

PROJECT DATA (2003 IBC)

PROJECT DESCRIPTION:

NEW TENANT IN EXISTING BUILDING
CONSISTING OF ADDITION OF TWO EXTERIOR
WINDOWS, REMOVAL OF SEVERAL WALLS,
ADDITION OF SEVERAL INTERIOR WALLS,
DOORS AND WINDOWS

EXISTING ZONING:

GENERAL COMMERCIAL

PROPOSED OCCUPANCY USE

ALLOWED USE: (CITY ZONING CODE 17.18.030.21)

B - RADIO STATION
USE ON REVIEW

LOT SF:

14,838 SF

BUILDING CONSTRUCTION TYPE:

VB

AUTOMATIC SPRINKLERS REQUIRED/PROVIDED:

NOT REQUIRED / NOT PROVIDED

ALLOWABLE BUILDING SF:

9,000 SF

ALLOWABLE NUMBER OF STORIES:

2 STORIES

EXISTING BUILDING SF:

3,078 SF < 9,000 SF (OK)

EXISTING BUILDING STORIES:

1 STORY < 2 STORIES (OK)

SETBACKS REQUIRED / EXISTING

	REQUIRED	EXISTING
FRONT (NORTH) SETBACK	25 FEET	50 FEET PLUS OK
SIDE (EAST) SETBACK	0 FEET	22 FEET OK
REAR (SOUTH) SETBACK	0 FEET	69 FEET PLUS OK
SIDE (WEST) SETBACK	0 FEET	0 FEET OK

PARKING REQUIRED:

OFFICES
STORAGE (STOREROOMS, MECH ROOM, ETC)

15 (14.37) SPACES
2862 SF / 200 = 14.31
216 SF / 4000 = 0.06

PARKING PROVIDED:

EXISTING SPACES INCLUDING HC SPACE.
NEW SPACES:

15 (14.37) SPACES INCLUDING HC SPACE
8 SPACES WITH EASEMENT
7 SPACES

LANDSCAPING REQUIRED:

(14,838 SF - 3078 SF)

11,760 PTS

LANDSCAPING PROVIDED

WITHIN 20 FEET OF PARKING (5880 PTS MIN.)
2 EXISTING LARGE TREES (2000 PTS EACH)
2 EXISTING SHRUBS (250 PTS EACH)
6 NEW SHRUBS (250 PTS EACH)

30,000+ PTS > 11,760 PTS (OK)
6,000
4,000
500
1500

REMAINDER OF LOT

12+ EXISTING LARGE TREES (2000 PTS EACH)

24,000+
24,000+

PROPERTY LOCATION

1711 WEST MAIN STREET

PARCEL ID NUMBER

3702105023

LEGAL DESCRIPTION

LOT 2R OF THE WASHBURN LOT IN
"GOVERNMENT" LOT 4, SECTION 2, T1N,
R7E, B.H.M., RAPID CITY, PENNINGTON
COUNTY, SOUTH DAKOTA

