

Case No. 22PD018

Legal Description:

Tract G of Fountain Springs Business Park, located in the NE1/4 of the SE1/4 of Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota



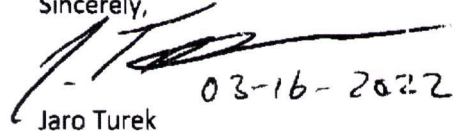
OPERATING PLAN-TRACT G

The future 8500sft building at TFACT G will be divided into two warehouse units: 4,500 and 3750sft.

The larger unit will be used by my businesses, Volt Lifeproof Grooming and EBA Performance Makeup as a light industrial space for manufacturing and distribution of special FX makeup and men's grooming line.

The smaller unit will be initially rented out as light industrial space to a qualified tenant. I intend on moving the rest of my business from California and occupy the entire warehouse/building within the next 2 years.

Sincerely,


 - 03-16-2022
 Jaro Turek

RECEIVED
 MAR 21 2022
 FARM CITY DEPARTMENT OF
 COMMUNITY DEVELOPMENT

KEYNOTES

- 1

CURB AND GUTTER - SEE RAPID CITY STANDARD DETAILS 60-2 AND 60-7
- 2

ASPHALT PAVEMENT - SEE 1/C-501
- 3

5' SIDEWALK - SEE RAPID CITY STANDARD DETAIL 61-3
- 4

STORM SEWER
- 5

REMOVE AND RESET EXISTING SPEED LIMIT SIGN - SEE RAPID CITY STANDARD DETAILS 91-3b AND 91-3d
- 6

WALL MOUNTED ADA PARKING SIGN - SEE 4/C-501
- 7

REINFORCED CONCRETE FILLET AND PAN - SEE RAPID CITY STANDARD DETAIL 60-1
- 8

PRECAST WHEEL STOP, TYP. - SEE 2/C-501
- 9

PROPERTY BOUNDARY
- 10

REMOVE AND REPLACE ASPHALT - SEE 5/C-501
- 11

STORMWATER QUALITY BMP - SEE CG101
- 12

OVERHEAD DOOR, TYP.
- 13

4" SANITARY SEWER
- 14

4" FIRE SPRINKLER MAIN / 2" WATER SERVICE
- 15

UNDERGROUND POWER LINE - COORDINATE W/ BHE
- 16

NATURAL GAS LINE SERVICE - COORDINATE W/ MDU
- 17

WALL MOUNTED PIV
- 18

25' SETBACK LINE
- 19

CONCRETE COMMON PATIO SPACE
- 20

STORMWATER OUTLET STRUCTURE AND OUTLET PIPE - SEE 1/C-503
- 21

TRANSFORMER
- 22

BOLLARD - SEE 3/C-501
- 23

LOADING ZONE, TYP.
- 24

FUTURE FIRE SPRINKLER MAIN (CAPPED AT BOTH ENDS)
- 25

FUTURE POTABLE WATER SERVICE (CAPPED BOTH ENDS)
- 26

DUMPSTER LOCATION
- 27

DRAINAGE SWALE
- 28

BOULDER WALL
- 29

SURROUND AREA INLET WITH CURB AND GUTTER

NOTE:
1. GRADING NOT SHOWN FOR CLARITY - SEE CG101
2. LANDSCAPE NOT SHOWN FOR CLARITY - SEE LP101
3. BUILDING HEIGHTS SHALL NOT EXCEED 40'.
4. ALL SITE LIGHTING FOR PARKING TO BE WALL MOUNTED.
5. ALL SIGNAGE TO BE LOCATED ON BUILDING.
6. ALL PARKING STALL LENGTHS SHOWN ARE TO FACE OF CURB OR PARKING BLOCK, WITH AN ADDITIONAL 2' OVERHANG.
6. SPECIFICATIONS TO BE USED - ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF RAPID CITY STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2007 EDITION, REQUIRED PROVISIONS, SUPPLEMENTAL SPECIFICATIONS AND/OR SPECIAL PROVISIONS AS PER PLANS AND PLAN NOTES. THESE SPECIFICATIONS ARE AVAILABLE AT THE CITY WEBSITE AT [HTTP://WWW.RCGOV.ORG](http://www.rcgov.org).

