

LANDSCAPE REQUIREMENTS

(PER § 27-1200 - LANDSCAPING, BUFFERING, AND SCREENING)

PROPOSED PARCEL ZONING DESIGNATION - CBD (CENTRAL BUSINESS DISTRICT)

STREET FRONTAGE LANDSCAPING (SEC. 27-1203)

THE AREA THAT ABUTS A PUBLIC AND PRIVATE STREET SHALL BE PROVIDED A STREET FRONTAGE LANDSCAPED AREA PLANTED WITH STREET TREES. PROPERTY OWNERS SHALL PLANT AND MAINTAIN STREET TREES AS FOLLOWS AND AS FURTHER REQUIRED BY THIS SECTION.

A. THE REQUIRED TOTAL NUMBER OF STREET TREES SHALL BE CALCULATED AT ONE (1) TREE PER TWENTY-FIVE (25) FEET OF FRONTAGE. IN THE CBD TREES SHALL BE SPACED AN AVERAGE OF TWENTY-FIVE (25) FEET AND MAY NOT BE GROUPED. TREE SPACING MAY BE VARIED BY UP TO FIVE (5) FEET TO AVOID PLANTING A TREE DIRECTLY IN FRONT OF A BUILDING ENTRANCE. OVERALL SPACING SHALL BE DESIGNED TO AVOID PLACING TREES SIDE-BY-SIDE AT STREET CORNERS.

B. STREET TREES SHALL BE PLANTED IN PERVIOUS LANDSCAPE AREAS, TREE STRIPS, OR TREE WELLS THAT AREA LOCATED ADJACENT TO THE BACK-OF-CURB. THE DIMENSIONS OF THE TREE PLANTING AREA FOR A SINGLE TREE SHALL BE NO LESS THAN FIVE SQUARE FEET.

N. 27TH STREET FRONTAGE: 1 STREET TREE PER 25LF
FRONTAGE LENGTH: 200'
REQUIRED STREET TREES: 8 TREES

6TH AVENUE NORTH FRONTAGE: 1 STREET TREE PER 25LF
FRONTAGE LENGTH: 300'
REQUIRED STREET TREES: 12 TREES

N. 26TH STREET FRONTAGE: 1 STREET TREE PER 25LF
FRONTAGE LENGTH: 200'
REQUIRED STREET TREES: 8 TREES

TOTALS:
TOTAL NUMBER OF REQUIRED STREET FRONTAGE TREES:

REQUIRED 26
PROPOSED* 6

NOTES

- * THE NUMBER OF PROPOSED TREES DOES NOT MEET THE NUMBER OF REQUIRED TREES DUE TO THE PRESENCE OF UNDERGROUND UTILITIES WITHIN PERIMETER GREENSPACES, AND THE INTENT IS TO REQUEST A LANDSCAPE VARIANCE.
** TREES ALONG N. 26TH STREET HAVE BEEN SELECTED WITH THE INTENT OF AVOIDING CONFLICT WITH OVERHEAD WIRES.

BUFFERYARD LANDSCAPING (SEC. 27-1204)

THE EXTERIOR BOUNDARY OF A LOT THAT ADJOINS OR IS LOCATED ACROSS AN ALLEY FROM A DIFFERENT ZONE DISTRICT, STRUCTURE, OR USE, AND THAT DOES NOT ADJOIN A PUBLIC STREET RIGHT-OF-WAY, SHALL MEET THE BUFFERYARD REQUIREMENTS SHOWN IN TABLE 27-1200.3

BUFFERYARD TYPE B - REQUIRES ONE TREE EVERY SEVENTY (70) FEET ALONG SHARED PROPERTY LINE, WITH DRIP IRRIGATION TO EACH TREE.

