

**SKYLINE VILLAGE ADDITION
COPPER RIDGE LUXURY APARTMENT HOMES
PLANNED UNIT DEVELOPMENT RECEIVED
RAPID CITY, SD**

FEBRUARY 2012

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Rapid City Community Planning
& Development Services

Planned Unit Development Letter of Intent:

The proposed Skyline Village Apartment Complex development is located in southwest Rapid City at the existing terminus point of Promise Road near Fire Station #6 on property that is currently zoned in the Office Commercial District.

By Definition; This commercial district is intended to provide a place for those types of institutional and commercial activities that require separate buildings and building groups surrounded by landscaped yards and open areas. Land, space and aesthetic requirements of these uses make desirable either a central location or a suburban location near residential neighborhoods.

For this reason the developer, Samuelson Development Company LLC, is proposing to convert the area into a planned unit development to provide for special conditions and improvements to the property for the intended apartment or multi family use in an effort to harmoniously blend in with the surrounding areas.

Buffers & Screening:

The project is located near two single family homes located northwest of the site. The smaller home is planned for relocation or demolition at some point in the future as part of a life estate attached to the property. The larger home would most likely remain and continue to be used as a single family residence. It would be the developer's intent to provide a natural buffer area between the complex and the existing home consisting of some moderate berming and planting of coniferous (evergreen) type trees in sufficient numbers to provide visual screening for the property from the parking lot areas for the apartment complex. In lieu thereof, a screening fence meeting the cities required opaqueness could be utilized between the single family home and parking areas for the complex as directed by the planning staff to accommodate the neighboring owner's needs if requested.

City Fire Station #6 is located adjacent to the property to the east and fronts on Promise Road. A large communication tower is situated just to the south of the Fire Station. At this time it is not the developer's intent to provide any formal type of screening from those land uses.

28' Access Easement to Private Property:

The proposed preliminary plat of the property by the current owner, Phil Olsen, indicates both the existing unimproved access road, and a future improved access road to the single family homes. The existing access road would continue to be used for the short term as construction of the project progresses. A phased construction schedule is planned.

The future access road being proposed on the apartment complex site plan is an attempt to provide a more direct and separated access drive to the single family home property rather than a route traversing through the complex parking area. This has been done in an effort to minimize conflicts with the apartment traffic and the single family home while still accommodating both users. Also note that the common property line between lots 1 & 2 of the development follows the center of the access road which would be used as a permanent easement to access lot 2 as well as the single family lot. It is the developers intent to construct the street and utility improvements indicated with the associated phase of construction in this area.

City water main and sanitary sewer would be included with the access road improvements. The road improvements as part of the apartment complex would be maintained by the apartment ownership entity while the water and sewer would remain public facilities and maintained as such.

Public Utility Easement to Private Property:

Public utility services for sanitary sewer and water main are also indicated within the future access road easement and on the preliminary plat. Central sanitary sewer is indicated on the site plan crossing the Fire Station parking lot and entering the site on the east property line. Adequate utility easements will be provided for maintenance. City water main is indicated entering the site near the entrance to the complex off Promise Road. The future access road also would include public utility easement for water main and sanitary sewer installation as indicated. This would enable both water and sanitary sewer to serve the single family residential lot north of the site if the owner so chooses to connect to the city system. Both a water service and sewer service are indicated on the site plan.

Side Yard Building Setbacks:

The developer is proposing to ask for an exception for building setback requirements from the property line between lots 1 & 2. The platting of lots 1 and 2 is being done to separate the property for construction financing purposes. A future building may be constructed on lot 2 at a later date. A final development plan would be submitted at that time for Lot 2.

Site Drainage and Best Management Practices:

The site plan indicates the proposed general storm water drainage pattern for the proposed development area into two primary areas; Main Area North 4.7 acres, and Minor Area South 2.8 acres. The previous approved single family residential development plan indicated the majority area 9.9 acres, with a 100yr rate of 46 cfs, would runoff towards the north.

