

TREE NOTES:

1. TREE LANDSCAPING ARE SHOWN AS PROPOSED LOCATIONS.
2. TREE SPECIES TO BE SELECTED AT TIME OF FINAL DESIGN. FOR LANDSCAPE BOULEVARDS TREE SPECIES TO BE SELECTED FROM THE LIST OF APPROVED CLASS II - MEDIUM STATURE TREES AS SPECIFIED IN THE "APPROVED STREET TREES FOR MISSOULA" DOCUMENT. NO MORE THAN 30% OF ONE SPECIES SHALL BE PLANTED DURING A SINGLE PHASE OF CONSTRUCTION.
3. TREES SHALL BE AT A MINIMUM OF 30' ON CENTER WITH PLANTING OFFSETS AS FOLLOWS:
 - 2.5' FROM STORM WATER INLET/SUMP
 - 8' FROM SEWER SERVICE LINE
 - 5' FROM WATER SERVICE LINE
 - 30' FROM REGULATORY SIGN
 - NO TREES WITHIN THE SITE TRIANGLE OF AN INTERSECTION.
4. FINAL SPECIES SELECTION AND MINOR LOCATION ADJUSTMENTS WILL BE MADE DURING THE DETAILED DESIGN STAGE AND SHALL BE APPROVED PRIOR TO FINAL DESIGN APPROVAL.

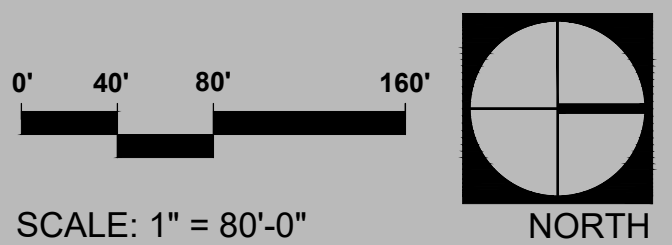
SEE SHEET L-5 FOR LANDSCAPE NOTES



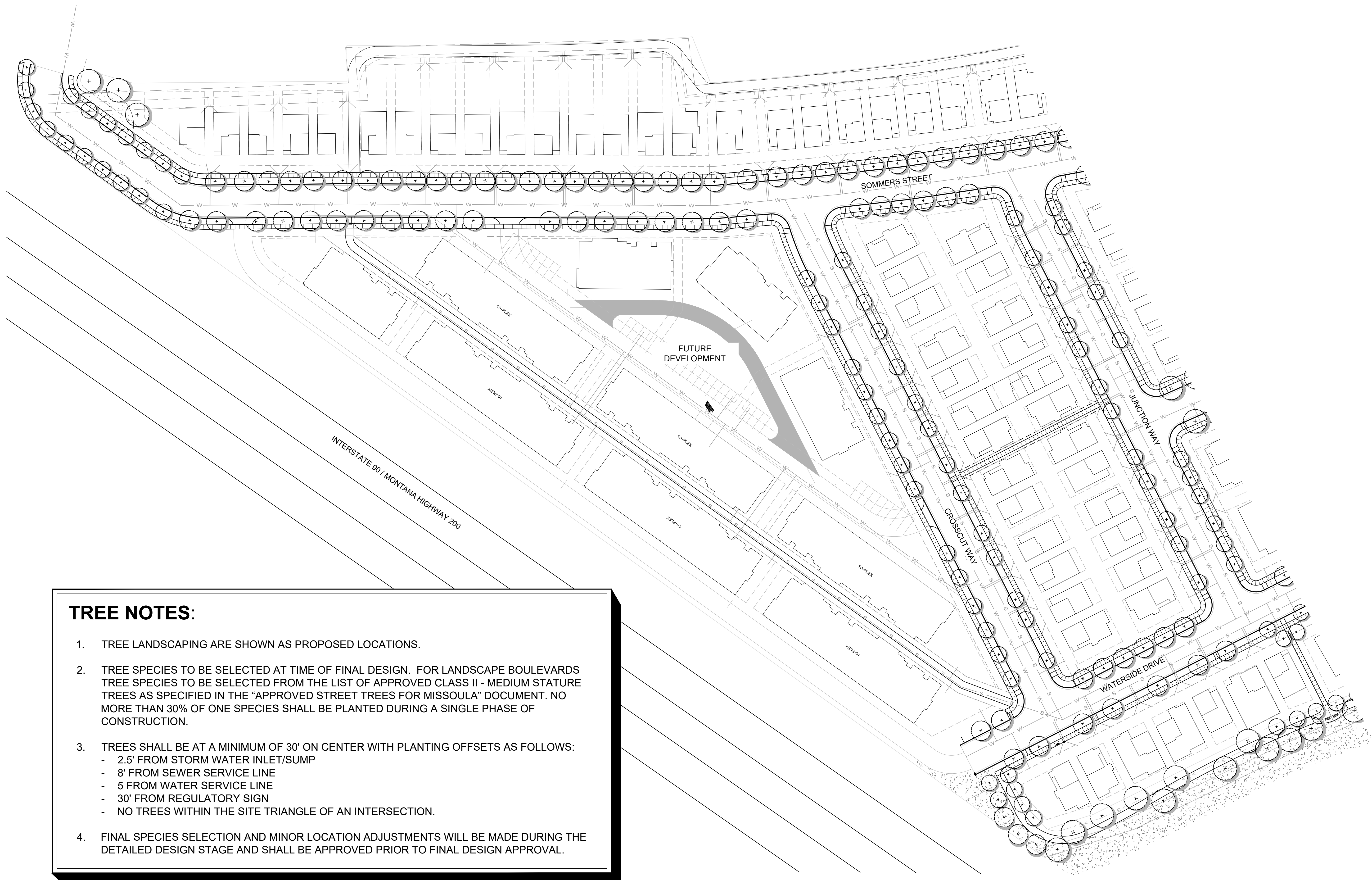
ASPIRE SUBDIVISION
Missoula, Montana

PROPOSED TREE OVERALL PLAN
CONCEPTUAL PHASE
April 11, 2024

vanderToolen Associates
700 Ygnacio Valley Rd.
Suite 100
Walnut Creek, CA 94596
tel: 925.274.1305
www.vandertoolen.com



