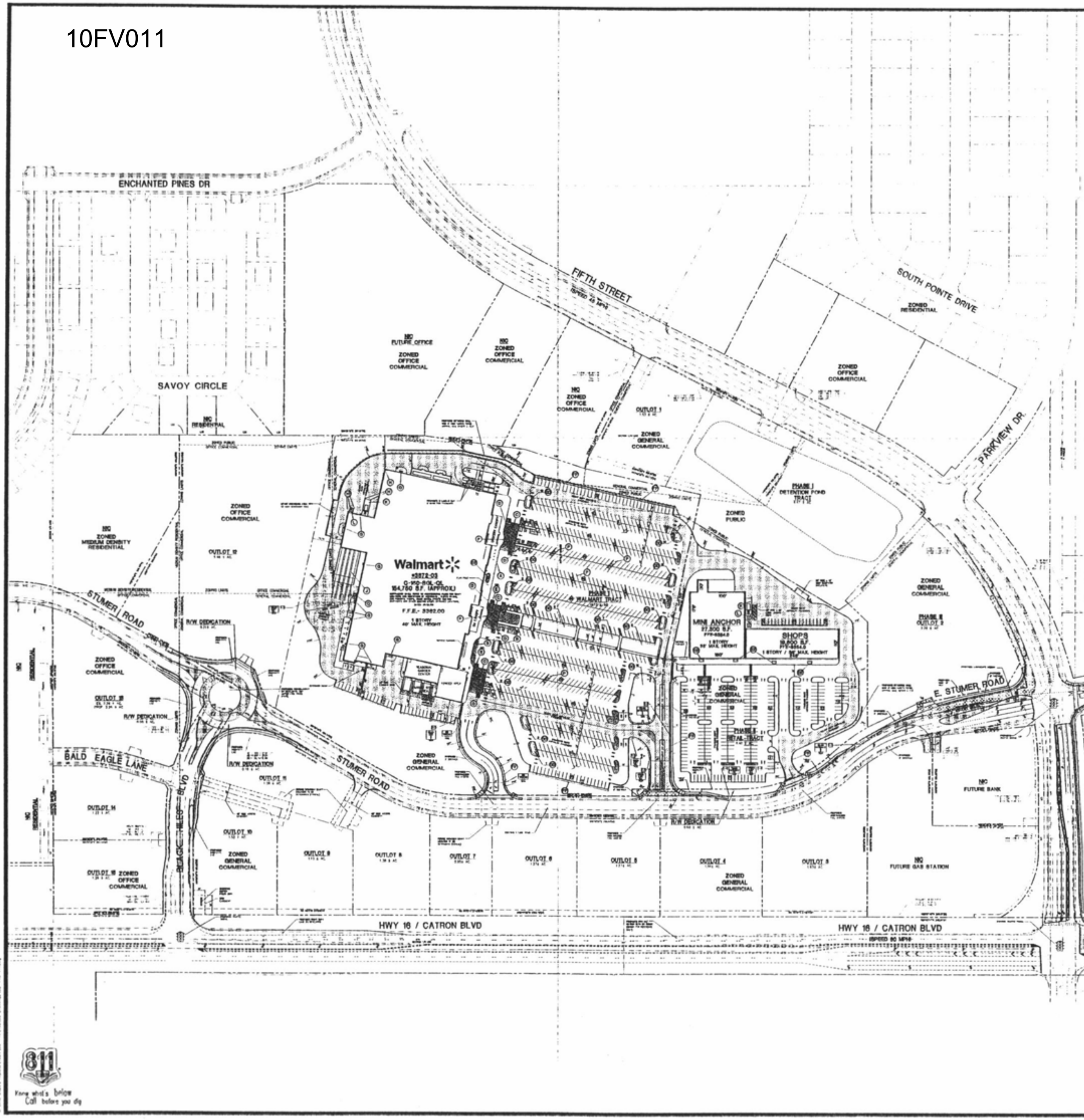
10FV011



LOCATION MAP

NOT TO SCALE

OVERALL SITE ANALYSIS

WALMART	154,750 S.F.
RETAIL	46,900 S.F.
TOTAL GROSS AREA	201,650 S.F.
TOTAL PARKING	1,005 SPACES
PROPOSED RATIO	4.98/1,000 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	46,900 S.F.
TOTAL PARKING	271 SPACES
RATIO	5.78/1,000 S.F.

