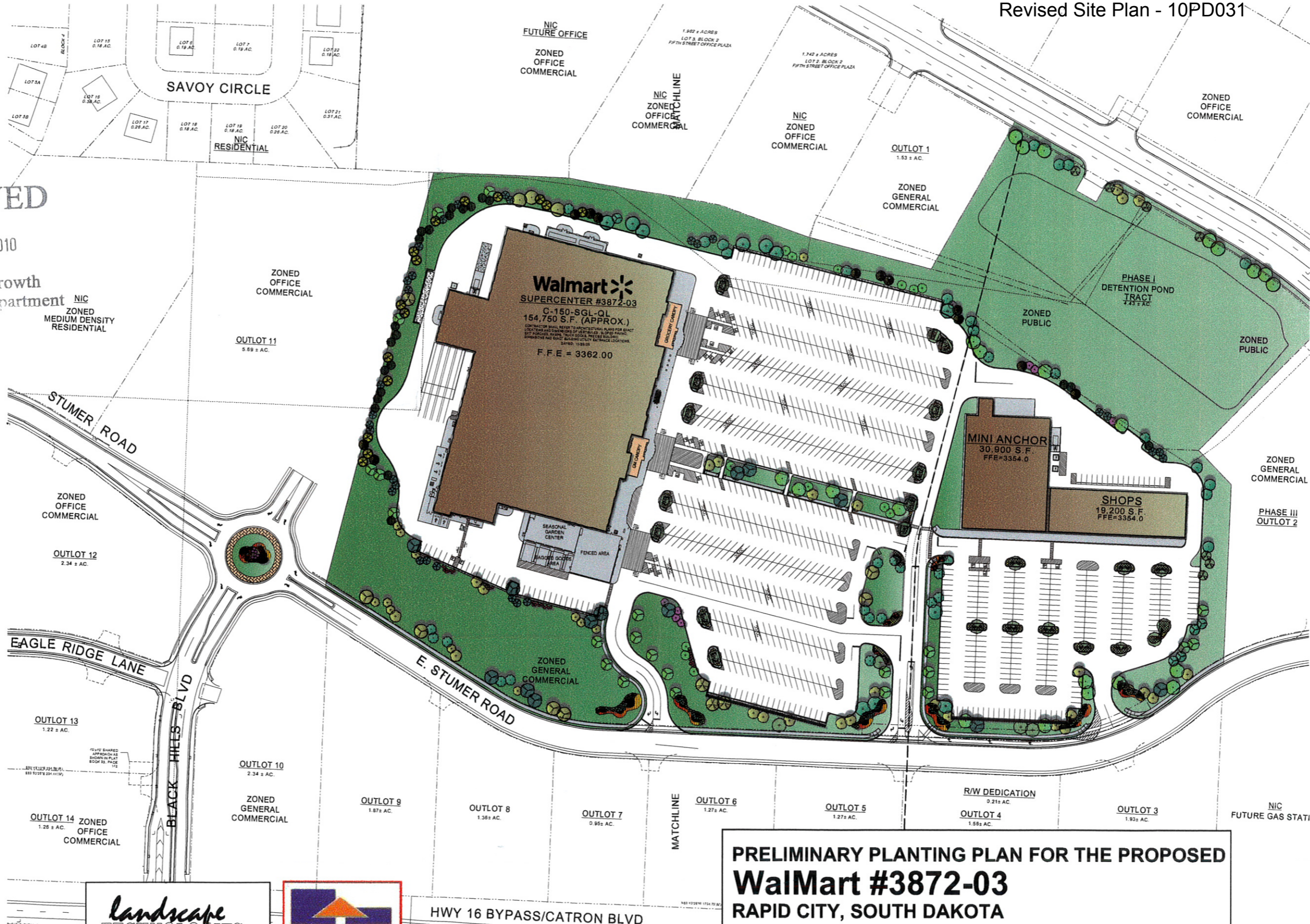


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MAR 24 2010

Rapid City Growth Management Department  
NIC ZONED MEDIUM DENSITY RESIDENTIAL



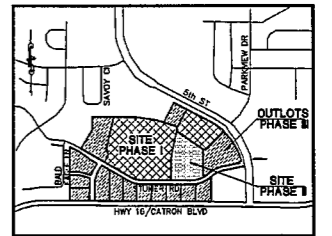
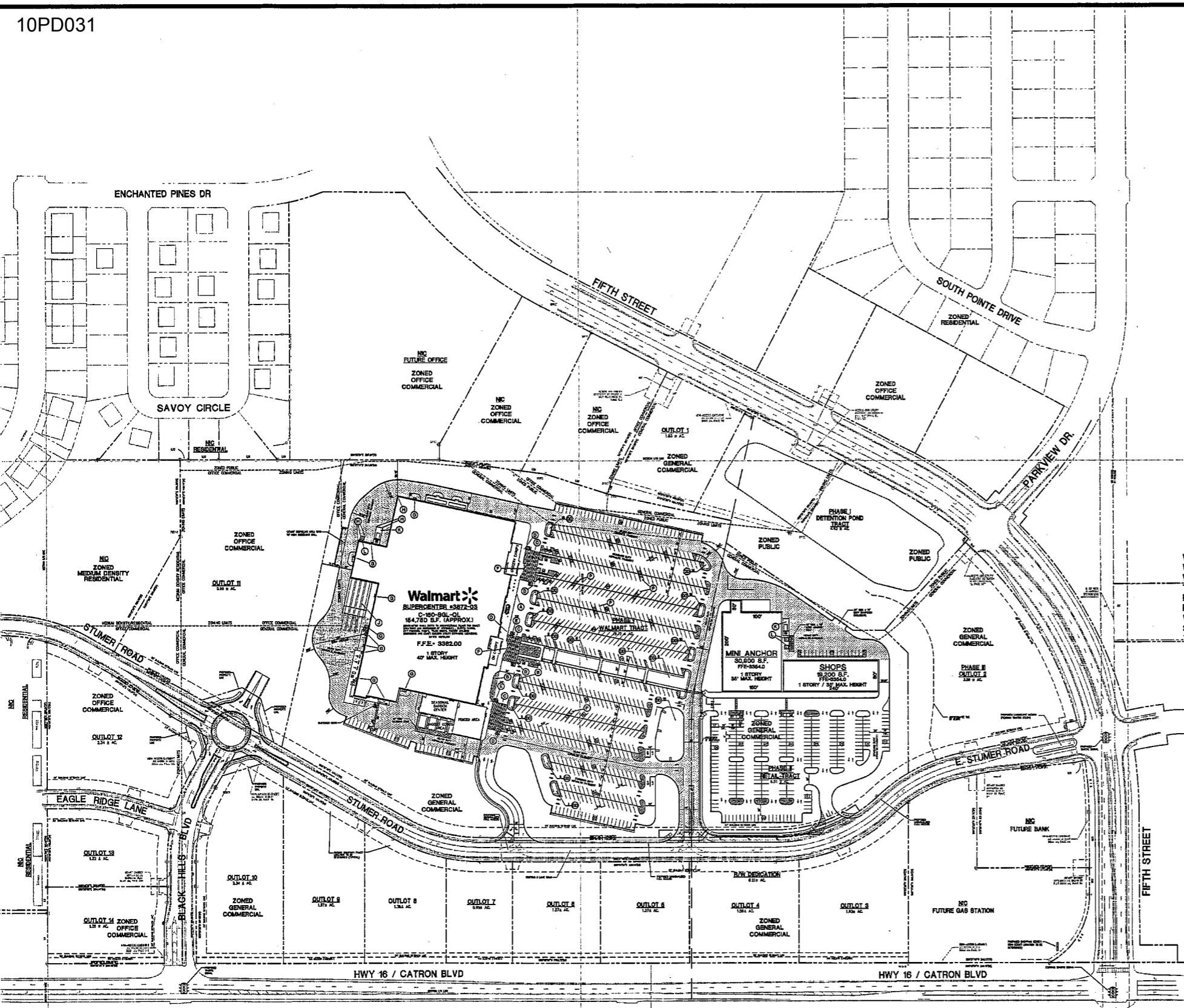
**PRELIMINARY PLANTING PLAN FOR THE PROPOSED**  
**WalMart #3872-03**  
**RAPID CITY, SOUTH DAKOTA**

NORTH  
 0 80 120 160 feet  
 SCALE: 1" = 80'

**landscape TECHNOLOGIES**  
 87 Jacobs Creek Drive  
 St. Charles, Missouri 63304  
 (636) 928-1260  
 Fax: (636) 928-4583

**THF Realty**  
 Plan. Build. Lead.

HWY 16 BYPASS/CATRON BLVD



**LOCATION MAP**  
NOT TO SCALE  
THE SITE IS LOCATED IN THE SW 1/4 OF THE NE 1/4 OR AKA IN THE SW 1/4 OF THE NE 1/4 AND IN THE SE 1/4 OF THE NE 1/4, SECTION 24, T4N, R7E, S14W, RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA.

**OVERALL SITE ANALYSIS**

WALMART RETAIL	154,750 S.F.	50,100 S.F.
TOTAL GROSS AREA	204,850 S.F.	
TOTAL PARKING	998 SPACES	
PROPOSED RATIO	4.87/1,000 S.F.	
REQUIRED RATIO	5.00/1,000 S.F.	

**WALMART SITE ANALYSIS**

WALMART	154,750 S.F.
STANDARD SPACES	714 SPACES
ACCESSIBLE SPACES	20 SPACES
CART CORRALS	28 SPACES
TOTAL PARKING	734 SPACES
RATIO	4.74/1,000 S.F.

