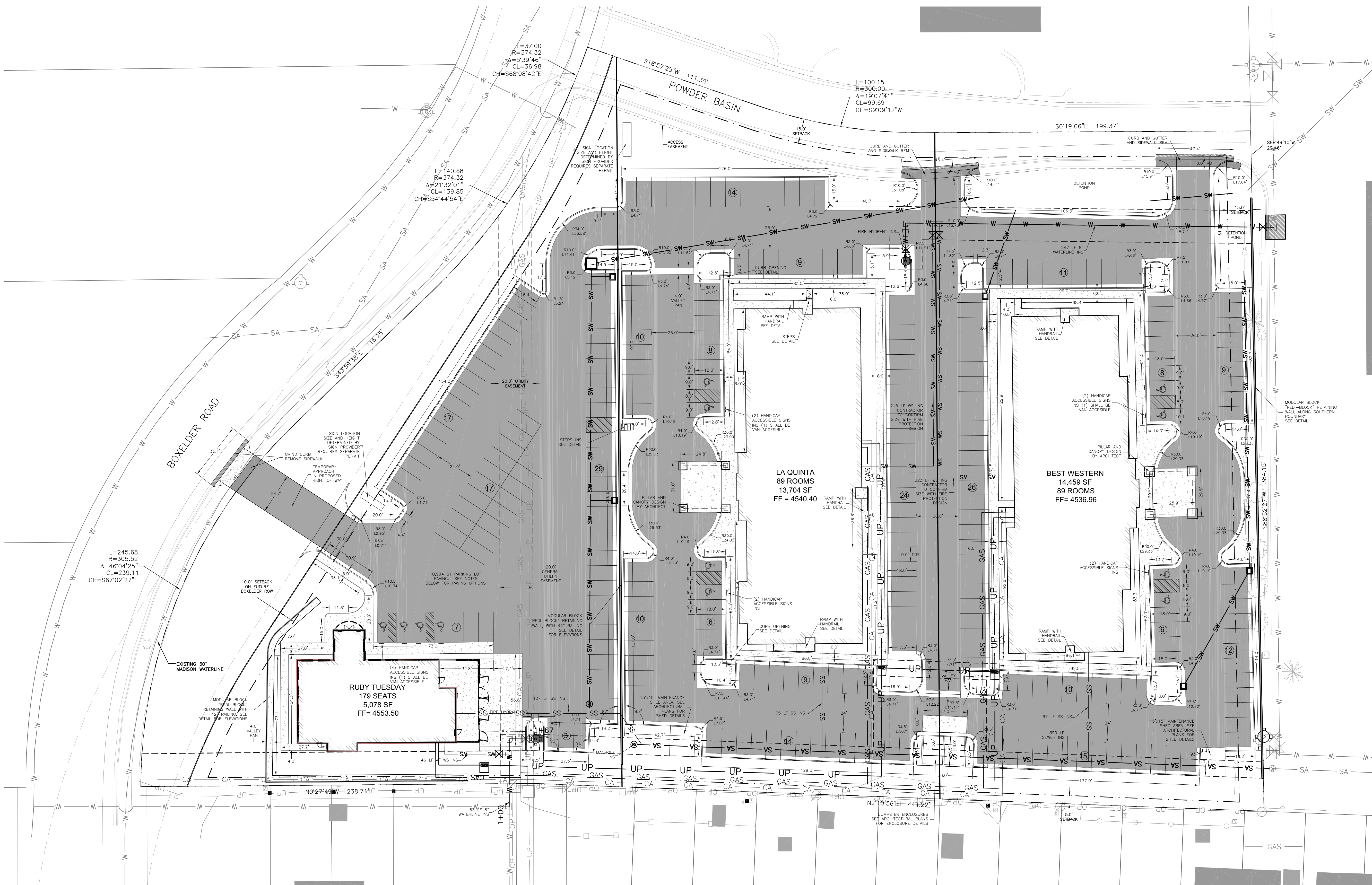
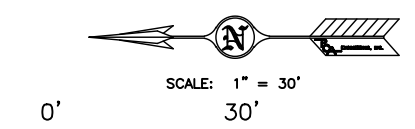


HOMESTEAD DEVELOPMENT PLAN



SITE PLAN SUMMARY

LOT: LOT 6A, BLOCK 1 HOMESTEAD ADDITION
ADDRESS: 500 E BOXELDER ROAD
TOTAL AREA: 5.48 ACRES, 23867 S.F.
PARKING AND DRIVEWAYS: 11272 S.F.
OPEN SPACE/LANDSCAPE: 12602 S.F.

IBC USE GROUP: R-2, A-2

ZONING: C-1

BUILDING SETBACKS:

FRONT YARD: 20'

SIDE YARD: 5'

REAR YARD: 15'

FLOOD PLAIN DESIGNATION: X

OVERALL DEVELOPMENT PARKING CALCULATION

PARKING PROVIDED: 202 SPACES

HOTEL PARKING REQUIRED: 202 SPACES

PARKING PROVIDED: 202 SPACES

RESTAURANT SITES: 1 SPACE/3 SEATS

RESTAURANT PARKING REQUIRED: 60 SPACES

PARKING PROVIDED: 72 SPACES PROVIDED

HANDICAP PARKING: 12 PROVIDED

CONSTRUCTION NOTES:

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2012 CITY OF GILLETTE DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.

CONTRACTOR IS RESPONSIBLE TO CALL FOR ALL UTILITY LOCATES. PCA ENGINEERING HAS MADE EFFORT TO ENSURE ALL KNOWN UTILITIES ARE DEPICTED ON THE CONSTRUCTION DRAWINGS. PCA ASSUMES NO LIABILITY FOR UTILITIES ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT SHOWN HEREON.

ALL PUBLIC UTILITIES REQUIRE A PERMIT TO CONSTRUCT. UTILITY PERMIT DRAWINGS ARE SUBMITTED SEPARATELY AS PART OF THE REVIEW PROCESS. UTILITY PERMIT DRAWINGS ARE INCORPORATED AS PART OF THE CONSTRUCTION DOCUMENTS.

ALL PUBLIC UTILITIES WILL REQUIRE FULL TIME INSPECTION ON INSTALLATION.

PARKING LOT PAVING SHALL BE 5" ASPHALT PAVING OVER 8" CRUSHED AGGREGATE BASE W/ DOT (000) GRADING W/ OVER CONTROLLED FILL BELOW PAVING SURFACE AS PER FMG ENGINEERING GEOTECHNICAL EVALUATION REPORT, DATED DECEMBER 9, 2014.

AN ALTERNATE OF 6" PCC PAVEMENT OVER 4" AGGREGATE BASE BELOW PAVEMENT SURFACING IS ALSO ALLOWED AS PER FMG ENGINEERING GEOTECHNICAL EVALUATION REPORT, DATED DECEMBER 9, 2014.

REFER TO FMG ENGINEERING GEOTECHNICAL EVALUATION REPORT, DATED DECEMBER 9, 2014 FOR ALL GEOTECHNICAL AND MATERIAL TESTING REQUIREMENTS.

CONSTRUCTION NOTES CONTINUED:

THERE ARE OVERHEAD POWER, GUY WIRES, OVERHEAD TELECOMMUNICATION WIRES LOCATED ALONG THE WESTERN BOUNDARY OF THE PROPERTY. CONTRACTOR SHALL BE RESPONSIBLE FOR STABILIZING POLES AND GUY WIRES DURING CONSTRUCTION IF CONSTRUCTION OCCURS NEAR EXISTING POWER POLES.

ALL SIDEWALKS SHALL BE STANDARD SIDEWALK WITH BROOM FINISH EXCEPT AS NOTED ON PLANS.

Prepared for:
H&H DEVELOPMENT, INC.

3130 W. 57TH, SUITE 100B
SIOUX FALLS, SD 57108
605-323-3700



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Drawn by: CS | Design by: TAS | Reviewed by: RPS
Revision Date: | Revision Description:

PCA Project Number: 143710.00

Plot Date: Apr 01, 2015 - 1:53pm

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Layout.dwg

Layout Site Plan

X-Ref: ...

**HOMESTEAD
DEVELOPMENT PLAN
500 E BOXELDER
ROAD**

SITE PLAN

SHEET 2 OF 4