

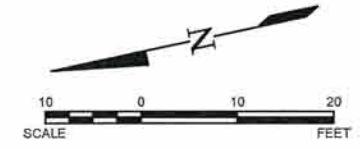
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OWENS APARTMENTS  
WHY NOT INVESTMENTS, LLC  
RAPID CITY, SOUTH DAKOTA  
SITE PLAN

EXACT LOCATION OF WATER MAIN IS UNKNOWN AND WAS NOT MARKED AT THE TIME OF THE SURVEY.



- LEGEND**
- CURB STOP
  - MONUMENT FOUND
  - ⊕ PARKING METER
  - ⊙ LIGHT POLE
  - ⊞ POWER POLE
  - ⊞ TELEPHONE PEDESTAL
  - ⊞ GAS VALVE
  - ⊞ GAS METER
  - ⊞ ELECTRICAL METER
  - ⊞ TREE STUMP
  - ⊞ DECIDUOUS TREE
  - ⊞ CONIFEROUS TREE
  - ⊞ SHRUB
  - ⊞ HEDGE
  - E(O)— ELECTRICAL OVERHEAD
  - G— GAS LINE
  - T— TELEPHONE LINE
  - ○— CHAIN LINK FENCE
  - □— WOOD FENCE
  - W— WATER LINE
  - S— SANITARY LINE
  - - - 1' CONTOURS
  - - - 5' CONTOURS
  - ▨ CURB & GUTTER
  - ▨ ASPHALT SURFACE
  - ▨ CONCRETE SURFACE
  - ▨ EXISTING BUILDING
  - ▨ GRASS AREA
  - PROPOSED ELEVATOR/ENTRANCE
  - PROPOSED CONCRETE EDGE
  - PROPOSED STAIRWAY
  - PROPOSED WATER SERVICE
  - PROPOSED ONE WAY & PARKING
  - PROPOSED SIGN
  - PROPOSED LIGHT
  - ① PARKING STALL DESIGNATION
  - 3 REGULAR PARKING STALLS
  - 2 ADA PARKING STALLS

**LEGAL DESCRIPTION**

LOT ONE(1) AND LOT TWO(2) AND THE EAST FIFTEEN(15) FEET OF LOT THREE(3) IN BLOCK ONE-HUNDRED FOURTEEN(114); AND THE WEST TEN(10) FEET OF LOT THREE(3) AND ALL OF LOT FOUR(4) IN BLOCK ONE-HUNDRED FOURTEEN(114), ORIGINAL TOWN SITE OF RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA.

**AREA**

LOT AREA = ±14,000 SQ. FT.  
BUILDING AREA = ±7,114 SQ. FT.  
OPEN SPACE = ±2,696 SQ. FT.

**SETBACKS**

FRONT: 0'  
REAR: 0.5'  
SIDES: 1'

**NOTES**

1. ALL PROPERTIES SHOWN HEREON ARE CURRENTLY ZONED HIGH DENSITY RESIDENTIAL.
2. VERTICAL DATUM: NGVD 1929.
3. SITE CONDITIONS ARE EXISTING EXCEPT AS SHOWN.
4. EXISTING SEWER SERVICE LINE IS 4" AND THE LOCATION IS UNKNOWN.
5. PLANTS SHOWN IN GREEN ARE REPRESENTING THE PLANTS USED FOR ESTABLISHING THE EXISTING LANDSCAPE POINTS.

**LANDSCAPING POINTS**

TOTAL POINTS REQUIRED	7,000
<b>CALCULATED LANDSCAPE POINTS</b>	
4 MEDIUM TREES (1,000 EA.) =	4,000
6 SHRUBS (250 EA.) =	1,500
40 LF OPAQUE HEDGE(500/15 LF) =	1,333
129 SY GRASS=	1,290
<b>R.O.W. PLANTINGS</b>	
179 SY GRASS (1,790 X 25%) =	448
EXISTING TREE (2,000 X 25%) =	500
TOTAL POINTS PROVIDED =	9,071

