



PROJECT SITE AREA INFORMATION

TOTAL SITE AREA = 90,843 SF (2.08 AC)
 ALLOWABLE LOT COVERAGE = 23% (BY 1-40 OR 3-STORIES)
 PHASE 1 BUILDING = 9,220 SF
 6 PLEX TO REMAIN = 1,620 SF
 2 PLEX TO REMAIN = 1,640 SF
 PHASE 1 LOT COVERAGE = 14% DC
 17,470/90,843

PHASE 1 REQUIRED LOT AREA (CODE 17.14.040F)

REQUIRED FOR DORMITORY = 8,000 SF = 750 SF PER D.U.
 = 300 X 31 = 15,000 SF
 (6 UNITS 1ST FLOOR + 8 UNITS PER FLOOR ON 2ND-7TH FLOORS = 31 UNITS)
 REQUIRED FOR 6 PLEX & DUPLEX = 5000 SF = 1500 SF PER D.U.
 6 PLEX = 6000 + 1500(8) = 15,000 SF
 2 DUPLEX = 6000 + 1500(2) = 9,000 SF
 TOTAL REQUIRED = 48,200 SF
 PROVIDED LOT AREA = 90,843 SF DC

PHASE 1 REQUIRED OPEN SPACE (CODE 17.14.050)

REQUIRED FOR DORMITORY = 300 SF PER D.U.
 = 300 X 31 = 15,000 SF
 REQUIRED FOR 6 PLEX & DUPLEX = 400 SF PER D.U.
 = 400 X 31 = 12,400 SF
 TOTAL REQUIRED = 27,400 SF DC
 PROVIDED = 28,243 SF DC
 * FOR FUTURE WALKWAY OTHER PHASES WAS ASSUMED AS THE
 ON-SITE LANDSCAPING AREAS IN THE PROJECT LIMITS
 AREA R.O.W. NOT INCLUDED

PARKING ANALYSIS

DORMITORY REQUIREMENT (8 X 1.5) = 142
 6 PLEX TO REMAIN REQUIREMENT (6 X 1.5) = 9
 DUPLEX TO REMAIN REQUIREMENT (2 X 1.5) = 3
 TOTAL REQUIRED PARKING = 155
 *BASED ON DATA FROM DORMITORY THAT INDICATES
 70% PLEX OR DUPLEX OF DORMITORY RESIDENTS PURCHASE
 PARKING PASSES. 20% X 70 = 142
 PROVIDED = 155 STALLS

CALLOUTS

- ① MONUMENT SIGN
- ② MONUMENT SIGN
- ③ EXISTING DRIVES & PARKING PASSES TO BE REMOVED
- ④ PROPOSED PARKING LIGHT (TP3)
- ⑤ CONCEPTUAL STAIRS
- ⑥ POTENTIAL LOCATION FOR GENERATOR
- ⑦ BUILDING TO BE REMOVED
- ⑧ BUILDING TO REMAIN UNTIL SUCH TIME AS REDEVELOPMENT OF PHASE 2 AREA OCCURS
- ⑨ ANTICIPATED RETAINING WALL
- ⑩ CONCEPTUAL STORM WATER POND LOCATION. WALL MAY BE REQUIRED TO CREATE VOLCANO
- ⑪ PARALLEL PARKING TO REMAIN ALONG MAPLE AVENUE & ST. JOSEPH STREET & KANSAS CITY STREET
- ⑫ SIDEWALK TO REMAIN
- ⑬ PRELIMINARY ROUTE OF STORM WATER FROM POND
- ⑭ PRELIMINARY STORM SEWER
- ⑮ PRELIMINARY SANITARY SEWER SERVICE LINE LOCATION
- ⑯ PRELIMINARY WATER SERVICE LINE LOCATION
- ⑰ PROPOSED VACATION OF ALLEY
- ⑱ PROPOSED 8' WALKWAY IN VACATED ALLEY
- ⑲ REMOVE PORTION OF THIS PARKING IN R.O.W. THAT IS WEST OF LOT 31
- ⑳ EAST END OF ALLEY VACATION THIS PROJECT
- ㉑ NOT SHOWN. SIGNS FOR TRAFFIC CONTROL & PARKING RESTRICTION WILL BE INCLUDED AT FINAL DESIGN

PROPOSED DESIGN FEATURES SHOWN HEREIN ARE INTENDED TO MEET THE REQUIREMENTS OF THE CITY OF RAPID CITY FOR AN INITIAL PLANNED DEVELOPMENT SUBMITTAL AND TO ADEQUATELY CONVEY THE INTENT OF THE PROPOSED PROJECT AND TO PROVIDE A BASIS FOR ANY PROPOSED EXCEPTIONS FROM CITY REQUIREMENTS. BECAUSE OF THE PRELIMINARY DESIGN NATURE OF INITIAL PLANNED DEVELOPMENT SUBMITTALS IT IS POSSIBLE THAT THE FINAL DESIGN OF THE PROJECT MAY VARY TO SOME DEGREE FROM THAT SHOWN HEREIN.

PROPOSED LEGEND

- [Solid Grey Box] NEW BUILDING
- [Hatched Box] BUILDING TO REMAIN
- [Dotted Box] NEW SIDEWALK
- [Horizontal Lines Box] NEW CURB & GUTTER
- [Vertical Lines Box] NEW DRIVEWAY
- [Diagonal Lines Box] NEW STAIRS
- [Star Symbol] NEW LIGHT

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INITIAL PLANNED DEVELOPMENT SUBMITTAL
 REVISED 6/4/2015

File Number: 15038
 Location: N. 1/4, SEC. 1, T1N, 47E, W. 1/4, SEC. 2, T1N, 48E
 Surveyed By: JJK
 Date: APRIL 2015
 Prepared By: JJK
 Drawn By: JJK
 Checked By: JJK

SOUTH DAKOTA SCHOOL OF MINES & TECHNOLOGY
RESIDENCE HALL
 RAPID CITY, SD

Revision / Date
 Sheet Name
LAYOUT PLAN
 Sheet Number