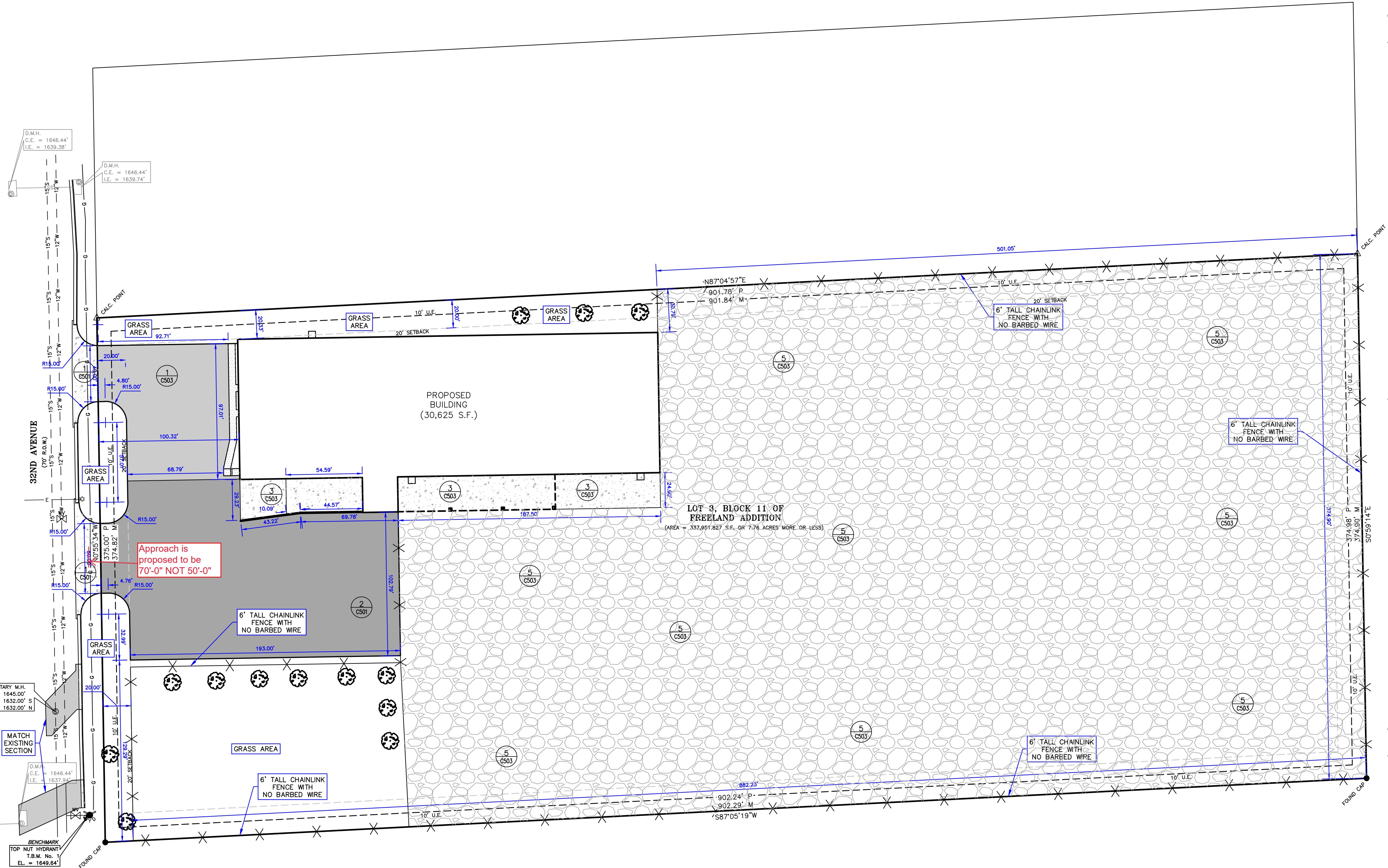


S:\201005\DRAWINGS-PRODUCTION\201005 - CDS - DIMENSION PLANDWG



NORTH

SCALE 1" = 40'

40 0 40 80 120 FT.

