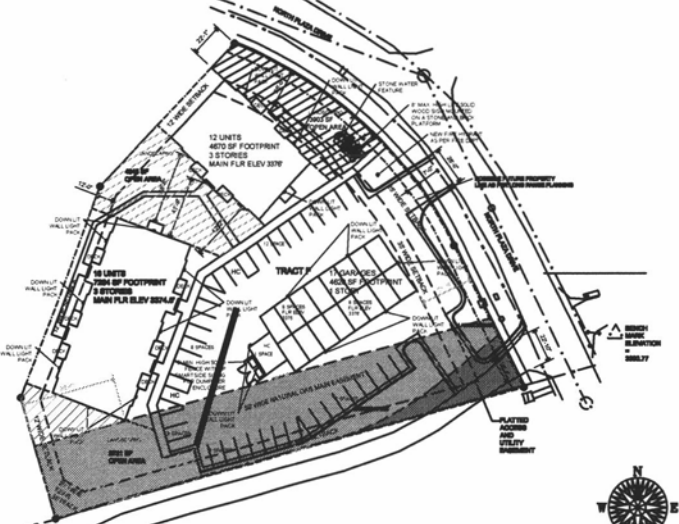
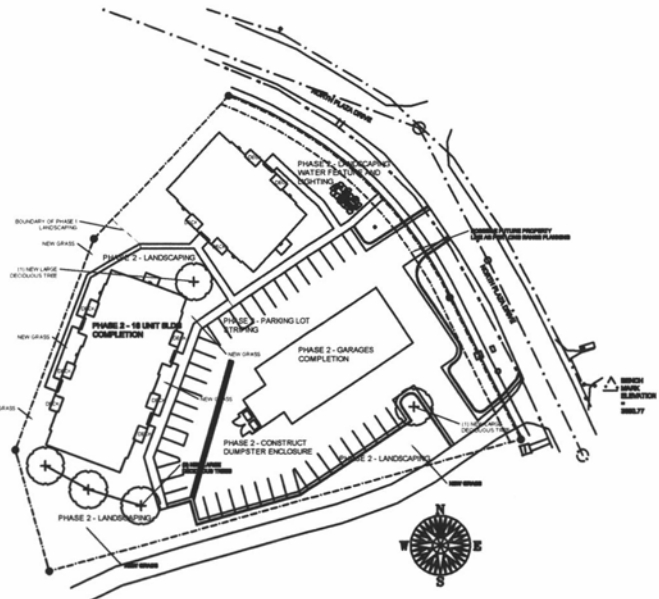


PHASE ONE SITE PLAN
SCALE: 1" = 30'-0"



OPEN AREAS SITE PLAN
SCALE: 1" = 30'-0"



PHASE TWO SITE PLAN
SCALE: 1" = 30'-0"

REVISED
RECEIVED

JAN 19 2016

RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES

NEW APARTMENT COMPLEXES WITH GARAGES

PROJECT: NEW APARTMENT COMPLEXES WITH GARAGES
2015 NORTH PLAZA DRIVE
RAPID CITY, SD 57502
OWNER: WHIO RIVER LLC
2111 JACKSON BLVD
RAPID CITY, SD 57502
BUILDING DESIGNER: KENNEDY DESIGN GROUP, INC.
4605 ENCHANTED PINES DRIVE
RAPID CITY, SD 57502-6202
PHONE: 605.364.0188 OR 605.431.5358
EMAIL: ksgd@kennedydesign.com
CIVIL ENGINEER: HERMANSON EDGE ENGINEERING, INC.
2800C COMMERCE ROAD
RAPID CITY, SD 57502
PHONE: 605.342.0880

DRAWING INDEX
T1: MISC. SITE PLANS AND PROJECT & CODE INFORMATION
C1.1: EXISTING SITE CONDITIONS PLAN
C1.2: PROPOSED GRADING PLAN
C1.3: PROPOSED SITE CONDITIONS PLAN
C2.1: GENERAL NOTES
C2.2: TYPICAL DETAILS
C2.3: TYPICAL DETAILS
C2.4: TYPICAL DETAILS
C2.5: TYPICAL DETAILS
C3.1: EROSION AND SEDIMENTATION CONTROL NARRATIVE
A1: 12 UNIT BUILDING FLOOR PLANS AND EXTERIOR ELEVATIONS
A2: 16 UNIT BUILDING FLOOR PLANS AND EXTERIOR ELEVATIONS
A3: TYPICAL 2 BEDROOM UNIT FLOOR PLAN AND GARAGE PLAN AND EXT. ELEVATIONS

