

Mike Morgan
Owner, Principal Architect
123 N 2nd St W, Suite 1
Missoula, Mt, 59802

May 7, 2021

Development Services
c/o Kaitlin McCafferty, Associate Planner
435 Ryman St
Missoula, MT, 59802

**RE: Annexation Submittal – England Boulevard property,
Charlie Addition #1, S07, T13 N, R19 W, Block 2, Lots 3a & 6**

Dear Kaitlin,

This letter is to formally request the annexation of the above described property. As has been discussed previously, the requested zoning, upon annexation, is B2-2. This zoning designation will allow for the intended development of the site, is in-keeping with the current zoning designations in the vicinity as well as the Missoula Urban Land Use Designation Map.

The above described property is currently vacant land with little to no site features. As a multi-dwelling development, this project aims to provide much needed housing to the area.

We have attached a copy of the annexation petition, development plans, existing conditions plan, aerial map, zoning & land use maps as well as a flood plain maps to support this request.

If you have any questions, please feel free to contact me:

Mike Morgan
(406) 728-8847 or mike@hm-assoc.com,

Sincerely,



Mike Morgan

Hoffmann Morgan & Associates
123 N 2nd St W, Suite 1,
Missoula, MT, 59802
PH: (406) 728-8847
WEB: www.hm-assoc.com



Return to: City Clerk
City of Missoula
435 Ryman Street
Missoula MT 59802-4297

PETITION NO. _____
BEFORE THE CITY COUNCIL
CITY OF MISSOULA

PETITION FOR ANNEXATION TO CITY

SUID#: **670405**
GeoCode#: **04-2200-07-4-01-08-0000**

Dated this 9th day of April, 2021.

COME NOW the undersigned and respectfully petitions the City Council of the City of Missoula requesting city annexation of the following real property into the City of Missoula.

The petitioner(s) requesting City of Missoula annexation of the property described herein hereby mutually agree with the City of Missoula that immediately upon annexation of the land all City of Missoula municipal services will be provided to the property described herein on substantially the same basis and in the same manner as such services are provided or made available within the rest of the municipality prior to annexation.

Petitioner(s) hereby agrees and submits the real property described herein to municipal taxation and assessments upon annexation, including but not limited to sanitary sewer utility assessments, in the same manner as other private property within the city is taxed and assessed for municipal tax, assessment and utility service purposes.

Petitioner(s) hereby states that there is no need to prepare a Municipal Annexation Service Plan for this annexation pursuant to Section 7-2-4610, MCA since the parties are in agreement as to the provision of municipal services to the property requested to be annexed.

LEGAL DESCRIPTION OF PROPERTY TO BE ANNEXED: PROPERTY ADDRESS:

Charlie #1, S07, T13 N, R19 W, Block 2, Lot 3a & 6

OWNER(S)

Albert Osellame, Owner

Albert Osellame, Owner

NAME, TITLE

NAME, TITLE

All drawing files received from Hoffmann Morgan & Associates (HMA) are for use by the primary receiver only and are not to be disbursed to any other party(s) under any circumstances. All files provided from HMA shall be considered "as is" only. HMA produced drawings may not be 3rd party modified in any way. Any 3rd party usage of drawing files originally produced by HMA shall null and void any contractual obligations and/or liabilities associated with HMA.

LANDSCAPING REQUIREMENTS

PLANT SELECTION:
Plants selected for required landscaping must consist of plants that are well suited to the Missoula microclimate & soil conditions on site. Plants with similar water needs must be grouped together as much as possible.

DECIDUOUS TREES:
Deciduous trees must have a caliper size of 1 1/2" min and a min height of 8'-0" at time of planting.

EVERGREEN TREES:
Evergreen trees must have a min height of 6'-0" at time of planting.

SHRUBS:
Shrubs must be at least 5 gallon size & have an min 12" spread at time of planting.

GROUND COVER PLANTS:
Groundcover plants are deciduous or evergreen plants that are low and spread horizontally, not including turf. Groundcover plants must be min. 1 gallon size at time of planting.

MULCH:
All trees & shrubs must be located within a mulched area & separated from turf by a min. distance of 2'-0". Mulch areas must be applied as 3-4" soil cover with no weed barrier material visible. At least 50% of total mulch areas must be comprised of organic mulch which must be regionally sourced & have an average particle size of no more than 2.5 cubic inches.

LANDSCAPE SUSTAINANCE

IRRIGATION:
Program installed irrigation system to maintain constant moisture to a depth of 18" which will encourage extensive root growth.

INTEGRATED PEST MANAGEMENT:
Keep all debris cleared from around plants to maintain health of plantings. Use approved integrated pest management practices.

FERTILIZATION:
Fertilize twice annually in Spring and Summer with a slow release fertilizer appropriate to each landscape planting area. Use a standard brand of fertilizer recognized by the U.S. Dept. of Agriculture.

