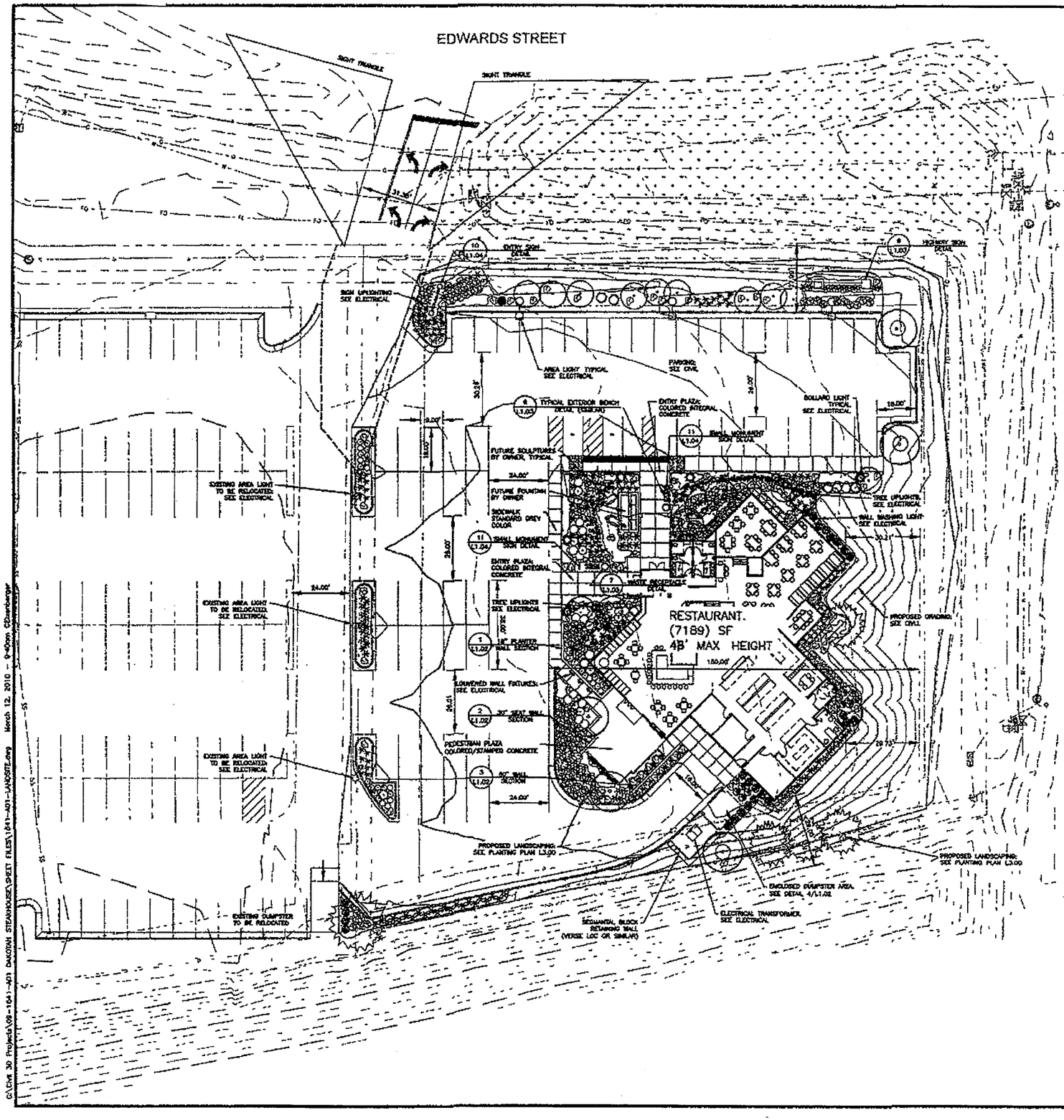

SITE DEVELOPMENT & LAYOUT NOTES

1. CONTRACTOR TO VERIFY EXISTING CONDITIONS, ALL EXISTING UTILITIES ARE TO BE LOCATED BEFORE ANY EXCAVATION OF ANY KIND BEGINS.
2. PROTECT ALL EXISTING IMPROVEMENTS TO REMAIN AND REPAIR BACK TO ORIGINAL CONDITION AT CONTRACTOR'S EXPENSE IF DAMAGE OCCURS RESULTANT FROM CONTRACTOR'S OPERATIONS OR NEGLIGENCE.
3. GENERAL CONTRACTOR'S SURVEYOR WILL BE PROVIDED WITH DIGITAL CADD FILES FOR USE IN ESTABLISHING SURVEY POINTS FOR CONSTRUCTION. SURVEYOR TO COORDINATE WITH 4FRONT DESIGN, INC. TO RECEIVE "READ ONLY" CADD FILES FOR USE IN STAKING AND/OR CONTRACTOR AS BUILTS.
4. GENERAL CONTRACTOR TO COORDINATE WORK ON THIS SHEET WITH ALL NECESSARY TRADES. COORDINATION WILL NOT BE THE RESPONSIBILITY OF DESIGN PROFESSIONAL.
5. CONTRACTOR TO COORDINATE LAYOUT AND SITE DEVELOPMENT WITH DEMOLITION PLANS AND DETAILS. (IF APPLICABLE)
6. CONTRACTOR TO COORDINATE SITE DEVELOPMENT WITH ALL TEMPORARY STRUCTURES. (IF APPLICABLE)
7. CONTRACTOR TO COORDINATE SITE DEVELOPMENT WITH ALL OTHER CONTRACT DOCUMENTS, AND COORDINATE WITH ENVIRONMENTAL/JURISDICTIONAL AGENCIES DURING PERMITTING AND CONSTRUCTION PROCESS.
8. CONTRACTOR TO INSTALL IRRIGATION SLEEVES AS INDICATED AS WELL AS COORDINATE WITH IRRIGATION & CIVIL DRAWINGS AND SPECIFICATIONS AND FLAG/LOCATE THE SLEEVES FOR IRRIGATION CONTRACTOR.