CODE INFORMATION: 2012 IBC AND CURRENT MUNICIPAL CODES
PROJECT DESCRIPTION: NEW APARTMENT BUILDINGS WITH GARAGES
PARCEL ADDRESS: 2015 NORTH PLAZA DRIVE
PARCEL TAX ID: 46528 (202777001)
TRACT F OF WISLEYAN CHRISTIAN CENTER SUBDIVISION
SEC 27, T2N, R1E, B1M, RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA
PROPERTY LAND USE (ZONING): OFFICE COMMERCIAL
ADJACENT LAND USE: NORTH: GENERAL AGRICULTURE, SOUTH: GENERAL AGRICULTURE, EAST: GENERAL AGRICULTURE, WEST: GENERAL AGRICULTURE

LOTS SF: 1.43 ACRES (82197 SF)
PROPOSED BUILDING TYPE: R2 (APARTMENT UNITS) WITH U (GARAGES)
OCCUPANCY TYPE: R2 (APARTMENT UNITS) WITH U (GARAGES)
AUTOMATIC SPRINKLER SYSTEM: REQUIRED IN APARTMENT BUILDINGS ONLY / PROVIDED
BUILDING SF: 16 UNIT APARTMENT BUILDING: 6870 SF MAIN FLOOR, 6590 SF SECOND FLOOR, 4247 SF THIRD FLOOR, 360 SF MAIN FLOOR PATIOS, 360 SF SECOND FLOOR DECKS, 240 SF THIRD FLOOR DECKS, 12 UNIT APARTMENT BUILDING: 4414 SF MAIN FLOOR, 4247 SF SECOND FLOOR, 4247 SF THIRD FLOOR, 240 SF MAIN FLOOR PATIOS, 240 SF SECOND FLOOR DECKS, 240 SF THIRD FLOOR DECKS, 17 UNIT GARAGE: 4600 SF

ALLOWABLE BUILDING AREA: R2 (16 UNITS): 24170 SF ALLOWED PER FLOOR WITH INCREASES = 6870 SF PROPOSED (CQ), U (17 UNITS): 20515 SF ALLOWED PER FLOOR WITH INCREASES = 4600 SF PROPOSED (CQ)
ALLOWABLE BUILDING STORIES: R2: 3 STORIES ALLOWED (SPRINKLED) > 3 STORIES PROPOSED (CQ), U: 1 STORY ALLOWED = 1 STORY PROPOSED (CQ)
ALLOWABLE BUILDING HEIGHT: R2: 35 FT ALLOWED > 36'-6" PROPOSED (CQ), U: 15 FT ALLOWED > 15' MAX PROPOSED (CQ)
LOT COVERAGE (ALLOWED / PROVIDED): 30% > 26.64% (17374-4675+4600 / 82197) (CQ)
OPEN SPACE (REQUIRED / PROVIDED): 11200 SF (400 X 28) + 14279 (5731+6649+3003 SF)
ALLOWABLE BUILDING HEIGHT: 36' MAX. ALLOWED / REQUESTING AN EXCEPTION TO 36'-6" MAX.
SETBACKS (REQUIRED / PROVIDED): APARTMENT BLDGS: FRONT: 25' REQUIRED / 25' PROVIDED, SIDE: 12' REQUIRED / 12' PROVIDED MIN., REAR: 35' REQUIRED / 35' PROVIDED MIN., GARAGE: FRONT: 35' REQUIRED / 35' PROVIDED MIN., SIDE: 5' REQUIRED / 5' PROVIDED MIN., REAR: 5' REQUIRED / 15' PROVIDED MIN.

