

Case No. 17PD057

**Legal Description:**

Lot 1 of Block 1 of Fifth Street Office Plaza Subdivision, located in Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota



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

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

**RE:** Initial - Final Planned Development – MED5 Federal Credit Union, Rapid City, South Dakota

Dear Review Engineers:

Please find all the attached application materials and supporting documentation required to satisfy the City of Rapid City's requirements for an Initial - Final Planned Development for the proposed MED5 Federal Credit Union building development located on Lot 1, Block 1, in the Fifth Street Office Plaza Subdivision in Rapid City, South Dakota.

Included with this submittal are:

1. Application & fee
2. Vicinity Map
3. Site Plans
4. Conceptual Building Elevation
5. Building Floor Plan
6. Turning Movements Exhibit
7. Design Reports

**Project Background:**

The proposed commercial building contains two uses, the first the Med5 Federal Credit Union Banking Facility and the second is an attached coffee shop with drive-thru lane. The coffee shop will serve coffee, assorted non-alcoholic drinks and pre-made food items. The proposed commercial building is 14,494 SF total; of which the credit union is 12,106 Sf and the coffee shop is 2,388 Sf.

**Building Use and Zoning:**

A rezone application has been submitted to rezone the lot from LDR-1 to GC.

The proposed commercial building is 14,494 SF total; of which the credit union is 12,106 SF and the coffee shop is 2,388 SF.

**Parking Requirements:**

See attached site layout. Per Rapid City zoning code, 4 parking spaces per 1,000 SFGFA for bank and savings. The drive-thru lanes for the drive-up teller are required to have 3 stacking spaces. The Coffee Shop is being considered a restaurant, 11 parking spaces per 1,000 GFGFA plus 7 stacking spaces per drive-thru lane. Requiring a total of 76 spaces. Four handicap spaces are provided.

No exceptions to the parking code are requested.

**Landscaping:**

See attached landscaping plan.

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

See attached Plans.

All utilities have been provided to the lot. Water and sewer services have been provided to the property line. Storm Sewer is located along the south corner of the proposed lot. Storm water quality and quantity control is provided in an existing regional detention pond previously constructed offsite. Impervious area for this site is set at a maximum of 85%. This site will be below this limit. See attached development design reports for details.

**Building Height:**

The proposed building is two (2) stories and will be no taller than 33' as measured according to RC Code.

No exception is being requested for building Height.

**Mechanical Roof-top Equipment:**

The proposed building will have mechanical equipment located on the rooftop as shown in the attached exhibit. The equipment will be located in an area of a 25' x 27' rectangle off the Northwest corner of the second floor. The equipment located in this area will be screened by 4' high metal paneling. These metal panels will provide a screen to the single-family residences to the north that matches the proposed walls. The metal panels will also provide some sound dampening properties in benefit to the single-family residences.

**Lot Coverage:**

The size of the lot is 1.72 acres or 74,655 SF. The proposed buildings have a floor area of 11,400 SF, which equates to a lot coverage of approximately 15.3%. Rapid City zoning code allows for maximum lot coverage of 75%.

**Lot Screening:**

An existing wooden fence will provide screening along the North lot line. The applicant is proposing to provide additional vegetative features to provide additional screening. In addition, the entire site will be lowered well below the residential lot via a proposed retaining wall.

**Lighting:**

Site lighting locations have been shown on the site plan and are in accordance with RC Code.

Thank you for your assistance in this matter.

Sincerely,  
KTM Design Solutions, Inc.

Kyle Treloar

Enclosures

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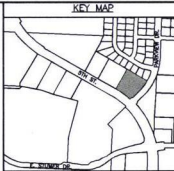


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KEY MAP



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Engineering Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Comments \_\_\_\_\_

BUILDING DATA:

BUILDING AREA: 74,923 SF  
BANK: 11,400 SF

GC GENERAL COMMERCIAL  
FRONT YARD SETBACK: 25'  
SIDE YARD SETBACK: 0'  
REAR YARD SETBACK: 0'  
MAXIMUM HEIGHT: 45'

MAXIMUM LOT COVERAGE FROM BUILDINGS: 61%  
PERCENT OF BUILDING COVERAGE: 9%

PARKING REQUIREMENTS:

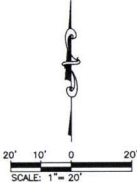
RAPID CITY REQUIREMENTS  
4/1000 SF OF OFFICE SPACE + 3 PER DRIVE UP LANE  
1/1000 SF OF RESTAURANT SPACE + 1 PER DRIVE UP LANE