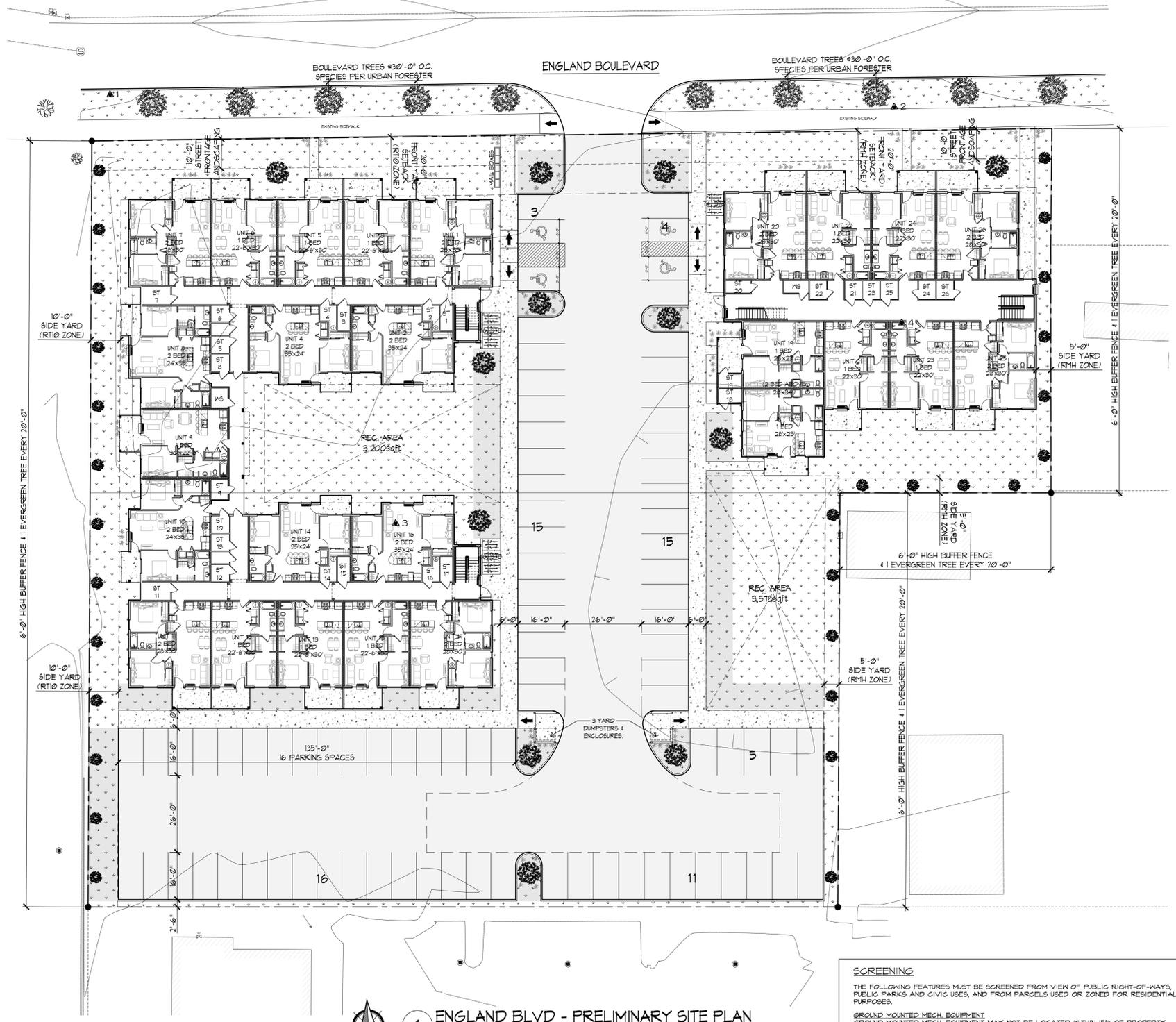
TREE CARE AND PRUNING:
Prune trees only to remove dead wood and hazardous branches. DO NOT shear or otherwise prune trees to create unusual shapes. Small ornamental trees are not to be pruned as shrubs. Refer to landscape installation plan to maintain the natural shape of the trees listed. Fertilize annually as noted above.

REPLACEMENT OF VEGETATION:
Any damaged or dead vegetation must be replaced by same plant material that was removed.

WEED MANAGEMENT:
Manage weeds weekly during the first year according to the Missoula County Weed Management Plan. Thereafter, inspect monthly during the growing season to keep weeds under control.

SITE PLAN LEGEND

	GENERAL LANDSCAPING GRASS LOGO		BOULEVARD TREE
	RECREATIONAL VALUE LAND		STREET FRONTAGE TREE
	PATIO DECK AREA WOOD/COMPOSITE SURFACE		BUFFER TREE
	PARKING LOT ASPHALT LOGO		GENERAL LANDSCAPING TREE
	HANDICAP AREA		ON-SITE SHRUB
	SIDEWALK CONC LOGO		STREET FRONTAGE SHRUB
	FIRE TURNAROUND ASPHALT		POWER POLE, VERIFY GUY WIRES PLACEMENT & CLEARANCE
	SNOW REMOVAL STORAGE (EXCESS SNOW TO BE REMOVED OFF SITE)		H.L.T.B. HANGING LONG TERM BIKE PARKING HANG WITH STANDARD BIKE HOOK AND PROVIDED WITH 1" BOLT FOR LOCKING OF INDIVIDUAL BIKES
	PROPERTY LINE		S.T.B. SHORT TERM BIKE PARKING
	SETBACK		T.H. TOWNHOUSE
	BUILDING OUTLINE		
	FIRE TURN AROUND		



SCREENING

THE FOLLOWING FEATURES MUST BE SCREENED FROM VIEW OF PUBLIC RIGHT-OF-WAYS, PUBLIC PARKS & CIVIC USES, AND FROM PARCELS USED OR ZONED FOR RESIDENTIAL PURPOSES:

GROUND MOUNTED MECH. EQUIPMENT:
GROUND MOUNTED MECH. EQUIPMENT MAY NOT BE LOCATED WITHIN 15ft OF PROPERTY LINES ZONED FOR RESIDENTIAL PURPOSES AND SUCH EQUIPMENT MUST BE SCREENED FROM VIEW OF STREETS ADJUTING RESIDENTIAL USES AND ZONING DISTRICTS BY DENSE HEDGE, OR SOLID FENCE/WALL.