PROJECT:
CONDITIONAL USE PERMIT APPLICATION
FOR RADIO STATIONS AND STUDIOS AT
1711 WEST MAIN STREET
RAPID CITY, SD 57702

RECEIVED

AUG 12 2005

Rapid City Growth
Management Department

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P1 PARKING LAYOUT
L1 LANDSCAPE PLAN
A1 FLOOR PLAN



PROJECT:
TENANT IMPROVEMENT
1711 WEST MAIN STREET
RAPID CITY, SD 57702

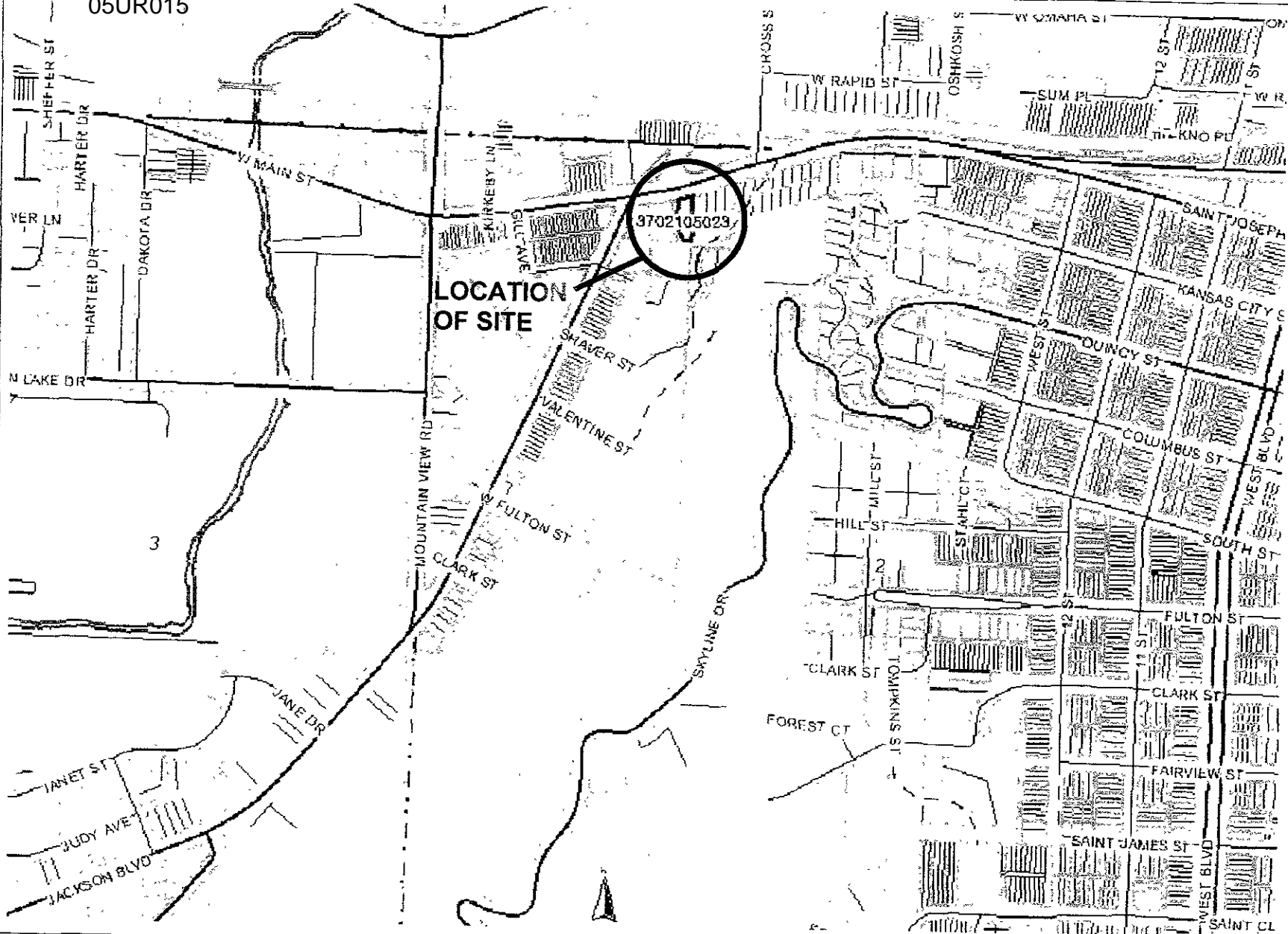
TITLE SHEET

PROJECT NO: 519
FILE NO: 519-1
DRAWN BY: RKK
CHECK BY: RKK
DATE: 08.12.05
REVISIONS: XXXX

T1

