

Case No. 17PD047

Legal Description:

The unplatted Balance of the S½SE¼NW¼; Unplatted Balance of NE¼SW¼; all located in Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota. More fully described as follows: Commencing at the SW corner of the unplatted balance of the S½SE¼NW¼; unplatted balance of NE¼SW¼, all located in Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, and the point of beginning; Thence first course: S87°49'52"E, a distance of 215.83 feet; Thence second course: on a curve turning to the left with an arc length of 240.18 feet, with a radius of 566.00 feet, with a chord bearing of N34°22'21"E, with a chord length of 238.39 feet; Thence third course: N25°18'58"W, a distance of 13.63 feet; Thence fourth course: N72°20'31"W, a distance of 243.94 feet; Thence fifth course: on a curve turning to the left with an arc length of 107.30 feet, with a radius of 462.46 feet, with a chord bearing of N78°59'19"W, with a chord length of 107.06 feet; Thence sixth course: S01°20'16"W, a distance of 295.44 feet, to the point of beginning



KTM DESIGN SOLUTIONS, INC.
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 Rapid City, SD 57701
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Community Planning & Development Services
 300 Sixth Street
 Rapid City, SD 57701

RE: Final Planned Development – Buffalo Crossing Office Development, 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 a Final Planned Development for the proposed Office building development located on Proposed Lot G, in Buffalo Crossing Subdivision in Rapid City, South Dakota.

Included with this submittal are:

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

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& DEVELOPMENT SERVICES

Project Background:

The proposed office building development consists of two phases. The first phase includes the full site buildout and first building. The second phase includes the construction of the second office building. The proposed office buildings contain two suites and will be 7,200Sf. The suites will be built to suite as they are developed.

Building Use and Zoning:

The office buildings are 7,200 sq. ft gross and contain two suites each.

The property is zoned Office Commercial and designated as a Planned Development.

Parking Requirements:

See attached site layout. Per Rapid City zoning code, 5 parking spaces per 1,000 SFGFA for office space. Requiring a total of 72 spaces. Three handicap spaces are provided.

No exceptions to the parking code are requested.

Landscaping:

See attached landscaping letter.

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 has been stubbed to the North East corner of the proposed lot. Storm water quality and quantity control is provided in a regional detention pond constructed with this development. See attached development design reports for details.

Building Height:

The proposed building is one (1) stories and will be no taller than 35' as measured according to RC Code. Current zoning allows for a maximum height of 35' or 3 stories.

Lot Coverage:

The size of the lot is 1.80 acres or 78,408 SF. The proposed buildings have a floor area of 7,200 SF, which equates to a lot coverage of approximately 9.2% for phase one and 18.3% for phase 2. Rapid City zoning code allows for maximum lot coverage of 35%.

Lot Screening:

A five foot privacy fence will be constructed along the south lot line to serve as a buffer to future developments to the south.

