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Rapid City Growth
Management Department

PENNINGTON COUNTY HOUSING
AND REDEVELOPMENT
LOTS 1 THRU 5 AND LOTS 13 THRU 18, BLOCK 1. MacARTHUR SUBDIVISION,
SEC.25, T2N, R7E, BHM, RAPID CITY,
PENNINGTON COUNTY, SOUTH DAKOTA, USA.
Garage Additions
Project #09.1594.001

August 26, 2009

Major Amendment to Approved Planned Development Submittal

Changes to Approved Submittal

Based on conversations with the Owner, we are proposing several changes to our recently approved Planned Development. The changes include relocating the garages, revising some of the proposed grading, relocating several driveways, and various concrete work changes.

As previously approved, some of the garages were attached and some were detached. Also in that submittal, we were allowed a minimum setback distance of 3' and required to provide a minimum separation distance of 13' between any structures. Based on this we have revised our submittal in order to attach all the garages and still meet the approved distance requirements. All garages have been changed except Lot 16 (310 MacArthur). This lot will remain as previously approved.

In the original submittal, we showed a fairly substantial change to the existing southern drainage swale. This was done in large part to the locations of the proposed garages. With the revised submittal, the majority of the overlot grading will not be required. The section of channel through Lots 15 and 16 will be graded to accommodate flow from the westerly lots. Also several areas have been identified on the attached plans for minor upgrades to provide positive drainage from the site.

Due to previous placement of certain homes, several of the proposed garages will not be located perpendicular to the existing street. Therefore two existing driveways will be removed and relocated as shown on the plans. All necessary permitting will be completed by the Contractor.

The other change includes various upgrades in concrete flatwork as compared to the approved submittal such as widened driveway sections, concrete patios, and sidewalk. These are shown on the attached plans.

Floodplain

During the previous submittal, a general comment was made by City staff concerning the 100-year floodplain as shown on the lot. We have addressed this issue with Rapid City Drainage Engineer, Steve Schelske. Included with this report are his comments,

Covenant Agreement

As part of our Major Amendment submittal, we understand that a "covenant agreement" will be required by the City. Previously, we were under the impression that a "Developmental Lot" agreement would be adequate. Pennington County Housing would like to begin that process. We would expect that the City would proceed to organize the necessary agreement and any exhibits that would be necessary would be created by FourFront Design Inc.

Drainage Report

With this submittal we have revised the drainage report and show that the existing channel is adequate to contain the proposed flows. Also noted, our net increase in impervious area for the site is approximately 12%. Based on our understanding of 8.48.020 of City Code of Ordinances this would not require stormwater treatment. On our grading plans, we have shown two small pond areas in the main drainages from the site. These will be temporary ponds created using natural contours and compost wattles. The wattle will be removed when construction in that area is complete.

Erosion and Sediment Control Report

Included with submittal is a copy of our "Erosion and Sediment Control Report" for your review.