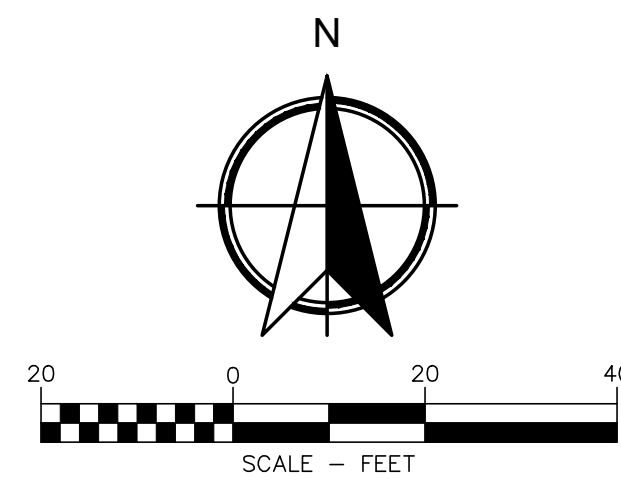
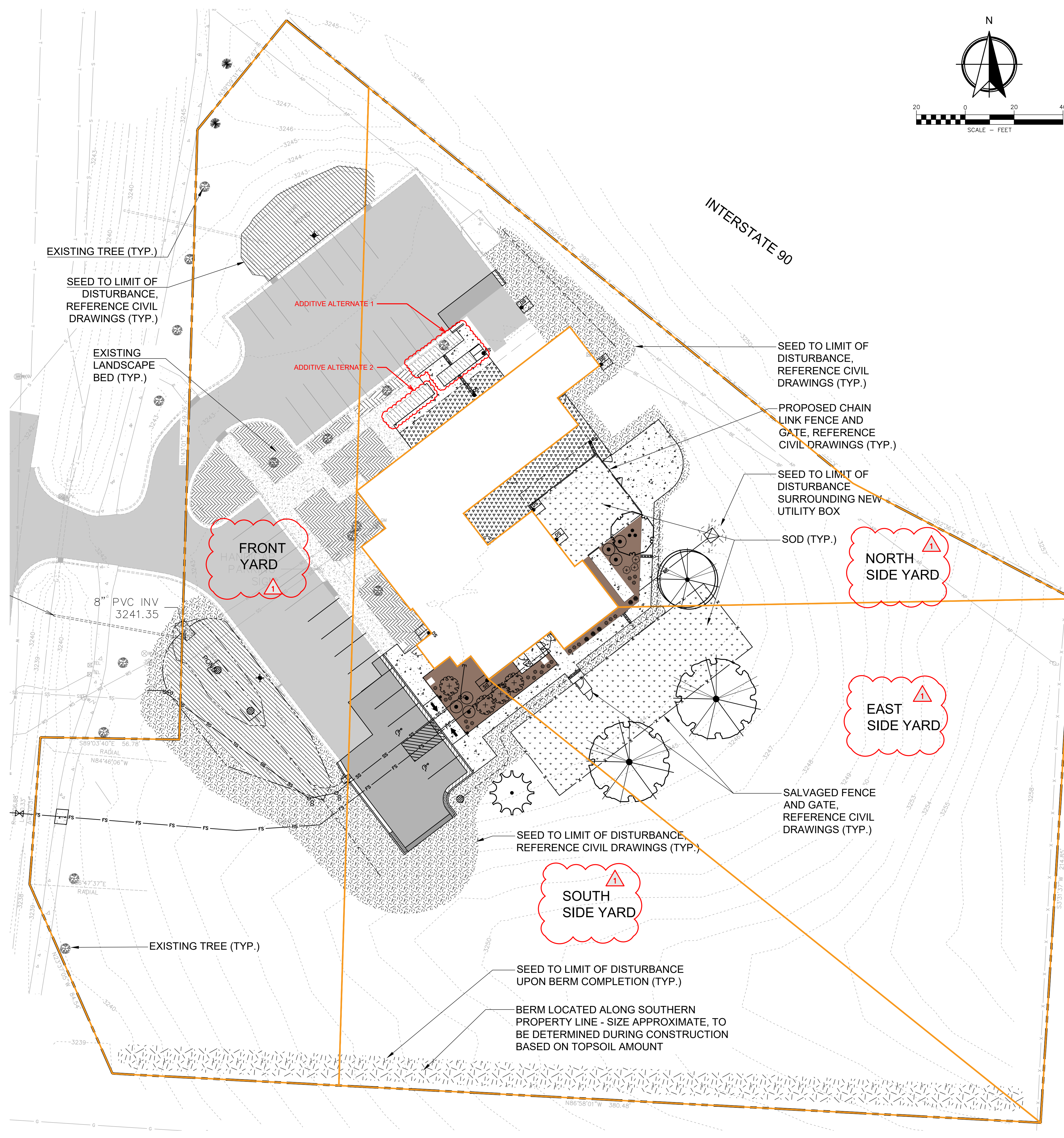


