

VICINITY MAP

SITE PLAN
 FURNITURE ROW
 CITY OF RAPID CITY
 COUNTY OF PENNINGTON
 STATE OF SOUTH DAKOTA
 SHEET 1 OF 8



furniture row
 companies

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DEVELOPER

Midland Plastrone, LLC
 8544 Montgomery Road 7th Floor
 Cincinnati OH 45236
 Ph. 513.891.2520

CIVIL ENGINEER

Dream Design International, Inc
 538 Kansas City Street, Suite 4
 Rapid City, SD 57701
 Ph. 605.348.6535

LANDSCAPE ARCHITECT

Dream Design International, Inc.
 538 Kansas City Street, Suite 4
 Rapid City, SD 57701
 Ph. 605.348.6535

SURVEYOR

Arlett and Associates
 25 Nelt Road
 P.O. Box 39
 Deadwood, SD 57732
 Ph. 605.578.1107

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER (W/4) OF SECTION THIRTY (30) IN TOWNSHIP TWO NORTH (2N), RANGE EIGHT EAST (R8E) OF THE BLACK HILLS MERIDIAN, (BHM), RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 30 IN T2N, R8E, BHM, SAID POINT BEING COINCIDENT WITH THE WEST ONE-QUARTER CORNER OF SECTION 29 IN T2N, R8E, BHM;

THENCE WESTERLY ALONG THE ONE-QUARTER CORNER LINE OF SAID SECTION 30 NORTH 89 DEGREES 18 MINUTES 48 SECONDS WEST, A DISTANCE OF 1443.65 FEET, MORE OR LESS; THENCE SOUTH 0 DEGREES 0 MINUTES 41 SECONDS EAST A DISTANCE OF 13.42 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THENCE SOUTH 0 DEGREES 00 MINUTES 41 SECONDS EAST, A DISTANCE OF 467.52 FEET, MORE OR LESS.

THENCE NORTH 89 DEGREES 59 MINUTES 19 SECONDS EAST, A DISTANCE OF 73.68 FEET, MORE OR LESS;

THENCE SOUTH 51 DEGREES 30 MINUTES 25 SECONDS EAST, A DISTANCE OF 218.05 FEET, MORE OR LESS;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 51 DEGREES 30 MINUTES 25 SECONDS EAST HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 28 DEGREES 52 MINUTES 16 SECONDS AND AN ARC LENGTH OF 327.53 FEET, MORE OR LESS;

THENCE NORTH 22 DEGREES 55 MINUTES 58 SECONDS WEST A DISTANCE OF 69.09 FEET, MORE OR LESS;

THENCE NORTH 0 DEGREES 00 MINUTES 41 SECONDS WEST A DISTANCE OF 231.96 FEET, MORE OR LESS.

THENCE ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 19 DEGREES 49 MINUTES 10 SECONDS WEST, HAVING A RADIUS OF 2144.34 FEET, A CENTRAL ANGLE OF 13 DEGREES 05 MINUTES 48 SECONDS AND AN ARC LENGTH OF 190.15 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 5.046 ACRES OR 219,807 SQUARE FEET, MORE OR LESS.

FURNITURE ROW

924 EGLIN STREET
 RAPID CITY, SD 57701

SERVICEDESIGN

A New Design Group Company
 1400 Wynton Street, Suite 102
 Downey, California 90242
 Phone 714.940.4048 Fax 714.940.7561