L-1
Project No. 01423



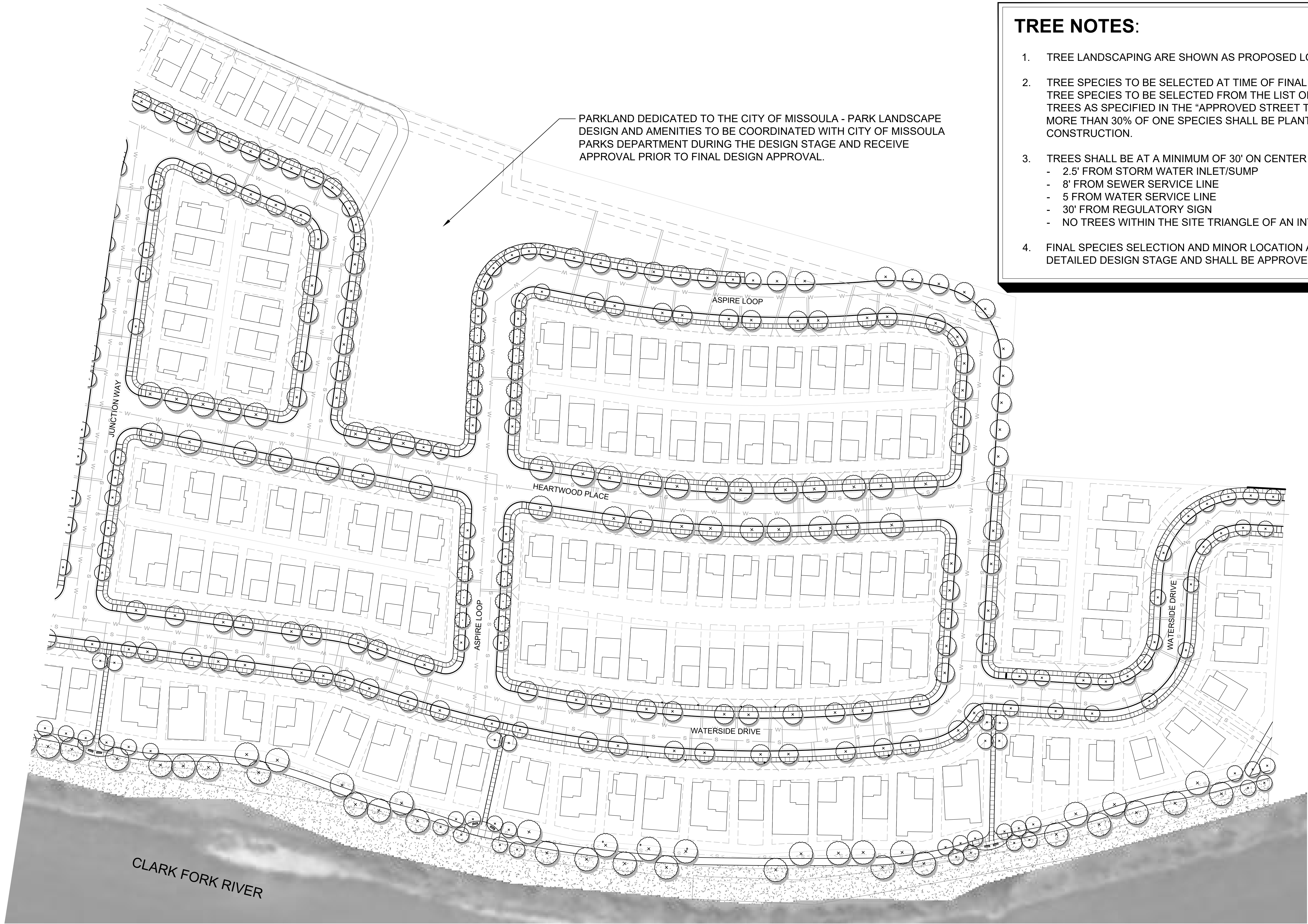
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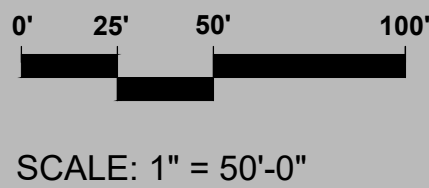
PARKLAND DEDICATED TO THE CITY OF MISSOULA - PARK LANDSCAPE DESIGN AND AMENITIES TO BE COORDINATED WITH CITY OF MISSOULA PARKS DEPARTMENT DURING THE DESIGN STAGE AND RECEIVE APPROVAL PRIOR TO FINAL DESIGN APPROVAL.



