

| Date Revised | Description |
|--------------|-------------|
|--------------|-------------|

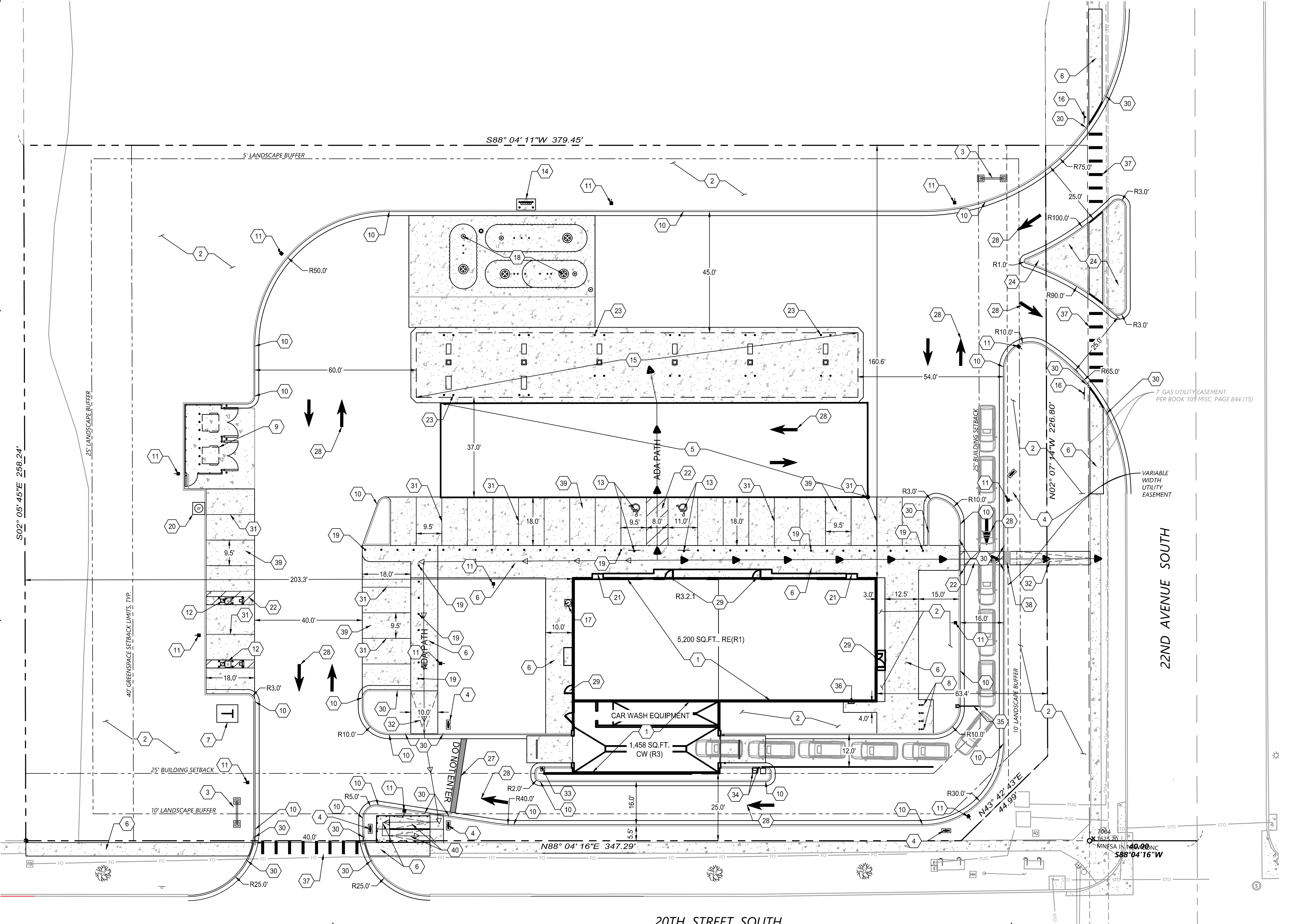
| PROJECT DATA | | | |
|--------------------------|--|---|-------------------|
| PROJECT NAME: | CIRCLE K STORES INC - NTI - BROOKINGS, SOUTH DAKOTA - NWC 20TH ST & 22ND AVE S | | |
| APPLICANT: | MORIARTY PAUL LIVING TRUST PO BOX 705 BROOKINGS, SD 57006 | | |
| PROJECT ADDRESS: | NWC 20TH ST & 22ND AVE S, BROOKINGS, SD, 57006 | | |
| PROJECT DESCRIPTION: | PROPOSAL FOR A NEW CONVENIENCE STORE WITH ASSOCIATED FUEL SALES CONSISTING OF A 5,200 S.F. CONVENIENCE STORE, AN ATTACHED 1,458 S.F. CARWASH AND A 6,284 S.F. FUEL CANOPY WITH (4) FUEL PUMPS AND (2) HIGH SPEED DIESEL PUMPS. THE CONVENIENCE STORE WILL SELL BEER AND WINE FOR OFFSITE CONSUMPTION AND INCLUDE GAMING. THE FACILITY WILL OPERATE 24 HOURS. | | |
| PARCEL/SITE AREA: | 102,006 S.F. - ±2.34 ACRES | SETBACKS | REQUIRED PROVIDED |
| EXISTING ZONING: | B-2 (BUSINESS DISTRICT) | FRONT: | 25' 25' |
| PARCEL NUMBER: | 409701105036400 | SIDE: | 5' 160.6' |
| MAX. BUILD. HEIGHT: | 21'-6" PROVIDED (60' ALLOWED) | REAR: | 20' 203.3' |
| MAX. FUEL CANOPY HEIGHT: | 18'-6" PROVIDED | | |
| PARKING: | REQUIRED: STORE: ONE OFF-STREET PARKING SPACE FOR EACH 200 SQUARE FEET OF FLOOR AREA (26 SPACES) FUEL PUMPS: STACKING SPACES PER PUMP = 3 TOTAL REQUIRED PARKING = 26 + 18 = 44 SPACES (9'X18') | PROVIDED: STANDARD PARKING : 30 SP GAS PUMP PARKING : 18 SP ACCESSIBLE PARKING : 2 SP TOTAL PARKING PROVIDED: 50 SP | |