ROOF MOUNTED MECH. EQUIPMENT:
EQUIPMENT THAT IS OVER 30" IN HEIGHT AND LOCATED WITHIN 50ft OF A PARCEL USED OR ZONED FOR RESIDENTIAL PURPOSES MUST BE SCREENED BY A PARAPET ALONG FACADES FACING THE PARCEL THAT IS AS TALL AS THE TALLEST PART OF THE EQUIPMENT OR A SETBACK FROM ROOF EDGES THAT IS 3ft IN DEPTH FOR EACH FOOT OF EQUIPMENT HEIGHT.

TRASH RECEPTACLES:
TRASH RECEPTACLES MUST BE SCREENED FROM VIEW OF STREETS AND ALL ADJUTING PARCELS WITH A SOLID FENCE/WALL. TRASH RECEPTACLES MAY NOT BE LOCATED WITHIN THE FRONT OR STREET SIDE SET BACK AREA.

UTILITY CABINETS:
ABOVE GROUND UTILITY CABINETS THAT ARE MORE THAN 30" IN HEIGHT LOCATED WITHIN 25ft OF A STREET MUST BE SCREENED FROM VIEW OF THE STREET BY A DENSE HEDGE SOLID FENCE/WALL OR COMBINATION OF SUCH FEATURES. SCREENING APPLIES TO NEW CABINETS AS WELL AS REPLACEMENT OF EXISTING CABINETS.

ZONING DATA	
PROJECT DESCRIPTION	
76 UNIT MULTI FAMILY DEVELOPMENT	
GENERAL PROJECT INFORMATION	
LOT ADDRESS:	ENGLAND BOULEVARD, MISSOULA, MT, 59808
LEGAL DESCRIPTION:	CHARLIES #1, SOT, T15 N, R14 W, BLOCK 2, LOT 5A
SITE ZONING:	COMMUNITY BUSINESS ZONE - B2-2
GROSS SITE AREA:	75,594 sqft
DENSITY CALCULATION:	
DENSITY ALLOWABLE PER ZONING:	1 UNIT PER 1000sqft
75,594sqft/1000sqft = 75 UNITS (WITH ADMINISTRATIVE ADJUSTMENTS PER 20.05.1(107))	
ACHIEVED:	PERMISSIBLE
76	76
PARCEL & BUILDING STANDARDS	
MINIMUM SETBACKS	REQUIRED:
FRONT	NONE(#1)
SIDE (INTERIOR)	NONE(#2)
REAR	SIDE (STREET)
NONE	NONE(#1)
#1) FRONT & STREET SIDE SETBACKS ARE ONLY REQUIRED WHEN A B OR C ZONED PARCEL ADJUTS AN R-ZONED PARCEL WITH FRONTAGE ON THE SAME STREET. IN SUCH CASES THE SETBACK MUST MATCH THE ACTUAL SETBACK OF THE BUILDING ON THE ADJUTING PARCEL BUT NO GREATER THAN THE REQUIRED SETBACK FOR THE ADJUTING PARCEL. IF NO BUILDING EXISTS ON THE ADJUTING PARCEL, THE B OR C ZONED PARCEL MUST PROVIDE AT LEAST 50% OF THE FRONT SETBACK THAT APPLIES TO THE ADJUTING R-ZONE.	
#2) INTERIOR SIDE SETBACKS ARE REQUIRED ONLY WHEN A B OR C ZONED PARCEL ADJUTS AN R-ZONED PARCEL IN SUCH CASES THE B OR C ZONED PARCEL MUST PROVIDE THE SAME SIDE SETBACK AS REQUIRED FOR THE ADJUTING R-ZONED PARCEL.	
MAX BLDG HEIGHT:	50ft (FOR PARCELS ADJUTING R DISTRICTS HAVING A MAX HEIGHT OF 20'-0" OR LESS, THE MAX BLDG HEIGHT AT THE POINT OF THE REG. SETBACK IS 20'-0" HEIGHT MAY BE INCREASED BY 1'-0" FOR EA. 6" OF SETBACK.)
PARKING	
OFF STREET PARKING MUST BE PROVIDED IN ACCORDANCE WITH MISSOULA ZONING ORDINANCE PARKING SCHEDULE 20.60.020C.	
MULTI-DWELLING UNIT UNDER 550sqft - 1 SPACE PER UNIT (76 UNITS)	
PARKING ACHIEVED:	76
PROVIDED:	76
PARKING REQ.:	76
DISABLED PARKING	
DISABLED PARKING SHALL BE PROVIDED AS PER ADA 2010 SCHEDULE 208.2	
51-75 PARKS PROVIDED - 1 VAN & 2 CAR ADA PARKS	
76-100 PARKS PROVIDED - 1 VAN & 3 CAR ADA PARKS	
ADA PARKING:	2 VAN & 2 CARS
PROVIDED:	2 VAN & 2 CARS
ADA PARKING REQ.:	2 VAN & 3 CARS
ACTIVITY AREA	
