

Revisions	
NO.	DESCRIPTION
1	1/27/08
2	1/27/08
3	1/27/08
4	1/27/08
5	1/27/08
6	1/27/08
7	1/27/08
8	1/27/08
9	1/27/08
10	1/27/08



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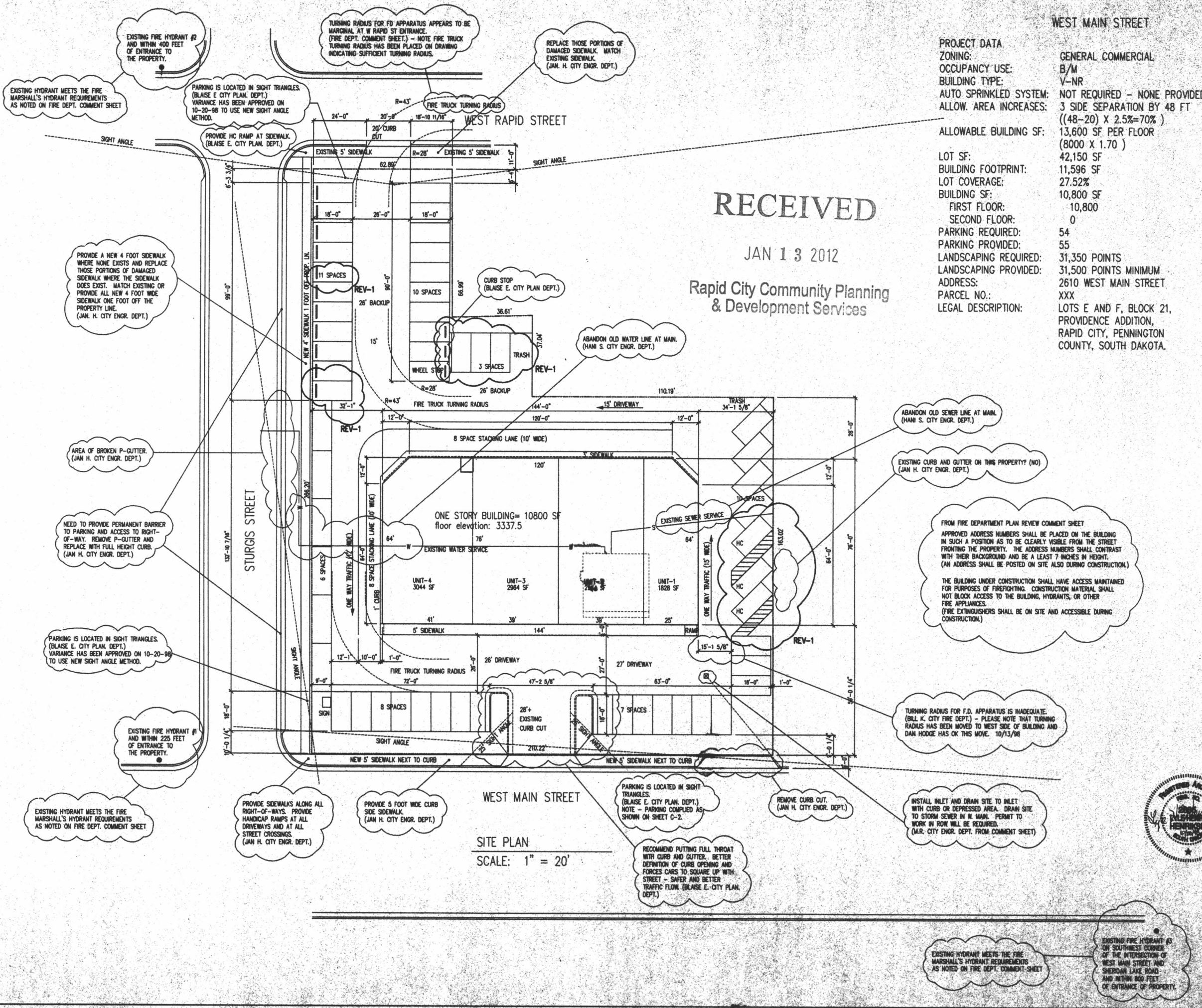
SITE PLAN
 MUNOZ/TEJBER WEST MAIN CENTER
 RAPID CITY, SD



DATE: 1/27/08

PROJECT DATA
 ZONING: GENERAL COMMERCIAL
 OCCUPANCY USE: B/M
 BUILDING TYPE: V-NR
 AUTO SPRINKLED SYSTEM: NOT REQUIRED - NONE PROVIDED
 ALLOW. AREA INCREASES: 3 SIDE SEPARATION BY 48 FT
 ((48-20) X 2.5%=70%)
 ALLOWABLE BUILDING SF: 13,600 SF PER FLOOR
 (8000 X 1.70)
 LOT SF: 42,150 SF
 BUILDING FOOTPRINT: 11,596 SF
 LOT COVERAGE: 27.52%
 BUILDING SF: 10,800 SF
 FIRST FLOOR: 10,800
 SECOND FLOOR: 0
 PARKING REQUIRED: 54
 PARKING PROVIDED: 55
 LANDSCAPING REQUIRED: 31,350 POINTS
 LANDSCAPING PROVIDED: 31,500 POINTS MINIMUM
 ADDRESS: 2610 WEST MAIN STREET
 PARCEL NO.: XXX
 LEGAL DESCRIPTION: LOTS E AND F, BLOCK 21,
 PROVIDENCE ADDITION,
 RAPID CITY, PENNINGTON
 COUNTY, SOUTH DAKOTA.

RECEIVED
 JAN 13 2012
 Rapid City Community Planning
 & Development Services



SITE PLAN
 SCALE: 1" = 20'



EXISTING FIRE HYDRANT #3 ON SOUTHWEST CORNER OF THE INTERSECTION OF WEST MAIN STREET AND SHERIDAN LAKE ROAD AND WITHIN 800 FEET OF ENTRANCE OF PROPERTY.