

Case No. 21PD016

**Legal Description:**

Lot EF REV, Johnson Ranch Subdivision, located in Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota



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

**RE:** Final 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 a Final Planned Development for the proposed development located on LOT EF Revised, Johnson Ranch Subd., Section 09, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota.

Included with this submittal are:

1. Application & fee
2. Vicinity Map
3. Site Plan
4. Conceptual Building Elevations
5. Building Floor Plan
6. Landscaping Plan
7. Truck Turning Exhibit

**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 Medium Density Residential.

**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. 245 total parking spaces are provided. Eight handicap spaces are also provided. No exceptions to parking requirements are being requested for this site.

**Landscaping:**

Landscaping plans are provided as part of this submittal.

RECEIVED

APR 09 2021

RAPID CITY DEPARTMENT OF  
CIVIL ENGINEERING

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

Water & sewer are provided to the site, which is served by the Rapid Valley Sanitary District. 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 24.3%. 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. The sign located near the entrance will be 8'x4' with 1' tall lettering, an exhibit is provided with this submittal showing an example. 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 Final 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

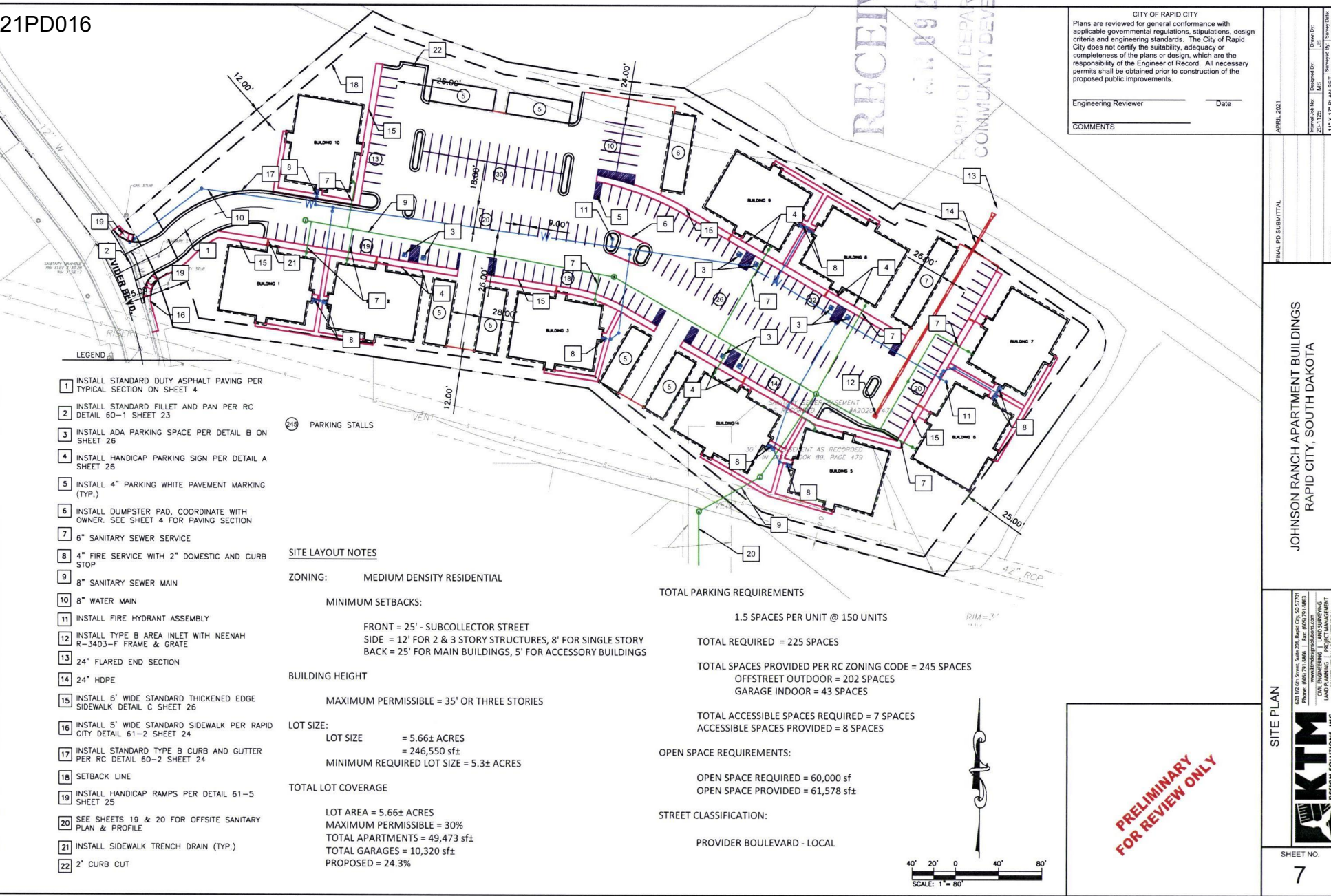
RECEIVED

APR 09 2021

RAPID CITY DEPARTMENT OF  
PUBLIC WORKS



X:\1100-1144\1137-BDO-Approved-Complex\1137-BDO-ENGINEER-PROJECT-PLAN\DWG\1137-BDO-PLAN-17.dwg 3/2/2021 2:04pm



1. INSTALL STANDARD DUTY ASPHALT PAVING PER TYPICAL SECTION ON SHEET 4