OFFICE=11,400/1000\*4+9=54 SPACES  
RESTAURANT= 2,000/1000\*1+1=23 SPACES

TOTAL REQUIRED 77 SPACES  
TOTAL SPACES PROVIDED 77  
TOTAL HANDICAPPED REQUIRED (76- 100 STALLS) = 4 STALLS  
TOTAL HANDICAPPED PROVIDED = 4 STALLS

KEY MAP

- 1 INSTALL STANDARD DUTY ASPHALT PAVING PER ASPHALT DETAIL C ON SHEET 12
- 2 INSTALL TYPE B CONCRETE CURB & GUTTER PER DETAIL 60-2 ON SHEET 13
- 3 INSTALL HANDICAP ACCESSIBLE RAMP PER DETAIL 61-5 ON SHEET 12
- 4 INSTALL HANDICAP PARKING SPACE PER DETAIL A ON SHEET 12
- 5 INSTALL HANDICAP PARKING SIGN PER DETAIL D ON SHEET 12
- 6 INSTALL CONCRETE SIDEWALK PER DETAIL 61-2 ON SHEET 13
- 7 INSTALL 4" PAINTED WHITE PAVEMENT MARKING (TYP.)
- 8 INSTALL DUMPSTER ENCLOSURE SEE ARCHITECTURAL PLANS
- 9 SIGNAGE
- 10 INSTALL RETAINING WALL
- 77 PARKING STALL COUNT



10/26/2017

PRELIMINARY SUBDIVISION PLANS

Internal Job No.	Designed By	Drawn By
KTM #17-0886	MS	KP
Surveyed By	Survey Date	DATE: 11.2.17

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[p] 605.791.5866 | [f] 605.791.5863  
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MED 5 CREDIT UNION  
SITE DEVELOPMENT PLAN  
RAPID CITY, SOUTH DAKOTA

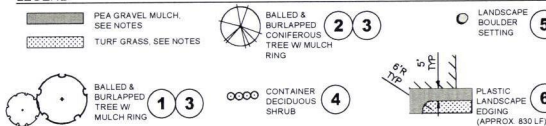


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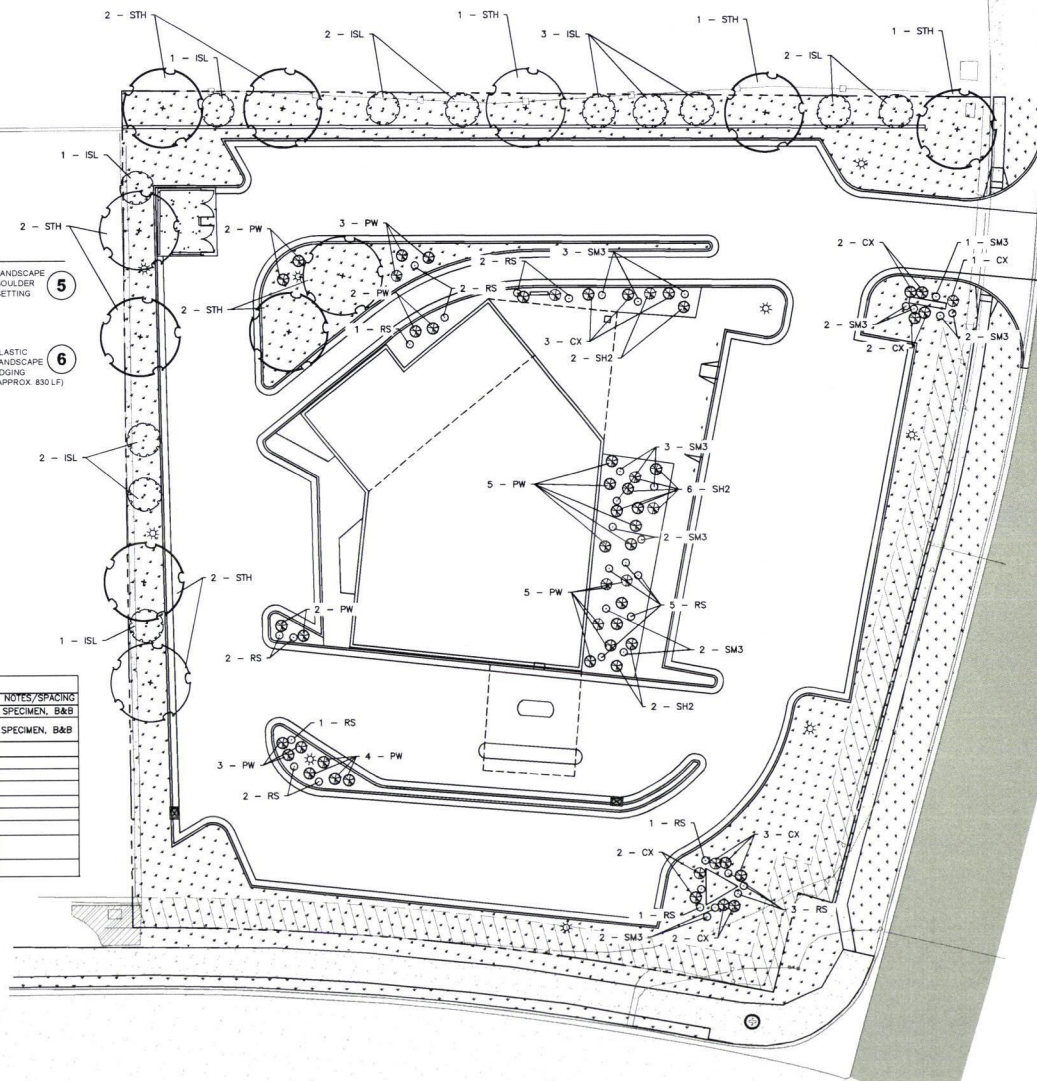
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LEGEND



