

**Stormwater Pollution Prevention Plan
DRAINAGE AND EROSION CONTROL NOTES**

All grading and erosion control shall be in accordance with the City of Rapid City Standard Specifications for Public Works Construction (current edition).

The approach locations shown hereon shall serve as stabilized construction entrances and be maintained in accordance with the Standard Specifications.

Silt Fence shall be installed along the southerly and easterly boundaries of the subject property in accordance with the Standard Specifications.

The detention cell shown in the southeast corner of the subject property shall serve as a temporary sediment basin during the construction process. This basin shall be mucked and maintained as necessary to prevent stormwater pollution discharge.

All disturbed unpaved areas shall be sodded or reseeded and maintained until vegetation is established. All stormwater pollution prevention measures (silt fence, sediment basin, etc) shall remain in place until vegetation is established and stabilized.

The site currently drains from the northwest to the southeast. The proposed grading plan maintains the historic pattern but focuses stormwater into a detention cell (225 CF capacity) where metering occurs. Discharge (at current developed flow rate) to existing municipal storm sewer is as shown on the drawing.

UTILITY CONSTRUCTION NOTES

All utility work shall be in accordance with the City of Rapid City Standard Specifications for Public Works Construction (current edition).

Existing water service lines as shown on this drawing shall be abandoned in place. This activity should be coordinated with the street widening and sidewalk additions.

New water service lines as shown on this drawing shall be installed in accordance with the Standard Details.

Existing sewer service lines as shown on this drawing shall be abandoned in place. This activity should be coordinated with the closure of the existing approach on Jackson Blvd.

New sewer service lines as shown on this drawing shall be installed in accordance with the Standard Details. This activity should be coordinated with the closure of the existing approach on Jackson Blvd.

Existing Natural Gas service lines may be reconfigured for new buildings or abandoned at ROW Line. This activity shall be coordinated with service provider.

Existing overhead utility lines (power and telco) shall be preserved and new services for proposed buildings shall be developed. This activity shall be coordinated with service providers.

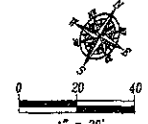
GENERAL NOTES

All work shall be in accordance with the City of Rapid City Standard Specifications for Public Works Construction (current edition).

Contractor shall be responsible for all permit acquisition, and permit compliance.

Contractor shall prepare and submit a traffic control plan prior to commencement of work within the right-of-way.

All signage and traffic control measures within the right-of-way shall be in conformance with the MUTCD (current edition).



1" = 20'
September 6, 2006
Rev Nov. 29, 2006

SURVEYOR'S NOTES

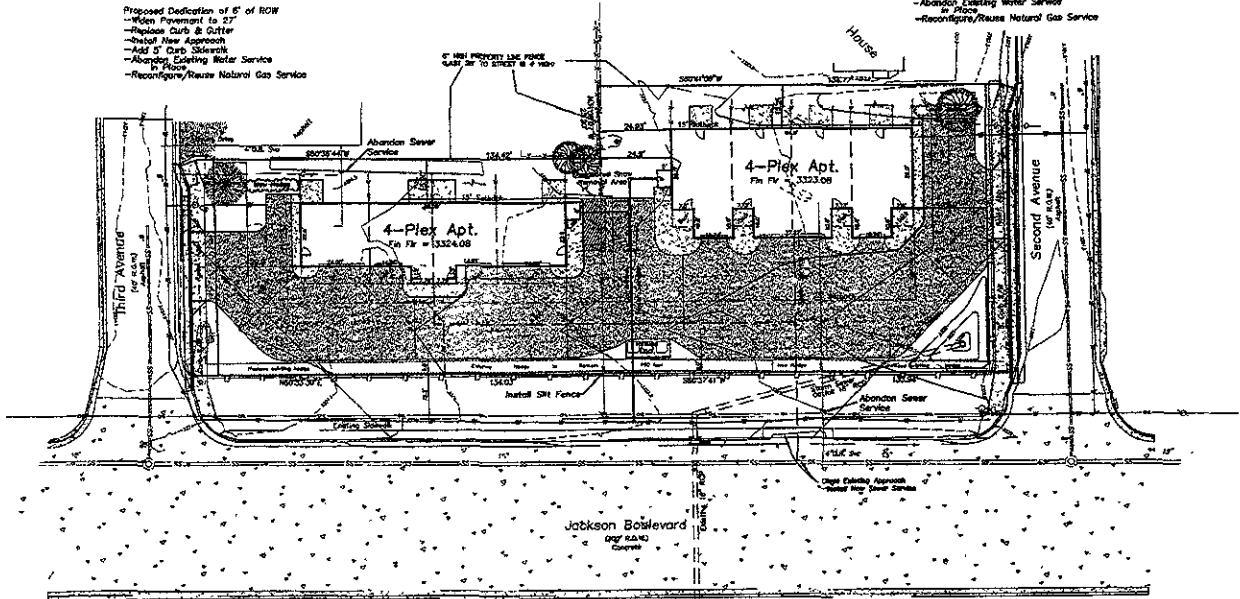
Utilities shown are from actual inspection, sketches provided by individual service providers and Utility Locates performed by South Dakota One Call, Ticket Number 051810152 & 051810149. The actual location of utilities and service lines may vary from the information shown hereon.