NO. REVIEWER / SUBMISSIONS DATE

1 PLANNED DEVELOPMENT REVIEW 5-11-07

RECEIVED

MAY 11 2007

Rapid City Growth
 Management Department

PROJECT NUMBER: DATE

207-003.00 5-11-07

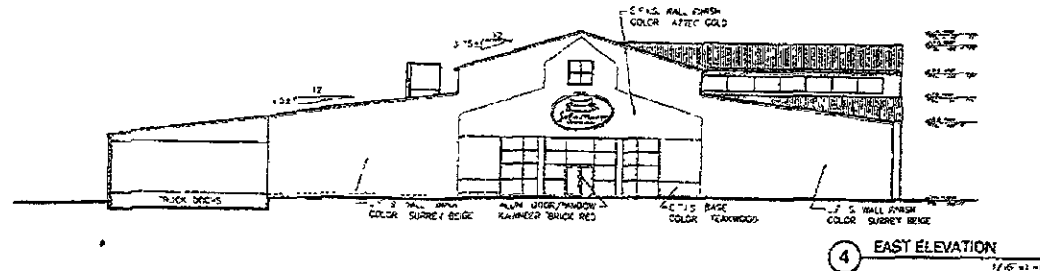
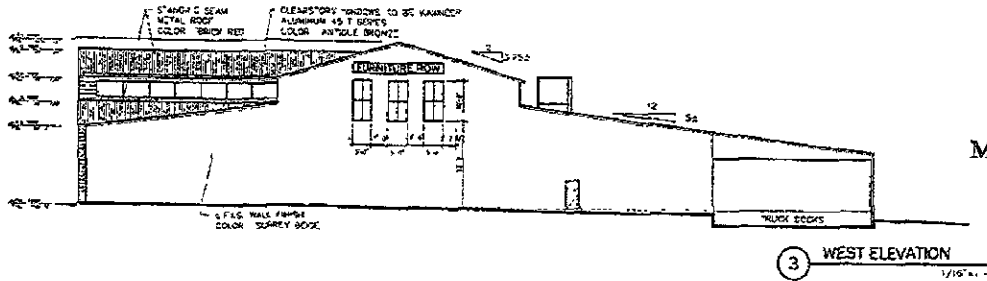
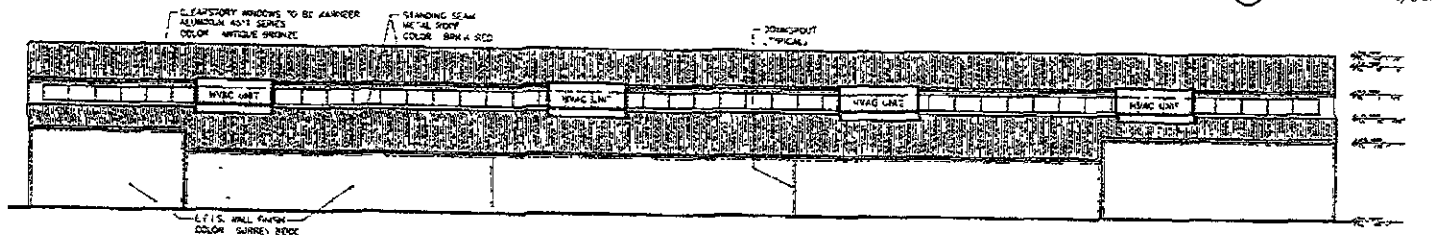
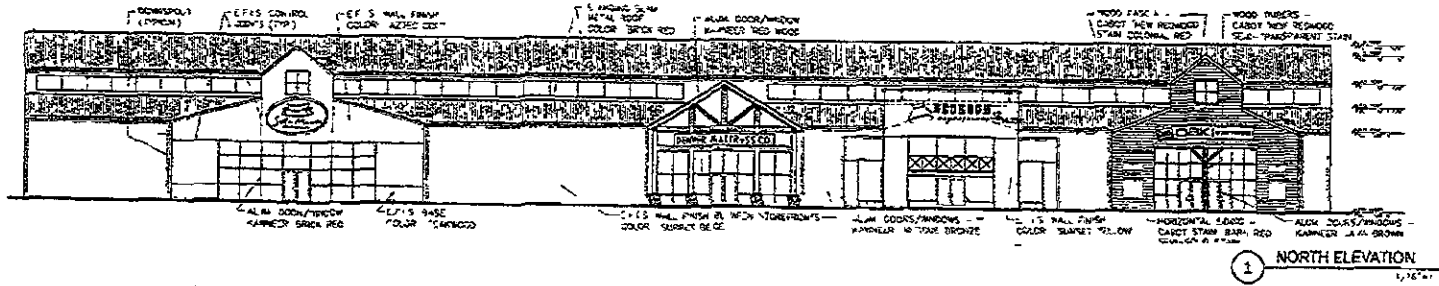
DRAWING TITLE

