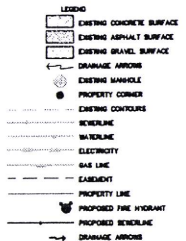


GENERAL NOTES

1. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN ON THE DRAWINGS ARE APPROXIMATE AND SHOULD ONLY BE USED TO BE CONFIRMED. THE CONTRACTOR SHALL VERIFY ALL UTILITIES IN THE FIELD AND BE RESPONSIBLE FOR REPAIR OF ALL UTILITIES DISTURBED DURING CONSTRUCTION. CONTACT SOUTH DAKOTA ONE - CALL AT 1-800-781-7474.
2. UTILITY LOCATIONS SHOWN ON DRAWINGS ARE APPROXIMATE. UTILITY LOCATIONS ARE BASED ON FIELD SURVEY AND PREVIOUS LOCATIONS. NO LOCATION WAS PERFORMED TO VERIFY LOCATIONS.
3. COORDINATE THE INSTALLATION OF ALL UTILITIES WITH THEIR RESPECTIVE COMPANIES.
4. MAINTAIN MINIMUM HORIZONTAL SEPARATION BETWEEN WATER AND SEWER LINES.
5. ALL CONSTRUCTION AREAS SHALL BE FENCED WITH SUITABLE MATERIALS AND SECURITY MAINTAINED TO DISCOURAGE UNAUTHORIZED INDIVIDUALS FROM ENTERING THE CONSTRUCTION AREA.
6. ALL TRAFFIC CONTROL DEVICES AND INSTALLATIONS SHALL COMPLY WITH CURRENT EDITIONS OF THE ILLINOIS PREPARATION FOR EMERGENCY ACCESS VEHICLES SHALL BE GIVEN AT ALL TIMES DURING CONSTRUCTION.
7. MINIMUM GRADE OF 2% AND MAXIMUM GRADE OF 5% ON HANDICAP RAMP.
8. HANDICAP PARKING SPACES AND AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ANY DIRECTION.
9. LOT 2 OF LOT M SHALL BE COMBINED WITH LOT 18 OF LOT M AND ANNEXED INTO THE CITY OF RAPID CITY. PROPOSED ZONING FOR LOT 2 OF LOT M IS GENERAL COMMERCIAL.
10. ELEVATIONS REFERENCED TO 1100.29 DATUM.
11. ALL WORK AND MATERIALS ARE INSTALLED ACCORDING TO THE CITY OF RAPID CITY STANDARD SPECIFICATIONS.
12. WATER SERVICE TO BE EXTENDED TO PROPOSED BUILDING FROM EXISTING RANCHMART THROUGH INTERNAL PLUMBING.
13. PROPOSED DRAINAGE PATTERNS WILL MATCH THE EXISTING DRAINAGE PATTERNS.



PROPERTY INFORMATION

ADDRESS
8800 E. HEY 44

LEGAL DESCRIPTION
LOT 2 OF LOT M
LOCATED IN E1/2 OF SECTION 8
T14N, R10E, B16E, PIONEER COUNTY, SOUTH DAKOTA

ZONING NOTES
LOT ZONING: GC, GENERAL COMMERCIAL

BUILDING FOOTPRINT
EXISTING VALLEY CAR WASH: 2800 SF
RANCHMART LIQUOR: 2400 SF
PROPOSED LIQUOR: 2000 SF
TOTAL FLOOR AREA: 7200 SF
LOT COVERAGE: 18.28 (MAX. 19%)

EROSION AND SEDIMENT CONTROL
REQUIRED PER VOL. 10, CHAP. 10.01
LESS THAN 500 CFS

OFF STREET PARKING
AS REQUIRED BY 17.02.070
20.15 BUILDING EXPANSION, 200 MINIMUM
PARKING REQUIREMENTS MUST MEET REQUIREMENTS OF 17.02.070
RANCHMART 2004 BSWA, USEABLE
CONCRETE/ASPHALT WITH SIDE SALES: 11.5 SPACES PER 1000 BSWA
-> 25 SPACES REQUIRED, MIN.

VALLEY CAR WASH - 3 BSWA
DRIVE-IN CAR WASH - 18.28 (MAX. 19%)
-> 18 SPACES REQUIRED, MIN.

LIQUOR STORE 2074 BSWA
CONCRETE/ASPHALT SPECIFIED BY RAPID CITY: 3 SPACES PER 1000 BSWA
-> 11.5 SPACES REQUIRED, MIN.

COMMERCIAL DRIVE IN CAR WASH
CONCRETE/ASPHALT/GRASS/PAVING: 10 SPACES PER 1000 BSWA
-> 7 SPACES REQUIRED, MIN.