NUMBER OF OCCUPANTS PER FLOOR: 16 UNIT BUILDING: 1ST FLOOR PER EXT AREA: 128.47 PEOPLE (949 / 200 X 6), 2ND FLOOR PER EXT AREA: 28.47 PEOPLE (949 / 200 X 6), 3RD FLOOR PER EXT AREA: 18.98 PEOPLE (949 / 200 X 6), 12 UNIT BUILDING: EACH FLOOR PER EXT AREA: 18.98 PEOPLE (949 / 200 X 6), NUMBER OF OCCUPANTS PER STAIRCASE: ONE STAIRCASE PER AREA OK < 20 PEOPLE, STAIRS #1 & #5 SECOND FLOOR: 9.4 (940 X 2) / 200 EACH, STAIR #2 SECOND FLOOR: 18.9 (940 X 4) / 200, COMMON PATH OF EGRESS TRAVEL: 125 FT MAX. ALLOWED = 125 FT AT STAIR #2 (CQ), OCCUPANCY SEPARATIONS: NA (OUTDOOR ADDITION), PARKING REQUIREMENTS: 42 SPACES (28 UNITS X 1.5), 57 SPACES (40 + 17 GARAGES), LANDSCAPE REQUIREMENTS: 46500 PTS (82197 - 15000), PROVIDED: SEE CIVIL PLANS, SITE DRAINAGE PLAN: SEE CIVIL PLANS AND HERMANSON EDGE ENGINEERING INC. EXISTING CONDITIONS BINDER1 AND PROPOSED CONDITIONS BINDER1

APARTMENT WITH GARAGES DEVELOPMENT
2015 NORTH PLAZA DRIVE
RAPID CITY, SD

PHASES ONE & TWO
SITE PLANS
OPEN AREA SITE PLAN - TYPICAL 2 BEDRM FLOOR PLAN

SHEET DATE: 1.19.16

PROJECT NO: 1519

T1
SCALE: AS NOTED
PROJECT DATE: 7.16.15
SHEET SIZE: 24" X 36"

LANDSCAPE REQUIREMENTS:

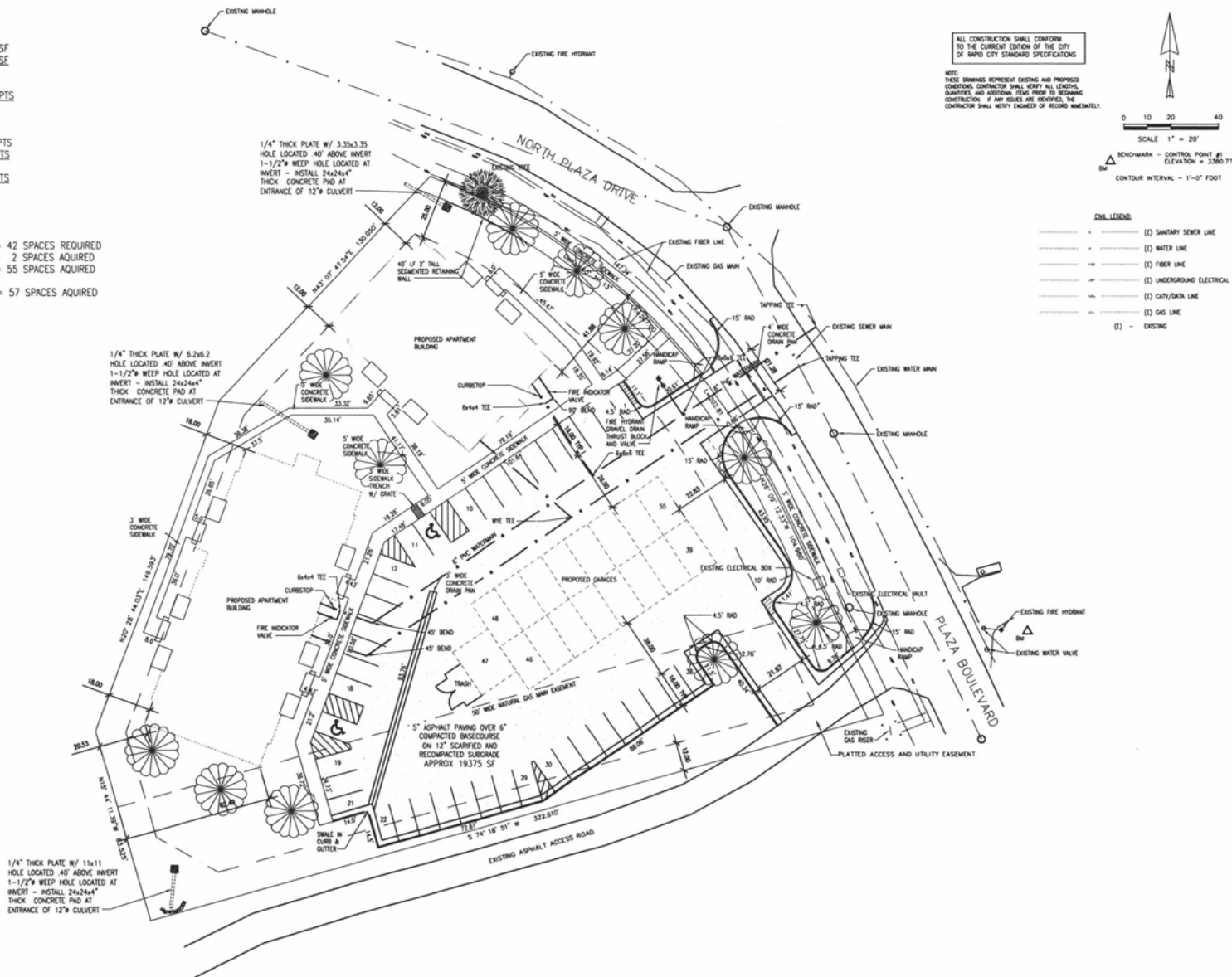
DEVELOPED AREA	=62,197 SF
BUILDING AREA	= <u>16,554 SF</u>
TOTAL LANDSCAPING POINTS REQUIRED	=45,643 PTS

