

**RENNER & ASSOCIATES, LLC.**

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**RECEIVED**

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City of Rapid City  
 Development Services  
 300 6<sup>th</sup> Street  
 Rapid City, SD 57701

**RAPID CITY COMMUNITY PLANNING  
 & DEVELOPMENT SERVICES**

## INITIAL PLANNED DEVELOPMENT

Re: **Rippin Rapids Water Park and Hotel** – Currently 815 E. Mall Drive; Lot 1R2 & Lot 2R2 of Block 1, East Mall Business Center Sub. located in the NE ¼ Section 30 T2N, R8E, Pennington County, SD. Also included: Currently 620 E. Disk Drive; Tract H Marshall Heights Sub #2 located in the N ½ Section 30 T2N, R8E, Pennington County, SD.

## Narrative Summary of Intent

Owner intends to construct a water park and hotel. The hotel is to include what is currently Boston's Pizza (620 E. Disk Drive), and is to connect to the Water Park on the west side of the water park building. Please refer to the preliminary site layout.

## Zoning:

Both properties are currently zoned General Commercial.

## Water:

A 16" municipal water main is installed on the south side of the E. Mall Drive ROW. Service will connect to this main.

## Sanitary Sewer:

A 12" sanitary sewer main is installed in the center of the E. Mall Drive ROW. A service is stubbed out upstream from the proposed water park/hotel location. This stub-out will be used if possible, otherwise it will be abandoned and a new service connection constructed.

## Swimming Pool Drain Attenuation:

The pool drain discharge will be metered to match the allowable sanitary sewer inflow as determined by Rapid City Engineering. As of this writing, Engineering was looking into the matter to determine an acceptable flow rate. The flow rate will be adjusted by simple metering or by use of an attenuation chamber, as appropriate.

CIVIL ENGINEERING – COMMERCIAL AND RESIDENTIAL SITE DESIGN - MUNICIPAL ENGINEERING - STREET  
 DESIGN - UTILITY DESIGN - DRAINAGE DESIGN & FLOOD CERTIFICATES – WETLAND/404  
 TRACK & FIELD DESIGN – TOPOGRAPHIC, BOUNDARY, MINING SURVEYS – CONSTRUCTION LAYOUT

**Access:**

No new street access points are proposed. Access is from two existing points to the north on E. Mall Dr., one existing access point to the west on Lacrosse, and two existing access points to the south on E. Disk Drive.

**Parking:**

The Owner is providing a total of 745 shared parking spots which is the aggregate of the parking for the Hilton Garden Inn, Boston's Pizza (re-configured to accommodate the Hotel), and the proposed parking for the water park/hotel. All of these entities are currently owned by the Owner/Developer. It is assumed that some form of perpetual agreement will be needed to provide for shared parking for all three facilities.

**Building Height:**

The Hotel is to be a 4-story structure on the SE end (where Boston's Pizza is currently located). At the NE end, the hotel ties into the water park, which is considerably lower than the Boston's elevation. At the tie-in point, the building is to be the equivalent of 7 stories in height for a portion of the northern exposure. The height will be 76'-0" to truss bearing. The Owner is requesting a building height exception for this tie-in.

**Lot Line Adjustment:**

As part of this phase of development, a lot line adjustment is included. The lot line for the current Boston's Pizza lot moves to become the lot line for the Hilton Garden Inn.

**Colors:**

Final colors are not yet set. The color scheme will be earth-toned colors similar to the Hilton Garden Inn. Signage colors will be appropriate for the water park theme.

**Retaining Walls:**

Retaining walls of significant height are included in the design. These walls will be finally designed by a Structural Engineer (not yet completed).

**Monument Sign:** It is unknown as of this writing if the Owner will be erecting a monument sign, or if all signage will be building-mounted. These items will be included in the final submittal.

**Stormwater:**

Stormwater is to be collected and routed to the existing south attenuation and treatment pond, which is being enlarged to attenuate and treat the aggregate volume of the two existing smaller ponds. The pond west of the Hilton Garden Inn is being eliminated with this phase of development.

**Phasing:**

N/A. All proposed work is to be constructed presently.

Thank you. Please do not hesitate to call or e-mail with questions.

Sincerely,  
Renner & Associates, LLC  
Mitchell B. Kertzman, PE