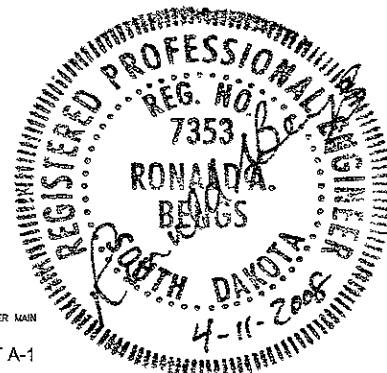
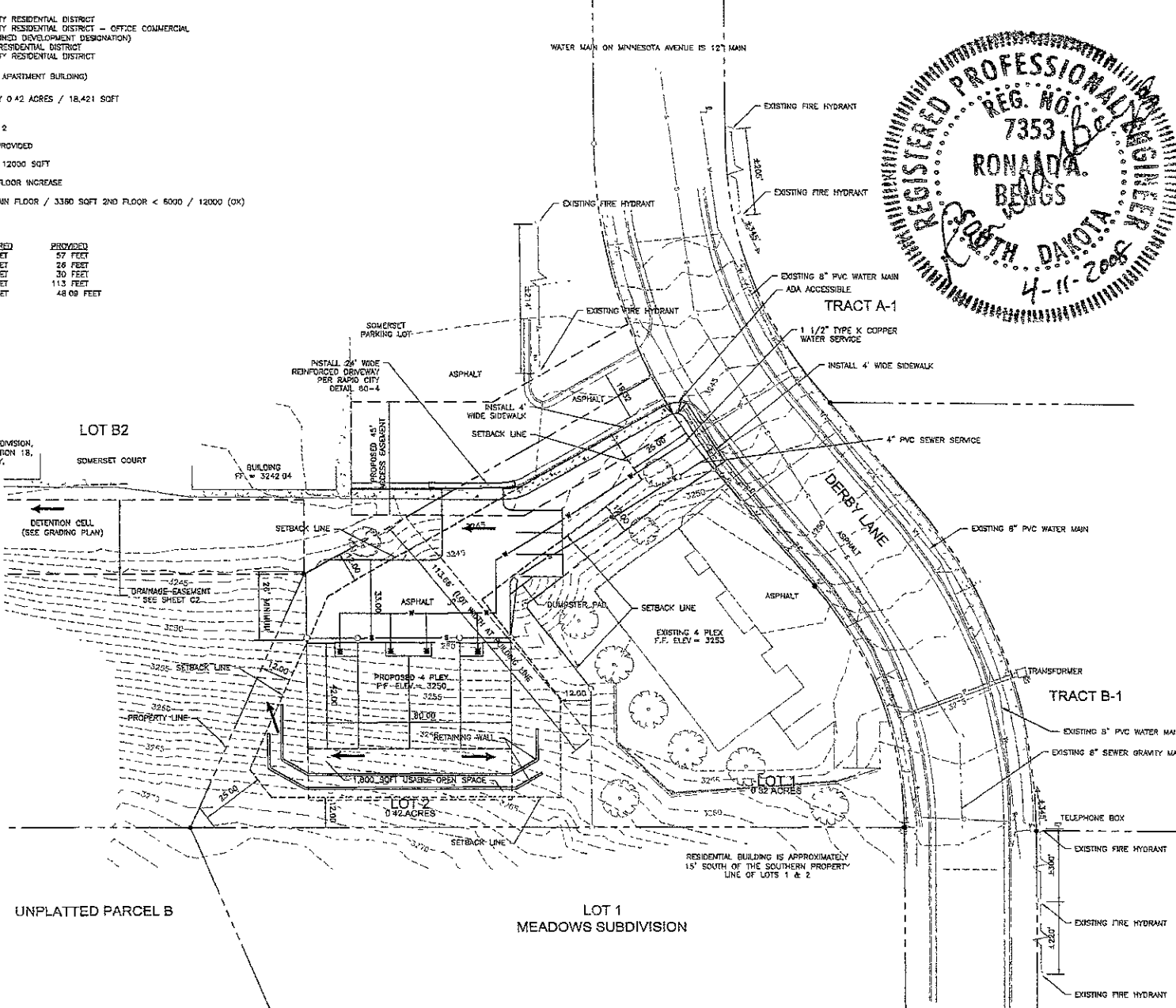


