Case No. 21PD024

Legal Description:

Tract A of the SE1/4 of the SW1/4 of Section 4 and the NE1/4 of the NW1/4 of Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
Date: May 27, 2021
To: Karl Bower, City of Rapid City Planning
From: Shane Matt, PE TerraSite Design
Project: Rapid City KOA Campground Improvement
Subject: Planned Development

Mr. Bower,

This application provides site plans for the construction of 14 RV sites suitable for larger vehicles, addressing a critical need in the park to keep current with emerging camping styles. The project is sited on an existing gravel parking lot formerly used by a trucking company and by the park as parking. This site was originally designed by the Chairman of the NFPA 1194 Standards for RV Parks Committee, Doug Mulvaney, and meets or exceeds all nationally recognized standards. Improvements in this Planned Development were designed by TerraSite Design and meets all design requirements for Travel Parks outlined in Chapter 15.52 and all other applicable ordinances of the City of Rapid City.

The park currently has a total of 165 sites and will be brought to 179 upon completion of the proposed 14 sites. The density of this planned development will meet the minimum and maximum density requirement of section 15.52.1. All streets will be paved with asphalt. The two one-way roads will be 12-feet wide with 3-foot gravel shoulders. The two-way road will be 25-feet wide. There will be 11 pull through sites and 3 back-in sites. Each site will be numbered and have gravel spaces for wheeled units. Each space will be level or of grade not to exceed five percent and be a smooth, hard surface, well-drained, and dust-free. To ensure these spaces will remain dust-free they will be treated once a year with mag-water. The KOA currently has a contract with Z&S Dust Control Systems that treat the entire site annually. Each space also meets all minimum spacing requirements in section 15.52.160. The recreation requirement of section 15.52.150 is met, and the limits are shown on sheet CS101.

The proposed 14 sites will have 120-volt, 50 ampere service with ground on conduit support and follow section 15.52.190. Each site will also have water connections and sewer hookups that meet the minimum requirements. The alignment sizes and material types can be seen on sheet CU101. With the addition of the 14 sites the park will still meet the minimum requirements for toilets, washrooms, and bathing facilities (refer to sheet CS101). KOA is also coordinating water and sewer connections and as-builds with Rapid Valley Sanitary District.
In accordance with Chapter 8.48 Post construction Site Stormwater Runoff Control the proposed planned development will not increase the impervious area or have a connected impervious area of greater than 15 percent. The total projects limit of the planned unit development is 2.63 acres. The existing area of gravel was 2.32 acres, and the existing grass area was 0.31 acres. Assuming gravel is 40 percent impervious the total existing impervious area equals 1.05 acres. The proposed existing area equals the paved roads, the concrete picnic pads, and 40 percent of the proposed gravel, which is 0.72 acres. Thus, the total impervious percentage is decreased.