2. INSTALL STANDARD FILLET AND PAN PER RC DETAIL 60-1 SHEET 23
3. INSTALL ADA PARKING SPACE PER DETAIL B ON SHEET 26
4. INSTALL HANDICAP PARKING SIGN PER DETAIL A SHEET 26
5. INSTALL 4" PARKING WHITE PAVEMENT MARKING (TYP.)
6. INSTALL DUMPSTER PAD, COORDINATE WITH OWNER. SEE SHEET 4 FOR PAVING SECTION
7. 6" SANITARY SEWER SERVICE
8. 4" FIRE SERVICE WITH 2" DOMESTIC AND CURB STOP
9. 8" SANITARY SEWER MAIN
10. 8" WATER MAIN
11. INSTALL FIRE HYDRANT ASSEMBLY
12. INSTALL TYPE B AREA INLET WITH NEENAH R-3403-F FRAME & GRATE
13. 24" FLARED END SECTION
14. 24" HDPE
15. INSTALL 6" WIDE STANDARD THICKENED EDGE SIDEWALK DETAIL C SHEET 26
16. INSTALL 5' WIDE STANDARD SIDEWALK PER RAPID CITY DETAIL 61-2 SHEET 24
17. INSTALL STANDARD TYPE B CURB AND GUTTER PER RC DETAIL 60-2 SHEET 24
18. SETBACK LINE
19. INSTALL HANDICAP RAMPS PER DETAIL 61-5 SHEET 25
20. SEE SHEETS 19 & 20 FOR OFFSITE SANITARY PLAN & PROFILE
21. INSTALL SIDEWALK TRENCH DRAIN (TYP.)
22. 2' CURB CUT

243 PARKING STALLS

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 sqft  
MINIMUM REQUIRED LOT SIZE = 5.3± ACRES

TOTAL LOT COVERAGE

LOT AREA = 5.66± ACRES  
MAXIMUM PERMISSIBLE = 30%  
TOTAL APARTMENTS = 49,473 sqft  
TOTAL GARAGES = 10,320 sqft  
PROPOSED = 24.3%

TOTAL PARKING REQUIREMENTS

1.5 SPACES PER UNIT @ 150 UNITS

TOTAL REQUIRED = 225 SPACES

TOTAL SPACES PROVIDED PER RC ZONING CODE = 245 SPACES  
OFFSTREET OUTDOOR = 202 SPACES  
GARAGE INDOOR = 43 SPACES

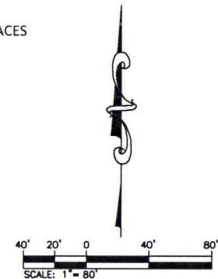
TOTAL ACCESSIBLE SPACES REQUIRED = 7 SPACES  
ACCESSIBLE SPACES PROVIDED = 8 SPACES

OPEN SPACE REQUIREMENTS:

OPEN SPACE REQUIRED = 60,000 sf  
OPEN SPACE PROVIDED = 61,578 sqft

STREET CLASSIFICATION:

PROVIDER BOULEVARD - LOCAL



CITY OF RAPID CITY

Plans are reviewed for general conformance with applicable governmental regulations, stipulations, 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 \_\_\_\_\_

FINAL PD SUBMITTAL

APRIL 2021

REVISIONS:

