

ENGINEERING
LANDSCAPE ARCHITECTURE
LAND PLANNING



CONSTRUCTION OBSERVATION
REAL ESTATE DEVELOPMENT
PROPERTY MANAGEMENT

January 24, 2012

Ms. Vicki Fisher
300 Sixth Street
Rapid City, SD 57701

RE: Initial Planned Residential Development

Dear Ms. Vicki Fisher:

Attached please find a copy of the information relating to the above referenced Initial Planned Development for the above referenced project. Included in this submittal:

- 1- Preliminary Site Plan
- 2- Water Fire Flow preliminary calculations
- 3- Storm Water Tables and drainage basins maps copies

Building USE and Zoning:

Currently the property is zoned General Commercial and is being changed to High Density Residential. The purpose of the rezoning is to allow for a seven story building for apartment style student living. The first phase of the project consists of 39 apartments and near 12,000 square foot of common space for use by the students.

Parking requirements:

The 39 units first phase require 69 parking spaces. The proposed site plan provides for more parking spaces. Future phases will require a second floor to the parking pad accessed from the alley or parking across the street. Issues relating to parking for the future phases will be addressed at the future phase plan.

Landscaping:

The final landscaping plan will be submitted with the final development plan.

Sanitary Sewer:

The site currently has 29, 3, 5, and 7 dwelling units that are currently rented for a total of 44 dwelling units and near 2000 square feet of commercial use place. The proposed phase one of the development provides for 39 units. The property can be developed currently into a commercial lodging facility that may exceed the proposed development. Sanitary Sewer calculations will be submitted at the final development stage

Water:

Currently the property fronts on St. Joe Street which has a new 12" water main. The water main is connected to a 20" water main fed from the Start Village reservoir with Overflow elevation of 3406. The site is located at 3200 elevation which is near 220 feet lower than the overflow for the tank. Preliminary calculations show adequate fire flow at the 7th floor of the building. More details will be provided at the Final PRD stage. If needed a fire pump will be provided. Calculations will be provided with the design report.

Storm Water:

The proposed rezone for the Denman's Subdivision from General Commercial District to High Density Residential District will not adversely affect the downstream conveyances and detention basins developed for the Downtown Drainage Basin. The change in zoning does not correlate to a change in the storm water runoff because the runoff coefficients and impervious area's used to develop runoff quantities are the same for commercial zoning and residential apartments (high density residential).

The proposed property rezone is located within the East Half Basin identified in the above referenced study. The storm water runoff calculated for this site and corresponding drainage basin is function of land use types (currently commercial zoning) and frequency storms, 10 and 100 year, one hour storm events in this case. For this particular drainage basin study the storm intensities were established from design criteria found in the City of Rapid City Drainage Criteria Manual. The pertinent design criteria can be viewed in Table 2-1, Recommended Runoff Coefficients and Percent Impervious. The table has the same percent impervious and runoff coefficients for commercial areas and residential apartments. Therefore no increase in storm water runoff is expected.

Lot Coverage:

The size of the lot is 56,000 sqft, the proposed buildings cover is 17,480 sqft or near 31% of the lot. The required coverage for buildings taller than 5 floors is 25% we request an exception to allow 31% lot coverage instead of 25%.

Open Space:

The proposed project is contiguous with SDSM&T Campus which has large open space and recreation facilities. The buildings are intended to be occupied by students. The SDSM&T provides for open space needs. The open space provided is at 130 sqft/ptu instead of 300 sqft.

Color and Outside Finish:

Exterior of building will be brick and stone finish matching the colors and the finish of the School of Mines structures.

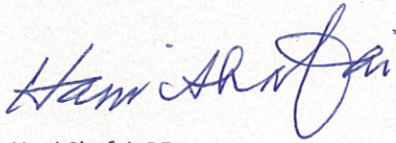
We request the following:

- 1 – Reduce front yard setbacks 10 feet from St. Joe Street
- 2 – Reduce side yard setbacks for Birch and Elm Ave 10 feet
- 3 – Reduce rear yard setback to 5 feet from the alley
- 4 – Allow a building height to be 7 stories high
- 5 – Allow 31% structural lot coverage
- 6 – Reduce open space to 130 sqft/dwelling unit

We hope that this information is adequate to address any rezone issues and provide a guidance for the initial development plan.

Thank you for your help.

Sincerely,
DREAM DESIGN INTERNATIONAL, INC.

A handwritten signature in blue ink that reads "Hani Shafai". The signature is written in a cursive, flowing style.

Hani Shafai, PE
President.