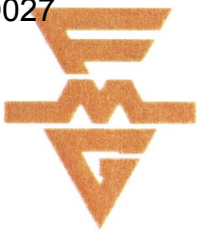


Case No. 17PD027

Legal Description:

Lot 1R of Good Samaritan Subdivision, located in the SE1/4 of Section 13, T1N, R7E,
BHM, Rapid City, Pennington County, South Dakota



FMG, INC. 3700 Sturgis Road, Rapid City, South Dakota 57702-0317 605/342-4105
FAX 605/342-4222

**LETTER OF INTENT
FOR
FINAL PLANNED DEVELOPMENT
GOOD SAMARITAN LOW INCOME APARTMENTS
SAGE VIEW GLEN, RAPID CITY, SD**

The Evangelical Lutheran Good Samaritan Society intends to develop Lot 1R of Good Samaritan Subdivision in Rapid City, SD.

This Good Samaritan Society Low Income Apartment project is for a 50 unit senior living apartment development. It will provide a community atmosphere for seniors with comfortable affordable housing options that include basic support services.

The submittal is also requesting that the boundary of the Planned Development Designation that currently covers only a portion of Lot 1R be enlarged to cover all of Lot 1R. Future development is anticipated to occur on the portion of Lot 1R that is not used for this current 50 unit apartment project. Future Planned Development submittals will be made when further development on Lot 1R is proposed.

Facility includes:

- Individual senior apartments with shared spaces which include a lounge and laundry on every floor plus a large community room with adjacent kitchen on the first floor.

Zoning:

- Medium Density Residential.

Permitted uses:

- Multiple faming dwellings are a permitted use in medium density residential.

Area regulations:

- Meet all setback requirements. See the attached drawing sheets.

Usable open space:

- For multiple family structures there shall be usable open space provided for each dwelling unit of not less than 400 SF. This project exceeds that requirement.

Height regulations:

- No main building shall exceed three stories or 35 feet in height. This project is 3 stories with a height of 39'-0". See exceptions.

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Landscaping:

- See attached plans.
- Front yard has a large drainage which limits the landscape points along the Minnesota Street.
- The project is being seeded outside of the project limits.

Off street parking:

- Table of parking spaces states 0.50 spaces per dwelling unit for elderly housing.
- There is a total of 50 apartments.
- Minimum of 25 parking spaces shall be provided.
- Provided:
 - 70 spaces
 - 5 handicapped spaces (4 being van accessible)
 - 1 drop off/ delivery spot
- Planter Island: Provide a planter island at a ratio of 1 per every 50 parking spaces. This project doesn't have a planter island. See exceptions.

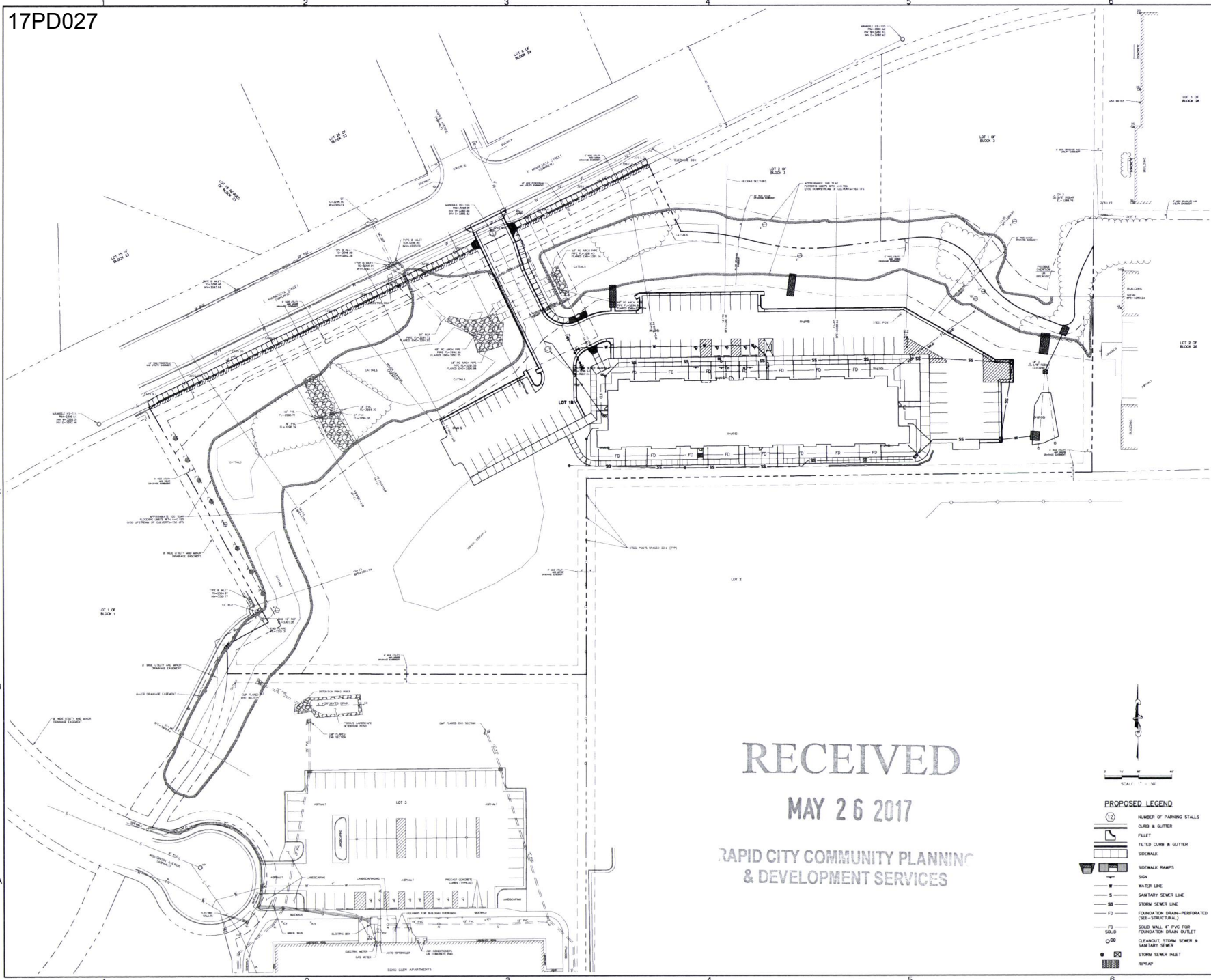
Signage:

- 12 inch high metal building numbers on building (un-lit).
- Building monument sign located at the entrance to the site. See the attached drawing sheets.
 - Sign will be internally illuminated with translucent acrylic face on site side.

Exceptions requested:

- Height: Request an exception to provide a building that is 39'-0" in height.
- Planter Island: Request an exception not to provide a planter island.

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PROPOSED LEGEND

	NUMBER OF PARKING STALLS
	CURB & GUTTER
	ALLEY
	TILED CURB & GUTTER
	SIDEWALK
	SIDEWALK RAMP
	SIGN
	WATER LINE
	SANITARY SEWER LINE
	STORM SEWER LINE
	FOUNDATION DRAIN-PERFORATED (SEE-STRUCTURAL)
	SOLID FOUNDATION DRAIN-PERFORATED (SEE-STRUCTURAL)
	CLEANOUT, STORM SEWER & SANITARY SEWER
	STORM SEWER INLET
	REPEAL

UPPER DECK ARCHITECTS, INC.
50 MINNEAPOLIS ST., SUITE 1
RAPID CITY, SD 57701
PH: 605.321.0227
FAX: 605.321.0220

PLANNED DEVELOPMENT SUBMITTAL
MAY 26, 2017

F.M.G. Inc.
CONSULTANTS

ALL OTHERS ARE THE PROPERTY OF THE ARCHITECT. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

Good Samaritan Low Income Apartments - Sage View Glen
Rapid City, South Dakota

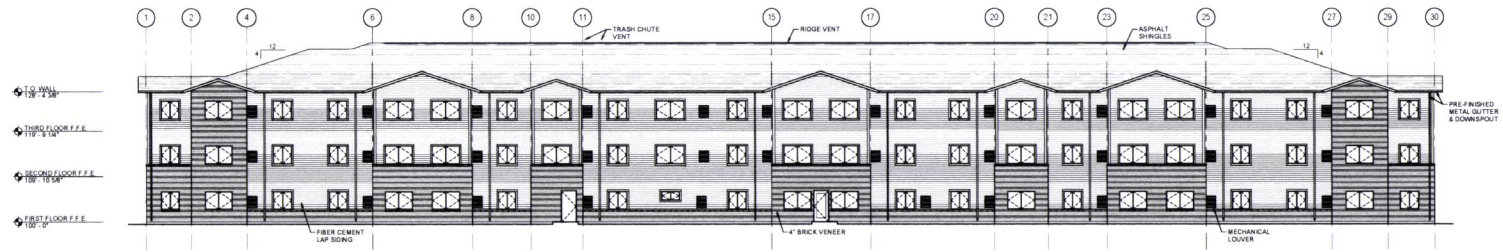
PROJECT NUMBER: 10000
DRAWN BY: JHC
CHECK BY: TDC
SHEET TITLE: OVERALL LAYOUT

C2 of C11

[illegible]



D1 NORTH ELEVATION - OVERALL
SCALE 3/32" = 1'-0"



B1 SOUTH ELEVATION - OVERALL
SCALE 3/32" = 1'-0"

GENERAL SHEET NOTES

1. DO NOT SCALE DRAWINGS
2. PROVIDE SOLID BRICK WHERE CORES WILL BE EXPOSED - TYP ALL ELEVATIONS

EXTERIOR FINISH SCHEDULE

NOTE AREA OF MATERIALS & PERCENTAGE IS FOR THE ENTIRE BUILDING		
BRICK VENEER	6,172.91 SQ. FT.	29.03%
FIBER CEMENT SIDING	11,980.45 SQ. FT.	58.36%
OPENINGS	3,106.14 SQ. FT.	14.61%
TOTAL	21,260.50 SQ. FT.	100.00%

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Good Samaritan Low
Income Apartments -
Sage View Glen
Rapid City, South Dakota

PROJECT NUMBER	16001
DRAWN BY	RSS
CHECKED BY	TC
SHEET TITLE	EXTERIOR ELEVATIONS - OVERALL