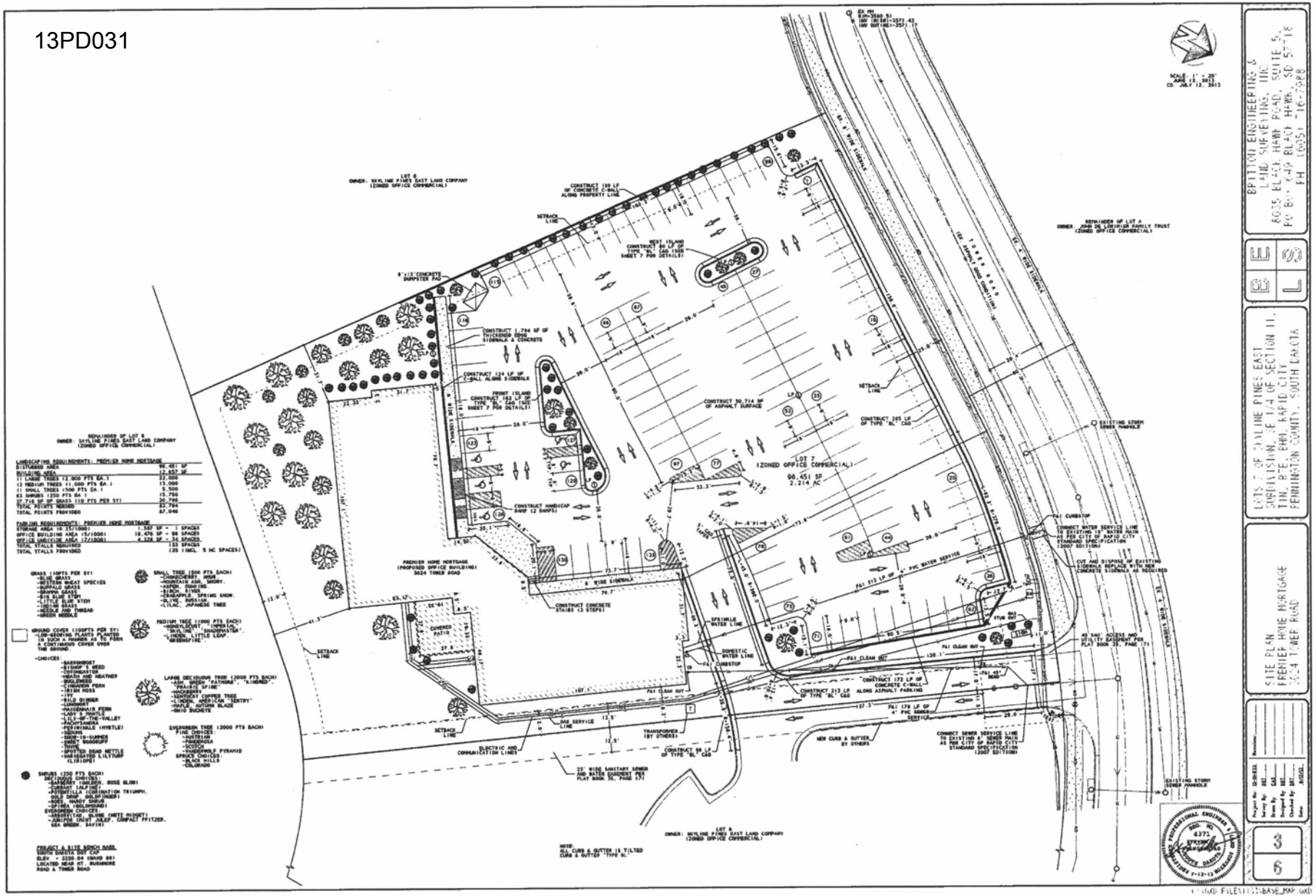
13PD031


SITE PLAN
PREMIER HOME MORTGAGE
3024 TOWER ROAD
LOTS 7 OF SKYLINE PINES EAST SUBDIVISION, SE 1/4 OF SECTION 11, T1N, R7E, BMM, RAPID CITY PENNINGTON COUNTY, SOUTH DAKOTA
BRITTON ENGINEERING & LAND SURVEYING, INC.
