

ENTRY TO
640 FLORMANN

SITE SIGN
4L x 2H

STORM WATER DISCHARGE POINT
(Under sidewalk)

EXISTING
5' FENCE

ALLEY (UNPAVED)

POLE-MOUNT LAMPS

FENCE ON CURB
NEW 5' HIGH

Total lot $140' \times 125' = 17,500$ SF.

Total landscaping points needed 17,500. See detail sheet for plant data.

Trees	8 @ 2000	= 16,000
Shrubs	7 @ 250	= 1,750
Total =		17,750

Parking spaces: 54.

This concept is based on parking stall size of $9'-0" \times 18'-0"$ with $26'-0"$ aisle width.

Driveway/Access: Single driveway, $24'-0"$ wide. The location of the driveway is dictated by City requirements that it be opposite the driveway on the North side of Flormann.

Entry and sidewalk: reinforced PCC paving (per code).

Parking area and curbing: asphalt paving $4"$ base-course, $4-5\%$ slope draining to northeast corner (to concrete drainage chute under sidewalk and curb cut to gutter. Curbing only on alley and east edge to control drainage off-site.

Stall markings will be painted. Handicapped spaces are provided in existing parking.

Fencing: existing wood panel screening fencing, $5'-0"$ high ($4'-0"$ high for front 25 linear feet), along property line to west. Similar fencing will be installed along alley (125 linear feet) and east property line (140 linear feet). No retaining walls proposed.

Outdoor Lighting: two pole mounted lamps as shown, screened to reduce light in alley and to south.

Signage: 4 ft wide by 2 ft high, ground-mounted, as shown, four feet from driveway. Wood and metal construction.

No connections to water and sewer mains proposed.

SITE INFORMATION:

615-619 FLORMANN ST.

Current Zoning: Medium-Density Residential

Proposed Zoning: Office Commercial

Size: 17,500 SF (0.40 acres)

Lots 7-11, Block 17, South Blvd. Addn., 12-IN-7E

Adjacent Zoning: North/West: Office Commercial.

East/South: Medium-Density Residential

NOTE REGARDING SITE PLAN DATA:

THE SITE & TOPOGRAPHICAL INFORMATION SHOWN ON THIS SITE PLAN IS COMPILED FROM VARIOUS MAPPING SOURCES NECESSARY FOR PLANNING WORK. SITE CONDITIONS SHOWN MAY NOT ACCURATELY DEPICT ALL ON-SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE USER TO VERIFY THE ACCURACY OF THE DATA INCLUDED IN THIS SITE PLAN.

Preliminary Site Plan

Aspen Medical Center
South Parking

Rapid City, South Dakota