TITLE SHEET

DRAWING NUMBER

A-1

SITE PLAN
 FURNITURE ROW
 CITY OF RAPID CITY
 COUNTY OF PENNINGTON
 STATE OF SOUTH DAKOTA
 SHEET 5 OF 8



FURNITURE ROW

924 EGLIN STREET
 RAPID CITY, SD 57701

SERVICEDSIGN

A New Design Group Company
 1620 W. 14th Street, Suite 202
 Denver, Colorado 80202
 Phone: 720.504.0460 Fax: 720.522.7561

RECEIVED

MAY 11 2007

Rapid City Growth
 Management Department

NO. REVISION/SUBMISSION DATE

1 PLANNED DEVELOPMENT REVIEW 5-11-07

PROJECT NUMBER DATE

207-003 00 5-11-07

DRAWING TITLE

ELEVATIONS

DRAWING NUMBER

A-5

SITE PLAN
 FURNITURE ROW
 CITY OF RAPID CITY
 COUNTY OF PENNINGTON
 STATE OF SOUTH DAKOTA
 SHEET 6 OF 8

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MAY 11 2007

Rapid City Growth
 Management Department

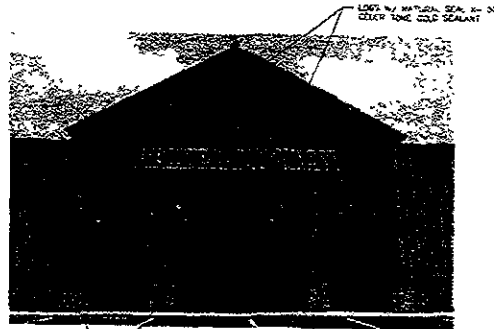
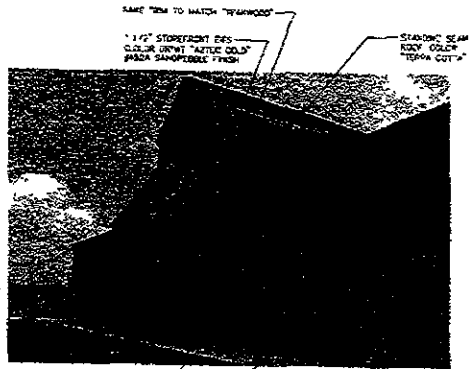
FURNITURE ROW

924 EGLIN STREET
 RAPID CITY, SD 57701

SERVICE DESIGN

A North Dakota Design Company
 1400 Westgate Street, Suite 100
 Rapid City, SD 57701
 Phone: 605.342.0400 Fax: 605.342.0561

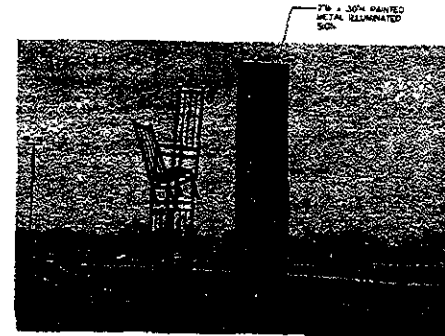
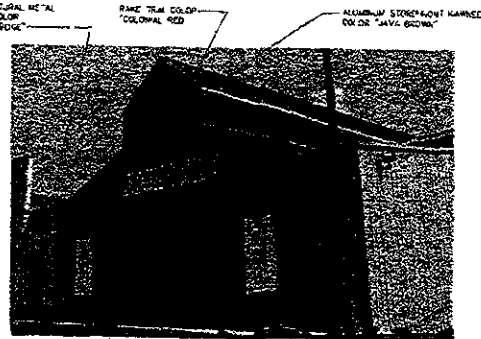
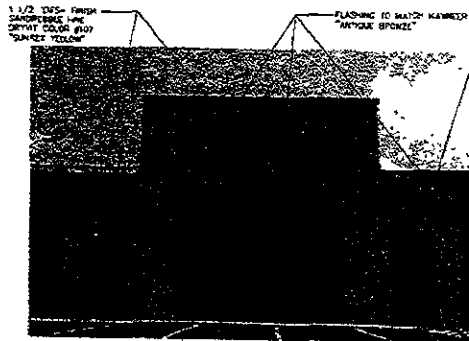
NO OTHER INFORMATION IS TO BE SHOWN ON THIS SHEET UNLESS SPECIFICALLY NOTED OTHERWISE.