8035 BLACK HAWK ROAD, SUITE 5
PO BOX 649 BLACK HAWK, SD 57718
PH (605) 716-7988
SCALE: 1" = 20'
JUNE 12, 2013
CD JULY 12, 2013
LOT 6
OWNER: SKYLINE PINES EAST LAND COMPANY
(ZONED OFFICE COMMERCIAL)
LOT 7
(ZONED OFFICE COMMERCIAL)
96,451 SF
2.214 AC
LOT 8
OWNER: SKYLINE PINES EAST LAND COMPANY
(ZONED OFFICE COMMERCIAL)
REMAINDER OF LOT A
OWNER: JOHN DE LORENZO FAMILY TRUST
(ZONED OFFICE COMMERCIAL)
REMAINDER OF LOT A
OWNER: SKYLINE PINES EAST LAND COMPANY
(ZONED OFFICE COMMERCIAL)
PREMIER HOME MORTGAGE
(PROPOSED OFFICE BUILDING)
3024 TOWER ROAD
CONSTRUCT 180 LF OF CONCRETE C-WALL ALONG PROPERTY LINE
CONSTRUCT 1,744 SF OF THICKENED EDGE SIDEWALK & CONCRETE
CONSTRUCT 124 LF OF C-WALL ALONG SIDEWALK
PRINT ISLAND CONSTRUCT 182 LF OF TYPE "SL" CAS (SEE SHEET 7 FOR DETAILS)
CONSTRUCT 30,714 SF OF ASPHALT SURFACE
CONSTRUCT 295 LF OF TYPE "SL" CAS
CONSTRUCT HANDICAP RAMP (2 RAMPS)
6' WIDE SIDEWALK
CONSTRUCT CONCRETE STAIRS (5 STEPS)
COVERED PATIO
SETBACK LINE
SPRINKLER WATER LINE
DOMESTIC WATER LINE
GAS SERVICE LINE
ELECTRIC AND COMMUNICATION LINES
TRANSFORMER (BY OTHERS)
CONSTRUCT 96 LF OF TYPE "SL" CAS
CONSTRUCT 213 LF OF TYPE "SL" CAS
CONSTRUCT 172 LF OF CONCRETE C-WALL
P&I 178 LF OF 4" PVC SEWER SERVICE
P&I 213 LF OF 4" PVC WATER SERVICE
P&I CURBSTOP
P&I CLEAN OUT
STUB OUT
NEW CURB & GUTTER BY OTHERS
EXISTING STORM SEWER MANHOLE
CONNECT WATER SERVICE LINE TO EXISTING 10" WATER MAIN AS PER CITY OF RAPID CITY STANDARD SPECIFICATION (2007 EDITION)
CUT AND DISPOSE OF EXISTING SIDEWALK REPLACE WITH NEW CONCRETE SIDEWALK AS REQUIRED
40' WIDE ACCESS AND UTILITY EASEMENT PER PLAT BOOK 35, PAGE 177
CONNECT SEWER SERVICE LINE TO EXISTING 8" SEWER MAIN AS PER CITY OF RAPID CITY STANDARD SPECIFICATION (2007 EDITION)
25' WIDE SANITARY SEWER AND WATER EASEMENT PER PLAT BOOK 35, PAGE 177
EXISTING STORM SEWER MANHOLE
(SEE ASPHALT ROAD CONDITION)
8' WIDE SIDEWALK
8'x12' CONCRETE DUMPSTER PAD
LANDSCAPING REQUIREMENTS: PREMIER HOME MORTGAGE
DISTURBED AREA 96,451 SF
BUILDING AREA 12,657 SF
11 LARGE TREES (2,000 PTS EA.) 22,000
13 MEDIUM TREES (1,000 PTS EA.) 13,000
11 SMALL TREES (500 PTS EA.) 5,500