PLANTING SCHEDULE

DECIDUOUS TREES					
QTY	KEY	COMMON NAME	BOTANICAL NAME	SIZE	NOTES/SPACING
12	ISL	IVORY SILK JAPANESE TREE LILAC	SYRINGA RETICULATA "IVORY SILK"	2.0" CAL	SPECIMEN, B&B
11	STH	SKYLINE THORNLESS HONEYLOCUST	GLEDTISIA TRIACANTHOS INERMIS "SKYCOLE" TM	2.0" CAL	SPECIMEN, B&B
CONIFEROUS SHRUBS					
16	PW	PRINCE OF WALES JUNIPER	JUNIPERUS HORIZONTALIS "PRINCE OF WALES"	5 GAL	
DECIDUOUS SHRUBS					
19	RS	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GAL	
17	SM3	GOLDMOUND SPIREA	SPIRAEA "GOLDMOUND"	5 GAL	
PERENNIALS					
15	CX	FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA "KARL FORESTER"	2 GAL	
10	SH2	PRAIRIE DROPSEED	SPOROBOLUS HETEROLEPIS	2 GAL	



CITY OF RAPID CITY

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Engineering Reviewer: \_\_\_\_\_ Date: \_\_\_\_\_

COMMENTS:

10/26/2017

PRELIMINARY SUBDIVISION PLANS

Internal Job No: KTM #17-0890  
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Drawn By: ADP  
Survey Date: DATE 11.2.17

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[p] 605.791.5866 | [f] 605.791.5863  
www.ktmdesignsolutions.com  
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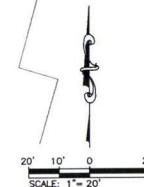


MED 5 CREDIT UNION  
SITE DEVELOPMENT PLAN  
RAPID CITY, SOUTH DAKOTA

Sheet Name

LANDSCAPE PLAN  
1 OF 2

13 OF 14





MAIN LEVEL DOOR SCHEDULE										
NO	QTY	DOOR SIZE		FRAME		DOOR		RATING	HDNR GROUP	NOTES
		WIDTH	HEIGHT	TYPE	MATL	TYPE	MATL			
106	1	3'-0"	7'-0"	XX	WD	F1	WD			
146	1	3'-0"	7'-0"	XX	WD	F1	WD			
148	1	3'-0"	7'-0"	XX	WD	F1	WD			
154	2	3'-0"	7'-0"	--	AL	F1	WD			
224	2	3'-0"	7'-0"	--	AL	AL	AL			
232	1	3'-0"	7'-0"	--	AL	AL	AL			
234	1	3'-0"	7'-0"	AX	AL	AL	AL			
252	1	3'-0"	7'-0"	HX	HM	F1	WD			
254	1	3'-0"	7'-0"	HX	HM	F1	WD			
266	1	3'-0"	7'-0"	HX	HM	F1	WD			
318	1	3'-0"	7'-0"	XX	WD	F1	WD			
320	1	3'-0"	7'-0"	XX	WD	F1	WD			
322	1	3'-0"	7'-0"	XX	WD	F1	WD			
326	1	3'-0"	7'-0"	XX	WD	F1	WD			
328	1	3'-0"	7'-0"	HX	HM	F1	WD			
330	1	3'-0"	7'-0"	HX	HM	F1	WD			
336	1	3'-0"	7'-0"	XX	WD	F1	WD			
338	1	3'-0"	7'-0"	XX	WD	F1	WD			
340	1	3'-0"	7'-0"	XX	WD	F1	WD			
342	1	3'-0"	7'-0"	XX	WD	F1	WD			
344	1	3'-0"	7'-0"	XX	WD	F1	WD			
346	1	3'-0"	7'-0"	XX	WD	F1	WD			
348	1	3'-0"	7'-0"	XX	WD	F1	WD			
354	1	3'-0"	7'-0"	XX	WD	F1	WD			
356	1	3'-0"	7'-0"	XX	WD	F1	WD			
358	1	3'-0"	7'-0"	XX	WD	F1	WD			
368	1	3'-0"	7'-0"	XX	WD	F1	WD			

