

THE MEADOWS
 INITIAL PLANNED DEVELOPMENT
 RAPID CITY, SOUTH DAKOTA
 FEBRUARY 12, 2016

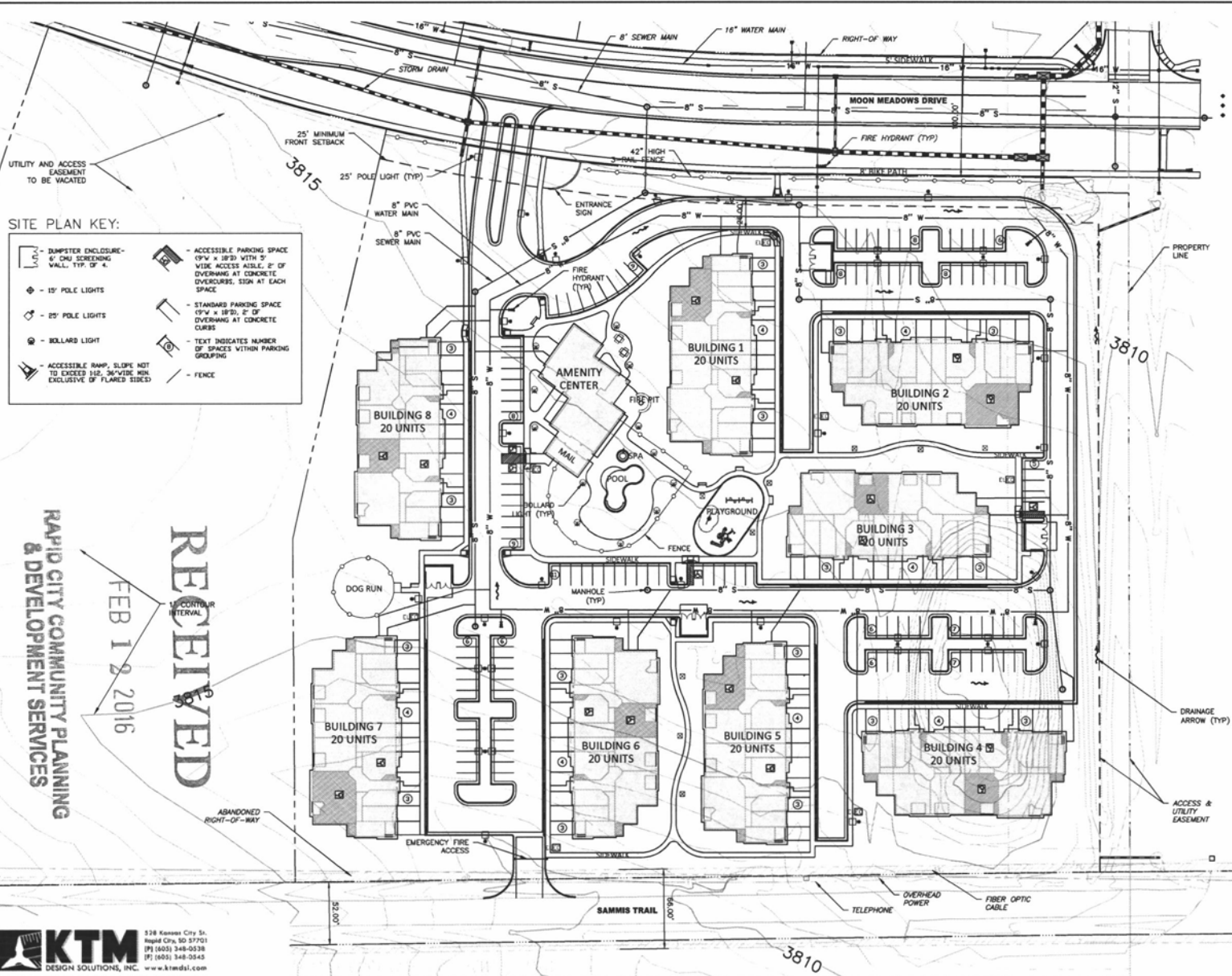
SITE PLAN KEY:

- DUMPSTER ENCLOSURE - 4' DIA SCREENING WALL, TYP. OF 4.
- 15' POLE LIGHTS
- 25' POLE LIGHTS
- BALLARD LIGHT
- ACCESSIBLE RAMP, SLOPE NOT TO EXCEED 1:12; 36" WIDE MIN. EXCLUSIVE OF FLARED SIDES
- ACCESSIBLE PARKING SPACE 12' x 18' WITH 5' WIDE ACCESS AISLE, 2' OF OVERHANG AT CONCRETE OVERCURE, SIGN AT EACH SPACE
- STANDARD PARKING SPACE 12' x 18' 0", 2' OF OVERHANG AT CONCRETE CURBS
- TEXT INDICATES NUMBER OF SPACES WITHIN PARKING GROUPING
- FENCE

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 RAPID CITY COMMUNITY PLANNING & DEVELOPMENT SERVICES

KTM DESIGN SOLUTIONS, INC.
 CIVIL ENGINEERING | LAND PLANNING
 CONSTRUCTION ADMINISTRATION

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SITE LAYOUT NOTES

ZONING: OFFICE COMMERCIAL (PROPOSED)

MINIMUM SETBACKS:
 FRONT = 25'
 SIDE = 0'
 BACK = 0'

BUILDING HEIGHT
 MAXIMUM PERMITTED = 35'
 PROPOSED = 40'

LOT COVERAGE
 LOT AREA = 9.04± ACRES
 MAXIMUM PERMISSIBLE = 35%
 Total Apartments = 81,448 sqft
 Total Accessory Buildings = 3,939 sqft
 PROPOSED = 21.7%

PARKING REQUIREMENTS
 1.5 SPACES PER UNIT @ 160 UNITS
 5 SPACES PER 1,000 FT @ 3,939sq ft

TOTAL REQUIRED = 260 SPACES
 TOTAL SPACES PROVIDED = 298 SPACES
 ACCESSIBLE SPACES REQUIRED = 7 SPACES

LANDSCAPING REQUIREMENTS:
 LOT AREA - BUILDING AREA = POINTS REQUIRED
 POINTS REQUIRED = 308,396
 POINTS PROVIDED = TBD

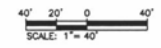
STREET CLASSIFICATION:
 MOON MEADOWS DRIVE - ARTERIAL STREET
 SAMMIS TRAIL - LOCAL STREET

BUILDING INFORMATION:
 BUILDING (TYP) = 30,576sq SF

- 1 BEDROOM UNITS = 7 UNITS
- 2 BEDROOM UNITS = 10 UNITS
- 3 BEDROOM UNITS = 3 UNITS

20 UNITS TOTAL PER BUILDING
 8 BUILDINGS TOTAL = 160 UNITS

LEASING OFFICE = 3,939sq SF



PRELIMINARY FOR REVIEW ONLY