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Missoula, Montana

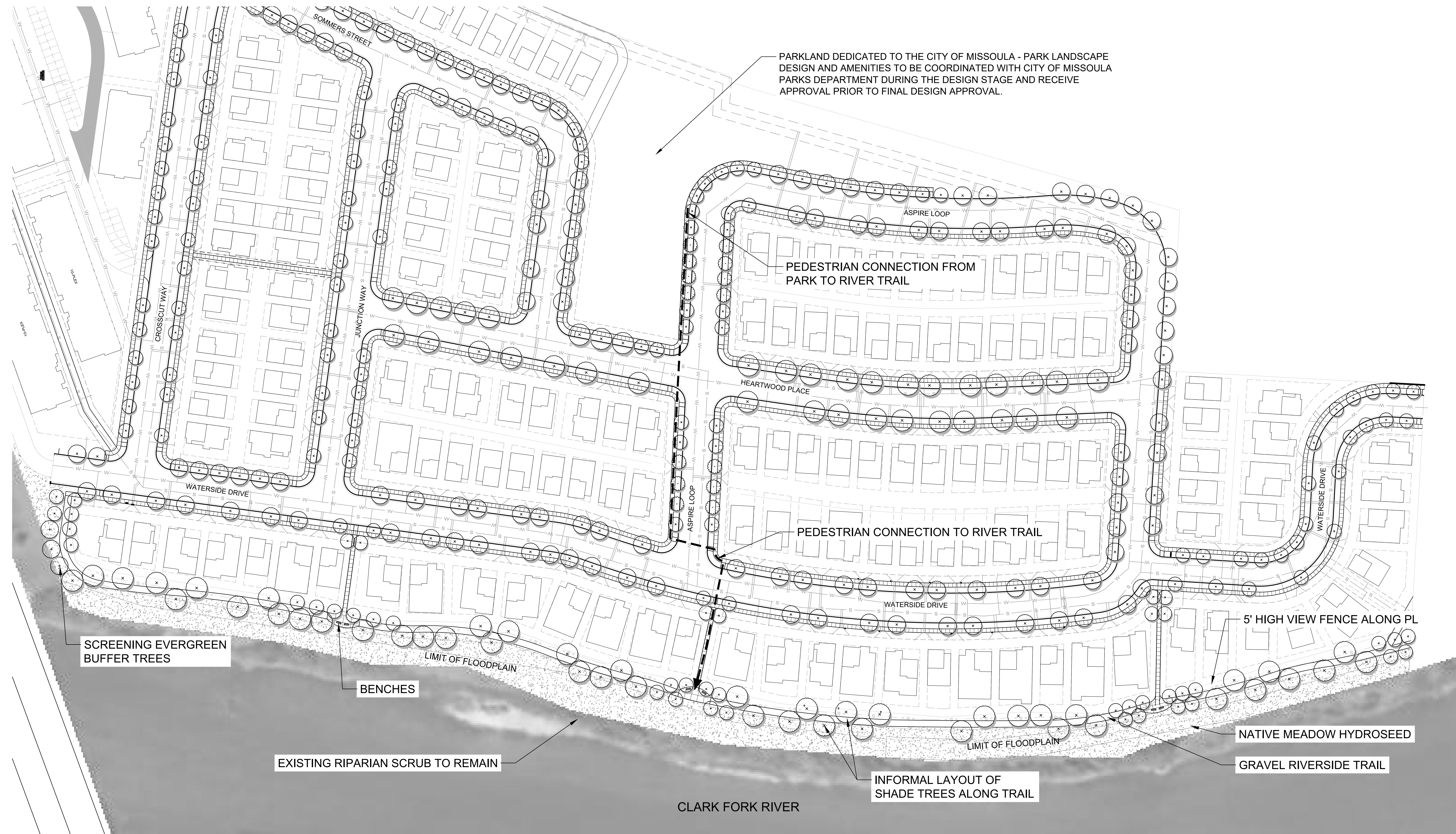
PROPOSED TREE PLAN
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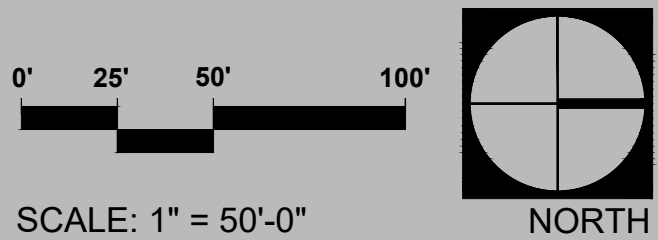
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RIVER TRAIL
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GENERAL NOTES:

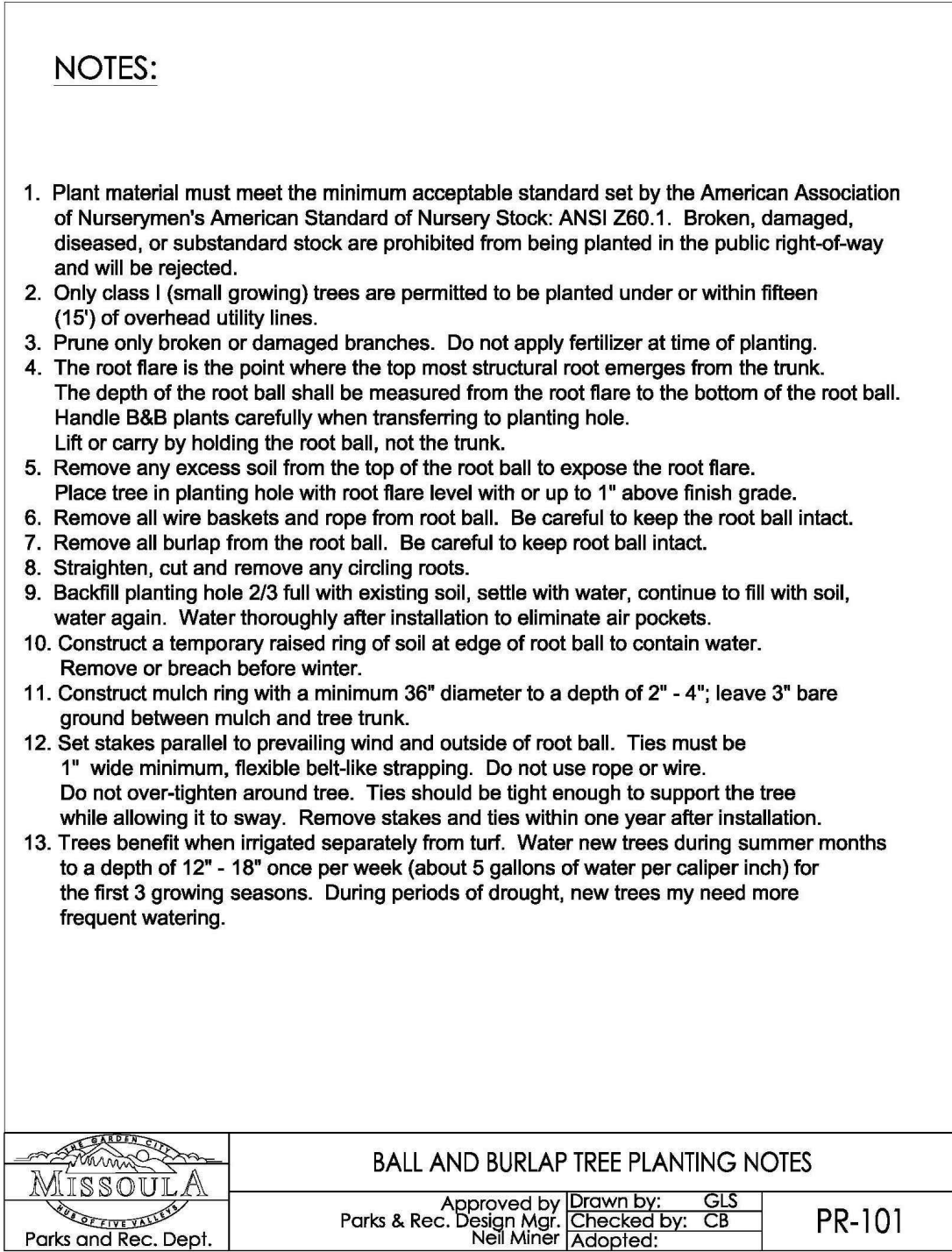
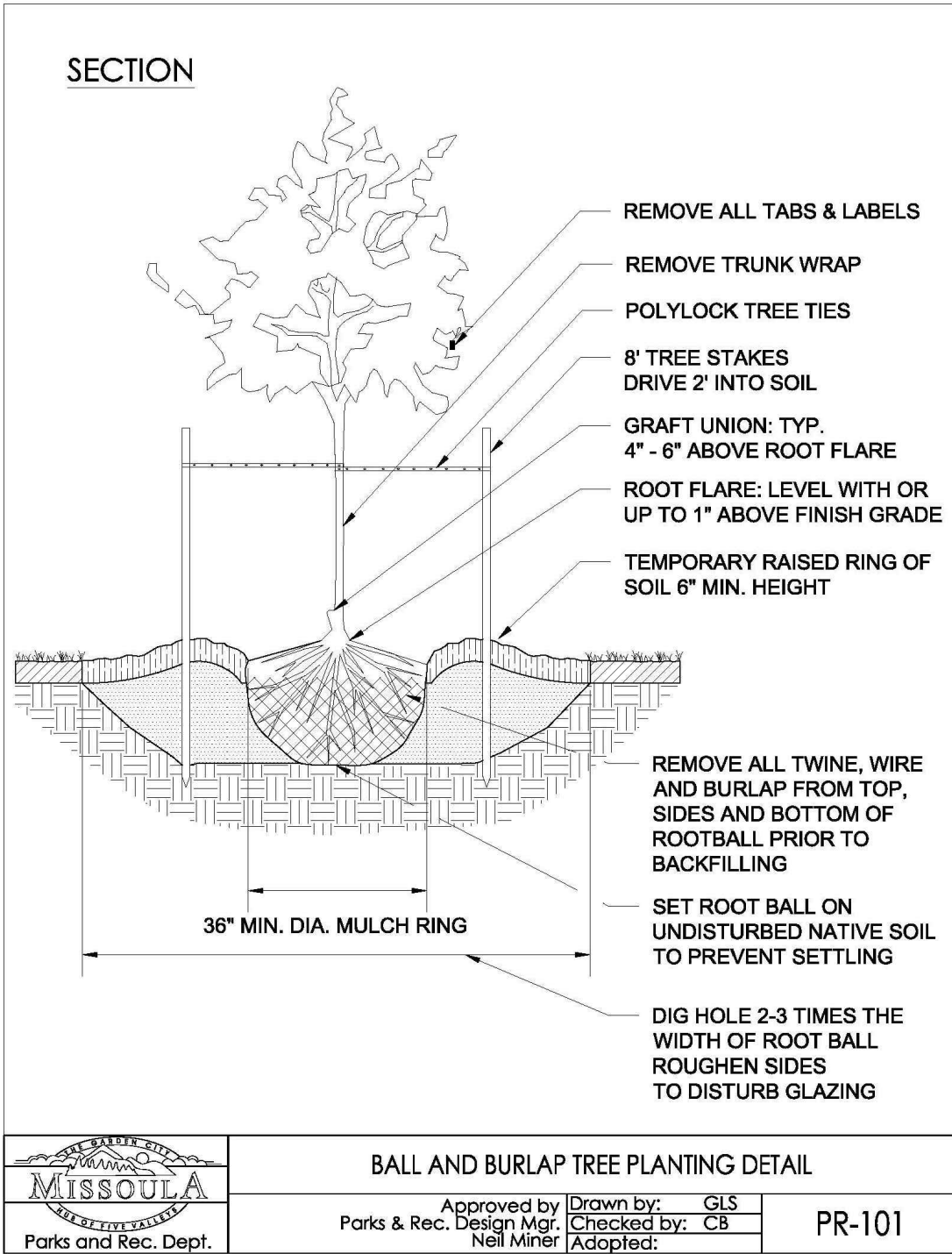
- 1. LOCATE UTILITIES BEFORE PLANTING TREES. NOTIFY MONTANA UTILITY NOTIFICATION CENTER (PHONE #811) PRIOR TO ANY EXCAVATION.
- 2. STREET TREES SHALL BE PLANTED WITHIN SIX (6) MONTHS OF COMPLETION OR OCCUPATION OF PRIMARY STRUCTURE ERECTED ON ANY LOT, WHICHEVER OCCURS FIRST.
- 3. BUILDER OR DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF TOPSOIL AND IRRIGATION IN BOULEVARD AREA FRONTING LOTS.
- 4. CITY OF MISSOULA REQUIRES A PERMIT FOR THE INSTALLATION OF BOULEVARD TREES. SEE CITY OF MISSOULA STREET TREE ORDINANCE CITY MUNICIPAL CODE 12.32.

LANDSCAPE NOTES:

- 1. TREE SELECTIONS FROM THE APPROVED STREET TREES FOR CITY OF MISSOULA
- 2. TREE LAYOUT IS SCHEMATIC. FINAL TREE LOCATIONS AND SPECIES SUBJECT TO CITY REVIEW. OPTIMAL TREE SPACING MAY BE MODIFIED TO ACCOMODATE EXACT LOCATIONS OF UTILITIES, AND STREET LIGHTS. TREE PLACEMENT MAY BE ADJUSTED AND FINAL TREE COUNT MAY CHANGE.
- 3. SEE GRADING, DRAINAGE, AND ROAD PLANS PREPARED BY CIVIL ENGINEER FOR MORE DETAILS AND SEPARATION OF TREES UTILITIES, AND LIGHT POLE LOCATIONS.
- 4. STREET CORNERS SHALL BE KEPT CLEAR OF TREES TO ALLOW FOR SITE VISIBILITY AT VEHICULAR INTERSECTIONS
- 5. PROPOSED TREE CANOPIES ARE SHOWN AT 85% MATURE GROWTH DIAMETER IN ORDER TO ENSURE THERE IS SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.
- 6. THE PLANTING DESIGN FOR THE SITE CONSISTS OF A BALANCE OF EVERGREEN AND DECIDUOUS PLANTING AS WELL AS NATIVE AND ORNAMENTAL PLANTING.
- 7. PARKLAND AREAS SHALL BE OWNED BY THE CITY OF MISSOULA. LANDSCAPING IN THESE AREAS SHALL CONSIST OF CLASS I, II, AND III TREES WITH SIMPLE RECREATION AMENITIES SUCH AS TREES AND PEDESTRIAN CIRCULATION PATHS THROUGHOUT THE SPACES, BENCHES AND PICNIC TABLES, NATURAL THEMED PLAY AREA, FLEXIBLE USE OPEN TURF, AND RIVER TRAIL.

IRRIGATION NOTES:

- 1. THE IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET/SMART* IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.
- 2. THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF LOW VOLUME, LOW FLOW BUBBLERS FOR TREES, AND POINT SOURCE DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVERS AND OVERHEAD SPRAY FOR TURF AREAS.
- 3. PLANTS WILL BE GROUPED ONTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION APPLICATION BY HYDROZONE. THE IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAPO-TRANSPIRATION RATES. THE ENTIRE SITE WILL BE DESIGNED TO RUN DURING NIGHTTIME HOURS WHEN IRRIGATION IS MOST EFFICIENT.



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TREE CLEARANCE REQUIREMENTS

LOCATION	TREE TYPE	MINIMUM CLEARANCE
ADJACENT TO CURBING OR SIDEWALK	CLASS I CLASS II CLASS III	1.5' OF CURB FACE OR SIDEWALK 3' OF CURB FACE OR SIDEWALK 5' OF CURB FACE OR SIDEWALK
ADJACENT TO ANY BUILDING OR STRUCTURE	CLASS I CLASS II & III	4' OF BUILDING OR STRUCTURE 10' OF BUILDING OR STRUCTURE
ADJACENT TO METER BOXES AND PAD TRANSFORMERS	ALL CLASSES	10' OF METER VAULT BOX OR TRANSFORMER PAD
RESIDENTIAL DRIVEWAYS	ALL CLASSES	10' OF A DRIVEWAY
COMMERCIAL DRIVEWAYS	CLASS I CLASS II & III	15' OF A DRIVEWAY 10' OF A DRIVEWAY
ALLEYWAYS	CLASS I CLASS II & III	15' OF AN ALLEYWAY 10' OF AN ALLEYWAY
FIRE HYDRANTS AND UTILITY POLES	ALL CLASSES	10' OF A HYDRANT OR UTILITY POLE
SANITARY SEWER LATERAL	ALL CLASSES	10' FROM SANITARY SEWER LATERALS
STREET LIGHTS	CLASS I CLASS II & III	10' FROM STREET LIGHTS 20' FROM STREET LIGHTS
TRAFFIC CONTROL SIGNS	CLASS I CLASS II & III	40' IN FRONT OF TRAFFIC CONTROL SIGNS 25' IN FRONT OF TRAFFIC CONTROL SIGNS; TREES MAY BE PLANTED ADJACENT TO SIGNS IF THE BOULEVARD WIDTH IS 10' OR WIDER
UNDER POWER LINES	CLASS I CLASS II & III	ALLOWED NOT ALLOWED
CORNER SIGHT TRIANGLE	CLASS I CLASS II & III	40' FROM INTERSECTION RETURN 40' FROM INTERSECTION RETURN ON A BOULVARD WIDTH OF 8' OR LESS; 30' FROM INTERSECTION RETURN ON BOULEVARD WIDTH OF 8' TO 16'