

ENGINEERING 12PD025
LANDSCAPE ARCHITECTURE
LAND PLANNING



DREAM DESIGN
INTERNATIONAL, INC.

CONSTRUCTION OBSERVATION
REAL ESTATE DEVELOPMENT
PROPERTY MANAGEMENT

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June 29, 2012

JUL 02 2012

Robert Laroco
300 Sixth Street
Rapid City, SD 57701

**RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES**

RE: Initial and Final Planned Development Overlay, Quaker Steak and Lube, Lot 3 of Block 1, Gateway Business Park Subdivision, Located in the W1/2 of the SE1/4 of Section 28, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota

Dear Mr. Laroco:

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

1. Preliminary Site Plans
2. Preliminary Landscape Plan
3. Architectural Building Elevations, Lighting & Signage Plans
4. Preliminary Storm Sewer Report
5. Geotechnical Report

Building Use and Zoning:

The property is zoned as General Commercial and is located in the Gateway Business Park. The project consists of a restaurant of approximately 7,684 square feet with 1,855 square feet of patio space.

Parking Requirements:

Parking requirements for the building were based on the total square footage of the building and the patio and came to 105 stalls with 5 accessible stalls. The provided parking is 167 stalls.

Landscaping:

Based on a total building square footage of 9,539, the required landscape points are 82,931. The landscape plan included in this submittal provides 52,820 points. The owner of the proposed restaurant has specific goals for parking. In order to meet these goals, the areas available for landscaping are limited. Landscape islands have been used to help balance the requirements for landscaping and parking. As part of this submittal, we are requesting that the requirement for landscape points be reduced to 52,000.

Sanitary Sewer and Water:

There are public sanitary sewer and water mains located along the west property line which will be used to service the building.

Drainage:

The entire site is located within in the East Mall Drainage Basin. The site drains to a regional conveyance ditch which in turns flows to a regional stormwater detention facility. The additional runoff resultant from developing the site has previously been accounted for in the downstream regional detention facility and no additional stormwater quantity improvements are required for the site.

Post-construction stormwater quality improvements have not been accounted for in the regional facility, and in accordance with the Rapid City Storm Water Quality Manual, 2009 Edition, will be required for the site. We are proposing the use of an underground storm water quality vault for this site. Included with this submittal is a report outlining our proposed approach.

Alcohol Permit:

At this time we would also like to request a conditional use permit for the service of alcohol with a full service restaurant. The restaurant/bar will have approximately 340 seats (including the patio) and will serve beer, wine and liquor. The hours of operation will be 11:00 am – 12:00 am on weeknights and 11:00 am – 2:00 am on weekends.

We request the following:

1. A reduction to the required landscaping points, see landscaping paragraph above.

Please contact me with any questions or concerns regarding this submittal.

Sincerely,
DREAM DESIGN INTERNATIONAL, INC.



Terry Cash, PE

Enclosures

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