LANDSCAPING POINTS

GRASS - 2378 SY * 10 = 23780 PTS
LARGE TREES - 11 * 2000 = 22000 PTS
TOTAL POINTS ACQUIRED = 45780 PTS

PARKING REQUIREMENTS:

APARTMENT BUILDINGS (1.5 PER UNIT)	=	42 SPACES REQUIRED
HANDICAPPED SPACES	=	2 SPACES AQUIRED
PARKING SPACES	=	55 SPACES AQUIRED
TOTAL PARKING SPACES	=	57 SPACES AQUIRED



ALL CONSTRUCTION SHALL CONFORM
TO THE CURRENT EDITION OF THE CITY
OF RAPID CITY STANDARD SPECIFICATIONS

NOTE:
THESE DRAWINGS REPRESENT EXISTING AND PROPOSED
CONDITIONS. CONTRACTOR SHALL VERIFY ALL LENGTHS,
QUANTITIES, AND ADDITIONAL ITEMS PRIOR TO BEGINNING
CONSTRUCTION. IF ANY ISSUES ARE IDENTIFIED, THE
CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD IMMEDIATELY.



 BENCHMARK - CONTROL POINT #1
 ELEVATION = 3380.77
 CONTOUR INTERVAL - 1'-0" FOOT

CML LEGEND

- (X) SANITARY SEWER LINE
 (X) WATER LINE
 (X) FIBER LINE
 (X) UNDERGROUND ELECTRICAL
 (X) CABLE/DATA LINE
 (X) GAS LINE
 (X) - EXISTING

KDGI
KENNEDY DESIGN
GROUP, INC.
4855 ENCHANTED PINES DRIVE
RAPID CITY, SD 57701
605.384.1181 or 605.451.5358
keing@herm-edg.com

HE
3630 COMMERCIAL ROAD
RAPID CITY, SD 57705
PHONE (605) 343-6586
FAX (605) 343-6620

**HERMANSON EDGE
ENGINEERING, INC.**
CONSULTING ENGINEERS
JOB NO. 14-0056



**APARTMENT WITH
GARAGES
DEVELOPMENT**
2015 NORTH PLAZA DRIVE
RAPID CITY, SD

PROPOSED SITE
CONDITIONS PLAN

SHEET DATE: 1.19.16

PROJECT NO: 1519

C1.3

SCALE: AS NOTED
PROJECT DATE: 12.22.15
SHEET SIZE: 24" X 36"