



**CITY OF RAPID CITY**  
**RAPID CITY, SOUTH DAKOTA 57701-2724**

**Growth Management Department**  
 300 Sixth Street

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**MEMORANDUM**

TO: Rapid City Council

FROM: Vicki L. Fisher, Planning Manager

DATE: May 13, 2010

RE: Major Amendment to a Planned Residential Development for Eagle Ridge Apartments-File No. 09PD096

Legal Description: Lots 2A and 2B of Block 1 of Black Hills Center, Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota

City Council has requested that staff review the three following questions regarding the Eagle Ridge Planned Residential Development. They are as follows:

Question #1: Have all of the stipulations of approval for Phase One been met?

Staff has reviewed the approved stipulations of approval for Phase One and noted that the stipulations of approval have been met. In particular, the buildings have been constructed as approved, the landscaping is in place as required and parking has been provided as required. Erosion and sediment control measures have been installed for Phase One; however, seeding has not been completed within Phase Two. The City has issued Building Permits and Certificates of Occupancy for each of the structures located in Phase One. (A copy of the approved Phasing Plan is attached for your review.)

Question #2: Should a landscaping bond be posted to insure that the landscaping for Phase Two is in place this planting season?

The recommended stipulations of approval state that "all landscaping located along the west lot line shall be planted within 90 days of issuance of a building permit". The applicant has indicated that they propose to start construction around August 11, 2010 which would require that the landscaping be installed by November 11, 2010. The applicant also indicated that if the funding



for the project is not secured, the project may not go forward this year. In order to insure that the landscaping is in place this season, the Council may require that surety be posted for the landscaping along the west lot line and identify a specific date for completing the installation of the landscaping.

**Question #3: Should an alternate time frame to complete the landscaping along the west lot line be required?**

As previously indicated, the stipulations of approval state that "all landscaping located along the west lot line shall be planted within 90 days of issuance of a building permit". If the applicant starts construction around August 11, 2010, the landscaping is required to be installed by November 11, 2010. However, that would not provide any time for the City to complete the improvements prior to the end of the planting season. As such, the City Council may wish to establish an alternate time frame requiring that the landscaping be in place no later than September 15, 2010.

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OCT 14 2005

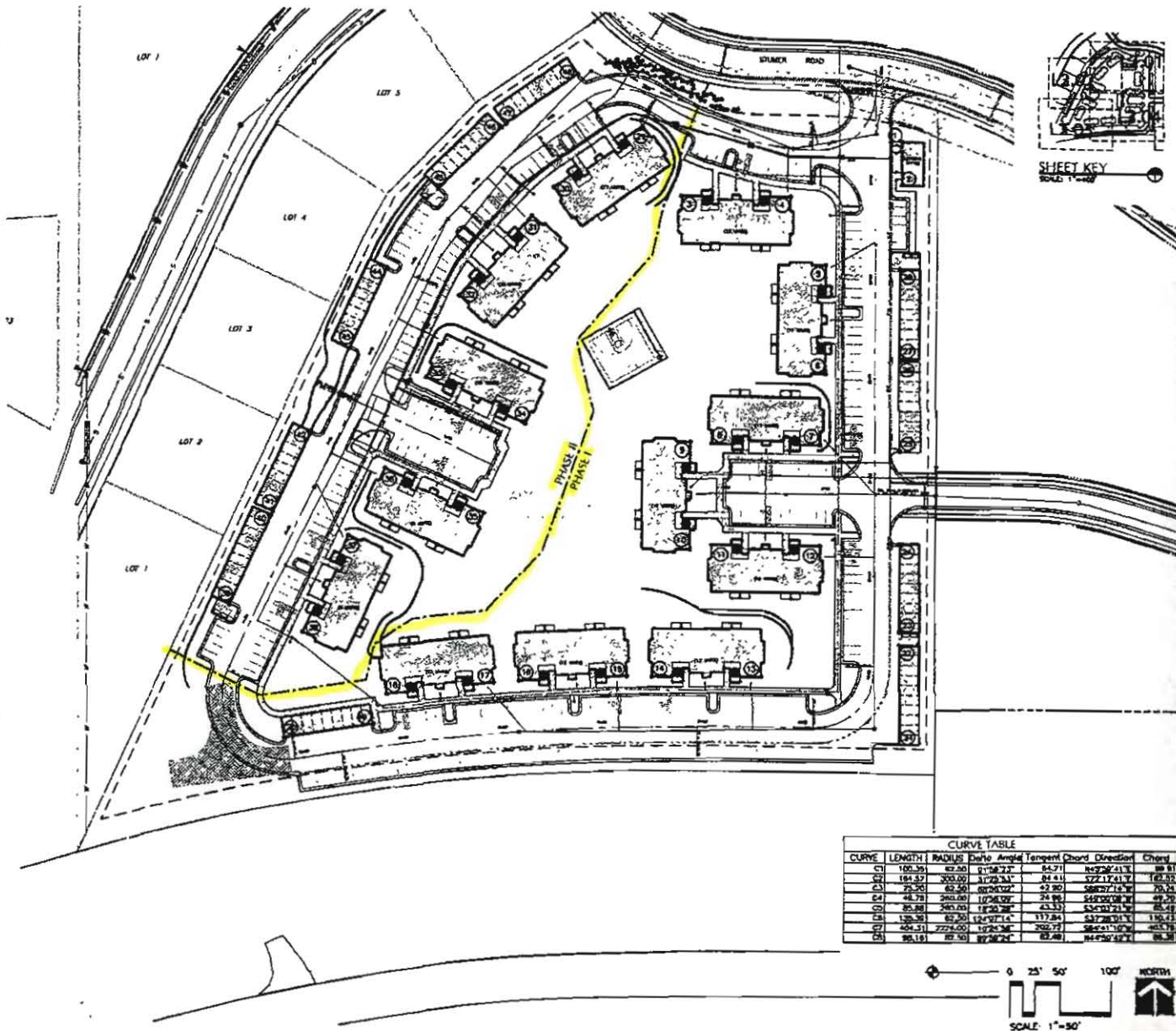
Rapid City Growth  
Management Department