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

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 _____

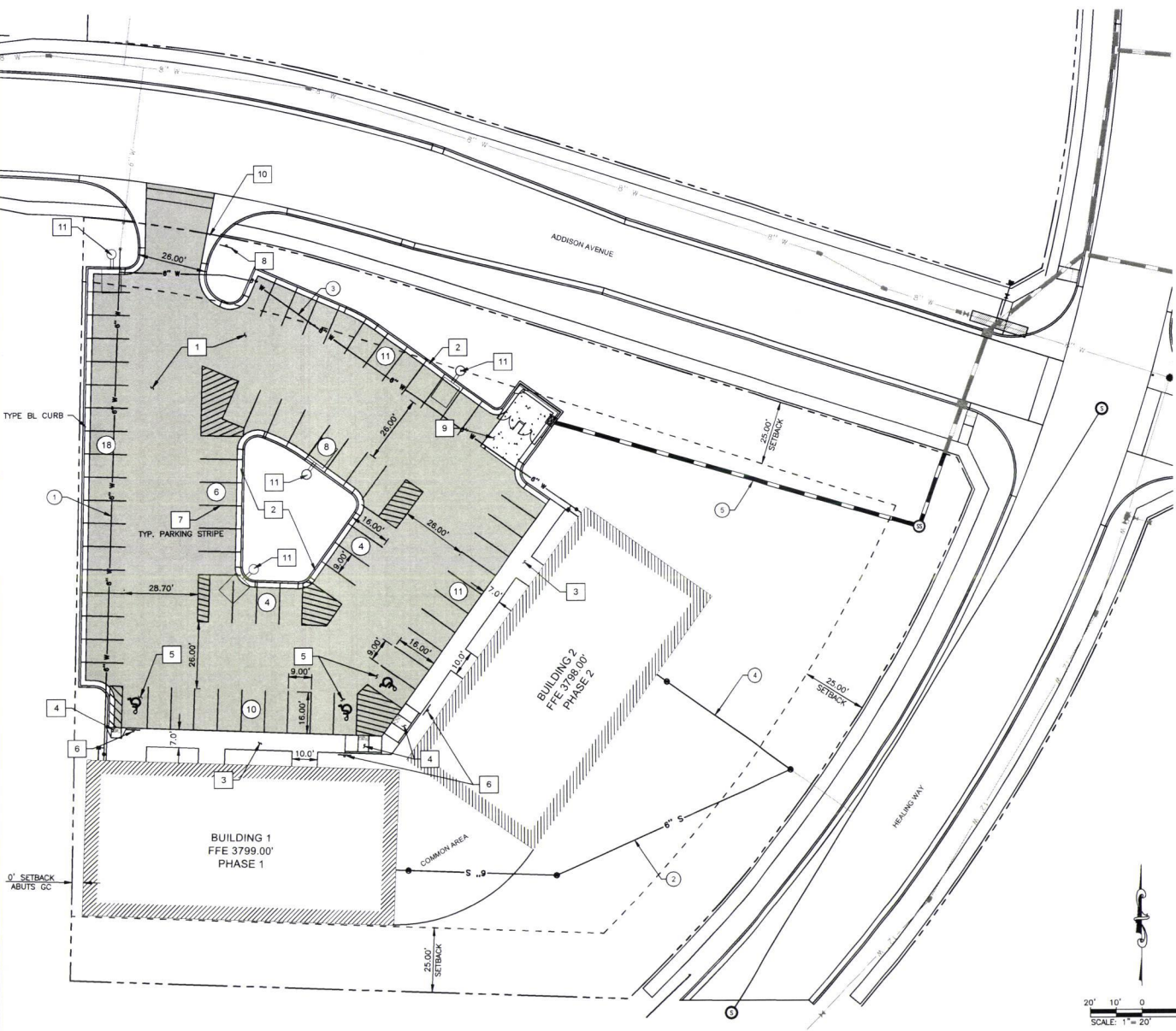
Internal Job No. 17-0877
 Designed By MS
 Drawn By KM
 Surveyed By _____ Survey Date _____
 REVIEWER ASSOC. 11/1/2014



SITE REQUIREMENTS:
 ZONING: OFFICE COMMERCIAL
 MINIMUM SETBACKS:
 FRONT 25'
 SIDE 0' (WHEN ABUTTING GC)
 BACK 25'
 MAXIMUM LOT COVERAGE: 35%
 BUILDING COVERAGE: 18.35%
 HEIGHT REGULATION: 3 STORIES OR 35' MAX.
PARKING REQUIREMENTS:
 RAPID CITY REQUIREMENTS
 5 / 1000 SF OF OFFICE SPACE
TOTAL REQUIRED 72 SPACES
 TOTAL SPACES PROVIDED 72
 ACCESSIBLE SPACES REQUIRED 3
 ACCESSIBLE SPACES PROVIDED 3

- ① 6" WATER SERVICE PHASE 1 - SEE SHEET 9
- ② 6" SANITARY SEWER SERVICE PHASE 1 - SEE SHEET 11
- ③ 6" WATER SERVICE PHASE 2 - SEE SHEET 10
- ④ 6" SANITARY SEWER SERVICE PHASE 2 - SEE SHEET 11
- ⑤ 18" STORM SEWER - SEE SHEET 12

- ① INSTALL PAVING STANDARD DUTY PER DETAIL B - SHEET 14
- ② INSTALL STANDARD CURB AND GUTTER (TYPE B) PER DETAIL 60-2 - SHEET 13
- ③ INSTALL THICKENED EDGE SIDEWALK PER DETAIL A - SHEET 14
- ④ INSTALL HANDICAP ACCESSIBLE RAMP PER DETAIL 61-5 - SHEET 13
- ⑤ INSTALL HANDICAP PARKING SPACE PER DETAIL C - SHEET 14
- ⑥ INSTALL HANDICAP PARKING SIGN PER DETAIL D - SHEET 14 - DETAILS 2 OF 2
- ⑦ INSTALL 4" PAINTED WHITE PAVEMENT MARKING
- ⑧ INSTALL STOP SIGN (R1-1) PER MUTCD
- ⑨ DUMPSTER PAD HEAVY DUTY PAVING PER DETAIL B - SHEET 14
- ⑩ 24" STOP BAR
- ⑪ LIGHTING - SEE ELECTRICAL PLANS
- ⑫ DUMPSTER ENCLOSURE PER DETAILS - SHEET 14
- Ⓢ PARKING STALL COUNT



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 DESIGN SOLUTIONS, INC. CONSTRUCTION ADMINISTRATION

KTM
 DESIGN SOLUTIONS, INC.
 SITE DEVELOPMENT PLAN
 LOT G BUFFALO CROSSING

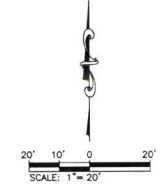
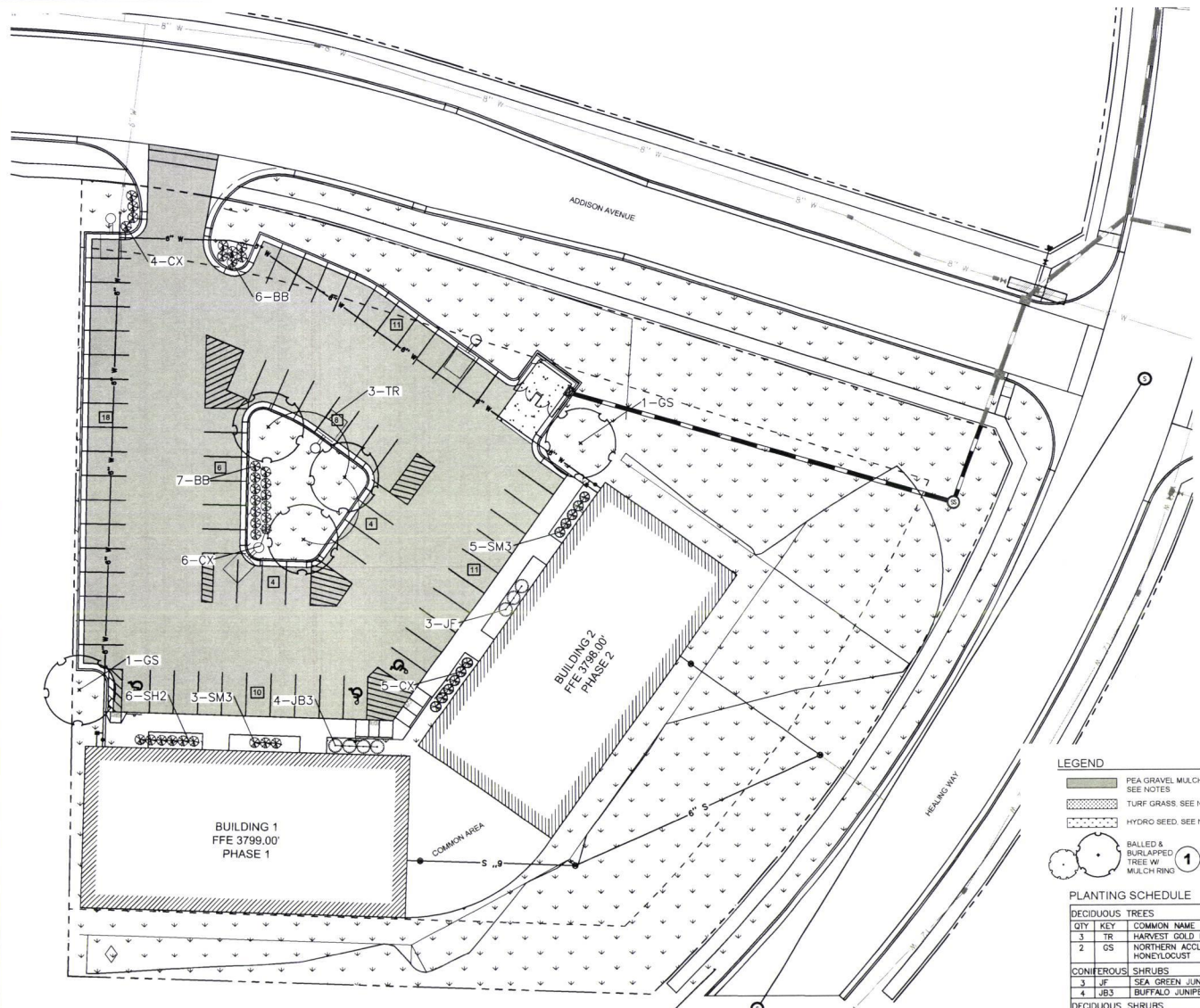
Sheet Name _____