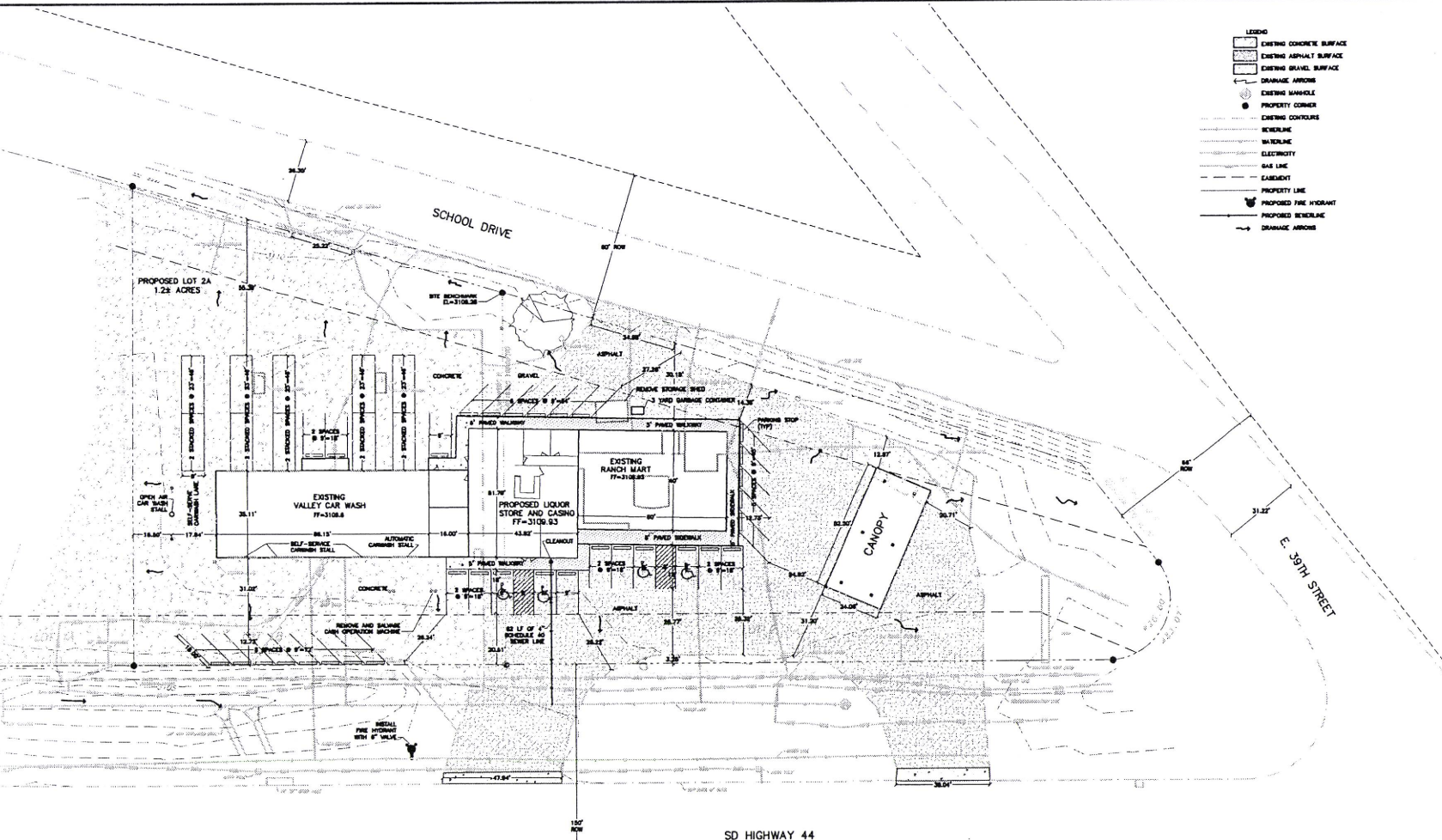
TOTAL PARKING REQUIRED = 28 SPACES
TOTAL PARKING PROVIDED = 43 SPACES

ADA REQUIREMENTS
31-23 PARKING SPACES PROVIDED - 3 ACCESSIBLE SPACES REQUIRED
HANDICAP ACCESSIBLE SPACES PROVIDED = 4 SPACES

SCREENING REQUIREMENTS
NOT REQUIRED, NO ADJACENT RESIDENTIAL DISTRICTS

LANDSCAPE REQUIREMENTS
REQUIRED LANDSCAPING PLAN PROVIDED ON SHEET 2 OF 3

FLOODPLAIN
ZONE X, OUTSIDE 500 YEAR FLOOD EVENT
FIRE FLOOD REGULATORY
PROPERTY REMOVED FROM ZONE A-2 BY LOCAL DATED JUNE 16, 1998



RECEIVED
5.9.2011
City Growth
Department

0 20 40 60
SCALE: 1"=50'
REVISED: 2009

SURVEY:	DESIGN:	AMS
DATE:	DATE:	
DRAW:	CHECK:	AMS
DATE:	DATE:	

SCHREIER ENGINEERING, INC.

511 NATIONAL STREET, SUITE 101
BELLE FOURCHE, SD 57717
PHONE (605) 862-2051
FAX (605) 723-2051
email: schreier@schreierinc.com

REV. #	DESCRIPTION	CHKD	DATE

SHEET TITLE:
SITE LAYOUT AND UTILITY PLAN

PROJECT:
**RANCHMART LIQUOR STORE ADDITION
RAPID CITY, SOUTH DAKOTA**

SHEET	1 OF 3
PROJECT NO.	574