



ENGINEERING
 LANDSCAPE ARCHITECTURE
 LAND PLANNING

CONSTRUCTION OBSERVATION
 REAL ESTATE DEVELOPMENT
 PROPERTY MANAGEMENT

DREAM DESIGN
 INTERNATIONAL, INC.

February 24, 2012

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

RE: Final Planned Residential Development PHASE I & Alley Public Right of Way Vacation application

Dear Ms. Vicki Fisher:

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

- 1- Site Plan
- 2- Grading Plan
- 3- Utility Plan
- 4- Planting Plan (Landscaping).

We have also included a design report which includes the following:

- 1- Storm water drainage and storm water quality calculations
- 2- Sanitary sewer calculations
- 3- Geotechnical and environmental evaluation.

This submittal also includes the application for the Final Development Plan and vacation of alley public right of way. The alley vacation request is based on input from the community. The alley will be retained as a utility easement to allow for the maintenance of the existing utilities within the alley. The Catholic Church is currently soliciting proposals for the design of a facility south of the alley. We will coordinate with the church on common or shared access easements to provide access to their facility if needed and as their plans materialize.

Building Use and Zoning:

The property was recently zoned to High Density Residential. The purpose of the rezoning is to allow for a six story building for apartment style student living. The first phase of the project consists of 34 apartments and near 1,200 square foot of common space for use by the students.

Parking Requirements:

The 34 unit first phase requires 51 parking spaces. The proposed site plan provides for more parking spaces (65 spaces). Future phases will require additional parking. Issues relating to parking for the future phases will be addressed at the future phase plan.

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Landscaping:

The final landscaping plan is attached with this submittal.

Sanitary Sewer:

Please see attached report.

Water:

Currently the property fronts on St. Joseph Street which has a new 12" water main. The water main is connected to a 20" water main fed from the Star 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. If needed a fire pump will be provided. Calculations will be provided with the design report. Water fire flow for the building will be determined at the building permit stage. It is anticipated that the building may require domestic and fire pumps to deliver water to the sixth floor. The proposed elevation for the building first floor is near 3200 with the top roof elevation near 3273. This elevation is lower than the Palmerton Hall which has first floor near 3230 and roof elevation near 3290. The SDSM&T Gym has a first floor elevation near 3250 placing its roof at near 3290. The mechanical engineer on the project will provide all the fire flow calculations at the building permit stage.

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 areas used to develop runoff quantities are the same for commercial zoning and residential apartments (high density residential).

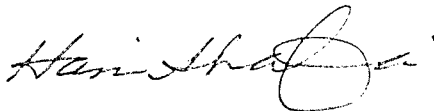
Please see the attached report.

Color and Outside Finish:

The exterior of the building will be concrete with earth tone colors matching or close to the building on the school's property. Color samples will be provided.

Thank you for your help. Please contact us if you need any additional information.

Sincerely,
DREAM DESIGN INTERNATIONAL, INC.



Hani Shafai, PE
President

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