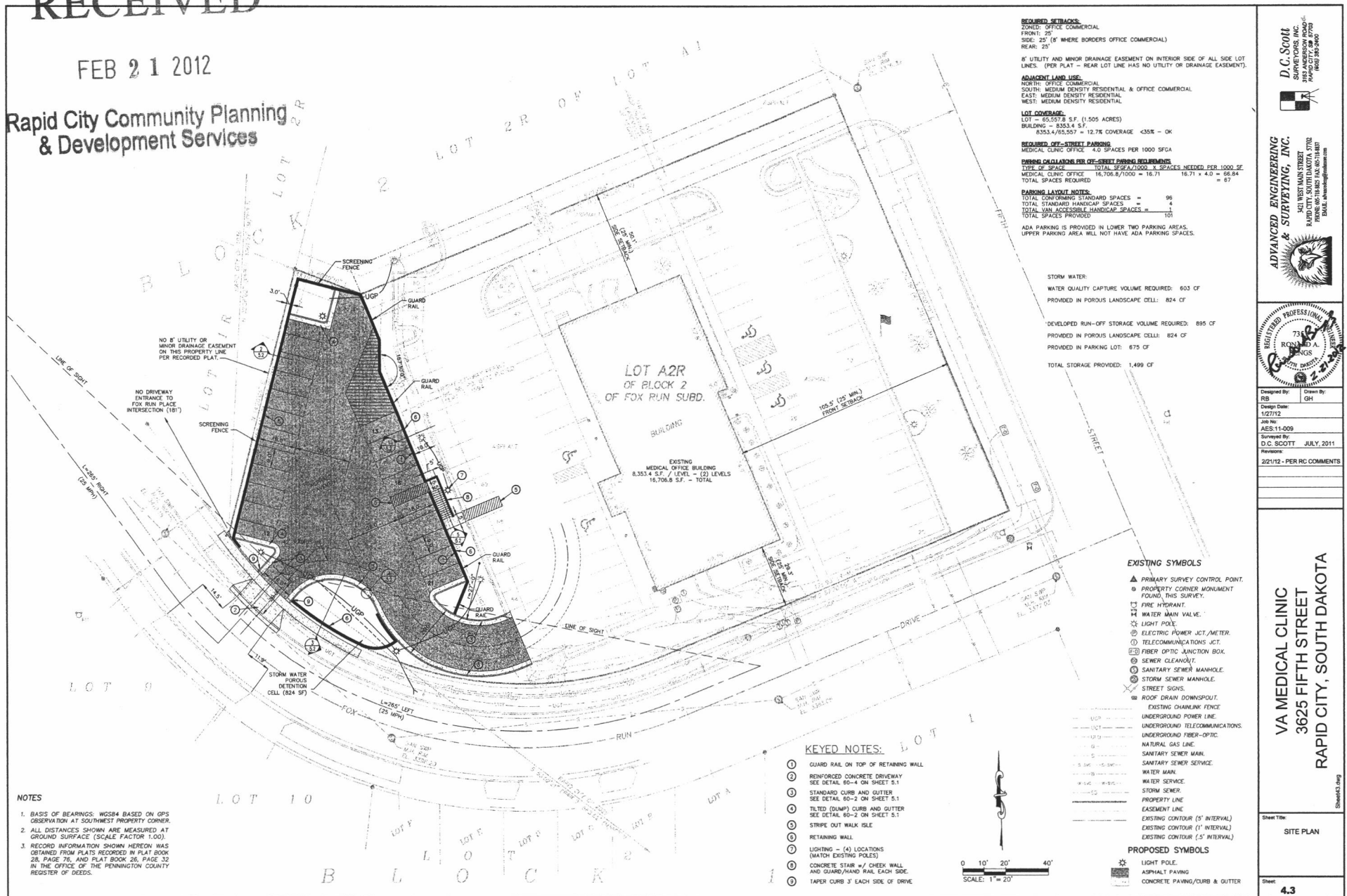


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FEB 21 2012

Rapid City Community Planning & Development Services



REQUIRED STRUCKS:
 ZONE: OFFICE COMMERCIAL
 FRONT: 25'
 SIDE: 25' (8' WHERE BORDERS OFFICE COMMERCIAL)
 REAR: 25'
 8' UTILITY AND MINOR DRAINAGE EASEMENT ON INTERIOR SIDE OF ALL SIDE LOT LINES. (PER PLAT - REAR LOT LINE HAS NO UTILITY OR DRAINAGE EASEMENT).

