

RECEIVED

FEB 25 2013

Rapid City Community Planning & Development Services



SCALE: 1" = 20'
JANUARY 23, 2013

BRITTON ENGINEERING & LAND SURVEYING, INC.
8035 BLACK HAWK ROAD, SUITE 5,
PO BOX 649 BLACK HAWK, SD 57718
PH (605) 716-7988

BE
BL

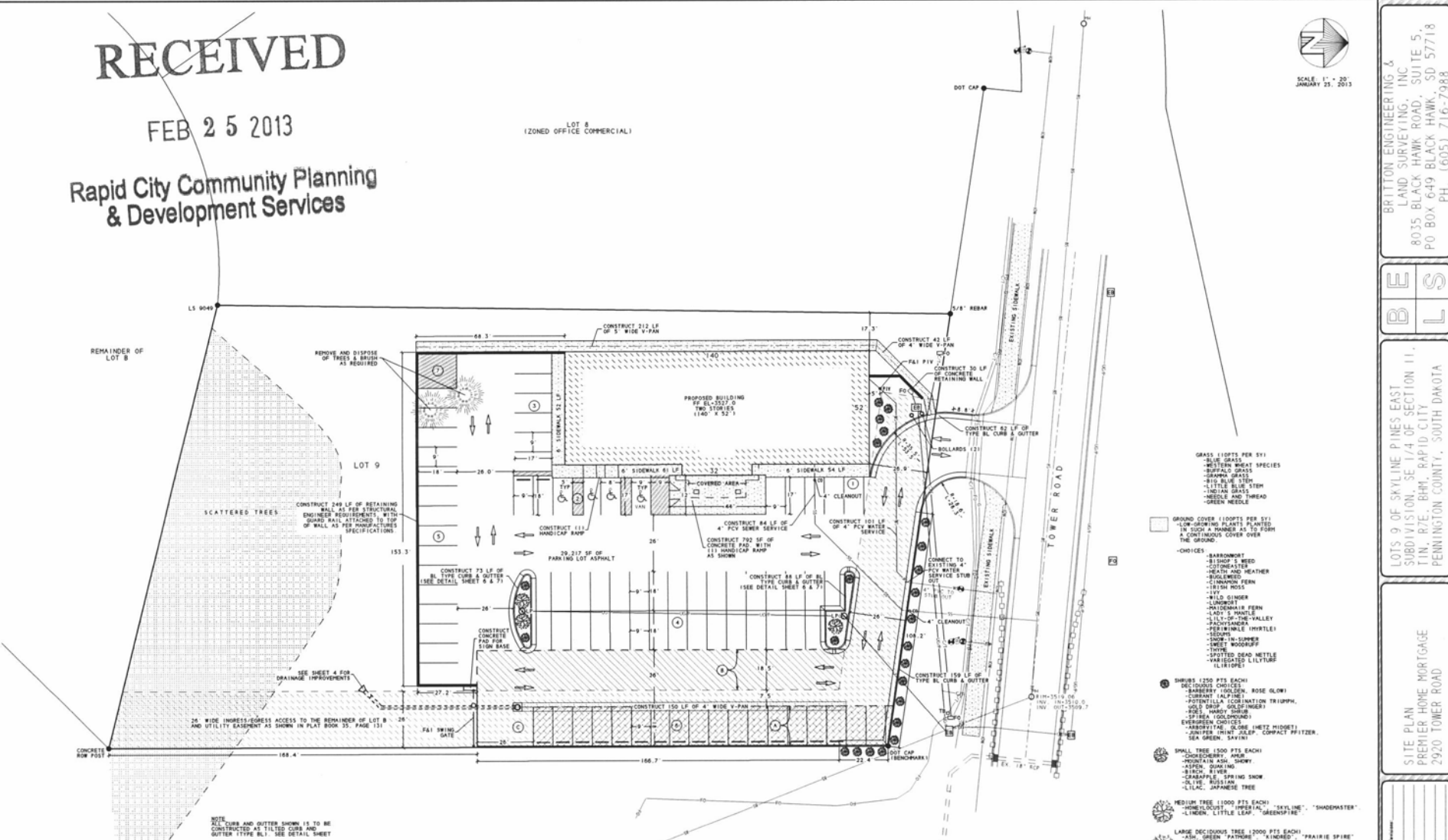
LOTS 9 OF SKYLINE PINES EAST SUBDIVISION, SE 1/4 OF SECTION 11, T14N, R7E, BHM, RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

SITE PLAN
PREMIER HOME MORTGAGE
2920 TOWER ROAD

Project No. BS-1847
Drawn By: JSE
Checked By: JSE
Date: 1/23/13

PRELIMINARY
FOR REVIEW ONLY

LOT 8
(ZONED OFFICE COMMERCIAL)



LS 9049

DOT CAP

TOWER ROAD

MOUNT RUSHMORE ROAD (U.S. HWY 16) ROW

REMOVE AND DISPOSE OF TREES & BRUSH AS REQUIRED

PROPOSED BUILDING
PP EL 3552.0
TWO STORIES
1140' x 52'

CONSTRUCT 240 LF OF RETAINING WALL AS PER STRUCTURAL ENGINEER'S REQUIREMENT. WITH GUARD RAIL ATTACHED TO TOP OF WALL AS PER MANUFACTURER'S SPECIFICATIONS

CONSTRUCT 720 SF OF 4" PCV SEWER SERVICE

CONSTRUCT 101 LF OF 4" PCV WATER SERVICE

CONSTRUCT 38 LF OF 8" BL TYPE CURB & GUTTER (SEE DETAIL SHEET 6 & 7)

