

Case No. 16UR010

**Legal Description:**

Lot 2 of Block 6 of East Mall Business Center Subdivision, located in Section 29, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota

**PLANTING NOTES:**

- LANDSCAPE/IRRIGATION CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL LANDSCAPE/IRRIGATION MATERIALS WITH GENERAL CONTRACTOR.
- CONTRACTOR TO EVALUATE EXISTING SITE CONDITIONS AND REMEDY AS REQUIRED TO PROVIDE FOR HEALTHY PLANT GROWTH AND MITIGATE UNSIGHTLY CONDITIONS.
- BE FAMILIAR WITH UNDERGROUND UTILITIES BEFORE DIGGING. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGE OF UTILITY LINES.
- SUPPLY AND INSTALL PLANTING MEDIUM PER PLANTING DETAILS L3.10. CONTRACTOR SHALL CONDITION OR SUPPLY AND INSTALL TOPSOIL TO CREATE PLANTING MEDIUM TO A DEPTH OF 4" MIXED WITH 1" OF CO-COMPOST FOR NEW TURF AREAS.
- ALL PLANT MATERIAL SHALL BE INSTALLED AS DETAILED, SEE SHEET L3.10. IF NOT SHOWN, INSTALL ACCORDING TO SOUTH DAKOTA ASSOCIATION OF NURSERYMEN STANDARDS.
- DURING INSTALLATION OF PLANT MATERIAL AND IRRIGATION, CONTRACTOR SHALL KEEP ALL WORK AREAS AND WALKING AND DRIVEWAY SURFACES CLEAN OF DEBRIS. PROTECT ALL PLANT AND IRRIGATION MATERIALS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS OR ACTIVITIES BY OTHER CONTRACTORS AND TRADES. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR OR REPLACE ANY DAMAGED PLANTINGS, MATERIALS OR IRRIGATION EQUIPMENT IMMEDIATELY.
- IN THE EVENT OF ANY DISCREPANCIES, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
- CONTRACTOR'S PRICES SHALL INCLUDE ALL LABOR AND MATERIAL NECESSARY TO COMPLETE THE WORK. IE: MULCH, PLANTINGS, SOIL MIX, STAKING MATERIAL, ETC.
- NO PLANT SUBSTITUTIONS WILL BE ALLOWED WITHOUT WRITTEN CONSENT FROM THE LANDSCAPE ARCHITECT.
- 3" SHREDDED BARK MULCH SHALL BE PLACED OVER TYPE "R" LANDSCAPE FABRIC ON ALL PLANT BED AREAS AS INDICATED ON PLAN. (SUBMIT SAMPLES FOR SELECTION BY THE LANDSCAPE ARCHITECT). THIS AREA INCLUDES THE BASE OF EACH TREE, SHRUB AND PERENNIAL AS DETAILED.
- 4" MINERAL ROCK MULCH SHALL BE PLACED OVER ALL AREAS NOTED AS MINERAL MULCH BED OR LANDSCAPE ROCK BED, SEE DETAIL 2, SHEET L1.10.
- LANDSCAPE ARCHITECT SHALL HAND SELECT PLANT MATERIALS TOGETHER WITH CONTRACTOR. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT ONE WEEK IN ADVANCE PRIOR TO ORDERING PLANTS TO SET UP PLANT SELECTION TOUR.
- LANDSCAPE ARCHITECT SHALL FIELD LOCATE PLANT MATERIALS ON-SITE WITH THE LANDSCAPE CONTRACTOR.
- PLANTING PLANS INDICATE DIAGRAMMATIC LOCATIONS ONLY. SITE ADJUSTMENTS OF PLANTING DESIGN AND RELOCATION OF PLANT MATERIAL INSTALLED PRIOR TO PROJECT OWNER'S REPRESENTATIVE'S APPROVAL SHALL BE DONE WITHOUT PENALTY OR ADDITIONAL COST TO OWNER. STAKE PLANT LOCATIONS AT SITE AND OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL PRIOR TO PLANT INSTALLATION.
- TURF GRASS AREAS THAT WILL REMAIN OR BE REESTABLISHED SHALL BE MAINTAINED OR RENOVATED BY CONTRACTOR UNTIL FINAL ACCEPTANCE AND THEN SHALL BE THE RESPONSIBILITY OF PROPERTY OWNERS TO MAINTAIN AND IRRIGATE IF ELECTED.
- WARRANTY: ALL TREES AND SHRUBS SHALL BE WARRANTED TO REMAIN ALIVE AND IN THRIVING CONDITION FROM ONE YEAR FROM FINAL ACCEPTANCE. PERENNIALS SHALL BE WARRANTED FOR (3) THREE MONTHS FROM FINAL ACCEPTANCE.
- ADDITIONAL OR SUPPLEMENTAL TOPSOIL MAY BE REQUIRED TO MEET PLANTING REQUIREMENTS AS SPECIFIED FOR AMENDED SOIL. SOIL AMENDMENTS SHALL BE DETERMINED BY A SOIL TESTING AGENCIES RECOMMENDATION.
- FOR FULL PLANTING SCHEDULE SEE DETAIL 4, SHEET L3.01.
- ALL NATIVE GRASS AREAS SHALL BE ESTABLISHED WITH TEMPORARY IRRIGATION AS REQUIRED.

LANDSCAPE ZONING REQUIREMENTS	
ZONING	GC - GENERAL COMMERCIAL
BUILDING FOOTPRINT	44,007 SF
AREA OF DEVELOPMENT SIZE	391,505 SF
POINTS REQUIRED	346,600
POINTS PROJECTED	349,480

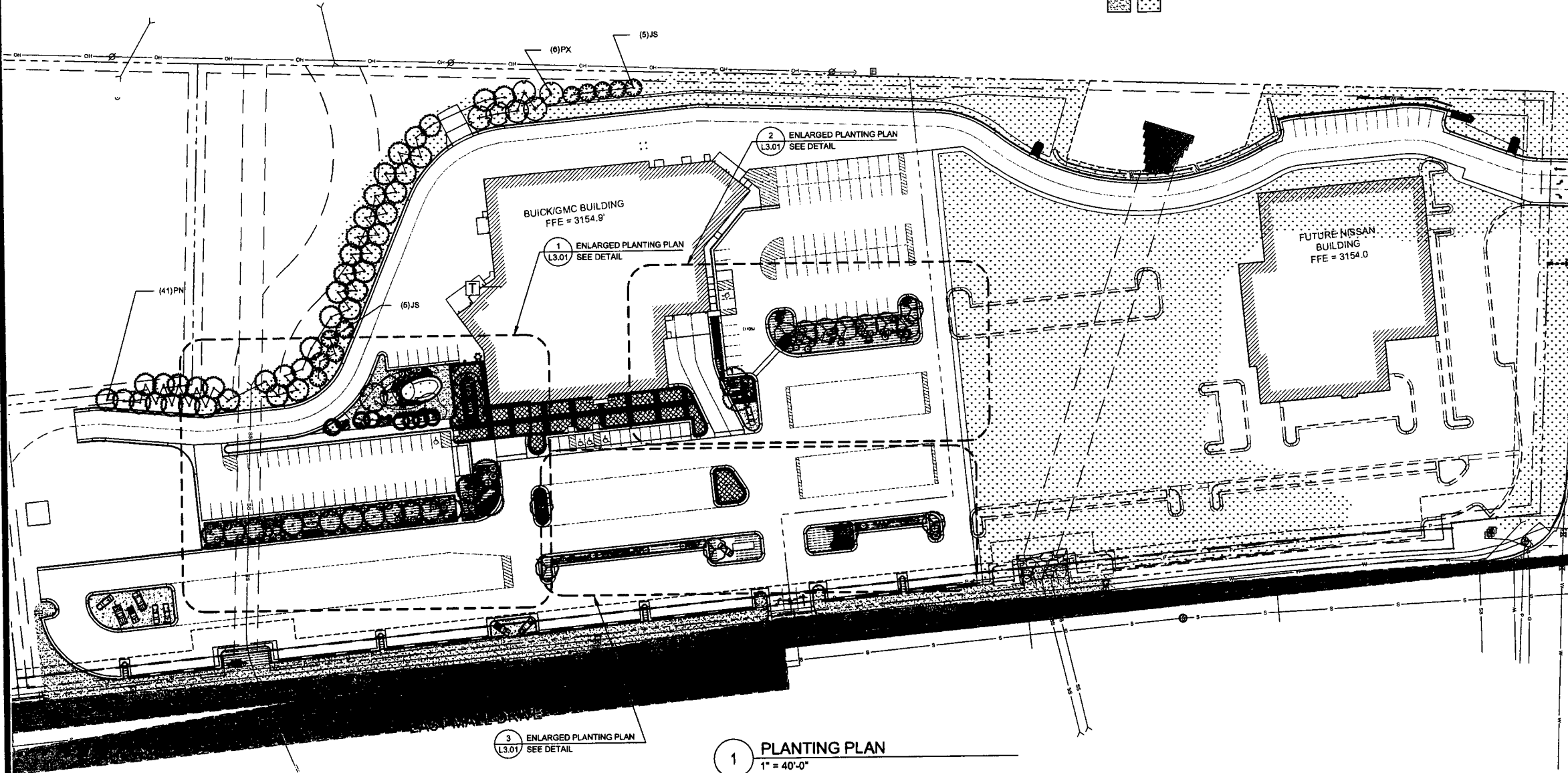
47247 SF  
31425B

**LEGEND**

- AREA TO BE SODDED
- AREA TO BE SEEDED "NO MOW" NATIVE GRASS, AS SPECIFIED.
- MINERAL MULCH, REFER TO SHEET L1.00 - LANDSCAPE SITE PLAN

**LANDSCAPE\_POINT\_MATRIX** SEE DETAIL 4/ L3.01 FOR FULL PLANTING SCHEDULE

- LARGE TREES** (19) EACH TREE WORTH 2,000 POINTS [38,000 TOTAL] TYP. HT / SPREAD - 30'-45'  
 Gleditsia triacanthos 'Suncoke'™ / Suncoke Honeylocust  
 Quercus macrocarpa / Burr Oak  
 Betula Platyphylla 'Fargo' / Dakota Pinnacle Birch
- ORNAMENTAL TREES** (16) EACH TREE WORTH 1,000 POINTS [16,000 TOTAL] TYP. HT / SPREAD - 15'-25'  
 Crataegus crus-galli / Cockspur Hawthorn  
 Prunus americana / Wild Plum  
 Prunus virginiana / Chokecherry
- CONIFEROUS TREES** (62) EACH TREE WORTH 2,000 POINTS [124,000 TOTAL] TYP. HT / SPREAD - 20'-35'  
 Pinus nigra / Austrian Black Pine  
 Juniperus scopulorum 'Medora' / Medora Juniper
- SHRUBS** (348) EACH SHRUB WORTH 250 POINTS [87,000 TOTAL] TYP. HT / SPREAD - 5'-7'  
 Achillea millefolium 'Moonwalker' / Moonwalker Yarrow  
 Aronia melanocarpa / Chokeberry  
 Forsythia x 'Meadowlark' / Meadowlark Forsythia  
 Heuchera americana / American Alumroot  
 Heuchera x 'Dark Delight' / Coral Bells  
 Juniperus horizontalis 'Hughes' / Hughes Juniper  
 Liatris spicata / Spike Geyfether  
 Panicum virgatum 'Heavy Metal' / Switch Grass  
 Physocarpus opulifolius 'Diablo' / Diablo Ninebark  
 Pinus mugo / Mugo Pine  
 Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac  
 Rhus glabra / Smooth Sumac  
 Ribes alpinum / Alpine currant  
 Spiraea japonica 'Mertyann'™ / Dakota Goldcharm Spiraea  
 Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spiraea
- GROUND COVER** (90 SY) EACH SQUARE YARD WORTH 100 POINTS [9,000 TOTAL] TYP. HT / SPREAD - 2'  
 Calamagrostis x scutiflora 'Karl Foerster' / Feather Reed Grass  
 Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily  
 Miscanthus sinensis 'Purpureascens' / Flame Grass  
 Sedum X Autumn Joy / Autumn Joy Sedum
- TURF** (7,548 SY) EACH SQUARE YARD WORTH 10 POINTS [75,480 TOTAL]



1 PLANTING PLAN  
1" = 40'-0"

Bid Documents



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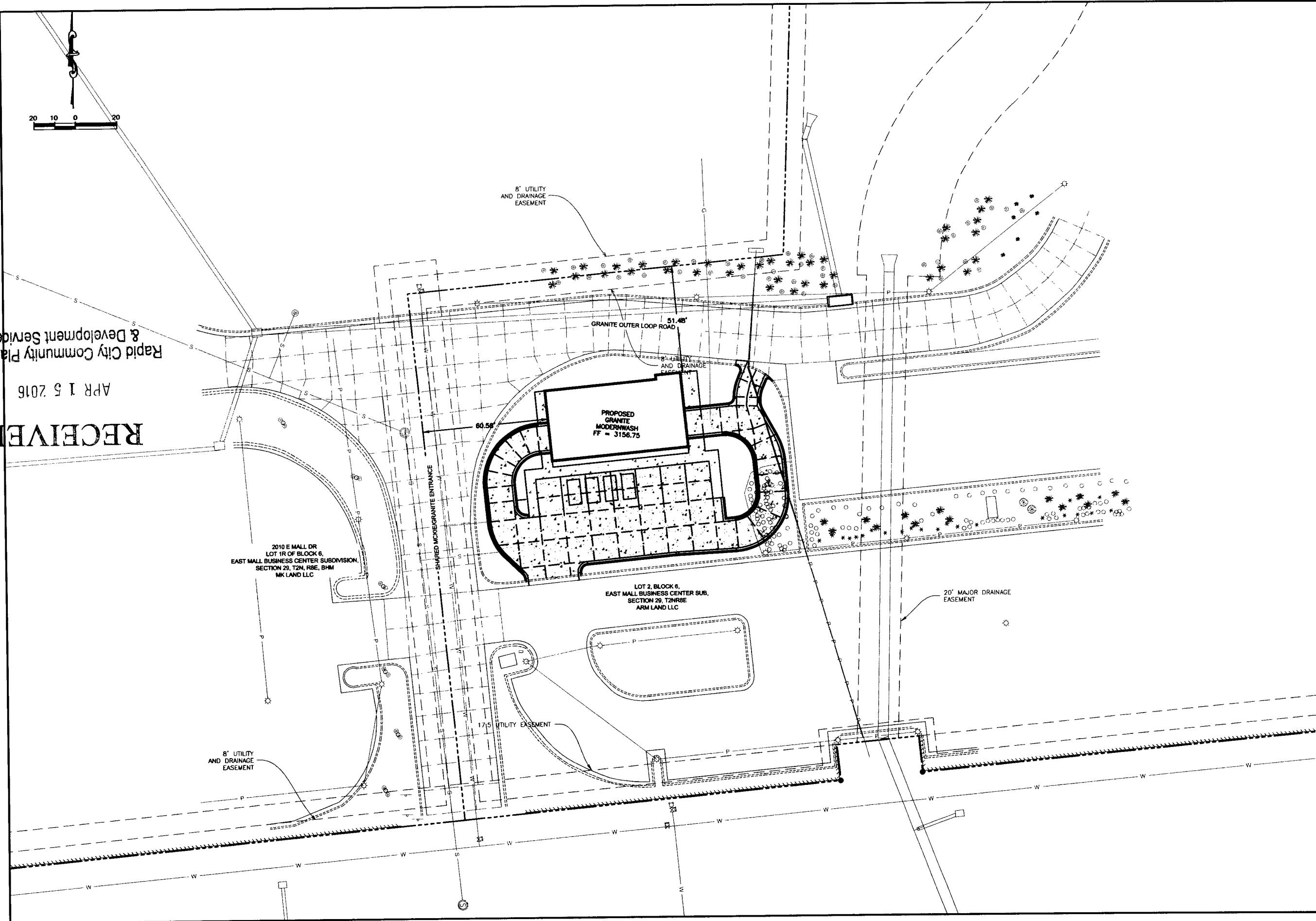
**Granite Automotive Buick GMC**  
Rapid City, South Dakota

Project Number: 13-2115-A02  
DATE: August 5, 2014

**PLANTING PLAN L3.00**

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RECEIVED  
APR 15 2016  
Rapid City Community Planning  
& Development Services



**Granite Engineering, Inc.**  
 Civil Engineering • Water Resources • Transportation • Land Surveying • GIS  
 729 West Westwood St., Rapid City, SD 57701 • Phone: (605) 345-3311

**GRANITE MODERN WASH**  
 RAPID CITY, SOUTH DAKOTA



DATE	MARCH 2016
DESIGNED	DAL
DRAWN	BBV/BBK
CHECKED	JRY
COMPI. NO.	140101


16-101 SITE LAYOUT WITH PROP. LINES.dwg  
 CAD FILE

SHEET  
**C0.10**  
 REVISIONS

# NEW CAR WASH FOR: GRANITE WASH

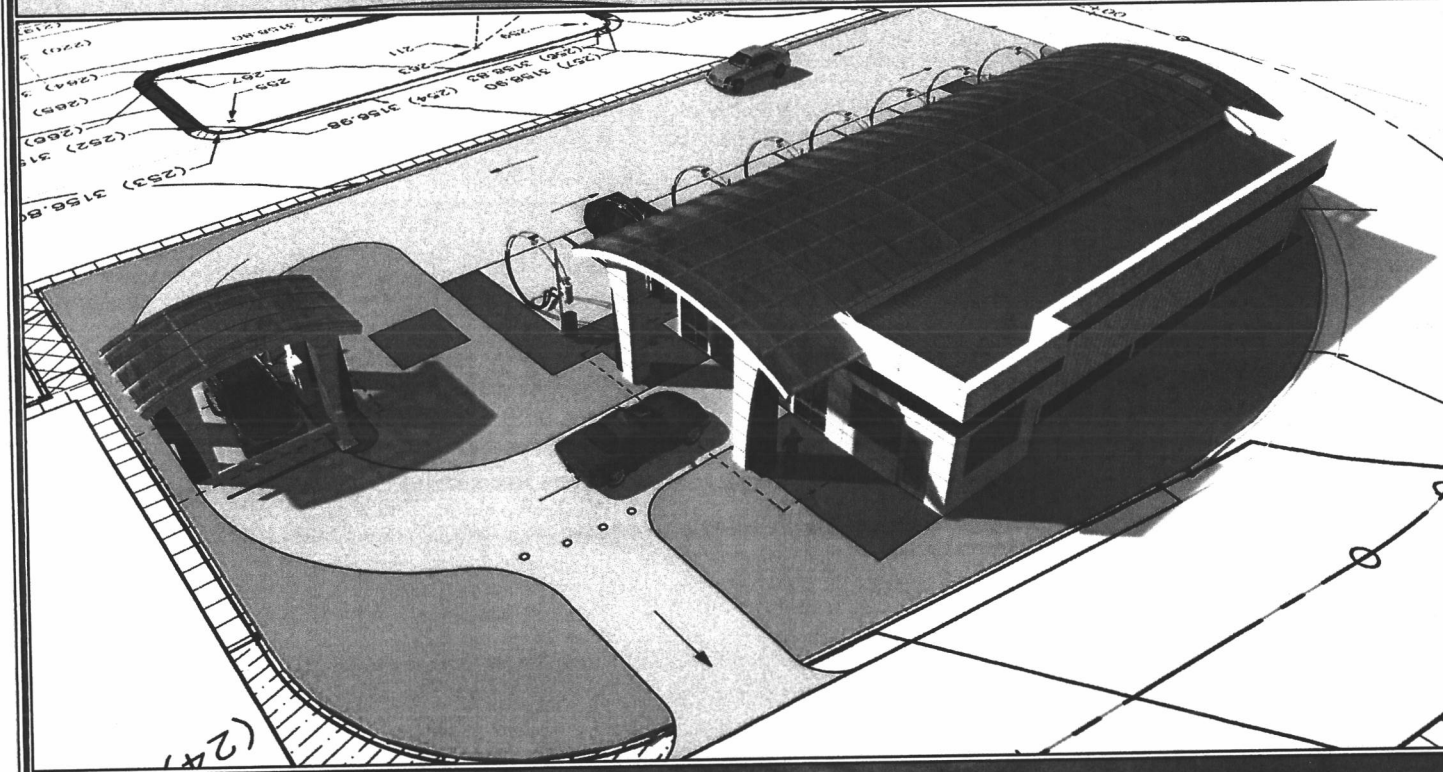
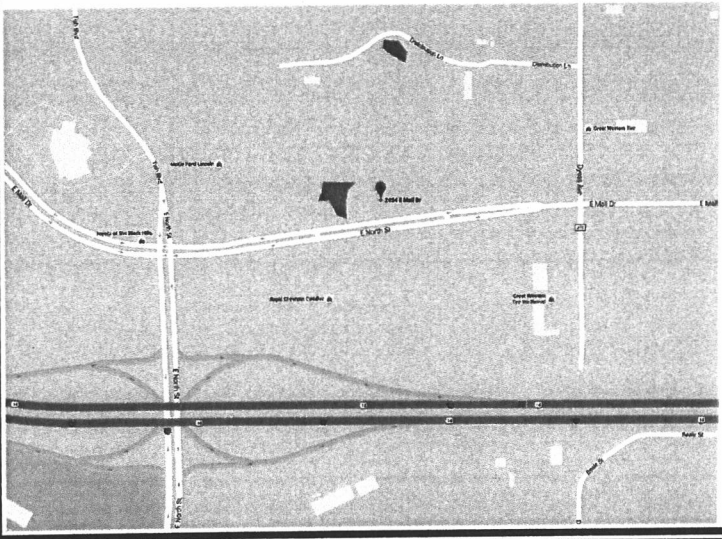
2454 East Mall Drive  
Rapid City, South Dakota 57701

**NOTE:**  
RENDERINGS ARE FOR REFERENCE ONLY.  
DESIGN MAY VARY. CONFIRM ALL DESIGN  
DETAILS WITH DRAWINGS.



**modernwash**  
5220 Scottville Road  
Bowling Green, KY 42104

Model:  
518 CUSTOM



**ABBREVIATIONS**

AB.	ANCHOR BOLT
ACI	AMERICAN CONCRETE INSTITUTE
ACM	ALUMINUM COMPOSITE PANEL
ACQ.	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
ASCC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ALUM.	ALUMINUM
ASF	ALUMINUM STORE FRONT
ASS.	AMERICAN WELDING SOCIETY
C.C.	CENTER TO CENTER
C.J.	CONSTRUCTION JOINT
C.T.	CERAMIC TILE
CL	CENTER LINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CONC.	CONCRETE
CONT.	CONTINUOUS
D.G.A.	DENSE-GRADED AGGREGATE
D.S.	DOWN SPOUT
D.W.	DRAINAGE
DTL	DETAIL
E.F.	EXHAUST FAN
E.I.F.S.	EXTERIOR INSULATED FINISHED SYSTEM
E.J.	EXPANSION JOINT
EQ	EQUAL
EW	EACH BAY
E.W.C.	ELECTRIC WATER COOLER
EXIST.	EXISTING
FGG	FIBERGLASS
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.	FINISHED FLOOR
F.G.	FINISHED GRADE
FLASH.	FLASHING
F.O.B.	FACE OF BRICK
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
GA.	GAUGE
GL.	GLASS (GLAZING)
GWB	GYPSUM WALLBOARD
H.S.	HOSE END
H.M.	HOLLOW METAL
INSUL.	INSULATION
K/S	KIPS PER SQUARE FOOT
K/S	KIPS PER SQUARE INCH
LAV.	LAVATORY
L.M.	LIGHT GAUGE METAL
L.V.L.	LAMINATED VENEER LUMBER
MANUF.	MANUFACTURER
M.F.	MANUFACTURER
M.T.L.	METAL
N.I.C.	NOT IN CONTRACT
N.O.S.	NUMBER
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.C.H.	ON CENTER HORIZONTAL
O.C.V.	ON CENTER VERTICAL
O.F.E.	OWNER FURNISHED EQUIPMENT
O.S.B.	ORIENTED STRAND BOARD
P.	PANEL
P.A.F.	POWER ACTUATED FASTENER
P.C.	POLYCARBONATE
PERF.	PERFORATED
P-LAM	PLASTIC LAMINATE
PLY.	PANEL
P.N.L.	PANEL
PRE-ENG.	PRE-ENGINEERED
PRE-FAB.	PRE-FABRICATED
PRE-FIN.	PRE-FINISHED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
P.T.	PRESSURE TREATED
P.T.N.	PARTITION
P.V.C.	POLYVINYL CHLORIDE
REC.	RECOMMENDED
REQ.	REQUIRED, REQUIREMENTS
S.B.	SPLASH BLOCK
S.D.	SOAP DISPENSER
S.P.S.	STRUCTURAL INSULATED PANEL
S.O.G.	SLAB ON GRADE
SF	SQUARE FOOT
STL.	STEEL
STRUC.	STRUCTURAL
SYN.	SYNTHETIC
TEMP.	TEMPERED
T.P.	TOILET PAPER
T.S.P.	TAPES SEALED, & PAINTED
TYP.	TYPICAL
U.N.O.	UNLESS NOTES OTHERWISE
V.C.T.	VINYL COMPOSITION TILE
VEN.	VENEER
VENT.	VENTILATED
WOOD	WOOD
W.W.F.	WELDED WIRE FABRIC
-H-	PLUS OR MINUS

**MODERNWASH DRAWING INDEX**

GENERAL INFO		REVISION ID
MW-0.0	COVER SHEET	01
<b>FLOOR PLANS</b>		
MW-1.0	FLOOR PLANS	01
MW-1.1	SLAB/FOUNDATION	01
<b>REFLECTED CEILING PLANS</b>		
MW-2.0	REFLECTED CEILING PLAN	01
<b>ENLARGED PLANS</b>		
MW-3.0	ENLARGEMENT	01
<b>ELEVATIONS</b>		
MW-4.0	WASH ELEVATIONS	01
MW-4.1	CANOPY ELEVATIONS	01
<b>SECTIONS</b>		
MW-5.0	SECTION	01
MW-5.1	SECTION	01
MW-5.2	SECTION	01
<b>2D/3D DETAILS</b>		
MW-6.0	DETAILS	01
MW-6.1	ACM INSTALL	01
<b>SCHEDULES</b>		
MW-7.0	SCHEDULES	01
MW-7.1	MATERIALS	01
MW-7.2	MATERIALS	01

