

14UR008

Existing Neighborhood Park

240' Slide Tower Setback

North Parking Area  
74 Spaces

Existing Pony League Field

436' Bldg. Setback

South Parking Area  
81 Spaces

120' Bldg. Setback

ANAMOSA ST.

Site Development Information

LAND USE ANALYSIS

SITE UTILIZATION	SITE AREA	PERCENT
Property Boundary	393,278 SF	n/a
Development Area	318,000 SF	100.0%
Pool Building Roof-Line	7,480 SF	2.4%
Parking Area	58,000 SF	18.2%
Access Drive Lanes	8,420 SF	2.6%
Pedestrian Circulation	18,800 SF	5.9%
Service Area	7,600 SF	2.4%
Storm Water Area	11,000 SF	3.5%
Pool Deck Area	15,360 SF	4.8%
Water Surface Area	8,060 SF	2.5%
Open Green Space	183,280 SF	57.6%
Total Development Area	318,000 SF	100.0%

PARKING INFORMATION

DESCRIPTION	NUMBER OF SPACES
Parking Spaces Required =	96 Spaces
Total Parking Provided =	157 Spaces
Service Area Parking =	2 Spaces
North Parking Area =	74 Spaces
South Parking Area =	81 Spaces
Handicap Parking =	6 Spaces
Bicycle Parking =	24 Spaces
<ul style="list-style-type: none"> <li>□ Parking Stalls: 9' x 18' @ 60° Angle</li> <li>□ Parking Bay Width (back of curb) - 55.33'</li> <li>□ Parking Aisle Width: 18' One-Way</li> <li>□ Access Road Width: (back of curb) - 25.33'</li> <li>□ 20' Wide Asphalt Pavement + Curb &amp; Gutter</li> </ul>	

ROADWAY INFORMATION

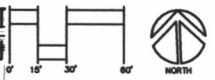
TECHNICAL INFORMATION	
<b>Public Access Drive</b>	
□ One-Way Counter-Clockwise Circulation	
□ 20' Wide Asphalt Pavement + Curb & Gutter	
□ 4% Maximum Gradient	
□ 20' Driveway Curb Radius	
<b>Service Drive</b>	
□ Access Road Width: (back of curb) - 21.33'	
□ 16' Wide Asphalt Pavement + Curb & Gutter	
□ 5% Maximum Gradient	
□ 80' Hammer-head Turnaround	
□ 6' Perimeter Security Fence & Gate	

LANDSCAPE REQUIREMENTS

TECHNICAL INFORMATION			
<b>Site Area Information:</b>			
Development Area:	318,000 SF		
Proposed Building Area:	7,480 SF		
Landscape Points Required =	310,520 Points		
<b>Proposed Landscape Points</b>			
□ Existing Trees	2000	7	14,000
□ Large Trees	2000	48	96,000
□ Medium Trees	1000	29	29,000
□ Small Trees	500	15	7,500
□ Turf Area (per 100 SY)	100	1985	198,500
Landscape Points Provided =	345,000 Points		



CONDITIONAL USE SUBMITTAL



HORACE MANN POOL & PARK  
 RAPID CITY, SOUTH DAKOTA  
 SHEET TITLE: SITE DEVELOPMENT PLAN

PROJECT NO.	RT-372
DESIGN TYPE	Conditional Use
DATE	03/14/14
DESIGN BY	TJD
NO.	SCALE

Site Development Plan

Fennell Design™  
 Architecture & Project Management  
 201 MAIN ST. #112  
 (605) 342-0222  
 1000 S. MAIN #1002  
 (605) 342-7700  
 (605) 675-6336

Conditional Use Revw Submittal

Rapid City Community Planning & Development Services

RECEIVED  
 MAR 14 2014