ALUMINUM STOREFRONT HANDBAR COLOR "BRONZ RED"
 1 1/2" EPS COLOR DRINK "TEAKWOOD" #29 UNPOLYESTER FINISH

ALUMINUM STOREFRONT HANDBAR COLOR "REDWOOD"

NOTE: MAXIMUM HEIGHT OF BUILDING IS 42'-1 1/2" / -
 PICTURES ONLY SHOWN FOR REFERENCE FOR STOREFRONT APPEARANCE. METAL PANEL SEEN IN PICTURE WILL BE EPS COLOR SURREY BEIGE



BALCONY AND RAILING TO MATCH FINISH "ANTIQUE BRONZE"

STOREFRONT DOOR AND WINDOW FRAMES HANDBAR "ANTIQUE BRONZE"

1/4" GLAZED AND 1/8" STAINLESS PANEL W/ PLYWOOD CORE DRINK FINISHED BROWN AND PAINT TO MATCH ALUMINUM FRAME

ALUMINUM STOREFRONT HANDBAR COLOR "SUNNY BROWN"

TIMBERS CARROT STAIRS SUN-TRANSPARENT NEW "REDWOOD"

3/4" x 8" SHIP-LAP SOING W/ CARROT STAIRS RAIN PFC COOL & DRY

ELEVATIONS

NO REVISIONY SUBMISSIONS DATE

1 PLANNED DEVELOPMENT REVIEW 5-11-07

PROJECT NUMBER DATE
 207-003.00 5-11-07

ELEVATIONS

DRAWING NUMBER

A-6

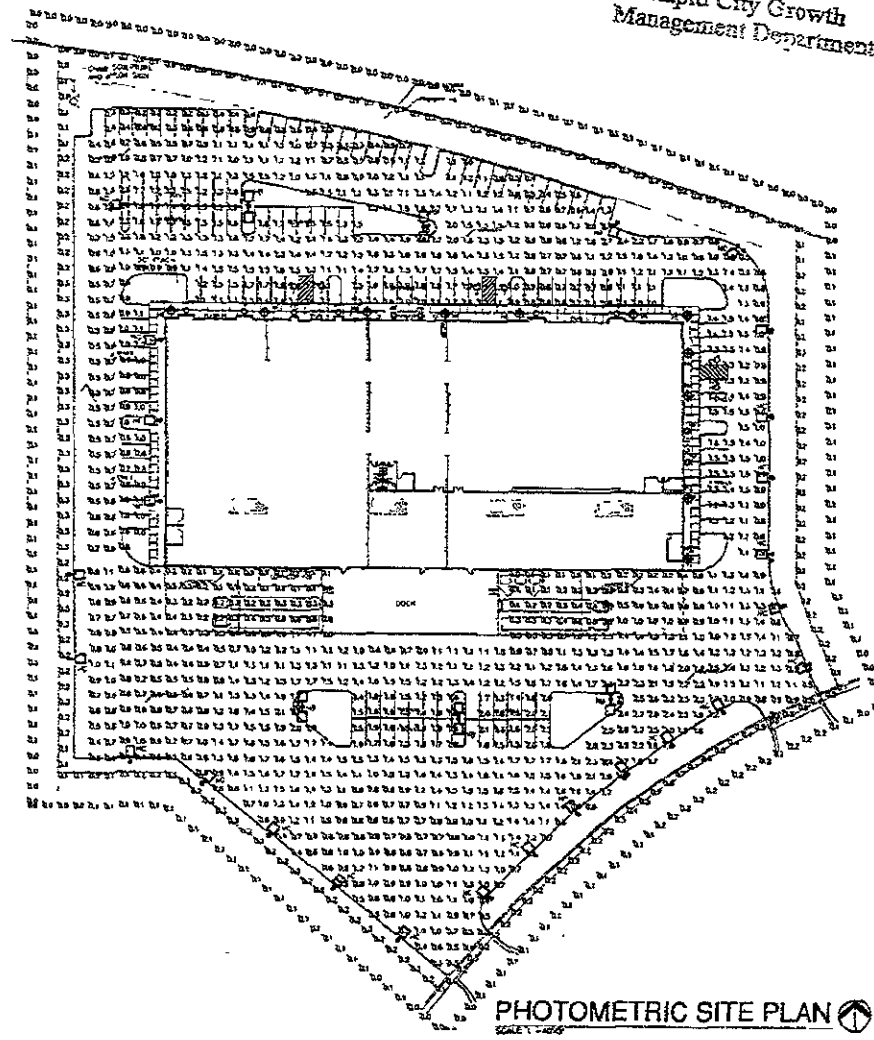
SITE PLAN FURNITURE ROW

CITY OF RAPID CITY
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STATISTICS						
Description	Symbol	Qty	Max	Min	Max/Min	Avrg/Min
Back Drop	+	111c	2.4'c	0.0'c	N/A	N/A
Parking Lot	+	113c	2.4'c	0.2'c	12.0'	5.5'
Property Line	-	0.2'c	0.5'c	0.0'c	N/A	N/A
Property Line 20' Beyond	-	0.16c	0.2'c	0.0'c	N/A	N/A



LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	LAMP	File	Lumens	LF	Watts
☐	HC	1	GSMA02-175-HP 102-3F-PG-304HS	MEDIUM ARCHITECTURAL AREA LUMINAIRE-HORIZONTAL LAMP TYPE B DISTRIBUTION WITH HOUSE-SIDE SHIELD	175 WATT MH CLEAR ED-28 PULSE START	PHILIPS-HC,RE3	14000	0.72	175