PARCEL ZONING
 ADJACENT PARCELS ZONING
 NORTH PARCEL ZONING
 EAST PARCEL ZONING
 SOUTH PARCEL ZONING
 WEST PARCEL ZONING
 OCCUPANCY TYPE(S)
 LOT ACRES
 BUILDING TYPE
 ALLOWABLE STORIES / PROPOSED STORIES
 AUTOMATIC SPRINKLER SYSTEM REQUIREMENTS
 ALLOWABLE BUILDING SOFT / 1 STORY / 2+STORIES
 ALLOWABLE BUILDING SOFT INCREASES
 PROPOSED BUILDING SOFT: TOTAL (MAIN FLR/2ND FLOOR)
 MAIN LEVEL LIVING
 MAIN LEVEL GARAGES
 2ND FLOOR LIVING
 BUILDING SETBACKS
 NORTH (SIDE)
 EAST (FRONT)
 SOUTH (SIDE)
 WEST (SIDE)
 WEST (BACK) (IRREGULAR LOT PER RAPID CITY CODE 17.04.460)
 LOT COVERAGE PERCENTAGE (3360 / 18,421) 18% < 30% (OK)
 PARKING REQUIREMENTS: SPACES
 (4 UNITS X 1.5 PER UNIT = 6 SPACES)
 PARKING PROVIDED 7 SPACES PROVIDED (4 SPACES IN GARAGES)
 LANDSCAPING REQUIREMENTS: SEE LANDSCAPE PLAN
 LANDSCAPING PROVIDED SEE LANDSCAPE PLAN
 ADDRESS 4000 BLOCK OF DERBY LANE
 LEGAL DESCRIPTION LOT 2 OF LOT B3 OF PARCEL 9 OF THE 14th SUBDIVISION, LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 18, T1N, R9E, B3M, RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

MEDIUM DENSITY RESIDENTIAL DISTRICT
 MEDIUM DENSITY RESIDENTIAL DISTRICT
 MEDIUM DENSITY RESIDENTIAL DISTRICT - OFFICE COMMERCIAL DISTRICT (PLANNED DEVELOPMENT DESIGNATION)
 LOW DENSITY RESIDENTIAL DISTRICT
 MEDIUM DENSITY RESIDENTIAL DISTRICT
 R-1 (4-FLEX APARTMENT BUILDING)
 APPROXIMATELY 0.42 ACRES / 18,421 SOFT
 V-N
 2 ALLOWED / 2
 REQUIRED / PROVIDED
 6000 SOFT / 12000 SOFT
 0 SOFT PER FLOOR INCREASE
 3360 SOFT MAIN FLOOR / 3360 SOFT 2ND FLOOR < 6000 / 12000 (OK)
 3151 SOFT
 386 SOFT
 3131 SOFT

	REQUIRED	PROVIDED
NORTH (SIDE)	12 FEET	57 FEET
EAST (FRONT)	35 FEET	26 FEET
SOUTH (SIDE)	12 FEET	30 FEET
WEST (SIDE)	12 FEET	113 FEET
WEST (BACK)	25 FEET	48 08 FEET



ADVANCED ENGINEERING & SURVEYING, INC.
 RAPID CITY, SOUTH DAKOTA 57101
 PHONE: 605-718-8825 FAX: 605-718-8887
 EMAIL: info@adveng.com

Scale: AS SHOWN
 Designed By: RAS
 Design Date: 04/11/08
 Job No.: 08-037(B)
 Checked By: FRK
 Date: 04/11/08

LOT #2 DERBY LANE RAPID CITY, SOUTH DAKOTA

Sheet Title: SITE PLAN
 Sheet: