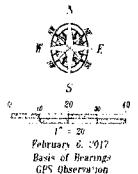


Case No. 17PD017

Legal Description:

Lot 3 of Madison's Subdivision, located in Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota

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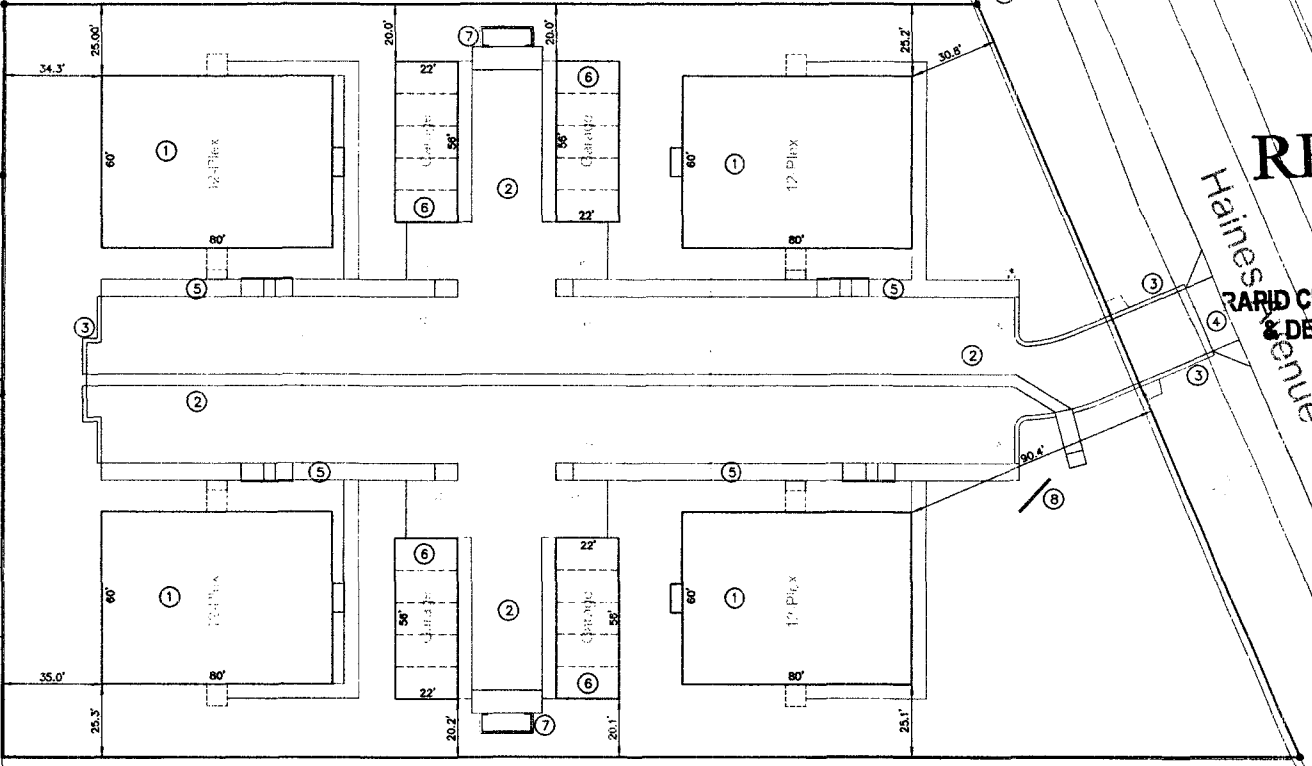
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Construction Notes

- ① Construct Apartment Building
In accordance with architectural plans with 2' x 8' gravel pads (front and rear)
Variable width circulation SW as shown (4" thick 4" gravel curbside)
Install Downspout Extensions & Splice Blocks
As may be necessary to discharge roof downspouts to grass swales or buffers
See MEP & Building Elevation Drawings for Downspout Locations
- ② Construct AC Parking and Circulation
AC surface in accordance with paving recommendations
9 x 18 parking stalls with overhead 20' drive aisle
w/ ADA Compliant Van Access Spaces as shown
4" wide Reinforced Valley Gutter (curb side) with discharge as shown
- ③ Construct half curb
See Standard Details for profile
- ④ Construct Approach
2' wide Reinforced PC Concrete (10' tapered)
(See Standard Detail R1-3)
Metal Asphalt road

