Case No. 16UR022

Legal Description:

Lots 1 thru 5 and the adjacent vacated alleys less a 20 foot by 35 foot tract in the NW corner of said Lot 1 of the Gateway Subdivision and the parcel 147 feet square in the SE corner and the 3 feet by 147 feet of vacated Omaha Street abutting the north side of Block 18, of the Gateway Subdivision, all located in Section 35, T2N, R7E, Rapid City, Pennington County, South Dakota

16UR022

WEST OMAHA STREET

CANAL STREET

OSHKOSH STREET

385 SY ROW GRASS

25'-0" | 18'-0" | 26'-0" | 6'-0" | 16'-0" | 40'-0"

26' CURB CUT

EXISTING CURB CUT

3'-0"

PROP LN 118'

PROP LN 147'

1 EVERGRN TREE

1 EVERGRN TREE

1 SHRUB

1 EVERGRN TREE

1 SHRUB

379 SY GRASS

1 SMALL TREE

17 SHRUBS

1 SMALL TREE

9 SHRUBS

PROP LN 20'

EXISTING MONUMENT SIGN

LANDSCAPE PHOTO #3

LANDSCAPE PHOTO #4

34'-0"

PROP LN 35'

3 LARGE TREES

12 SHRUBS

LANDSCAPE PHOTO #2

LANDSCAPE PHOTO #1

25 FOOT SETBACK

SLOPE 2% MAX.

CONCRETE RETAINING WALL

SLOPE 2% MAX.

4" PVC SEWER

CO

9'-0"

5 SPACES

ASHALT WALKWAY

EXISTING SIGNS

SUITE 1

BICYCLE SHOP

4746 GROSS SF

8 SHRUBS

12 SPACES

18'-0"

2 SPACES

18'-0"

18'-0"

9'-0"

7 SPACES

3 SPACES

4 SHRUBS

HC

3/4" COPPER WATER

CS

CONCRETE RETAINING WALL

EXISTING ASHALT

HALF WALL FOR OUTDOOR SEATING

SLOPE 2% MAX.

SLOPE 2% MAX.

HC

SLOPE 2% MAX.

26'-0"

PROP LN 150'

0 FEET SETBACK

9'-0"

EXISTING ASHALT

23'-0"

25 FOOT SETBACK

PROP LN 150'

147'-0"

EXISTING CURB CUT

DUMPSTERS

15 SPACES

13'-0"

OUTDOOR SEATING 299 SF

16'-0"

CONCRETE PAD

EXISTING SIGN

EXISTING SIGN

3 HR FIRE BARRIER

PROP LN 127'

6'-0"

CHILLER

SUITE 3

MICROBREWERY

2690 GROSS SF

SUITE 2

MICROBREWERY

EXPANSION

826 GROSS SF

SUITE 1A

BICYCLE SHOP EXPANSION

1852 GROSS SF

50'-0"

PIV

20 FOOT UTILITY EASEMENT

COMMON SERVICES

TOILETS

350 GROSS SF

OWNER STORAGE

223 GROSS SF

COMMON SERVICES

TOILET

314 GROSS SF

EXISTING CURB CUT

0 FEET SETBACK

PROP LN 153'

PROP LN 147'

EXISTING HALLWAY

429 GROSS SF

147'-0"

SITE PLAN WITH LANDSCAPING

SCALE: 1" = 10'-0"

N

RECEIVED

OCT 28 2016

RAPID CITY COMMUNITY PLANNING & DEVELOPMENT SERVICES

KDGI
KENNEDY DESIGN GROUP, INC.
4955 ENCHANTED PINES DRIVE
RAPID CITY, SD 57701
605.394.0189 or 605.431.5358
kent@henriksenInc.com

Revisions

No.	Date	Description	By

Project Number	1624
File Name	current drawing
Drawn By	RKK
Checked By	RKK
Date	8.31.16

