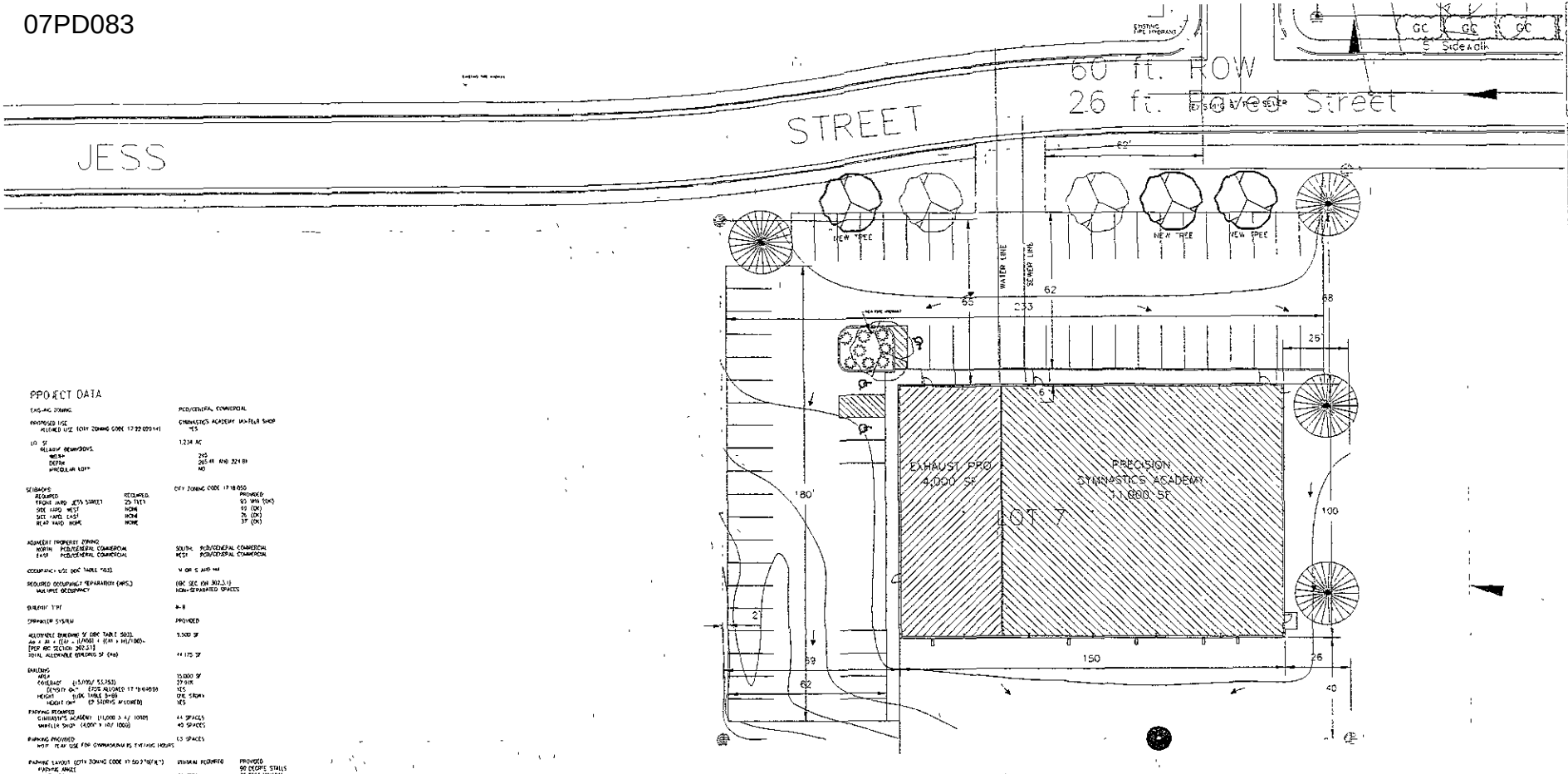
07PD083



PROJECT DATA

EXISTING ZONING	PCD/GENERAL COMMERCIAL
PROPOSED USE ALLOWED USE (CITY ZONING CODE 17.22.020.141)	GYMNASTICS ACADEMY (RETAIL SHOP) YES
LOT SF	1.234 AC
ALLOWABLE DIMENSIONS WIDTH DEPTH IRREGULAR LOT?	 245 265.48 AND 324.81 NO
SETBACKS REQUIRED	CITY ZONING CODE 17.18.050 REQUIRED / PROVIDED
FRONT YARD JESS STREET	25 FEET / 93 MIN (OK)
SIDE YARD WEST	NONE / 49 (OK)
SIDE YARD EAST	NONE / 26 (OK)
REAR YARD NONE	NONE / 37 (OK)
ADJACENT PROPERTY ZONING NORTH PCD/GENERAL COMMERCIAL EAST PCD/GENERAL COMMERCIAL	SOUTH: PCD/GENERAL COMMERCIAL WEST: PCD/GENERAL COMMERCIAL
OCCUPANCY USE (IBC TABLE 503)	M OR S AND M4
REQUIRED OCCUPANCY SEPARATION (HRS) MAXIMUM OCCUPANCY	IBC SEC 508.3.1.1 NON-SEPARATED SPACES
BUILDING TYPE	A-B
SPRINKLER SYSTEM	PROVIDED
ALLOWABLE BUILDING SF (IBC TABLE 503) Aa = At + [(At - If/Af) * (At) * If/If)] [PER IBC SECTION 202.2.1] TOTAL ALLOWABLE BUILDING SF (Aa)	9,500 SF 44,175 SF
BUILDINGS AREA COVERAGE (15,000/1.234) DENSITY OK HEIGHT (IBC TABLE 503) HEIGHT OK (2 STORIES ALLOWED)	 15,000 SF 29.90% EZ05 ALLOWED 17.18.040.B ONE STORY YES
PARKING REQUIRED GYMNASTICS ACADEMY (11,000 X 4/ 1000) WAFFLE SHOP (4,000 X 10/ 1000)	44 SPACES 40 SPACES
PARKING PROVIDED NOTE: REAR USE FOR GYMNASIUM VS. EVENING HOURS	63 SPACES

PARKING LAYOUT (CITY ZONING CODE 17.50.270(K))	MINIMUM REQUIRED	PROVIDED
PARKING ANGLE		90 DEGREE STALLS
AISLE WIDTH	26 FEET	26 FEET MINIMUM
DRIVEWAY WIDTH	20 FEET	24 FEET
STALL WIDTH	9 FEET	9 FEET
STALL DEPTH	18 FEET	18 FEET
ADA PARKING LAYOUT (FEDERAL ADA CODES)	MINIMUM REQUIRED	PROVIDED
STALL WIDTH ADA 4.6.3	8 FEET	8 FEET
