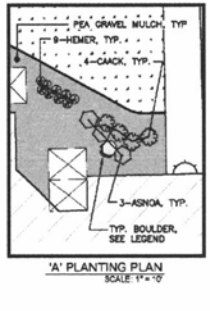
14PD020

1. THE CONTRACTOR SHALL COORDINATE PLANTING INSTALLATION WITH OTHER CONTRACTORS PERFORMING WORK ON SITE.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC WHICH OCCURS AS A RESULT OF THE LANDSCAPE AND IRRIGATION CONSTRUCTION.
3. THE CONTRACTOR IS STRONGLY CAUTIONED THAT THE LOCATIONS AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON PLANS.
4. NO PLANT OR CULTIVARS SUBSTITUTION WILL BE ACCEPTABLE WITHOUT WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNER'S CIVIL ENGINEERING CONSULTANT.
5. ALL PLANTING LOCATIONS SHALL BE STAKED OR SET OUT BY THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT 2 DAYS PRIOR TO PLANTING THE STAKING IS COMPLETE.
6. ALL TREES AND SHRUBS SHALL BEAR THE SAME RELATIONSHIP TO PLANTED GRADE AS IN THE NURSERY.
7. ALL SYNTHETIC MATERIALS FROM AROUND THE TREE TRUNK AND ROOT BALL SHALL BE REMOVED AND NOT INCLUDED WITH THE BACKFILL SOIL MIX. STRING, ROPE, SYNTHETIC BURLAP, PLASTIC STRAPPING, AND OTHER MATERIALS NOT WELL NOT DECOMPOSE IN THE SOIL SHALL BE REMOVED AT PLANTING.
8. THE CONTRACTOR SHALL EXERCISE CARE IN THE INSTALLATION OF ALL PLANTING MATERIAL. ANY PLANT MATERIAL FAILURED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.
9. ALL PLANTING MATERIAL SHALL HAVE A 2 YEAR WARRANTY PERIOD. TURF SHALL HAVE A 90 DAY WARRANTY PERIOD.
9.1. THE WARRANTY PERIOD SHALL BEGIN ONCE PLANTING AND IRRIGATION HAVE BEEN ACCEPTED IN WRITING FROM THE OWNER.
10. THE PLANTING SEASON SHALL BE FROM
10.1. SPRING: APRIL 15TH TO JUNE 15TH
10.2. FALL: SEPT. 1ST TO OCT. 15TH.
11. TREE SHALL BE STAKED WITH AN ANTIDESICCANT PRIOR TO LEAVING THE NURSERY AND WITHIN 24 HOURS OF PLANTING.
12. A SLOW RELEASE FERTILIZER SHALL BE APPLIED TO THE PLANTING SOIL AS PER THE PLANTING SPECIFICATIONS AND SOIL TEST RECOMMENDATIONS. THE FERTILIZER SHALL BE APPLIED AT A RATE AS PER SOIL TEST RECOMMENDATIONS. FOR TREES, BELOW RELEASE FERTILIZER TABLETS PLACED IN PLANTING MIX ARE ACCEPTABLE
13. MULCH USED ON TREE RINGS SHALL BE A RUBBER MULCH. THE MULCH SHALL BE INSTALLED TO A 4" DEPTH.
14. ALL PLANT STOCK SHALL COMPLY WITH THE CURRENT EDITION OF "THE AMERICAN STANDARD FOR NURSERY STOCK."
15. ALL PLANTING SOURCES SHALL BE TREATED FOR CLIMATE AND SOIL CONDITIONS AS PROJECT NOTIFY LANDSCAPE ARCHITECT IF PLANTING SOURCES ARE OUTSIDE OF A 300 MILE DISTANCE FOR REVIEW OF NURSERY AND CONDITIONS.
16. UNLESS OTHERWISE INDICATED ALL PLANTING BEDS IN TURF AREAS SHALL BE BORDERED BY A 18" THICK 4" COMMERCIAL GRADE PLASTIC EDGER. SEE PLANTING DETAILS.
17. FINISHED GRADES SHALL BE 1-0.3 INCHES BELOW TOP OF CURB AND 2 INCHES BELOW TOP OF CURB FOR SOD. OTHER AREAS AS SPECIFIED, SHALL RECEIVE A MULCH DEPTH OF COVER TO THE ROOT BALL.
18. IF A CONFLICT IS FOUND BETWEEN THE PLANTING SCHEDULE AND THE PLAN DRAWING, THE PLAN DRAWING TAKES PRECEDENCE OVER THE PLANTING SCHEDULE.
19. "TURFGRASS SOD". SEE PLAN FOR LOCATIONS
19.1. SOD SHALL BE WELL-ROOTED AND BE COMPLETELY FREE FROM NOXIOUS WEEDS AND REASONABLY FREE FROM OTHER OBJECTIONABLE GRASSES, WEEDS, AND STONES. SODDING AND INSTALLING SHALL BE DONE IN ACCORDANCE WITH THE SOUTH DAKOTA STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
19.2. CERTIFIED, COMPLYING WITH "SPECIFICATIONS FOR "LAWN GRASS SOD MATERIALS" IN TPTS "SUDDL INC SPECIFICATIONS TO "TURFGRASS SODDING". FURNISH VIABLE SOD OF LABORING DENSITY, COLOR, AND TEXTURE STRONGLY ROOTED AND CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED.
19.3. THE SOD SHALL BE A FULL SUN MIX KENTUCKY BLUE GRASS (POA PRATENSIS L.) MIX CONTAINING A MINIMUM OF 3 CULTIVARS.
19.4. LAY SOD WITHIN 24 HOURS OF HARVESTING. DO NOT LAY SOD IF DORMANT OR IF GROUND IS FROZEN OR MUDDY.
19.5. LAY SOD TO FORM A SOLID MASS WITH "SHIFTY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD. DO NOT STRETCH OR OVERLAP. STAGGER SOD STRIPS OR PADS TO OFFSET JOINTS IN ADJACENT COURSES. AVOID DAMAGE TO SUBGRADE OR SOD DURING INSTALLATION. TAMP AND ROLL LIGHTLY TO ENSURE CONTACT WITH SUBGRADE. ELIMINATE AIR POCKETS AND FORM A SMOOTH SURFACE. WORK SIFTED SOIL OR FINE SAND INTO MINOR CRACKS BETWEEN PIECES OF SOD. REMOVE EXCESS TO AVOID SMOTHERING SOD AND ADJACENT.
19.6. HYDRO SEED AS PER CITY OF RAPID CITY STANDARD SPECIFICATIONS, SECTION 76.
20. THE CONTRACTOR SHALL FULLY COMPLY WITH ALL RAPID CITY ZONING CODES SECTION 17.50.360 - LANDSCAPE ORDINANCE
21. ALL LANDSCAPE BEDS SHALL HAVE LANDSCAPE FABRIC INSTALLED UNDER THE MULCH BED.
21.1. COMPOSITE FABRIC: WOVEN, NEEDLE-PUNCHED POLYPROPYLENE SUBSTRATE BONDED TO A NONWOVEN POLYPROPYLENE FABRIC, 4.8 OZ./SQ. YD
22. THE PLANT MATERIAL INSTALLATION SHALL BE TIMED WITH IRRIGATION INSTALLATION ALLOWING PLANTS TO GET RECOMMENDED WATER AMOUNTS. OTHER THAN IMMEDIATE "RAIN" WATERING, TEMPORARY WATERING SHALL NOT BE ALLOWED
23. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND/OR OWNER BEFORE, DURING AND AFTER INSTALLATION.
24. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
25. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
26. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
27. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MUST ALL REQUIREMENTS SPECIFIED.
28. CONTRACTOR TO TAKE SPECIAL CARE TO MAINTAIN SOD IN THE AREAS OF CHANNELIZED FLOW UNTIL SOD HAS ESTABLISHED. THE DRAINAGE SWALE "FILL" MUST BE KEPT FREE OF SEDIMENT. ANY AREAS OF EROSION MUST BE MAINTAINED IMMEDIATELY.



'A' PLANTING PLAN
SCALE: 1"= 0"

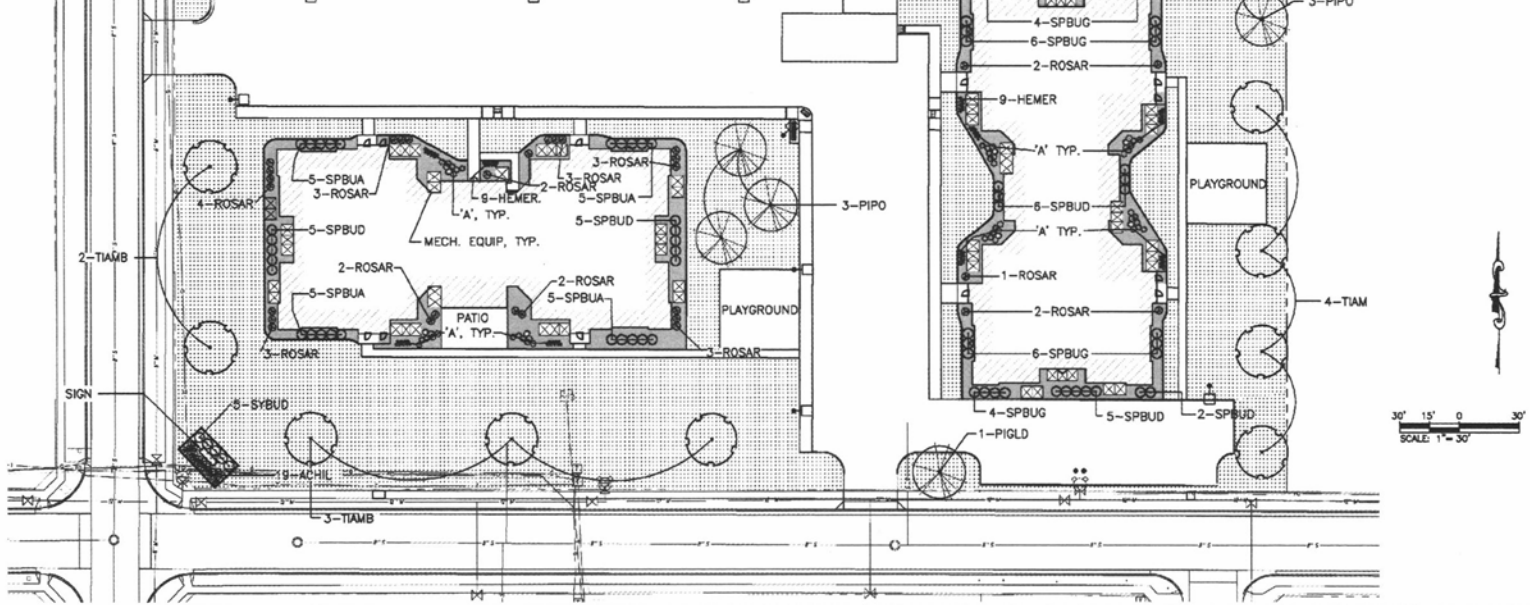
LEGEND

PEA GRAVEL MULCH, SEE NOTES
TURF GRASS, SEE NOTES
HYDRO SEED, SEE NOTES
BALLED & BURLAPPED CONIFEROUS TREE W/ MULCH RING (2) (3)
LANDSCAPE BOULDER SETTING (5)
BALLED & BURLAPPED TREE W/ MULCH RING (1) (3)
CONTAINER DECIDUOUS SHRUB (4)
PLASTIC LANDSCAPE EDGING (APPROX. 930 LF) (6)

