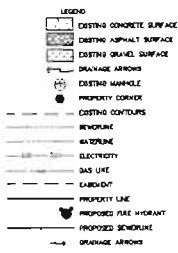


- GENERAL NOTES**
1. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN ON THE DRAWINGS ARE APPROXIMATE AND ARE SHOWN ONLY AS A GUIDE TO THE CONTRACTOR. SCALE: FLOOD CONTROL. THE CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES ARE SHOWN. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS IN THE FIELD AND BE RESPONSIBLE FOR REPAIR OF ALL UTILITIES DISBURSED DURING CONSTRUCTION. CONTACT SOUTH DAKOTA ONE - CALL AT 1-800-78-7474.
  2. UTILITY LOCATIONS SHOWN ON DRAWING ARE APPROXIMATE. UTILITY LOCATIONS ARE BASED ON FIELD SURVEY AND PREVIOUS LOCATIONS. NO ELEVATION WAS PROVIDED TO VERIFY LOCATIONS.
  3. COORDINATE THE INSTALLATION OF ALL UTILITIES WITH THEIR RESPECTIVE COMPANIES.
  4. MAINTAIN 10' HORIZONTAL SEPARATION BETWEEN WATER AND SEWER LINES.
  5. ALL CONSTRUCTION AREAS SHALL BE FENCED WITH SUITABLE MATERIALS AND SECURITY MAINTAINED TO DISCOURAGE UNAUTHORIZED PERSONNEL FROM ENTERING THE CONSTRUCTION AREAS.
  6. ALL SUPPLY, SERVICE, SEWER AND INSTALLATIONS SHALL COMPLY WITH CURRENT STANDARDS OF THE MARKET. PROVISIONS FOR EMERGENCY ACCESS VEHICLES SHALL BE SHOWN AT ALL UTILITY CONNECTIONS.
  7. MAINTAIN GRADE OF 3% AND MAINTAIN GRADE OF 3% ON HANDICAP RAMP.
  8. HANDICAP PARKING SPACES AND AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ANY DIRECTION.
  9. LOT 2 OF LOT 4 SHALL BE IDENTIFIED WITH LOT 18 OF LOT 4 AND ADDED INTO THE CITY OF RAPID CITY. PROPOSED ZONING FOR LOT 2 OF LOT 4 IS GENERAL.
  10. ELEVATIONS REFERENCED TO MNS 28 DATUM.
  11. ALL WORK AND MATERIALS ARE INSTALLED ACCORDING TO THE CITY OF RAPID CITY STANDARD SPECIFICATIONS.
  12. WATER SERVICE TO BE EXTENDED TO PROPOSED BUILDING FROM EXISTING MAINLINE THROUGH NATURAL PLUMBING.
  13. PROPOSED DRAINAGE PATTERNS WILL MATCH THE EXISTING DRAINAGE PATTERNS.



**PROPERTY INFORMATION**

ADDRESS: 3006 E. HWY 44

**LEGAL DESCRIPTION**  
 LOT 2 OF LOT 4  
 LOCATED IN E 1/2 OF SECTION 8  
 T14S, R10E, SD44, POKANOSTON COUNTY, SOUTH DAKOTA