20% OF PARCEL AREA REQUIRED (INCLUDING GROUND LEVEL DECKS (80sqft MIN) & UPPER DECKS (6" DEEP & 60sqft MIN COUNTED AS 15x SQUARE FOOTAGE).)	
PROVIDED:	15,647 sqft
REQUIRED:	15,072 sqft
GENERAL LANDSCAPING	
5% OF DEVELOPED PARCELS MUST BE LANDSCAPED. GENERAL LANDSCAPING MUST CONSIST OF 1 TREE & 6 SHRUBS PER 1000sqft OF REG. GENERAL LANDSCAPING.	
PROVIDED:	18,751 sqft
REQUIRED:	11,305.85 sqft
GENERAL LANDSCAPING:	18,751 sqft
TREES:	12
SHRUBS:	72
SITE AREA:	75,594 sqft
REG. GENERAL LANDSCAPING:	11,305.85 sqft
TREES REQ.:	12
SHRUBS REQ.:	72
INTERIOR PARKING LANDSCAPING	
10% OF PAVED VEHICULAR AREA MUST BE DEVOTED TO INTERIOR PARKING LANDSCAPING (ISLANDS MUST BE 4" NIDE MIN BORDERING LANDSCAPING MUST HAVE A MIN DEPTH OF 6" AND A MAX OF 15') ISLANDS MUST ALSO HAVE 1 DECIDUOUS TREE PER ISLAND OR 100sqft.	
PROVIDED:	24,077 sqft
REQUIRED:	2,407.7 sqft
TOTAL ASPHALT:	24,077 sqft
INT. PARKING LANDSCAPING:	5,448 sqft
REG. INT. PARKING LANDSCAPING:	2,407.7 sqft
STREET FRONTAGE LANDSCAPING	
STREET FRONTAGE LANDSCAPING AREAS MUST EXTEND AT LEAST 10ft INWARD FROM THE EDGE OF ALL STREET RIGHT OF WAYS ALONG THE FULL LENGTH OF THE STREET FRONTAGE. STREET FRONTAGE LANDSCAPING MUST CONSIST OF 2 TREES & 6 SHRUBS PER 1000sqft OF REQUIRED STREET FRONTAGE LANDSCAPING AT A MINIMUM.	
PROVIDED:	5,262 sqft
REQUIRED:	0
STREET FRONTAGE AREA:	0
TREES:	0
SHRUBS:	24
TREES REQ.:	0
SHRUBS REQ.:	24
BICYCLE PARKING	
LONG TERM AND SHORT TERM BICYCLE PARKING SHALL BE PROVIDED AS PER MISSOULA ZONING ORDINANCE 20.60.040.	
MULTI-DWELLING RESIDENTIAL SHORT TERM - 1 SPACE PER 3 UNITS	
MULTI-DWELLING RESIDENTIAL LONG TERM - 1 SPACE PER UNIT	
PROVIDED:	16
REQUIRED:	16
SHORT TERM BIKES:	16
LONG TERM BIKES:	16
SHORT TERM BIKES REQ.:	16
LONG TERM BIKES REQ.:	16
STORAGE	
MULTI-DWELLING - EACH DU, MUST BE PROVIDED WITH AN ENCLOSED AREA NOT LOCATED WITHIN THE DU. STORAGE SPACE MUST HAVE A MIN HEIGHT OF 7' AND BE 25sqft IN FLOOR AREA AND AN INTERNAL DIMENSIONS OF NO LESS THAN 4'. THIS STORAGE SPACE MAY BE COMBINED WITH THE LONG TERM BICYCLE STORAGE SPACE. TOTAL COMBINED SPACE MUST BE 35sqft MIN.	
BUFFERS	
BUFFERS ARE REQ. WHEN ANY MULTI-DWELLING RESIDENTIAL OR MIXED USE DEVELOPMENT ADJUTS PARCELS OCCUPIED BY DETACHED HOUSES OR PARCELS ZONED R215, R30, R40, R20, RT10, RB OR R5.4.	
LANDSCAPE BUFFERS PROVIDE A LANDSCAPED AREA 8ft MIN IN WIDTH WITH ONE SHRUB PER 2ft OF BUFFERED AREA PLUS AT LEAST 1 EVERGREEN TREE AND 1 DECIDUOUS TREE PER 30ft OF BUFFER AREA.	
FENCE OR WALL PROVIDE LANDSCAPED AREA 5ft MIN IN WIDTH WITH A 6ft, 75% OPAQUE OR GREATER WALL OR FENCE ALONG INTERIOR OF THE BUFFER AREA. 1 EVERGREEN TREE PER 20ft OF FENCE/WALL. WHERE VEHICULAR USE AREAS ADJUT RESIDENTIAL PROPERTY, THE LOT SHALL BE SCREENED WITH 100% OPAQUE FENCE/WALL.	
LANDSCAPE BERM	
PROVIDE A LANDSCAPE BERM BETWEEN 4 & 6ft IN HEIGHT. IF THE BERM IS LESS THAN 6ft IN HEIGHT IT MUST INCLUDE 1 SHRUB PER 3ft ALONG TOP OF BERM.	

