



PROJECT SITE AREA INFORMATION

TOTAL SITE AREA = 90,643 SF (2.08 AC)

PHASE 1 LOT COVERAGE DATA (CODE 17.14.040G)

ALLOWABLE LOT COVERAGE = 25% (41,408 SF OR 5 STORES)

PHASE 1 BUILDING = 5,380 SF

6 PLEX TO REMAIN = 1,800 SF

2 PLEX TO REMAIN = 1,840 SF

PHASE 1 LOT COVERAGE = 14% OK (12,800/90,643)

PHASE 1 REQUIRED LOT AREA (CODE 17.14.040F)

REQUIRED FOR DORMITORY = 45,000 SF + 750 SF PER D.U.

= 368 x 51 = 18,800 SF

(8 UNITS 1ST FLOOR + 5 UNITS PER

FLOOR ON 2ND-5TH FLOORS = 31 UNITS)

REQUIRED FOR 4 PLEX & DUPLEX = 8,000 SF + 1,000 SF PER D.U.

= 300 x 51 = 15,300 SF

2 PLEX = 8,000 + 1,000 x 2 = 9,000 SF

TOTAL REQUIRED = 28,100 SF

PROVIDED LOT AREA = 90,643 SF OK

PHASE 1 REQUIRED OPEN SPACE (CODE 17.14.050)

REQUIRED FOR DORMITORY = 300 SF PER D.U.

= 368 x 51 = 18,800 SF

REQUIRED FOR 4 PLEX & DUPLEX = 400 SF PER D.U.

= 300 x 51 = 15,300 SF

TOTAL REQUIRED = 34,100 SF

PROVIDED = 25,125 SF OK

* FOR THE ANALYSIS OPEN SPACE WAS ASSUMED AS THE

ON-SITE LANDSCAPING AREA IN THE PROJECT LIMITS

AREA IS NOT REQUIRED

PARKING ANALYSIS

DORMITORY REQUIREMENT = 6 PLEX TO REMAIN (28 x 15) = 142*

DUPLEX TO REMAIN (2 x 2) = 2

TOTAL REQUIRED PARKING = 144

BASED ON DATA FROM DORMITORY THAT INDICATES

A PLEX OR DUPLEX OF DORMITORY RESIDENTS PURCHASE

PARKING SPACES, 202 x 70 = 142

PROVIDED = 155 STALLS (APPROVED BY PLANNING COMMISSION

ON JUNE 25, 2015)

PROPOSED RESIDENCE BUILDING DATA

5,380 SF ± FOOTPRINT

8 LEVELS

500 RESIDENTS

CALLOUTS

- ① FACILITY SIGN, POST & PANEL SIGN CONSTRUCTED OF WOOD POSTS WITH A WOOD PANEL, SIGN 10' x 14' WITH TOP OF SIGN AT 5' ABOVE GRADE. SIGN SETBACK TO BE 10' FROM PROPERTY LINE.
- ② FACILITY SIGN, POST & PANEL SIGN CONSTRUCTED OF WOOD POSTS WITH A WOOD PANEL, SIGN 10' x 14' WITH TOP OF SIGN AT 5' ABOVE GRADE. SIGN SETBACK TO BE 10' FROM PROPERTY LINE.
- ③ EXISTING DRIVES & PARKING PADS TO BE REMOVED
- ④ INTERIOR FORDS
- ⑤ CONCESSIONAL STAIRS
- ⑥ GENERATOR PER ELECTRICAL DRAWINGS
- ⑦ BUILDING TO BE REMOVED
- ⑧ BUILDING TO REMAIN UNTIL SUCH TIME AS REDEVELOPMENT OF PHASE 2 AREA OCCURS
- ⑨ RETAINING WALL
- ⑩ RETAINING WALL IN POND
- ⑪ PARALLEL PARKING TO REMAIN ALONG MAPLE AVENUE & ST. JOSEPH STREET
- ⑫ SIDEWALK TO REMAIN
- ⑬ STORM SEWER FROM POND, SEE PROFILE
- ⑭ STORM SEWER, SEE PROFILE
- ⑮ SANITARY SEWER SERVICE LINE LOCATION, REMOVE AND REPLACE CURB & GUTTER AND PAVEMENT AS NECESSARY
- ⑯ 6" FINE LINE WITH 3" DOMESTIC SERVICE, REMOVE AND REPLACE CURB & GUTTER AND PAVEMENT AS NECESSARY
- ⑰ PROPOSED VACATION OF ALLEY
- ⑱ PROPOSED 8' WALKWAY IN VACATED ALLEY
- ⑲ REMOVED PORTION OF THIS PARKING IN R.O.W.
- ⑳ EAST END OF ALLEY VACATION THIS PROJECT, REMOVE AND REPLACE CURB & GUTTER AND PAVEMENT AS NECESSARY
- ㉑ NOT SHOWN, SIGNS FOR TRAFFIC CONTROL & PARKING RESTRICTION WILL BE PROVIDED IN FINAL DESIGN
- ㉒ STRAP
- ㉓ 1:12 SLOPES WILL BE USED FOR THIS WALK FOR ADA ACCESS
- ㉔ ROOF DRAIN
- ㉕ ROOF DRAIN
- ㉖ INSUREMENT EXISTING SERVICES AT MAIN PER CITY SPECIFICATIONS
- ㉗ 4" COLORED CHAIN LINK FENCE
- ㉘ TRANSFORMER PER ELECTRICAL DRAWINGS
- ㉙ LIGHTS PER ELECTRICAL DRAWINGS
- ㉚ BIKE RACK

PROPOSED LEGEND

- NEW BUILDING
- BUILDING TO REMAIN
- NEW STORM SEWER INLETS
- NEW STORM SEWER
- NEW WATER SERVICE
- NEW SEWER SERVICE
- NEW SIDEWALK
- NEW CURB & GUTTER
- NEW TILED CURB & GUTTER
- NEW PAVEMENT
- NEW STEPS

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FINAL
PLANNED
DEVELOPMENT
SUBMITTAL
7/10/2015

File Number:
35358
Location:
NE 1/4, SEC. 1, T1N, R1E,
NE 1/4, SEC. 8, T1N, R1E,
SD 57702-0037
Surveyed By:
JPM/ML
Designed By:
JPM
Drawn By:
JPM
Checked By:
JPM

**SOUTH DAKOTA SCHOOL OF MINES & TECHNOLOGY
RESIDENCE HALL
RAPID CITY, SD**

Revision / Date

Sheet Name

LAYOUT
PLAN

Sheet Number

C2 of C6

**RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES**