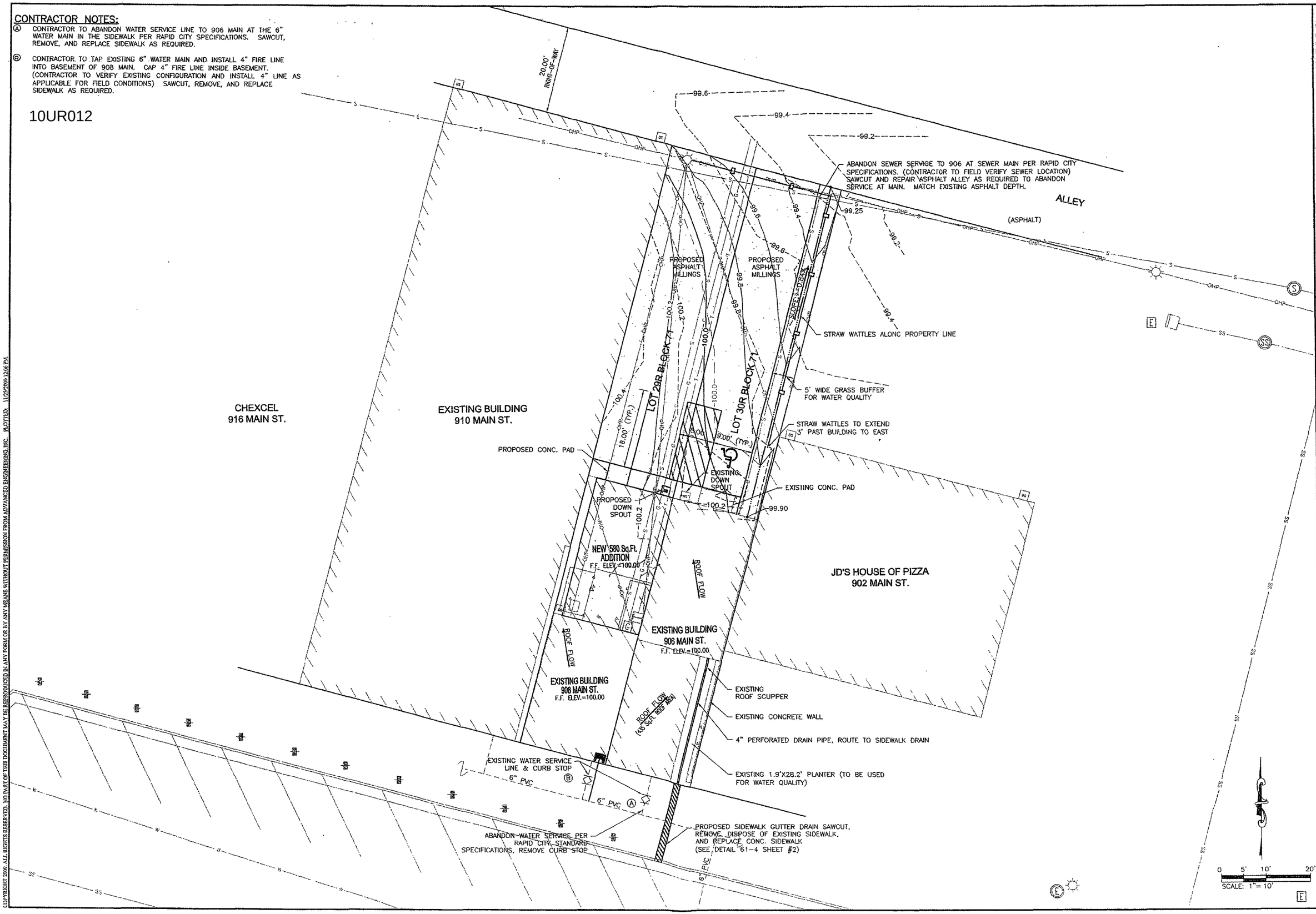
CONTRACTOR NOTES:

Ⓐ CONTRACTOR TO ABANDON WATER SERVICE LINE TO 906 MAIN AT THE 6" WATER MAIN IN THE SIDEWALK PER RAPID CITY SPECIFICATIONS. SAWCUT, REMOVE, AND REPLACE SIDEWALK AS REQUIRED.

Ⓑ CONTRACTOR TO TAP EXISTING 6" WATER MAIN AND INSTALL 4" FIRE LINE INTO BASEMENT OF 908 MAIN. CAP 4" FIRE LINE INSIDE BASEMENT. (CONTRACTOR TO VERIFY EXISTING CONFIGURATION AND INSTALL 4" LINE AS APPLICABLE FOR FIELD CONDITIONS) SAWCUT, REMOVE, AND REPLACE SIDEWALK AS REQUIRED.

10UR012



ADVANCED ENGINEERING & SURVEYING, INC.
3421 WEST MAIN STREET
RAPID CITY, SOUTH DAKOTA 57702
PHONE: 605-718-8825 FAX: 605-718-8837
EMAIL: advancedeng@rushmore.com

REGISTERED PROFESSIONAL ENGINEER 735 RONALD A. KINGS SOUTH DAKOTA 11-25-2009

Designed By: RAB	Drawn By: ALR
Design Date: 11/25/09	
Job No. 09-066	
Surveyed By: N/A	
Revisions:	

BULLY BLENDS COFFEE & TEA SHOP LOCATED AT 906 & 908 MAIN STREET, RAPID CITY, PENNINGTON COUNY, SOUTH DAKOTA

C:\Land Projects 2009\09-066 906 & 908 MAIN STREET CIVIL SITE WORK\DWG FILES\09066PLAN(A).dwg

Sheet Title: SITE PLAN

Sheet: 4 of 5

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10UR012

NOTES:

1 PROJECT IS LOCATED OUTSIDE OF 100 YEAR FLOOD PLAIN BUT INSIDE THE 500 YEAR FLOOD PLAIN. THE PROJECT SITE IS LOCATED ON FEMA FIRM MAP 465420 0004F, FEBRUARY 16, 1996.

2 LIMITS OF CONSTRUCTION INCLUDE ALL AREAS INSIDE PROPERTY LINES AND SIDEWALK ALONG FRONTAGE OF THE PROPERTIES.

3 CONTRACTOR TO IMPLEMENT MEASURES AS REQUIRED TO AVOID TRACKING FROM REAR GRAVEL AREA.

4 PLAT RECORDED IN THE PENNINGTON COUNTY REGISTER OF DEEDS IN BOOK 18 PAGE 171 OF PLATS.

5 ALL WORK TO BE IN COMPLIANCE WITH RAPID CITY STANDARD CONSTRUCTION SPECIFICATIONS.

REQUIRED SETBACKS:

ZONED: CENTRAL BUSINESS DISTRICT
FRONT: 0'
SIDE: 0'
REAR: 0'

ADJACENT LAND USE:

NORTH: CENTRAL BUSINESS DISTRICT
SOUTH: CENTRAL BUSINESS DISTRICT
EAST: CENTRAL BUSINESS DISTRICT
WEST: CENTRAL BUSINESS DISTRICT

PARKING LAYOUT NOTES:

NO PARKING REQUIRED PER ORDINANCE 17.16.070
3 SPACES PROVIDED – 1 HANDICAP & 2 STANDARD

LANDSCAPING REQUIREMENTS:

CENTRAL BUSINESS DISTRICT – NO LANDSCAPING REQUIRED

BUILDING AND PROPERTY AREAS:

SIZE OF LOT #906 – 2,800 Sq.Ft.
SIZE OF LOT #908 – 2,800 Sq.Ft.
SIZE OF BUILDING CURRENTLY ON LOT #906 – 1,100 Sq.Ft.
SIZE OF BUILDING CURRENTLY ON LOT #908 – 602 Sq.Ft.
SIZE OF PROPOSED ADDITION ON LOT #908 – 580 Sq.Ft.

FIRE FLOWS:

THE RAPID CITY FIRE DEPARTMENT INDICATES A FLOW OF 3,438 GPM, TESTED IN 2007. MINIMUM FLOW REQUIRED IS 1,500 GPM. FIRE DEPARTMENT INDICATES NO FLOW TEST IS REQUIRED.

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REGISTERED PROFESSIONAL ENGINEER
7353
RONALD A. KINGS
SOUTH DAKOTA
11-25-09

Designed By: RAB	Drawn By: ALR
Design Date: 11/25/09	
Job No: 09-066	
Surveyed By: N/A	
Revisions:	

BULLY BLENDS COFFEE & TEA SHOP
LOCATED AT 906 & 908 MAIN STREET,
RAPID CITY, PENNINGTON COUNY,
SOUTH DAKOTA

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Sheet Title: OVERALL SITE LAYOUT PLAN

Sheet 3 of 5

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PLOTTED: 11/25/2009 2:30 PM