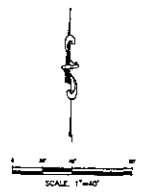


LANDSCAPING LEGEND

- IRRIGATED LAWN MIX
- NON-IRRIGATED LAWN MIX
- ROAD STRIPS MIX
- ROCK MULCH
- CRUSHED LIMESTONE PATH



LANDSCAPE POINTS

LOT SIZE = 198,536 SF		BUILDING MIX (NOT INCLUDING GARAGES) = 32,410 SF	
REQUIRED LANDSCAPE POINTS = 134,528			
GRASS (ON FRONT OF WAY)	4,872 SF @ 10 PTF/SF = 48,720 PTF	32,410 PTF	
GRASS (ON LOT)	4,548 SF @ 10 PTF/SF	45,480 PTF	
LANE TREES (CORNER)	24 x 2500 PTF EACH	60,000 PTF	
MEDIUM TREES (CORNER)	8 x 1000 PTF EACH	8,000 PTF	
SHRUBS	121 x 280 PTF EACH	33,780 PTF	
GROUND COVER	48.4 SF @ 100 PTF/SF	4,840 PTF	
TOTAL POINTS PROVIDED = 172,502			

LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR IS TO LOCATE UTILITIES PRIOR TO CONSTRUCTION. EXISTING UTILITIES SHOWN ON SURVEY WERE LOCATED BY SOUTH DAKOTA ONE CALL AND ACTUAL FIELD LOCATION MAY VARY. LOCATION OF NEW UTILITIES INSTALLED DURING CONSTRUCTION MAY VARY FROM LOCATIONS SHOWN ON DESIGN PLANS.
2. IRRIGATION SYSTEM IS TO BE DESIGNED BY CONTRACTOR. AREAS TO BE IRRIGATED ARE SHOWN IN IRRIGATION DETAIL. ROCK MULCH AREA IMMEDIATELY ADJACENT TO BUILDING IS NOT TO BE IRRIGATED AS DIRECTED BY GEOTECHNICAL REPORT.
3. CONTRACTOR IS TO VERIFY QUANTITIES AND AVAILABILITY OF PLANTS AND MATERIALS. COORDINATE DISCREPANCIES WITH OWNER.
4. MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDING IN ALL LOCATIONS. WHERE APPLICABLE, DIRECT DOWNSLOPE DRAINAGE INTO GRADES AND FURNISH HOLES. VERIFY SITE GRADING AND SPLASH BLOCKS. COORDINATE WITH SITE CONTRACTOR.
5. EXISTING TOPSOIL ON SITE IS LIMITED. FURNISH AND PLACE TOPSOIL TO A MINIMUM DEPTH OF 4 INCHES IN PLANTED AREAS INCLUDING ALL GRASS AREAS. REMOVE STONES LARGER THAN 2 INCHES, STICKS AND DEBRIS FROM AREAS TO BE PLANTED.
6. NON-IRRIGATED LAWN AND ROAD STRIP GRASS SHOWN ON LANDSCAPE PLAN IS FOR LANDSCAPE POINT CALCULATION PURPOSES. CONTRACTOR IS ONLY TO SEED DISTURBED AREAS. IRRIGATED LAWN AREA IS TO BE TOPDRESSED AND SEEDING AS SHOWN AS PLANS REGARDLESS OF DISTURBANCE.
7. SEEDING AREAS MUST BE HYDRATED OR MULCHED IF DRILLED.
8. ALL GRASS AND PLANTS SHALL BE WATERED BY CONTRACTOR UNTIL ESTABLISHED.
9. CRUSHED LIMESTONE PATH IS TO BE 8 INCH AGGREGATE BASE COURSE PLACED AND COMPACTED TO A DEPTH OF 4 INCHES. PATH IS TO BE 4 FEET WIDE.
10. ROCK MULCH IS TO BE 2 INCH WASHED WORN ROCK PLACED AT A DEPTH OF 3 INCHES. PLACE WEED BARRIER FABRIC UNDER ROCK MULCH.
11. RED OCEAN MULCH IS TO BE PLACED AT A DEPTH OF 3 INCHES. PLACE WEED BARRIER FABRIC UNDER MULCH.
12. WEED BARRIER FABRIC IS TO BE A MINIMUM HEIGHT OF 3 OUNCES PER SQUARE YARD.
13. PLANTING SHALL BE FROM APRIL 15 TO JUNE 15 OR SEPTEMBER 1 TO NOVEMBER 1 UNLESS AUTHORIZED BY OWNER.
14. TREES SHALL BE STRAIGHT AND FREE OF DEFECTS. DECIDUOUS TREES SHALL BE STAKED.
15. CONTRACTOR IS TO WARRANTY PLANTS FOR A PERIOD OF ONE YEAR FROM THE PROJECT IS ACCEPTED. CONTRACTOR SHALL REPLACE DEAD OR DEFECTED PLANTS DURING THIS TIME.

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NOT FOR CONSTRUCTION

File Number: 5515
 Location: SS 1/4, SECTION 25
 Date: SEPTEMBER 2008
 Designed By: COK
 Drawn By: CHAN/MS
 Checked By: COK

**FINAL PLANNED DEVELOPMENT PLAN
 COMFORT SUITES
 RAPID CITY, SD**

Revision / Date
 Sheet Name:
OVERALL LANDSCAPE PLAN

