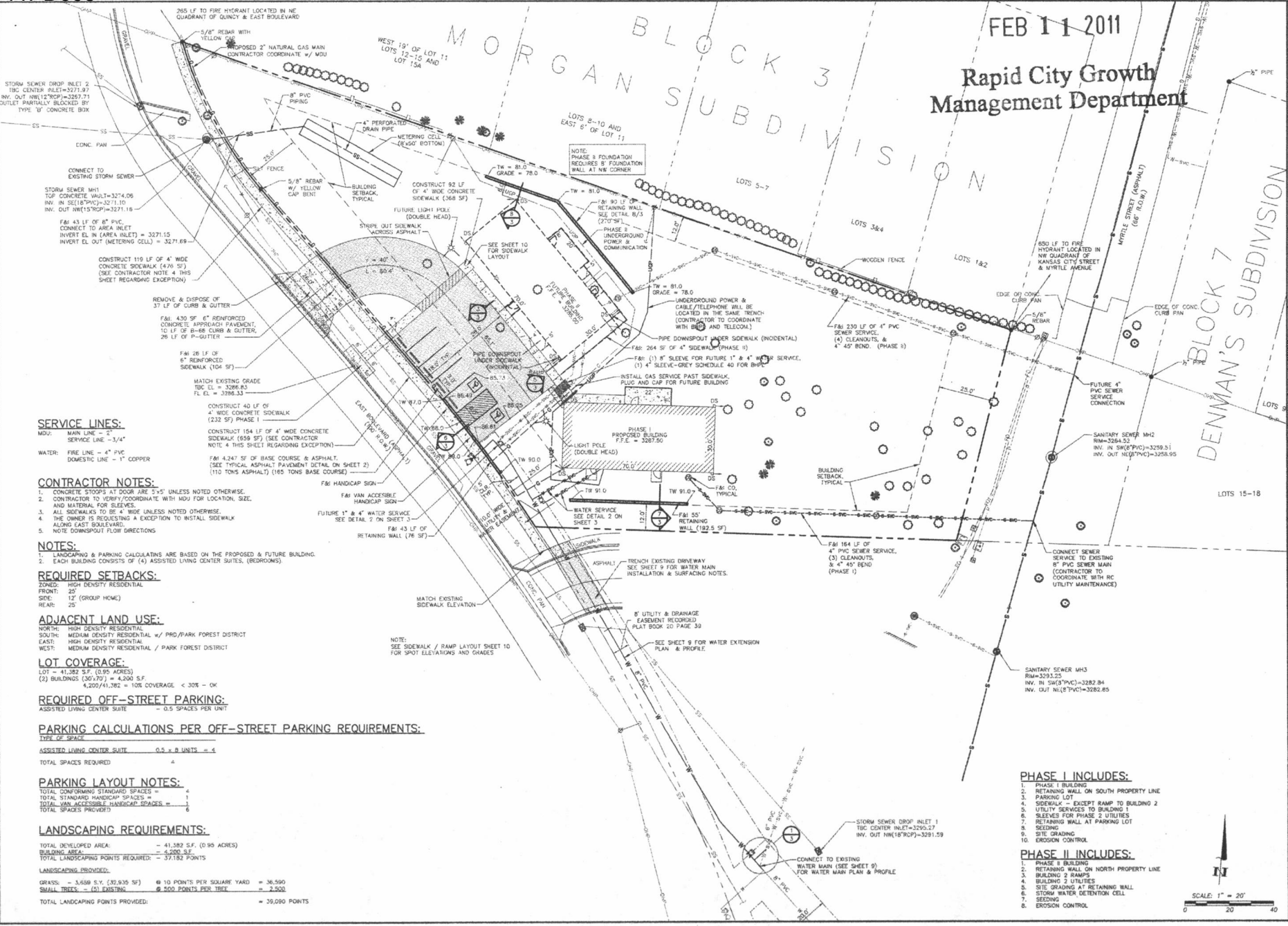


FEB 11 2011

Rapid City Growth Management Department



SERVICE LINES:

- MDU: MAIN LINE = 2"
- SERVICE LINE = 3/4"
- WATER: FIRE LINE = 4" PVC
- DOMESTIC LINE = 1" COPPER

CONTRACTOR NOTES:

- CONCRETE STOPS AT DOOR ARE 5/8" UNLESS NOTED OTHERWISE.
- CONTRACTOR TO VERIFY/COORDINATE WITH MDU FOR LOCATION, SIZE, AND MATERIAL FOR SLEEVES.
- ALL SIDEWALKS TO BE 4" WIDE UNLESS NOTED OTHERWISE.
- THE OWNER IS REQUESTING AN EXCEPTION TO INSTALL SIDEWALK ALONG LAST BOULEVARD.
- NOTE DOWNSPOUT FLOW DIRECTIONS

NOTES:

- LANDSCAPING & PARKING CALCULATIONS ARE BASED ON THE PROPOSED & FUTURE BUILDING.
- EACH BUILDING CONSISTS OF (4) ASSISTED LIVING CENTER SUITES, (BEDROOMS).

REQUIRED SETBACKS:

- ZONED: HIGH DENSITY RESIDENTIAL
- FRONT: 25'
- SIDE: 12' (GROUP HOME)
- REAR: 25'

ADJACENT LAND USE:

- NORTH: HIGH DENSITY RESIDENTIAL
- SOUTH: MEDIUM DENSITY RESIDENTIAL w/ PRO/PARK FOREST DISTRICT
- EAST: HIGH DENSITY RESIDENTIAL
- WEST: MEDIUM DENSITY RESIDENTIAL / PARK FOREST DISTRICT

LOT COVERAGE:

- LOT = 41,382 S.F. (0.95 ACRES)
- (2) BUILDINGS (200,772) = 4,200 S.F.
- 4,200/41,382 = 10% COVERAGE < 30% - OK

REQUIRED OFF-STREET PARKING:

ASSISTED LIVING CENTER SUITE = 0.5 SPACES PER UNIT

PARKING CALCULATIONS PER OFF-STREET PARKING REQUIREMENTS:

TYPE OF SPACE: ASSISTED LIVING CENTER SUITE = 0.5 x 8 UNITS = 4
TOTAL SPACES REQUIRED: 4

PARKING LAYOUT NOTES:

- TOTAL CONFORMING STANDING SPACES = 4
- TOTAL STANDARD HANDICAP SPACES = 1
- TOTAL VAN ACCESSIBLE HANDICAP SPACES = 1
- TOTAL SPACES PROVIDED = 6

LANDSCAPING REQUIREMENTS:

TOTAL DEVELOPED AREA: 41,382 S.F. (0.95 ACRES)
BUILDING AREA: 4,200 S.F.
TOTAL LANDSCAPING POINTS REQUIRED: 37,182 POINTS

LANDSCAPING PROVIDED:

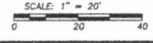
GRASS: 3,650 S.V. (37,935 SF)	10 POINTS PER SQUARE YARD	= 36,900
SMALL TREES (20' DIA. MAX)	500 POINTS PER TREE	= 2,500
TOTAL LANDSCAPING POINTS PROVIDED:		= 39,400 POINTS

PHASE I INCLUDES:

- PHASE I BUILDING
- RETAINING WALL ON SOUTH PROPERTY LINE
- PARKING LOT
- SIDEWALK - EXCEPT RAMP TO BUILDING 2
- UTILITY SERVICES TO BUILDING 1
- SLEEVES FOR PHASE 2 UTILITIES
- RETAINING WALL AT PARKING LOT
- SEEDING
- SITE GRADING
- EROSION CONTROL

PHASE II INCLUDES:

- PHASE II BUILDING
- RETAINING WALL ON NORTH PROPERTY LINE
- BUILDING 2 RAMPS
- BUILDING 2 UTILITIES
- SITE GRADING AT RETAINING WALL
- STORM WATER DETENTION CELL
- SEEDING
- EROSION CONTROL



ADVANCED ENGINEERING & SURVEYING, INC.

REGISTERED PROFESSIONAL ENGINEER
7300
RONALD BLICKS
SOUTH DAKOTA
1987-2007

Designed By: CHARTY
Drawn By: CHARTY
Design Date: 2/09/2011
Print Date: 2/09/2011
Job No: AEB-11-003
Surveyed By: NELSON
Survey Date: 10/2010
Reviewer:

BLACK HILLS WORKSHOP
820 EAST BOULEVARD