ADJACENT LAND USE:
 NORTH: OFFICE COMMERCIAL
 SOUTH: MEDIUM DENSITY RESIDENTIAL & OFFICE COMMERCIAL
 EAST: MEDIUM DENSITY RESIDENTIAL
 WEST: MEDIUM DENSITY RESIDENTIAL

LOT COVERAGE:
 LOT = 65,557.8 S.F. (1.505 ACRES)
 BUILDING = 8353.4 S.F.
 8353.4/65,557 = 12.7% COVERAGE <35% - OK

REQUIRED OFF-STREET PARKING:
 MEDICAL CLINIC OFFICE = 4.0 SPACES PER 1000 SF GA

MINIMUM REQUIREMENTS PER OFF-STREET PARKING REQUIREMENTS:
 TYPE OF SPACE TOTAL SPACES/1000 X SPACES NEEDED PER 1000 SF
 MEDICAL CLINIC OFFICE 16,706.8/1000 = 16.71 16.71 x 4.0 = 66.84
 TOTAL SPACES REQUIRED = 67

PARKING LAYOUT NOTES:
 TOTAL CONFORMING STANDARD SPACES = 96
 TOTAL STANDARD HANDICAP SPACES = 4
 TOTAL VAN ACCESSIBLE HANDICAP SPACES = 101
 TOTAL SPACES PROVIDED = 101

ADA PARKING IS PROVIDED IN LOWER TWO PARKING AREAS.
 UPPER PARKING AREA WILL NOT HAVE ADA PARKING SPACES.

STORM WATER:
 WATER QUALITY CAPTURE VOLUME REQUIRED: 603 CF
 PROVIDED IN POROUS LANDSCAPE CELL: 824 CF

DEVELOPED RUN-OFF STORAGE VOLUME REQUIRED: 895 CF
 PROVIDED IN POROUS LANDSCAPE CELL: 824 CF
 PROVIDED IN PARKING LOT: 675 CF

TOTAL STORAGE PROVIDED: 1,499 CF

- EXISTING SYMBOLS**
- ▲ PRIMARY SURVEY CONTROL POINT.
 - ⊕ PROPERTY CORNER MONUMENT FOUND THIS SURVEY.
 - ⊕ FIRE HYDRANT.
 - ⊕ WATER MAIN VALVE.
 - ⊕ LIGHT POLE.
 - ⊕ ELECTRIC POWER JCT./METER.
 - ⊕ TELECOMMUNICATIONS JCT.
 - ⊕ FIBER OPTIC JUNCTION BOX.
 - ⊕ SEWER CLEANOUT.
 - ⊕ SANITARY SEWER MANHOLE.
 - ⊕ STORM SEWER MANHOLE.
 - ⊕ STREET SIGNS.
 - ⊕ ROOF DRAIN DOWNSPOUT.
- EXISTING CHAINLINK FENCE
 UNDERGROUND POWER LINE.
 UNDERGROUND TELECOMMUNICATIONS
 UNDERGROUND FIBER-OPTIC
 NATURAL GAS LINE
 SANITARY SEWER MAIN
 SANITARY SEWER SERVICE
 WATER MAIN
 WATER SERVICE
 STORM SEWER
 STREET SIGNS
 EASEMENT LINE

- KEYED NOTES:**
- ① GUARD RAIL ON TOP OF RETAINING WALL
 - ② REINFORCED CONCRETE DRIVEWAY SEE DETAIL 60-4 ON SHEET 5.1
 - ③ STANDARD CURB AND GUTTER SEE DETAIL 60-2 ON SHEET 5.1
 - ④ TILTED (DUMP) CURB AND GUTTER SEE DETAIL 60-2 ON SHEET 5.1
 - ⑤ STRIPE OUT WALK ISLE
 - ⑥ RETAINING WALL
 - ⑦ LIGHTING - (4) LOCATIONS (MATCH EXISTING POLES)
 - ⑧ CONCRETE STAIR w/ CHEEK WALL AND GUARD/HAND RAIL EACH SIDE.
 - ⑨ TAPER CURB 3' EACH SIDE OF DRIVE

- PROPOSED SYMBOLS**
- ⊕ LIGHT POLE.
 - ⊕ ASPHALT PAVING
 - ⊕ CONCRETE PAVING/CURB & GUTTER

NOTES

1. BASIS OF BEARINGS: NGS84 BASED ON OPS OBSERVATION AT SOUTHWEST PROPERTY CORNER.
2. ALL DISTANCES SHOWN ARE MEASURED AT GROUND SURFACE (SCALE FACTOR 1.00).
3. RECORD INFORMATION SHOWN HEREON WAS OBTAINED FROM PLATS RECORDED IN PLAT BOOK 28, PAGE 76, AND PLAT BOOK 26, PAGE 32 IN THE OFFICE OF THE PENNINGTON COUNTY REGISTER OF DEEDS.

D.C. SCOTT
 SURVEYORS, INC.
 341 WEST MAIN STREET
 RAPID CITY, SOUTH DAKOTA 57701
 PHONE: 605.342.9400
 FAX: 605.342.9400

ADVANCED ENGINEERING & SURVEYING, INC.
 341 WEST MAIN STREET
 RAPID CITY, SOUTH DAKOTA 57701
 PHONE: 605.342.9400
 FAX: 605.342.9400



Designed By: RB
 Drawn By: GH
 Check Date: 1/27/12
 Job No: AES-11-009
 Surveyed By: D.C. SCOTT JULY, 2011
 Revision: 2/21/12 - PER RC COMMENTS

VA MEDICAL CLINIC
 3625 FIFTH STREET
 RAPID CITY, SOUTH DAKOTA

Sheet Title: SITE PLAN
 Sheet: 4.3