Case No. 22PD015

Legal Description:

Lot BR-1 of Johnson Ranch Subdivision, located in Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
March 8, 2022

Community Development Department – City of Rapid City
300 Sixth Street
Rapid City, SD 57701

RE: Final Planned Development – Johnson Ranch
Lot BR-1, Johnson Ranch Subdivision, Rapid City, South Dakota

Dear City Staff:

Please find the attached application and materials required to satisfy the City of Rapid City's requirements for a park in Johnson Ranch, Rapid City, South Dakota.

Included with this submittal are:
1. Application & fee
2. Layout Drawing of Park

Project Background:

17PD0045 Final Planned Development stipulations to create a community park to be submitted.

We hope that this information is adequate to address any questions or comments and provide guidance for the Planned Development Designation. If there are any additional questions please do not hesitate to contact the office.

Sincerely,
KTM Design Solutions, Inc.

[Signature]
Renee Catron
GENERAL PLANTING NOTES

1. LOCATE ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. AVOID ALL DAMAGE TO UTILITIES DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC.; WHICH OCCURS AS A RESULT OF THE LANDSCAPE INSTALLATION.

2. LOCATIONS AND/OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON THE RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN FROM THE FIELD. THE 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 THE UTILITY.

3. NO PLANT OR CULTIVAR SUBSTITUTION WILL BE ACCEPTABLE WITHOUT WRITTEN APPROVAL BY THE OWNER’S REPRESENTATIVE.

4. PRIOR TO CONSTRUCTION, SET OUT ALL OR STAKE PLANT LOCATIONS FOR REVIEW BY THE OWNER’S REPRESENTATIVE.

5. ALL TREES AND SHRUBS SHALL BEAR THE SAME RELATIONSHIP TO PLANTED GRADE AS IN THE NURSERY.

6. EXERCISE CARE IN THE INSTALLATION OF ALL PLANTING MATERIAL. ANY PLANT MATERIAL INJURED OR DESTROYED WILL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.

7. ALL PLANTING SOURCES SHALL BE FROM LIKE CLIMATES AND SOIL CONDITIONS AS THE PROJECT. NOTIFY THE OWNERS REPRESENTATIVE IF PLANTING SOURCES ARE OUTSIDE OF A 300 MILE DISTANCE.

8. THE CONTRACTOR SHALL REVIEW THE GEO-TECHNICAL REPORT PREPARED FOR THIS SUBDIVISION.

9. THE LANDSCAPE AND/OR PLANTING CONTRACTOR SHALL REVIEW THE GRADING PLAN TO UNDERSTAND FINISHED GRADES FOR BEDS AND SLOPE AWAY FROM THE BUILDING.

GENERAL SODDING/DRILL SEEDING NOTES

1. CAREFULLY MAINTAIN AN EVEN FINISHED GRADE TO INSURE PROPER SURFACE DRAINAGE, WITH RIDGES AND DEPRESSIONS REMOVED.

2. ALL AREAS SHALL BE FREE DRAINING, PONDING WILL NOT BE ACCEPTABLE.

3. ALL AREAS WHICH ARE COMPLETE (I.E. FINISHED SLOPES) WILL BE SODDED OR SEEDED PER SPECIFICATIONS WITHIN THE TIME FRAME REQUIRED BY THE SWPPP AND WORK DESCRIPTIONS.

4. ALL SOD AND SEED SHALL BE WATERED BY THE AUTOMATIC IRRIGATION SYSTEM. IF SODDING TAKE PLACE IN AREAS WHERE THERE IS NO AUTOMATIC IRRIGATION SYSTEM, THE CONTRACTOR SHALL ESTABLISH A TEMPORARY WATERING SYSTEM OR PROCEDURE. THE CONTRACTOR MAY USE THE BUILDING HOSE-BIBS.

4.1. WATER SHALL BE APPLIED EVENLY ACROSS THE SOD/SEEDED AREAS IN A MANNER THAT MINIMIZES OR ELIMINATES RUNOFF DUE TO SUPER-SATURATION.

5. VERIFY THAT NO WEED GROWTH HAS OCCURRED IN THE AREA TO BE PLANTED. IF WEED GROWTH HAS TAKEN PLACE IN AN AREA TO UNDERGO FINAL SEEDING/SODDING, REMOVE ALL WEEDS EITHER BY HAND OR WITH HERBICIDE.

5.1. IF HERBICIDES ARE USED, THE USE SHOULD BE PLANNED FOR EFFECTIVENESS AGAINST WEEDS AND UNWANTED GRASSES AND SCHEDULED TO ALLOW FOR ANY TIME DELAYS IN PLANTING REQUIRED BY THE HERBICIDE MANUFACTURER.

6. SEED MIX:

PLANT SCHEDULE

<table>
<thead>
<tr>
<th>BOTANICAL / COMMON NAME</th>
<th>CONT</th>
<th>CAL</th>
<th>SIZE</th>
<th>QTY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Picea glauca 'Densata' / Black Hills White Spruce</td>
<td>B &amp; B</td>
<td>10<code>-12</code>H X 5<code>-6</code>W</td>
<td>7</td>
<td></td>
</tr>
<tr>
<td>Pinus ponderosa / Ponderosa Pine</td>
<td>Transplanted</td>
<td></td>
<td>11</td>
<td></td>
</tr>
<tr>
<td>Acer x freemanii 'Jeffersred’ TM / Autumn Blaze Freeman Maple</td>
<td>15 gal</td>
<td>2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gleditsia triacanthos inermis 'Shademaster’ / Shademaster Honey Locust</td>
<td>B &amp; B</td>
<td>2&quot;Cal</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>Quercus macrocarpa / Burr Oak</td>
<td>B &amp; B</td>
<td>2&quot;Cal</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>GENERAL TURFGRASS MIX</td>
<td>seed</td>
<td></td>
<td>37,596 sf</td>
<td></td>
</tr>
</tbody>
</table>

GENERAL SOIL PLACEMENT NOTES

1. ALL SOIL SHALL BE PLACED IN LIFTS AND COMPACTED PER SPECS. MINIMIZE COMPACTION, THE BEST METHOD TO AVOID SOIL COMPACTION IS TO KEEP OFF. THIS INCLUDES RESTRICTING ALL TRAFFIC BOTH VEHICULAR AND PEDESTRIAN FOR THE DURATION OF THE PROJECT.

2. WHEREVER ENCOUNTERED, NEW OR HISTORIC CONSTRUCTION WASTE, ROCKS, RUBBLE OR OTHER NON-ORGANICS SHALL BE REMOVED WITHIN THE TOP 24” OF THE SURFACE OF LAWN SURFACE.

3. THE TOPSOIL SHALL BE AMENDED PER THE SOIL TEST RECOMMENDATIONS.