SEE SHEET A7.1 FOR DOOR & FRAME DETAILS

DOOR SCHEDULE NOTES

- THRESHOLD.
- WEATHER STRIPPING.
- CLOSER.
- AUTOMATIC HCP. DOOR OPENER.
- ELECTRIC LOCK (BY G.C.) & CARD READER/FOB. (DEVICE BY OTHERS).
- COAT HOOK.

MAIN LEVEL ROOM FINISH SCHEDULE					
NO	NAME	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH
101	VESTIBULE				
102	GREETER				
103	CONCERGE STATIONS				
104	LOBBY				
105	WAITING				
107	CASH WORK ROOM				
109	MER (1)				
110	DRIVE UP				
111	MER (4)				
112	MER (3)				
117	OFFICE				
125	OFFICE				
129	STAIRS				
130	WOMENS				
131	MENS				
134	CONFERENCE				
135	COFFEE KITCHEN				
136	COFFEE SEATING				
154	S/D VAULT				
155	MENS				
156	WOMENS				
157	COMM.				
158	COMM.				
159	COMM.				
160	MER (2)				
161	M				
162	M				
163	OFFICE				

ROOM FINISH SCHEDULE NOTES

- EXTEND WALLS UP TO DECK.
- PROVIDE WALLS w/ SOUND BATT. INSULATION.
- INSTALL 5'-11" V.FY. CERAMIC TILE MAINSCOT w/ PAINT FINISH ABOVE (SEE 3/A2.1).
- PROVIDE SHELF & MOP HOLDER ABOVE SLOP SINK- MOUNT TOP OF SHELF @ 12" AFF.
- FURNISH & INSTALL COAT ROD & PLAM. SHELF.
- INSTALL 4'-0" H. FIBERGLASS PANEL MAINSCOT ON SOUTH & EAST WALLS @ SLOP SINK.
- PROVIDE 6'-0"X8'-0" L. RECESSED FLOOR FOR WALK-OFF MAT.
- PROVIDE 2'-0"X3'-0" L. PLAM. COUNTERTOP w/ 4" BACKSPASH. COUNTERTOP TO BE 1 1/2" THICK & MOUNTED @ 30" AFF.

GENERAL NOTES

- CONTACT ARCHITECT IMMEDIATELY IF CONFLICTS ARISE w/ INSTALLATION OF ACCESSORIES & EQUIPMENT. NO CHANGES ACCEPTABLE UNLESS SHOWN ON PLAN OR APPROVED BY ARCHITECT.
- MOUNT FIRE EXTINGUISHER CABINETS @ 5'-0" A.F.F. TO TOP OF CABINET. FINAL LOCATIONS TO BE VERIFIED BY LOCAL FIRE CHIEF.
- FRAMING CONTRACTOR TO PROVIDE ALL NECESSARY BLOCKING IN WALLS FOR WALL-HUNG ITEMS (CABINETS, SHELVS, COUNTERTOPS, ... etc.)
- ALL EXPOSED INTERIOR COLUMNS TO BE PAINTED. TYP.
- ALL STOOP SLABS AND APRONS TO BE POURED WITH SIDEWALK TO MATCH FINISH, TOOLING, & JOINTS
- ACT CEILING TO BE CENTERED IN EACH TOILET ROOM.
- ALL MECHANICAL, ELECTRICAL AND PLUMBING BY DESIGN BUILD CONTRACTOR.
- ALL GYPSUM BOARD SHALL BE TAPED, SANDED AND READY FOR PAINT. LEVEL 4 FINISH.
- INTERIOR PARTITIONS SHALL BE 3-5/8" STL. STUDS @ 16" O.C. w/ 5/8" GYP. BD. ON EA. SIDE EXTENDED 4" ABOVE CEILING- UNLESS NOTED OTHERWISE.
- INTERIOR COLUMNS TO BE FINISHED w/ 5/8" GYP. BD. ON 1/8" STL. FURRING CHANNELS w/ MTL. J-BEADS @ EACH CORNER- SEE ENLARGED DETAILS. REFER TO STRUCTURAL DRAWINGS FOR STEEL COLUMN SIZES.
- FUR OUT WALLS AROUND ROOF DRAIN RAIN WATER LEADER (RD. RAIL) & OVERFLOW ROOF DRAIN RAIN WATER LEADER (OD. RAIL) w/ 5/8" GYP. BD. ON 2 1/2" STL. STUDS- V.FY. LOCATIONS w/ MECH.
- CARPET, CARPET BASE, CERAMIC TILE, RESILIENT FLOORING, VINYL BASE, GRANITE, AND VINYL WALL COVERINGS ARE TO BE COORDINATED WITH GENERAL CONTRACTOR INTERIOR DESIGNER & RESPECTIVE SUBCONTRACTORS FOR SCHEDULING.

