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DREAM DESIGN
INTERNATIONAL, INC.

CONSTRUCTION OBSERVATION

REAL ESTATE DEVELOPMENT

PROPERTY MANAGEMENT

December 13, 2013

Mr. Brett Limbaugh
300 Sixth Street
Rapid City, SD 57701

RE: Initial Planned Development – Neel Street Apartments

Dear Mr. Limbaugh:

Attached please find the Initial Planned Development and supporting documents for Neel Street Apartments. Included with this submittal are:

- 1- Preliminary Site Plan
- 2- Existing Topographic Plan
- 3- Setback Plan
- 4- Initial Drainage Plan
- 5- Planned Development Plan
- 6- Building Elevation
- 7- Building Floor Plans

Building USE and Zoning:

Currently the property is zoned Office Commercial and Medium Density Residential.

Parking Requirements:

The 62 units will require 93 parking spaces. The proposed site plan provides for 107 parking spaces.

Landscaping:

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

Sanitary Sewer:

Sanitary Sewer calculations will be submitted at the final development stage.

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Water:

Water demand and Fire Flow calculations will be submitted at the final development stage.

Storm Water:

Storm Water calculations will be submitted at the final development stage.

Building Height:

The proposed buildings will be three stories high, totaling 42 feet. We are requesting a variance from the maximum permissible building height of 35' to allow the 42' high proposed buildings.

Lot Coverage:

The size of the lot is 152,000 sqft, the proposed buildings cover is 29,741 sqft or near 19.6% of the lot.

Open Space:

Open Space calculations will be provided with the final planned development plan.

Color and Outside Finish:

Exterior of building will be manufactured stone, fiber cement panels, and fiber cement siding with composition shingles.

We request the following:

1 – Allow a building height to be 3 stories, 42' high.

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

Thank you for your help.

Sincerely,
DREAM DESIGN INTERNATIONAL, INC.


Kyle Treloar

Enclosures

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