

September 26, 2008

City of Rapid City
Growth Management Department
300 Sixth Street
Rapid City, SD 57701

RECEIVED
SEP 26 2008
**Rapid City Growth
Management Department**

Re: Planned Development for Carpenter Dental

To Whom It May Concern:

A planned development is being submitted for a 1.12 acre parcel of property at 5610 Bendt Dr. lots 1,2,&3 that is currently zoned Office Commercial. The intent of the development is as follows:

1. Uses: The property will be developed to allow 2 separate buildings to provide for a potential variety of uses including professional offices, medical/dental and/or other similar uses.
 - a. Building A is located on the south end. Its initial use will be for a dental office on the main level. The basement would have mech/ele. room for dental office, with the majority of the square footage being a lease space.
 - b. Building B is located on the north end. This future building could be a variety of uses including professional office, etc. A Major Amendment to the PD would be submitted when this building is developed.
2. Parking: A total of 25 spaces are provided with 4 of them being accessible spaces, one of which is van accessible.
 - a. Building A is required to have 23.52 parking spaces as shown on drawing A1.1.
 - b. The future Building B will need to be designed for the remaining allowable parking of 14 spaces.
3. Signage: The frontage along Bendt Dr. is 362 lineal feet which allows for 724 square feet of building signage and 724 square feet of site signage. This will be used as follows:
 - a. Building A will have up to 149 square feet of signage as shown on the elevation drawings.
 - b. Future Building B may have up to 575 square feet of signage.
 - c. Site sign A will have up to 164 square feet of signage as shown on the site plan A1.1
 - d. Site sign B will have up to 96 square feet signage as shown on the site plan A1.1.

4. Landscape Features:
 - a. The landscaping is intended to significantly exceed the minimum landscaping requirements.
 - b. The property topography rises up significantly as it goes to the east. A number of landscaping retaining walls are integrated into the grading design. All of these retaining walls will be less than 4' of differential height. The walls will be built of a segmented block retaining wall.
5. Building Colors:
 - a. The exterior materials will be a combination of stone, brick, EIFS and wood as outlined on the exterior elevation drawings. The colors will be similar to the attached computer generated model view with an understanding that final colors may vary slightly but remain within a moderate range of earth-tone colors.

Please let us know if you should have any additional questions or desire clarification of this submittal.

Sincerely,

ARC International, Inc.
Chris Olney, Designer