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,

[Signature]

03-16-2022

Jaro Turek
22PD018

KEYNOTES
1. CURB AND GUTTER - SEE RAPID CITY STANDARD DETAILS 6-2 AND 6-7
2. ASPHALT PAVEMENT - SEE 1C-501
3. 5' SEGREGATE - SEE RAPID CITY STANDARD DETAIL 61-3
4. STORM SEWER
5. REMOVE AND RESET EXISTING SPEED LIMIT SIGN - SEE RAPID CITY STANDARD DETAILS 91-10 AND 91-3
6. WALL MOUNTED ADA PARKING SIGN - SEE 4C-501
7. REINFORCED CONCRETE FLEET AND PAN - SEE RAPID CITY STANDARD DETAIL 60-1
8. PRECAST WHEEL STOP, TYP. - SEE 2C-501
9. PROPERTY BOUNDARY
10. REMOVE AND REPLACE ASPHALT - SEE 5C-501
11. STORMWATER QUALITY BMP - SEE CD101
12. OVERHEAD DOOR, TYP.
13. 4" SANITARY SEWER
14. 6" FIRE SPRINKLER MAIN / 2" WATER SERVICE
15. UNDERGROUND POWER LINE - COORDINATE W/ BHE
16. NATURAL GAS LINE SERVICE - COORDINATE W/ MDU
17. WALL MOUNTED PV
18. 25' SETBACK LINE
19. CONCRETE COMMON PATIO SPACE
20. STORMWATER OUTLET STRUCTURE AND OUTLET PIPE - SEE 1C-503
21. TRANSFORMER
22. BOLLARD - SEE 3C-501
23. LOADING ZONE, TYP.
24. FUTURE FIRE SPRINKLER MAIN (CAPPED AT BOTH ENDS)
25. FUTURE POTABLE WATER SERVICE (CAPPED AT BOTH ENDS)
26. DUMPSTER LOCATION
27. DRAINAGE SWALE
28. BOULDER WALL
29. SURROUND AREA INLET WITH CURB AND GUTTER

NOTE:
1. GRASS IS NOT SHOWN FOR CLARITY - SEE CD101
2. LANDSCAPE NOT SHOWN FOR CLARITY - SEE LP101
3. ELECTRICAL LIGHTS SHALL NOT EXCEED 40W
4. ALL SITE LIGHTING FOR PARKING TO BE WALL MOUNTED.
5. ALL SIGNS TO BE LOCATED ON BUILDING.
6. ALL PARKING BAY LENGTH SHOWN ARE TO FACE OF CURB OR PARKING BLOCK WITH AN ADDITIONAL 2' OVERHANGING.
7. SPECIFICATIONS TO BE USED - ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF RAPID CITY STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SPECIFICATIONS OF CONTRACTOR, CONTRACTOR SPECIFICATIONS AND OR SPECIAL PROVISIONS AS PER PLANS AND PLAN NOTES. THESE SPECIFICATIONS ARE AVAILABLE AT THE CITY WEBSITE AT HTTP://WWW.RCOV.ORG.