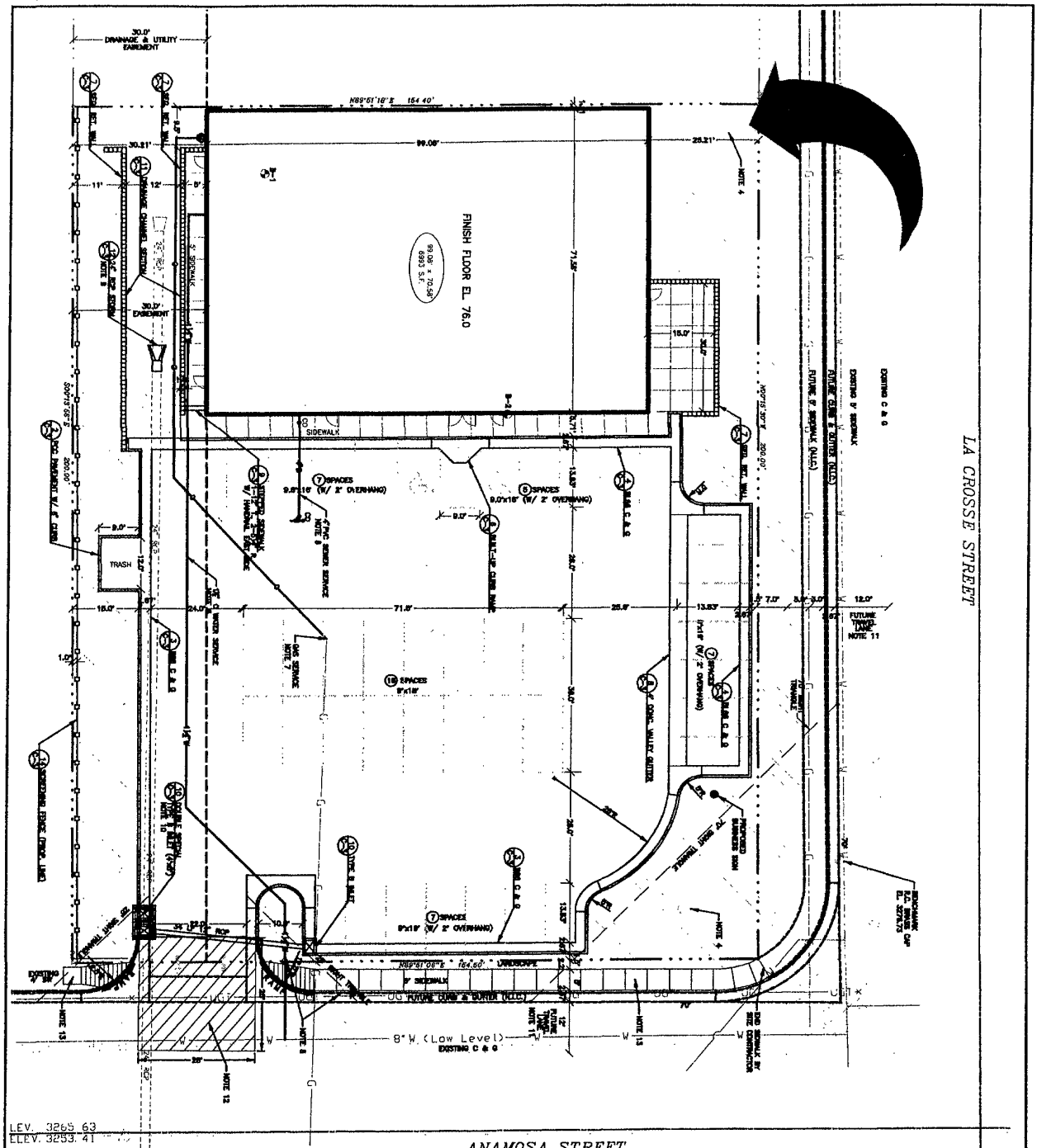
02UR019



LEGEND

- PROPOSED AC PAVEMENT
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE AREA
- PROPOSED SEGMENTAL RET. WALL
- FUTURE CURB AND GUTTER (BY CITY OF R.C.)
- FUTURE SIDEWALK (BY CITY OF R.C.)