GENERAL LAYOUT NOTES

1. CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING UTILITIES (SEE FLOOR PLAN) AND RESTRICTIONS CONTAINED TO REMAIN. CONTRACTOR SHALL REPAIR OR REPLACE ANY DAMAGED ITEMS AT NO COST TO OWNER. CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY DAMAGED ITEMS PRIOR TO CONSTRUCTION.
2. ALL PLANTING BED AREAS ARE TO BE STAKED BY LANDSCAPE CONTRACTOR PRIOR TO BEGINNING BED PREPARATION. THIS LAYOUT IS TO BE APPROVED BY LANDSCAPE ARCHITECT.
3. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR CHANGES PRIOR TO PROCEEDING.
4. ALL DIMENSIONS ARE PARALLEL AND PERPENDICULAR TO FEATURES BEING DIMENSIONED FROM UNLESS NOTED OTHERWISE.

④ BUILDING LOCATION COORDINATES

1	R: 632981.13 E: 1241366.67	25	P: 631871.30 E: 1241363.22
2	R: 632927.44 E: 1241366.67	26	P: 632041.36 E: 1241363.22
3	R: 632225.08 E: 1241372.77	27	P: 632041.36 E: 1241363.22
4	R: 632225.08 E: 1241382.57	28	R: 632154.30 E: 1241382.57
5	R: 632137.27 E: 1241316.33	29	R: 632225.08 E: 1241334.33
6	R: 632041.36 E: 1241316.33	30	R: 632225.08 E: 1241042.00
7	R: 631976.18 E: 1241316.33	31	R: 632225.08 E: 1241024.37
8	R: 631976.18 E: 1241296.36	32	R: 632122.18 E: 1241024.37
9	R: 631976.18 E: 1241183.10	33	R: 632038.23 E: 1240818.00
10	R: 631896.24 E: 1241183.10	34	R: 631896.24 E: 1241047.77
11	R: 631896.24 E: 1241204.78	35	P: 631896.24 E: 1240778.88
12	R: 631874.30 E: 1241215.00	36	R: 631896.24 E: 1240778.88
13	R: 631740.83 E: 1241215.00	37	R: 631896.24 E: 1240778.88
14	R: 631740.83 E: 1241314.80	38	R: 631740.83 E: 1240778.88
15	R: 631740.83 E: 1241314.80	39	R: 631740.83 E: 1240778.88
16	R: 631724.40 E: 1241314.80	40	R: 631886.46 E: 1240778.88
17	R: 631725.00 E: 1240298.86	41	R: 631886.46 E: 1240778.88
18	R: 631718.40 E: 1240298.86	42	P: 631886.46 E: 1240778.88
19	R: 631686.46 E: 1240298.86	43	R: 631886.46 E: 1240778.88
20	R: 631686.46 E: 1240298.86	44	R: 631448.31 E: 1240778.88
21	R: 631686.46 E: 1241363.22	45	R: 631448.31 E: 1240778.88
22	R: 631774.24 E: 1241363.22	46	R: 632011.94 E: 1240778.88
23	R: 631774.24 E: 1241363.22	47	R: 632225.08 E: 1240927.17
24	R: 631774.24 E: 1241363.22	48	R: 632225.08 E: 1241070.43



CURVE TABLE

CURVE	LENGTH	RADIUS	Delta	Angle	Tangent	Chord	Direction	Chord
C1	100.36	62.30	91°58'27"	84.71	86.92	21.16	90°	86.91
C2	184.37	300.00	31°28'34"	84.41	172.17	141.70	90°	141.70
C3	70.30	62.50	89°28'07"	82.80	58.87	71.07	90°	71.07
C4	48.73	260.00	10°34'36"	24.85	54.00	54.00	90°	54.00
C5	95.88	240.00	15°24'36"	43.33	52.33	52.33	90°	52.33
C6	126.38	82.50	124°57'14"	117.84	137.84	136.43	90°	136.43
C7	404.31	2254.00	10°24'36"	268.72	384.17	384.17	90°	384.17
C8	95.18	62.50	89°28'07"	82.48	58.87	71.07	90°	71.07

Project Name: Black Hills Estates Eagle Ridge  
Project No: 05  
Date: October 11, 2005

Overall Layout Plan

Scale: 1"=30'

North Arrow

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4 of 4