The proposed "Main Area North" (4.7 acres) of drainage system would consist of a similar series of storm water inlets collecting surface runoff and the associated piping systems to collect and transport storm water runoff to the same discharge point at the north end of the complex area. Treatment of the runoff from the previously approved (9.9 acre) development indicated that the "discharge points for the Bendert Lane clusters are directed north into heavily wooded/ vegetated terrain. Disturbance of this existing condition is prohibited. The long lengths of this outfall condition will insure that velocities will dissipate rapidly, with the added benefit of total sediment filtering before the storm water reaches the NW corner of the property ~ 1000 ft away".

In consideration of this engineering assessment and the previously approved engineering runoff plan for this area, it can be concluded that the reduced contributory area proposed for this development and reduced maximum flow in this direction would result in a minimized developed drainage affect to the downstream area.

The proposed "Minor Area South" (2.8 acres) exceeds the projected runoff towards the Vineyard Lane drainage area. The undeveloped runoff volume for the 100 year event has previously been calculated at 10.3 cfs. The developed 100 year flow based on this new multi family development is calculated at 14.22 cfs. Due to the increase in the 100yr flow a detention pond has been incorporated in the design of the proposed storm water control system to detain runoff and release it to the Vineyard Street section at, or below, the undeveloped rate of flow. The added flow to the Vineyard street section represents a minimal increase in the design capacity of the section and would not result in an overtopping condition of the street section given the 10% grade proposed for the street.

It is our understanding that detention and BMP needs would be met offsite in the existing and proposed drainage ways and facilities planned for this area by the previous development plans for this property. Should the change in land use deviate substantially from the previous plan additional treatment facilities could be provided. We would ask for some guidance in the design review process so we would insure compliance with all Rapid City and state of South Dakota requirements for collection and treatment of storm water runoff from this development.

Proposed Building Construction Schedule:

The building on Lot 1 is proposed to be constructed in two phases. Phase 1 would be to construct the main entrance/building and southeast and southwest wings along with the associated parking facilities for that area in 2012-2013. Access to the site would be from Promise Road until such time as Vineyard Lane is completed and then the access drive could connect as indicated. Plans for phase 1 would include the minimum required

number of parking spaces, swimming pool, common area, open space, and landscaping for the proposed number of phase 1 apartment units.

Phase 2 would consist of the completion of the building on lot 1. Construction would begin as soon as feasible after completion and occupancy of phase 1. Infrastructure for utilities and access to the single family lot would propose to be constructed with phase 2.

It is our intent to begin work on phase 1 of the project in 2012 as soon as possible. We intend to have plans and specifications completed and the project approved and permitted by the city as soon as possible.

A third phase of the project would be to construct an additional apartment building estimated between 60-100 units on Lot 2. Preliminary and Final development plans for the additional building would be submitted for consideration by the City at a later date.]

The following is the proposed building specifications and building materials to be incorporated in the facility. This project is intended to be a high end luxury style apartment complex catering to a high expectation client base.

Exterior Façade Materials:

Max Building Height:	56'
Number of Stories:	4
Basement:	Walk-out
Exterior Wall Finishes:	Lap Siding Type Shingle Siding Type Cultured Stone
Roof Pitch:	Shall have a 4/12 pitched roof or greater
Shingles:	Fiberglass-based Laminated Asphalt Shingles
Exterior Building Colors:	Shall be earth tone colors. (See elevation views provided)
Detached Garages:	Same finish materials as Apartment Building

Miscellaneous:

As this is the first Planned Unit Development proposed by Samuelson Development Company in the City of Rapid City, we would ask for any help and assistance city staff could provide to insure we are meeting all the necessary steps and requirements to make this both a successful and positive development project for both the Rapid City community and Samuelson Development. If there are other items the city would suggest

be added to the planned development language and this Letter of Intent, we are very open to consideration. We look forward to working with city planning and engineering staff and are excited and eager to bring this project to the community of Rapid City.

Sincerely,

John M. Samuelson

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