9. CONTRACTOR TO COORDINATE SITE DEVELOPMENT WITH PLANTING PLANS AND DETAILS. (IF APPLICABLE)
10. CLARIFICATIONS TO BE REQUESTED IN WRITING BY DESIGN PROFESSIONAL VIA STANDARD PROTOCOLS.
11. CONTRACTOR TO PROVIDE WARRANTY PERIOD AS INDICATED IN CONTRACT DOCUMENTS ALL WORK SHOWN OR IMPLIED.
12. CONTRACTOR TO COORDINATE WITH OWNER/OWNER REPRESENTATIVE DURING CONSTRUCTION PERIOD.
13. DIGITAL INFORMATION FOR SITE LAYOUT TO BE SUPPLIED TO CONTRACTOR FOR LAYOUT PURPOSES. COORDINATION WITH CONTRACTORS SURVEYOR AND 4FRONT DESIGN, INC. TO BE FACILITATED POST BID

PARKING REQUIREMENTS

RESTAURANT: 5364 SF x 11 STALL/1000 SF = 70 STALLS
STORAGE: 825 SF x .25 STALLS/1000 SF = .3 STALLS

TOTAL REQUIRED = 71 STALLS
PARKING PROPOSED THIS PROJECT = 81 STALLS
PARKING DELETED FROM MOTEL = 1 STALLS
ACCESS PARKING FROM MOTEL = 11 STALLS
TOTAL PARKING PROVIDED = 71 STALLS

TOTAL ADA REQUIRED = 3 STALLS
TOTAL ADA PROVIDED = 3 STALLS

FOURFRONT DESIGN INC
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GIS | SURVEYING
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REGISTERED LANDSCAPE ARCHITECT
JEFFREY A. HEGGEM
2/10

DAKOTAH STEAKHOUSE
RAPID CITY, SOUTH DAKOTA
JOB NUMBER: 09 1641.A01
DATE: 03/12/10

REVISIONS

TITLE
LANDSCAPE SITE PLAN
SHEET
L1.00

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