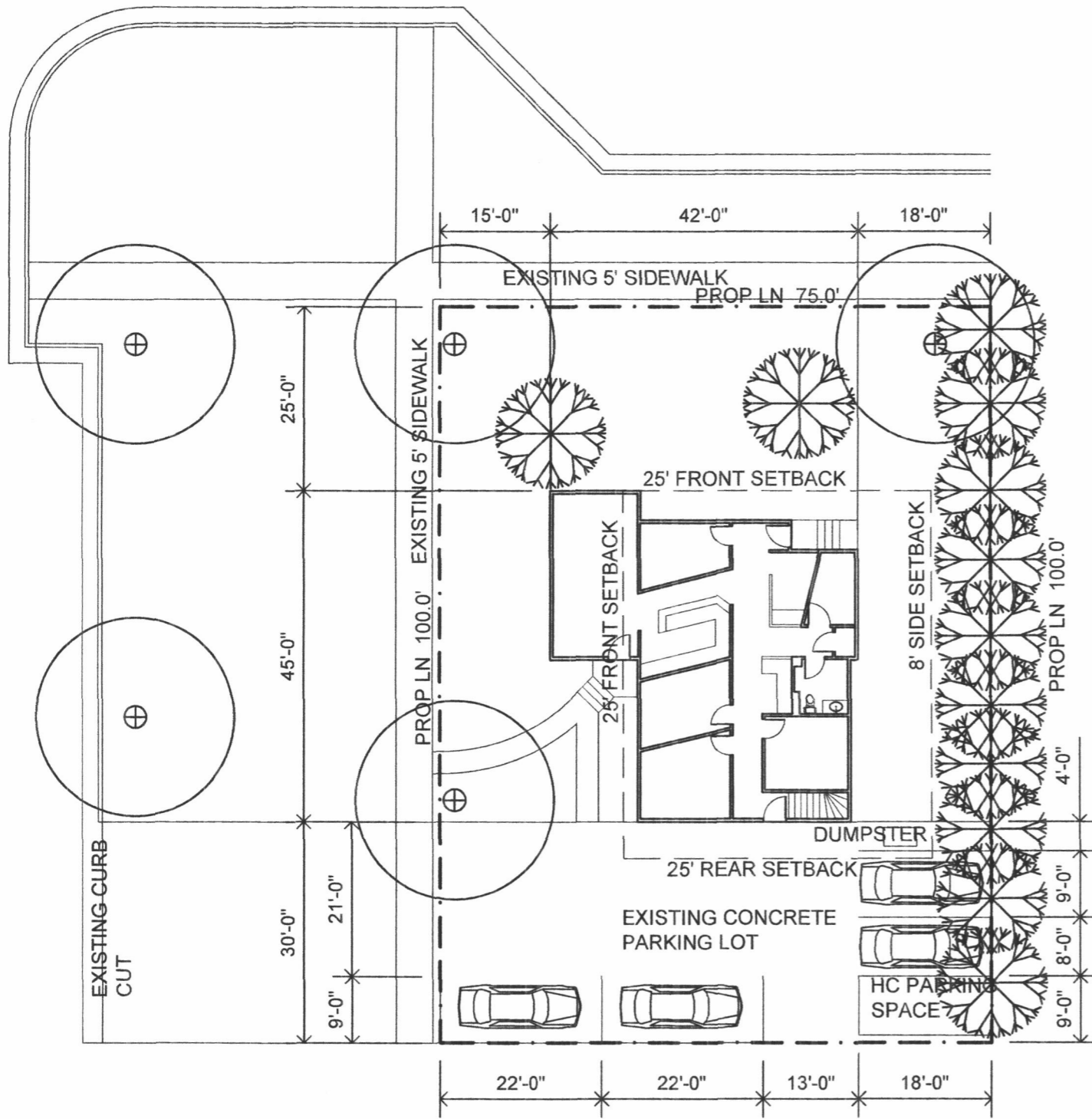


QUINCY STREET

WEST BOULEVARD



SITE PLAN
SCALE: 1" = 20'-0"



CODE INFORMATION

PROJECT DESCRIPTION

PARCEL ADDRESS
PARCEL TAX ID:
PARCEL LEGAL DESCRIPTION

2009 IBC AND CURRENT MUNICIPAL CODES

MAJOR AMENDMENT FOR CHANGE OF USE FROM DENTAL OFFICE TO AN ATTORNEY OFFICE
804 WEST BOULEVARD
35031
N100 FEET OF LOTS 14 THRU 16 & THE EASEMENT FROM THE ALLEY, BLOCK 111 OF THE ORIGINAL TOWN OF RAPID CITY, SEC 2, T1N, R7E, BHM, RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA
HIGH DENSITY RESIDENTIAL DISTRICT

PROPERTY LAND USE (ZONING)
ADJACENT LAND USE

NORTH HIGH DENSITY RESIDENTIAL DISTRICT
SOUTH HIGH DENSITY RESIDENTIAL DISTRICT
EAST HIGH DENSITY RESIDENTIAL DISTRICT
WEST MEDIUM DENSITY RESIDENTIAL DISTRICT

LOT SF

7500 SF

EXISTING BUILDING TYPE

VB

OCCUPANCY TYPE

B (DENTIST BY CONDITIONAL USE PERMIT TO ATTORNEY OFFICE BY MAJOR AMENDMENT)

BUILDING SF

1448 SF (MAIN LEVEL - FINISHED)
1108 (BASEMENT LEVEL - UNFINISHED)

ALLOWABLE BUILDING AREA

9000 SF ALLOWED > 1448 SF PROPOSED (OK)

ALLOWABLE BUILDING HEIGHT

2 ALLOWED = 1 EXISTING

AUTOMATIC SPRINKLER SYSTEM

NOT REQUIRED / NOT PROVIDED

NUMBER OF OCCUPANTS

11 (10.18) PEOPLE (MAIN LEVEL)

MAIN LEVEL

OFFICE 8.95 (895 / 100)
STORAGE 1.23 (369 / 300)
BASEMENT LEVEL 3.24 (972 / 300)

EXITS (REQUIRED / PROVIDED)

MAIN LEVEL (11 PEOPLE)
BASEMENT LEVEL (4 PEOPLE)

1 EXITS REQUIRED / 2 EXITS PROVIDED (OK)

1 EXITS REQUIRED / 1 EXITS PROVIDED (OK)

OCCUPANCY SEPARATIONS

B OCCUPANCY AS A NON SEPARATED USE

PARKING REQUIREMENTS

PROVIDED: 4 SPACES
REQUIRED: 5 (4.42) SPACES

OFFICE (797 / 200) 3.99
WAREHOUSE (1759 / 4000) 0.44

LANDSCAPING REQUIREMENTS

REQUIRED: NOT APPLICABLE
PROVIDED: NOT APPLICABLE

RECEIVED

JAN 25 2013

Rapid City Community Planning
& Development Services

KDGI
KENNEDY DESIGN GROUP, INC.
4965 ENCHANTED PINES DRIVE
RAPID CITY, SD 57701
605.394.0188 or 605.342.5314
kent@kennedydesigninc.com

Revisions	
No.	Description

Project Number: 1301
File Name: current.dwg
Drawn By: BCK
Checked By: BCK
Date: 1/25/13

DEBRA WATSON
2902 WEST MAIN, SUITE 2
RAPID CITY, SD 57702
605.348.8147

CODE INFORMATION
SITE PLAN
PLANNED DEVELOPMENT REQUEST
FOR 804 WEST BOULEVARD, RAPID CITY, SD

DATE: 1.25.13

A1
Drawing Number