



**SITE PLAN**  
1"=10'-0"

--- PROPERTY LINE  
 -o-o- EXISTING FENCE

**SITE NOTE:**  
 THE CURRENT SCOPE WILL NOT REQUIRE ANY WORK TO THE EXISTING WATER MAINS, SEWAGE MAINS, AND DISPOSAL SYSTEMS. ALL UTILITIES, STORM DRAINAGE, & SITE GRADING SHALL REMAIN.

- GENERAL COMMERCIAL (BUILDING EXISTED PRIOR TO ZONING ORDINANCE):**
- A. Front yard: All buildings shall set back a minimum of 25 feet from the front property line.
  - B. Side yard: No side yard is required except that the width of a side yard which abuts a residential district shall not be less than 25 feet.
  - C. Rear yard: Where a commercial building is to be serviced from the rear, there shall be provided an alleyway, service court, rear yard or combination thereof of not less than 30 feet in depth. The depth of a rear yard which abuts a residential district shall be not less than 15 feet. In all other cases no rear yard is required.
  - D. Setback from section lines: Principal and accessory buildings and structures shall be set back no less than 58 feet from any section line. No setback is required from any legally vacated section line; however, if the vacated section line forms a property line, the applicable side, rear or front yard setbacks shall be observed.
  - E. Maximum lot coverage: Main and accessory buildings shall cover not more than 75% of the lot area.

**GEIGER ARCHITECTURE**  
 ARCHITECTURE DESIGN/BUILD RESTORATION & PLANNING & DEVELOPMENT  
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PLANNED DEVELOPMENT DOCUMENTS:  
**ADAPTIVE RE-USE**  
 321 7TH STREET  
 RAPID CITY, SD

BY: TGW  
 DATE UPDATED: 11/13/15  
 DATE PLOTTED: 11/13/15

DATE PRINTED:  
 REVISIONS PRINTED:  
 REVISION 1-  
 REVISION 2-  
 REVISION 3-

SITE PLAN

**S1**