GENERAL NOTES:

- THE UNDERGROUND STRUCTURES AND UTILITIES SHOWN ON THESE PLANS HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORD MAPS. THEY ARE NOT CERTIFIED TO THE ACCURACY OF THEIR LOCATION AND/OR COMPLETENESS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND EXTENT OF ALL UNDERGROUND STRUCTURES AND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION ACTIVITIES IN THEIR VICINITY.
- THE CONTRACTOR SHALL PERFORM ALL WORK IN COMPLIANCE WITH TITLE 29 OF FEDERAL REGULATIONS, PART 1926, SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION (OSHA).
- ALL ROADS AND PRIVATE DRIVES SHALL BE KEPT CLEAN OF MUD, DEBRIS ETC., AT ALL TIMES.
- REFER TO ARCHITECTURAL DRAWINGS FOR PRECISE BUILDING DIMENSIONS.
- THE CONTRACTOR SHALL CONSULT THE CONSTRUCTION MANAGER BEFORE DEVIATING FROM THESE PLANS.
- IN ALL TRENCH EXCAVATIONS, CONTRACTOR MUST LAY THE TRENCH SIDE SLOPES BACK TO A SAFE SLOPE. USE A TRENCH SHIELD OR PROVIDE SHEETING AND BRACING.
- ALL EXISTING SURFACE APPURTENANCES (I.E. WATER VALVES, CATCH BASIN FRAMES AND GRATES, MANHOLE COVERS) WITHIN THE PROJECT LIMITS SHALL BE ADJUSTED TO FINISHED GRADE.
- AREAS DISTURBED OR DAMAGED AS PART OF THIS PROJECT'S CONSTRUCTION THAT ARE OUTSIDE OF THE PRIMARY WORK AREA SHALL BE RESTORED, AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL CALL *811 AT LEAST 3 WORKING DAYS (EXCLUDING WEEKENDS AND HOLIDAYS) PRIOR TO CONSTRUCTION.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES, ORDINANCES, DESIGN STANDARDS AND STANDARD SPECIFICATIONS OF THE AGENCIES WHICH HAVE THE RESPONSIBILITY OF REVIEWING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF ALL ITEMS INCLUDED IN THESE PLANS.
- UNLESS SPECIFICALLY STATED, THE CONTRACTOR SHALL APPLY FOR AND OBTAIN ALL NECESSARY PERMITS AS REQUIRED FOR CONSTRUCTION OF THIS PROJECT PRIOR TO THE BEGINNING OF WORK FROM THE PREVIOUSLY MENTIONED AGENCIES.
- THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- WHEN ANY EXISTING UTILITY REQUIRES ADJUSTMENT OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY COMPANY AND COORDINATE THE WORK ACCORDINGLY. THERE SHALL BE NO CLAIM MADE BY THE CONTRACTOR FOR ANY COSTS CAUSED BY DELAYS IN CONSTRUCTION DUE TO THE ADJUSTMENT OR RELOCATION OF UTILITIES.
- THE CONTRACTOR IS TO VERIFY THAT THE PLANS AND SPECIFICATIONS THAT HE/SHE IS BUILDING FROM ARE THE VERY LATEST PLANS AND SPECIFICATIONS THAT HAVE BEEN APPROVED BY ALL APPLICABLE PERMIT-ISSUING AGENCIES AND THE OWNER. ALL ITEMS CONSTRUCTED BY THE CONTRACTOR PRIOR TO RECEIVING THE FINAL APPROVAL AND PERMITS HAVING TO BE ADJUSTED OR RE-DONE, SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.
- SHOULD THE CONTRACTOR ENCOUNTER CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, EITHER AMONG THEMSELVES OR WITH THE REQUIREMENTS OF ANY AND ALL REVIEWING AND PERMIT-ISSUING AGENCIES, HE/SHE SHALL SEEK CLARIFICATION IN WRITING FROM THE CONSTRUCTION MANAGER BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT THE SOLE EXPENSE TO THE CONTRACTOR.
- THE CONTRACTOR SHALL FURNISH AS-BUILT DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS FROM APPROVED DRAWINGS.
- ALL SIGNS AND TRAFFIC CONTROL MEASURES DURING CONSTRUCTION AND MAINTENANCE ACTIVITIES SHALL BE CONSTRUCTED AND INSTALLED PER THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) WITH STATE SUPPLEMENT.
- ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL CONFORM TO THE STANDARDS OF THE STATE/COUNTY DEPARTMENT OF TRANSPORTATION.

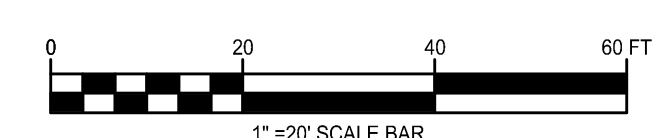
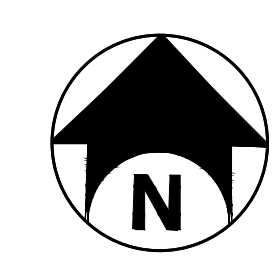
KEY NOTES:

- BUILDING AREA
- LANDSCAPE AREA, SEE LANDSCAPE PLANS
- 35' MID SIGN, SEE ELECTRICAL PLANS FOR POWER REQUIREMENTS AND SIGNAGE PACKAGE FOR DETAILS
- 48" INTERNAL DIRECTIONAL SIGN (REFER TO SIGN PACKAGE)
- UNDERGROUND DETENTION SYSTEM FOOTPRINT, SEE DETAILS ON SHEET C506 - C514
- CONCRETE SIDEWALK, SEE BUILDING SITE DETAILS SHEET
- ELECTRICAL TRANSFORMER PROPOSED LOCATION, CONTRACTOR TO COORDINATE WITH POWER COMPANY TO DETERMINE FINAL LOCATION.
- BIKE RACKS BY CIRCLE K
- TRASH ENCLOSURE, REFERENCE ARCHITECT FOR DETAILS
- CONCRETE CURB AND GUTTER, SEE SITE DETAILS SHEET
- PARKING LIGHT POLE FIXTURE, SEE LIGHTING PLAN SHEET AND SITE DETAILS SHEET
- VACUUM MACHINE, PROVIDED BY CIRCLE K VENDOR
- ACCESSIBLE PARKING SPACE AND SIGNAGE, SEE BUILDING SITE DETAILS ON SHEET C505
- VENT PIPES LOCATION, SEE FUEL SHEETS FOR MORE INFORMATION
- FUEL CANOPY AREA, SEE FUEL SHEETS FOR MORE INFORMATION
- "DO NOT ENTER" SIGN
- CO2 WITH STORAGE CABINET
- FUEL STORAGE TANKS PER FUEL/GAS PLANS
- 4" GUARD POST, SPACED EVERY 6' (SEE PLAN FOR SPACING AT ADA SPACES), SEE BUILDING SITE DETAILS SHEET
- AIR & WATER MACHINE, PROVIDED BY CIRCLE K VENDOR
- EMERGENCY SHUT-OFF SWITCH, SEE FUEL PLAN
- OUTDOOR WHITE PAINTED STRIPES FOR NO-PARKING AREA, SEE BUILDING SITE DETAILS SHEET
- FUEL ISLAND BOLLARD, SEE FUEL CANOPY PLANS
- TRAFFIC MEDIAN WITH HEAVY DUTY CONCRETE FILL
- ABOVE GROUND PROPANE STORAGE TANK, PROVIDED BY HOLIDAY STATIONSTORES VENDOR
- RIP RAP OUTLET APRON
- "DO NOT ENTER" STOP BAR
- PAVEMENT DIRECTIONAL MARKING, TYP
- BUILDING ENTRANCE SECTION
- TAPER CURB FROM 6" TO 0" REVEAL IN 2 FEET TO 5 FEET, UNLESS NOTED OTHERWISE
- 4" WHITE STRIPE
- ACCESSIBLE RAMP, SEE BUILDING SITE DETAILS SHEET
- CAR WASH DRYER TIMER
- CAR WASH KIOSK, BOLLARD, AND PAY STATION SIGN
- CAR WASH CLEARANCE BAR
- REAR ROOF ACCESS
- PAINTED CROSSWALK
- DETECTABLE WARNING STRIP
- BLACK COLORED CONCRETE (PARKING AREAS) COLOR BY CIRCLE K
- ADA RAMP WITH HANDRAIL, SEE SITE DETAILS SHEET



SITE LEGEND:

- # KEY NOTE
- 12 NUMBER OF PARKING SPACES
- CONCRETE SIDEWALK
- RIPRAP
- PROPERTY SETBACK LINE
- PROPERTY LINE



20TH STREET SOUTH

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
R. BLASEY, P.E.
PROJECT MANAGER
J. SALINAS, P.E.
QUALITY CONTROL
J. SALINAS, P.E.
DRAWN BY
R. SALDANA
DATE
10/21/2024

PROJECT NAME
CIRCLE K STORES INC.
NTI
NWC 20TH ST. & 22ND AVE
BROOKINGS, SD
57006
NORTHERN TIER BU



CIRCLE K STORES INC.

PROJECT NUMBER
23009864A

SHEET TITLE

SITE PLAN

SHEET NUMBER

C100