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Memo**RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES**

To: City of Rapid City, Community Planning, Attn: Robert Laroco
Date: Friday - 09/28/12
Subject: Mainstay Suites-Final Commercial Planned Development-Memo of Intent
Project: Mainstay Suites
 BAI. No. 21529.00.01

General Development Intent:

This memo serves to explain the intent of the Final Planned Development on the proposed Mainstay Lot. This lot is located in Northeast Rapid City between the existing Cabelas and Cambria Hotels adjacent to Interstate 90 ROW as shown on the provided vicinity map.

The intended use for this development is a 4 Story, 97 room hotel with a pool. The total height of the proposed building will be approximately 53'-8". This is above the Building Height regulation of 45' for commercial buildings per the City of Rapid City Ordinances. As such, we wish to ask for an Exception to the Height Regulation for the Mainstay Hotel. There will be no restaurant as part of the development and no alcohol will be served. The hotel signs will be mounted on the building face. Site improvements for this hotel will include a parking lot with approximately 129 parking spaces. Six of these parking spaces will be handicap accessible and one of the accessible spaces will be van accessible. The parking lot dimensions will be in accordance with the City of Rapid City Parking requirements. Lot line setbacks are shown on the Overall Site Plan. A dumpster location is planned in the southeast corner of the Mainstay Site. This dumpster shall be enclosed with a 6' high wooden privacy fence with swing gates to provide a visual barrier. Flag poles will be located on the east side of the building at the main entrance. A proposed patio or common area will be located at the southeast portion of the building and tie into the existing Cambria patio area. This patio area will have a 6' high black wrought iron fence that will match the existing Cambria fence. Sidewalk shall be provided for pedestrian access around and thru the proposed Mainstay Hotel site. The plan and profile sheets included with this submittal show the proposed water and sanitary sewer services to the building. Storm sewer plan and profiles are provided to show the proposed site drainage and drainage structures.

Schedule and Phasing

The proposed Mainstay Hotel is the second phase to develop the parcel of land owned by Hagg Development Inc. The first phase was the Cambria Hotel directly to the east of the proposed Mainstay

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site. Mainstay site improvements will tie into existing Cambria (Phase 1) improvements as shown on the included plans. The third phase of the project will be located to the north of the Mainstay project. The third phase is currently planned to be a restaurant. A precise development schedule has not been set for the third phase. The future Phase 3 development can be seen in the Overall Site Plan provided in this submittal. The construction schedule for the Mainstay Hotel includes site grading in early October, footings and foundations in mid to late October, building construction through the winter, final building and site improvements in the Spring of 2013, and Open for business in late May-early June of 2013.

Drainage

A drainage report for the development is included in this submittal. The proposed hotel will be built across an existing drainage ditch and easement. A Drainage Easement Vacation submittal was submitted to the City of Rapid City on Thursday, September 20th and is currently being reviewed. A revised Drainage Easement document was submitted as part of the submittal to re-dedicate the drainage easement around the north side of the hotel. This easement will follow proposed storm sewer alignment.

Water Quality measures will also be provided in this project. The included plans show locations and details for proposed sand filters with under drains to be located in parking lot landscape islands. The provided drainage report shows calculations detailing the required Water Quality Capture Volume (WQCV) and the WQCV provided by the proposed sand filters with under drains.

Site Grading

A Grading Permit was submitted to the City of Rapid City on Thursday, September 20th and is currently being reviewed. It is the intent to start site grading once an approved Grading Permit is received. The Contractor will be performing work "at risk" until the Planned Development is approved.

Landscaping

A detailed landscape plan in accordance with City of Rapid requirements has been included as part of this Planned Development submittal.

Site Lighting

A site lighting plan has been included as part of this Planned Development Submittal.

This submittal serves to provide all needed documents and information to achieve approval of a Final Commercial Planned Development. Please let us know if further information is required.

Prepared By: Neil Eichstadt
Neil Eichstadt, PE