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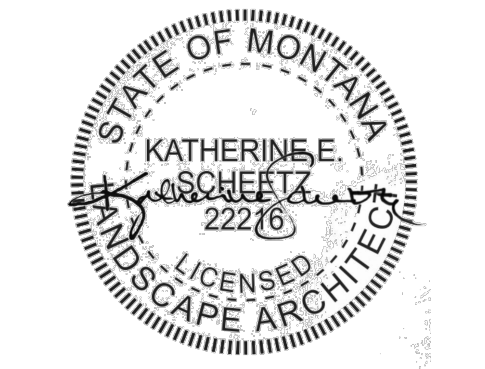
PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CAL	CONT
DECIDUOUS				
	1	ACER RUBRUM 'NORTHWOOD' NORTHWOOD RED MAPLE MATURE SIZE 50'H X 35'W	2" CAL.	B&B
	2	GLEDTISIA TRIACANTHOS 'SKYCOLE' SKYLINE HONEYLOCUST MATURE SIZE 50'H X 40'W	2" CAL.	B&B
	1	SYRINGA RETICULATA JAPANESE TREE LILAC MATURE SIZE 15' H X 25' W	1.5" CAL.	B&B
EVERGREEN				
	1	PINUS NIGRA AUSTRIAN PINE MATURE SIZE 40'H X 25' W	8' HT.	B&B

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT SIZE	CONT TYP
DECIDUOUS SHRUBS				
	4	AMELANCHIER ALNIFOLIA SASKATOON SERVICEBERRY MATURE SIZE 25'H X 15'W	5 GAL.	POT
	6	CORNUS ALBA 'BAILHALO' TM IVORY HALO DOGWOOD MATURE SIZE 5'H X 5'W	5 GAL.	POT
	3	SPIRAEA JAPONICA 'LITTLE PRINCESS' LITTLE PRINCESS JAPANESE SPIREA MATURE SIZE 3'H X 3'W	5 GAL.	POT
ORNAMENTAL GRASSES				
	5	CALAMAGROSTIS BRACHYTRICHA KOREAN FEATHER REED GRASS MATURE SIZE 48"H X 24"W	1 GAL.	POT
	22	SCHIZACHYRIUM SCOPARIUM LITTLE BLUESTEM MATURE SIZE 24"H X 18"W	1 GAL.	POT

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
GRASSES			
	3,927 SF	DETENTION AREA SEED MIX TUFTED HAIRGRASS 5% BULK, MOUNTAIN BROMEGRASS 35% BULK, BLUE WILDRYE 25% BULK, SLENDER WHEATGRASS 20% BULK, ROUGH FESCUE 15% BULK	SEED
	10,723 SF	MISSOULA DRYSITE SEED MIX BLUEBUNCH WHEATGRASS 50% BULK, IDAHO FESCUE 15% BULK, WESTERN WHEATGRASS 25% BULK, PRAIRIE JUNEGRASS 5% BULK, SANDBERG BLUEGRASS 5% BULK, TURF SOD	SEED
	4,337 SF	KENTUCKY BLUEGRASS BLEND - AVAILABLE FROM BITTERROOT TURF FARM (OR APPROVED EQUAL). INSTALL PER MANUFACTURERS SPECIFICATIONS.	SOD
PLANTINGS			
	2,593 SF	EXISTING LANDSCAPE EXISTING SHRUB BEDS TO BE FILLED IN WITH PLANTS AS NEEDED AND WITH DIRECTION BY CLIENT.	EXISTING

SYMBOL	DESCRIPTION
	BARK MULCH - 3" DEEP, MIN. LARGE SIZE, TYP. AS NOTED IN PLANTING AREAS. SUBMIT SAMPLE FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
	ADD ALTERNATE LANDSCAPING - CONTRACTOR TO PLANT NEW AND POTENTIALLY DAMAGED DURING CONSTRUCTION LANDSCAPING BEDS TO SATISFACTION OF OWNER AND AT THE STANDARD OF THESE PLANS. A MINIMUM OF FOUR 5 GALLON SHRUBS TO BE PLANTED IN EACH NEW BED. USE SPECIES LISTED IN THESE PLANS OR APPROVED EQUALS.



100% CONSTRUCTION DOCUMENTS

Revision Schedule

Number	Description	Date
1	CITY PERMIT	5/7/24



MISSOULA CITY - COUNTY ANIMAL CONTROL SHELTER
at
6700 BUTLER CREEK ROAD, MISSOULA, MT. 59808

LANDSCAPE PLAN

Date: 2024.04.10 Project No: 22.074



100% CONSTRUCTION DOCUMENTS

Revision Schedule		
Number	Description	Date
1	CITY PERMIT	5/7/24

GENERAL NOTES

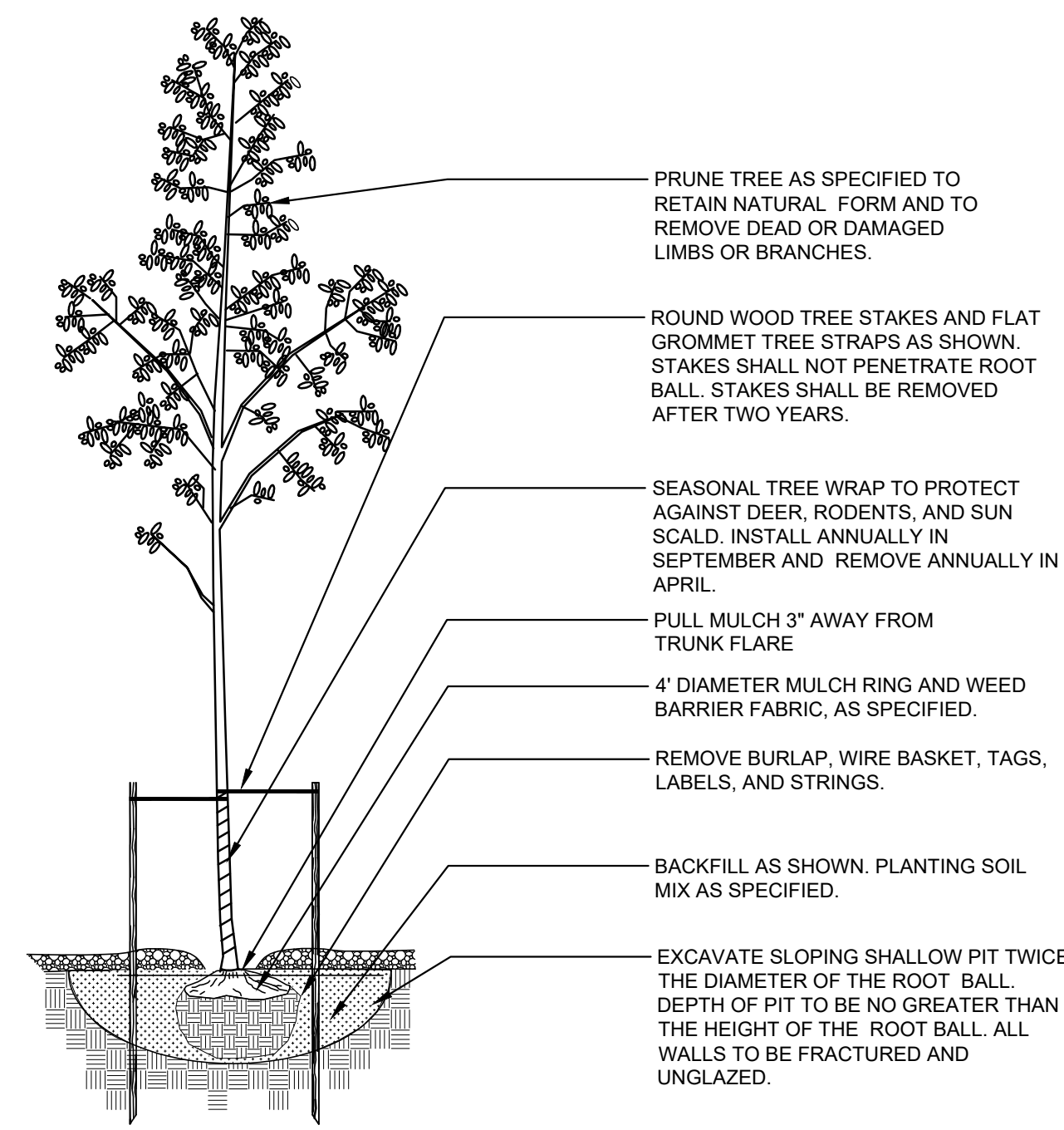
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT CITY OF MISSOULA STANDARDS AND THE STATE OF MONTANA BUILDING AND SPECIALTY CODES
- INSTALL EROSION CONTROL SYSTEMS IN ACCORDANCE WITH COUNTY STANDARDS PRIOR TO SITE WORK AND LANDSCAPE INSTALLATION.
- MARK AND PROTECT ALL UTILITIES, SITE FEATURES, AND VEGETATION TO BE RETAINED WITH ORANGE FENCING.
- CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND UTILITY COMPANIES. LOCATION OF ALL UTILITIES PRIOR TO COMMENCING WORK. CONTRACTOR IS RESPONSIBLE TO REPAIR DAMAGES TO EXISTING UTILITIES, HARDSCAPES, STRUCTURES, TREES, TURF, AND VEGETATION AS A RESULT OF THE CONTRACTORS ACTIVITIES.
- PRIOR TO PLANTING, ON-SITE TOPSOIL SHALL BE TESTED FOR SOIL FERTILITY BY A CERTIFIED TESTING LAB AND REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT. IF NECESSARY, TOPSOIL FOR TREE PITS, SHRUB PITS, AND GROUND COVER BEDS SHALL BE AMENDED AS RECOMMENDED BY THE SOIL FERTILITY REPORT. TOPSOIL DEPTH SHALL BE A MINIMUM DEPTH OF 6" FOR LAWN AREAS AND 12" FOR SHRUB BEDS.
- MATCH GRADES OF LAWNS TO CURBS, SIDEWALKS, AND TRAILS AT A 5% MAXIMUM SLOPE AND A 2% MINIMUM SLOPE, OR AS SHOWN ON GRADING AND DRAINAGE PLANS. TAPER TO EXISTING GRADES.
- ALL PLANTING AREAS ADJACENT TO BUILDING SHALL SLOPE AWAY FROM THE BUILDING FOR THE FIRST 10 FEET AT A 2% MINIMUM SLOPE, OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER'S REPORT.
- EDGING AS SPECIFIED. INSTALL EDGING AFTER INSTALLATION OF IRRIGATION AND PRIOR TO PLANTING. RE-STAKE EDGING IF NECESSARY AS DIRECTED BY OWNER'S REPRESENTATIVE.
- TYPAR PROFESSIONAL LANDSCAPE FABRIC, OR APPROVED EQUAL, TO BE INSTALLED IN ALL GARDEN BEDS.
- MULCH IN LOCATIONS & TYPE AS SPECIFIED ON PLANS. MULCH ALL GARDEN BEDS AND TREE RINGS.

PLANTING NOTES

- PRIOR TO PLANTING, CONTRACTOR IS RESPONSIBLE FOR CONTACTING CITY OF MISSOULA TO SCHEDULE PRE-CONSTRUCTION MEETING AND TO OBTAIN PROPER TREE PLANTING PERMITS.
- PLANT MATERIAL SHALL CONFORM TO THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. ALL PLANTS TO BE NURSERY GROWN.
- NO SUBSTITUTIONS ALLOWED WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT. ANY PLANT OR MATERIAL NOT MEETING THE REQUIREMENTS SHALL BE REJECTED, REMOVED, DISPOSED OF AND REPLACED BY AND AT THE CONTRACTOR'S EXPENSE.
- PLANTS SHALL BE INSPECTED AND APPROVED ON-SITE PRIOR TO PLANTING BY OWNER'S REPRESENTATIVE.
- PLANTS SHALL BE LOCATED BY THE CONTRACTOR AND OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT SHALL GIVE DIRECTION, MAKE ADJUSTMENTS, AND APPROVE LOCATION PRIOR TO INSTALLATION.
- VERIFY ALL QUANTITIES. PLANT QUANTITIES IN THE PLANT SCHEDULE ARE FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE TO COMPLETE THEIR OWN QUANTITY TAKE-OFFS FOR ALL PLANS AND SIZES SHOWN ON THE PLAN. IN CASE OF A DISCREPANCY THE PLANTING PLAN SHALL DICTATE QUANTITY.
- SEED/SOD ALL DISTURBED EXISTING LAWN AREAS TO PRE-DISTURBANCE CONDITION.
- BACKFILL TO BE LOOSENED NATIVE SOIL UNLESS AMENDMENT IS NECESSARY AS DICTATED BY SOIL TEST.
- LANDSCAPE CONTRACTOR SHALL WATER PLANTINGS UNTIL IRRIGATION SYSTEM IS FULLY FUNCTIONAL AND PROVIDE A 1-YEAR WARRANTY PERIOD AFTER INSTALLATION AND ACCEPTANCE BY LANDSCAPE ARCHITECT, AND GUARANTEE ALL PLANTINGS TO BE ALIVE AND IN SATISFACTORY HEALTH.

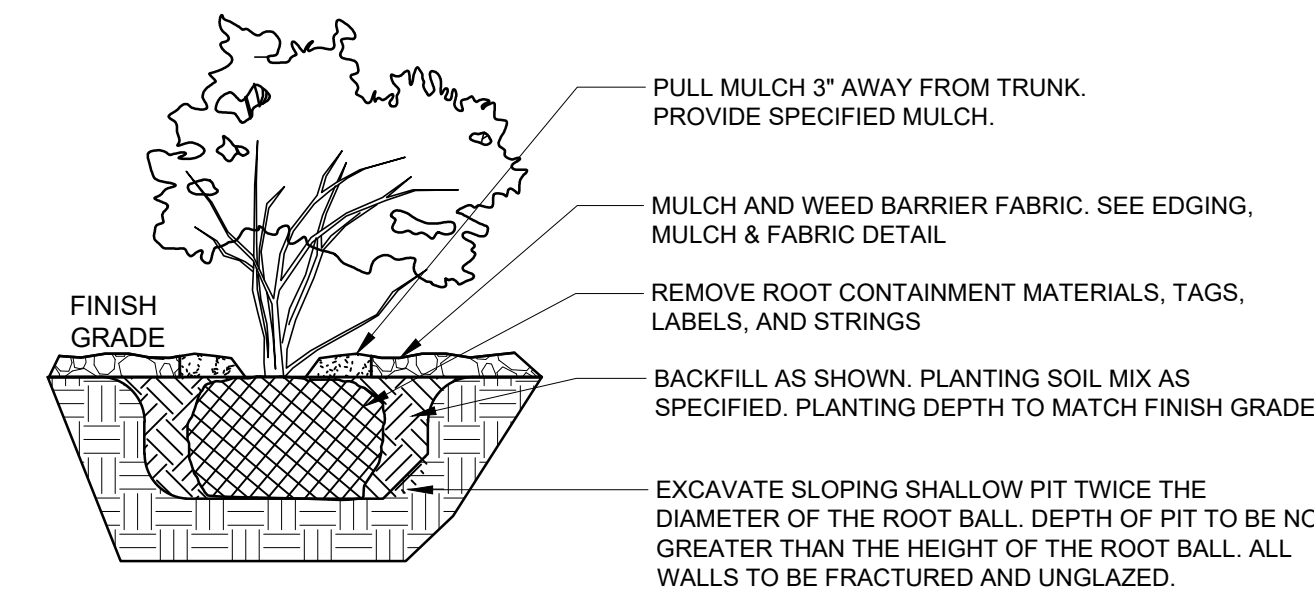
20.65.090 MAINTENANCE PLAN

- THE SITE WILL BE IRRIGATED WITH AN AUTOMATED IRRIGATION SYSTEM AS SHOWN ON THE IRRIGATION PLAN.
- PESTS SHALL BE MONITORED AND MANAGED ON A REGULAR BASIS FOLLOWING INTEGRATED PEST MANAGEMENT LEAST-TOXIC GUIDELINES FOR BEST MANAGEMENT PRACTICES.
- PERENNIALS, GRASSES, SHRUBS, TREES, AND TURF GRASSES WILL BE FERTILIZED ON AN ANNUAL BASIS OR AS NECESSARY.
- ALL TREES SHALL BE MAINTAINED IN AN ATTRACTIVE APPEARANCE AND PRUNED AS NECESSARY.
- THE PROPERTY SHALL BE KEPT FREE OF WEEDS CONSISTENT WITH THE CITY OF MISSOULA WEED MANAGEMENT PLAN.
- ALL MAINTENANCE SHALL BE PERFORMED BY THE PROPERTY OWNER ON A CONSISTENT BASIS.



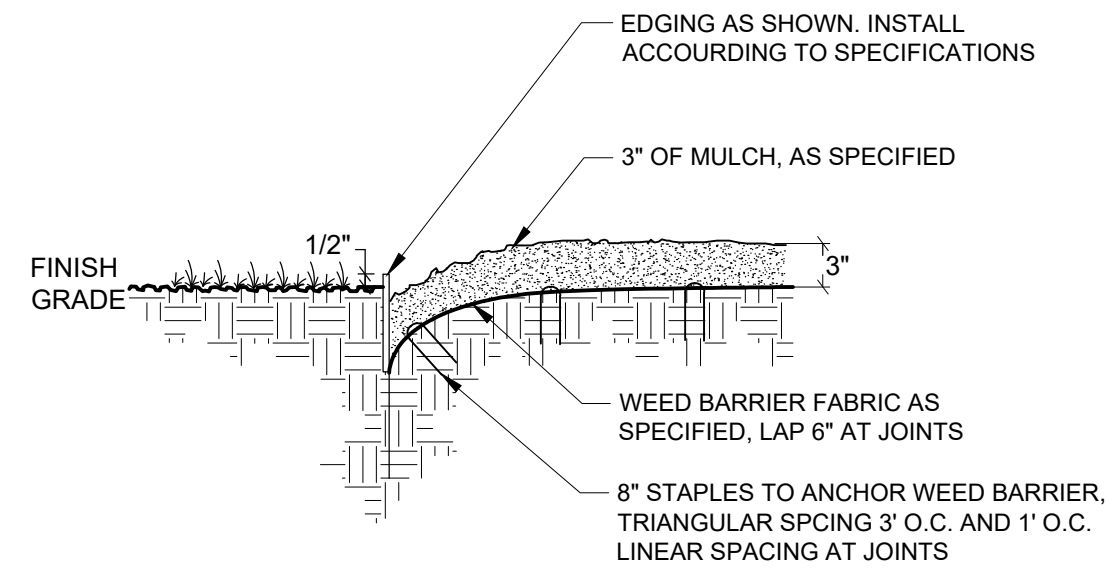
- NOTES:
- TREE SHALL BE PLANTED WITH TRUNK FLARE SET AT FINISHED GRADE.
 - TREE STAKING IS MANDATORY.

