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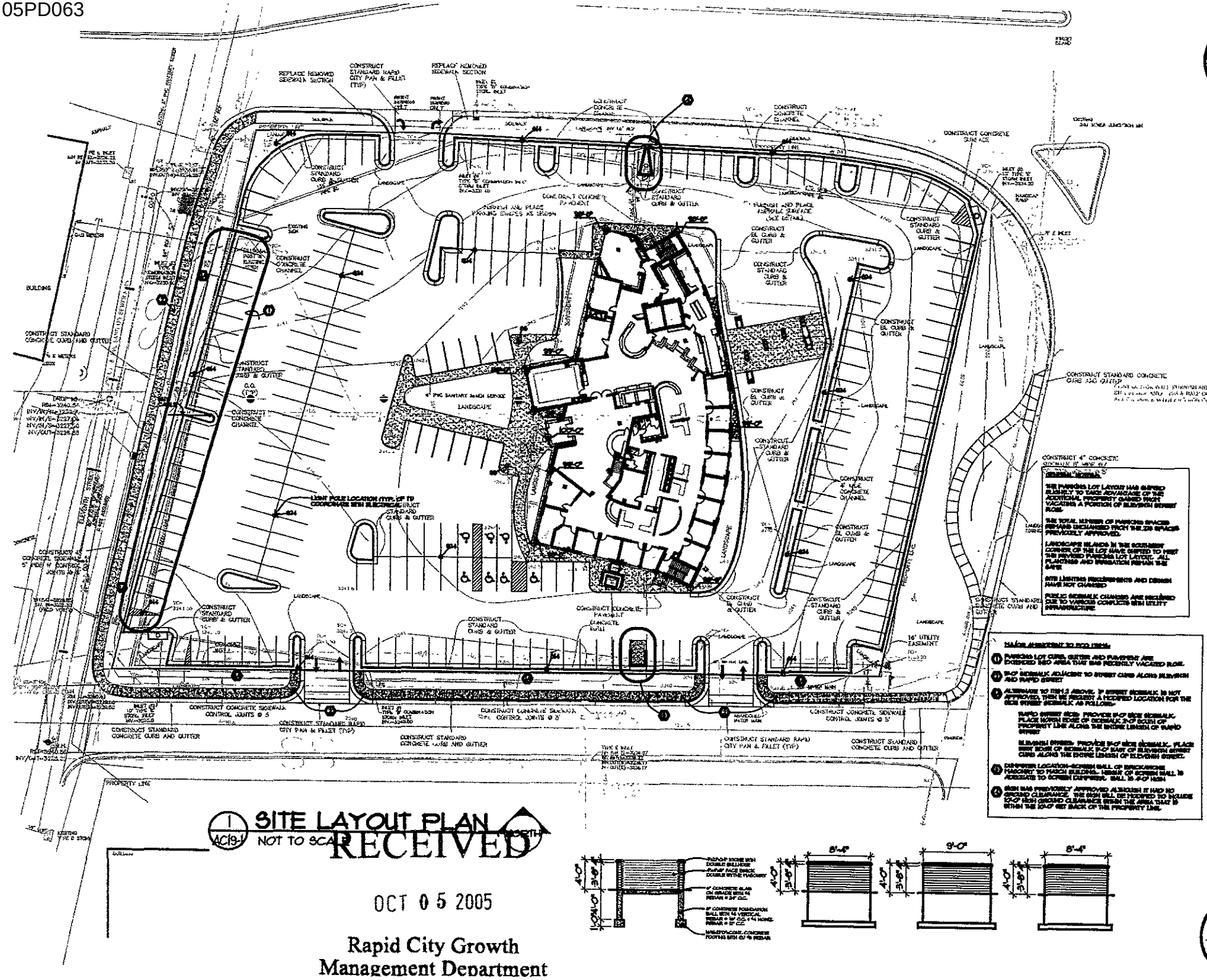
SITE LAYOUT PLAN
NOT TO SCALE
AC19-1
RECEIVED
OCT 05 2005
Rapid City Growth Management Department
MAJOR AMENDMENT TO PCD PLAN
THE PARKING LOT LAYOUT HAS SHIFTED SLIGHTLY TO TAKE ADVANTAGE OF THE ADDITIONAL PROPERTY GAINED RIGHT VACATING A PORTION OF ELEVENTH STREET ROW.
THE TOTAL NUMBER OF PARKING SPACES REMAINS UNCHANGED FROM THE 226 SPACES PREVIOUSLY APPROVED.
LANDSCAPE ISLANDS IN THE SOUTHEAST CORNER OF THE LOT HAVE SHIFTED TO MEET THE REVISED PARKING LOT LAYOUT. ALL PLANTING AND VEGETATION REMAIN THE SAME.
SITE LIGHTING REQUIREMENTS AND DESIGN HAVE NOT CHANGED
PUBLIC SIDEWALK CHANGES ARE REQUIRED DUE TO VARIOUS CONFLICTS WITH UTILITY INFRASTRUCTURE
PARKING LOT CURB, GUTTER AND PAVEMENT ARE DESIGNED INTO AREA THAT WAS RECENTLY VACATED ROW.
5'-0" SIDEWALK ADJACENT TO STREET CURB ALONG ELEVENTH AND RAPID STREET
ALTERNATE TO ITEM 2 ABOVE: 5' STREET SIDEWALK IS NOT APPROVED. THEN WE REQUEST A MODIFIED LOCATION FOR THE ELEVENTH STREET SIDEWALK AS FOLLOWS:
RAPID STREET SIDE: PROVIDE 5'-0" WIDE SIDEWALK. PLACE WITH EDGE OF SIDEWALK 2'-0" SOUTH OF PROPERTY LINE ALONG THE ENTIRE LENGTH OF RAPID STREET
ELEVENTH STREET: PROVIDE 5'-0" WIDE SIDEWALK. PLACE WITH EDGE OF SIDEWALK 2'-0" EAST OF ELEVENTH STREET CURB ALONG THE ENTIRE LENGTH OF ELEVENTH STREET.
DUMPSTER LOCATION-SCREEN WALL OF BRICK/WOOD MASONRY TO MATCH BUILDING. HEIGHT OF SCREEN WALL IS ADEQUATE TO SCREEN DUMPSTER. WALL IS 6'-0" HIGH
SIGN WAS PREVIOUSLY APPROVED ALTHOUGH IT HAD NO GROUND CLEARANCE. THE SIGN WILL BE MODIFIED TO INCLUDE 10'-0" HIGH GROUND CLEARANCE WHEN THE AREA THAT IS WITHIN THE 10'-0" REC BACK OF THE PROPERTY LINE.
ARC International inc
1825 Clark Street Suite 101
Rapid City, South Dakota 57702
First Western Gateway
Rapid City, South Dakota
Site Plan
PROJECT NO 2003-038
DATE 9/30/05
DRAWN BY RT
AC19-1