LEGEND

- EXISTING LOT LINE
- PROPOSED LOT LINE
- - - SETBACK
- - - EXISTING EASEMENT
- PROPOSED 6 ON 6 CONCRETE SECTION (3 C503)
- PROPOSED 4 ON 6 ASPHALT SECTION (1 C503)
- PROPOSED 5 ON 6 ASPHALT SECTION (2 C501)
- PROPOSED 4" P.C.C. SIDEWALK (2 C501)
- PROPOSED GRAVEL AREA (5 C503)
- TIP GUTTER OUT
- DROPPED CURB (TYP.)
- S TYPE ROLLOVER CURB AND GUTTER
- DROP CURB WITHIN ROLLOVER CURB AREA

GENERAL NOTES

- ALL DIMENSIONS ARE TO THE BACK OF CURB (WHERE APPLICABLE) UNLESS NOTED OTHERWISE.
- PROVIDE A 1/2" EXPANSION JOINT BETWEEN ALL CONCRETE PAVEMENTS AND THE BUILDING AND ALL OTHER STRUCTURES OR INTRUSIONS.
- CURBS TO BE JOINTED PER SDDOT DETAIL 650.90.
- REFER TO DETAILS 5/C501 FOR CONCRETE PAVEMENT JOINTING PLANS.
- ANY PEDESTRIAN PATHWAYS OR SIDEWALKS INSTALLED ON OR ADJACENT TO THIS SITE DEVELOPMENT SHALL BE FULLY ADA COMPLIANT. THE CITY WILL BE INSPECTING NEW SIDEWALK INSTALLATIONS FOR COMPLIANCE. AFTER SIDEWALK INSTALLATION IS COMPLETE, CONTRACTOR SHOULD CONTACT THE CITY ENGINEER'S OFFICE AT 367-8601 TO SCHEDULE AN INSPECTION. ANY SECTIONS OF SIDEWALK FOUND TO BE OUT OF COMPLIANCE WILL BE REMOVED AND REPLACED BY THE PERMIT HOLDER. THERE ARE NO CONSTRUCTION TOLERANCES ON MAXIMUM OR MINIMUM GRADES. FOR EXAMPLE, THE CONTRACTOR MAY WANT TO SET SIDEWALK FORMS AT A 1.5% CROSS SLOPE TO FALL UNDER THE 2% MAXIMUM SIDEWALK CROSS SLOPE.

TREES REQUIRED

TOTAL IMPERVIOUS AREA = 39,966 S.F.

39,966 S.F. - 4000 S.F. = 35,966 S.F. (1 TREE)
35,966 S.F. / 3,000 S.F. = (12 TREES)

TOTAL TREES REQUIRED = 13 TREES (13 PROVIDED)

DECIDUOUS TREES SHALL BE A MINIMUM OF 2 IN CALIPER AND ORNAMENTAL TREES SHALL BE A MINIMUM OF 1 1/2 IN CALIPER. TREES SHALL BE A MIX OF APPROVED SPECIES. CONTACT THE CITY OF SIOUX FALLS FORESTRY OFFICE FOR A LIST OF APPROVED VARIETIES (605-367-8150).

MINIMUM NUMBER OF TREE SPECIES = 3

FINAL TREE LOCATION TO BE DETERMINED UPON CONSTRUCTION.

SPECIES:
1. SUGAR MAPLE
2. BLACK MAPLE
3. BUR OAK

PROJECT NO.
SD201005

REVISIONS	NO.	DESCRIPTION	DATE	BY

**EHRHART
GRIFFIN &
ASSOCIATES**

300 N. Dakota Ave., Ste. 114
Sioux Falls, So. Dak. 57104
P: 605 / 339-7215
F: 605 / 339-7271

- ENGINEERING
- PLANNING
- LAND SURVEYING

AVANGRID
SITE PLAN

DIMENSION PLAN

DATE: 4/2/20

DESIGNED BY:
KMB

DRAWN BY:
KMB

CHECKED BY:
DFG

CREW: LRM, JRK

PROGRESS SET
NOT FOR
CONSTRUCTION

SHEET NO.

C104