'S APPROVAL PRIOR TO CONSTRUCTION.



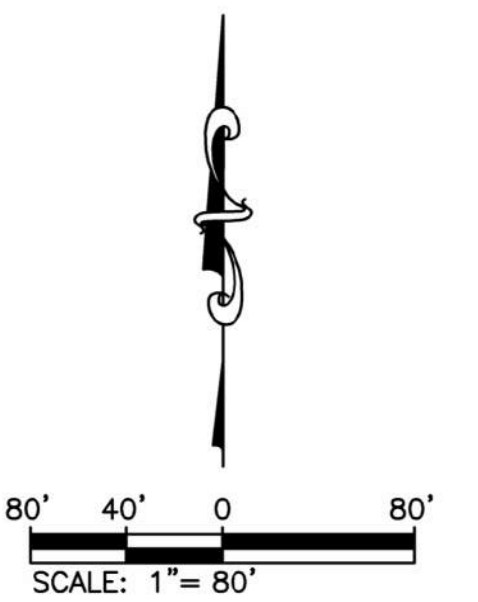
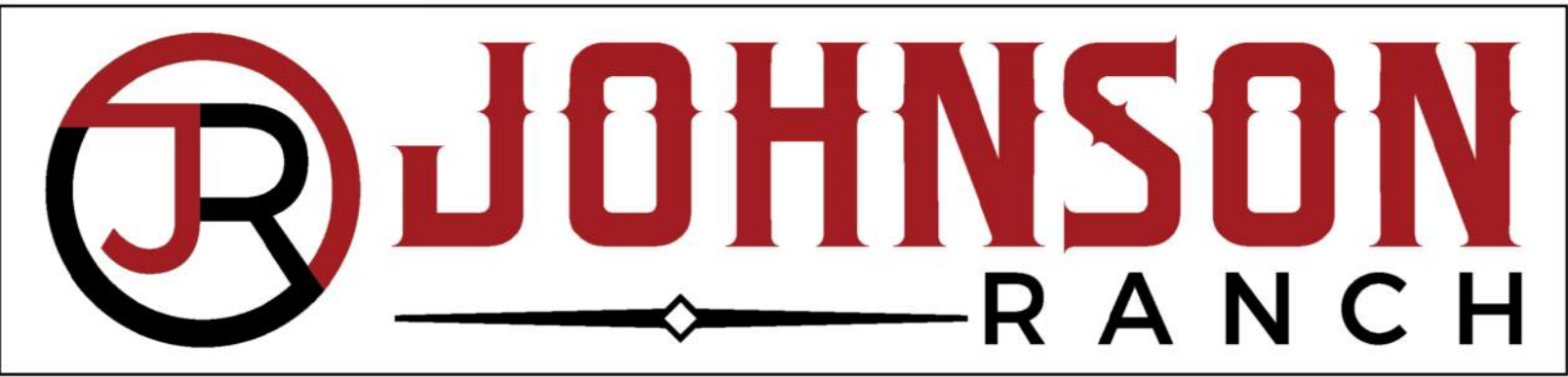
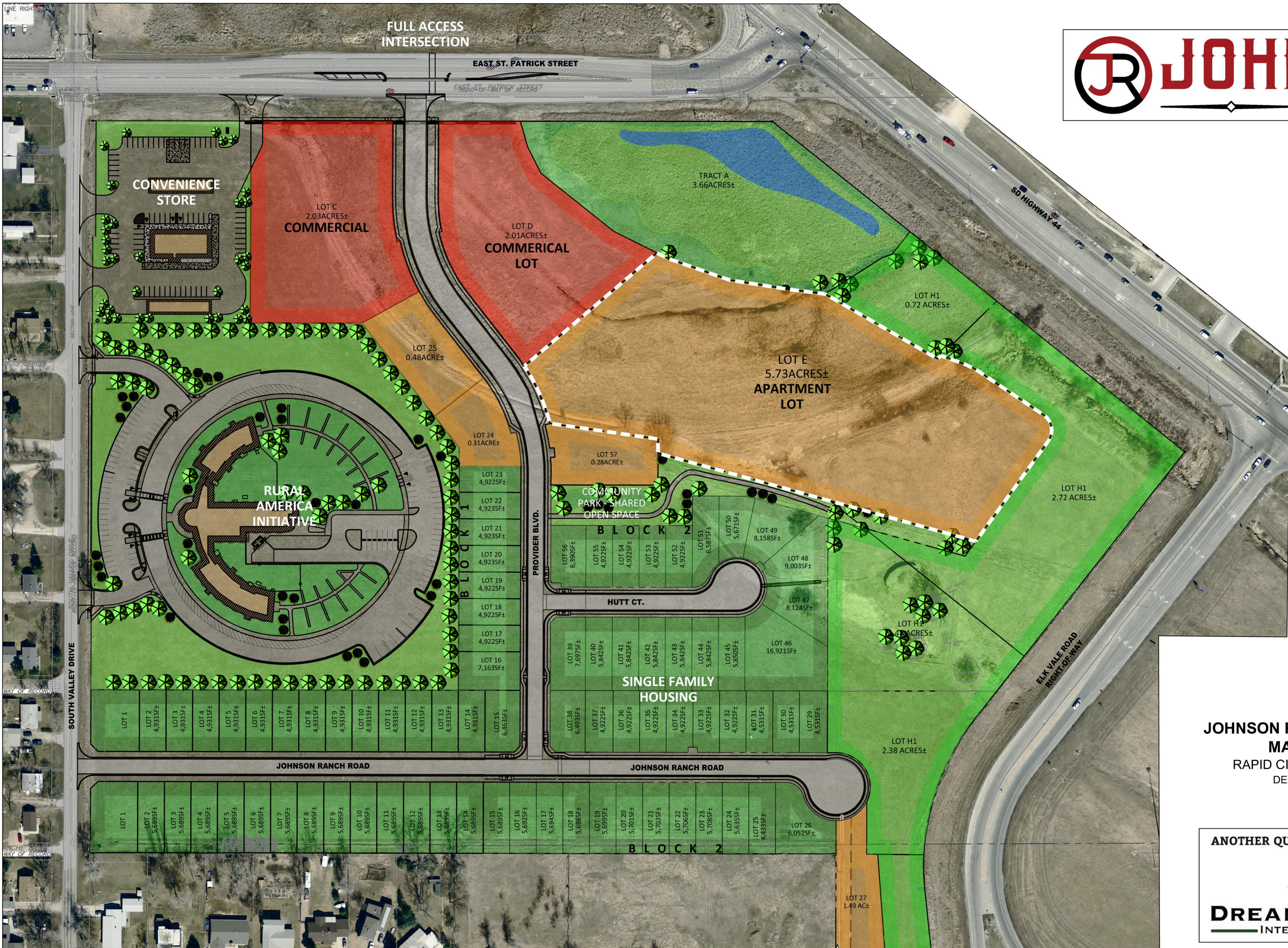
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COMMUNITY DEVELOPMENT







**PRELIMINARY  
FOR REVIEW ONLY**

**JOHNSON RANCH SUBDIVISION  
MASTER PLAN**  
RAPID CITY, SOUTH DAKOTA  
DECEMBER 14, 2020

