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Rapid City Growth  
Management Department  
MEMO

Date: 08/08/08  
 To: City of Rapid City, Growth Management  
 From: FourFront Design Inc, Neil Eichstadt *NE*  
 Project: Tower Court Planned Residential Development  
 Subject: Submittal Memo

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#### Project Description

The Tower Court construction project consists of road and site grading, water main, sanitary and storm sewer, asphalt and concrete pavement, and the construction of twin homes and one single family home.

#### Design Issues

The steep terrain of the existing site was the main constraint in the design of the cul-de-sac and houses. The existing site is an oval knob that extends to the north from Tower Road with a downward slope of approximately 10%. At the edges of the knob to the north, east, and west the grades increase from 3:1 to 1:1. In order minimize the amount of fill material, the site was laid out fully utilize the oval knob and avoid construction on the steep slopes at the edges. To do this, the homes were placed with the minimum set backs from the property lines.

#### Variance for Approach Corner Clearance

An application for a Variance to the Rapid City Design Standards is included for 2.16.7 Approach Corner Clearance. As mentioned above, the homes were placed to on the site using the minimum setback requirements. Due to the location of the garages, the approaches for the first two twin homes on Tower Court do not have the required 50' separation from the Tower Road intersection radii.

#### Grading Plan

Due to the steep grade of the exiting site, the grades off the back of the proposed homes will need to be 2.5:1 and possibly 2:1. The proposed day lighting slopes are not currently shown on the submitted Grading Plan, but will be shown on the final construction plans to be submitted in the near future. Also, a number of retaining walls are needed to prevent excessive slopes on the proposed site. These retaining walls can be seen on the Grading Plan sheet submitted.

Erosion and Sediment Control Report

A Preliminary Erosion and Sediment Control Report are included in this submittal. It is labeled preliminary due to the fact that signatures of all the involved parties could not be obtained before the submittal date. The final report will be submitted for approval after city review and the signatures are obtained.

Twin Home and Single Family Home Construction Plans

Plans for the proposed twin homes and single family home are included in this submittal. They were designed by Reyelts Construction, who will be constructing the buildings.

Phasing Schedule

Bates Construction, who is constructing the Tower Road Reconstruction Project, will do the initial erosion and sediment control and rough grading for the cul-de-sac. After they have obtained a grading permit they plan to set up erosion and sediment control and begin rough grading in mid August (August 18<sup>th</sup> in the Erosion and Sediment Control Report). Rough grading should be completed by the end of August. Upon completion of the rough grading, all disturbed areas will be seeded. This is scheduled for September 1<sup>st</sup>. Construction of Tower Court including base course, curb and gutter, and asphalt and concrete pavement will be completed concurrently with paving of Tower Road. After the completion of Tower Court, Reyelts Construction will begin building the proposed houses. This is scheduled for Spring of 2009.

Drainage Report

Drainage calculations for this proposed site has already been accounted for in the Final Design Report for the Tower Road Reconstruction Project. This report has accounted for the grading and increased impervious area of Tower Court.