

GENERAL SITE NOTES:

1. CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
2. IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
4. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
5. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE.
6. NOTIFY THE CITY INSPECTOR TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
7. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
8. ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
9. ALL DIMENSIONS ARE FROM FACE OF BUILDING, CURB, AND WALL UNLESS OTHERWISE SPECIFIED ON PLANS.
10. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
11. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
12. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
13. ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY SPECIFICATIONS.
14. STANDARD/HEAVY DUTY PAVEMENT AND CONCRETE SECTIONS SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY TERRACON CONSULTANTS, INC., PROJECT NO. B4105027 DATED OCTOBER 22, 2010. SEE CIVIL DETAILS.
15. ALL CURB RADI SHALL BE 5' UNLESS OTHERWISE NOTED ON THE PLANS.

PAVEMENT DETAILS

- S6** PROPOSED LIGHT DUTY PARKING STALL BITUMINOUS PAVEMENT*
 - 4.0" ASPHALT CONCRETE COURSE, SDOOT CLASS G
 - 6.0" AGGREGATE BASE COURSE, SDOOT SECTION 880
- S7** PROPOSED HEAVY DUTY DRIVE LANE BITUMINOUS PAVEMENT*
 - 5.0" ASPHALT CONCRETE COURSE, SDOOT CLASS G
 - 8.0" AGGREGATE BASE COURSE, SDOOT SECTION 880
- S8A** PROPOSED 5.0" CONCRETE SIDEWALK AND INTEGRAL CURB WITH 4.0" GRAVEL BASE
- S8B** PROPOSED 5.0" INTEGRAL BLACK COLORED CONCRETE SIDEWALK WITH 4.0" GRAVEL BASE
- S11** PROPOSED DETECTABLE WARNINGS
- S13** PROPOSED HEAVY DUTY INTEGRAL BLACK COLORED CONCRETE*
 - 7.0" PORTLAND CEMENT CONCRETE
 - 4.0" AGGREGATE BASE COURSE, SDOOT SECTION 880
- S13A** PROPOSED HEAVY DUTY CONCRETE DRIVEWAY PAVEMENT*
 - 7.0" PORTLAND CEMENT CONCRETE
 - 4.0" AGGREGATE BASE COURSE, SDOOT SECTION 880
- S32** PROPOSED LANDSCAPE AREA

*REFER TO GEOTECHNICAL REPORT PREPARED BY TERRACON CONSULTANTS, INC., PROJECT NO. B4105027 DATED OCTOBER 22, 2010.

EXISTING LEGEND:

- 14 PROPOSED PARKING SPACES
- PROPOSED ACCESSIBLE PARKING SIGN
- PROPOSED SIGN
- PROPOSED RAMP
- PROPOSED WHEEL STOP
- PROPOSED GREASE INTERCEPTOR
- PROPOSED SANITARY SAMPLE WELL
- PROPOSED DUMPSTER DRAIN
- PROPOSED CLEANOUT
- PROPOSED GAS METER
- PROPOSED FDC
- PROPOSED TRANSFORMER PAD WITH BOLLARD
- PROPOSED STORM STRUCTURE
- PROPOSED LANDSCAPE BLOCK RETAINING WALL
- PROPOSED LIGHT POLE

PROPOSED LEGEND:

- PROPERTY LINE
- PROPOSED CURB & GUTTER
- PROPOSED CURB & GUTTER (REVERSE PITCH)
- PROPOSED PARKING SPACES
- PROPOSED ACCESSIBLE PARKING SIGN
- PROPOSED SIGN
- PROPOSED RAMP
- PROPOSED WHEEL STOP
- PROPOSED GREASE INTERCEPTOR
- PROPOSED SANITARY SAMPLE WELL
- PROPOSED DUMPSTER DRAIN
- PROPOSED CLEANOUT
- PROPOSED GAS METER
- PROPOSED FDC
- PROPOSED TRANSFORMER PAD WITH BOLLARD
- PROPOSED STORM STRUCTURE
- PROPOSED LANDSCAPE BLOCK RETAINING WALL
- PROPOSED LIGHT POLE

PROJECT INFORMATION

TEXAS ROADHOUSE LEASE AREA: ±1.18 ACRES / ±51,379 SF

IMPERVIOUS AREA: ±0.80 ACRES / ±34,546 SF (67%)
 PERVIOUS AREA (LANDSCAPE): ±0.39 ACRES / ±16,833 SF (33%)

ZONED: SHOPPING CENTER II DISTRICT

TOTAL SQUARE FOOTAGE OF BUILDING: 6,661 SF
 RESTAURANT: 223 SEATS
 BUILDING HEIGHT: 27'-6"

PARKING PROVIDED:
 TRH SITE SPACES: 68
 TRH HANDICAP SPACES: 6
 TOTAL TRH SPACES: 74

PARKING REQUIRED:
 11 SP/1,000 SF TOTAL = 73.27 = 74 SPACES

BUILDING SETBACKS:
 SIDE: 25'
 REAR: 25'