BUFFERYARD LENGTH 300'
REQUIRED TREES: 5 TREES

TOTALS:
TOTAL NUMBER OF REQUIRED BUFFERYARD TREES:

REQUIRED 5
PROPOSED 5

OFF-STREET PARKING LOT LANDSCAPING (SEC. 27-1205)

LANDSCAPE DIVIDER STRIP SHALL BE PLANTED WITH ONE TREE EVERY FORTY (40) FEET

DIVIDER LENGTH 120'
REQUIRED TREES: 3 TREES

TOTALS:
TOTAL NUMBER OF REQUIRED BUFFERYARD TREES:

REQUIRED 3
PROPOSED 3

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	MATURE HT.	CALIPER
DECIDUOUS TREES						
ACGD	3	ACER SACCHARUM SUBSP. GRANDIDENTATUM	BIGTOOTH MAPLE	20'	20' - 30'	2" CAL.
KOPA	2	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	30'	30' - 3'	2.5"-3" CAL.
PHDA	2	PHELLLODENDRON AMURENSE	CORKTREE	30'	30' - 40'	2" CAL.

EVERGREEN TREES

PICE	3	PINUS CEMBRA	SWISS STONE PINE	30'	75'	
PFLF	2	PINUS FLEXILIS	LIMBER PINE	15' - 25'	30' - 50'	2" CAL.

ORNAMENTAL TREES

PYUS	2	PYRUS USSURIENSIS 'BAIFROST'	USSURIAN PEAR	20'	20'	2" CAL.
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CODE	QTY	BOTANICAL NAME	COMMON NAME	MATURE WIDTH	MATURE HT.	PLANTING HT.	CONTAINER
SHRUBS							
CHYV	193	CHRYSOETHAMNUS VISCIDIFLORUS	YELLOW RABBITBRUSH	3'	1' - 3'	12"	#3 CAN
JCSG	35	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	6'-8'	4' - 6'	18"	#3 CAN
SYMA	19	SYMPHORICARPOS ALBUS	COMMON WHITE SNOWBERRY	3'-6'	3'-6'	18"	#3 CAN

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING
GRASSES					
SPHE	680	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	2'	24" o.c.

GENERAL NOTES

- THIS SHEET IS TO BE USED FOR LANDSCAPE PURPOSES ONLY.
- REFER TO SHEET C100 FOR GENERAL NOTES.

