

NOTES:

- PREVIOUS PLATS SHOW A 3.3' PRIVATE DRIVE (PLAT BK 9 PG 121), SOUTH OF RAILROAD R.O.W. ON KENNEL DRIVE
- KENNEL DRIVE, NORTH OF THE RAILROAD, IS PUBLIC R.O.W. AND CLASSIFIED AS AN INDUSTRIAL STREET
- ALL EXISTING STRUCTURES ON CITY WATER
- ALL LIGHTING TO BE WALL MOUNTED LIGHT PACKS ON BUILDINGS
- CONSTRUCTION AT HAND-DRAIN DITCH TO BE DONE AFTER OCTOBER 1ST DURING NON-FLOW PERIOD
- A FIRE WALL IS TO EXTEND FROM FLOOR TO ROOF AT THE FOUNDATION STEP. EACH FIRE AREA WILL BE LESS THAN 8,000 SQ. FT., BUILDINGS WILL NOT REQUIRE SPRINKLING

REQUIRED SETBACKS:

EXISTING LIGHT INDUSTRIAL BUILDING AREA:
FRONT: 25'
SIDE: 25'
REAR: 25'

ADJACENT LAND USE:

NORTH: LIGHT INDUSTRIAL DISTRICT
SOUTH: PUBLIC DISTRICT
EAST: PUBLIC DISTRICT
WEST: LIGHT INDUSTRIAL DISTRICT

PARKING LAYOUT NOTES:

SINGLE FAMILY RESIDENTIAL:
REQUIRED: 2 SPACES PER RESIDENCE
PROVIDED: 2 SPACES PER RESIDENCE

LANDSCAPING REQUIREMENTS:

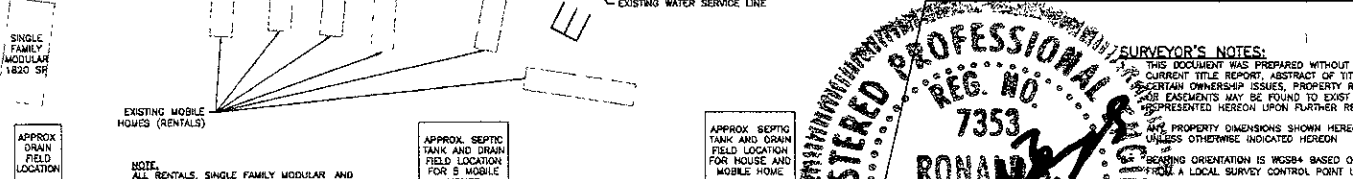
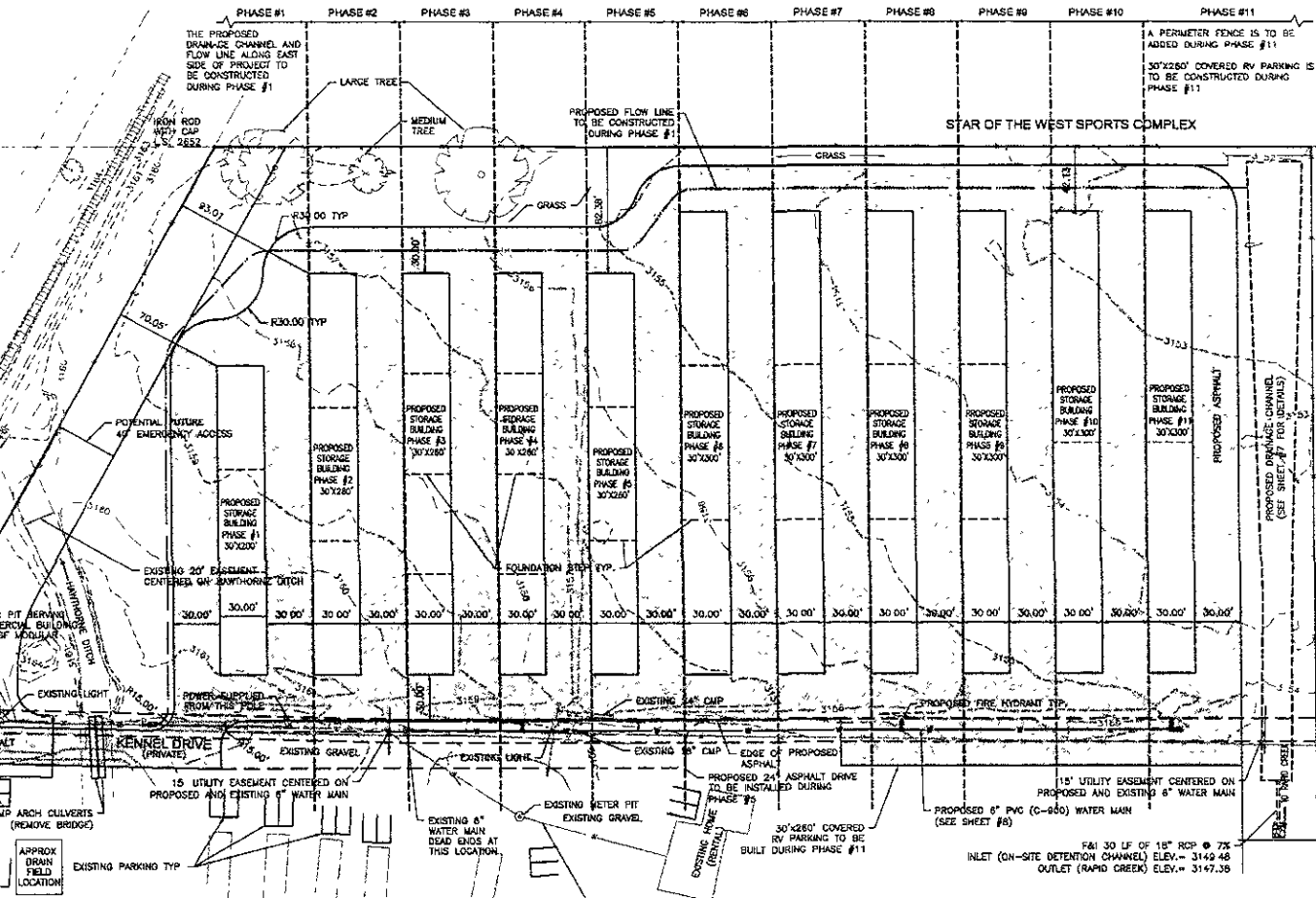
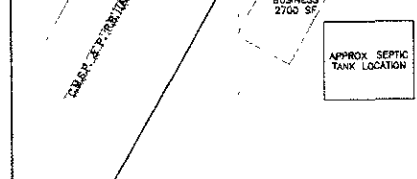
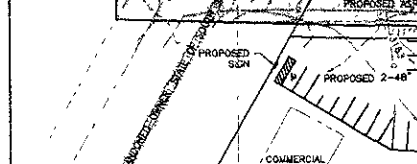
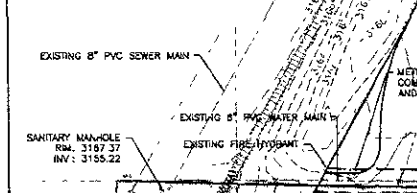
TOTAL DEVELOPED AREA: 288,788 SQUARE FEET
LANDSCAPED AREA: 81,530 SQUARE FEET
TOTAL DEVELOPED AREA: 175,258 SQUARE FEET

