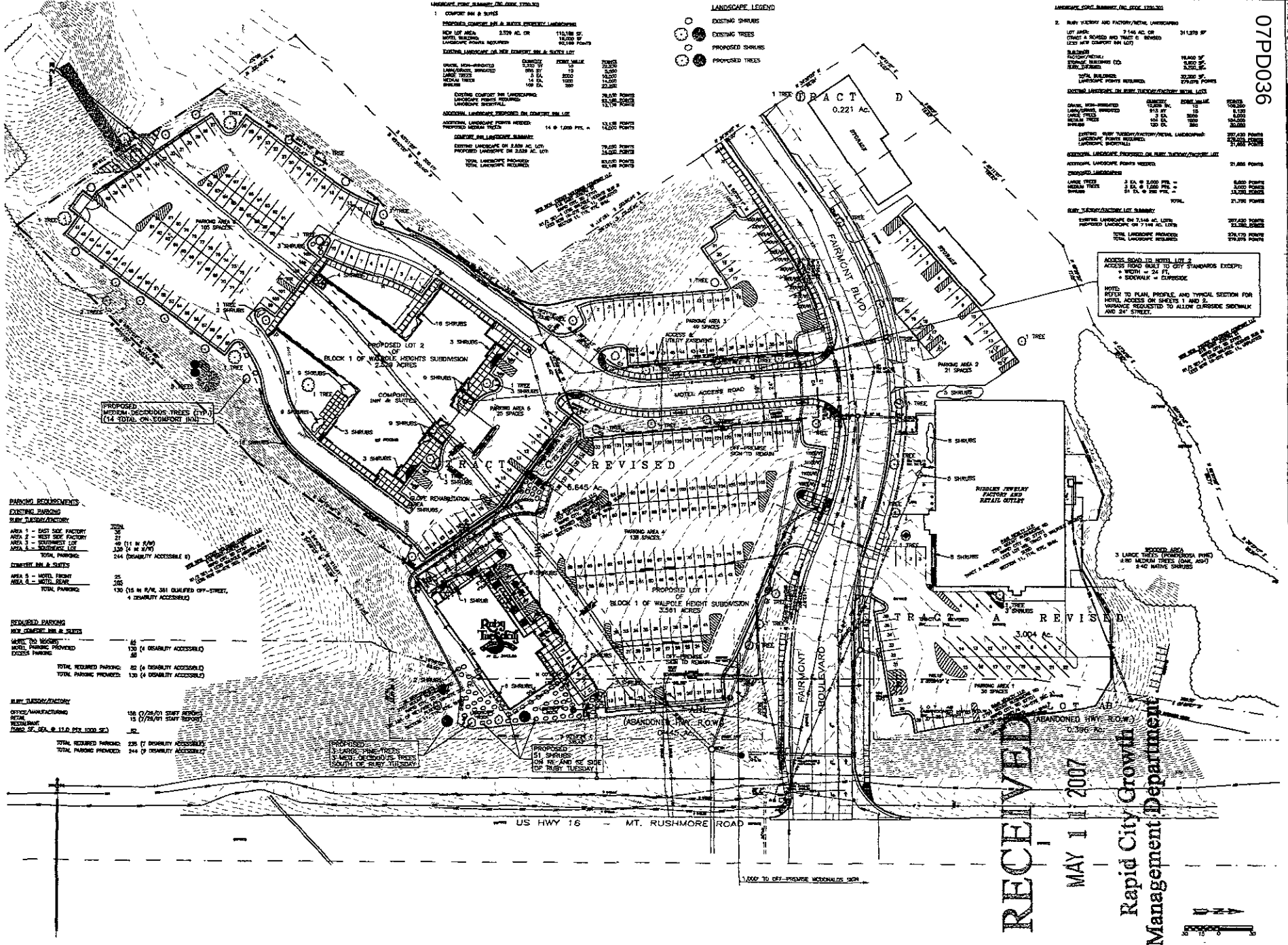
LANDSCAPE LEGEND
EXISTING SHRUBS
EXISTING TREES
PROPOSED SHRUBS
PROPOSED TREES
TRACT D
0.221 Ac.
TRACT C REVISED
6.645 Ac.
TRACT A REVISED
3.004 Ac.
LOT AB
(ABANDONED HWY. R.O.W.)