1 TREE PLANTING

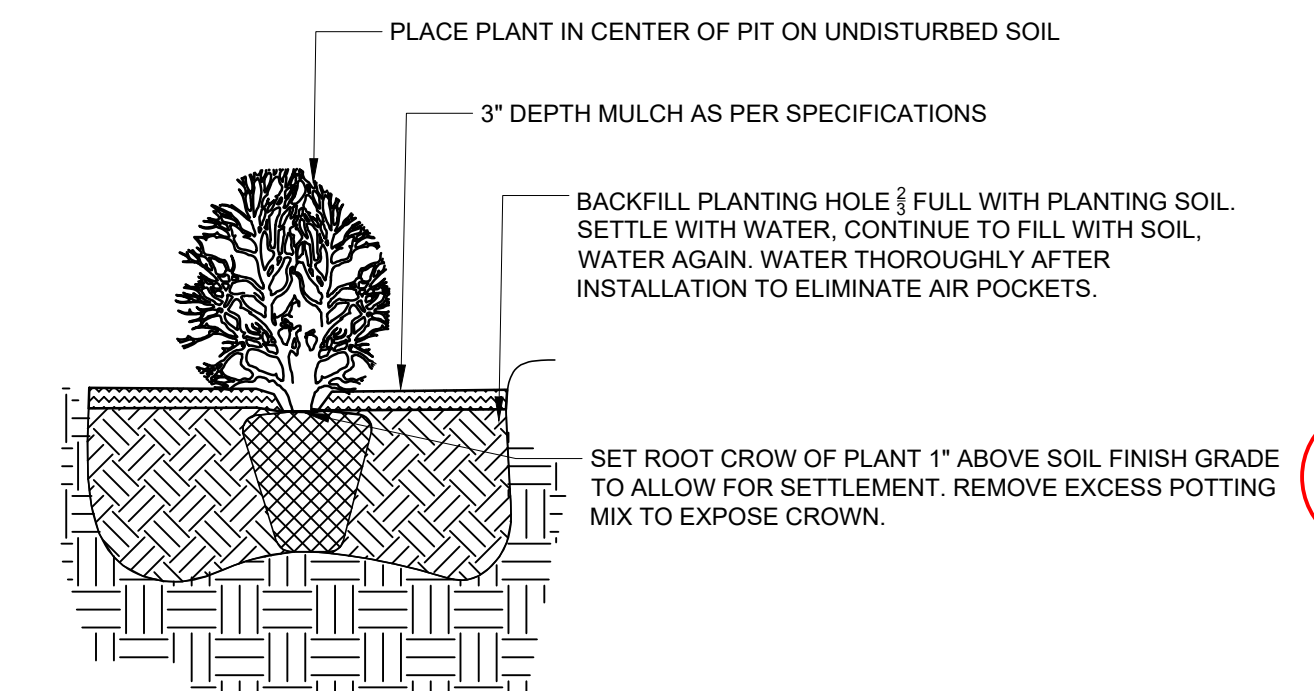


- NOTES:
- ALL SHRUBS TO BE PLANTED SHALL HAVE THE SAME RELATIONSHIP TO FINISH GRADE AS ORIGINALLY GROWN IN THE NURSERY.

2 SHRUB PLANTING



3 EDGING, MULCH, AND WEED BARRIER



4 PERENNIAL PLANTING

LANDSCAPE REQUIREMENTS BY SECTION

20.65.020 GENERAL LANDSCAPING
 TOTAL SITE AREA: 124,078 SF
 TOTAL REQUIRED LS AREA ENTIRE SITE (15%): 18,612 SF
 PROVIDED LS AREA AFTER REDEVELOPMENT: 94,990 SF (77%)
 TOTAL TREES/SHRUBS REQUIRED: 19 TREES, 112 SHRUBS
 TOTAL TREES/SHRUBS PROVIDED: 16 TREES, 49 SHRUBS
 (11 TREES, 36 SHRUBS ARE EXISTING AND TO REMAIN)

20.65.040 INTERIOR LOT LANDSCAPING
 NEW PARKING AREAS DO NOT EXCEED 3,300 SF AND THEREFORE DO NOT REQUIRE LANDSCAPE IMPROVEMENTS PER SECTION 20.65.040.

20.65.050 PERIMETER LOT LANDSCAPING
 NEW PARKING AREAS DO NOT EXCEED 3,300 SF AND THEREFORE DO NOT REQUIRE LANDSCAPE IMPROVEMENTS PER SECTION 20.65.050.

20.65.060 BUFFERS
 REQUIRED: BUFFER ALONG SOUTHERN PROPERTY LINE ABUTTING R ZONED PARCEL.

20.25.075.I MDP OVERLAY BOULEVARD LANDSCAPING STANDARDS

REQUIRED(20.25.075.I MDP OVERLAY): TREES AND GRASS ALONG DRIVE

SECTION 20.25.075.I WILL BE SATISFIED THROUGH THE PUBLIC FORUM PROCESS.

