

**PRELIMINARY
FOR REVIEW ONLY**



BUILDING INFORMATION:

- BUILDING 1-1 = 14,815± SF
 - 1 BEDROOM UNITS = 6 UNITS
 - 2 BEDROOM UNITS = 18 UNITS
 - 3 BEDROOM UNITS = 8 UNITS
- BUILDING 2-1 = 14,926± SF
 - 1 BEDROOM UNITS = 6 UNITS
 - 2 BEDROOM UNITS = 18 UNITS
 - 3 BEDROOM UNITS = 8 UNITS
- TOTAL - BOTH BUILDINGS
 - 12 - 1 BEDROOM UNITS
 - 34 - 2 BEDROOM UNITS
 - 16 - 3 BEDROOM UNITS
 - 62 UNITS TOTAL

SITE LAYOUT NOTES

- ZONING: OFFICE COMMERCIAL
MEDIUM DENSITY RESIDENTIAL
- MINIMUM SETBACKS:
 - FRONT = 25'
 - SIDE = 25'
 - BACK = 25'
- BUILDING HEIGHT
 - MAXIMUM PERMISSIBLE = 35'
 - PROPOSED = 42'
- LOT COVERAGE
 - MAXIMUM PERMISSIBLE = 30%
 - PROPOSED = 19.6%
- LOT SIZE REQUIREMENT
 - 1,500SF PER UNIT + 5,000SF
 - MINIMUM REQUIRED LOT SIZE = 98,000SF
 - PROPOSED LOT SIZE = 152,000SF
- PARKING REQUIREMENTS:
 - SDHDA REQUIREMENTS
 - 1.5 SPACES PER 1 & 2 BDR UNITS
 - 2 SPACES PER 3 BDR UNITS
 - TOTAL REQUIRED = 101 SPACES
 - RAPID CITY REQUIREMENTS
 - 1.5 SPACES PER UNIT
 - TOTAL REQUIRED = 93 SPACES
- TOTAL SPACES PROVIDED = 107 SPACES
- ACCESSIBLE SPACES REQUIRED = 5 SPACES
- OPEN SPACE REQUIREMENTS:
 - 400SF PER UNIT
 - OPEN SPACE REQUIRED = 24,800SF
 - OPEN SPACE PROVIDED = TBD
- LANDSCAPING REQUIREMENTS:
 - LOT AREA - BUILDING AREA = POINTS REQUIRED
 - POINTS REQUIRED = 122,259
 - POINTS PROVIDED = TBD
- STREET CLASSIFICATION:
 - NEEL STREET - COLLECTOR STREET
 - BERNIECE STREET - LOCAL STREET

DREAM DESIGN

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**PRELIMINARY SITE LAYOUT
OPTION 1**

RAPID CITY, SOUTH DAKOTA
NOVEMBER 8, 2013

