

PROJECT DATA (2003 IBC)

04PD071

PROPOSED PROJECT: RELOCATION OF 4 DUPLEX BUILDINGS TO SITE.  
R-3 OCCUPANCY.  
MEDIUM DENSITY RESIDENTIAL.

PARCEL ZONING: MDR

ADJACENT PARCELS ZONING / SETBACKS:  
NORTH PARCEL ZONING (REAR YARD): MDR 25 FEET 25 FEET (OK)  
EAST PARCEL ZONING (SIDE YARD): MDR 8 FEET 8 FEET (OK)  
SOUTH PARCEL ZONING (FRONT YARD): MDR 25 FEET 25 FEET (OK)  
WEST PARCEL ZONING (FRONT YARD): MDR 25 FEET 25 FEET (OK)

OCCUPANCY TYPE(S): R-3 DUPLEXES

LOT(S) SF: 35,700 SF  
LOT 9: 16,800 SF  
LOT 10: 18,900 SF

BUILDING TYPE: V-B

ALLOWABLE STORIES / PROPOSED STORIES: 1 ALLOWED / 1 PROPOSED

ALLOWABLE BUILDING SF: UNLIMITED

UNITS ALLOWED / PROPOSED: 20 ALLOWED / 8 PROPOSED  
(35,700 -5000) / 1500

BUILDING(S) SF: 9,408 SF TOTAL FOR ALL UNITS EACH FLOOR  
MAIN LEVEL EACH BUILDING 2,352 SF X 4 = 9,408 SF  
LOWER LEVEL EACH BUILDING 2,352 SF X 4 = 9,408 SF

LOT COVERAGE PERCENTAGE: 26.4% < 30% (OK)  
(5856 / 28938)

FIRE FLOWS REQUIRED FOR 4704 SF EACH BUILDING: 1,750 GPM AT 20 PSI

FIRE FLOWS AVAILABLE: 4,836 GPM AT 20 PSI (OK)  
(SEE ATTACHED TESTING SHEET DATED 1 NOVEMBER 04)

AUTOMATIC SPRINKLER SYSTEM REQUIREMENTS: NONE REQUIRED / NONE PROVIDED.

PARKING REQUIREMENTS: 12 SPACES REQUIRED  
(8 UNITS X 1.5)

PARKING PROVIDED: 16 SPACES INCLUDING (1) HC SPACE

LANDSCAPING REQUIREMENTS: SEE LANDSCAPE PLAN

LANDSCAPING PROVIDED: SEE LANDSCAPE PLAN WITH SPRINKLER SYSTEM

DRAINAGE PLAN FOR SITE: SEE DESIGN BY ADVANCED ENGINEERING.  
RONALD BENGS, PE.

ADDRESS: NOT ASSIGNED

PARCEL ID: 3808102008 / 3808102010

LEGAL DESCRIPTION: LOT 5K OF LOT B OF LOT 5 LESS THE N15 FEET OF TRACT 2, JAMES SUBDIVISION AND LOT 5G OF LOT C OF TRACT 2 OF LESTER SUBDIVISION, RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA.

PROJECT  
PLANNED RESIDENTIAL DEVELOPMENT  
FOR  
FOUR RELOCATED DUPLEX BUILDINGS  
RAPID CITY, SD

CLIENT  
DAN HOLSWORTH  
2102 CREEK DRIVE  
RAPID CITY, SD 57701  
605.343.5213

DESIGNER  
KENNEDY DESIGN GROUP INC.  
4955 ENCHANTED PINES DRIVE  
RAPID CITY, SD 57701  
605.342.5314

SITE ENGINEER  
ADVANCED ENGINEERING & SURVEYING, LLC  
1030 WEST MAIN STREET  
RAPID CITY, SD 57701  
605.718.8825

RECEIVED

NOV 12 2004

Rapid City Growth  
Management Department



CLIENT:  
DAN HOLSWORTH  
RAPID CITY, SD  
605.343.5213

PROJECT:  
FOUR DUPLEX  
APARTMENT BUILDINGS  
RAPID CITY, SD

COVER SHEET  
PROJECT DATA

PROJECT NO: 428  
FILE NO: 428-4  
DRAWN BY: RCK  
CHECK BY: RCK  
DATE: 11.11.04  
REVISIONS: XXXX

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Drawing Number