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1 A2.2 MAIN LEVEL FLOOR PLAN 1/8" = 1'-0"



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Minneapolis Tampa Bismarck

9300 Hennepin Town Road  
Minneapolis, MN 55347  
Tel: 952.278.8880  
Fax: 952.278.8822

PROJECT

MED5 Federal Credit Union

NEW BUILDING

ISSUED SET Issue Date

REVISIONS

DATE NO.

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Name  
123456 Issue Date  
Reg No. Date

MAIN LEVEL FLOOR PLAN

Drawn By: DRW Checked By: CHK

A2.2





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DATE	NO	

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Name	Issue Date
123456	
Reg No.	Date

- ELEVATION KEY
- A

PREFINISHED METAL COPING  
COLOR: SIERRA TAN
- B

DECORATIVE DOWNSPOUT WITH OPEN FACE & INTEGRAL  
OVERFLOW & SPLASH BLOCKS
- C

PRECAST INSULATED WALL PANEL - PAINTED SMOOTH FINISH
- D

STONE VENEER  
SANTA BARBARA ASHLAR  
STONE PROVIDED AND INSTALLED BY OWNER
- E

ALUMINUM WINDOW / DOOR FRAMES  
COLOR: MEDIUM BRONZE
- F

PRECAST CONCRETE CAPS/SILLS
- G

HOLLOW METAL DOOR & FRAME  
COLOR: PAINTED TO MATCH ADJACENT PRECAST
- H

INSULATED COILING DOOR
- J

INDIVIDUAL LETTER SIGNAGE
- K

WALL SCONCES - SEE ELEG. FOR FIXTURE INFORMATION
- L

EIFS  
COLOR: #380 CHOCOLATE MOUSSE

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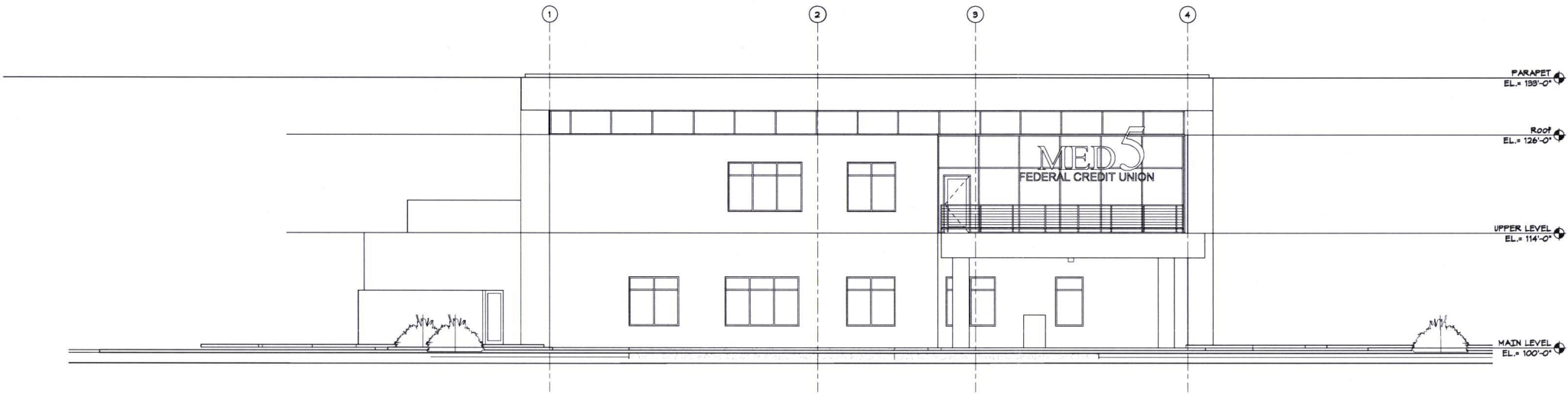
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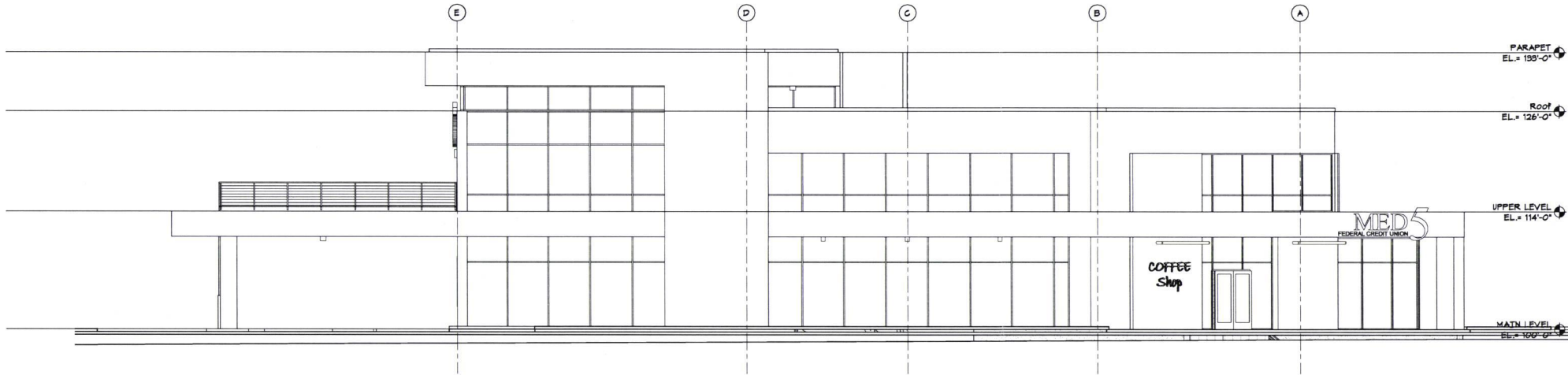
EXTERIOR ELEVATIONS

