

# Townhouse Expansion Preliminary Plan

14PL031

Townhouse Units on Anna Court are included in Preliminary Plan Application

RECEIVED

MAY 08 2014

Rapid City Community Planning & Development Services

Units on Future Rd. are not included in this Preliminary Plan Application

NOTE:  
THE DRAINAGE CHANNEL IMPROVEMENT ALONG THE ARENA DRIVE FRONTAGE ASSUMES THE WATER MAIN AND OTHER UTILITIES ARE AT A DEPTH THAT WILL NOT BE IMPACTED BY THE GRADING OF PROPOSED CHANNEL. CHANNEL TO BE CONSTRUCTED PER THE FMG DRAINAGE REPORT DATED FEBRUARY 5, 2014. "NORMAL DEPTH IN THE CHANNEL FOR THE 525 CFS (APPROXIMATE 100 YEAR FLOW REACHING CHANNEL) IS ABOUT 2.2 FEET. THEREFORE THE RECOMMENDED CHANNEL DEPTH SHOULD BE AT LEAST 3.5 FEET WHICH IS SLIGHTLY MORE THAN THE CITY MINIMUM FREEBOARD REQUIREMENT OF 1 FOOT. AT 3.5' DEPTH, THE RESULTANT TOP WIDTH IS 48 FEET. HOWEVER, THE ULTIMATE GRADING AREA MAY BE WIDER THAN THIS TO ACCOUNT FOR VARYING TOPOGRAPHY, BLENDING TO PROPOSED CULVERTS, ETC."  
DUE TO THE LOWERING OF EXISTING GRADES FOR THE DRAINAGE CHANNEL, THE EXISTING WATER MAIN AND OTHER UTILITIES IN THIS AREA ALONG FRONTAGE ROAD WILL MOST LIKELY NEED TO BE LOWERED TO REQUIRED BURY DEPTHS PER CITY OF RC STANDARDS.  
AS NOTED IN THE DRAINAGE REPORT, THE CHANNEL WIDTH MAY VARY. THE ONLY WAY TO KNOW THE ACTUAL REQUIRED WIDTH/AREA WOULD BE TO SET UP A GRADING TEMPLATE AND PERFORM A PRELIMINARY DESIGN OF THE CHANNEL WHICH HAS NOT BEEN DONE. DEPENDING ON THE GRADING DESIGN, THERE IS A POSSIBILITY THAT THE WIDTH OF THE CHANNEL MAY INCREASE THUS IMPACTING THE PROPOSED PARKING, GARAGES AND APARTMENT BUILDING(S).

SECTION 3  
APPROXIMATE FLOOD  
ELEVATION = 5423.5

SECTION 2  
APPROXIMATE  
ELEVATION

Unit Totals:  
Duplexes = 24 Bldgs  
Triplexes = 3 Bldgs  
Apartment Units = 24 total  
(12 / bldg)  
Total Living Units = 78 Units

Multi-Family  
Apartments are