SITE PLAN

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Engineering Reviewer: _____ Date: _____
 COMMENTS:

Internal Job No: 17-0877
 Designed By: MS
 Drawn By: KM
 Surveyed By: REINER ASSOC.
 Survey Date: 11/1/2014



NOTE:
 SEE SHEET 16 FOR LANDSCAPE POINT BREAKDOWN

LEGEND

- PEA GRAVEL MULCH. SEE NOTES
- TURF GRASS. SEE NOTES
- HYDR0 SEED. SEE NOTES
- BALLED & BURLAPPED CONIFEROUS TREE W/ MULCH RING
- CONTAINER DECIDUOUS SHRUB
- BALLED & BURLAPPED DECIDUOUS TREE W/ MULCH RING
- LANDSCAPE BOULDER SETTING
- PLASTIC LANDSCAPE EDGING (APPROX. 830 LF)

PLANTING SCHEDULE

QTY	KEY	COMMON NAME	BOTANICAL NAME	SIZE	NOTES/SPACING
DECIDUOUS TREES					
3	TR	HARVEST GOLD LINDEN	TILIA X MONGOLIA 'HARVEST GOLD'	2.0" CAL	SPECIMEN, B&B
2	GS	NORTHERN ACCLAIM HONEYLOCUST	GLEDITSIA TRIACANTHOS VAR. INERMIS 'HARVE'	2.0" CAL	SPECIMEN, B&B
CONIFEROUS SHRUBS					
3	JF	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	2 GAL.	
4	JB3	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	2 GAL.	
DECIDUOUS SHRUBS					
13	BB	CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII 'CRIMSON PYGMY'	2 GAL.	
8	SM3	GOLDMOUND SPIREA	SPIRAEA 'GOLDMOUND'	2 GAL.	
PERENNIALS					
15	CX	FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FORESTER'	1 GAL.	
6	SH2	PRAIRIE DROPSSEED	SPOROBOLUS HETEROLEPIS	1 GAL.	

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Sheet Name: _____

LANDSCAPE PLAN

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CONCEPTUAL ELEVATION
BUFFALO CROSSING SUBDIVISION
RAPID CITY, SOUTH DAKOTA
SEPTEMBER, 2017



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