63 SHRUBS (250 PTS EA.) 15,750
37,716 SF OF GRASS (10 PTS PER SF) 30,750
TOTAL POINTS NEEDED 82,794
TOTAL POINTS PROVIDED 87,048
PARKING REQUIREMENTS: PREMIER HOME MORTGAGE
STORAGE AREA (0.25/1000) 1,507 SF = 1 SPACES
OFFICE BUILDING AREA (5/1000) 10,476 SF = 98 SPACES
OFFICE UNDERSIDE AREA (7/1000) 4,328 SF = 34 SPACES
TOTAL STALLS REQUIRED 133 SPACES
TOTAL STALLS PROVIDED 135 (INCL. 5 HC SPACES)
GRASS (10PTS PER SY)
-BLUE GRASS
-WESTERN WHEAT SPECIES
-BUFFALO GRASS
-BRAHMA GRASS
-BIG BLUE STEM
-LITTLE BLUE STEM
-INDIAN GRASS
-BLUE GRAMA AND THREAD
-GREEN NEEDLE
GROUND COVER (100PTS PER SY)
-LOW-GROWING PLANTS PLANTED IN SUCH A MANNER AS TO FORM A CONTINUOUS COVER OVER THE GROUND.
-CHOICES
-BARBERRY
-BISHOP'S WEED
-CREEPING MAHONIA
-DEATH'S HEATHER
-INGLEWOOD
-JUNIPER PERN
-IRISH MOSS
-IVY
-WILD GINGER
-LUNGWORT
-MAIDENHAIR FERN
-LADY'S MANTLE
-LILY-OF-THE-VALLEY
-PACHYSANDRA
-PERIWINKLE (MYRTLE)
-SEDUM
-STONE-CROPS
-THYME
-SPOTTED DEAD NETTLE
-VARIEGATED LILYTURF (LIRIOPE)
SHRUBS (250 PTS EACH)
DECIDUOUS CHOICES:
-BARBERRY (GOLDEN, ROSE GLOW)
-CURRANT (ALPINE)
-POTENTILLA (CORINATION TRIUMPH, GOLD DROP, GOLDFINGER)
-ROSE, HARDY SHRUB
-SPIREA (BOLDMOUND)
EVERGREEN CHOICES
-ARBORVITAE, GLOBE (WEE MICHEL)
-JUNIPER (MINT JULEP, COMPACT PFITZER, SEA GREEN, SAXIRI)
SMALL TREE (500 PTS EACH)
-CHOKECHERRY, AMUR
-MOUNTAIN ASH, SHORY.
-ASPEN, QUAKING
-BIRCH
-CRABAPPLE, SPRING SNOW.
-PLUM, PURPLEAF
-LILAC, JAPANESE TREE
MEDIUM TREE (1000 PTS EACH)
-HONEYLOCUST "IMPERIAL"
-MAPLE, "SHADEMASTER"
-LINDEN, "LITTLE LEAF" "GREENSPIRE"
LARGE DECIDUOUS TREE (2000 PTS EACH)
-ASH, GREEN "PATMORE" & "MARSHALL" SEEDLESS
-PEARLEY SPIRE
-HACKBERRY
-KENTUCKY COFFEE TREE
-LINDEN, AMERICAN "SENTRY"
-MAPLE, AUTUMN BLAZE
-OAK10 BUCKEYE
EVERGREEN TREE (2000 PTS EACH)
PINE CHOICES:
-AUSTRIAN
-PONDEROSA
-SCOTCH
-VANDERWOLF PYRAMID
SPRUCE CHOICES:
-BLACK HILLS
-COLORADO
PROJECT & SITE BENCH MARK
SOUTH DAKOTA DOT CAP
ELEV. = 3330.04 (NAVD 88)
LOCATED NEAR MT. RUSHMORE ROAD & TOWER ROAD
NOTE:
ALL CURB & GUTTER IS TILTED CURB & GUTTER "TYPE SL"
EXISTING ASPHALT ROAD
EXISTING ASPHALT ROAD
EXISTING ASPHALT ROAD