CONSTRUCT 159 LF OF 8" BL TYPE CURB & GUTTER

SCATTERED TREES

CONSTRUCT 73 LF OF 8" BL TYPE CURB & GUTTER (SEE DETAIL SHEET 6 & 7)

SEE SHEET 4 FOR DRAINAGE IMPROVEMENTS

24' WIDE IMPRESS/EGRESS ACCESS TO THE REMAINDER OF LOT B & UTILITY EASEMENT AS SHOWN IN PLAT BOOK 35: PAGE 131

NOTE
BL CURB AND GUTTER SHOWN IS TO BE CONSTRUCTED AS TYPED CURB AND GUTTER TYPE BL1. SEE DETAIL SHEET

- EASEMENT NOTES
- (A) INDICATES PORTION OF EXISTING IMPRESS/EGRESS ACCESS EASEMENT TO BE VACATED. EXISTING UTILITY EASEMENT TO REMAIN.
 - (B) INDICATES PROPOSED RELOCATION/RELOCATION OF IMPRESS/EGRESS ACCESS EASEMENT.
 - (C) INDICATED EXISTING IMPRESS/EGRESS ACCESS AND UTILITY EASEMENT TO REMAIN.

- PARKING NOTES
- (1) 5 STALLS
 - (2) 8 STALLS
 - (3) INCLUDES 4 HANDICAP STALLS
 - (4) 6 STALLS
 - (5) 31 STALLS (TOTAL IN CENTER ROW)
 - (6) 15 STALLS
 - (7) 18 STALLS
 - (8) 18-SID. AREA FOR TRASH RECEPTACLE - 1 STALL LOST

LANDSCAPING REQUIREMENTS, LOT 8

DISTURBED AREA	69,821 SF
BUILDING AREA	7,488 SF
EX. - SCATTERED TREES ESTIMATED	
LEAST 10 LARGE TREE (12,000 PTS EA.)	20,000
3 SMALL TREES (1500 PTS EA.)	1,500
4 SHRUBS (1250 PTS EA.)	6,000
308 SF OF GROUND COVER (100 PER SY)	4,422
28,207 SF OF GRASS (110 PER SY)	32,116
TOTAL POINTS NEEDED	62,224
TOTAL POINTS PROVIDED	64,041

PARKING REQUIREMENTS

OFFICE BUILDING FLOOR AREA	14,661 SF
STORAGE AREA "X" 35 PER 1,000'	1,548 SF - 11 STALLS
OFFICE SPACE DIVIDED 15 PER 1,000'	7,356 SF - 34 STALLS
OFFICE SPACE UNDIVIDED 18 PER 1,000'	5,368 SF - 43 STALLS
TOTAL REQUIRED PARKING	82 STALLS
TOTAL STALLS PROVIDED	81 (INCL. 4 WC SPACES)

- GRASS (100 PTS PER SY)
- BLUE GRASS
 - BENTON WHEAT SPECIES
 - BUFFALO GRASS
 - SEAPOA GRASS
 - BIG BLUE STEM
 - LITTLE BLUE STEM
 - HOTEL GRASS
 - NEEDLE AND THREAD
 - GREEN NEEDLE
- GROUND COVER (100PTS PER SY)
-LOW-GROWING PLANTS PLANTED IN SUCH A MANNER AS TO FORM A CONTINUOUS COVER OVER THE GROUND.
- CHOICES
- BARBERRY
 - BLISSOP'S WOOD
 - CORNWATER
 - HEATH AND HEATHER
 - SOLANUM
 - CANDIDUM FERN
 - BUSH HOLL
 - VIV
 - WILD GINGER
 - LONGWIT
 - MASCHEWAL FERN
 - L.V. SPHAGNUM
 - L.V. SPHAGNUM-VALLEY
 - SOLANUM
 - PERMIANIBLE (MYRTLE)
 - VIOLET
 - SNOW-IN-SUMMER
 - SWEET WOODRUFF
 - SPICE
 - SPOTTED DEAD NETTLE
 - ANTHUS
 - LITTLE BLUE LILYP
 - LILYP

- (8) SHRUBS 1250 PTS EACH
- SECURIDACIA
 - SABERARY (GOLDEN ROSE GLOW)
 - POTENTILLA (CORINATION TRIUMPH)
 - VIOLET
 - PINK HAWDY SHRUB
 - SPIREA GOLDENROSE
- EVERGREEN CHOICES
- ARNDTIA (L. O. ONE (NETZ PFIFTER)
 - JUNIPER
 - SEA GREEN, SAVINA

- (9) SPALL TREE 1500 PTS EACH
- CHOISYWOOD
 - MOUNTAIN ASH SHOWY
 - LAVON
 - BIRCH RIVER
 - CARBAPULE, SPRING SNOW
 - OLIVE, RUSSIAN
 - LILAC, JAPANESE TREE

- (10) MEDIUM TREE (1000 PTS EACH)
- HIMELCLOUD (IMPERIAL "SHADOWER")
 - LINDEN, LITTLE LEAF, GREENPINE

- (11) LARGE DECIDUOUS TREE (2000 PTS EACH)
- ASH
 - HICKORY COFFEE TREE
 - HICKORY COFFEE TREE
 - AMERICAN "CENTURY"
 - MAPLE, AUTUMN BLAZE
 - HICKORY

- (12) EVERGREEN TREE 10000 PTS EACH
- FINE CHOICES
 - SCOTCH
 - PONDIFERA
 - SCOTCH
 - PANDERWOLF PYRAMID
 - SPACE CHOICES
 - BLACK HILLS
 - HICKORY