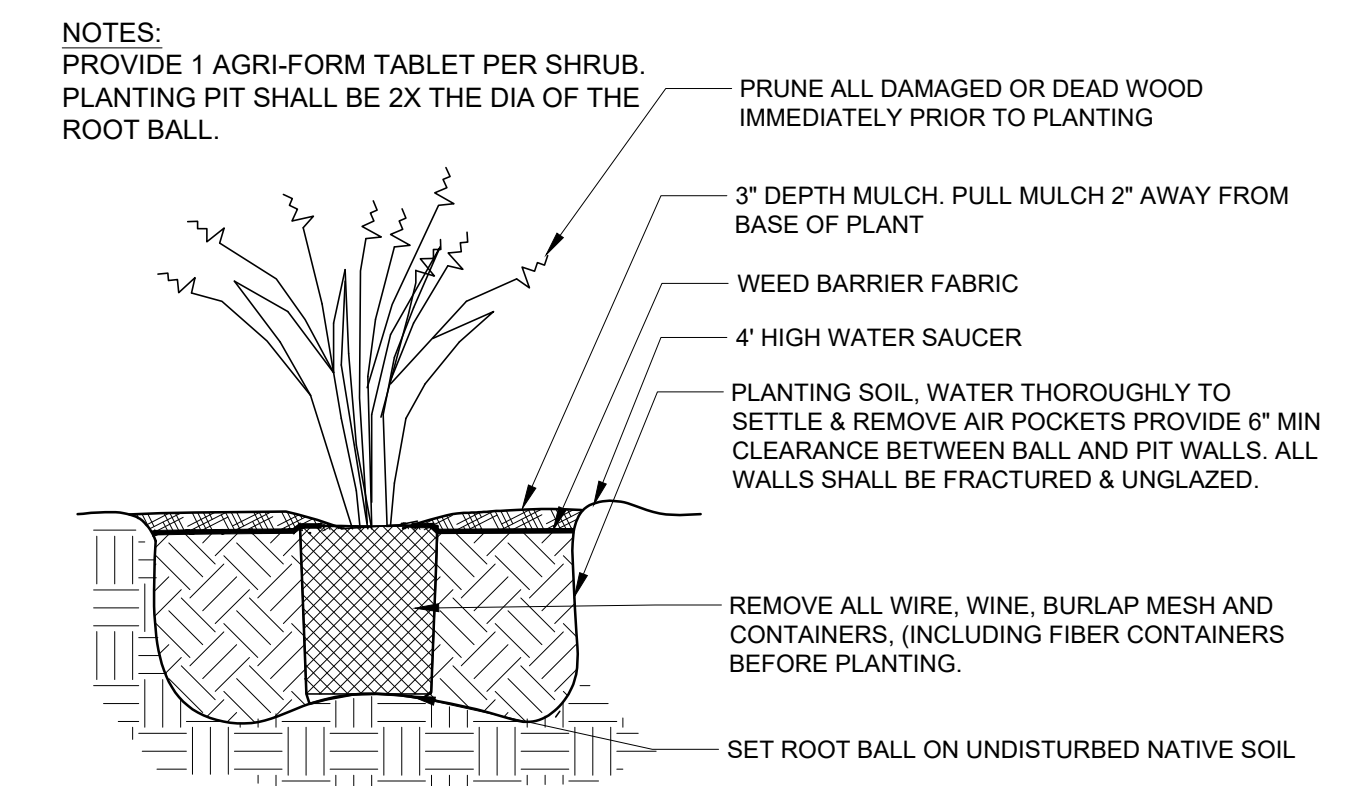
SECTION 20.65.060 WILL BE SATISFIED THROUGH THE PUBLIC FORUM PROCESS.

20.25.75.H.1.a. MISSOULA DEVELOPMENT PARK OVERLAY LANDSCAPING FRONT YARD:
 REQUIRED: UP TO 20% OF THE FRONT YARD AREA SHALL BE NATURAL GRASSES PROVIDED: 89% OF FRONT YARD IS NATURAL GRASSES
 THIS WILL BE ADDRESSED THROUGH THE PUBLIC FORUM PROCESS.

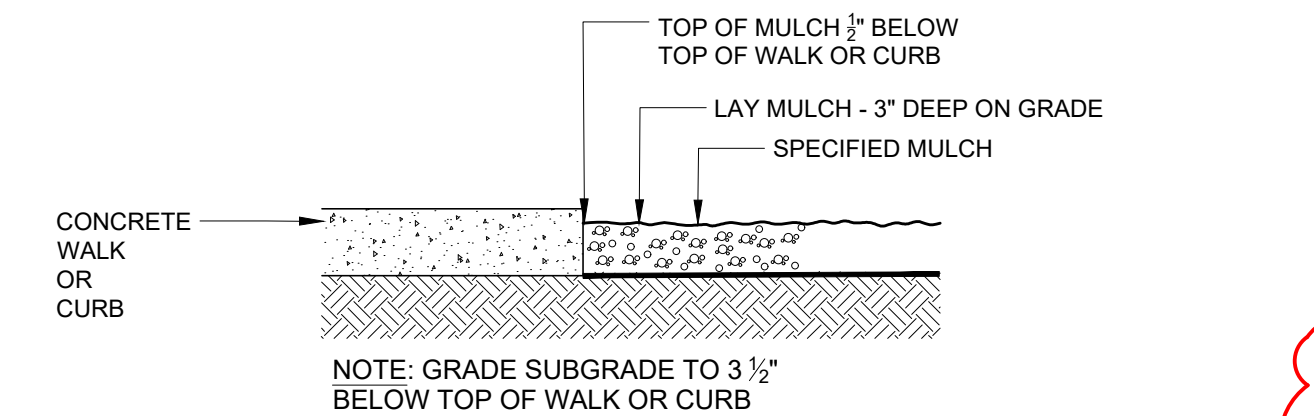
SOUTH SIDE YARD:
 REQUIRED: 50% OF THE SIDE YARD SHALL BE NATURAL GRASSES PROVIDED: 75% OF THE SIDE YARD IS NATURAL GRASSES

EAST SIDE YARD:
 REQUIRED: 50% OF THE SIDE YARD SHALL BE NATURAL GRASSES PROVIDED: 89% OF THE SIDE YARD IS NATURAL GRASSES

