

General Information*Legal Description*

Located in the NW1/4, SW1/4 SE1/4, NE1/4 SW1/4, and the SE1/4 SW1/4 of Section 24, Township 1 North, Range 7 East, Black Hills Meridian, City of Rapid City, Pennington County, South Dakota.

Introduction

This development will provide quality, affordable housing for families in Rapid City. Each apartment is entered via an enclosed stairway. The ground floor apartments will each have a private patio and be handicapped accessible. The second and third story units will have private exterior rear decks. Each unit will have a laundry hook-up, a 90+ efficiency natural gas furnace with forced air heat, central air conditioning and low-e glass window to minimize utility costs. The two bedroom units will be 1,000 ft² and the three bedroom will be 1,300 ft² with two full baths. These units will not only be larger than any of the affordable housing units currently available, they are larger than the majority of market rate apartments in Rapid City.

This project will meet all ADA requirements as well as ICBO and Section 504 requirements for handicap and hearing impaired and, as stated above all units ground floor will be entirely accessible.

Planned Residential Design Elements*General Master Plan/Development Notes**Phase I Site Elements*

The first phase will be the development's eastern and southern portions. The adjacent land use to Phase I includes office commercial and Catron Boulevard's R.O.W.

Phase I Structures

- Eight – 12 plex apartment buildings. These buildings will be three stories tall – each floor containing 4 units. See the included architectural information for a further building descriptions. The ground floor apartments will each have a private patio and be handicapped accessible.
- Five units in the Phase I will be handicap-accessible.
- Five garages will be built allowing for 46 spaces.
- A 600ft² leasing/administration office with an adjoining oversized maintenance garage will be built at the development entrance.
- Two garbage enclosure areas (with four dumpsters) will be installed, see the layout plan for locations. The garbage enclosures will be an opaque redwood fence surrounding the bins.

Phase I Roads/Parking

- The city requirements for apartment housing are 2 parking stalls/unit, equaling 192 required stalls; 6 of those must be van and wheelchair accessible. Phase I provides 181 open-air stalls, 11 of those being van and wheelchair accessible, and 46 garaged stalls.
- All internal roads will be asphalt. The asphalt section will be based on the Geo-technical Engineers report, see the attached report for further explanation.
- The two required ingress/egress points for Phase I are Stumer Road to the north and the east Commercial Road to Catron. Easements within the property will be secured for this existing phase and for Phase II traffic.
- A temporary hammer-head turnaround is provided at the southwestern corner of the property as per the Fire Departments request

Site Amenities

- Phase I will include basketball half-court. This court shall be a concrete pad measuring 42'x50'. The court shall be surrounded by a 12' high chain-link fence.
- An entry monument sign will be built, see the included detail for the sign graphic.

Site Work/Landscaping

- The site makeup for Phase I will include the use of retaining walls. The development will use a segmented retaining wall block that is of an earthen color scheme– matching the material color used on the buildings. The design for Phase I looks at terracing as many walls as possible. The walls, in most areas are kept no higher than 3'. The terraced walls will incorporate plantings to soften the embankment. Any walls higher than 3' will be designed and that design stamped by a structural engineer.
- Phase I will have berming and perimeter landscaping along the Catron R.O.W. The berming will be approximately 8-10' tall. This area will be planted with a minimum 15' tall conifer trees. This will help screen the development from the highway and the highway from the development. Landscaping and berming will also continue along the western edge of

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Phase I. The rear garage walls will act as a retaining wall to help with berming between the office commercial and the development. Conifer and deciduous trees will also be planted to assist in the screening.

- Sidewalks will be incorporated into the parking areas surrounding the building.
- Sidewalks will not be built on the interior of the development to further emphasize the park-like setting.

Phase I Utilities

- Sanitary Sewer, Storm Sewer and Water will be built to City of Rapid City specifications. The utilities will then be dedicated as public utilities. A Utility and Drainage Easement is dedicated on the Plat to allow the utilities to become part of the City utility system.
- City Engineering staff has indicated that a public system on site looped into the City system would be preferable to a private system on site isolated from the City system via backflow preventers. City Engineering staff has also indicated that the on site looped public system should be constructed as an 8" main. If water main was constructed for both phases, a 6" looped main on site would provide the required 1500 gpm minimum fire flow to all proposed buildings. However, if only Phase I is constructed at this time, an 8" dead end main is required to provide 1500 gpm fire flow to the proposed buildings. A determination by the City of Rapid City Public Works Department for oversize reimbursement eligibility is required for Phase I.
- Sanitary Sewer will consist of 8" PVC mains with 48" concrete manholes discharging into a proposed manhole at Stumer Road.
- Sanitary Sewer service lines to the apartments will consist of 6" PVC tapped into the 8" main. Cleanouts along the service lines will be installed as required.
- Water service lines to the apartments will consist of 4" PVC tapped into the 8" main.
- Storm Sewer system consists of Type B inlets, 18" slotted CMP drain and 12" to 30" RCP collection. The system will discharge into the Stumer Road storm sewer. The system has been designed to collect runoff in the 10 year storm with minor "run by" discharging to Stumer Road. The system will collect runoff in the 100 year storm with approximately 3 cfs discharging to Stumer Road.

Phase II Site Elements

Phase II is the development's western side. The adjacent land use to this phase is residential. The first phase will be the development's eastern and southern portions. The adjacent land use to Phase I includes office commercial and Catron Boulevard's R.O.W.