Drawing Number

05UR015



**KENNEDY
DESIGN
GROUP INC**
4655 ENCHANTED PINES DRIVE
RAPID CITY, SD 57701
PHONE: 605 342 5314
FAX: 605 342 5314

PROJECT:
TENANT IMPROVEMENT
1711 WEST MAIN STREET
RAPID CITY, SD 57002

VICINITY MAP

PROJECT NO: 519
FILE NO: 519-1
DRAWN BY: RKK
CHECK BY: RKK
DATE: 08.12.05
REVISIONS: XXXX

V1

Drawing Number

05UR015

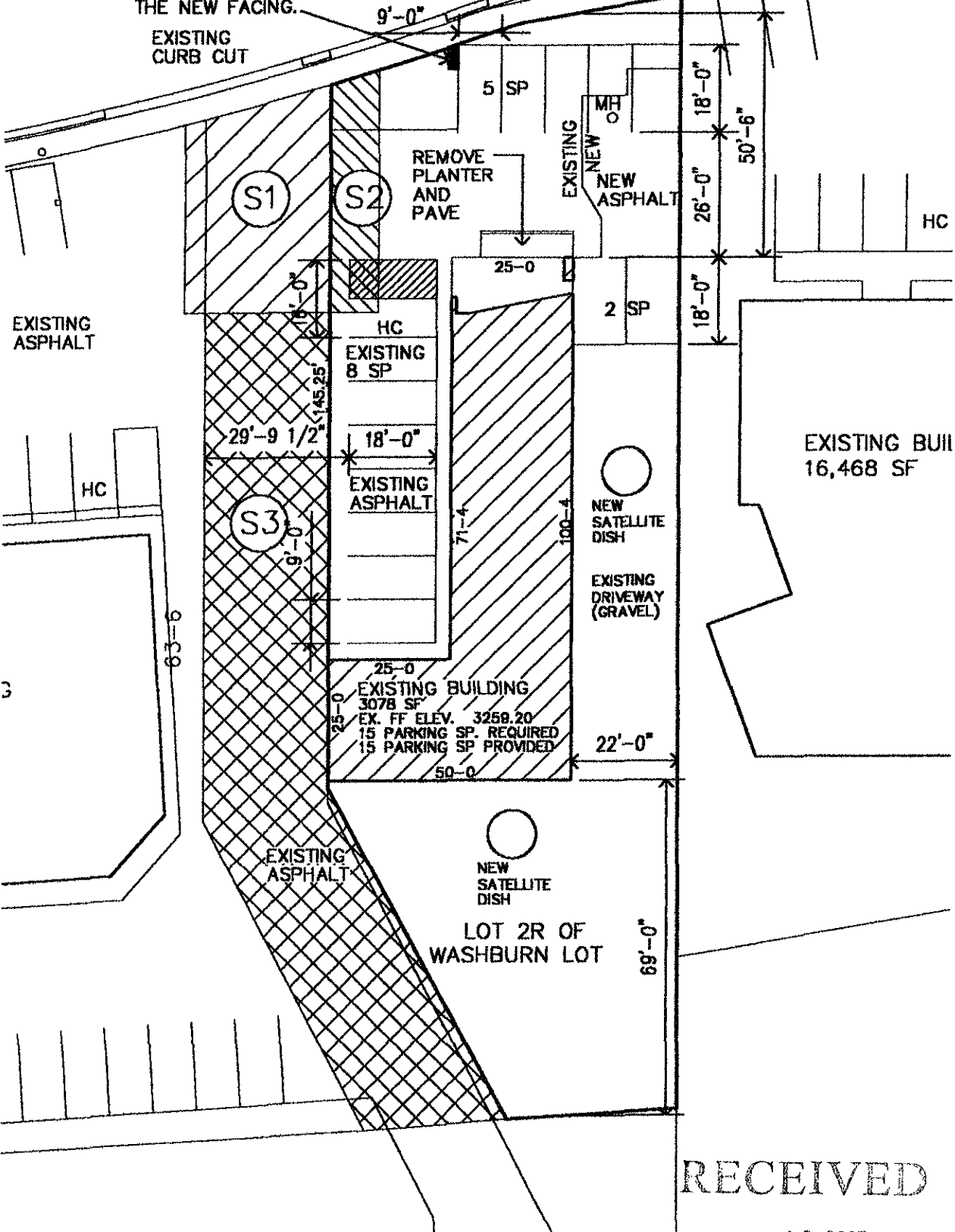
EXISTING SIGN STANDARD
AND SIGN TO BE USED BUT
WITH A NEW FACING. PERMIT
TO BE APPLIED FOR LATER
BY A SIGN COMPANY FOR
THE NEW FACING.