BENCHMARK:

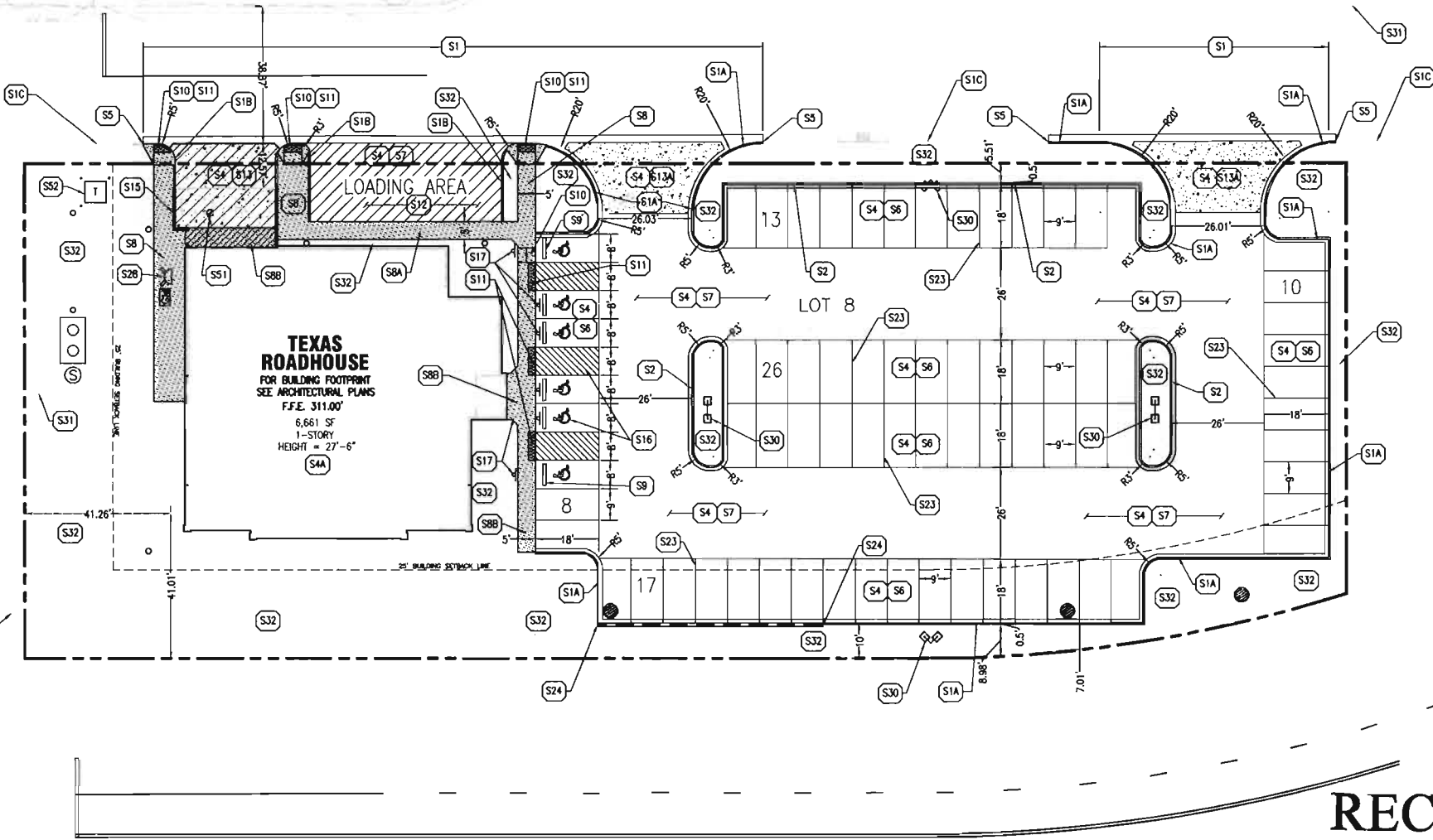
ELEVATIONS SHOWN HEREON ARE NAVD88:

BENCHMARK OF ORIGIN: NOS MONUMENT PID - PU2539
 ELEVATION = 3320.96' LOCATED 1955' SOUTHEAST OF SITE.

