

**FENNELL DESIGN INC**

Architecture | Interiors | Project Management  
1113 Saint Joseph Street  
Rapid City, SD 57701

January 4, 2016

Rapid City Community Planning and Development Services

Re: The Garfield Apartments  
Final Planned Development  
Modified Request Letter

Dear Fletcher

Please find attached revisions to the supplied plans for the Application for Final Planned Development. We are noting the following items were covered in the Initial Planned Development as previously submitted and adopted:

- Reduction of the rear yard from 25' to 14.5'
  - We are maintaining this dimension.
- Reduction of the parking aisles from 26' to 24' for the existing parking lot
  - We are maintaining the 24' drive aisle.
  - We have reduced the parking space depth to 16' with a 2' overhang of the 6' wide sidewalk on the north side of the lot and have reduced the parking space depth to 16' with a 2' overhang of the curb on the south side of the lot.

Please see the accompanying revised site plans (L1-L4) with various modifications to address Reviewer concerns:

- No changes to water or sewer mains are requested as part of this development
  - It is our intent to connect to the existing water main @ Dilger Ave. and the sewer line within Lot #5 or the new proposed main within the alley of Block 76. We are settling into the most likely routing of both which will be mapped on the construction plans prior to permit application.
- We will submit an application to vacate the current recorded drainage easements at the north and south of the existing building. However, we do not understand the need to do this prior to the building permit application. The exterior paving and landscaping work will not be accomplished until late spring while the interior remodeling will be ongoing.
  - Please find attached our revised plans showing the locations of the existing Drainage Easements.
  - Please find attached our revised plans showing the proposed site drainage configuration with accompanying spot elevations, contours, calculations and storm-water treatment details.
    - The new drainage configurations make the easements moot and no structures are planned for within the designated easements.
  - We have eliminated the cobble swale at the north Lot #5 to Lot #4 property line. (The property line is properly located.) There is no need for this swale as the adjacent surfaces are permeable.
- We request a Design Exception to Parking is 2, to allow parking that backs into the alley as shown on the Landscape plans L-1 thru L-4.



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- Parking is for an Accessible Unit at the NW corner of the building and access to the tenants' utility/storage/maintenance entrance of the building at the West (alley) side of the building.
- The parking spaces adjacent to the alley have been revised since the 12/11/15 submittal to be 20' depth from alley to the curb.
- We request a Design Exception to RCMC 17.50.270.F.2 to allow a minimum width of 9'-0" for parking adjacent to and backing into an alley.
  - The parking spaces are configured to be a minimum of 9' width at the curb, with some widening to as much as 10'-6" at the alley end of the spaces.

Please contact me if any further information is required.

Sincerely,  
Fennell Design Inc.

A handwritten signature in black ink, appearing to read 'Gene A. Fennell', written over a faint, larger version of the signature.

Gene A. Fennell, Architect

Cc: Kristi Barber; Bill Barber; Matt Fridell; James Warne; Cindy Chapman; Phil Nichols

Attachments:

- 4 24x36 sets of L1-L4 revised 1/4/16
- Storm Water Treatment Basin Details
- Request for Design Exception