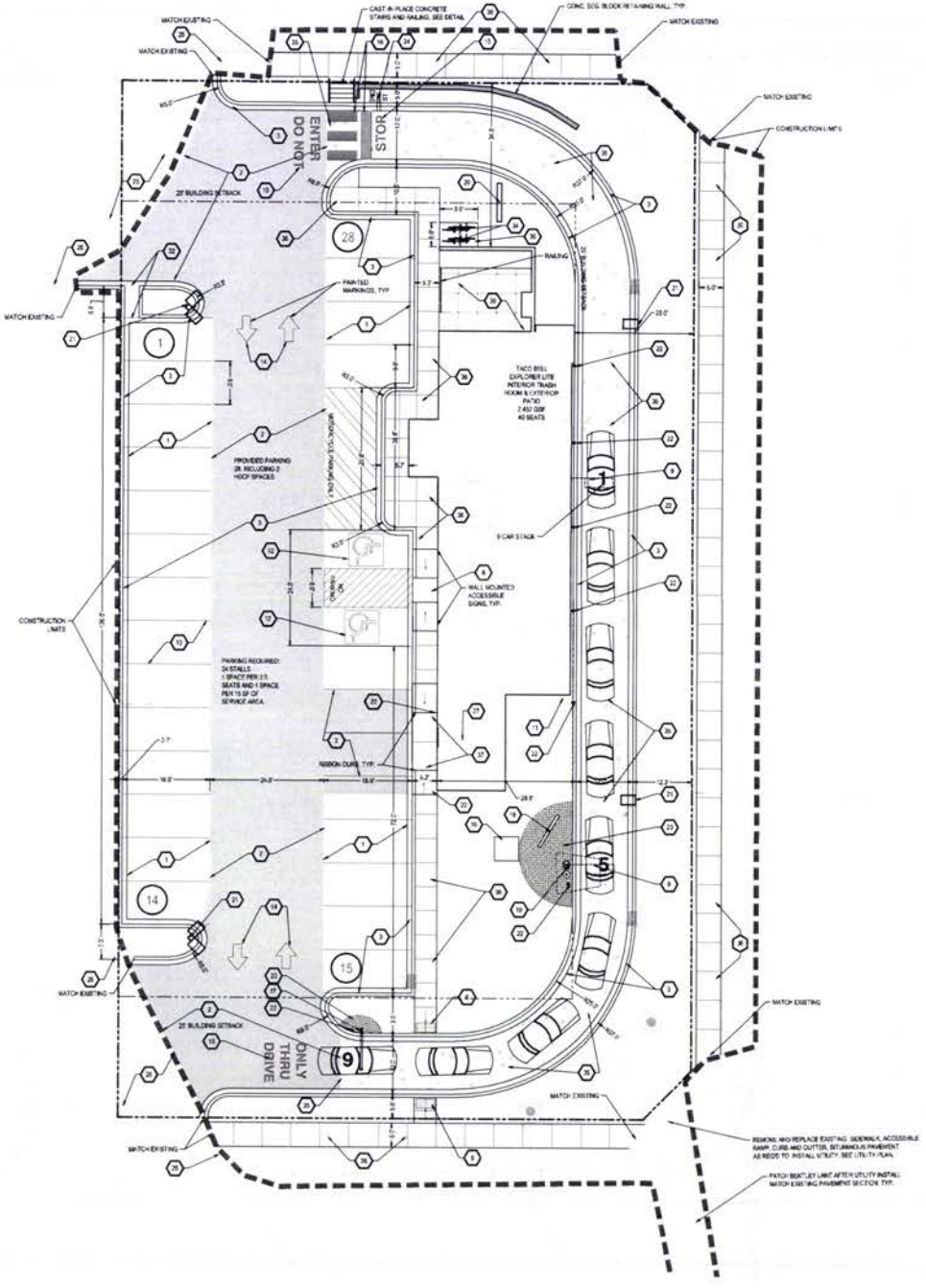
16PD013



SITE LAYOUT NOTES:

1. CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
2. ALL WORK SHALL BE COMPLETED IN ACCORDANCE TO THE PLANS SIMULTANEOUSLY WITH THE SPECIFICATIONS AND DETAILS OF THE CITY OF RAPID CITY AND ANY OTHER LOCAL JURISDICTIONS.
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
4. THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEOTECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE GEOTECHNICAL REPORT AND THE PLANS.
5. CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
6. LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND RAILING ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
7. CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
8. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING: FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
9. CONCRETE SIDEWALKS ADJACENT TO THE BUILDING(S) SHALL BE SEPARATED WITH A 0.5" EXPANSION JOINT.
10. PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
11. ACCESSIBLE ROUTE SHALL BE PROVIDED FROM ACCESSIBLE PARKING STALLS TO MAIN BUILDING ENTRANCE IN ACCORDANCE WITH ADA REQUIREMENTS. WALL MOUNTED ACCESSIBLE SIGNS SHALL BE PROVIDED ON BUILDING UNLESS OTHERWISE NOTED.
12. CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 9' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ASM OR LOCAL GOVERNING BODIES.
13. CURB AND GUTTER TYPE SHALL BE 8612 UNLESS OTHERWISE NOTED ON THE DRAWINGS. TAPER BETWEEN CURB TYPES-SEE DETAIL.
14. ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
15. CONTRACTOR SHALL VERIFY ALL REQUIREMENTS FOR MONUMENT SIGN, LIGHTING, IRRIGATION, MENU BOARD, ORDER SIGN, CLEARANCE BAR, AND CANOPY WITH THE OWNER PRIOR TO PAVING.
16. CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
17. FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
18. PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
19. ALL PARKING LOT PAINT STRIPPING TO BE WHITE, 4" WIDE TYP.
20. ALL PAVEMENTS AND CONCRETE, CURB & GUTTER TO REMAIN SHALL BE PROTECTED FROM DAMAGE THROUGH-OUT CONSTRUCTION. ANY DAMAGE TO THESE ELEMENTS SHALL BE REPAIRED/REPLACED TO ACCEPTABLE STANDARDS AT THE EXPENSE OF THE CONTRACTOR.
21. ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.

RAPID CITY SITE SPECIFIC NOTES:

1. RESERVED FOR CITY SPECIFIC NOTES.

SITE SPECIFIC NOTES:

1. LIGHTS SUPPLIED BY OWNER AND INSTALLED BY CONTRACTOR. LIGHT BASE PROVIDED BY CONTRACTOR. SEE PHOTOMETRIC ARCHITECTURAL AND ELECTRICAL PLANS.
2. PYLON SIGN VENDOR TO OBTAIN SIGN PERMIT FROM CITY. CONTRACTOR TO INSTALL FOUNDATION. VERIFY SIZE & LOCATION W/ OWNER, ARCHITECT, AND SIGN VENDOR BEFORE INSTALLATION.

SITE AREA TABLE:

SITE AREA CALCULATIONS	EXISTING		PROPOSED	
BUILDING COVERAGE	0 S.F.	0.0%	2,452 S.F.	8.8%
ALL PAVEMENTS	723 S.F.	2.8%	16,698 S.F.	65.5%
ALL NON-PAVEMENTS	24,781 S.F.	97.2%	6,117 S.F.	24.8%
TOTAL SITE AREA	25,504 S.F.	100.0%	25,504 S.F.	100.0%
IMPERVIOUS SURFACE				
EXISTING CONDITION	723 S.F.	2.8%		
PROPOSED CONDITION	19,187 S.F.	75.2%		
DIFFERENCE (EX. VS PROP.)	18,464 S.F.	72.4%		

SITE LAYOUT NOTES:

1. STANDARD DUTY BITUMINOUS PAVEMENT 2" BIT. WEAR COURSE (CITY OF RAPID CITY SECTION 315/330/720) 3" BIT. BASE COURSE (CITY OF RAPID CITY SECTION 315/330/726) 10" AGGREGATE BASE CLASS 9 100% CRUSHED (CITY OF RAPID CITY SECTION 117/350/726)
2. HEAVY DUTY BITUMINOUS PAVEMENT 2" BIT. WEAR COURSE (CITY OF RAPID CITY SECTION 315/330/720) 3" BIT. BASE COURSE (CITY OF RAPID CITY SECTION 315/330/726) 12" AGGREGATE BASE CLASS 9 100% CRUSHED (CITY OF RAPID CITY SECTION 117/350/726)
3. 8612 CONCRETE CURB & GUTTER (MIN PER CITY OF RAPID CITY SECTION 105/330/736)
4. ~~8612 CONCRETE CURB WITH TIP OUT GUTTER~~ ~~(MIN PER CITY OF RAPID CITY SECTION 105/330/736)~~ NOT USED
5. ~~EXTERIOR STRUCTURAL CONCRETE - SEE FOUNDATION AND STRUCTURAL DESIGN FOR CONCRETE SECTION AND REINFORCEMENT DETAILS~~ NOT USED
6. RE: RAMP IN ACCORDANCE WITH AMERICANS WITH DISABILITIES ACT & CITY OF RAPID CITY DETAIL 9146 INCLUDING CONTRACTING DETECTABLE WARNING DEVISES (NOTED BACK OF CURB AT RAMP)
7. ~~ACCESSIBLE PARKING SIGN - CENTER SIGN ON PARKING STALL. LOCATION PER GENERAL CONTRACTOR. MOUNT ON BUILDING. FINAL LOCATIONS PER GENERAL CONTRACTOR BASED ON OWNER'S AND POST REVIEW AND APPROVAL.~~ NOT USED
8. ~~WITH SPACE~~ SEE LANDSCAPE PLAN NOT USED
9. SENSOR LOOP PER ARCHITECTURAL PLANS
10. TRANSFORMER PAD BY GENERAL CONTRACTOR. INSTALL IN ACCORDANCE WITH UTILITY SPECIFICATIONS.
11. GAS SERVICE METER LOCATION. GAS SERVICE UTILITY COMPANY TO PROVIDE METER.
12. PAINT INTERNATIONAL SYMBOL OF ACCESSIBILITY WITH WHITE LATEX PAINT.
13. PAINT 4" SOLID STRIPE - WHITE LATEX PAINT
14. PAINT TRAFFIC ARROWS - WHITE LATEX PAINT
15. PAINT 24" HIGH LETTERS - WHITE LATEX PAINT
16. PAINT 24" WIDE SOLID STRIPE - WHITE LATEX PAINT
17. CLEARANCE BAR INSTALLED BY SIGN COMPANY. FOUNDATION BY GENERAL CONTRACTOR. SEE ARCHITECTURAL PLANS FOR DETAILS.
18. MENU BOARD INSTALLED BY SIGN COMPANY. FOUNDATION BY GENERAL CONTRACTOR. SEE ARCHITECTURAL PLANS FOR DETAILS.
19. ORDER CONFIRMATION BOARD AND CANOPY INSTALLED BY SIGN COMPANY. FOUNDATION BY GENERAL CONTRACTOR. SEE ARCHITECTURAL PLANS FOR DETAILS.
20. PYLON STYLE SIGN WITH ELEVATED SIGN CABINET. SIGN VENDOR TO OBTAIN SIGN PERMIT FROM CITY. FOUNDATIONS BY GENERAL CONTRACTOR. VERIFY SIZE WITH OWNERS ARCHITECT AND SIGN VENDOR.
21. LIGHT POLE. REFER TO LIGHTING AND PHOTOMETRIC PLAN FOR LIGHT LOCATIONS AND SPECIFICATIONS. FOUNDATIONS BY GENERAL CONTRACTOR. VERIFY FOUNDATION SIZE WITH OWNERS ARCHITECT.
22. GUARD POST BOLLARD. CONFIRM LOCATIONS WITH ARCHITECTURAL PLAN.
23. BRICK PAVERS ON SAND BASE. SEE ARCHITECTURAL PLANS FOR DETAILS.
24. INSTALL SIGNS, MOUNTED ON 6" DIA. CONCRETE BOLLARD. SIGNS TO BE PLACED BACK TO BACK ON SAME BOLLARD. GENERAL CONTRACTOR TO COORDINATE LOCATION.
    A) "STOP SIGN" B) "DO NOT ENTER" SIGN
25. EXISTING CONCRETE CURB AND GUTTER TO REMAIN IN PLACE. CONTRACTOR TO PROTECT
26. EXISTING BITUMINOUS PAVEMENT TO REMAIN IN PLACE. CONTRACTOR TO PROTECT
27. TRASH ROOM - SEE ARCHITECTURAL PLANS FOR DETAILS.
28. ~~4 INCH SILVER CURB TO REMAIN IN PLACE. CONTRACTOR TO PROTECT~~ NOT USED
29. ~~CONCRETE CURB SECTION PER RAPID CITY STANDARD DETAILS NOT 8 IN.~~ NOT USED
30. ~~GRADING AND CONCRETE EASEMENT ON ADJACENT PROPERTY. PRIVATE EASEMENT TO BE BY THE PROJECT OWNER AND ADJACENT PROPERTY OWNER.~~ NOT USED
31. ~~SPLASH PADS CONCRETE, SOLAR WRAND DATING~~ NOT USED
32. 24" CURB (LF)
33. ~~7' CONCRETE WALK ON SIDEWALK~~ NOT USED
34. CIRCULAR MOUNTED BIKE RACKS, "HITCHING POST STYLE". SEE PROJECT SPECIFICATIONS
35. DRIVE THRU LANE, 9" CONCRETE PAVEMENT PER CITY OF RAPID CITY SECTION 40 AND SDDOT BC (MT GFC) TECHNICAL REPORT & STRUCTURAL DESIGN FOR CONCRETE REINFORCEMENT, FORTHCOMING, TYP.
36. 4" CONCRETE SIDEWALK (CITY OF RAPID CITY SECTION 40 SDDOT SECTION 330) SEE GEO TECHNICAL REPORT & STRUCTURAL DESIGN FOR CONCRETE REINFORCEMENT, TYP. CONSTRUCTION JOINTS TO MATCH WIDTHS. SEE PLANS
37. 6" CONCRETE SIDEWALK (CITY OF RAPID CITY SECTION 40 SDDOT SECTION 330) SEE GEO TECHNICAL REPORT & STRUCTURAL DESIGN FOR CONCRETE REINFORCEMENT, TYP. CONSTRUCTION JOINTS TO MATCH WIDTHS. SEE PLANS

SITE PLAN LEGEND

- CONCRETE PAVEMENT AS SPECIFIED (PAD OR WALK)
- PROPERTY LINE
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- HEAVY DUTY BITUMINOUS PAVEMENT (SEE DETAILS)
- CONCRETE PAVEMENT (SEE DETAILS)
- TRAFFIC DIRECTIONAL ARROWS
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED. PC = ACCESSIBLE SIGN; NP = NO PARKING FIRE LANE; ST = STOP; DNE = DO NOT ENTER; CP = COMPACT CAR PARKING ONLY

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New Hope, MN 55428

CivilSite GROUP

DEVELOPMENT REVIEW	5-11

EXPLORER LITE
40 Seats - 2,455 S.F.
SITE PLAN

C2.0

TACO BELL
RAPID CITY, SD (SHELBY)