Case No. 18PD009

**Legal Description:**

Lot 5R of Track G-1 of McMahon Subdivision, located in Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
3124 Champions Dr
Lot 5R of Tract G-1 Mcmahon Subd
Owner: DOECK LLC
Size: 4.85 Acres

DOECK LLC proposes the build six twelve unit apartment buildings with four ten stall detached garages and two eleven stall garages. This project will be in two phases, first phase would consist of three twelve unit apartments as well as two ten stall garages and one eleven stall garage.

Please refer to plans for information concerning setbacks, building Heights, Off street parking plans, pedestrian and bicycle facilities, landscape plan, curb cuts, common areas and open spaces.

Lighting will be to city standards and will consist of lighting on the buildings and garages to light up parking areas and walkways.

There will be fencing around the refuge enclose that will consist of a metal powder coated frame and redwood vertical fence panels. The height will be 6 foot.

Sign: There is a proposed sign location on the plans, the sign will not be LED, will not be internally or externally light. Exact sign design to be determined at a later date and will be in compliance with City of Rapid City sign codes and will have a sign permit.

Joe Muth
Member of Doeck LLC

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RAPID CITY DEPARTMENT OF COMMUNITY DEVELOPMENT
Construction Notes

1. Construct Apartment Buildings in accordance with specifications and include:
   - 1-story, 12 units each, 4 apartments per floor (Total: 24 units)
   - Mezzanine Level with balconies
   - Complete exterior finish
   - Insulated, pre-assembled aluminum frame windows

2. Construct AC Parking and Circulation:
   - AC units to be installed with proper ventilation
   - 1-story building with parking underneath
   - Retaining wall to be constructed on site
   - Site preparation for landscaping and paving

3. Construct Curb Cuts:
   - See Standard Details for profile

4. Construct Approach:
   - 3' x 3' curbed access for handicapped (SF Roll Roads) Standard 4001
   - Street pavement

5. Construct Sidewalk:
   - 5' wide (30") with 6" of concrete (30") on site to be poured from street side (0")
   - Standard curb cut and access (0")

6. Construct Garage Units:
   - Access to garage units will be provided via sidewalk
   - 2 cars per unit

7. Construct Waste Enclosure:
   - Enclosure to be constructed for waste
   - Access to enclosure for 8 cars

8. Site Sign:
   - Sign to be designed by artist

Parking Calculations:
4.86 Acres 216,638 SF
72 Living Units
62 Garage Units
130 Parking Spaces

See Sheet 7 for additional dimensioning and layout information.