PLANTING SCHEDULE

QTY	KEY	COMMON NAME	BOTANICAL NAME	SIZE	NOTES/SPACING
CONIFEROUS TREES					
1	PIGLD	BLACK HILLS SPRUCE	PICEA GLAUCA "DENSATA"	6'–8" TALL	SPECIMEN, B&B
6	PIPO	PONDEROSA PINE	PINUS PONDEROSA	6'–8" TALL	SPECIMEN, B&B
DECIDUOUS TREES					
12	TIAM	AMERICAN LINDEN	TILIA AMERICANA	2.0" CAL.	SPECIMEN, B&B
5	TIAMB	BOULEVARD LINDEN	TILIA AMERICANA "BOULEVARD"	2.0" CAL.	SPECIMEN, B&B
0	GLTR	SHADE MASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS VAR. INERMIS "SHADE MASTER"	2.0" CAL.	SPECIMEN, B&B
ORNAMENTAL TREES					
0	MALUS	SPRING SNOW CRAB	MALUS "SPRING SNOW"	2.0" CAL.	SPECIMEN, B&B
DECIDUOUS SHRUBS					
30	ROSAR	RUGOSA ROSE	ROSA "RUGOSA"	3 GAL.	4'–0" O.C.
22	SPBUD	GOLD FLAME SPIREA	SPIRAEA X BUMALDA " GOLD FLAME"	3 GAL.	4'–0" O.C.
20	SYBUA	ANTHONY WATERER SPIREA	SYRINGA X BUMALDA "ANTHONY WATERER"	3 GAL.	4'–0" O.C.
31	SYBUD	DART'S RED SPIREA	SYRINGA X BUMALDA "DART'S RED"	3 GAL.	4'–0" O.C.
PERENNIALS					
19	ACHIL	PAPRIKA YARROW	ACHILLEA "PAPRIKA"	1 GAL.	2'–0" O.C.
21	ASNOA	PURPLE DOME ASTER	ASTER NOVEA–ANGLIAE 'PURPLE DOME'	1 GAL.	3'–0" O.C.
28	CAACK	FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	1 GAL.	3'–0" O.C.
81	HEMER	STELLA D'ORO DAYLILY	HEMEROCALLIS "STELLA D" ORO'	1 GAL.	1'–6" O.C.

IRRIGATION NOTE:
THE IRRIGATION SYSTEM WILL BE A SPRAY AND DRIP SYSTEM. TURF AREAS WILL UTILIZE ROTORS AND SPRAY HEADS. ALL PLANTING AREAS SHALL BE XERISCAPE SYSTEMS AND RECEIVE EMITTERS. THE IRRIGATION SYSTEM WILL BE SUPPLIED BY A 2" BACKFLOW PREVENTOR AND SHALL BE A LOCATED IN THE BUILDINGS MECHANICAL ROOM. ALL PLUMBING SHALL FOLLOW LOCAL PLUMBING CODES.



DREAM DESIGN
INTERNATIONAL, INC.
ENGINEERING, LAND PLANNING, LANDSCAPE ARCHITECTURE, CONSTRUCTION ADMINISTRATION
528 KANSAS CITY STREET, SUITE 4, RAPID CITY, SD 57701
PHONE: (605) 348-0538 FAX: (605) 348-0548 WWW.DREAMDESIGNINC.COM

WHISPER ROCK APARTMENTS
RAPID CITY, SOUTH DAKOTA

Submittals:
20'4-07-02: PERMIT SET
20'4-07-11:FINIAL PLANNED DEVELOPMENT

Revisions:

Internal Job No: 14-08R3 | Designed By: SKO | Drawn By: SKO
Surveyed By: RENNER | Survey Date: 12/2013

REGISTERED PROFESSIONAL ENGINEER
10130
SARA ODDEN
7-7-2014

Project Name:

Sheet Name:
LANDSCAPE PLAN

Sheet Number: 10 of 15