16PD017

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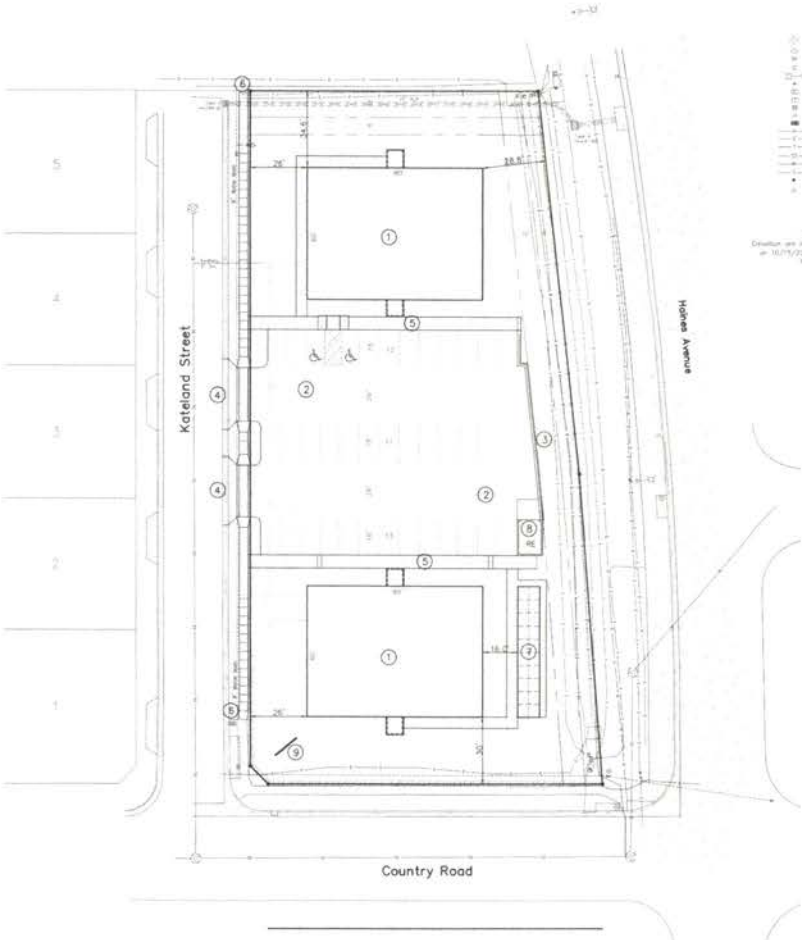
RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES



LEGEND

- Sanitary Sewer Manhole (Unless noted)
- Fire Hydrant
- Water Valve
- Light Pole
- Street Light
- Electric Meter
- Electric Box
- Telecommunications Pedestal
- Natural Gas Meter
- Sign
- Mail Box
- Fence Line
- Underground Electric
- Underground Telephone
- Sanitary Sewer Line
- Water Main
- Natural Gas Line
- Found Survey Monument LS 6119 or as noted
- Control Point

SURVEYOR'S NOTES

Elevation are #4-088 based on a static session performed on 10/15/2015 and processed through the NGS Online Positioning User Service (OPUS)

1"=30'
November 19, 2015
Basis of Bearings
GPS Observation

Construction Notes

1. Construct Apartment Buildings
   In accordance with architectural plans and phasing layout with 8' x 8' covered patio (front and rear)
   5' Wide circulation SW (4" thick 6" gravel cushion) as shown
   Install Downspout Extensions & Splash Blocks
   as may be necessary to discharge roof downspouts to grass swales or gutters. See MEP & Building Elevation Drawings for Downspout Locations
2. Construct AC Parking and Circulation Areas
   AC surface in accordance with paving recommendations
   9 x 18' parking stalls with overhang
   24' drive aisles or as noted
3. Construct half curb (slotted curb)
   with openings 8' O.C. to discharge parking runoff to grass swale and Porous Landscape Areas (See Standard Details)
4. Construct Approach Returns
   24' wide reinforced PCC Concrete with 4' tapers
   Construct sidewalk returns with HC Ramps (See Standard Detail 61-02)
   Connect to and install property line sidewalk or subject lot frontage as shown
5. Construct Thickened Edge Sidewalk
   6' wide with 8" recess
   See Standard Detail for typical cross section
   Install SW Gutter Drains (4) at NW & NE corner of southern building (as shown) to drain east/landscape then south to north
   Construct HC Ramp (See Standard Detail) as shown
6. Construct Property Line Sidewalk
   6' wide, 4" Thick, 4-6" gravel cushion
   Match existing at south - and at PL (north)
7. Construct Storage Units
   In accordance with architectural plans and phasing layout
   10' x 10'
   (2) Units (8' x 5')
   3' Wide Circulation SW on north and east side
8. Construct Refuse Enclosure
   See architectural plans for details
9. Site Sign
   Monument Sign
   Details by Owner

ONE CALL
BEFORE DIGGING
1-800-781-7474

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The information hereon is the property of the above named surveyor(s) made only and specific to the plan, plans and purpose as stated.

No warranty or guarantees is expressed or implied for any party, for any other purpose or any time except as stated.

Proposed Improvements
Lot 1, Block 1, Kateland Subdivision, Rapid City, Pennington County, South Dakota.

Surveyed by:	CC,BL
Date:	10/15/2015
Drawn by:	mwf
Date:	11/10/15
Checked by:	JF
Revisions	
Project No.	15-19-06

Proposed Site Plan