LEGEND

- ⊙ = Sanitary Sewer Manhole (Unless noted)
- = Sanitary Sewer Service Line Cleanout
- = Fire Hydrant
- = Water Valve
- = Curb Stop
- = Utility Pole
- = Yard Hydrant
- = Guy Wire
- = Electric Meter
- = Natural Gas Meter
- = Sign
- = Mail Box
- = Post
- = Fence Line
- = Overhead Utility Line
- = Storm Sewer Line
- = Sanitary Sewer Line
- = Water Main
- = Meters Gas Line
- = Found Survey Monument as noted
- ⊙ = Set Rebar with cap marked "TRW Flak 6560"
- ⊙ = Control Point
- = Tree (Coniferous)
- = Tree (Deciduous)

Proposed Dedication of 5' of ROW
 -Widen Pavement to 27'
 -Replace Curb & Gutter
 -Install New Approach
 -Add 5' Curb Sloewalk
 -Adapt Existing Meter Service to Place
 -Reconfigure/Reuse Natural Gas Service

Proposed Dedication of 5' of ROW
 -Widen Pavement to 27'
 -Replace Curb & Gutter
 -Install New Approach
 -Add 5' Curb Sloewalk
 -Abandon Existing Water Service in Place
 -Reconfigure/Reuse Natural Gas Service



Site Plan
 Lots 1, 2, 36, 39, & 40, Block 3 of Cottonwood
 Subdivision & Adjacent Vacated Railroad Lane
 Section 9, T1N, R7E, B.H.M.
 Rapid City, Pennington County, South Dakota

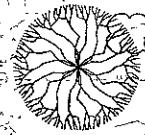
Fisk Land Surveying
 & Consulting
 Engineers, Inc.

Surveyed by: ML, BL
Date: 7/17/06
Drawn by: BL, RW
Date: 8/8/06
Checked by: WF
Revisions: 9/28/06 11/29/06
Project No: 06-06-05
Sheet: 1 of 1

RECEIVED

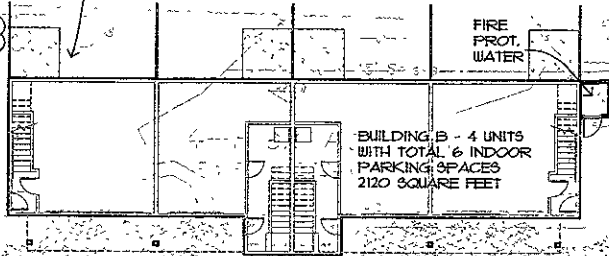
NOV 30 2006

Rapid City Growth
Management Department

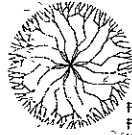


20' HEDGE

PRIVATE GROUND LEVEL PATIO AREA WITH PRIVACY FENCE - TYPICAL

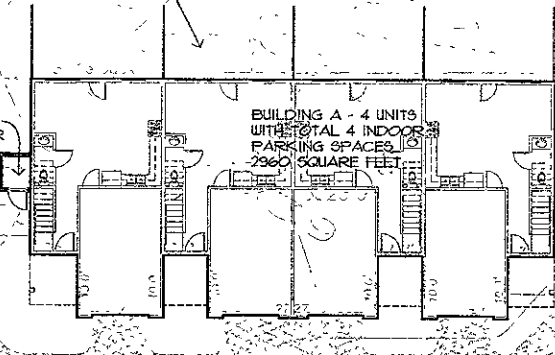


BUILDING B - 4 UNITS WITH TOTAL 6 INDOOR PARKING SPACES 2120 SQUARE FEET



FIRE PROT. WATER

PRIVATE GROUND LEVEL PATIO AREA WITH PRIVACY FENCE - TYPICAL



BUILDING A - 4 UNITS WITH TOTAL 4 INDOOR PARKING SPACES 2960 SQUARE FEET

20' HEDGE

15 SY GROUND COVER (JUNIPER & PERENNIAL PLANT MATERIALS)

22' WIDE BOULEVARD AREA IN R.O.W. ADJACENT TO LANDSCAPE BUFFER

PARKING REQUIREMENTS:

2 PARKING SPACES PER DWELLING UNIT PLUS 2 GUEST SPACES = 18 SPACES

PROVIDED:
10 GARAGE SPACES
8 ON SITE SPACES
(1 SPACE IS VAN/HANDICAPPED ACCESSIBLE)

LANDSCAPE REQUIREMENTS:

SITE SIZE = 23,450 S.F.
BUILDING A = (2,960 S.F.)
BUILDING B = (2,120 S.F.)
LANDSCAPING = 18,370 POINTS REQUIRED
235 LIN. FT. OF HEDGE = 1,833 POINTS
2 MEDIUM DECIDUOUS TREES = 2,000 POINTS
15 SY. OF GROUND COVER = 1,500 POINTS
450 SY. OF GRASS = 4,500 POINTS
TOTAL PROVIDED = 21,833 POINTS

SITE LIGHTING REQUIREMENTS:

THE ELECTRICAL CONTRACTOR SHALL PROVIDE SITE LIGHTING DESIGN AND INSTALLATION IN ACCORDANCE WITH APPROVED SITE PLAN DRAWINGS. ALL LIGHTING IS TO BE WALL MOUNTED FIXTURES AND PLACED TO PROVIDE A MINIMUM OF 1 FOOT CANDLE THROUGHOUT PARKING AREAS AND 3 FOOT CANDLES AT SIDEWALKS AND BUILDING ENTRANCE AREAS. LIGHTING PRODUCT AND LIGHTING DESIGN TO BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION. NO LIGHTING WILL BE ALLOWED TO SPILL OVER TO THE ADJACENT NORTH RESIDENTIAL HOMES.

NOV 29 2006
Rapid City Growth Management Department



PROJECT #	2005-017
DATE	11/29/06
DRAWN BY	RF

Ronneberg Apartments
Rapid City, South Dakota
SHEET # 1
Site Plan

A1.1