4-2-4

NOTES:

1. Lot Coverage
   - Gross lot area (154,476.00SF) : 30,900 S.F.
   - Structure (7,000.00 x 80.00') : 6,993 S.F.
   - Pavement/Parking : 17,455 S.F.
   - Landscape : 6,451 S.F. 730 S.F.
2. Parking Required/Provided
   - Required (1191 S.F.)
     - Retail (7000 S.F. Gross) 7000 S.F. @ 1/1000 S.F. = 13.1 spaces
     - Retail (3000 S.F. Gross) 3000 S.F. @ 1/1000 S.F. = 28.0 spaces
     - TOTAL 41.1 spaces
   - Provided 42 spaces
     - 18'x9'x18' 36'x18'x18' w/ 2' overhang
3. Site topography is from aerial photography and Engineering Drawing dated 02-26, dated (7/22/00). Site topography has been revised by CETEC Engineering to reflect changes associated with building addition, parking lot expansion and revised building elevations. All revisions are based on CETEC survey and have been coordinated on dated 1-8-02.
4. Site demolition and removal requirements include the following:
   - Remove existing billboard at northeast corner of site.
   - Remove approximately 4 to 6 small trees and shrubs at northeast corner of site. All trees and shrubs within the property line shall be removed.
   - Remove approximately 15,000 S.F. of existing asphalt concrete pavement from the site, including removal of existing pavement between the site and Anamosa Street right-of-way. Coordinate removal operations with Anamosa Street reconstruction between Lacrosse St. and Jackson Blvd. Pavement removal operations shall be coordinated with the City of Rapid City and Pat Downs Contracting, Inc. who will be reconstructing Anamosa Street. Pavement removal operations shall be coordinated with the City of Rapid City and Pat Downs Contracting, Inc. who will be reconstructing Anamosa Street.
   - Remove bushes that are located at northeast corner of site.
5. Install new 1" copper water service from 8" main (Low Level) to building. Install 1" curb stop at property line. Extend building 1" water service line per City of Rapid City Specifications.
6. Install new 6" PVC sewer service from end of existing service pipe to building. Connect to existing 8" PVC service with wye and 45 degree bend per City of Rapid City Specifications. Install new sewer service from existing manhole to building. Provide a 6" cleanout at property line and at building. Connect to existing 8" PVC service with wye and 45 degree bend per City of Rapid City Specifications.
7. Coordinate with MDU for gas service extension. Proposed service pipe location shown is subject to change by MDU.
8. Coordinate with SDN&L, Qwest and Miscellaneous Communication companies regarding electric, phone, and TV cable installation and relocation requirements.
9. Remove 24" RCP flared end section and 30 L.F. of existing 24" RCP storm sewer. Replace with new storm sewer and flared end section shown. Refer to storm sewer profile on sheet C-3 for construction. Connect 24" to north end of south inlet at Type R Inlet.
10. Construct double Type R inlet over existing 24" RCP storm sewer. Verify pipe size and elevation prior to construction. Connect 24" to north and south ends of Double Type R Inlet.
11. Street reconstruction and widening of Lacrosse St. and Anamosa St. is planned by the City of Rapid City for Fall 2002. The site contractor shall coordinate site work with street reconstruction and shall be responsible for all damage to pavement adjacent to site. Contractor shall coordinate with the City of Rapid City and Pat Downs Contracting, Inc. who will be reconstructing Anamosa Street. Pavement removal operations shall be coordinated with the City of Rapid City and Pat Downs Contracting, Inc. who will be reconstructing Anamosa Street.
12. 6' parking lot construction transition between Anamosa St. reconstruction and site parking lot. Contractor shall coordinate with City of Rapid City and Pat Downs Contracting, Inc. who will be reconstructing Anamosa St. Contractor shall coordinate with City of Rapid City and Pat Downs Contracting, Inc. who will be reconstructing Anamosa St.
13. Remove site construction in the Anamosa St. right-of-way in accordance with City of Rapid City Specifications. Contractor shall coordinate with City of Rapid City and Pat Downs Contracting, Inc. who will be reconstructing Anamosa St.
14. Remove existing curb and gutter and sidewalk as necessary for construction of new curb and gutter and sidewalk. Contractor shall coordinate with City of Rapid City and Pat Downs Contracting, Inc. who will be reconstructing Anamosa St.
15. Remove site construction in the Anamosa St. right-of-way in accordance with City of Rapid City Specifications. Contractor shall coordinate with City of Rapid City and Pat Downs Contracting, Inc. who will be reconstructing Anamosa St.

SHEET:	PROJECT:	SHEET DESCRIPTION	DESIGNED / DETAILED / CHECKED / APPROVED / DATE	CETEC Engineering Services, Inc.	1830 West Fulton Street Rapid City, SD 57702 1021 Junction Avenue Sturgis, SD 57785 Phone: (605) 341-7800 cetec@rushmore.com
C1	BLOCKBUSTER VIDEO 523 E. ANAMOSA STREET RAPID CITY, SOUTH DAKOTA	SITE DEVELOPMENT PLAN	GW / MR / GW / 6/17/02		