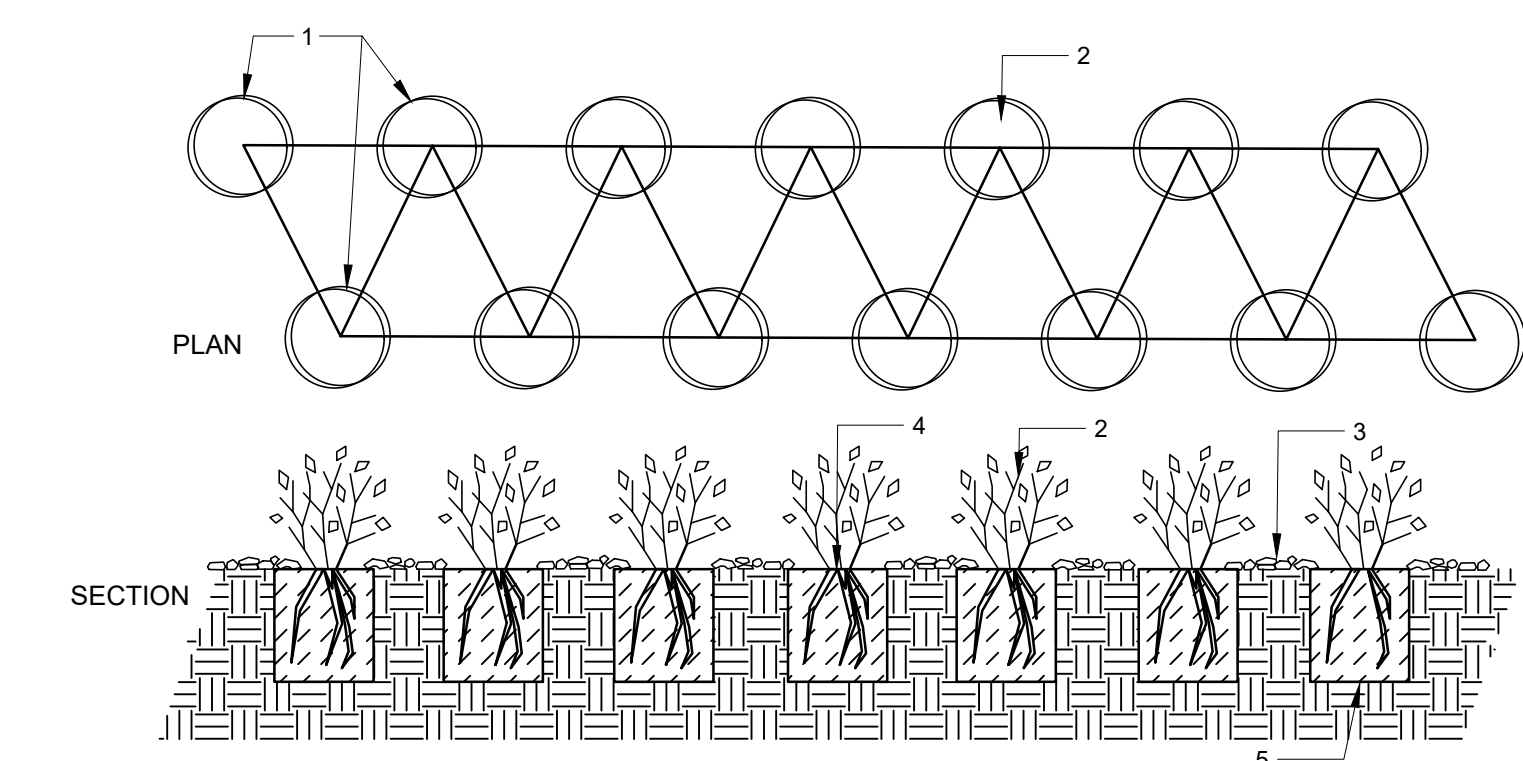
NORTH SIDE YARD:
 REQUIRED: 50% OF THE SIDE YARD SHALL BE NATURAL GRASSES PROVIDED: 75% OF THE SIDE YARD IS NATURAL GRASSES



5 GRASS PLANTING



6 WALK OR CURB EDGING



7 GROUND COVER TRIANGULAR SPACING

- USE TRIANGULAR EQUIDISTANT SPACING BETWEEN PLANTINGS. SEE PLANTING PLAN FOR SPACING DETAILS
- GROUND COVER PLANT LOCATION
- 3" OF TOP DRESS MULCH AS PER SPECIFICATIONS
- SET ROOT CROWN OF PLANTING 1" ABOUT SOIL FINISH GRADE TO ALLOW FOR SETTLEMENT. REMOVE EXCESS POTTING MIX TO EXPRESS ROOT CROWN.
- BACKFILL PLANTING HOLE 3/4 FULL WITH PREPARED SOIL. SETTLE WITH WATER, CONTINUE TO FILL WITH SOIL, WATER AGAIN. WATER THOROUGHLY AFTER INSTALLATION TO ELIMINATED AIR POCKETS.

LANDSCAPE NOTES AND DETAILS

MISSOULA CITY - COUNTY ANIMAL CONTROL SHELTER
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