- ⑤ Construct Thickened Edge Sidewalk
8' wide with 6" reveal
See Standard Detail for typical cross section
- ⑥ Construct Garage Units
In accordance with architectural plans
8' x 22'
6" Reinforced PC Apron
- ⑦ Construct Refuse Enclosure
See architectural plans for details
Construct 8' x 24' Reinforced Concrete Apron
- ⑧ Site Sign
Manufacture Sign
Details by Owner
- ⑨ Public Sidewalk

48 Living Units
20 Garage Units
64 Parking Spaces (incl 4 HC)

4

NOTE: The required public SW (5' wide property line sidewalk) is shown hereon. However, construction and placement of such sidewalk represents a public hazard - with the property line SW located in the bottom of the existing ditch, and a potential curb sidewalk located in the shoulder of a rural road section (no curb and gutter). An exception to the installation of a public sidewalk shall accompany this Proposed Site Plan, until such time as a formal road section (with sided sidewalk) is constructed.

See Sheet 7 for additional dimensioning and layout information.

Fisk Land Surveying & Consulting Engineers, Inc.
1022 Main Street - P.O. Box 8154
Rapid City, SD 57709
(605) 344-1538 (cell) (605) 344-1539 (fax)
jonas@fisklandsurveying.com

98% Plan Set for Review Only

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No warranty or guarantee is expressed or implied to any party, for any other purpose or any time except as stated.

Proposed Site Improvements
Lot 3 of Madison's Subdivision
Muth Properties
TBD Haines Avenue
Rapid City, Pennington County, South Dakota

Surveyed by: CDD, JH
Date: 11-8-16
Drawn by: RWF
Date: 3/24/17
Checked by: JF/SOT

Project No. 16-11-01

Proposed Site Plan

3 of 12

2

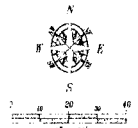
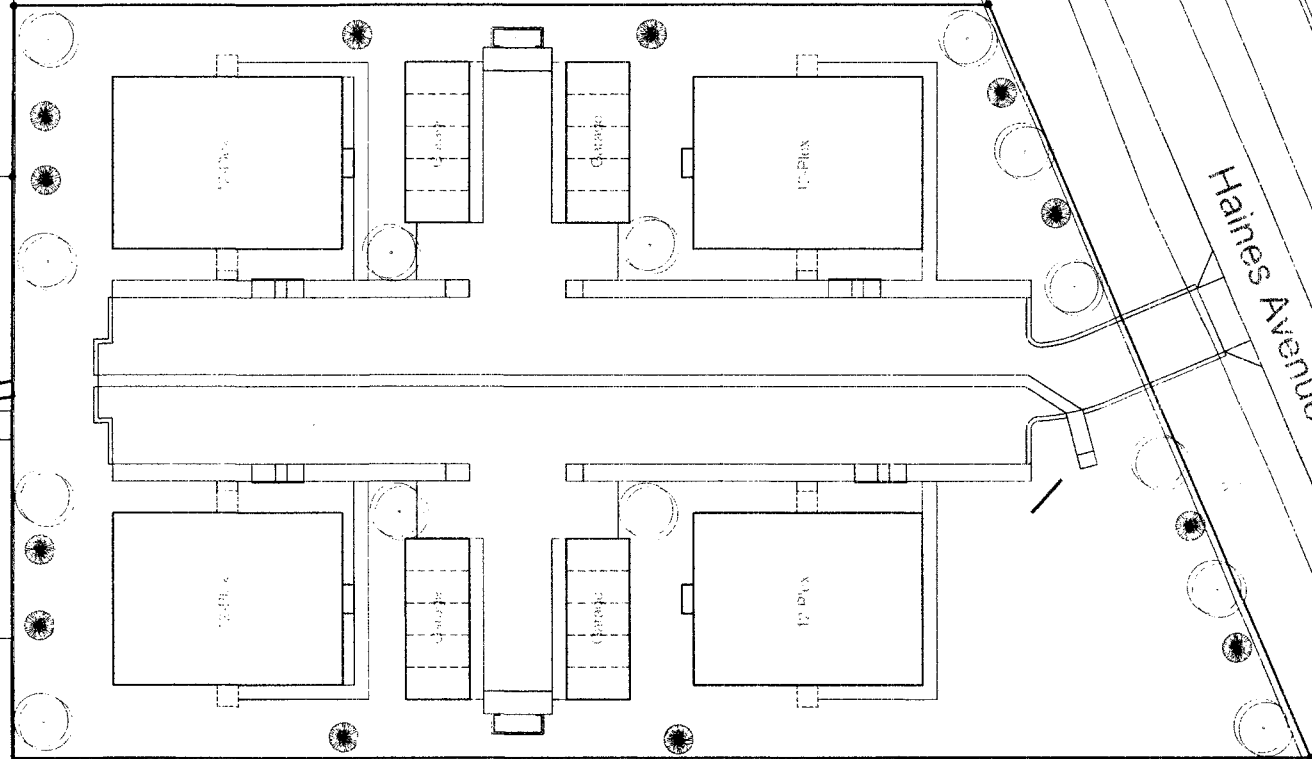
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Proposed Site Improvements
 Lot 3 of Madison's Subdivision
 Muth Properties
 TBD Haines Avenue
 Rapid City, Pennington County, South Dakota

Surveyed by: CDD/JH
 Date: 11-8-16
 Drawn by: RWF
 Date: 3/24/17
 Checked by: JF/SOT

Revisions

Project No:
 16-11-01

Proposed Landscape Plan

Landscape Calculations

Lot Area: 111,593 sq ft
 Equity Area: 11,756 sq ft
 Requires Landscape Pts: 19,292 Pts

Proposed Planting Key

14 # 10" x 10" (14,000 pts)
 17 # 12" x 12" (17,000 pts)



Midway Greenleaf Elm (100% pts)
 14 # 10" x 10" (14,000 pts)

Midway Greenleaf Elm (100% pts)
 17 # 12" x 12" (17,000 pts)

Proposed Landscape Pts: 19,292 Pts
 Current Landscape Pts: 19,292 Pts

100% of trees planted
 in location of 10" x 10" plantings and
 100% of 12" x 12" plantings
 planted in location of 12" x 12" plantings
 (100% of 12" x 12" plantings)

Landscape Planting Note

Vegetation for landscape is not included herein and shall be as shown hereon, to be coordinated with the owner's contractor. Plantings and placement reflect the ability of the site to sustain compliance with the landscape ordinance. This plan also not however, contract the owner from exercising personal discretion for individual landscape items, sizes, or seasonal availability, and preference is provided that conform to the ordinance as contained hereon.

4

- General Notes**
- All construction shall comply with the 2008 IRC as required by governing building codes.
 - General Contractor shall be responsible for all construction, quality, technique and safety procedures. As well as the coordination of work by all sub-contractors and scheduling of material shipments.
 - Installation shall be performed in accordance with manufacturer's recommendations, specifications and building codes.
 - All dimensions on the plans shall be checked against the site conditions. Do not make alterations. Please contact the design person for any change of dimensions. All dimensions are surface to surface of stud or surface of concrete.
 - All window units are 24" wide x 48" high unless otherwise noted.
 - All openings are marked through sheathing per window and door manufacturers.

PROJECT DATA (2008 IRC)

PROJECT ADDRESS: 4840 COAL BANK DRIVE
RAPID CITY, SD

OCCUPANCY: GROUP R-3 (SECTION 503)

CONSTRUCTION TYPE: TYPE I-VB (SECTION 601.4 TABLE 601)

ALLOWABLE SQ. FT.: 1000 SQ. FT. FLOOR (SECTION 503, TABLE 601)

ACTUAL SQ. FT.: 4800 SQ. FT.

ALLOWABLE STORIES (SECTION 504, TABLE 601):

BASIC ALLOWED HEIGHT: 3 / 3 STORIES PROPOSED + 2 / HEIGHT + 40' ALLOWED
INCREASE FOR FIRE SUPPRESSION SYSTEM (SECTION 504.2) 3 STORIES + 40' ALLOWED
ACTUAL STORIES + HEIGHT: 3 STORIES 38'-4"

TYPE OF CONSTRUCTION - FIRE RESISTIVE REQUIREMENTS (CHAPTER 8, TABLE 801)

STRUCTURAL FLOOR	0 HOURS
EXTERIOR WALLS - BEARING	0 HOURS
INTERIOR WALLS - BEARING	0 HOURS
EXTERIOR WALLS - NON-BEARING	0 HOURS
INTERIOR WALLS - NON-BEARING	0 HOURS
FLOORING - FLOOR/CEILING	0 HOURS
ROOMY HEAD-CELING	0 HOURS
STAIR AND ENTRY ENCLOSURE	1 HOUR

FIRE RESISTANCE PARTITION WALLS (SECTION 704.1)

EXCEPTION #1: FIRE BLOCKING AND DRAFT STOPPS NOT REQUIRED AT PARTITION LINE IN GROUP R-3 BUILDINGS THAT DO NOT EXCEED 4 STORIES, PROVIDED THE ATTIC SPACE IS SUBDIVIDED BY DRAFT STOP INTO AREAS LESS THAN 1,000 SQ. FT.

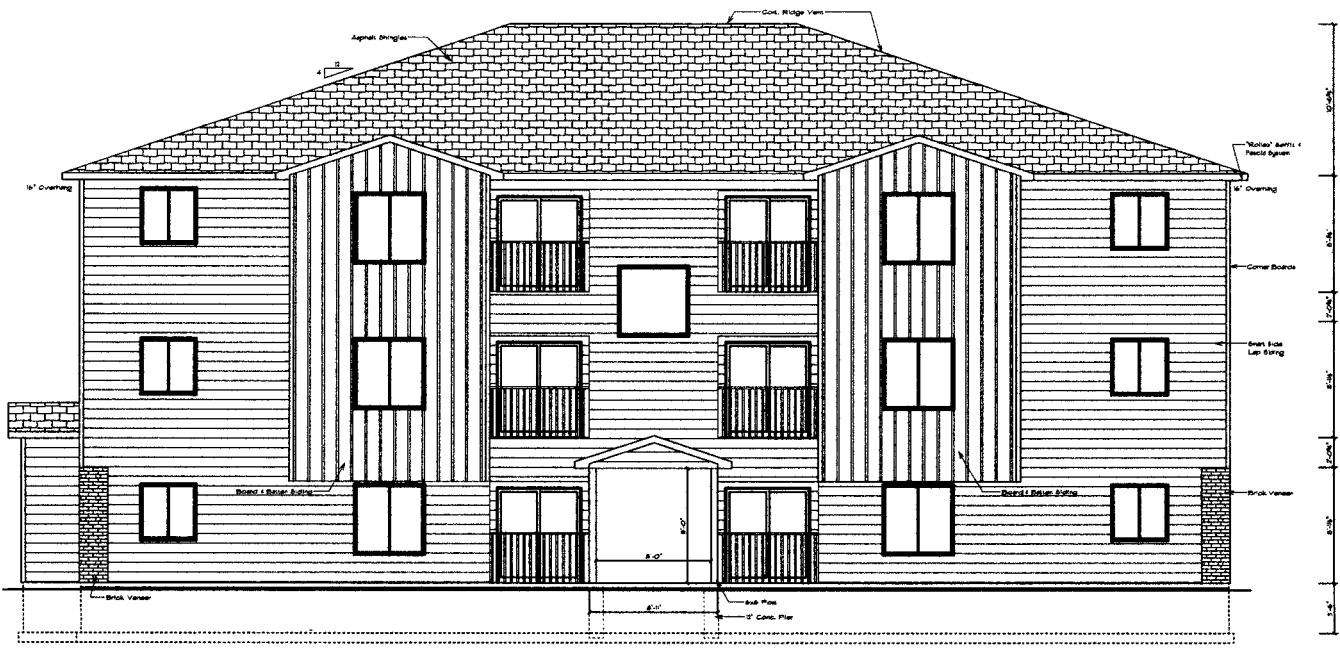
DRAFT STOP BETWEEN UNITS AT PARTY WALL (SECTION 703.4)