☐	HA	1	GSMA02-175-HP 102-3F-PG-304HS	MEDIUM ARCHITECTURAL AREA LUMINAIRE-HORIZONTAL LAMP TYPE D DISTRIBUTION WITH HOUSE-SIDE SHIELD	175 WATT MH CLEAR ED-28 PULSE START	PHILIPS-HA,RE5	14000	0.72	175
☐	HB	5	GSMA02-175-HP MT-0V-FG	MEDIUM ARCHITECTURAL AREA LUMINAIRE-HORIZONTAL LAMP TYPE 2 DISTRIBUTION	175 WATT MH CLEAR ED-28 PULSE START	PHILIPS-HB,RE5	14000	0.72	350
☐	HD	6	GSMA02-175-HP 104-FT-PG-304X	24" POLE WITH MEDIUM ARCHITECTURAL AREA LUMINAIRE-HORIZONTAL LAMP-TOWARD THROWN DISTRIBUTION	175 WATT MH CLEAR ED-28 PULSE START	PHILIPS-HD,RE5	14000	0.72	350
☐	HC	23	GSMA02-175-HP 102-3F-PG-304HS	24" POLE WITH MEDIUM ARCHITECTURAL AREA LUMINAIRE-HORIZONTAL LAMP-TOWARD THROWN DISTRIBUTION WITH HOUSE-SIDE SHIELD	175 WATT MH CLEAR ED-28 PULSE START	PHILIPS-HC,RE5	14000	0.72	175
◊	HE	11	RS2-D-ROOF-D REFLECTOR, 55W OL	12" POLE WITH REFRACTOR GLOBE	PHILIPS 550L	PHILIPS-HE	3500	0.80	55
○	HF	10	RS2-D-ROOF-D REFLECTOR, 55W OL	REFRACTOR GLOBE WALL MOUNT	PHILIPS 550L	PHILIPS-HF	3500	0.80	55

FURNITURE ROW
 924 EGLIN STREET
 RAPID CITY, SD 57701

SERVICE DESIGN

A Plan Design Group Company
 1600 Westwood Street, Suite 200
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 Phone 720.904.0460 Fax 720.922.7564

NO REVISION / DIMENSIONS DATE

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DRAWING TITLE
 PHOTOMETRIC SITE PLAN

DRAWING NUMBER

PHOTOMETRIC SITE PLAN NORTH
 SCALE 1"=20'-0"

A-7