Phase II Structures

- Three, 12 plex apartment buildings and two, 8-plex buildings, these buildings will be two and three stories tall – each floor containing 4 units. See the included architectural information for a further building descriptions. The ground floor apartments will each have a private patio and be handicapped accessible
- Five Garages will be built allowing for 46 spaces.
- Two garbage enclosure areas (three dumpsters total) will be installed, see the layout plan for locations. The garbage enclosures will be an opaque redwood fence surrounding the bins.

Phase II Roads/Parking

- The city requirements for apartment housing are 2 parking stalls/unit, equaling 104 required stalls; 5 of those must be van and wheelchair accessible. Phase II provides 91 open-air stalls, 6 of those being van and wheelchair accessible, and 46 garaged stalls.
- All internal roads will be asphalt. The asphalt section will be based on the Geo-technical Engineers report, see the attached report for further explanation.

Site Work/Landscaping

- The site makeup for Phase II will include the use of retaining walls. The development will use a segmented retaining wall block that is of an earthen color scheme – matching the material color used on the buildings. The design for Phase II looks at terracing as many walls as possible. The walls, in most areas are kept no higher than 3'. Any walls with a height taller than 3' will be designed and that design shall be stamped by a structural engineer. The terraced walls will incorporate plantings to soften the embankment.
- Phase II will be below the finished grade of the western home-owners. This will be accomplished by terracing with walls and the garages. This will help screen the development from the residential neighborhood. Landscaping and berming will also continue along the western edge of Phase II. Conifer and deciduous trees will also be planted to assist in the screening and the sites overall visual context.
- Sidewalks will be built surrounding development
- Internal sidewalks will not be built to further emphasize the park-like interior.

Phase II Utilities

- Sanitary Sewer, Storm Sewer and Water will be built to City of Rapid City specifications. The utilities will then be dedicated as public utilities. A Utility and Drainage Easement is dedicated on the Plat to allow the utilities to become part of the City utility system.
- City Engineering staff has indicated that a public system on site looped into the City system would be preferable to a private system on site isolated from the City system via backflow preventers. City Engineering staff has also indicated that the on site looped public system should be constructed as an 8" main. If water main was constructed for both phases, a 6" looped main on site would provide the required 1500 gpm minimum fire flow to all proposed buildings. A determination by the City of Rapid City Public Works Department for oversize reimbursement eligibility is required for this Phase II.
- Sanitary Sewer will consist of 8" PVC mains with 48" concrete manholes discharging into a proposed manhole at Stumer Road.
- Sanitary Sewer service lines to the apartments will consist of 6" PVC tapped into the 8" main. Cleanouts along the service lines will be installed as required.
- Water service lines to the apartments will consist of 4" PVC tapped into the 8" main.
- Storm Sewer system consists of Type B inlets and 12" to 18" RCP collection. The system will discharge into the Phase I storm sewer. The system has been designed to collect runoff in the 10 and 100 year storms with minor "run by" discharging to Phase I.

Architectural Design Development – Phase I & Phase II

Apartments

The buildings will be built using high quality, low maintenance exterior finishes. There will be three feet of brick veneer and steel siding on the front and sides of all the apartment buildings. The roof will be covered with dimensional asphalt shingles. The exterior color palette will be earth tones. Each apartment will have a balcony. Each unit will have a laundry hook-up, a 90+ efficiency natural gas furnace with forced air heat, central air conditioning and low-e glass window to minimize utility costs. The two bedroom units will be 1,000 ft² and the three bedroom will be 1,300 ft² with two full baths. The apartment unit will have an air-conditioning condenser located on the deck. Metal Halide wall lighting will be used for building accents and site lighting.

Materials List:

Wood, Low E glass, brick foundation veneer, siding.

Leasing Office

The leasing office will be at the main entrance of the development. This building will be staffed by a management company during normal business hours. The office will be a 600ft² building; with an oversized garage attached to the north end. The total size building will be 900ft². Materials and colors used will match that of the apartment buildings.

Garages

There will be a total of 10 garages built allowing for 86 garaged stalls. The materials and colors will match the materials and colors used for the apartment buildings. The garage walls will be used to retain soil for screening on the west and east sides of the development. Wall lighting will also be used on the garages for accent and site lighting.

Landscape Points for Phase I & Phase II

Square Footage of Phase I	299,075.00
Square Footage of Building Structures	52,377.00
Landscape Points Required	246,698.00

Turf Areas	12,311 S.Y. @ 10 PTS/SY.	123,110.00
Shrubs (>2' in height)	531 @250 PTS each	132,750.00
Large Trees	27 @ 2,000 PTS each	54,000.00
Large Conifer Trees	50 @ 2,000 PTS each	100,000.00
Groundcover (<2' height)	157 SY @ 100 PTS/SY	15,770.00
Points Provided		425,630.00

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Square Footage of Phase II	174,402.00
Square Footage of Building Structures	35,580.00
Landscape Points Required	138,822.00

Turf Areas	5,745 S Y. @ 10 PTS/SY.	57,450.00
Shrubs (>2' in height)	598 @250 PTS each	149,500.00
Large Trees	24 @ 2,000 PTS each	48,000.00
Large Conifer Trees	21 @ 2,000 PTS each	42,000.00
Groundcover (<2' height)	101 SY @ 100 PTS/SY	10,188.00
Points Provided		307,138.00