TOTAL LANDSCAPING POINTS REQUIRED: 0 PER ORD 17.22.070

LANDSCAPING PROVIDED:

- 2 EXISTING LARGE TREES, 2 @ 2,000 POINTS EACH = 4,000 PNTS
- 1 EXISTING MEDIUM TREE, 1 @ 1,000 POINTS EACH = 1,000 PNTS
- PROPOSED GRASS 8,540 Sq Yds @ 1.0 PNTS PER SQUARE YARD = 85,400 PNTS

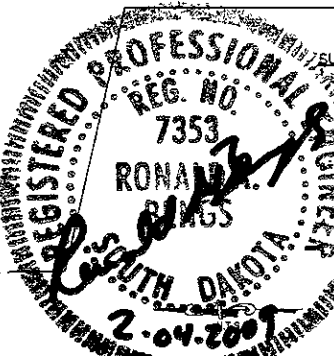
TOTAL LANDSCAPING POINTS PROVIDED: 90,400 POINTS



NOTE:
ALL RENTALS, SINGLE FAMILY MODULAR AND COMMERCIAL BUSINESS ARE TO REMAIN ON EXISTING SEPTIC SYSTEMS PENDING INSPECTION. EACH SYSTEM SHALL BE INSPECTED AND CERTIFIED BY A QUALIFIED INSPECTOR.

APPROX. SEPTIC TANK AND DRAIN FIELD LOCATION FOR 8 MOBILE HOMES

APPROX. SEPTIC TANK AND DRAIN FIELD LOCATION FOR 5 MOBILE HOMES



SURVEYOR'S NOTES:
THIS DOCUMENT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, ABSTRACT OF TITLE OR TITLE SEARCH REGARDING OWNERSHIP ISSUES. PROPERTY BOUNDARY LINES AND EASEMENTS MAY BE FOUND TO EXIST DIFFERENTLY THAN REPRESENTED HEREON UPON FURTHER RESEARCH.

ALL PROPERTY DIMENSIONS SHOWN HEREON ARE OF RECORD UNLESS OTHERWISE INDICATED HEREON.

BEARING ORIENTATION IS WGS84 BASED ON GPS OBSERVATION FROM A LOCAL SURVEY CONTROL POINT LOCATED N 61 49' 38" E 150.00 FEET FROM THE IRON ROD WITH SURVEYOR'S CAP FOUND FOR THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.

ELEVATION DATUM IS NAD83 BASED ON THE CITY OF RAPID CITY SURVEY CONTROL NETWORK.

UNDERGROUND UTILITY LINES ARE SHOWN HEREON AS MARKED VIA SOUTH DAKOTA "ONE CALL" UTILITY MARKING CONFIRMATION NO. 081880610 DATED JULY 16, 2008. NO FURTHER INVESTIGATION WAS PERFORMED BY THE SURVEYOR REGARDING UTILITIES OR UNDERGROUND IMPROVEMENTS. SURFACE EVIDENCE OR MARKING OF UNDERGROUND UTILITIES OR OTHER UNDERGROUND IMPROVEMENTS MAY BE SHOWN HEREON WITHOUT EXTENDING ANY WARRANTY OR LIABILITY TO THE SURVEYOR AS TO THE ACTUAL EXISTENCE OR ACTUAL LOCATION OF ANY UNDERGROUND OR OTHERWISE OBSCURED FEATURES.

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Designed by: RAB	Drawn by: ALR
Design Date: 02/27/09	
Job No: 09-065	
Field Party: DEAN SCOTT	
Revised:	

**ALL KINDZA STORAGE, RAPID CITY,
PENNINGTON COUNTY, SOUTH
DAKOTA**

Site Plan

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