



DESCRIPTION OF PROPOSED USE

FOR

FINAL PLANNED DEVELOPMENT

RCMC PARKING LOT

LOCATED ON

**PROPOSED LOT B OF LOT 2 OF BLOCK 2, MINNESOTA PARK SUBDIVISION,
RAPID CITY, SD**

The intent of the Planned Development is to allow a parking lot to be constructed on the property which is zoned Office Commercial.

The proposed parking lot will be used to provide additional parking for the existing Office Building that exists across Wisconsin Avenue on Lot 1 of Block 1 of Minnesota Park Subdivision.

The drawings show the proposed parking lot layout. The number of parking stalls proposed is 76. Consistent with the Initial Planned Development stipulations no ADA stalls are proposed on the property.

The parking lot includes perimeter curb and gutter, landscape features, a storm water quality and detention pond, retaining walls, lighting and landscaping. The curb cut is proposed as a p-gutter and approach pavement driveway rather than using radius style curb cut as required by the IDCM.

Fill, other than incidental work, is not being placed in the existing major drainage easement along the south side of the site. Native wetland vegetation will remain in the drainage channel. Storm water detention is not anticipated.

Internal parking lot landscape islands are not being used; rather, the internal islands will be striped pavement. Landscaping points will meet or exceed the City minimum requirements. Natural vegetation is being allowed to remain in the major channel to the south.

Retaining walls are proposed along the south side of the parking lot and at the stormwater pond. A chain link fence will be placed on top of the south side retaining wall. Wall materials types are indicated on the drawings but may subject to change at final design for the building permit.

There are no recreation areas. Open space shall consist of landscape areas, including the drainage easement along the south side of the site.

Parking lot signage will consist of a sign indicating Private Parking.

The parking lot will be constructed as one phase.