



BUILDING DATA:	
BUILDING AREA:	
CONVENIENCE STORE	12,180
CARWASH	3,080
	15,260
ZONING: GC GENERAL COMMERCIAL	
FRONT YARD SETBACK:	25'
SIDE YARD SETBACK:	0'
REAR YARD SETBACK:	30'
MAXIMUM HEIGHT:	45'
MAXIMUM LOT COVERAGE FROM BUILDINGS:	
PERCENT OF BUILDING COVERAGE:	75%
	10%
PARKING SUMMARY:	
RESTAURANT, TABLE SERVICE:	
4,311 SQ. FT. (GROSS)	
11.0 SPACES PER 1,000 SQ. FT.	
= 47.42 SPACES	
CONVENIENCE STORE WITH GAS SALES:	
7,869 SQ. FT. (GROSS)	
11.50 SPACES PER 1,000 SQ. FT.	
= 90.49 SPACES	
TOTAL PARKING REQUIRED	= 139 STALLS
TOTAL PARKING PROVIDED	= 144 STALLS
TOTAL HANDICAPPED REQUIRED	
(101-150 STALLS)	= 5 STALLS
TOTAL HANDICAPPED PROVIDED	= 6 STALLS



DREAM DESIGN
INTERNATIONAL, INC.
ENGINEERING, LANDSCAPE ARCHITECTURE,
LAND PLANNING, CONSTRUCTION ADMINISTRATION
528 KANSAS CITY STREET, SUITE 4, RAPID CITY, SD 57701
PHONE: (605) 348-0538 FAX: (605) 348-0545 WWW.DREAMDESIGNINC.COM

COMMON CENTS
INITIAL - FINAL PLAN DEVELOPMENT
SITE LAYOUT
RAPID CITY, SOUTH DAKOTA
JANUARY 21, 2016