

RECEIVED

JAN 27 2012

RAPID CITY COMMUNITY PLANNING & DEVELOPMENT SERVICES



REQUIRED SETBACKS:
 ZONING: OFFICE COMMERCIAL
 FRONT: 25'
 SIDE: 35' (6' WHERE BORDERS OFFICE COMMERCIAL)
 REAR: 20'

IF UTILITY AND MINOR DRAINAGE EASEMENT ON INTERIOR SIDE OF ALL SIDE LOT LINES. (PER PLAT - NEAR LOT LINE HAS NO UTILITY OR DRAINAGE EASEMENT)

ADJACENT LAND USE:
 NORTH: OFFICE COMMERCIAL
 SOUTH: MEDIUM DENSITY RESIDENTIAL & OFFICE COMMERCIAL
 EAST: MEDIUM DENSITY RESIDENTIAL
 WEST: MEDIUM DENSITY RESIDENTIAL

LOT COVERAGE:
 LOT = 65,527.8 S.F. (1.508 ACRES)
 BUILDING = 8,553.4 S.F.
 8,553.4/65,527.8 = 12.7% COVERAGE: 0.558 - OK

REQUIRED OFF-STREET PARKING:
 MEDICAL CLINIC OFFICE: 4.0 SPACES PER 1000 SF GSA

PROVIDED CALCULATION OF OFF-STREET PARKING SPACES:
 TOTAL OFF-STREET PARKING SPACES REQUIRED PER 1000 SF:
 MEDICAL CLINIC OFFICE: 18,706.8/1000 = 18.71 18.71 x 4.0 = 66.84
 TOTAL SPACES REQUIRED = 67

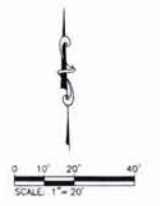
PARKING LAYOUT NOTES:
 TOTAL CONFORMING STANDARD SPACES = 88
 TOTAL STANDARD HANDICAP SPACES = 1
 TOTAL VAN ACCESSIBLE/HANDICAP SPACES = 1
 TOTAL SPACES PROVIDED = 90

NOTES

1. BASIS OF BEARINGS: NAD83 BASED ON GPS OBSERVATION AT SOUTHWEST PROPERTY CORNER
2. ALL DISTANCES SHOWN ARE MEASURED AT GROUND SURFACE (SCALE FACTOR 1.00).
3. RECORD INFORMATION SHOWN HEREON WAS OBTAINED FROM PLATS RECORDED IN PLAT BOOK 28, PAGE 76, AND PLAT BOOK 26, PAGE 32 IN THE OFFICE OF THE PENNINGTON COUNTY REGISTER OF DEEDS.

KEYED NOTES:

1. REMOVE EXISTING PARKING STRIPPIING
2. REINFORCED CONCRETE DRIVEWAY SEE DETAIL 60-4 ON SHEET S.1
3. STANDARD CURB AND GUTTER SEE DETAIL 60-2 ON SHEET S.1
4. TYPED (DUMP) CURB AND GUTTER SEE DETAIL 60-2 ON SHEET S.1
5. STRIPE OUT WALK ISLE
6. RETAINING WALL
7. LIGHTING - (L) LOCATIONS (MATCH EXISTING POLES)
8. CONCRETE STAIR W/ CHEEK WALL AND GUARD/RAND RAIL EACH SIDE. TAKEUP CURB 3' EACH SIDE OF DRIVE.
9. GUARD RAIL ON TOP OF RETAINING WALL.



EXISTING SYMBOLS

- ▲ PRIMARY SURVEY CONTROL POINT
- PROPERTY CORNER MONUMENT FOUND THIS SURVEY
- FIRE HYDRANT
- M WATER MAIN VALVE
- LIGHT POLE
- ⊕ ELECTRIC POWER ACT/METER
- ⊞ TELECOMMUNICATIONS ACT
- ⊞ FIBER OPTIC JUNCTION BOX
- ⊕ SEWER CLEANOUT
- ⊕ SANITARY SEWER MANHOLE
- ⊕ STORM SEWER MANHOLE
- ⊕ STREET SIGNS
- ⊕ ROOF DRAIN DOWNSPOUT

EXISTING CHAINLINK FENCE
 UNDERGROUND POWER LINE
 UNDERGROUND TELECOMMUNICATIONS
 UNDERGROUND FIBER-OPTIC
 NATURAL GAS LINE
 SANITARY SEWER MAIN
 SANITARY SEWER SERVICE
 WATER MAIN
 WATER SERVICE
 STORM SEWER
 PROPERTY LINE
 EASEMENT LINE

EXISTING CONTOUR (5' INTERVAL)
 EXISTING CONTOUR (1' INTERVAL)
 EXISTING CONTOUR (.5' INTERVAL)

PROPOSED SYMBOLS

- LIGHT POLE
- ASPHALT PAVING
- CONCRETE PAVING/CURB & GUTTER

D.C. SCOTT SURVEYORS, INC.
 501 WEST MAIN STREET
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ADVANCED ENGINEERING & SURVEYING, INC.
 501 WEST MAIN STREET
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 PHONE: 605-342-1100 FAX: 605-342-1100

REGISTERED PROFESSIONAL ENGINEER
 R. SCOTT
 No. 127712
 Exp. 12/31/12

Designed By: RB
 Drawn By: GH
 Design Date: 12/27/12
 Job No: A2R-11-008
 Surveyed By: D.C. SCOTT JULY 2011
 Remarks:

VA MEDICAL CLINIC
 3625 FIFTH STREET
 RAPID CITY, SOUTH DAKOTA

Sheet Title: **SITE PLAN**

Sheet: **4.3**