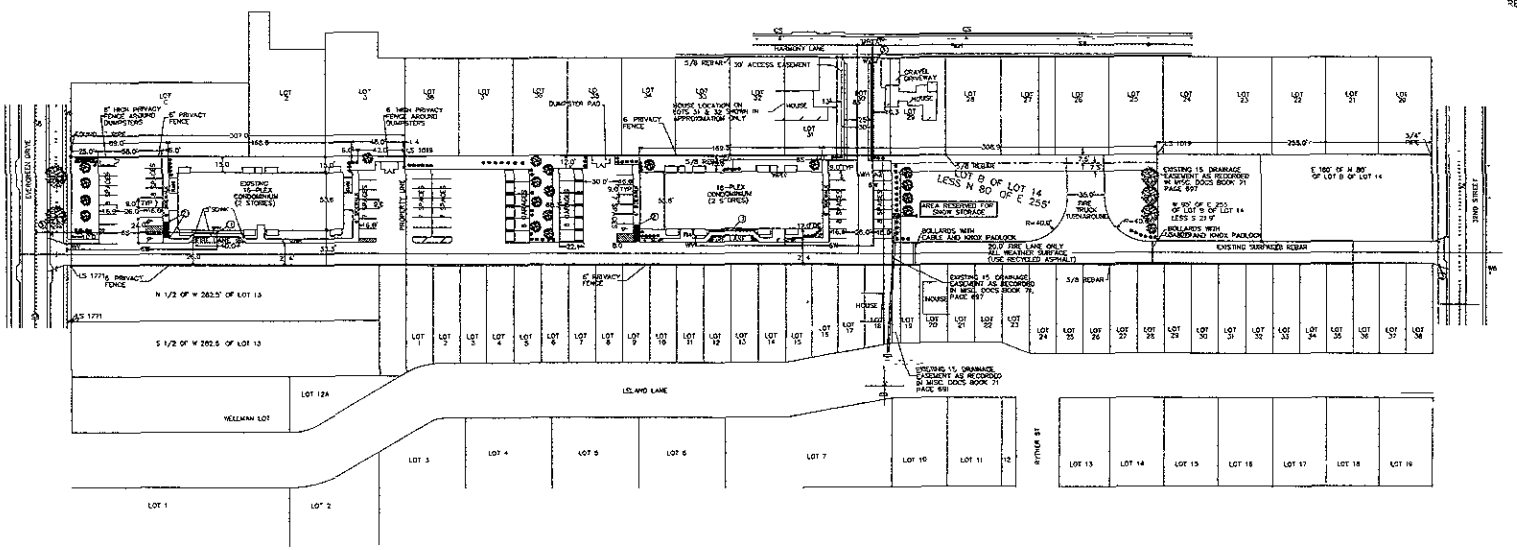
09PD012



SCALE 1" = 50
MAY 1 2005
REVISED MAY 25 2007

BRITTON ENGINEERING & LAND SURVEYING, INC
8035 BLACK HAWK ROAD, SUITE 5
BLACK HAWK, SD 57718
PH (605) 716-7988

LOT A & LOT B OF 14 LESS N80'
OF E 255' OF LOT B, PLATTED
SEC 4, T1N, R7E, BHM, RAPID CITY
PENNINGTON COUNTY, SOUTH DAKOTA

LAYOUT & LANDSCAPE PLAN
EVERGREEN APARTMENTS
BOBBY & GENAE SUNDBY

LANDSCAPING POINTS TABLE
(LOT A OF LOT 14)

LANDSCAPING REQUIREMENTS FOR LOT B APARTMENT BUILDING (3,283 SF + 8,850)	72 733 PTS
LANDSCAPING PROVIDED:	22 795 PTS MIN.(OK)
WITHIN 20 FEET OF PARKING (30%MIN=11 367 PTS)	13,500
306 SY OF GRASS (10 PTS / SY)	3,060
32 SHRUBS (250 PTS EA)	8,000
5 SMALL TREE (500 PTS EA)	2 500
REMAINDER OF LOT	3,800
330 SY OF GRASS (10 PTS / SY)	3,300
2 SHRUBS (250 PTS EA)	500
WITHIN R.O.W.	5,425
144 SY OF GRASS (10 PTS / SY)	1 435
2 LARGE TREE (2000 PTS EA)	4,000

LANDSCAPING POINTS TABLE
(LOT B OF LOT 14)

LANDSCAPING REQUIREMENTS FOR LOT B APARTMENT BUILDING (70,821 SF - 10,442)	60,379 PTS
LANDSCAPING PROVIDED:	90,456 PTS. MIN.(OK)
WITHIN 20 FEET OF PARKING (30%MIN=30 186 PTS)	31 457
698 SY OF GRASS (10 PTS / SY)	6,857
66 SHRUBS (250 PTS EA)	16,500
16 SMALL TREE (500 PTS EA)	8,000
REMAINDER OF LOT	58,981
1923 SY OF GRASS (10 PTS / SY)	19,231
25 SHRUBS (250 PTS EA)	6,250
1 SMALL TREE (500 PTS EA)	500
3 MEDIUM TREES (1000 PTS EA)	3,000

PARKING REQUIREMENTS

32 UNITS W/1BR+LV	72	72 SPACES PROVIDED

SHRUBS (250 PTS EACH)
DEDUCUOUS CHOICES
- BARBERRY (COLBURN ROSE GLOW)
- CURRANT (ALPINE)
- POTENTILLA (COMBINATION TRIUMPH GOLD DROP GOLDFINGER)
- ROSES, HARDY SHRUB
- SPIREA (GOLDMOUND)

EVERGREEN CHOICES
- ARBERVITAE, GLOBE (HETZ WOOPY)
- JUNIPER (MINT JULEP COMPACT PFITZER "SEA GREEN" SAYN.)