**RETAIL SITE ANALYSIS**

RETAIL	50,100 S.F.
TOTAL PARKING	270 SPACES
RATIO	5.39/1,000 S.F.

**SITE AREA ANALYSIS**

WALMART	19.17 ± AC.
RETAIL	6.51 ± AC.
DETENTION POND TRACT	4.43 ± AC.
OUTLOTS 1-14	28.18 ± AC.
SITE AREA	58.50 ± AC.

**WALMART SUPPLEMENTAL PARKING RATIO BY USE**

WALMART MAIN SALES	110,915 S.F.	5.0/1,000 S.F.	554.6 SP
WM SEASONAL GARDEN CENTER	4,048 S.F.	5.0/1,000 S.F.	20.3 SP
WM OUTDOOR SALES AREA	5,793 S.F.	5.0/1,000 S.F.	29.0 SP
TIRE & LUBE EXPRESS	6,140 S.F.	10.0/1,000 S.F.	61.4 SP
FOOD TENANT	1,339 S.F.	11.0/1,000 S.F.	14.7 SP
RETAIL TENANT	1,479 S.F.	6.0/1,000 S.F.	7.4 SP
VISION CENTER	1,454 S.F.	5.0/1,000 S.F.	7.3 SP
STORAGE/REC/MECH	28,842 S.F.	0.25/1,000 S.F.	7.2 SP
<b>WALMART GROSS AREA</b>	<b>159,810 S.F.</b>		<b>701.9 SP</b>

**NOTE:**  
1. WALMART BUILDING AREAS BASED ON AREAS PROVIDED BY ARCHITECTURAL PLANS.  
2. NON-SALES AREA INCLUDES STORAGE, RECEIVING, ELECTRICAL/MECHANICAL ROOMS, WAREHOUSE USE, VESTIBULES, ETC. NOT OPEN TO THE PUBLIC.  
3. THE HAS 3 FULL-WORKBACK SERVICE BAYS. SERVICES PROVIDED INCLUDE TIRE SALES AND SERVICE AND CUSTOMARY VEHICLE SERVICES INCLUDING OIL CHANGES AND BATTERY REPLACEMENT.  
4. TOTAL AREA SHOWN HERE INCLUDES CERTAIN OUTDOOR AND SERVICE AREAS NOT REPRESENTED IN THE OVERALL SITE ANALYSIS TABLE. OVERALL BUILDING AREA PER SD 100.1 DEFINITION.

- SITE PLAN NOTES**
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.A. STANDARDS.
  - CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, ENTRY PORCHES, TRUCK DOORS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
  - ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
  - ALL ISLANDS WITH CURB & GUTTER SHALL BE LANDSCAPED. THOSE ISLANDS ARE TO HAVE 18" CURB & GUTTER. ALL REMAINING ISLANDS ARE TO BE STRIPPED AS SHOWN.
  - ALL CURED RADI ARE TO BE 6" UNLESS OTHERWISE NOTED. SLOPED RADI ARE TO BE 4".
  - ALL DIMENSIONS AND RADII ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
  - EXISTING STRUCTURES WITHIN CONSTRUCTION UNITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
  - TOTAL LAND AREA IS 53.38 ± ACRES.
  - THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE WAL-MART SITE WORK SPECIFICATIONS.
  - SHOPPING CENTER SIGN SHALL BE COMPLETED BY DEVELOPER'S SIGN CONTRACTOR.
  - REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
  - THE CURRENT ZONING OF ALL PROPERTY SHOWN FOR DEVELOPMENT IS "GENERAL COMMERCIAL", "OFFICE COMMERCIAL" AND "PUBLIC". ADJACENT PROPERTY ZONED AS SHOWN.
  - ACCESS ACROSS WALMART AND RETAIL TRACTS ARE PROVIDED PER PRIVATE AGREEMENT BETWEEN THE PROPERTY OWNERS.

**OVERALL SITE PLAN**

GRAPHIC SCALE  
1" = 100'  
1 Inch = 100 ft.

**Wolverton & Associates**  
Consulting Engineers + Land Surveyors  
4745 S. Shepherd Parkway • Suite 400 • South, Georgia 30007  
Phone: (770) 447-8000 • Fax: (770) 447-8070  
www.wolverton-associates.com

PROPOSED BLACK HILLS CENTER  
Walmart Supercenter #3872-03  
RAPID CITY, PENNINGTON COUNTY, S.D.  
BY: THF, STONERIDGE DEVELOPMENT, LLC  
ST. LOUIS, MO

REVISIONS	BY

DRAWN BY DMN  
CHECKED BY KJW  
DATE 03/19/2010  
SCALE 1" = 100'  
JOB No. 08-140  
SHEET NUMBER  
**C-1**  
OF SHEETS