PRELIMINARY NOT FOR CONSTRUCTION

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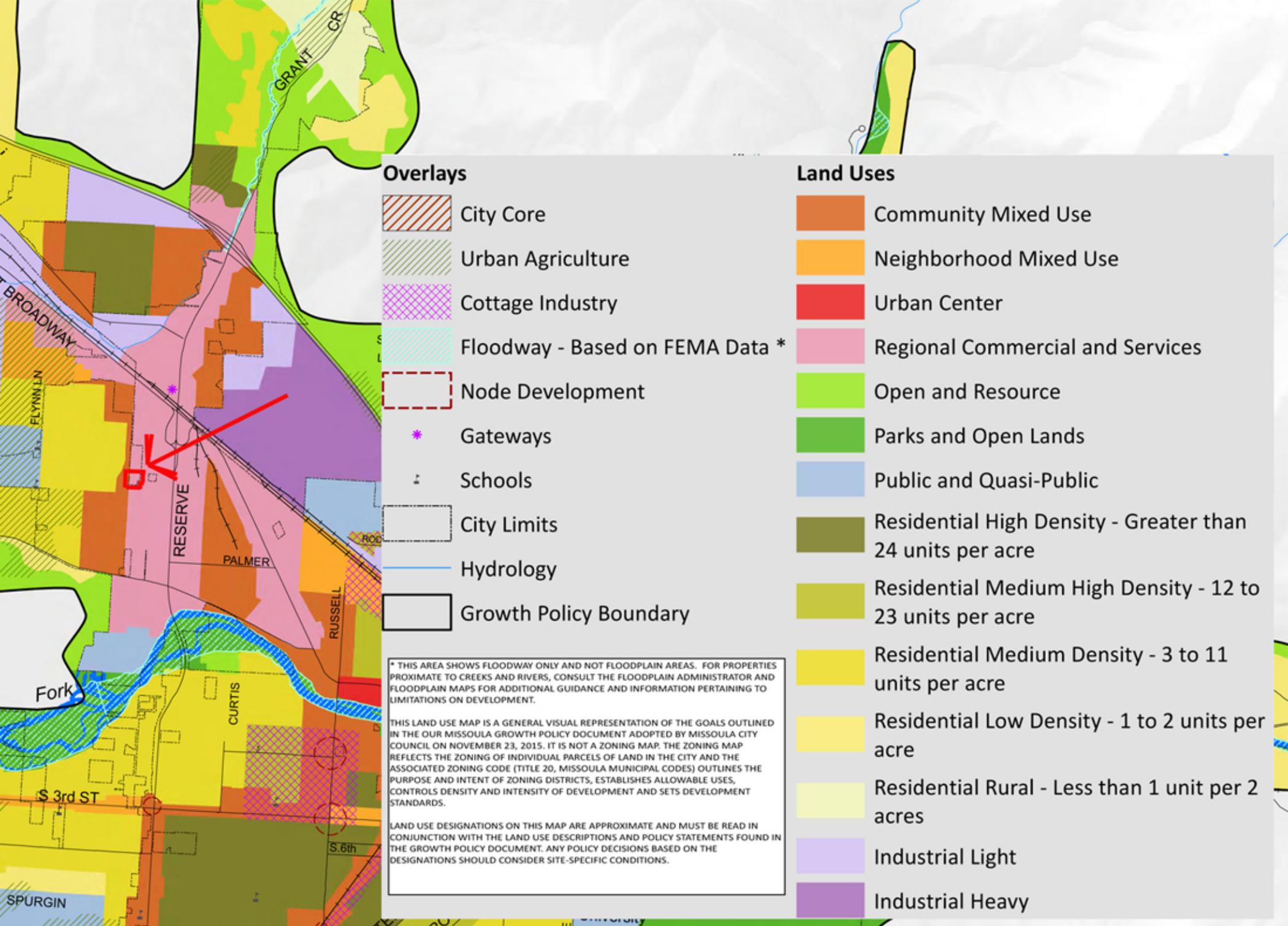
ENGLAND BLVD APARTMENTS
MISSOULA, MONTANA

Rev#	Description	Date	By

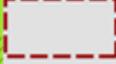
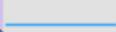
Drawn By: HMA
Checked By: M. MORGAN
Project #: 19011
Date: 03-23-2021
Set I.D.: ANNEXATION
SITE PLAN
Sheet #:

SITE

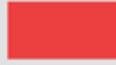
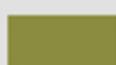
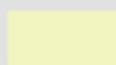




Overlays

-  City Core
-  Urban Agriculture
-  Cottage Industry
-  Floodway - Based on FEMA Data *
-  Node Development
-  Gateways
-  Schools
-  City Limits
-  Hydrology
-  Growth Policy Boundary

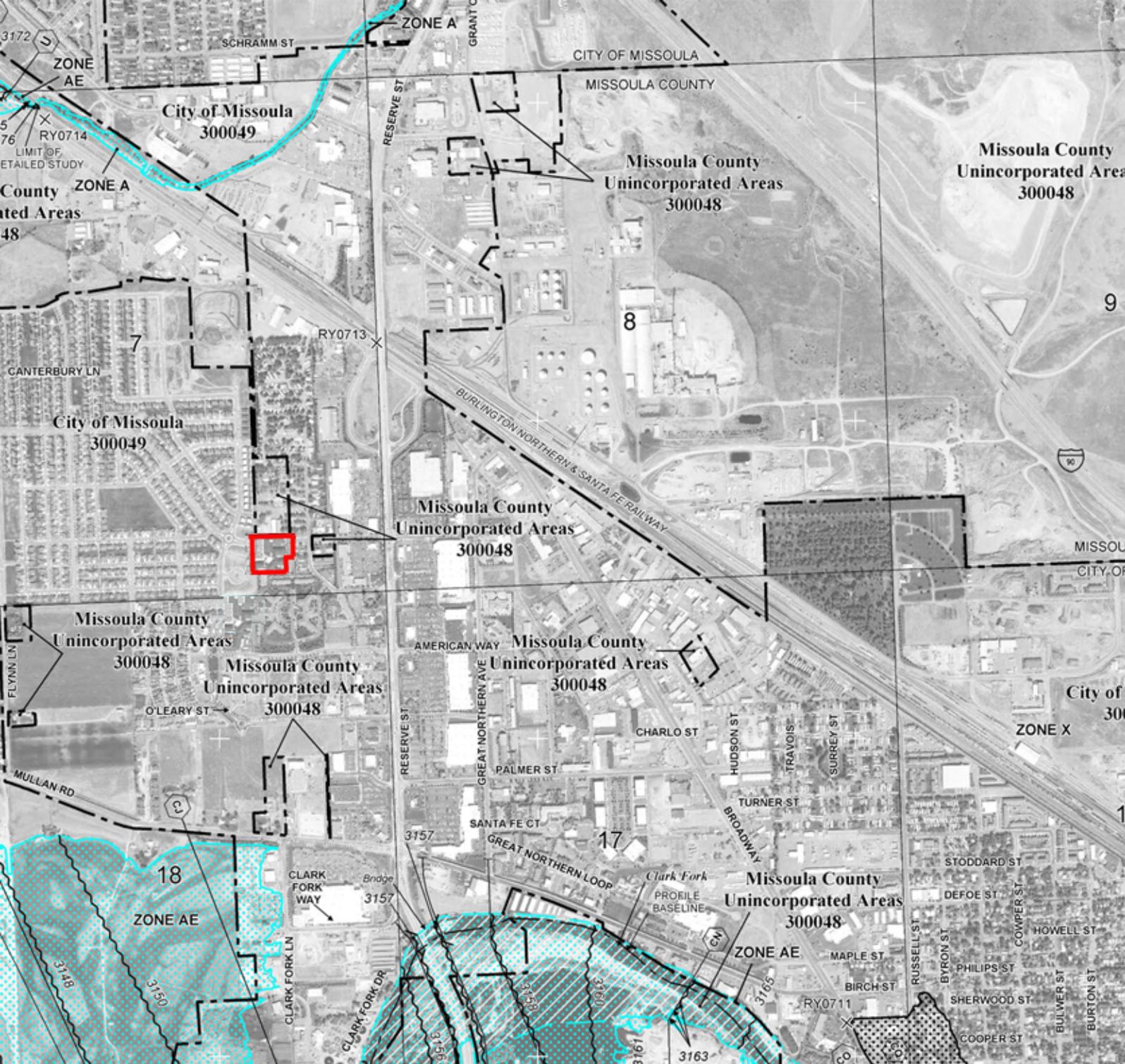
Land Uses

-  Community Mixed Use
-  Neighborhood Mixed Use
-  Urban Center
-  Regional Commercial and Services
-  Open and Resource
-  Parks and Open Lands
-  Public and Quasi-Public
-  Residential High Density - Greater than 24 units per acre
-  Residential Medium High Density - 12 to 23 units per acre
-  Residential Medium Density - 3 to 11 units per acre
-  Residential Low Density - 1 to 2 units per acre
-  Residential Rural - Less than 1 unit per 2 acres
-  Industrial Light
-  Industrial Heavy

* THIS AREA SHOWS FLOODWAY ONLY AND NOT FLOODPLAIN AREAS. FOR PROPERTIES PROXIMATE TO CREEKS AND RIVERS, CONSULT THE FLOODPLAIN ADMINISTRATOR AND FLOODPLAIN MAPS FOR ADDITIONAL GUIDANCE AND INFORMATION PERTAINING TO LIMITATIONS ON DEVELOPMENT.

THIS LAND USE MAP IS A GENERAL VISUAL REPRESENTATION OF THE GOALS OUTLINED IN OUR MISSOULA GROWTH POLICY DOCUMENT ADOPTED BY MISSOULA CITY COUNCIL ON NOVEMBER 23, 2015. IT IS NOT A ZONING MAP. THE ZONING MAP REFLECTS THE ZONING OF INDIVIDUAL PARCELS OF LAND IN THE CITY AND THE ASSOCIATED ZONING CODE (TITLE 20, MISSOULA MUNICIPAL CODES) OUTLINES THE PURPOSE AND INTENT OF ZONING DISTRICTS, ESTABLISHES ALLOWABLE USES, CONTROLS DENSITY AND INTENSITY OF DEVELOPMENT AND SETS DEVELOPMENT STANDARDS.

LAND USE DESIGNATIONS ON THIS MAP ARE APPROXIMATE AND MUST BE READ IN CONJUNCTION WITH THE LAND USE DESCRIPTIONS AND POLICY STATEMENTS FOUND IN THE GROWTH POLICY DOCUMENT. ANY POLICY DECISIONS BASED ON THE DESIGNATIONS SHOULD CONSIDER SITE-SPECIFIC CONDITIONS.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD
 The 1% annual chance flood (100-year flood), also known as the "base flood," is the flood that has a 1% chance of being equalled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, AP, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A No Base Flood Elevations determined.

ZONE AE Base Flood Elevations determined.

ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.

ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.

ZONE AR Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.

ZONE AP Areas to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.

ZONE V Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

ZONE VE Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE
 The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS
ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS
ZONE X Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)
 CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

1% Annual Chance Floodplain Boundary
 0.2% Annual Chance Floodplain Boundary
 Floodway boundary
 Zone D boundary
 CBRS and OPA boundary
 Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
 Base Flood Elevation line and value; elevation in feet*
 Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

—○—○— Cross section line
 (22) - - - - (22) Transect line
 45° 02' 08", 93° 02' 12" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
 4989000 M 1000-meter ticks; Montana State Plane Zone (FIPS Zone 2500), Lambert Conformal Conic projection
 119° 00' 00" W 1000-meter Universal Transverse Mercator grid values, zone 11N
 0X3510 X Bench mark (see explanation in notes to Users section of this FIRM panel)
 ● M1.5 River Mile
 MAP REPOSITORIES Refer to Map Repositories list on Map Index
 EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP August 16, 1998
 EFFECTIVE DATES OF REVISIONS TO THIS PANEL July 6, 2015, to change Base Flood Elevations, to update corporate limits, to update roads and road names, to change Special Flood Hazard Areas, to incorporate previously issued Letters of Map Revision and to reflect updated topographic information.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.
 To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Service at 1-800-638-6622.


MAP SCALE 1" = 1000'

 500 0 1000 2000 FEET
 300 0 300 600 METERS
TOOLE AVE



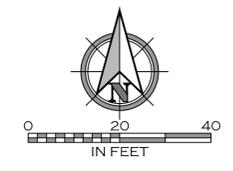
LEGEND

- FOUND MONUMENT
- EXISTING PARCEL BOUNDARY
- - - EXISTING ADJOINING PARCEL BOUNDARY
- - - EXISTING RIGHT-OF-WAY
- ▲ WEI CONTROL POINT
- ⊕ EXISTING GAS METER
- ⊕ EXISTING SANITARY SEWER MANHOLE
- - - EXISTING SIDEWALK
- - - EXISTING CURB & BOULEVARD
- - - EXISTING 8" PVC SANITARY SEWER MAIN
- EXISTING FENCE
- (C) CALCULATED

CONTROL POINT TABLE

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	996792.61	833553.14	3173.04	OPC WEI CNTL

- NOTES:**
- SITE TOPOGRAPHIC SURVEY TOOK PLACE DURING THE MONTH OF SEPTEMBER 2019.
 - EXISTING SANITARY SEWER MAIN IS GRAPHICAL AND PER CITY OF MISSOULA GIS DATA.



PRELIMINARY - MARCH 2020

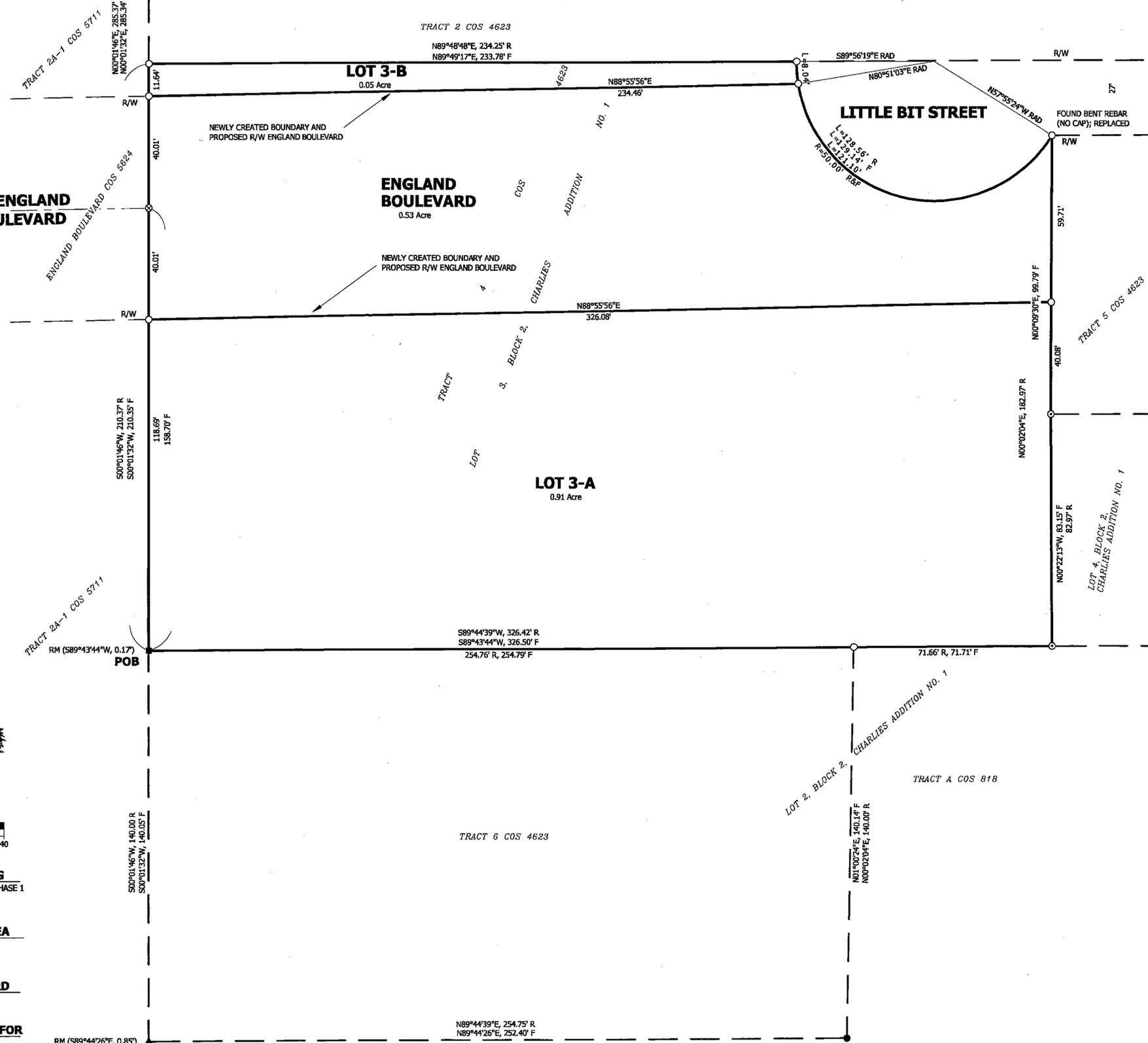
MISSOULA	MONTANA	ENGLAND BOULEVARD APARTMENTS EXISTING SITE PLAN
		
JOB #:	DRAWN:	DATE:
1930	CRH	3/12/2020
DESIGN:	CRH	
CA:	KTS	
EXISTING SITE PLAN.DWG PLOTTED BY KODY SWARTZ ON AUG 7/18/2020		

C 1.0

31-5

CHARLIES ADDITION NO. 1, BLOCK 2, LOT 3-A

AN AMENDED SUBDIVISION PLAT LOCATED IN THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 7, TOWNSHIP 13 NORTH, RANGE 19 WEST, PMM, MISSOULA COUNTY, MONTANA



BASIS OF BEARING
PLEASANT VIEW HOMES NO. 4, PHASE 1

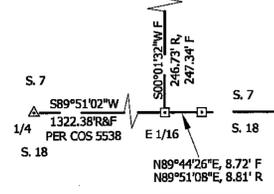
SUBDIVISION AREA
1.49 Acres (GROSS)
0.96 Acres (NET)

OWNERS OF RECORD
EL MAR, LLC

SURVEY PERFORMED FOR
CITY OF MISSOULA

**CHARLIES ADDITION NO. 1,
BLOCK 2, LOT 3-A**

Eli & Associates, Inc.
PROFESSIONAL LAND SURVEYORS,
ENGINEERS, & LAND PLANNERS
P.O. BOX 16462, MISSOULA, MONTANA 59808
(406) 549-5022; FAX (406) 549-5088
ELI PROJECT NO. 05-6378
SURVEY DATE: FEBRUARY, 2005
PLAT DRAWN: FEBRUARY 6, 2006
REVISED: MARCH 20, 2006



LEGAL DESCRIPTION: (Perimeter)
Lot 3, Block 2, Charlies Addition No. 1, a recorded subdivision, and as depicted/corrected as Tract 4, Certificate of Survey No. 4623, all located in the Southeast one-quarter (SE1/4) of Section 7, Township 13 North, Range 19 West, Principal Meridian Montana; Missoula County, Montana.

LEGAL DESCRIPTION: (Lot 3-A)
Lot 3-A, CHARLIES ADDITION NO. 1, BLOCK 2, LOT 3-A, located in the Southeast one-quarter (SE1/4) of Section 7, Township 13 North, Range 19 West, Principal Meridian Montana; Missoula County, Montana, containing 0.91 acres, and being subject to any and all easements existing, shown, and/or of record.

LEGAL DESCRIPTION: (Lot 3-B)
Lot 3-B, CHARLIES ADDITION NO. 1, BLOCK 2, LOT 3-A, located in the Southeast one-quarter (SE1/4) of Section 7, Township 13 North, Range 19 West, Principal Meridian Montana; Missoula County, Montana, containing 0.05 acres, and being subject to any and all easements existing, shown, and/or of record.

LEGAL DESCRIPTION: (England Boulevard)
England Boulevard, CHARLIES ADDITION NO. 1, BLOCK 2, LOT 3-A, located in the Southeast one-quarter (SE1/4) of Section 7, Township 13 North, Range 19 West, Principal Meridian Montana; Missoula County, Montana, containing 0.53 acres, and being subject to any and all easements existing, shown, and/or of record.

OWNER'S CERTIFICATION:
I hereby certify that this survey of CHARLIES ADDITION NO. 1, BLOCK 2, LOT 3-A, creates right-of-way for proposed England Boulevard by order of court pursuant to Section 76-3-201(1)(a), M.C.A.; to wit "any division of land that is created by order of any court of record in this state or by operation of law or that, in the absence of agreement between the parties to the sale, could be created by an order of any court in this state pursuant to the law of eminent domain, Title 70, chapter 30." I further certify that this survey is exempt from sanitary review pursuant to 17-36-605(2)(b), ARM, to wit: "a parcel that has no existing facilities for water supply, wastewater disposal, or solid waste disposal other than those that were previously approved by the reviewing authority under Title 76, chapter 4, part 1, MCA, or that were exempt from such review, if: (i) the division of land will not cause approved facilities to violate any conditions of approval, and will not cause exempt facilities to violate any conditions of exemption."

ss *Marjorie L. Frame for EL MAR, LLC*
Marjorie L. Frame for EL MAR, LLC

State of Montana)
County of Missoula)

On this 17th day of May, 2006, before me personally appeared Marjorie L. Frame for EL MAR, LLC, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

ss *Mary Inabnit*
Mary Inabnit
Printed Name



Notary Public for the State of Montana;
Residing at Missoula, Montana
My commission expires October 20, 2009

CERTIFICATE OF SURVEYOR:

I certify that this survey represents work done by me or under my direction during the months of February, 2005 to March, 2006.

ss *Steven M. Inabnit, Pres. 3/29/2006*
Steven M. Inabnit, Professional Land Surveyor
Montana Registration No. 9328LS
President, Eli & Associates, Inc.



PURPOSE OF SURVEY:
Creates right-of-way for proposed England Boulevard by order of court pursuant to Section 76-3-201(1)(a), M.C.A.; to wit "any division of land that is created by order of any court of record in this state or by operation of law or that, in the absence of agreement between the parties to the sale, could be created by an order of any court in this state pursuant to the law of eminent domain, Title 70, Chapter 30, M.C.A."

FINAL APPROVAL OF THIS PLAT HAS BEEN GRANTED BY:

ss *Joan* 3/29/06
Missoula City/County Health Department
ss *Charles R. Williford* 3-30-06
Missoula County - Department of Public Works

LEGEND

- SET 5/8"x24" REBAR W/ 1-1/4" YPC ELI 9328 LS
- ⊗ FOUND 5/8" REBAR W/ 1-3/4" OPC 5609 S
- ⊙ FOUND 5/8" REBAR W/ 1-1/4" YPC 9007 S
- FOUND 5/8" REBAR W/ 1-1/4" YPC 2927 ES
- ⊠ FOUND 5/8" REBAR W/ 1-1/4" YPC 4468 S
- ▲ FOUND 5/8" REBAR W/ 2-1/2" ALUMINUM CAP 4468 S
- FOUND 5/8" REBAR ILLEGIBLE
- ▲ FOUND 3/8" REBAR-NO CAP
- R RECORD PER COS 4623
- F FOUND THIS SURVEY
- R/W RIGHT-OF-WAY
- COS CERTIFICATE OF SURVEY
- CL CENTERLINE
- OPC ORANGE PLASTIC CAP
- YPC YELLOW PLASTIC CAP
- POB POINT OF BEGINNING
- RAD RADIAL BEARING FOR NON-TANGENT CURVE
- RM REFERENCE MONUMENT

1/4	SEC	T	R
7	13N	19W	
PRINCIPAL MERIDIAN MONTANA			
COUNTY OF MISSOULA			
SHEET 1 OF 1			
MSLA. CO. 06-5047			



31-5

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