T.B.M.: TOP NUT OF FIRE HYDRANT LOCATED IN THE NORTHEAST CORNER OF THE INTERSECTION OF DISK DRIVE AND N. MAPLE AVENUE. ELEVATION = 3304.85'

SITE KEY NOTES

- S1 PROPOSED DEPRESSED CONCRETE CURB AND GUTTER (TYP.)
- S1A PROPOSED CONCRETE CURB AND GUTTER (TYP.)
- S1B PROPOSED CONCRETE BARRIER CURB (TYP.)
- S1C EXISTING CONCRETE CURB AND GUTTER
- S2 PROPOSED REVERSE PITCH CONCRETE CURB & GUTTER (TYP.)
- S4 REFER TO GEOTECHNICAL ENGINEERING REPORT FOR PREPARATION AND COMPACTION OF NEW PAVEMENT AREA.
- S4A PROPOSED BUILDING PAD AND FOUNDATION AREA PREPARATION AND COMPACTION SHALL REFER TO GEOTECHNICAL ENGINEERING REPORT
- S5 MATCH EXISTING. FIELD VERIFY
- S6 PROPOSED LIGHT DUTY PARKING STALL BITUMINOUS PAVEMENT (TYP.) SEE PAVEMENT DETAILS.
- S7 PROPOSED HEAVY DUTY DRIVE LANE BITUMINOUS PAVEMENT (TYP.) SEE PAVEMENT DETAILS.
- S8 PROPOSED 5.0" CONCRETE SIDEWALK WITH 4.0" GRAVEL BASE (TYP.)
- S8A PROPOSED 5.0" MONOLITHIC CONCRETE SIDEWALK WITH 4.0" GRAVEL BASE (TYP.)
- S8B PROPOSED 5.0" MONOLITHIC INTEGRAL BLACK COLORED CONCRETE SIDEWALK WITH 4.0" GRAVEL BASE.
- S8 PROPOSED CONCRETE WHEEL STOP (TYP.)
- S10 PROPOSED SIDEWALK RAMP @ 8.33% MAX. (TYPICAL--PER LOCAL CODES)
- S11 PROPOSED DETECTABLE WARNINGS PER ADA REQUIREMENTS
- S12 PROPOSED LOADING ZONE
- S13 PROPOSED HEAVY DUTY INTEGRAL BLACK COLORED CONCRETE PAD. SEE PAVEMENT DETAIL.
- S13A PROPOSED HEAVY DUTY CONCRETE DRIVEWAY PAVEMENT. SEE PAVEMENT DETAIL.
- S15 PROPOSED DUMPSTER ENCLOSURE (PER ARCH. PLANS)
- S16 PROPOSED ADA ACCESSIBLE PARKING SPACE STRIPING & SYMBOL (TYP. PER ADA AND LOCAL REQUIREMENTS)
- S17 PROPOSED ACCESSIBLE PARKING SIGN (TYP. PER ADA AND LOCAL REQUIREMENTS)
- S18 EXISTING FIRE HYDRANT.
- S23 PROPOSED PARKING STALL STRIPING PER LOCAL CODES. (TYP.)
- S24 PROPOSED LANDSCAPE BLOCK RETAINING WALL SEE GRADING PLAN FOR ELEVATIONS. (63 LF.)
- S28 PROPOSED FIRE DEPARTMENT CONNECTION (FDC) PER LOCAL CODES.
- S30 PROPOSED LIGHT POLE (TYP.) SEE PHOTOMETRIC PLAN FOR DETAIL.
- S31 EXISTING LIGHT POLE (TYP.)
- S32 PROPOSED LANDSCAPE AREA. SEE LANDSCAPE PLAN FOR DETAIL.
- S51 PROPOSED DUMPSTER DRAIN TO DISCHARGE TO SANITARY SEWER (GREASE) LINE. SEE MEP PLAN FOR DETAIL.
- S52 PROPOSED TRANSFORMER PAD WITH BOLLARDS. CONTRACTOR SHALL COORDINATE WITH ELECTRIC COMPANY TO INSTALL TRANSFORMER PAD PER ELECTRIC COMPANY'S SPECIFICATIONS AND VERIFY THE LOCATION. CONTRACTOR SHALL HAVE INSPECTOR VERIFY CONSTRUCTION PRIOR TO CLOSING TRENCH.



RECEIVED

FEB - 1 2011

Rapid City Growth Management Department

GreenbergFarrow
 CONSULTANTS
 1430 W. Peachtree St. NW
 Suite 200
 Atlanta, GA 30309
 T: 404 601 4000 F: 404 601 3970

PROJECT TEAM

DATE	DESCRIPTION
11-10-10	PRELIMINARY SUBMISSION
01-13-11	DEVELOPMENT REVIEW
01-31-11	SITE REVISION

ISSUE/REVISION RECORD

DATE DESCRIPTION

DATE	DESCRIPTION
11-10-10	PRELIMINARY SUBMISSION
01-13-11	DEVELOPMENT REVIEW
01-31-11	SITE REVISION

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
 JIMMY HOUZARZAD
 PROFESSIONAL ENGINEER
 LICENSE NO. 4704

PROJECT MANAGER
 DAN ANGSPATT, P.E.

QUALITY CONTROL
 M.C.

DRAWN BY
 B.M.

PROJECT NAME
 TEXAS ROADHOUSE

RAPID CITY SOUTH DAKOTA
 (NEQ) I-90 AND N. MAPLE AVE / DISK DRIVE



PROJECT NUMBER
 20100383.0

SHEET TITLE

SITE PLAN

SHEET NUMBER
 C3.0

PRELIMINARY PLANS (NOT FOR CONSTRUCTION)

