



**LEGEND**

	PROPERTY LINE OF INTEREST
	PARKING OFFSET REQ'D
	BUILDING OFFSET REQ'D
	RESTRICTED-ACCESS LINE
	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	EXISTING EASEMENT TO BE ABANDONED
	PROPOSED EASEMENT
	EXISTING CURB & GUTTER
	PROPOSED CURB
	PROPOSED FENCE
	EXISTING FENCE
	PROPOSED BUILDING
	EXISTING BUILDING
	PROPOSED SIGNAGE
	EXISTING SIGNAGE

	HEAVY FLEXIBLE PAVEMENT
	LIGHT FLEXIBLE PAVEMENT
	RIGID PAVEMENT
	INTERIOR PARKING LANDSCAPING
	REMOVE EXISTING CONCRETE
	EXISTING CONCRETE

- KEY TAGS:**
- ① TRANSITION FROM 6" CURB TO FLUSH (LOWBACK) OVER 24" OR NEAREST P.C. UNLESS PARALLEL TO ADA RAMP; TRANSITION TO FOLLOW RAMP SLOPE AT ADA RAMPS.
  - ② LOWBACK CURB, INSTALL TRUNCATED DOMES PER ADA REQUIREMENTS ALONG ENTIRE PORTION OF LOWBACK CURB.
  - ③ INSTALL CRITICAL SIDEWALK PANEL ADJACENT TO BUILDING
  - ④ INSTALL CURB WALL
  - ⑤ INSTALL SIDEWALK, WIDTH PER PLAN, USE THICKENED EDGE ADJACENT TO ASPHALT & CONCRETE PAVING
  - ⑥ INSTALL ADA STALLS &/OR RAMPS
  - ⑦ INSTALL 6" WIDE CURB WALL POURED INTEGRAL WITH SIDEWALK RAMPS, CURB WALL ELEVATION TO REMAIN CONSTANT WITH SIDEWALK ELEVATION AT TOP OF RAMPS
  - ⑧ INSTALL CURB & GUTTER, PROVIDE CURB CUT

**PARKING/LANDSCAPE AREA CALCULATIONS:**

- +1 STALL PER HOTEL ROOM; 64 ROOMS, 64 STALLS REQ'D
- +STALLS PROVIDED = 74 (INCLUDES 3 ADA STALLS, 65 VEHICLE, 9 TRUCK)
- +LANDSCAPE ISLANDS REQ'D (2/50 STALLS) = 2 ISLANDS, 100 SF MIN.
- +LANDSCAPE ISLANDS PROVIDED = 6
- +ALL STALLS TO BE LOCATED WITHIN 120' OF LANDSCAPING
- +120' PROXIMITY REQUIREMENT MET

**SITE INFORMATION:**

- + ZONING DISTRICT: GC (GENERAL COMMERCIAL)

**OWNER/DEVELOPER:**  
 FIRST PLACE, LLC  
 DAVID GUSTAFSON  
 PO BOX 9485  
 RAPID CITY, SD 57709  
 605.342.3152

**ARCHITECT:**  
 RICHARDSON DESIGN (TRDP)  
 JEFF BYERS, AIA  
 510 SOUTH 600 EAST  
 SALT LAKE CITY, UT 84102  
 801.355.6868

**CIVIL ENGINEER:**  
 LEGACY DESIGN GROUP  
 CRAIG LARSEN, PE  
 1910 8TH AVE. NE  
 ABERDEEN, SD  
 605.725.5257

**SURVEYOR:**  
 RENNERT & ASSOC., LLC  
 ERIC D. HOWARD, LS  
 816 SIXTH ST.  
 RAPID CITY, SD 57701  
 605.721.7310

**GEOTECHNICAL ENGINEER:**  
 AMERICAN TECHNICAL SERVICES, INC.  
 KARL LESTER, P.E.  
 PO BOX 558  
 BLACKHAWK, SD 57718-0558  
 605.787.9303



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**FIRST PLACE, LLC**

**PROJECT**  
 PROJECT  
 1612 DISCOVERY  
 CIRCLE  
 RAPID CITY, SD

**LOT 6, TRACT 3**  
 DISCOVERY  
 SUBDIVISION



NO.	DATE	REVISION
1	11.07.14	CITY REVIEW

DRAWN BY: CBL  
 DESIGN BY: CBL  
 ISSUE DATE: 10.22.2014



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**SITE PLAN**  
**C100**