TRACT G, FOUNTAIN SPRINGS
BUSINESS PARK, LOCATED IN NE1/4
OF THE SE1/4 OF SECTION 27, T2N,
R7E, B.H.M., RAPID CITY,
PENNINGTON COUNTY, SD



TerraSite
Design

Civil Engineering | Landscape Architecture | Planning

1635 Deadwood Ave
Rapid City, SD 57702
(605) 791-1736

PRELIMINARY
NOT FOR CONSTRUCTION



INITIAL AND FINAL PLAN
DEVELOPMENT

TRACT G
WAREHOUSE

JARO TUREK

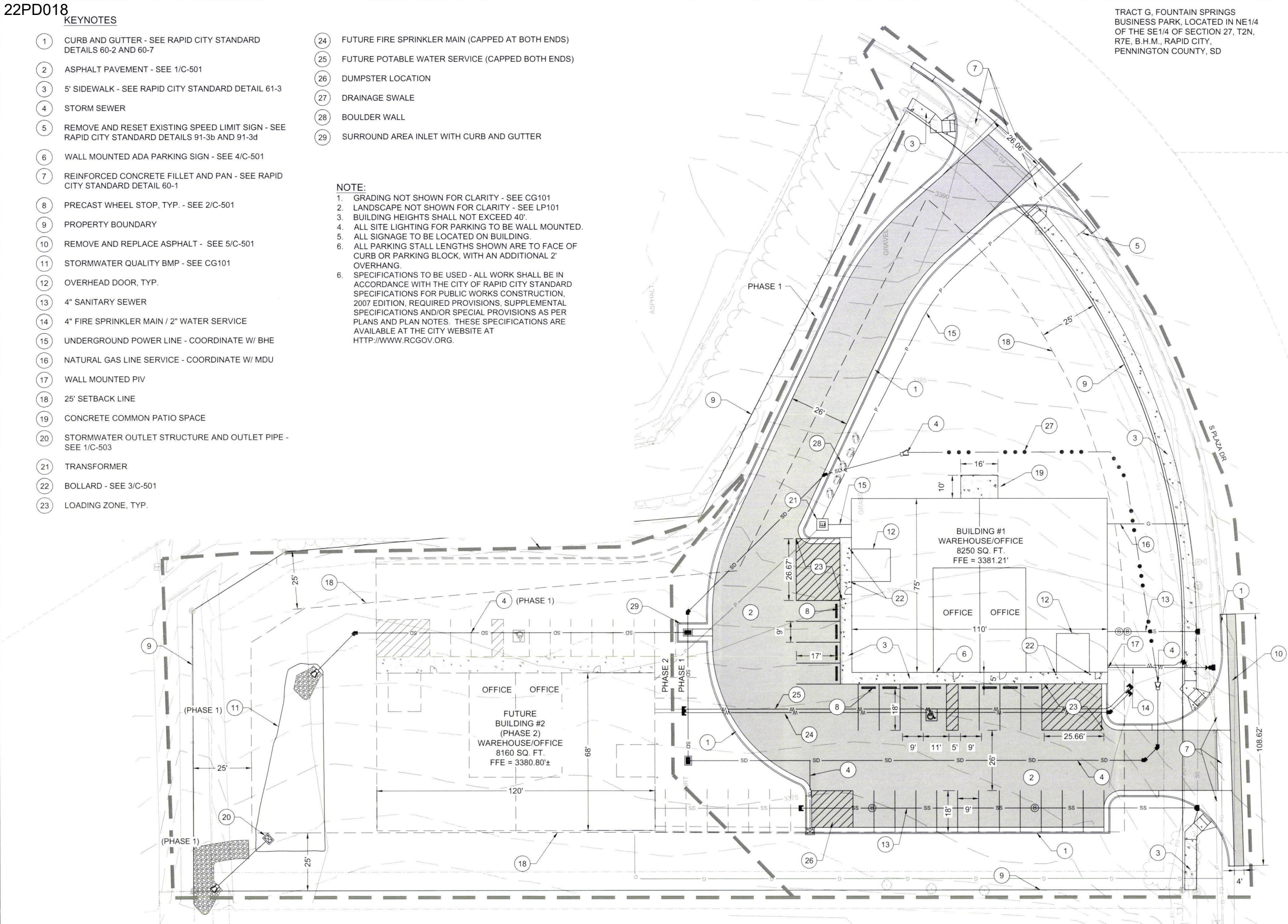
RAPID CITY, SD

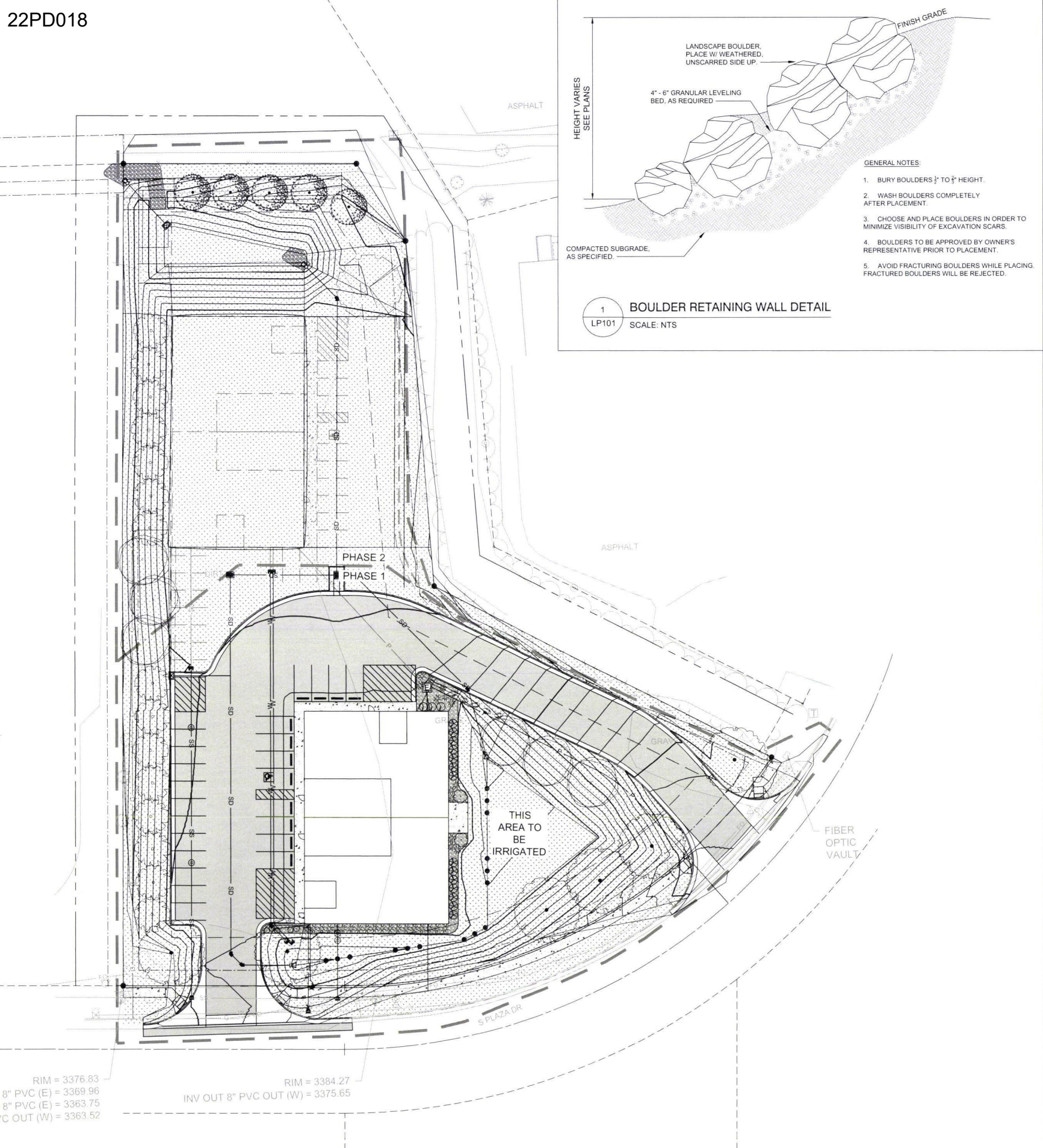
REVISIONS:

Project Number: 21-139

Date: 3/18/2022

SITE PLAN
CS101





PHASE 1 LANDSCAPE ORDINANCE SUMMARY	PHASE 2 LANDSCAPE ORDINANCE SUMMARY
TOTAL AREA OF SITE: 87,088 SF PHASE 1 AREA OF SITE: 54,408 SF TOTAL AREA OF STRUCTURE / FOOTPRINT: 8,250 SF	TOTAL AREA OF SITE: 87,088 SF PHASE 2 AREA OF SITE: 32,680 SF TOTAL AREA OF STRUCTURE / FOOTPRINT: 8,160 SF
PHASE 1 LANDSCAPE POINTS REQUIRED = 46,158 PTS	PHASE 2 LANDSCAPE POINTS REQUIRED = 23,691 PTS
LARGE TREES (14) @ 2000 PTS EACH: 28,000 PTS SMALL TREES (3) @ 500 PTS EACH: 1,500 PTS SHRUBS (57) @ 500 PTS EACH: 28,500 PTS TURF (3,063 SY) @ 10 PTS EACH: 30,630 PTS	LARGE TREES (13) @ 2000 PTS EACH: 26,000 PTS SMALL TREES (3) @ 500 PTS EACH: 1,500 PTS TURF (2,632 SY) @ 10 PTS EACH: 26,320 PTS
PHASE 1 POINTS PROVIDED = 88,630 PTS	PHASE 2 POINTS PROVIDED = 53,820 PTS
	TOTAL POINTS REQUIRED = 70,678 PTS TOTAL POINTS PROVIDED = 142,450 PTS

PLANTING SCHEDULE:

DECIDUOUS TREE	BOTANICAL NAME / COMMON NAME	PHASE 1 QUANTITY	PHASE 2 QUANTITY
	CELTIS OCCIDENTALIS / COMMON HACKBERRY	6	0
	MALUS 'PROFUSION' / PROFUSION FLOWERING CRAB	3	3
	BETULA NIGRA / RIVER BIRCH	0	1
CONIFEROUS TREE	BOTANICAL NAME / COMMON NAME	QUANTITY	QUANTITY
	JUNIPERUS VIRGINIANA / EASTERN REDCEDAR	0	5
	PICEA MEYERI / MEYERS SPRUCE	8	7
SHRUBS	BOTANICAL NAME / COMMON NAME	QUANTITY	QUANTITY
	EUONYMUS ALATUS / COMPACT WINGED BURNING BUSH	14	0
	RHUS AROMATICA / 'GRO-LOW' FRAGRANT SUMAC	2	0
	CORNUS SERICEA / 'ARCTIC FIRE' RED TWIG DOGWOOD	3	0
	BERBERIS THUNBERGII / 'ADMIRATION' JAPANESE BARBERRY	5	0
GRASSES	BOTANICAL NAME / COMMON NAME	QUANTITY	QUANTITY
	CALAMAGROSTIS ACUTIFLORA / KARL FOERSTER GRASS	33	0
	BEDS TO BE MULCHED WITH 1.5" - 3" RIVER ROCK - 3" DEEP. OVER 5 MIL. LANDSCAPE FABRIC 1,378 SQ. FT.		
	LAWN TO BE SEEDED WITH "PREMIUM FARM LAWN SEED MIX" - 91,272 SQ. FT. *(ALL SLOPES GREATER THAN 4:1 RECOMMENDED TO BE SEEDED AND BONDED WITH MATRIX FIBER MULCH. SEE CG101 FOR GRADES)		