EXISTING
CURB CUT

EXISTING
CURB CUT

EXISTING
CURB CUT

**KENNEDY
DESIGN
GROUP INC**
WEB: WWW.KDG-INC.COM
RAPID CITY, SD 57701
PHONE: 605.342.5314
FAX: 605.342.2314



PROJECT:
YENARY IMPROVEMENT
1711 WEST MAIN STREET
RAPID CITY, SD 58102

SITE PLAN

PROJECT NO: 010
FILE NO: 348-1
DRAWN BY: HOK
CHECK BY: HOK
DATE: 06/12/05
REVISION: 0002

C1

Drawing Number

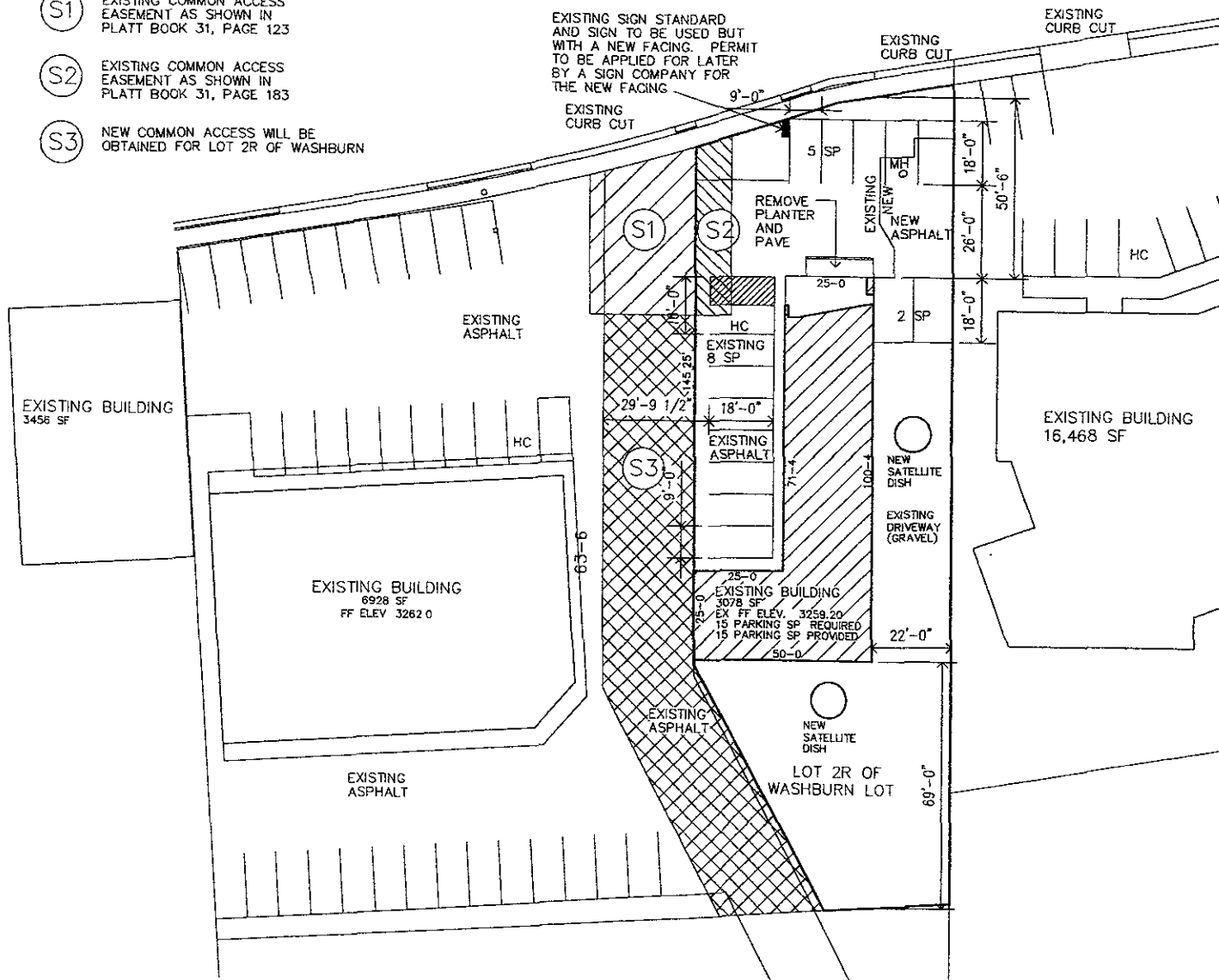
SITE PLAN
SCALE: 1" = 30'-0"