Revised By	JS
Revised Date	03-20-2021

JOHNSON RANCH APARTMENT BUILDINGS

RAPID CITY, SOUTH DAKOTA

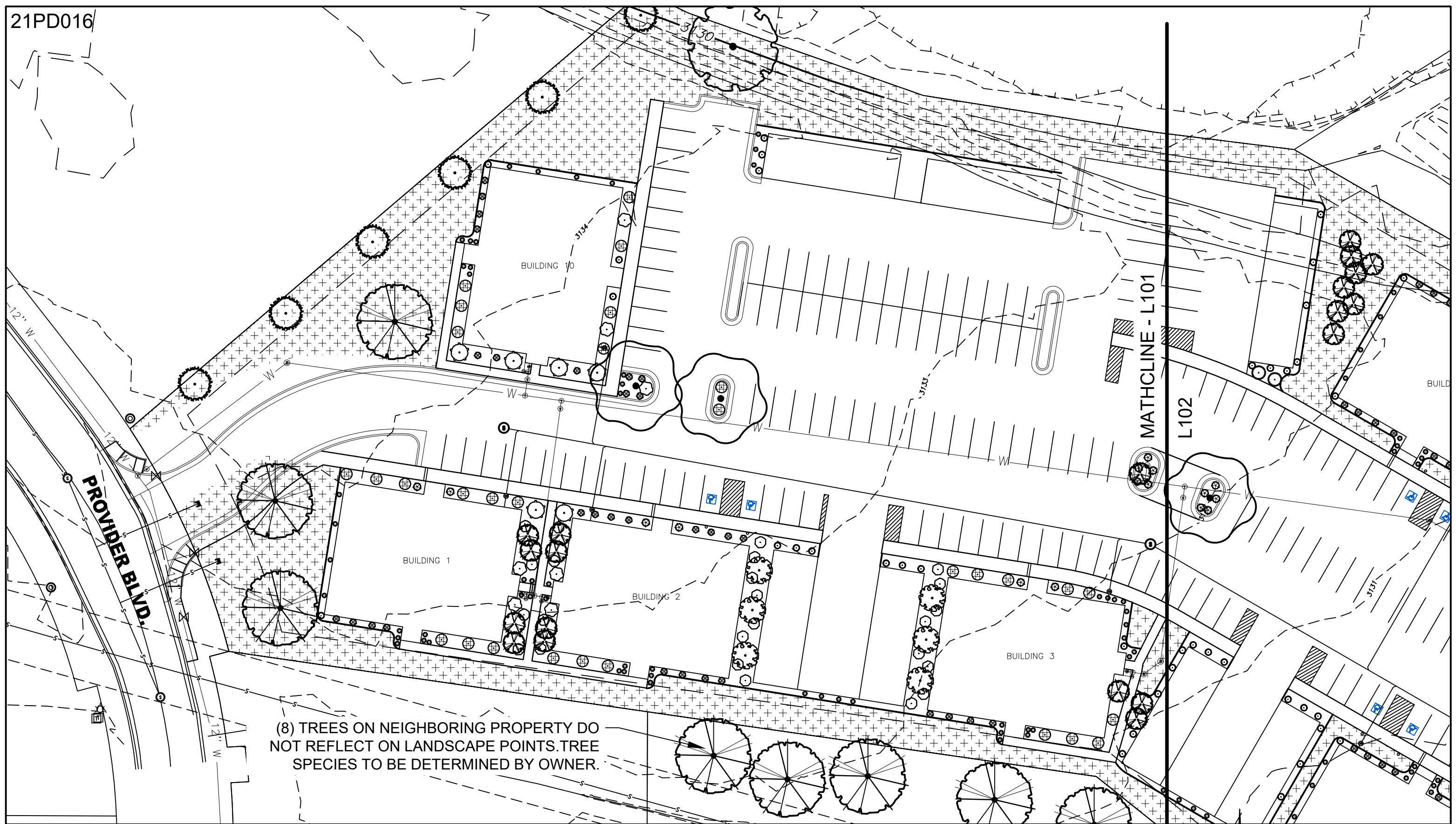
SITE PLAN

AKTM DESIGN SOLUTIONS, INC.

328 12th Street, Suite 201, Rapid City, SD 57701  
Phone: (605) 791-1866 | Fax: (605) 791-1863  
CIVIL ENGINEERING | LAND SURVEYING  
LAND PLANNING | PROJECT MANAGEMENT  
CONSTRUCTION ADMINISTRATION

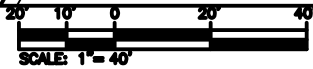
SHEET NO.