SMALL TREE (500 PTS EACH)
- CHOKECHERRY, AMUR
- MOUNTAINASH, SHOWY
- ASPEN QUAKING
- BIRCH, RIVER
- CRABAPPLE, SPRING SNOW
- OLIVE, RUSSIAN
- LILAC, JAPANESE TREE

MEDIUM TREE (1000 PTS EACH)
- HONEYLOCUST "IMPERIAL" "SKYLINE" "SHADEMASTER"
- LINDEN "LITTLE LEAF "GREENSPIRE"

LARGE DECIDUOUS TREE (2000 PTS EACH)
- ASH, GREEN "PATMORE "RANGER" "PRAIRIE SPIRE"
- HACKBERRY
- KENTUCKY COFFEE TREE
- LINDEN, AMERICAN "REDMOND"
- MAPLE, AUTUMN BLAZE
- OAK BUCHERT

SIGN LEGEND
1. "FIRE LANE" SIGN
2. "HANDICAP" PARKING SIGN
3. "S OF" SIGN

NOTES:
THE CONTRACTOR SHALL PROVIDE ADEQUATE STORM WATER POLLUTION PLAN (SWPPP) IN ACCORDANCE WITH THE ADMINISTRATIVE RULES OF SOUTH DAKOTA, CHAPTER 74 54.01 THROUGH 74.54.11. THE CONTRACTOR SHALL ACQUIRE ALL NECESSARY PERMITS, BOTH LOCAL AND STATE TO BEGIN THE CONSTRUCTION PHASE.

CONTRACTOR SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATION FOR MAXIMUM PIPE DEFLECTION. CONTRACTOR MUST TAKE CARE TO RESTRAIN JOINTS FROM BENDING. DIFFERENT PIPE MANUFACTURER'S MAY HAVE DIFFERENT SPECIFICATIONS AND PIPE BENDING MUST ADHERE TO THEIR SPECIFICATIONS. CONTRACTOR SHALL CONTACT THE ENGINEER IF THE BENDING REQUIRED EXCEEDS CAN NOT BE ACHIEVED AND SMALL DEFLECTIVE DEFLECTIVE COUPLINGS TO ACCOMPLISH THE REQUIRED PIPE BENDS

RESTRAINING REQUIREMENTS (BASED ON EDNA CALCULATIONS)
ALL FITTINGS, VALVES, AND PIPE JOINTS WITHIN THE RESTRAINED LENGTHS NEEDED BELOW SHALL BE RESTRAINED. ESTIMATES FOR 6" PVC PIPELINE ONLY, ASSUMING 90 PSI SHUTOFF, W. TYPE A BEDDING.

HORIZONTAL BENDS FOR 6"
- 5 X 5 X 5 TEE — 1 ON DRAWN WITH 3' LENGTH OF THRUST BLOCKING
- 90 BEND — 5 ON EITHER SIDE OF BEND

VERTICAL BENDS FOR 6"
- 45 — 1 EITHER SIDE OF UPPER BEND; 2 EITHER SIDE OF LOWER BEND
- 22 1/2 — 1 EITHER SIDE OF UPPER BEND; 1 EITHER SIDE OF LOWER BEND

NOTE:
THE CONTRACTOR SHALL REFERENCE THE CITY OF RAPID CITY'S STANDARD SPECIFICATIONS FOR PUBLIC WORK CONSTRUCTION DIVISION 1 SPECIFICALLY, BUT NOT LIMITED TO THE FOLLOWING SECTIONS

SECTION 8 – MATERIALS
SECTION 9 – SANITARY SEWER
SECTION 11 – UTILITY EXCAVATION & BACKFILL
SECTION 18 – EROSION & WATER POLLUTION CONTROL
SECTION 6 – CONCRETE CURB AND GUTTER
SECTION 62 – DRIVE PADS
SECTION 65 – SEEDING
SECTION 29 – FERTILIZING
SECTION 73 – MULCHING
SECTION 74 – SODDING
SECTION 80 – TRAFFIC CONTROL
SECTION 9 – TRAFFIC CONTROL DEVICES
SECTION 110 – ASPHALT MATERIAL

REGISTERED PROFESSIONAL ENGINEER & LAND SURVEYOR
REG NO 4371
STEVEN D TENGELSTAD
SOUTH DAKOTA

PRELIMINARY SUBMITTAL	10/15/2004
PRELIMINARY APPROVAL	11/15/2004
FINAL SUBMITTAL	12/15/2004
FINAL APPROVAL	1/15/2005
REVISED PER COMMENTS	5/1/2005
REVISED PER COMMENTS	5/25/2007

Project No. 1PEL05-552
Surveyed By: N/A
Drawn By: TMA
Checked By: TMA
Date: 5/1/2005

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