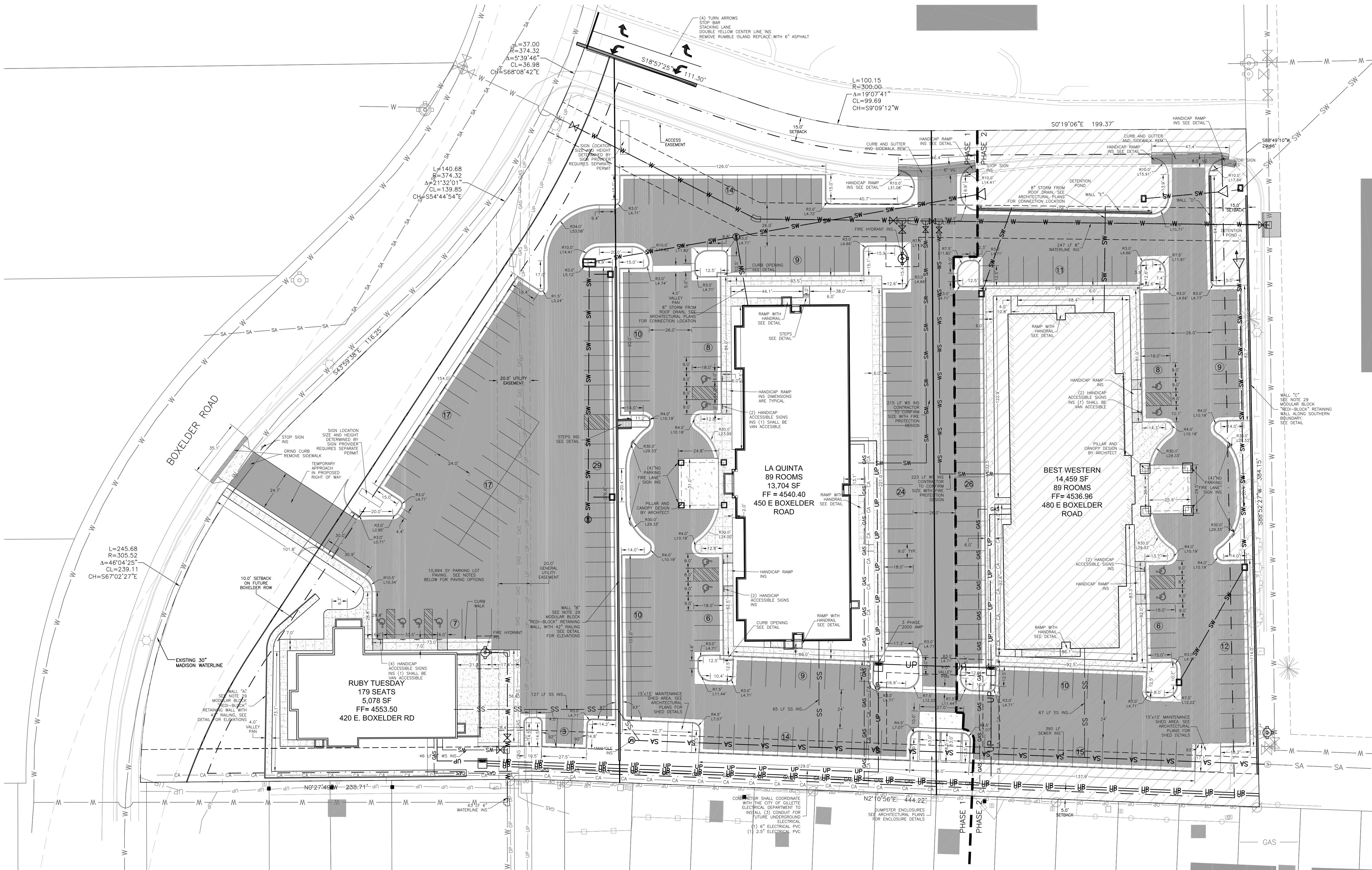
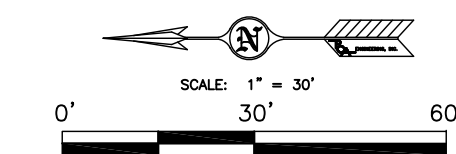


# HOMESTEAD DEVELOPMENT PLAN



**SITE PLAN SUMMARY**  
 LOT: LOT 6A, BLOCK 1 HOMESTEAD ADDITION  
 ADDRESS: 500 E. BOXELDER ROAD  
 TOTAL AREA: 5.48 ACRES, 238807 S.F.  
 PARKING AND DRIVEWAYS: 112725 S.F.  
 OPEN SPACE/LANDSCAPE: 126082 S.F.  
 IBC USE GROUP: R-2, A-2  
 ZONING: C-1  
 BUILDING SETBACKS:  
 FRONT YARD: 20'  
 SIDE YARD: 5'  
 REAR YARD: 15'  
 FLOOD PLAN DESIGNATION: X  
**OVERALL DEVELOPMENT PARKING CALCULATION**  
 PARKING CALCULATION: 1 SPACE / OCCUPIED UNIT  
 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

- THESE SITE PLAN DRAWINGS COMBINED WITH THE UTILITY DESIGN DRAWINGS CONSTITUTE THE CIVIL SITE CONSTRUCTION DRAWINGS. THE TWO SETS OF DRAWINGS ARE ONLY FOR THE CIVIL PORTION OF THE SITE WORK. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER REGARDING THE ARCHITECTURAL DRAWINGS.
- SEE ARCHITECTURAL DRAWINGS FOR MAINTENANCE SHEDS, TRASH PAD AND ENCLOSURE, AND SITE LIGHTING DESIGN AND SIGNS.
- SEE LANDSCAPE PLAN FOR LANDSCAPE DESIGN AND DETAILS.
- SEE UTILITY DESIGN DRAWINGS FOR WATER, SANITARY SEWER, STORM SEWER AND CONNECTION TO BOXELDER ROAD.
- THE TELEPHONE AND TELEVISION LINES ARE INTENDED TO BE IN THE SAME TRENCH AS POWER. CONTRACTOR SHALL COORDINATE WITH THE OWNER AND UTILITY COMPANIES FOR INSTALLATION. ALL REPAIR OF SIDEWALK, CURB, GUTTER, AND PAVING DUE TO INSTALLATION OF TELEPHONE AND TELEVISION UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY IF THERE ARE CONFLICTS BETWEEN THE SITE DRAWINGS AND THE UTILITY DESIGN DRAWINGS. THE ENGINEER SHALL MAKE THE APPROPRIATE DETERMINATIONS.
- SEE GEOTECHNICAL REPORT FOR SOIL CONDITIONS AND GROUND WATER INFORMATION. IT IS ANTICIPATED THAT ALL CONSTRUCTION CAN BE ACCOMPLISHED WITH COMMON CONSTRUCTION EQUIPMENT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF THE SITE CONDITIONS ARE NOT CONSISTENT WITH THE GEOTECHNICAL REPORT.
- ELEVATIONS OF OUTER CURB PLANTERS AND HANDICAP RAMPS ARE NOT REPRESENTED BY THE PROPOSED CONTOURS. SEE SPOT ELEVATION AND DETAILS.
- BACK OF CURB ELEVATIONS OF ADJACENT STREETS AT DRIVEWAY LOCATIONS SHALL BE VERIFIED PRIOR TO ANY GRADING OR CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ELEVATIONS VARY FROM THIS DESIGN.
- DIMENSION ARE TYPICALLY FROM BACK OF CURB OR SIDEWALK RADIUS POINTS
- SPOT ELEVATIONS ARE TYPICALLY TO TOP BACK OF CURB, UP OF GUTTER, TOP OF SIDEWALK UNLESS OTHERWISE ANNOTATED.
- EXACT SIGN SIZE AND LOCATION SHALL BE DETERMINED IN THE FIELD BY THE OWNER.
- ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CITY OF GILLETTE STANDARD CONSTRUCTION SPECIFICATIONS, 2012.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING UTILITY LOCATES AND VERIFYING ALL UTILITY LOCATIONS PRIOR TO THE COMMENCEMENT OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL REQUIRED CONSTRUCTION PERMITS NECESSARY FOR THIS PROJECT. NECESSARY PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO: PERMIT TO CONSTRUCT AND STREET CUT PERMIT, STORM WATER POLLUTION PREVENTION PLAN (SWPPP), DEQ NOTICE OF INTENT (NOI)
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, PERMITTING, AND MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES.
- ALL CONCRETE USED FOR THIS PROJECT SHALL BE CITY OF GILLETTE CLASS B.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CONSTRUCTION SIGNAGE AND SAFETY REQUIREMENTS TO PROTECT ALL PRIVATE AND PUBLIC PROPERTY AND INDIVIDUALS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL WORK FROM DAMAGE BY ANY PERSON. 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 WILL REQUIRE FULL TIME INSPECTION ON INSTALLATION.
- PARKING LOT PAVING SHALL BE 5" ASPHALT PAVING OVER 4" CRUSHED AGGREGATE BASE WYDOT (COO) 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 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. THE GEOTECHNICAL EVALUATION REPORT IS PART OF THE CONSTRUCTION DOCUMENTS.
- ALL CURB AND GUTTER SHALL BE TYPE "A" CURB AND GUTTER UNLESS NOTED OTHERWISE.
- LA QUINTA: THE CURB NORTH OF THE CANOPY SHALL BE PAINTED RED TO INDICATE THERE SHALL BE NO PARKING IN THIS AREA ALONG WITH THE SIGNS WHICH ARE REQUIRED TO BE INSTALLED.
- BEST WESTERN: THE CURB SOUTH OF THE CANOPY SHALL BE PAINTED RED TO INDICATE THERE SHALL BE NO PARKING IN THIS AREA ALONG WITH THE SIGNS WHICH ARE REQUIRED TO BE INSTALLED.
- THE "RED-BLOCK" MODULAR BLOCK WALL MAY BE SUBSTITUTED AT THE OWNER'S OPTION. CONTRACTOR MAY PRESENT OPTIONAL WALL SYSTEMS FOR THE OWNER'S APPROVAL. THE WALL SYSTEMS SHALL ALSO BE SUBMITTED FOR REVIEW AND APPROVAL BY THE ENGINEER.
- CONTRACTOR SHALL COORDINATE WITH PLUMBING CONTRACTOR AND ARCHITECTURAL DRAWINGS FOR ALL UTILITY CONNECTIONS INCLUDING STORM WATER COLLECTION SYSTEM FROM ROOF.

Prepared for:  
**H & H DEVELOPMENT, INC.**  
 3130 W. 57TH, SUITE 100B  
 SIOUX FALLS, SD 57108  
 605-323-3700



Drawn by: CS	Design by: TAS	Reviewed by: RPS
Revision Date	Revision Date	Revision Description
16 JULY 2015	UPDATE BUILDING LAYOUT AND GRADING	

PCA Project Number: 1437100.00  
 Plot Date: Jul 24, 2015 - 2:40pm  
 G:\PROJECTS\14371000 H & H Development Hotels & Restaurant Sit  
 Main.dwg  
 Layout: Construction Plan Site  
 X-Ref: ...

## HOMESTEAD DEVELOPMENT PLAN 420, 450 AND 480 E BOXELDER ROAD