0.396 Ac.
FAIRMONT BLVD
FAIRMONT BOULEVARD
MOTEL ACCESS ROAD
PROPOSED LOT 2 OF BLOCK 1 OF WALPOLE HEIGHTS SUBDIVISION 2.529 ACRES
PROPOSED LOT 1 OF BLOCK 1 OF WALPOLE HEIGHT SUBDIVISION 3.561 ACRES
COMFORT INN & SUITES
RIDDLES JEWELRY FACTORY AND RETAIL OUTLET
PARKING AREA 1 36 SPACES
PARKING AREA 2 21 SPACES
PARKING AREA 3 49 SPACES
PARKING AREA 4 138 SPACES
PARKING AREA 5 105 SPACES
PARKING AREA 6 25 SPACES
PROPOSED MEDIUM DECIDUOUS TREES (TYP.) (14 TOTAL ON COMFORT INN)
PROPOSED 3 LARGE PINE TREES 3 MED. DECIDUOUS TREES SOUTH OF RUBY TUESDAY
PROPOSED 51 SHRUBS ON NE AND SE SIDE OF RUBY TUESDAY
WOODED AREA 3 LARGE TREES (PONDEROSA PINE) ±80 MEDIUM TREES (OAK, ASH) ±40 NATIVE SHRUBS
US HWY 16 — MT. RUSHMORE ROAD
1,000' TO OFF-PREMISE MCDONALDS SIGN
ACCESS ROAD TO HOTEL LOT 2
ACCESS ROAD BUILT TO CITY STANDARDS EXCEPT:
• WIDTH = 24 FT.
• SIDEWALK = CURBSIDE
NOTE:
REFER TO PLAN, PROFILE, AND TYPICAL SECTION FOR HOTEL ACCESS ON SHEETS 1 AND 2.
VARIANCE REQUESTED TO ALLOW CURBSIDE SIDEWALK AND 24' STREET.
PARKING REQUIREMENTS
EXISTING PARKING
RUBY TUESDAY/FACTORY
AREA 1 - EAST SIDE FACTORY 36
AREA 2 - WEST SIDE FACTORY 21
AREA 3 - SOUTHWEST LOT 49 (11 IN R/W)
AREA 4 - SOUTHEAST LOT 138 (4 IN R/W)
TOTAL PARKING: 244 (DISABILITY ACCESSIBLE 8)
COMFORT INN & SUITES
AREA 5 - MOTEL FRONT 25
AREA 6 - MOTEL REAR 105
TOTAL PARKING: 130 (15 IN R/W, 361 QUALIFIED OFF-STREET, 4 DISABILITY ACCESSIBLE)
REQUIRED PARKING
NEW COMFORT INN & SUITES
MOTEL (10 ROOMS) 82
MOTEL PARKING PROVIDED 130 (4 DISABILITY ACCESSIBLE)
EXCESS PARKING 48
TOTAL REQUIRED PARKING: 82 (4 DISABILITY ACCESSIBLE)
TOTAL PARKING PROVIDED: 130 (4 DISABILITY ACCESSIBLE)
RUBY TUESDAY/FACTORY
OFFICE/MANUFACTURING 158 (7/28/01 STAFF REPORT)
RETAIL 15 (7/28/01 STAFF REPORT)
RESTAURANT (5862 SF. GEA @ 11.0 PER 1000 SF.) 82
TOTAL REQUIRED PARKING: 235 (7 DISABILITY ACCESSIBLE)
TOTAL PARKING PROVIDED: 244 (9 DISABILITY ACCESSIBLE)
RECEIVED
MAY 11 2007
Rapid City Growth Management Department
07PD036
cetec
1330 West Fulton Street
Rapid City, SD 57702
Phone: (605) 341-7860
Fax: (605) 341-7864
www.cetecengineering.com
DESIGNED: DW/TS
DETAILED: RF
CHECKED: TS
APPROVED: X
DATE: 8/10/07
2007 SITE DEVELOPMENT PLAN
MAJOR AMENDMENT TO PLANNED COMMERCIAL DEVELOPMENT
COMFORT INN & SUITES, RUBY TUESDAY, AND
RIDDLES JEWELRY FACTORY AND RETAIL OUTLET
RAPID CITY, SOUTH DAKOTA