**ZONING NOTES**  
 LOT ZONING: GC, GENERAL COMMERCIAL

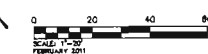
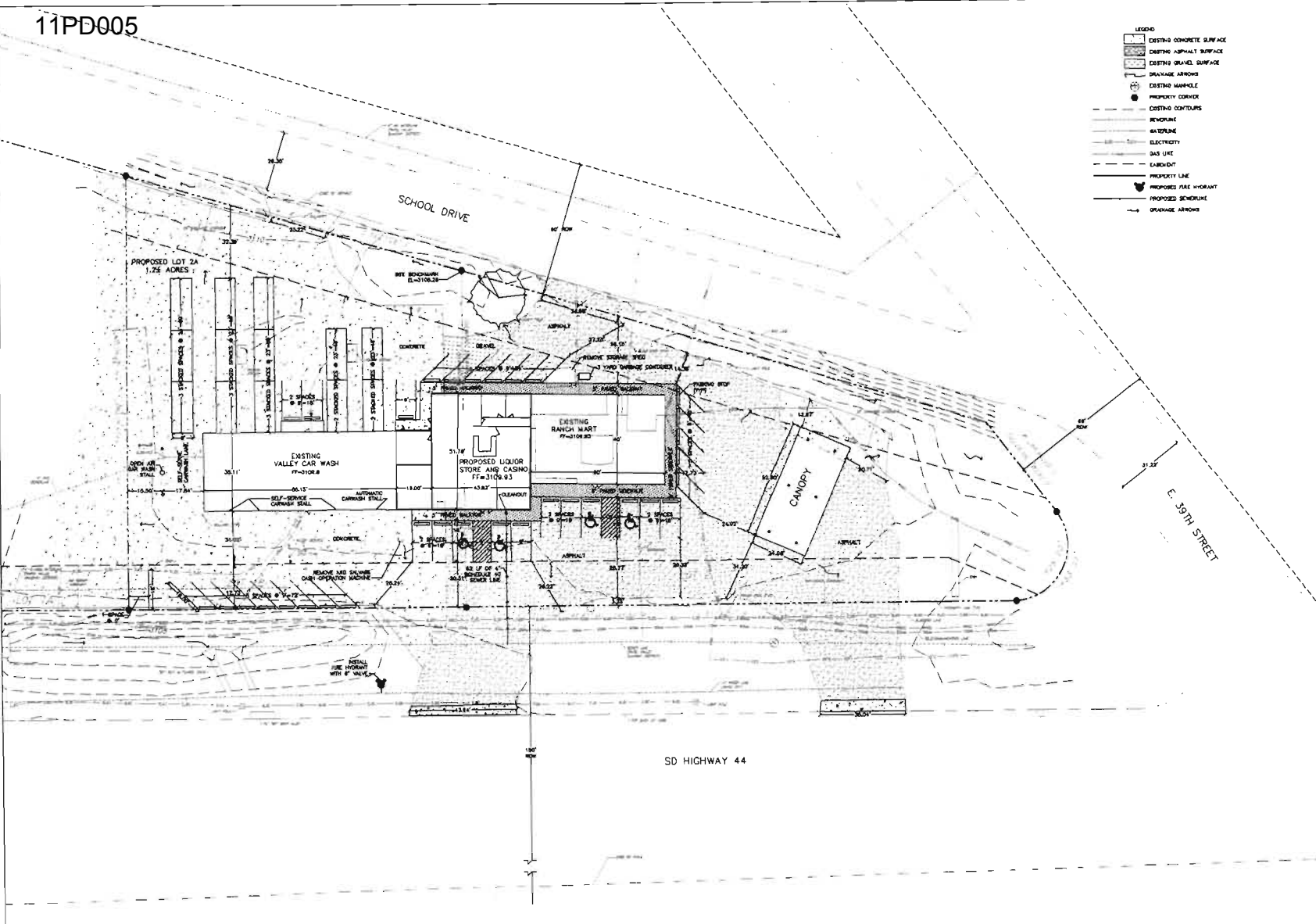
**BUILDING FOOTPRINT**  
 EXISTING VALLEY CAR WASH - 3800 SF  
 RANCHMART - 2400 SF  
 PROPOSED LOT 2 - 2284 SF  
 LOT COVERAGE - 18.2% (MAX. 18%)

**DRINKING AND SEWERAGE CONTROL**  
 NOT REQUIRED. TOTAL VOLUME DISTURBED LESS THAN 300 CFTS

**OFF STREET PARKING**  
 AS REQUIRED BY 17.02.070  
 24.15 BUILDING EXPOSURE, 20% MINIMUM  
 PARKING REQUIREMENTS MUST MEET REQUIREMENTS OF 17.02.070  
 RANCHMART 2084 SF GFA, USEABLE  
 CONFORMANCE WITH 17.02.060 MAJOR - 11.8 SPACES PER 1000 SF GFA  
 => 23 SPACES REQUIRED, MIN.  
 VALLEY CAR WASH - 3 BAYS  
 CONFORMANCE WITH 17.02.060 MAJOR - 13 SPACES PER 1000 SF GFA  
 => 13 SPACES REQUIRED, MIN.  
 LOT 2 2284 SF GFA  
 CONFORMANCE WITH 17.02.060 MAJOR - 8 SPACES PER 1000 SF GFA  
 => 17 SPACES REQUIRED, MIN.  
 CANOPY 88.2 SF GFA  
 CONFORMANCE WITH 17.02.060 MAJOR - 10 SPACES PER 1000 SF GFA  
 => 10 SPACES REQUIRED, MIN.  
 TOTAL PARKING PROVIDED = 48 SPACES  
 TOTAL PARKING REQUIRED = 41 SPACES

**ADA REQUIREMENTS**  
 31-78 PARKING SPACES PROVIDED - 3 ACCESSIBLE SPACES REQUIRED  
 RAMPWAY ACCESSIBLE SPACES PROVIDED - 4 SPACES  
 BENCHMARK REQUIREMENTS  
 NOT REQUIRED. NO ADJACENT RESIDENTIAL DISTRICTS  
 LANDSCAPE REQUIREMENTS  
 REQUIRED. LANDSCAPING PLAN PROVIDED ON SHEET 2 OF 3  
 FLOORPLAN

**TIME & OUTSIDE 600 YEAR FLOOD EVENT**  
 TIME PANEL, ACCORDING TO  
 PROPERTY REMOVED FROM ZONE A-2 BY LEGAL DATED JUNE 18, 1990



SURVEY:	DESIGN:	AMS
DATE:	DATE:	
DRAW:	CHECK:	AMS
DATE:	DATE:	

**SCHREIER ENGINEERING, INC.**

511 NATIONAL STREET, SUITE 101  
 BELLE FOURCHE, SD 57717  
 PHONE (605) 892-2051  
 FAX (605) 723-2051  
 email: schreier@schreier.com

REV. #	DESCRIPTION	CHKD	DATE

SHEET TITLE: **SITE LAYOUT AND UTILITY PLAN**

PROJECT: **RANCHMART LIQUOR STORE ADDITION**  
**RAPID CITY, SOUTH DAKOTA**

SHEET NO: **1 OF 3**

PROJECT NO: **574**