SITE AREA ANALYSIS

WALMART	19.17 ± AC.
RETAIL	6.40 ± AC.
DETENTION POND TRACT	4.47 ± AC.
R/W DEDICATION	1.05 ± AC.
OUTLOTS 1 TO 15	27.42 ± AC.
SITE AREA	58.51 ± AC.

WALMART SUPPLEMENTAL PARKING RATIO BY USE

WALMART MAIN SALES	125,978 S.F.	@ 5.0/1,000 S.F.	- 629.9 SP
TIRE & LUBE EXPRESS (TLE)	1,279 S.F.	@ 10.0/1,000 S.F.	- 12.8 SP
FOOD SERVICE	802 S.F.	@ 11.0/1,000 S.F.	- 8.8 SP
PHARMACY	771 S.F.	@ 5.0/1,000 S.F.	- 3.9 SP
FOOD TENANT	710 S.F.	@ 11.0/1,000 S.F.	- 7.8 SP
RETAIL TENANT	670 S.F.	@ 5.0/1,000 S.F.	- 3.3 SP
OPTICAL SALES	775 S.F.	@ 5.0/1,000 S.F.	- 3.9 SP
STORE OFFICE & PREPARATION AREAS	10,791 S.F.	@ 5.0/1,000 S.F.	- 54.0 SP
NON-PUBLIC ACCESSIBLE AREAS	21,436 S.F.	@ 0.25/1,000 S.F.	- 5.4 SP
WALMART GROSS AREA	163,212 S.F.		729.8 SP

NOTE:
1. WALMART BUILDING AREAS BASED ON AREAS PROVIDED BY ARCHITECTURAL FLOOR PLAN DATE 04/20/2010
2. NON-PUBLIC ACCESSIBLE AREAS INCLUDES STORAGE, RECEIVING, ELECTRICAL/MECHANICAL ROOMS, WAREHOUSE USE, ETC. NOT OPEN TO THE PUBLIC. STORE OFFICE AND PREPARATION AREAS INCLUDE OFFICE AREAS, BAKERY, DELI, LAB AND OTHER ANCILLARY STORE USES NOT OPEN TO THE PUBLIC.
3. TLE HAS 5 PULL-IN/BACK-OUT 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. [illegible]

SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, [illegible] AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
4. ALL ISLANDS WITH CURB & GUTTER SHALL BE LANDSCAPED. THOSE ISLANDS ARE TO HAVE 18" CURB & GUTTER. ALL REMAINING ISLANDS ARE TO BE STRIPED AS SHOWN.
5. ALL CURBED RADII ARE TO BE 5' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 1'.
6. ALL DIMENSIONS AND RADII ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
7. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
8. 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.
9. TOTAL LAND AREA IS 53.18 ± ACRES.
10. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE WALMART SITE WORK SPECIFICATIONS.
11. SHOPPING CENTER SIGN SHALL BE COMPLETED BY DEVELOPER'S SIGN CONTRACTOR.
12. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
13. THE CURRENT ZONING OF ALL PROPERTY SHOWN FOR DEVELOPMENT IS "GENERAL COMMERCIAL", "OFFICE COMMERCIAL" AND "PUBLIC". ADJACENT PROPERTY ZONED AS SHOWN.
14. ACCESS ACROSS WALMART AND RETAIL TRACTS ARE PROVIDED FOR PRIVATE AGREEMENT BETWEEN THE PROPERTY OWNERS.

OVERALL MASTER PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

Wolverton & Associates
Consulting Engineers · Land Surveyors
www.wolverton-assoc.com

FOR REVIEW ONLY

PROPOSED BLACK HILLS CENTER
Walmart # 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: 05/24/2010
SCALE: 1" = 100'
JOB NO: 08-140
SHEET NUMBER
C-1
OF SHEETS