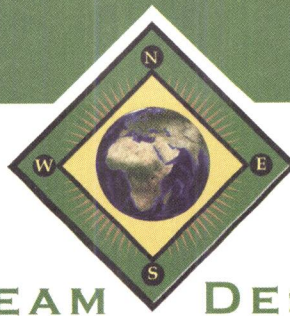


ENGINEERING
 LANDSCAPE ARCHITECTURE
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DREAM DESIGN
 INTERNATIONAL, INC.

CONSTRUCTION OBSERVATION
 REAL ESTATE DEVELOPMENT
 PROPERTY MANAGEMENT

July 11, 2014

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JUL 14 2014

**Rapid City Community Planning
 & Development Services**

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

RE: Final Planned Development – Whisper Rock Apartments

Dear Mr. Limbaugh:

Attached please find the Final Planned Development Overlay application and supporting documents for Whisper Rock Apartments. Included with this submittal are:

- 1- Final Planned Development Overlay Application
- 2- Construction Plans for the proposed site
- 3- Erosion Control Plans for the proposed site
- 4- Design Information report which includes:
 - a. Sanitary sewer calculations
 - b. Water demand and Fire Flow calculations
 - c. Storm water calculations
- 5- Geotechnical Investigation dated June 25, 2014 prepared by Terracon Consultants, Inc.
- 6- Building Elevations

The apartment complex consists of two – 3 story buildings for a total of 62 dwelling units. A variance from the maximum permissible building height of three stories at 42 feet was previously approved on by Rapid City Community Planning and Development Services. Exterior building elevation architectural plan sheets are included for reference. The building exteriors will be manufactured stone, fiber cement panels, and fiber cement siding with composition shingles. Building elevation plans are included for each of the two building types. The units will consist of 12 one-bedroom units, 34 two-bedroom units, and 16 three-bedroom units. Amenities include a club house with kitchen and office; the facility may be used as a community center. The complex site plan also includes one picnic/bbq area and two playgrounds.

Total city parking required for the site is 93 spaces. The proposed parking count is 112 spaces, which includes 5 handicap spaces. The dumpster enclosure location is noted on the construction plans and shall be concrete block with slated chain link gates to allow access. Sign location is shown on the project overview and includes one monument sign located on the corner of Berniece Street and Neel Street. The sign will be 130”L x24” d x 68” H and shall be constructed of Hebron “Castlewood” Brick.

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It is anticipated that upon approval, the project shall begin construction in the Fall of 2014.

On behalf of the owners, DDI requests that the Final Planned Development application be accepted, reviewed, and approved.

We thank you for your help and please contact us if you need any additional information.

Sincerely,
DREAM DESIGN INTERNATIONAL, INC.



Sara Odden, P.E.

Enclosures

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& Development Services**