PREMIUM FARM LAWN SEED MIXTURE:
40% EPHRAIM CRESTED WHEATGRASS (AGROPYRON CRISTATUM)
30% CLUBHOUSE PERENNIAL RYEGRASS (LOLLIUM PERENNE)
20% 3150 HARD FESCUE (FESTUCA OVINA)
10% GULF ANNUAL RYEGRASS (LOLLIUM MULTIFLORUM)
TO BE SEEDED AT A RATE OF 5 LBS / 1000 SQ. FT.
ONE SUCH SUPPLIER: WARNE CHEMICAL & EQUIPMENT COMPANY, INC. (605) - 342 -7644

- PLANTING NOTES:
- LANDSCAPE/IRRIGATION CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL LANDSCAPE/IRRIGATION MATERIALS WITH SITE / OWNER / GENERAL CONTRACTOR.
 - CONTRACTOR TO EVALUATE EXISTING SITE CONDITIONS AND REMEDY AS REQUIRED TO PROVIDE FOR HEALTHY PLANT GROWTH AND MITIGATE UNSIGHTLY CONDITIONS.
 - CONTRACTOR TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH OTHER TRADES.
 - ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO CITY OF RAPID CITY STANDARDS OR MONTANA ASSOCIATION OF NURSERYMEN
 - CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. THE ILLUSTRATED LOCATION SHALL DICTATE COUNT.
 - CONTRACTOR SHALL KEEP ALL WORK AREAS AND WALKING AND DRIVEWAY SURFACES CLEAN OF DEBRIS. PROTECT ALL PLANT AND IRRIGATION MATERIALS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS OR ACTIVITIES BY OTHER CONTRACTORS AND TRADES. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR OR REPLACE ANY DAMAGED PLANTINGS, MATERIALS OR IRRIGATION EQUIPMENT IMMEDIATELY.
 - IN THE EVENT OF ANY DISCREPANCIES, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
 - NO PLANT SUBSTITUTIONS WILL BE ALLOWED WITHOUT WRITTEN CONSENT FROM THE LANDSCAPE ARCHITECT.
 - COORDINATE INSTALLATION OF ALL PLANTINGS AND IRRIGATION WITH LANDSCAPE ARCHITECT.
 - FINAL APPROVAL OR REJECTION UPON DELIVERY OF SHRUBS BY LANDSCAPE ARCHITECT.
 - LANDSCAPE CONTRACTOR TO LOCATE AND PROTECT ALL EXISTING ELEMENTS AND UTILITIES DURING PLANTING/ INSTALLATION
 - CONTRACTOR TO SUPPLY AND INSTALL TOPSOIL/PLANTING MEDIUM PER SPECIFICATION AND DETAILS; ALL MATERIAL WILL BE SUPPLEMENTAL.
 - CONTRACTOR IS REQUIRED TO ESTABLISH TURF SPECIES IN ALL AREAS. THIS MAY REQUIRE TEMPORARY IRRIGATION AND MAINTENANCE
 - 4.4" OF TOPSOIL/PLANTING MEDIUM IS REQUIRED FOR ALL DISTURBED LANDSCAPE AREAS; PLANTING PITS SHALL BE 2X WIDTH OF SHRUB



TerraSite
Design

Civil Engineering | Landscape Architecture | Planning

1635 Deadwood Ave
Rapid City, SD 57702
(605) 791-1736

PRELIMINARY
NOT FOR CONSTRUCTION



0 20' 40'

HORIZ. SCALE: 1" = 30'

FOR 22"x34" SHEET

INITIAL AND FINAL PLAN
DEVELOPMENT

TRACT G
WAREHOUSE

JARO TUREK

RAPID CITY, SD

REVISIONS:

Project Number: 21-139

Date: 3/18/2022

LANDSCAPE PLANTING PLAN
LP101