06PD047

SCALE: 1" = 30'
APRIL 28, 2006

CURB STOP/WATER SERVICE DETAIL

WATER SERVICE LINE SHALL BE 1" TYPE K COPPER (WITH LOOP FOR SETTLEMENT)
SERVICE SADDLE PER STANDARD SPECIFICATIONS
PVC WATER MAIN
CURB STOP PER STANDARD SPECIFICATIONS
TYPE 1 BEDDING MATERIAL PER STANDARD SPECIFICATIONS
SERVICE LINE (COPPER)
CORPORATION STOP PER STANDARD SPECIFICATIONS
MARK WITH 2"x4" (PAINTED BLUE)
CAP SERVICE

CLEANOUT DETAIL

NOTE: 4" PVC ALL FITTINGS SHALL BE GASKETED
4" CLEANOUT ADAPTER
4" PVC CLEANOUT RISER
4" PVC WYE
4" PVC 45° STREET ELBOW
4" PVC

PARKING TABLE: 1.5 PARKING SPACES PER UNIT APARTMENT
2 SPACES PROVIDED

PROPERTY LINE
BUSINESS LOOP 90' R.O.W.
HIGHWAY 14 & 16

LANDSCAPING POINTS TABLE

LANDSCAPING REQUIREMENTS (205,039 SF = 71,466 SF)

MINIMUM POINTS REQUIRED WITHIN 20 FT OF PARKING

POINTS SHOWN WITHIN 20 FT OF PARKING

LANDSCAPING REQUIREMENTS OR MINI WAREHOUSE BUILDING:	134,543 PTS.
MINIMUM POINTS REQUIRED WITHIN 20 FT OF PARKING:	137,720 PTS MINIMUM (OK)
POINTS SHOWN WITHIN 20 FT OF PARKING:	67,272 PTS MINIMUM (OK)

LARGE DECIDUOUS TREE (2000 PTS EACH):
ASH, GREEN "PATMORE", "SUMMIT".
HACKBERRY.
HONEYLOCUST COFFEE TREE.
LINDEN, AMERICAN "SENTRY".
MAPLE, AUTUMN BLAZE".
OHIO BUCKEYE.

EVERGREEN TREE (2000 PTS EACH):
PINE CHOICES:
PONDEROSA.
SPRUCE CHOICES:
BLACK HILLS.
COLORADO.

SMALL TREE (500 PTS EACH):
AMUR MAPLE.
ASPEN, QUAKING.
BIRCH, RIVER.
CRABAPPLE.
OLIVE, RUSSIAN.

MEDIUM TREE (1000 PTS EACH):
LINDEN, LITTLE LEAF "GREENSPIRE".

SHRUBS (250 PTS EACH):
DECIDUOUS CHOICES:
CURRANT, ALPINE.
POTENTILLA.
ROSES.
SPIREA (GOLDMOUND).

GROUND COVER (100 PTS PER SY):

NOTE: ANYTHING SHOWN HEREON NOT SHOWN AS ASPHALT OR GROUND COVER WILL BE CONSIDERED GRASS

LEGEND

Symbol	Description
3301	1 FOOT CONTOUR
3305	5 FOOT CONTOUR
	PROPERTY LINE
	STREET CENTER LINE
	SETBACK LINE
W	WATER SERVICE LINE
	EXISTING WATER LINE
SS	SEWER SERVICE LINE
	EXISTING SANITARY SEWER LINE
X	SECURITY FENCE
OHP	OVERHEAD POWER LINE
O	POWER POLE
MH	MANHOLE (SANITARY SEWER)
CO	CLEAN OUT
CS	CURB STOP
FH	FIRE HYDRANT

NOTES:

1. PARKING REQUIREMENTS WAREHOUSING OR MINI-STORAGE, 30 FEET OF PAVED IMMEDIATELY ADJACENT TO AREA OF BUILDINGS WITH CONTROLLED ACCESS STALLS OR LOCKERS.

2. THE FENCE ALONG THE NORTHERN PROPERTY LINE AND THE FIRST 138 LINEAR FEET OF FENCING ON THE WEST AND EAST PROPERTY LINES SHALL BE PRIVACY FENCING. THE REMAINING FENCING WITH SLATS MAY BE USED FOR THE REMAINING CHAIN LINK FENCING.

3. THE ACCESS GATE IN THE NORTHEAST CORNER SHALL HAVE A KNOX TYPE PADLOCK OR A BOX FOR EMERGENCY ACCESS.

4. THE OWNER AND/OR CONTRACTOR SHALL ACQUIRE ALL NECESSARY PERMITS PRIOR TO BEGINNING ANY CONSTRUCTION

UTILITY NOTE

THE LOCATION OF ANY EXISTING UTILITIES SHOWN HEREON ARE IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES. PRIOR TO ANY CONSTRUCTION, NOTIFY SOUTH DAKOTA ONE CALL CENTER 1-800-781-7474

ENGINEER/SURVEYOR CERTIFICATE

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND THAT I AM DULY REGISTERED UNDER THE LAWS OF THE STATE OF SOUTH DAKOTA.

STEVEN O. THINGELSTAD   SD NO. 4371

ORNAMENTAL MASONRY FENCE
SECURITY FENCE (TYP.)
PROPERTY LINE (TYP.)

LOT 2 OF HUFFMAN SUBDIVISION

BUILDING A
BUILDING B
BUILDING C
BUILDING D
BUILDING E
BUILDING F
BUILDING G
BUILDING H

ASPHALT
EXISTING ASPHALT
SITE MANAGER APARTMENT/OFFICE
2 PARKING SPACES STRIPED
EXTERIOR LIGHTS (TYP.)
GROUND COVER

UNPLATTED PART OF NW1/4SW1/4 OF SECTION 32
LOT 3-4
LOT 11
LOT A OF FORMER SUBDIVISION

12" CMP
1" COPPER WATER SERVICE
4" PVC SEWER SERVICE