STALL DEPTH ADA 4.6.3	19 FEET	18 FEET
VAN ACCESSIBLE AISLE ADA FIG. 9	8 FEET	8 FEET
HIGHLAND ACCESSIBLE AISLE ADA FIG. 9	5 FEET	5 FEET
RAMP WIDTH ADA 4.8.3	5 FEET CLEAR WIDTH	5 FEET

LANDSCAPING REQUIRED (53,250 SF OVR)	18,750 POINTS
LANDSCAPING PROVIDED	(19,100 POINTS)
EXISTING LANDSCAPE (TREES & SHRUBS) 1 TREE (2000 PTS) 8 SHRUBS (250 PTS)	 14,000 PTS 2,000 PTS
	16,000 PTS
GRASS WITHIN 20' OF PARKING (41,312 GRASS 200 PTS/ SF) EXISTING PTS PROPOSED GRASS (40 PTS/SF) SF SQ ADD 3 NEW LG TREES	 EXIST. P.S. 2,400 PTS 2250 PTS 3100 PTS EXISTING 8000 PTS
PROPERTY LOCATION	SOUTH OF JESS DESCRIBED AT JESS STREET AND NEW LANE
LEGAL DESCRIPTION	LOT 7 IN THE SUBDIVISION OF LOT 2 OF SUBDIVISION OF LOT 1 IN THE SUBDIVISION OF CAMPUS SQ. AND A PORTION OF RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

LANDSCAPE SYMBOLS

LARGE TREE (2000 PTS)
- DRAWFALLS SERVICEBERRY
- CONTORTUS CORTON WILLOW
- BEDDLESS HONEYLOCUST
- LINDEN

SMALL TREE (1500 PTS)
- CHOKECHERRY
- FLOWERING CRABAPPLE
- RED BUDDY
- HAWTHORN

SHRUB (250 PTS)
- SPIREA
- CURRANT
- SUMAC
- POTENTILLA

- WILLOW JUNIPER
- SEA GREEN JUNIPER
- WHITE ALDER JUNIPER
- SAND JUNIPER

GC GROUND COVER (15" OR MORE)
- 2 BIG BLUE MATERIAL FOR AS PER PLAN

DRAINAGE DIRECTION

NOW POINT OF GRADE

RECEIVED

SEP 28 2007

Rapid City Growth Management Department

LOT 7

Site Plan
Scale 1"=40'

C1
Drawing Number

Project Number 07154
File Name Gymnastics.pln
Drawn By J.LUCAS
Checked By S.T.P.
Date 9/28/2007

Henriksen, Inc.
526 Saint Joseph Street, Suite A
Rapid City, South Dakota 57701
Phone (605) 394-0189 Fax (605) 341-9289

Site Plan
Precision Gymnastics Academy
Rapid City, South Dakota