Drawn By: x      Checked By: x

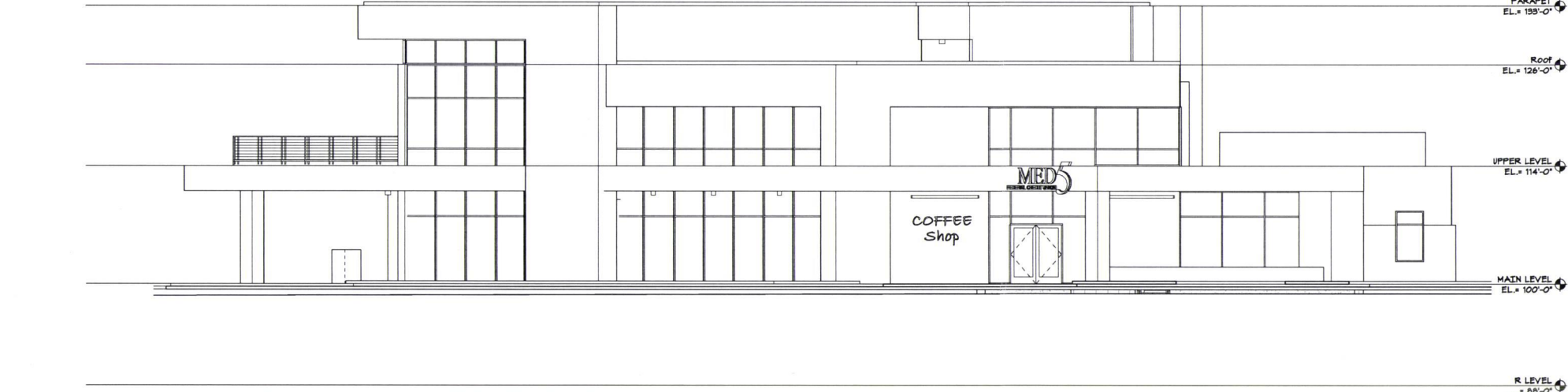
A3.1



3 SOUTHWEST ELEVATION  
A3.1 1/8" = 1'-0"



2 SOUTHEAST ELEVATION  
A3.1 1/8" = 1'-0"



1 EAST ELEVATION  