RECEIVED

AUG 12 2005

Rapid City Growth
Management Department

EXISTING SIGN STANDARD
AND SIGN TO BE USED BUT
WITH A NEW FACING. PERMIT
TO BE APPLIED FOR LATER
BY A SIGN COMPANY FOR
THE NEW FACING.



SITE PLAN
SCALE: 1" = 30'-0"

**KENNEDY
DESIGN
GROUP INC.**
4955 ENCHANTED PINES DRIVE
RAPID CITY, SD 57701
PHONE. 605.342. 5314
FAX. 605.342. 5314

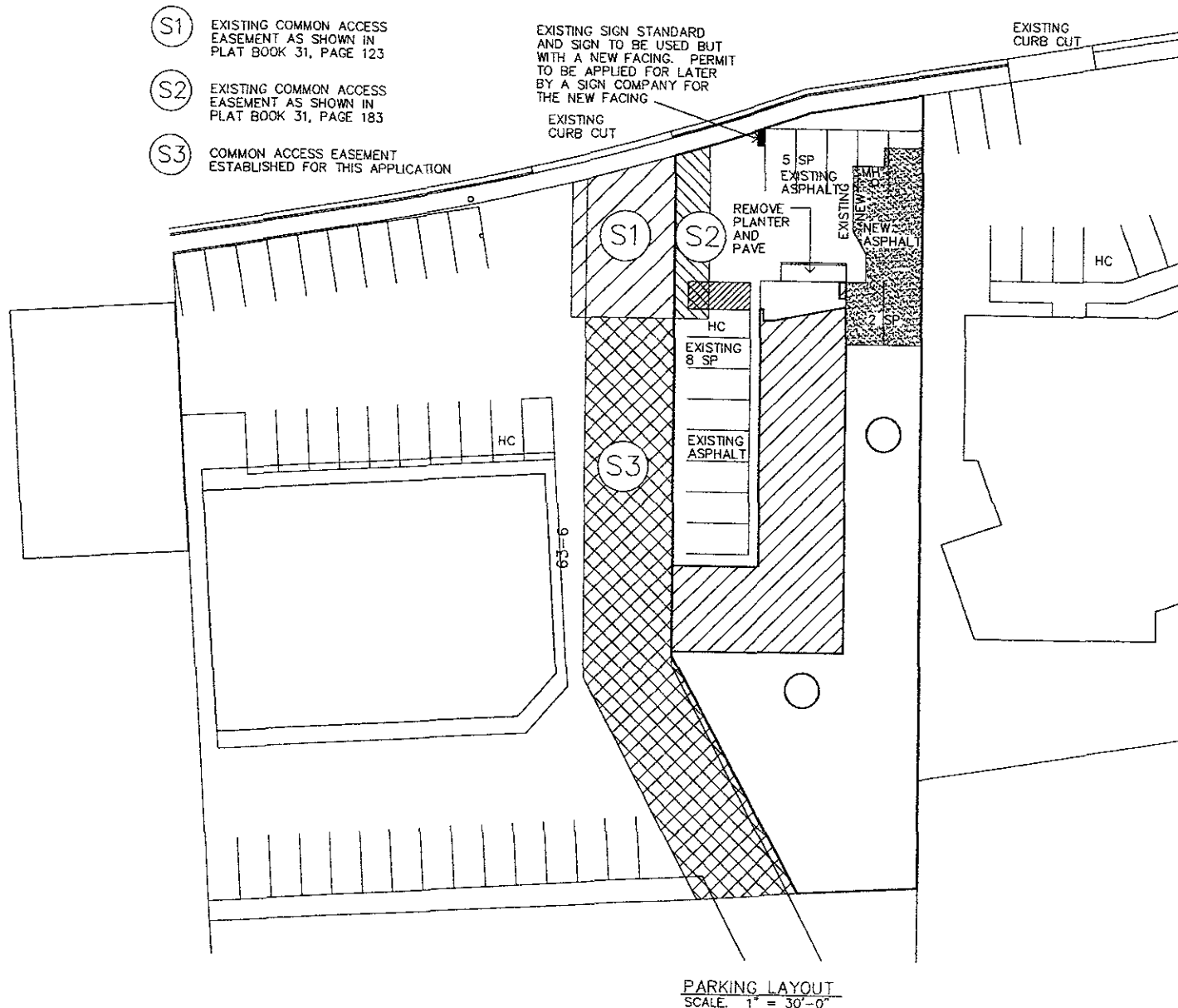
PROJECT:
TENANT IMPROVEMENT
1711 WEST MAIN STREET
RAPID CITY, SD 57002

SITE PLAN

PROJECT NO:	513
FILE NO:	513-1
DRAWN BY:	RKK