7



JOHNSON RANCH APARTMENTS  
MARCH 22, 2021

L101



**PRELIMINARY  
FOR REVIEW ONLY**

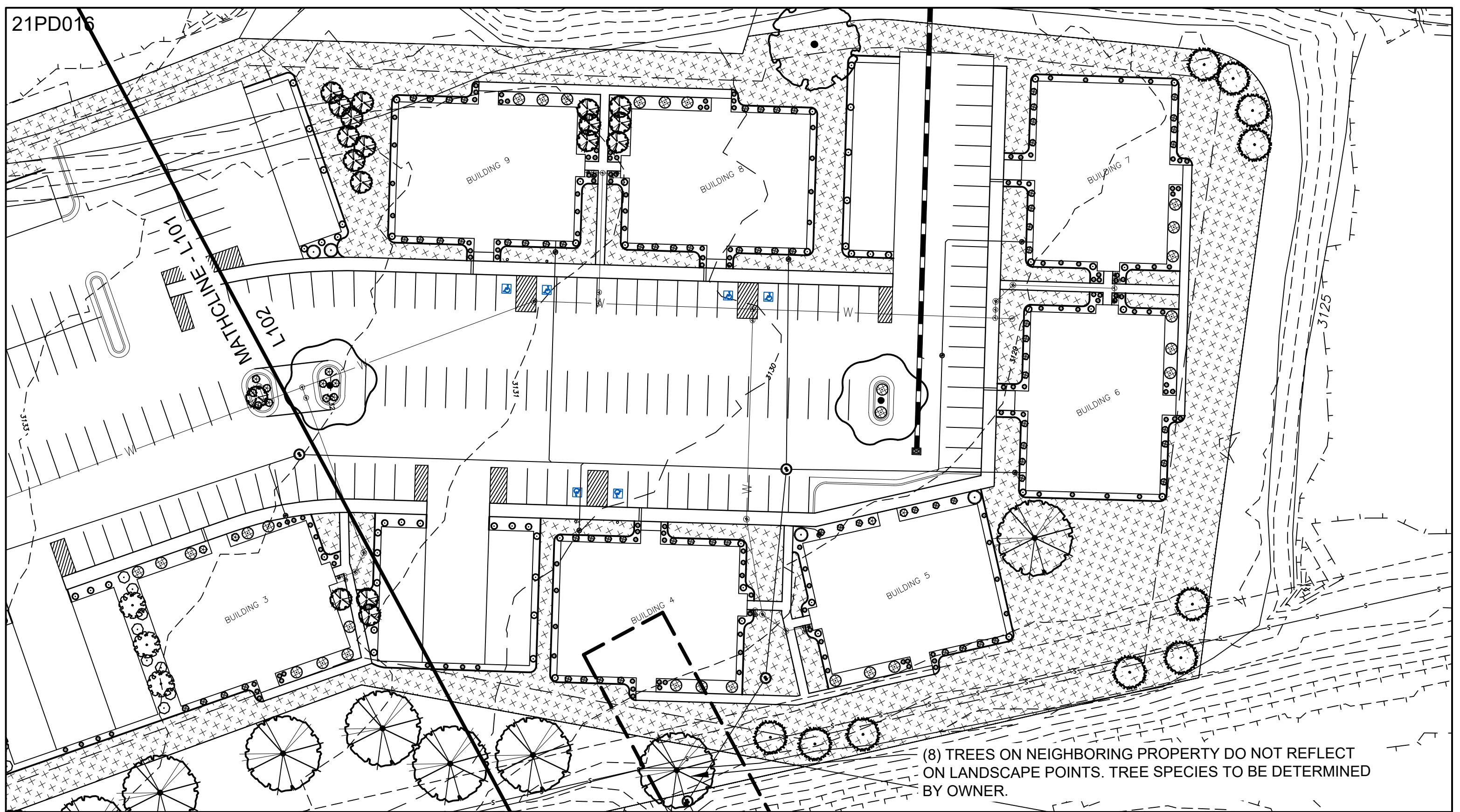


**KTM**  
DESIGN SOLUTIONS, INC.

628 1/2 6th Street, Suite 201, Rapid City, SD 57701  
Phone: (605) 791-5866 | Fax: (605) 791-5863  
www.ktmdesignsolutions.com

CIVIL ENGINEERING | LAND SURVEYING  
LAND PLANNING | PROJECT MANAGEMENT  
CONSTRUCTION ADMINISTRATION

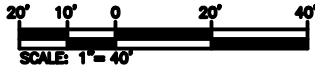




(8) TREES ON NEIGHBORING PROPERTY DO NOT REFLECT ON LANDSCAPE POINTS. TREE SPECIES TO BE DETERMINED BY OWNER.

