

LEGEND

SYMBOL	DESCRIPTION
---	(ORIGINAL) ONE FOOT HYDRAULIC CONTOUR ELEVATION
---	OVERHEAD ELECTRIC LINE
---	UTILITY POLE W/ BAY CABLE
---	FENCE LINE
+	TRAFFIC SIGNAL
+	PROPOSED STORM SEWER, CATCH BASIN
+	GENERAL COMMERCIAL ZONING
+	MEDIUM DENSITY RESIDENTIAL ZONING
+	HT = MEDIUM TREE, LT = LARGE TREE
+	SEWER
+	PROPOSED LIGHTING

LEGAL DESCRIPTION

The north 99 feet of Lot 16, a part of Block 4 of a plat of Block 4 of 4, 6, 8, 10, 12, 14, 16, 18, 20 and 22 of the Newlin and Wood Addition in the NE/4 of the NW/4 of Section 2, T2N, R24E, 2nd Meridian City of Washington County, South Dakota; 100% of Lot 17 and the Lot 18 of Block 4 of the Newlin and Wood Addition in the NE/4 of the NW/4 of Section 2, T2N, R24E, 2nd Meridian City of Washington County, South Dakota.

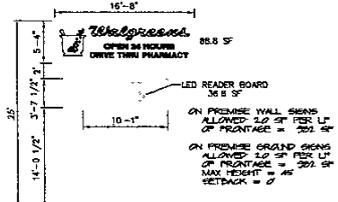
- GENERAL NOTES**
- Parking areas and drive lanes to be a hard and durable surface.
 - Sanitary sewer service will be provided by existing connection and subject to applicable fees.
 - Drainage site grading, sanitary sewer and water construction plans shall require approval from appropriate agencies.
 - Drainage pattern depicted by arrows (---) is for conceptual purposes. Final configuration and size of drainage pipe and channels shall be determined during the construction plan design process.

PROJECT DATA

TOTAL SITE AREA	= 126 AC
EXISTING ZONING	= GC
EXISTING USE	= CHURCH
PROPOSED USE	= RETAIL/PHARMACY
ACTUAL FOOTPRINT	= 13,650 SF
RETAIL STORAGE	= 1,400 SF
PARKING @ 5,000SF	= 57
STORAGE @ 35,000SF	= 1
PARKING REQUIRED	= 58
PARKING PROVIDED	= 59
MAXIMUM ALLOWED BUILDING HEIGHT	= 45'

LANDSCAPE DATA

DEVELOPED AREA/LANDSCAPE POINTS	= 52,844
PROPOSED LANDSCAPE	
LARGE TREES @ 2,000 POINTS	2 = 4,000 POINTS
MEDIUM TREES @ 1,000 POINTS	2 = 2,000 POINTS
SHRUBS @ 150 POINTS	105 = 15,750 POINTS
TOTAL PROVIDED	= 24,750 POINTS



TYP. CRITERIA PYLON SIGN ELEVATION

RECEIVED

JUL 09 2004

Rapid City Growth Management Department

REVISIONS	BY	
	DESCRIPTION	
	DATE	
	NO.	
PROJECT DATA		SURVEYOR'S SEAL
FILE NAME	04PD039	
DATE	7/1/04	
DESIGNED BY	04PD039	
		ENGINEER'S SEAL
INITIAL PLAN	WALGREENS HOGAN DEVELOPMENT CO. P.O. BOX 7808 LOUISVILLE, KENTUCKY 40257 PHONE: 502-788-7030 FAX: 502-788-7223	SURVEYOR'S SEAL
WALGREENS HOGAN DEVELOPMENT CO. P.O. BOX 7808 LOUISVILLE, KENTUCKY 40257 PHONE: 502-788-7030 FAX: 502-788-7223		
SHEET	1	OF 1