CHECK BY:	RKK
DATE:	08.12.05
REVISIONS	XXXX

C1

Drawing Number



**KENNEDY
Kd DESIGN
GROUP INC**
4955 ENCHANTED PINES DRIVE
RAPID CITY, SD 57701
PHONE: 605.342.5314
FAX: 605.342.5314

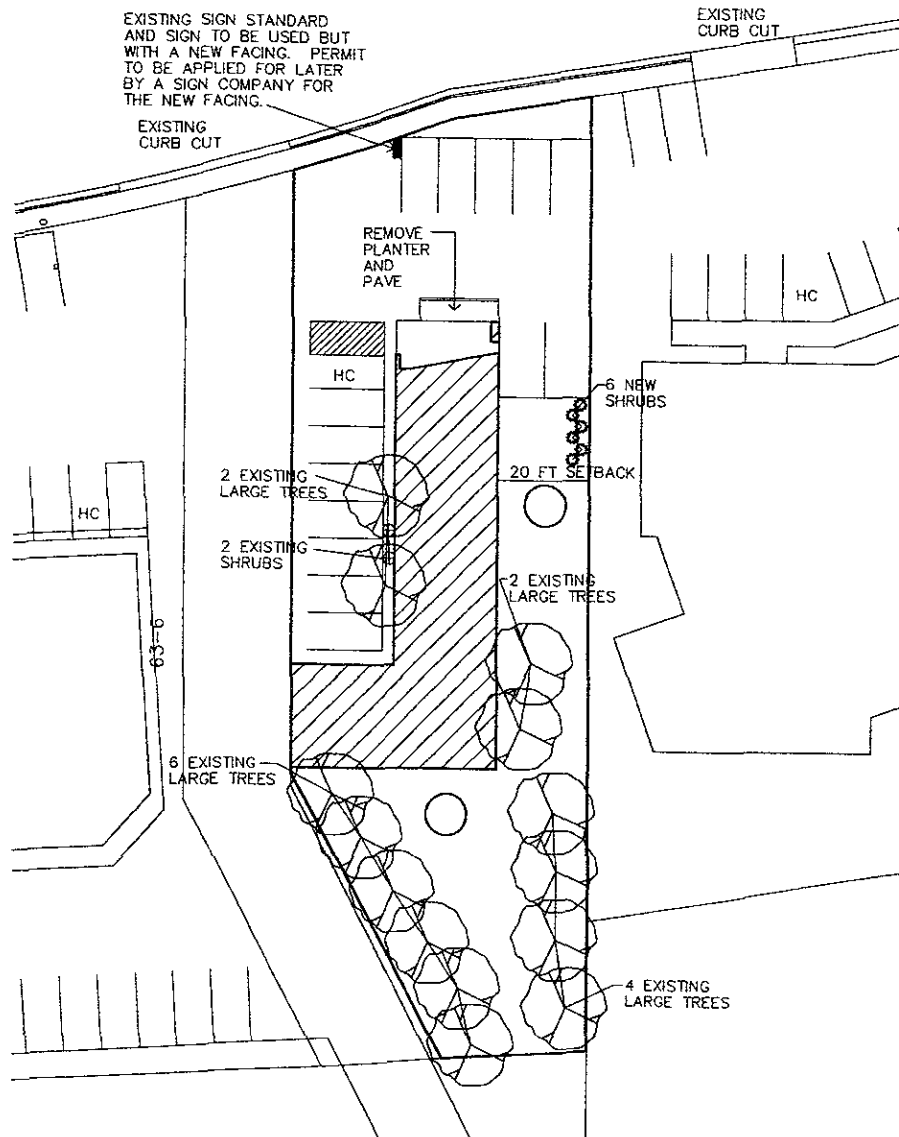
PROJECT:
TENANT IMPROVEMENT
1711 WEST MAIN STREET
RAPID CITY, SD 57002

PARKING LAYOUT

PROJECT NO: 519
FILE NO: 519-1
DRAWN BY: RKK
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P1

Drawing Number



LANDSCAPING REQUIRED:
(14,838 SF - 3078 SF)

11,760 PTS