CLIENT
LOST CABIN BEER CO.
1401 WEST OMAHA STREET
RAPID CITY, SD 57701

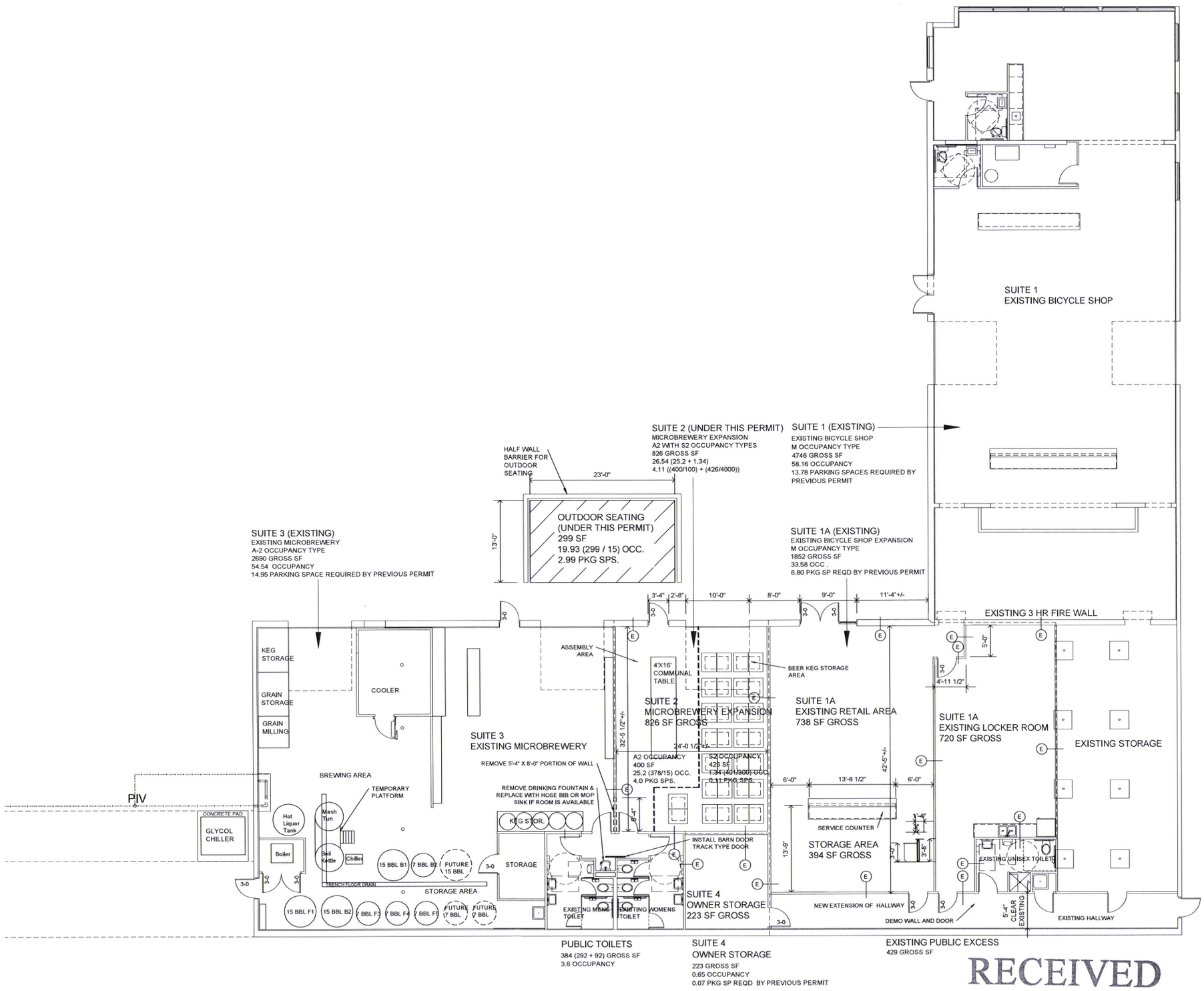
SITE PLAN

COMMERCIAL BUILDING TENANT IMPROVEMENT
1401 WEST OMAHA ST., RAPID CITY, SD

DATE: 10.28.16

A2
Drawing Number

16UR022



OVERALL FLOOR PLAN OF BUILDING
SCALE: 1/8" = 1'-0"

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OVERALL FLOOR PLAN OF BUILDING

COMMERCIAL BUILDING TENANT IMPROVEMENT
1401 WEST OMAHA ST., RAPID CITY, SD

DATE: 10.28.16

A3
Drawing Number