JOHNSON RANCH APARTMENTS  
MARCH 22, 2021

L102



**PRELIMINARY  
FOR REVIEW ONLY**



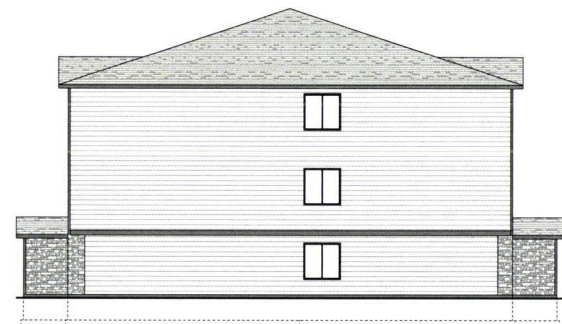
FRONT ELEVATION  
SCALE : 1/4" = 1'-0"



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



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



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

- GENERAL CONTRACTOR NOTES:**
1. BEFORE STARTING PROJECT CONTRACTOR TO VERIFY ALL UNDER GROUND UTILITIES ON ALL PUBLIC OR PRIVATE PROPERTY.
  2. SLOPE GRADE AWAY FROM HOUSE & GARAGE. PROVIDE DRAINAGE FOR ALL GROUND WATER & RUNOFF WATER AWAY FROM BUILDING. TYPICAL OF ALL SIDES.
  3. GUTTERS & DOWNSPOUTS NOT SHOWN. STYLE & COLOR BY OWNER.
  4. GUARDRAIL HEIGHT 36" MINIMUM FOR R-30 OCCUPANCIES 4" MAX. OPENING (IRC SECTION 311)
  5. EGRESS AREA WELL AS REQUIRED BY IRC SECTION R310.2
  6. GUTTERS & DOWN SPOUTS NOT SHOWN.
  7. EXTERIOR FINISH: STYLE & COLOR BY OWNER.
  8. WINDOW/DOOR STYLES BY OWNER.
  9. EGRESS WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. THE MINIMUM NET CLEAR OPENABLE HEIGHT SHALL BE 24". THE MINIMUM NET CLEAR OPENABLE WIDTH SHALL BE 20". THE SILL HEIGHT SHALL BE NO MORE THAN 44" ABOVE FINISHED FLOOR. EGRESS WINDOWS SHALL BE IN ALL ROOMS LABELED AS BEDROOMS.
  10. PROVIDE ATTIC VENTILATION PER IRC R606
- CUSTOMER AND BUILDERS FIRSTSOURCE AGREE THAT ALL RIGHTS, TITLE, AND INTEREST IN AND TO THE PLAN PRODUCED BY BUILDERS FIRSTSOURCE FOR CUSTOMER, INCLUDING WITHOUT LIMITATION ALL COPYRIGHTS, WILL BELONG TO BUILDERS FIRSTSOURCE, AND THAT SHALL HAVE A NON-EXCLUSIVE LICENSE TO COPY, MODIFY, AND USE THE PLAN AS NECESSARY FOR THE CONSTRUCTION OF ONE HOME. PROVIDED THAT CUSTOMER SHALL NOT CLAIM COPYRIGHT IN ANY SUCH MODIFICATIONS. SUCH COPYRIGHT BELONGING TO BUILDERS FIRSTSOURCE. ALL OTHER RIGHTS IN AND TO THE PLAN ARE RESERVED BY BUILDERS FIRSTSOURCE AND THE PLAN MAY NOT OTHERWISE BE ALTERED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF BUILDERS FIRSTSOURCE.

Drawn For: SELECT CONSTRUCTION  
Contractor: SELECT CONSTRUCTION  
Drawn By: DALLAS RICHTER  
Date: 01/21/20  
Category: ORCHARD MEADOWS BUILDING #1

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

Customer's 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.

**ELEVATIONS**

Drawn	01/21/20
Revision Date:	01/22/20
Revision Date:	05/04/20
Revision Date:	05/08/20
Revision Date:	05/23/20
Revision Date:	05/28/20
Revision Date:	06/00/20
Revision Date:	06/00/20
Revision Date:	06/00/20
Revision Date:	06/00/20
Revision Date:	06/00/20
Revision Date:	06/00/20
Revision Date:	06/00/20

1  
OF  
7



JOHNSON RANCH APARTMENTS SIGN EXHIBIT