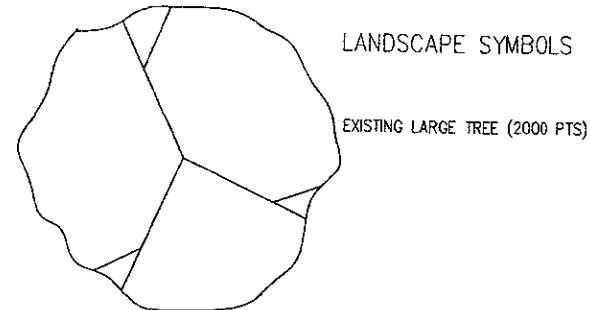
LANDSCAPING PROVIDED:
WITHIN 20 FEET OF PARKING (5880 PTS MIN.)
2 EXISTING LARGE TREES (2000 PTS EACH)
2 EXISTING SHRUBS (250 PTS EACH)
6 NEW SHRUBS (250 PTS EACH)

30,000+ PTS > 11,760 PTS (OK)

6,000
4,000
500
1500

REMAINDER OF LOT
12+ EXISTING LARGE TREES (2000 PTS EACH)

24,000+
24,000+



EXISTING SHRUB (250 PTS)



NEW SHRUB (250 PTS)

-CURRANT
-SUMAC
-SPIREA
-POTENTILLA
-SEA GREEN JUNIPER
-MINT JULEP JUNIPER
-ARCADIA JUNIPER
-SAVANNA JUNIPER

LANDSCAPE PLAN
SCALE: 1" = 30'-0"

