







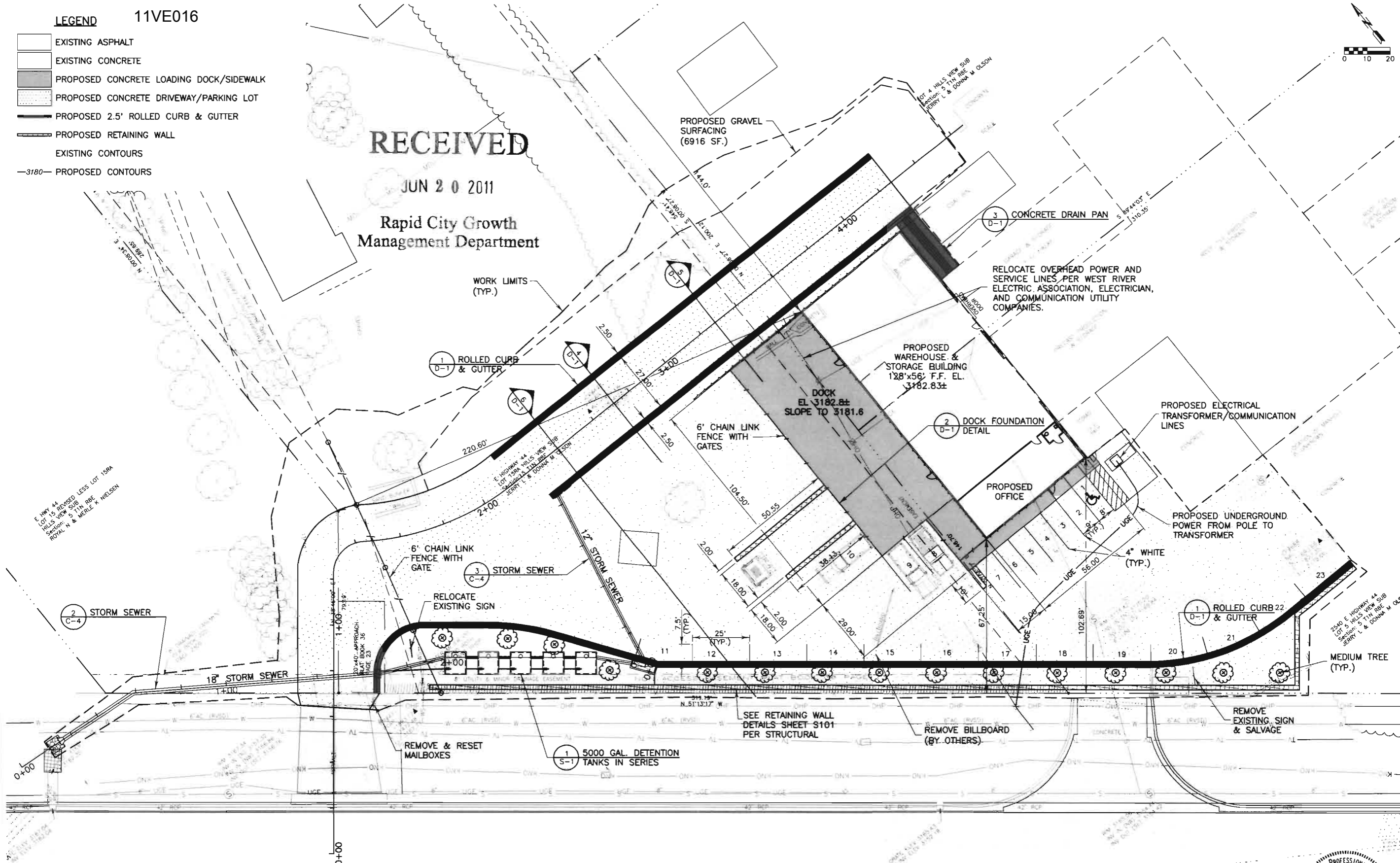
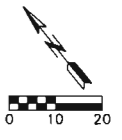


-  EXISTING ASPHALT
-  EXISTING CONCRETE
-  PROPOSED CONCRETE LOADING DOCK/SIDEWALK
-  PROPOSED CONCRETE DRIVEWAY/PARKING LOT
-  PROPOSED 2.5' ROLLED CURB & GUTTER
-  PROPOSED RETAINING WALL
-  EXISTING CONTOURS
-  -3180- PROPOSED CONTOURS

RECEIVED

JUN 20 2011

Rapid City Growth Management Department



PARKING REQUIREMENT CALCULATION

OFFICE: 1120 SF. =	5.6 SPACES
ROOF TILE PRODUCTION: 3000 SF. =	6.3 SPACES
PRECAST PRODUCTION: 1600 SF. =	3.4 SPACES
MATERIAL STORAGE/CURING: 2213 SF. =	0.6 SPACES
WAREHOUSE/STORAGE: 6048 SF. =	1.5 SPACES
ROOF TILE STORAGE: 8663 SF. =	2.2 SPACES
GARAGE/STORAGE: 2610 SF. =	0.7 SPACES
TOTAL REQUIRED PARKING =	20.3 < 23 STALLS PROVIDED

HIGHWAY 44

LANDSCAPING REQUIREMENT REGULATIONS
 A LATERAL ZONE OF EVENLY SPACED VEGETATION WILL BE PROVIDED ALONG THE HWY. 44 RIGHT-OF-WAY AS REQUIRED BY THE LANDSCAPE REGULATIONS. MEDIUM TREES WILL BE PLANTED AT 25 FT. SPACING ALONG SOUTHWEST ROW. LINE AS SHOWN.

PLANNED INITIAL AND FINAL INDUSTRIAL DEVELOPMENT
 REFER TO BUILDING AND CIVIL PLANS.

ZONING
 HEAVY INDUSTRIAL

USE
 PRECAST CONCRETE PRODUCTION AND STORAGE WITH 5-8 EMPLOYEES.



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cetec

DESIGNED	IS
DETAILED	RF
CHECKED	IS
APPROVED	X
DATE	5/27/11

SITE PLAN

SHEET DESCRIPTION:

J&D PRECAST SITE DEVELOPMENT
 2540 EAST HIGHWAY 44
 RAPID CITY, SOUTH DAKOTA

SHEET: C-2