

- LEGEND**
- 3359.62 SPOT ELEVATION
  - CONTROL POINT
  - M H MANHOLE
  - F H FIRE HYDRANT
  - W V WATER VALVE
  - G W GUY WIRE ANCHOR
  - P P POWER POLE
  - L P LIGHT POLE
  - D T DECIDUOUS TREE
  - C T CONIFEROUS TREE
  - E B ELECTRIC BOX
  - PROPERTY LINE
  - CHAIN LINK FENCE
  - CURB & GUTTER
  - OVER HEAD POWER
  - S SANITARY SEWER LINE
  - MINOR CONTOUR (1')
  - MAJOR CONTOUR (5')
  - PROPOSED AREA INLETS
  - CLEANOUT
  - CONCRETE SURFACE
  - ASPHALT SURFACE
  - GRAVEL SURFACE
  - DENOTES FOUND SURVEY MONUMENT MARKED LS 2652 UNLESS OTHERWISE NOTED
  - DENOTES SET 5/8" REBAR MARKED 'RENNER-ASSOC. 9213'

**UTILITIES**

SOUTH DAKOTA ONE CALL NOTIFICATION CENTER  
115 EVERGREEN HEIGHTS DRIVE  
PITTSBURGH, PA 15229  
1-800-781-7474

The locations of existing underground utilities are shown in an approximate way only and have not been independently verified by the owners or its representative. The contractor shall determine the exact location of all existing utilities before commencing work, and agree to be fully responsible for any and all damages which might be occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.

**PARKING**

**MAIN FACILITY EXTERIOR:**  
THERE ARE 84 UNITS IN THE MAIN FACILITY, WITH THE POTENTIAL FOR AN ADDITIONAL 34 UNITS UPON COMPLETION OF THE EXPANSION AREAS AS SHOWN ON THE PLAN, FOR A TOTAL OF 118 UNITS AT FULL BUILDOUT. PER RAPID CITY ORDINANCE 17.50.270, 0.33 SPACES PER UNIT ARE REQUIRED FOR ASSISTED LIVING CENTER ROOMS. THIS INDICATES THAT 39 SPACES ARE REQUIRED. THE ORDINANCE DOES NOT ADDRESS REQUIRED SPACES FOR EMPLOYEES AND/OR SUPPORT PERSONNEL, BUT THIS PLAN PROVIDES FOR 36 ADDITIONAL OPEN SPACES FOR EMPLOYEES AND SUPPORT PERSONNEL.

**MAIN FACILITY INTERIOR:**  
8 PARKING SPOTS ARE PROVIDED IN THE PARKING GARAGE, 2 OF WHICH ARE VAN-ACCESSIBLE.

**TOTAL PROVIDED:**  
83 SPOTS, 8 OF WHICH ARE HANDICAP SPOTS.

**FUTURE TWIN HOMES:**  
THERE ARE A POTENTIAL OF 15 FUTURE TWIN HOME SITES AS SHOWN BY THE SHADOW FOOTPRINTS ON THE SITE PLAN, FOR A TOTAL OF 30 AMBULATORY RESIDENT UNITS. PARKING FOR THESE UNITS WILL BE ATTACHED GARAGES WITH ADDITIONAL DRIVEWAY PARKING. NO ON-STREET PARKING IS PLANNED, THE GIVEN STREET SLOPES AND THE NEED FOR TIMELY SNOW REMOVAL DICTATES THAT THE STREETS BE KEPT UNENCUMBERED.

**PRELIMINARY MASS GRADING QUANTITY ESTIMATE:**

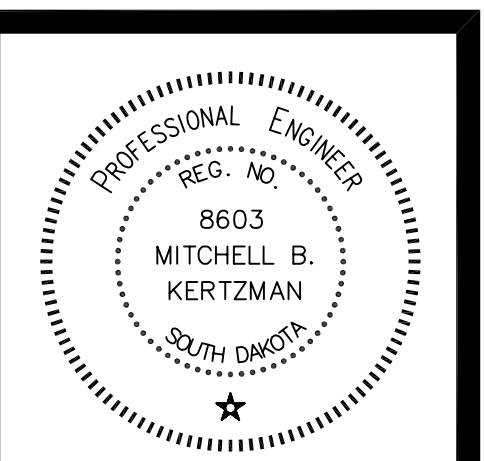
OUT=138,000 CY  
FILL=87,000 CY  
EXCESS=51,000 CY  
FILL SITE=UP TO 58,000 CY

1. ASSUMES 5' UNDERCUT @ MAIN BUILDING.
2. ASSUMES 30% SHRINKAGE ON FILL.

THIS INFORMATION IS A SIMPLE COMPARISON OF THE FINAL FINISHED ELEVATION WITH THE ORIGINAL SURFACE, TOPSOIL AND PAVING SECTIONS ARE NOT SEPARATED FROM THE ABOVE AMOUNTS. EXCESS MATERIAL GENERATED FROM UTILITY INSTALLATIONS IS NOT INCLUDED. CONTRACTORS SHALL PERFORM THEIR OWN QUANTITY TAKEOFF, TAKING INTO ACCOUNT THEIR OWN CONSTRUCTION METHODS AND SEQUENCING. INFORMATION IS PROVIDED FOR REFERENCE ONLY.

NO ADJUSTMENT TO CONTRACT AMOUNT WILL BE MADE BASED ON CONTRACTOR'S ESTIMATE OF EXCAVATION QUANTITIES OR TRUCK/SCRAPER COUNT.

REFER TO 20-SCALE PLAN SHEETS FOR CONSTRUCTION DETAILS.



PROJECT #2462  
**RENNER & ASSOCIATES, L.L.C.**  
616 BIRTH ST., RAPID CITY, SD 57701  
605.355.5558  
MITCH@RENNERASSOC.COM

COMPLETE SET  
THIS PLAN INCORPORATES THE PREVIOUSLY ISSUED PLANS "MASS GRADING, SANITARY SEWER, AND STORMWATER POND #1 PLAN" DATED 10-29-2012, AND REVISION #1 DATED 10-31-2012 (GROUNDWATER UNDER-DRAIN ADDED).

PROFESSIONAL ENGINEER  
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CITY HALL 1903

# VILLAGE AT SKYLINE PINES ASSISTED LIVING CENTER

RAPID CITY, S.D.

**OVERALL PROJECT VIEW**

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**RSArchitects**  
ARCHITECTURE • PLANNING • INTERIOR DESIGN

DATE	12/12/13
PROJECT NO.	
DRAWN BY	PMM
CHECKED BY	MBK
REVISION	00/00/13
REVISED	00/00/13
CADD REF.	A1-0-00