



DREAM DESIGN INTERNATIONAL, INC.

CIVIL ENGINEERING ☐ LANDSCAPE ARCHITECTURE
LAND DEVELOPMENT ☐ CONSTRUCTION ADMINISTRATION

September 30, 2011

Ms. Vicki Fisher
Growth Management Department
City of Rapid City
300 Sixth Street
Rapid City, SD 57701

Re: Letter of Intent – Gateway Subdivision, Proposed Lot 1 of Block Eight of Elks Crossing,
Located in the SW1/4, Section 16, T1N, R8E, BHM, Rapid City, Pennington
County, South Dakota

Dear Ms. Fisher:

Attached herewith are documents included as part of the PRD Initial-Final Application and Preliminary Plat for Gateway Apartments. The proposed site is 10.0 acres located on the southeast corner of East Minnesota St and Marlin Drive. The property is currently zoned MRD.

This submittal includes:

- 1- Preliminary plat application
- 2- Preliminary plat
- 3- Planned Residential Development Application
- 4- Exception to allow access to higher order street.
- 5- Construction Plans for the proposed site
- 6- Approved Plans - East Minnesota Street Sections 16 and 21 Elk Vale Road East to Section Line (Approved 7.22.09)
- 7- Approved Plans -Marlin Drive Water and Sanitary Sewer (approved 11.20.09)
- 8- Topographic survey
- 9- Engineers Estimate of Probable Cost for Public Improvements
- 10- Preliminary Design Report which includes:
 - a- Original Traffic study dated 01.30.09.
 - b- Portions of original Storm water and storm water quality report dated 07.01.09.

The apartment complex consists of 10-3 story buildings for a total of 216 dwelling units. The units will consist of 60 one-bedroom units, 120 two-bedroom units and 36 three-bedroom units. Amenities include a club house with exercise area, business center, and indoor hot tub. The facility may be used as a community center, outdoor swimming pool, outdoor sports area (i.e. basketball court) two picnic/bbq areas, and playground.

Total city parking required for the site is 324 spaces. The proposed parking count is 496 spaces which includes 85 garage spaces. The pool deck shall be fenced with a metal fence. Dumpster enclosures shall be concrete block with slated chain link gates to allow access. Sign locations are shown on the site plan. One monument sign located on the corner of E. Minnesota Street and Marlin Drive and a smaller sign located at each of the two entrances.

It is anticipated upon approval that the project shall begin construction in May of 2012 and shall be completed no later than 9.30.2016.

Listed below are some of the major components that relate to this site:

- A- E. Minnesota Street Plans: As part of the project, East Minnesota Street will be constructed along the property frontage. Plans for East Minnesota Street have been previously submitted and approved on 7.22.09.
- B- Marlin Drive Water Main: As part of the construction of Gateway Apartments, the owner will extend the water main on Marlin Drive southwest to Creek Drive using the previously submitted Marlin Drive Water and Sanitary Sewer which were approved on 11.20.09.
- C- Drainage, Water Supply and Sewer Service: Please see attached Preliminary Design Report.
- D- Traffic: Attached to the preliminary design report is the traffic impact study dated 1.30.09.

On behalf of the owners, DDI requests that these preliminary plat and the associated PRD applications be accepted, reviewed, and approved.

We thank you for your help and please contact us if you need any additional information.

Sincerely,
DREAM DESIGN INTERNATIONAL, INC.



Terry Cash, P.E.

Enclosures
CC: Owner