LANDSCAPE PLAN NOTES

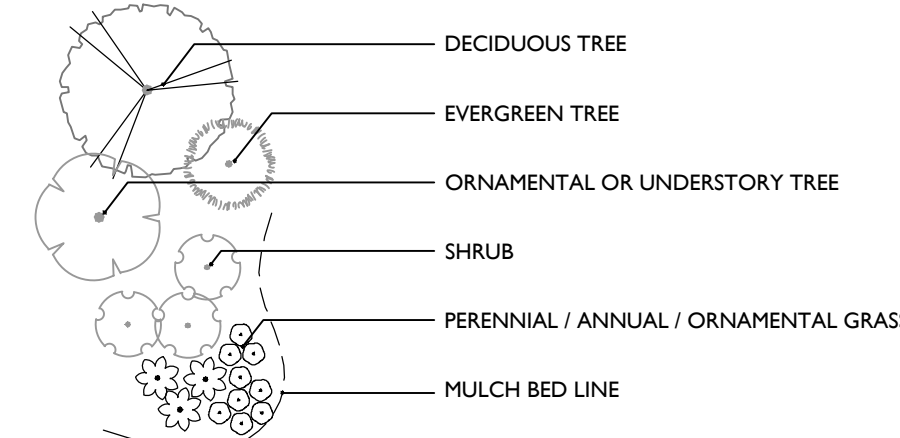
- REFER TO SHEET C504 FOR GENERAL PLANTING NOTES AND LANDSCAPE DETAILS.
- PLANT LOCATIONS INDICATED ON THE LANDSCAPE PLAN ARE APPROXIMATE. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO SITE CONDITIONS.
- THE LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT MATERIAL DISCREPANCIES OCCUR.
- LAWN AREAS SHALL BE STABILIZED WITH SEED UNLESS OTHERWISE INDICATED ON THE PLAN. REFER TO THE LAWN SEED MIX NOTES ON THE LANDSCAPE DETAILS SHEET AND THE SOIL EROSION AND SEDIMENT CONTROL PLAN FOR APPROVED SEED MIXTURES.
- ALL SHADE TREES PLANTED ADJACENT TO PEDESTRIAN WALKWAYS, VEHICLE ACCESSSES, OR WITHIN A SIGHT TRIANGLE OR SIGHT EASEMENT SHALL BE BRANCHED A MINIMUM OF 7'-00" ABOVE GRADE AND/OR APPROPRIATELY PRUNED TO BE 7'-00" ABOVE GRADE. ALL SHRUBS WITHIN A SIGHT TRIANGLE OR SIGHT EASEMENT SHALL NOT EXCEED 30" ABOVE THE ELEVATION OF THE ADJACENT CURB AND ARE TO BE APPROPRIATELY PRUNED.
- AN IRRIGATION SYSTEM FOR ALL LAWN AND PLANTING AREAS SHALL BE PROVIDED AS A DESIGN-BUILD SYSTEM. CONTRACTOR SHALL FURNISH CONSTRUCTION DRAWINGS OF COMPLETE IRRIGATION SYSTEM, INCLUDING BUT NOT LIMITED TO PIPING, SPRAY HEAD AND VALVE LAYOUT, ELECTRICAL CONNECTION, CONTROLLER AND POINT OF CONNECTION FOR WATER. FOR APPROVAL PRIOR TO INSTALLATION, CONTRACTOR SHALL COORDINATE THE POINT OF CONNECTION AND LOCATION OF IRRIGATION CONTROLLER WITH BUILDING CONTRACTOR DURING INSTALLATION. COMPONENTS OF THE IRRIGATION SYSTEM SHALL BE MANUFACTURED BY RAIN BIRD. NO SUBSTITUTIONS ALLOWED UNLESS APPROVED BY OWNER.
- SOD SHALL BE A BLEND OF TURFGRASS SPECIES SUITABLE TO THE PROJECT LOCATION AND LOCALLY AVAILABLE.

SOD (GENERAL LAWN AREAS)

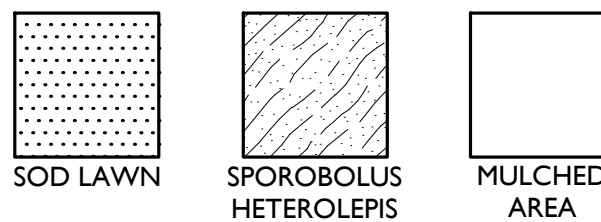
SOD SHALL BE A BLEND OF TURFGRASS SPECIES SUITABLE TO THE PROJECT LOCATION AND LOCALLY AVAILABLE

LANDSCAPE LEGEND

(LANDSCAPE SYMBOLS ON THE PLAN VARY AND MAY DEVIATE FROM THE LANDSCAPE LEGEND SYMBOLS SHOWN ABOVE)



HATCH & SEED MIX KEY



20 0 20 40
SCALE : 1" = 20'
Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

Date Revised	Description

PROFESSIONAL SEAL



PROFESSIONAL IN CHARGE

E. J. SHAW, LA

PROJECT MANAGER

A. URBANO, PE

QUALITY CONTROL

P. HWANG, PE

DRAWN BY

R. CASTELO

DATE

01/22/24

PROJECT NAME

HOLIDAY STATIONSTORES LLC

NTI

SWC OF 26TH ST. & 6TH AVE.

NORTHERN TIER BU

R&R - BILLINGS

2620 6TH AVENUE

NORTH

BILLINGS, MT 59101

NORTHERN TIER BU



HOLIDAY STATIONSTORES, LLC

PROJECT NUMBER

23003403A

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

C130

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