A3.1 1/8" = 1'-0"





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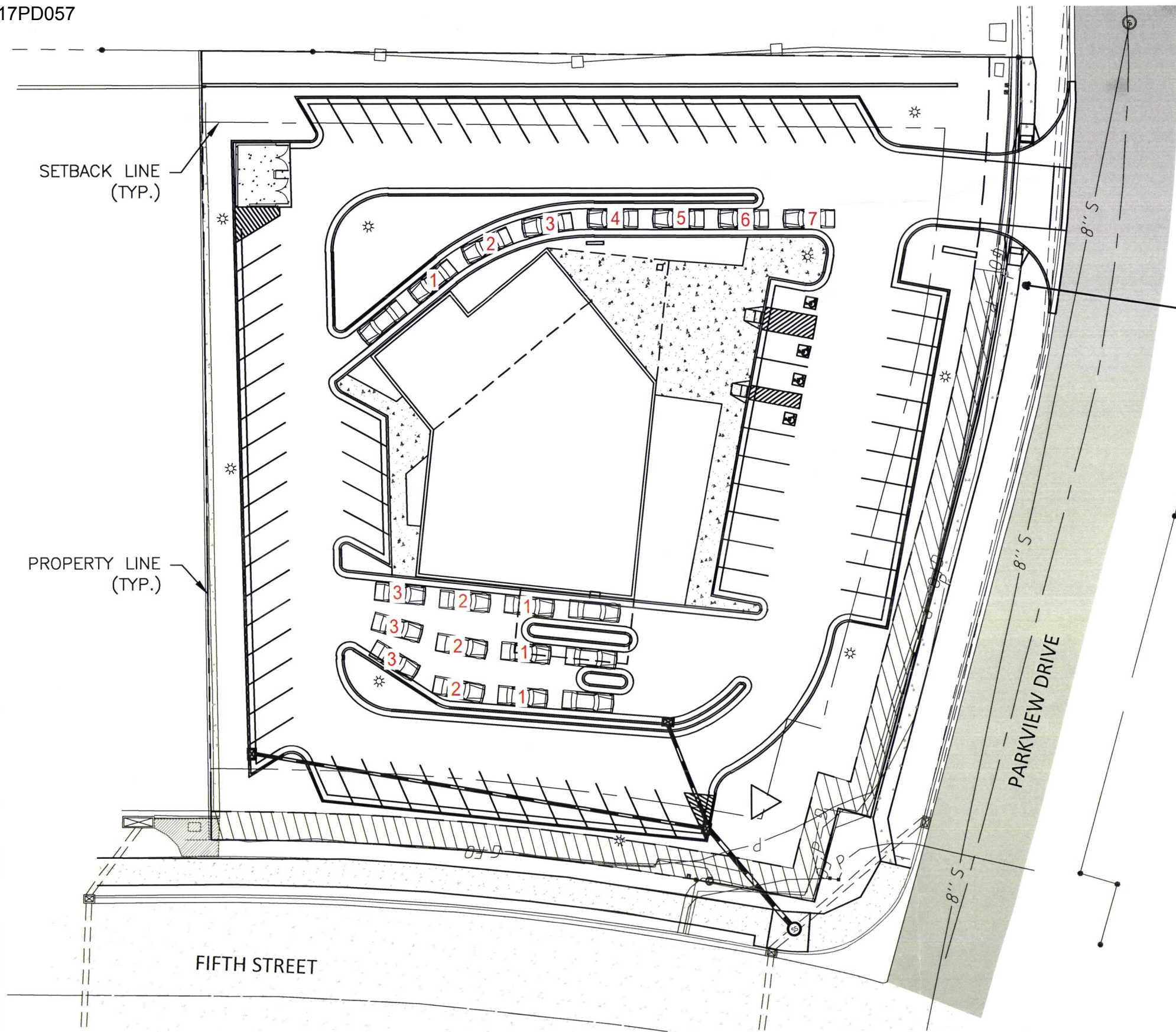
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VEHICLE STACKING DATA:

- 1 SPACE PER 23 LF OF STRIPED STACKING LANE
- SERVICE WINDOWS & BAYS ARE NOT COUNTED

RESTAURANT / DRIVE-THRU

- 7 STACKING SPACES REQUIRED
- 7 STACKING SPACES PROVIDED

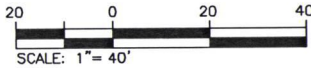
BANK WITH ATM/DRIVE-THRU

- 3 PER DRIVE-THRU AISLE
- 3 STACKING SPACES PER AISLE PROVIDED

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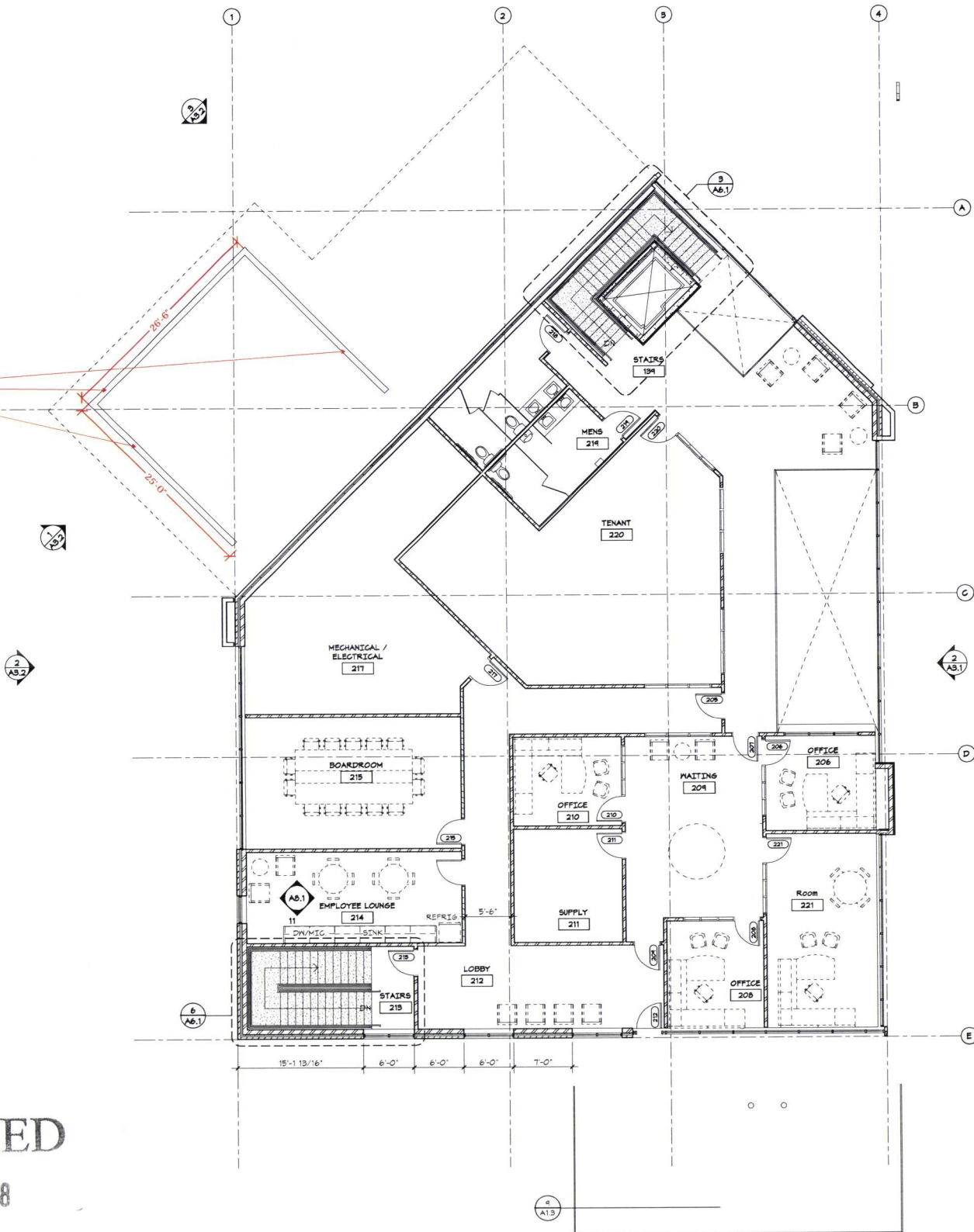
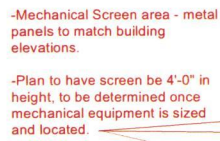


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UPPER LEVEL ROOM FINISH SCHEDULE						
No.	NAME	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH	NOTES
199	STAIRS					
206	OFFICE					
208	OFFICE					
209	WAITING					
210	OFFICE					
211	SUPPLY					
212	LOBBY					
213	STAIRS					
214	EMPLOYEE LOUNGE					
215	BOARDROOM					
217	MECHANICAL / ELECTRICAL					
219	MENS					
220	TENANT					
221	Room					

SEE SHEET A2.1 FOR GENERAL NOTES.

RAPID CITY DEPARTMENT OF  
COMMUNITY DEVELOPMENT

1 UPPER LEVEL FLOOR PLAN  
A2.3 1/8" = 1'-0"



**MED5 Federal Credit Union**

NEW BUILDING

[illegible]

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota

Name	
123456	Issue Date
Reg No.	Date

### UPPER LEVEL FLOOR PLAN

Drawn By: Author Checked By: Checker

## A2.3

174110  
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