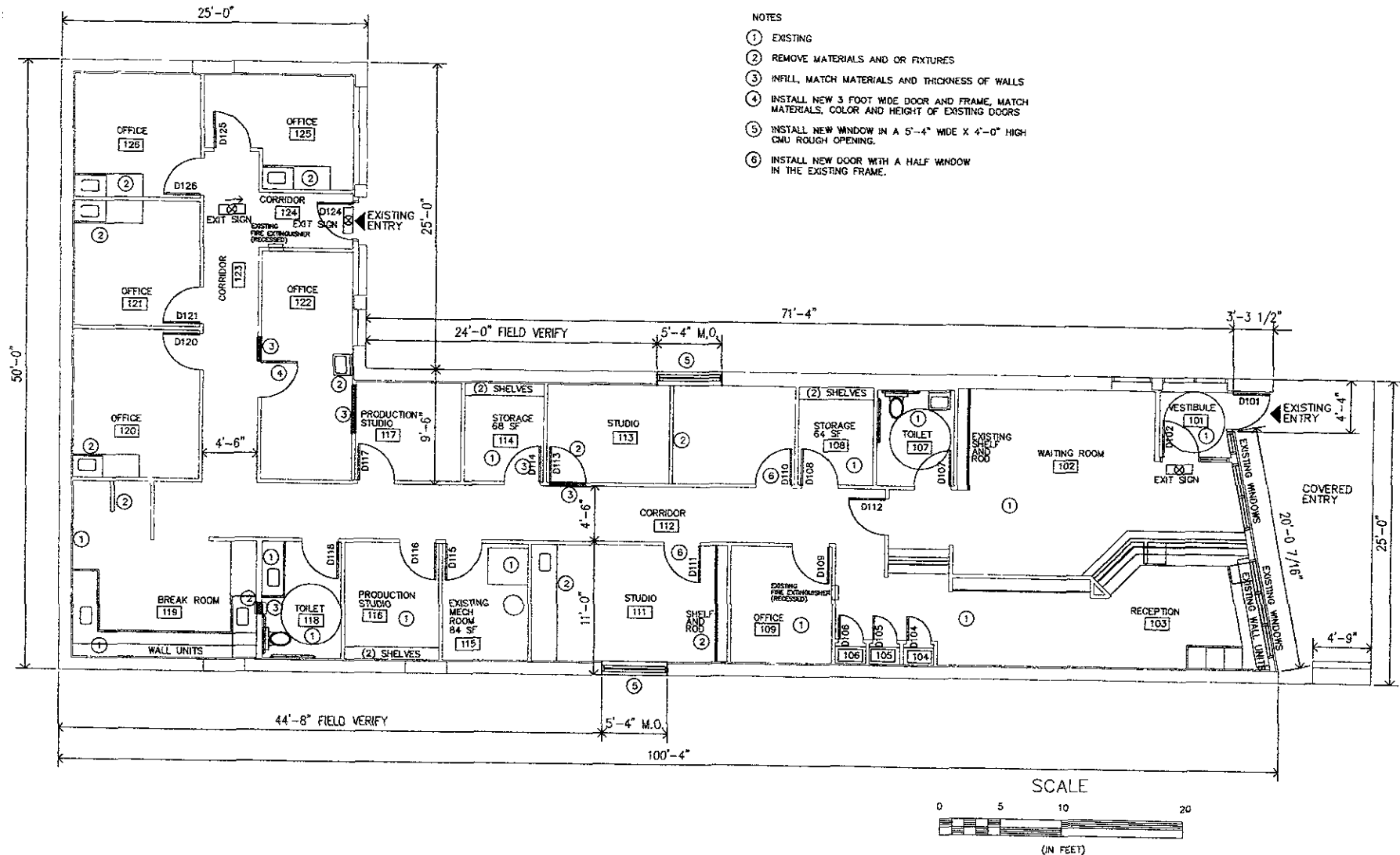
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TENANT IMPROVEMENT
1711 WEST MAIN STREET
RAPID CITY, SD 57002

LANDSCAPE PLAN

PROJECT NO: 519
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L1

Drawing Number



FLOOR PLAN
SCALE: 1/8" = 1'-0"

KENNEDY DESIGN GROUP INC
4885 ENCHANTED PINES DRIVE
RAPID CITY, SD 57701
PHONE: 605.342.5314
FAX: 605.342.5314

PROJECT:
TENANT IMPROVEMENT
1711 WEST MAIN STREET
RAPID CITY, SD 57602

FLOOR PLAN

PROJECT NO. 519
FILE NO. 519-1
DRAWN BY: RKC
CHECK BY: RKC
DATE: 08.12.05
REVISIONS: XXXX

A1
Drawing Number