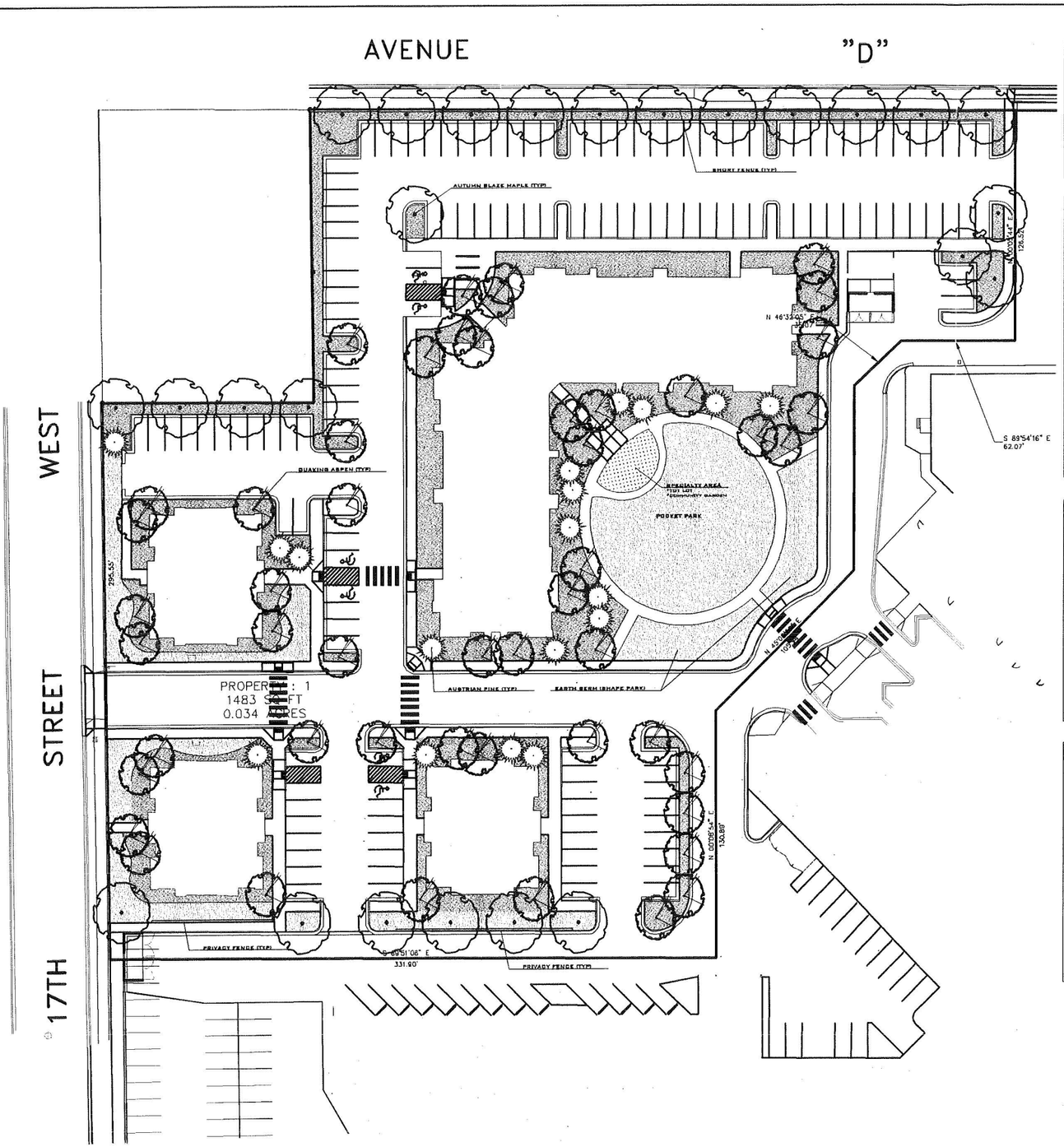


LEGEND

- 3'-5' DIA. MOSS ROCK BOULDERS (TYP.)
- 6" CONCRETE EDGING (TYP.)
- SHRUB BED
- 2' HGT. BLOCK ROCK BOULDERS (TYP.)
- ANNUAL BED (TYP.)
- GRASS SOD (TYP.)

PLANT SCHEDULE

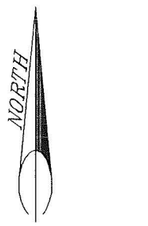
CLASS GENUS/SPECIES	COMMON NAME	SIZE
SUMMARY LIST - TREES		
AG ACER X FREEMANII 'JEFFSRED'	AUTUMN BLAZE MAPLE	2.5" CAL.
AP PINUS NIGRA	AUSTRIAN PINE	8-10'
QA POPULUS TREMULOIDES	QUAKING ASPEN (SINGLE & MULTI-STEM)	2" CAL.
SUMMARY LIST - SHRUBS/PERENNIALS/GRASSES/GROUNDCOVERS		
BC JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	5 GAL. CONT.
BM DELPHINIUM GRANDIFLORUM 'BLUE MIRROR'	BLUE MIRROR DELPHINIUM	5 GAL. CONT.
CM MAHONIA REPENS	CREEPING MAHONIA	1 GAL. CONT.
JB BERBERIS THUMBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY DWARF JAPANESE BARBERRY	5 GAL. CONT.
MP PINUS MUGO PUMILIO	DWARF MUGO PINE	7 GAL. CONT.
MS SALVIA X SYLVESTRIS 'BLUE HILL'	BLUE HILL MEADOW SAGE	5 GAL. CONT.
PW VINCA MINOR 'VARIEGATA'	VARIEGATED COMMON PERIWINKLE	1 GAL. CONT.
RG CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FOERSTER'S FEATHER REED GRASS	3 GAL. CONT.
RT CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE RED TWIG DOGWOOD	5 GAL. CONT.

PLANTING NOTES

1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH ANA SPECIFICATIONS FOR NUMBER ONE GRADE.
2. AUTOMATIC IRRIGATION IS REQUIRED FOR ALL PLANTING AREAS. TREES AND SHRUBS MUST BE IRRIGATED BY A SEPERATE ZONE THAN SOD / GRASS.
3. ALL TREES TO BE BALLED & BURLAPPED, ROOT CONTROL BAG, OR CONTAINERIZED. BURLAP, WIRE AND CONTAINERS TO BE REMOVED AT TIME OF PLANTING.
4. ALL SHRUB BEDS TO BE MULCHED WITH 2" DEPTH OF 5/8" - MINUS CLEAN CRUSHED LOCAL LIMESTONE MULCH. LOCAL SURFACE WITH FABRIC WEED BARRIER.
5. ALL PLANTER BEDS TO BE LINED WITH 6" INTERLOCKING RYERSON EDGER OR APPROVED EQUAL.
6. MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION AS REQUIRED BY SITE CONDITIONS. OVERALL QUANTITY AND QUALITY TO BE CONSISTENT WITH APPROVED PLANS. ALL CHANGES TO BE APPROVED BY OWNERS REPRESENATIVE.
7. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED SHALL BE THOROUGHLY LOOSENED. SOIL SHALL BE AMENDED WITH ORGANIC COMPOST AT A RATE OF 3 CU/YDS PER 1,000 SF AND TILLED TO DEPTH OF AT LEAST 8".
8. TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION SHALL BE CONSERVED FOR LATER USE IN AREAS REQUIRING REVEGETATION AND LANDSCAPING.
9. WHERE PLANTS OF THE SAME SPECIES ARE GROUPED TOGETHER, THE PLANTS SHALL BE SIMILAR IN FORM, SIZE, AND CHARACTER.
10. CALL FOR UTILITY LOCATES PRIOR TO PLANTING.
11. DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS TO ENSURE THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
12. NO PLANTINGS EXCEEDING 30" IN HEIGHT WILL BE ALLOWED WITHIN CLEAR VISION TRIANGLE.
13. CONTRACTOR TO MAINTAIN AND WARRANTY FOR ONE YEAR AFTER FINAL ACCEPTANCE BY OWNER.
14. PLACEMENT OF PLANT MATERIAL TO BE FIELD ADJUSTED AS NECESSARY TO ACCOMMODATE PROPOSED LIGHT POLES, FLAGPOLES, SURFACE UTILITY PADS/EQUIPMENT, ETC.

LANDSCAPE SITE NOTES

1. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.
2. CONTRACTOR TO PROTECT ALL EXISTING UTILITIES, ROADS AND STREETS, AND STRUCTURES, REPAIR BACK TO ORIGINAL CONDITION IF DAMAGE HAS OCCURRED DURING CONSTRUCTION.
3. CONTRACTOR SHALL ENSURE A MAXIMUM 3:1 SLOPE IN ALL LAWN AREAS (REF. CIVIL DRAWINGS).
4. ALL FILL MATERIAL (EITHER FROM THE SITE OR ELSEWHERE) SHALL BE CLEAN AND FREE OF DELETERIOUS MATERIAL. NO ASPHALT, CONCRETE, WOOD, OR TOXIC MATERIAL SHALL BE USED FOR BERMS OR OTHER REQUIRED FILL. ONLY TOPSOIL OR COMMON EARTH SHALL BE USED AS FILL.
5. CONTRACTOR TO COORDINATE SLEEVING AS NECESSARY WITH OWNER'S REPRESENTATIVE.
6. CONTRACTOR TO COORDINATE PAVING/STONE COLOR SELECTIONS WITH OWNER'S REPRESENTATIVE.
7. CONTRACTOR TO STAKE PROPOSED IMPROVEMENTS AS SHOWN ON DRAWINGS FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. LAYOUT REVISIONS MAY BE MADE IN THE FIELD TO ADJUST TO ACTUAL SITE CONDITIONS.
8. CONTRACTOR SHALL REVIEW EXISTING CONDITIONS AND APPLY PROPOSED GRADES (PER CIVIL DRAWINGS) AS NECESSARY TO ACHIEVE THE INTENT OF THE PLAN. FINAL GRADING SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
9. CONTRACTOR SHALL PROVIDE SMOOTH TRANSITION FROM PROPOSED GRADES TO EXISTING GRADES FOR NATURAL APPEARANCE.
10. SITE FURNISHINGS (INCLUDING BENCHES, TRASH CANS, AND POTS) ARE NOT INCLUDED IN THIS PACKAGE.
11. LOCATION AND SELECTION OF BOULDERS TO BE FIELD APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT.
12. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. THE ILLUSTRATED LOCATIONS SHALL DICTATE COUNT.
13. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACTIVITIES WITH OTHER TRADES.
14. DURING PLANTING AND IRRIGATION SYSTEM INSTALLATION, CONTRACTOR SHALL KEEP ADJACENT PAVING AREAS AND WORK AREAS CLEAN AND IN ORDERLY CONDITION.
15. ALL PLANTING BEDS TO BE FILLED WITH TOP QUALITY TOPSOIL, MIN. 12" DEPTH. INSTALL WEED BARRIER FABRIC IN ALL SHRUB BEDS. MULCH SHRUB BEDS WITH A MINIMUM 3" LAYER OF ROCK MULCH APPROVED BY OWNER'S REPRESENTATIVE.
16. ADD 6" MINIMUM TOPSOIL TO ALL TURF AREAS TO BE SODDED.



30 15 0 30 60

1" = 30'

SANDERSON STEWART
www.sandersonstewart.com

WEST PARK APARTMENTS
INCLUDING LOT 2A OF PARTINGTON PARK SUBDIVISION
SEVENTH FILING, WEST 11TH ST. AMD. LOT 2A
SITUATED IN THE SE1/4 OF SECTION 36, T. 1 N., R. 25 E., P.M.M.
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PRELIMINARY LANDSCAPE PLAN

C.A.D. PAP
DATE: 5/23/13
REVISIONS:
APPROVED BY:
QUALITY ASSURANCE:

SCALE: 1"=30'
FILE: WEST_PARK_APTS_BASE
PROJECT NO.: 85017.17
SHEET 1 OF 1