EXCEPTION #2: SUPPORTING STRUCTURE SHALL BE PROTECTED TO AVOID THE REQUIRED FIRE RESISTANCE RATINGS OF THE HORIZONTAL ASSEMBLY. (DOUBLE LAYER OF TYPE X GYPSUM BOARD CEILING)

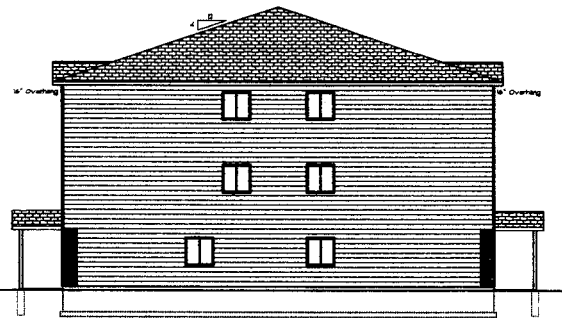
FIRE PROTECTION REQUIREMENTS - (SECTION 803)

AUTOMATIC SUPPRESSION SYSTEM (SECTION 903)

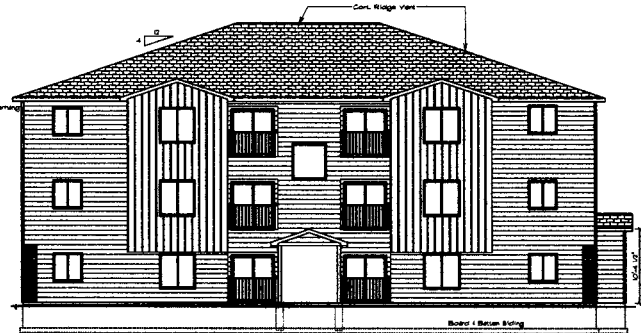
IN ACCORDANCE WITH SECTION 903.5 (GROUP R-3)



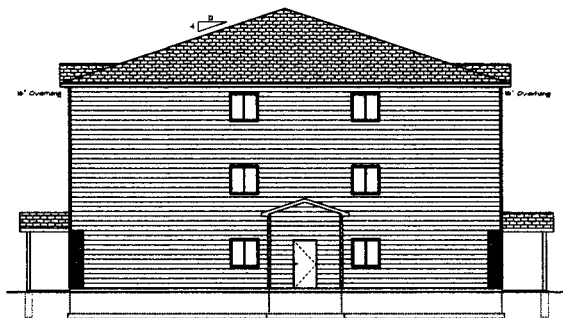
Front Elevation
1/4" = 1'-0"



Right Elevation
1/8" = 1'-0"



Rear Elevation
1/8" = 1'-0"



Left Elevation
1/8" = 1'-0"

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These plans have been prepared using information provided by the permittee, who is solely responsible for the accuracy of this information. It is the responsibility of the permittee to ensure that all information is accurate and complete. The permittee is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The permittee is also responsible for ensuring that all work is completed in accordance with the approved plans and specifications. The permittee is not responsible for any errors or omissions in these plans, and the permittee is not responsible for any consequences resulting from the use of these plans.

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Email: info@ahd.com
ahd.com

Select Construction
Madison Park Apartments
Jeremy Muir (605) 381-0339

Plan No.: 17PD017
Date: 1/16/2017
Scale: 1/4" = 1'-0"
Sheet: 01 of 04

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