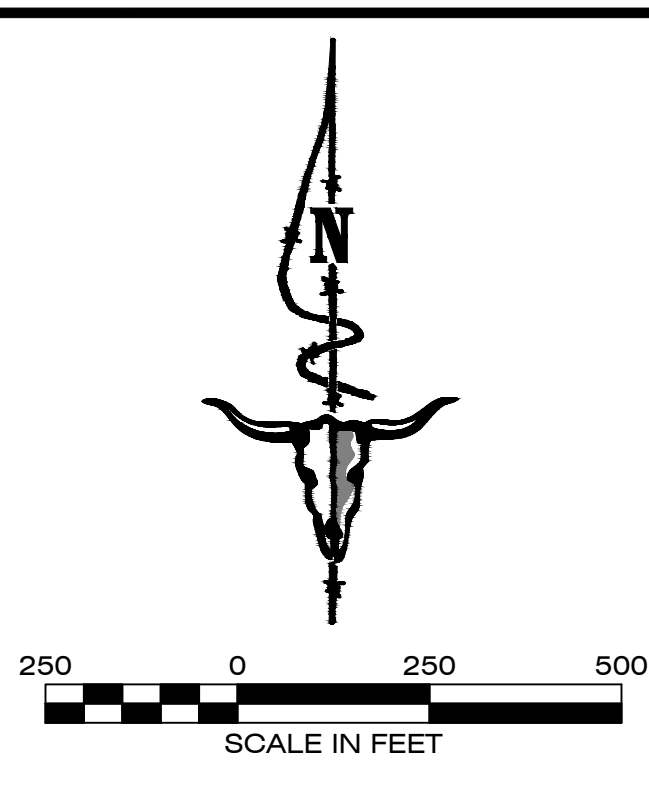
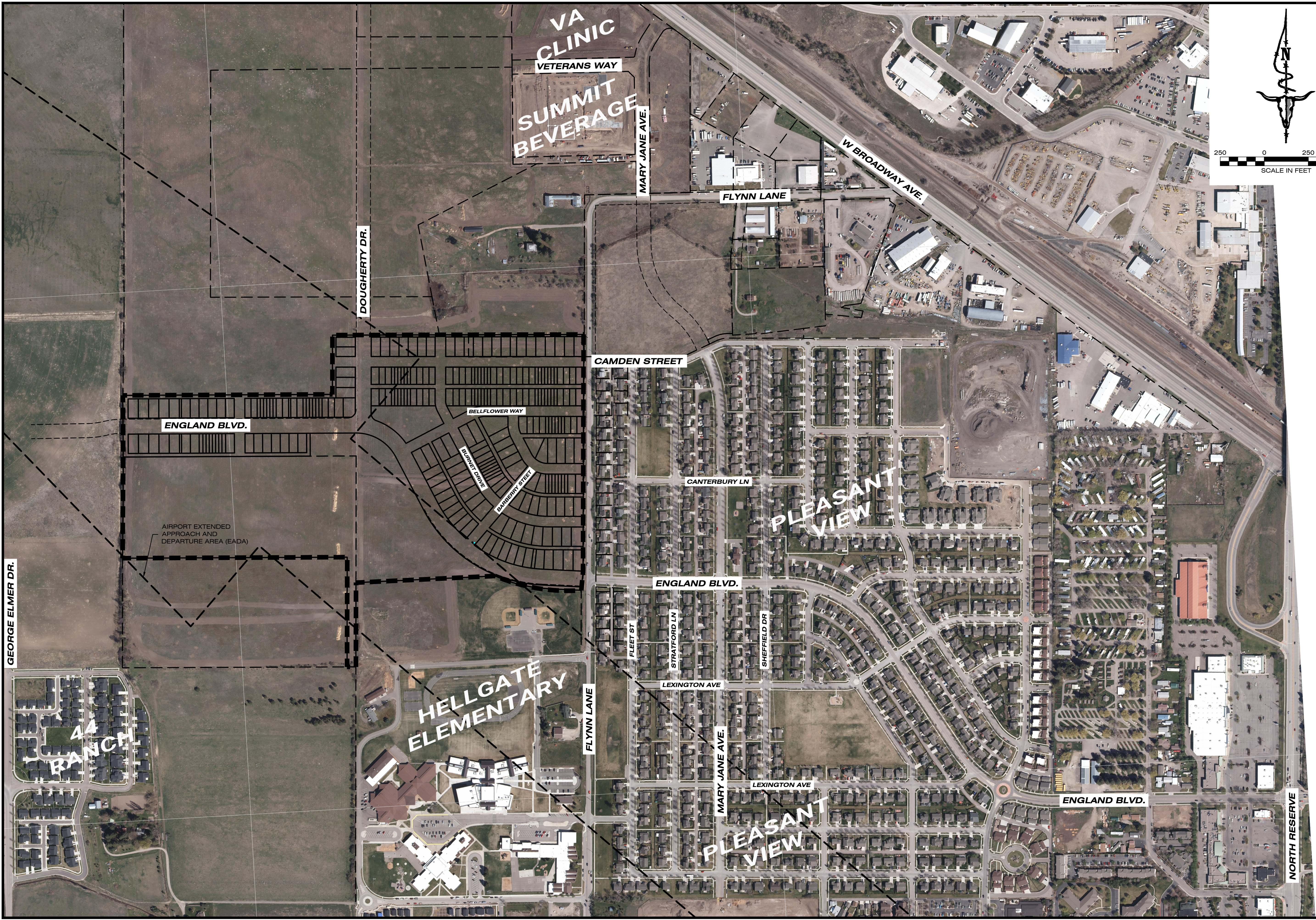
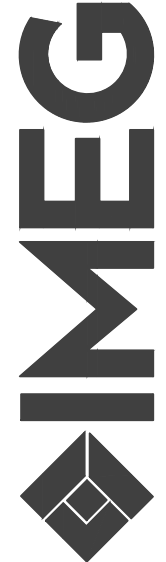




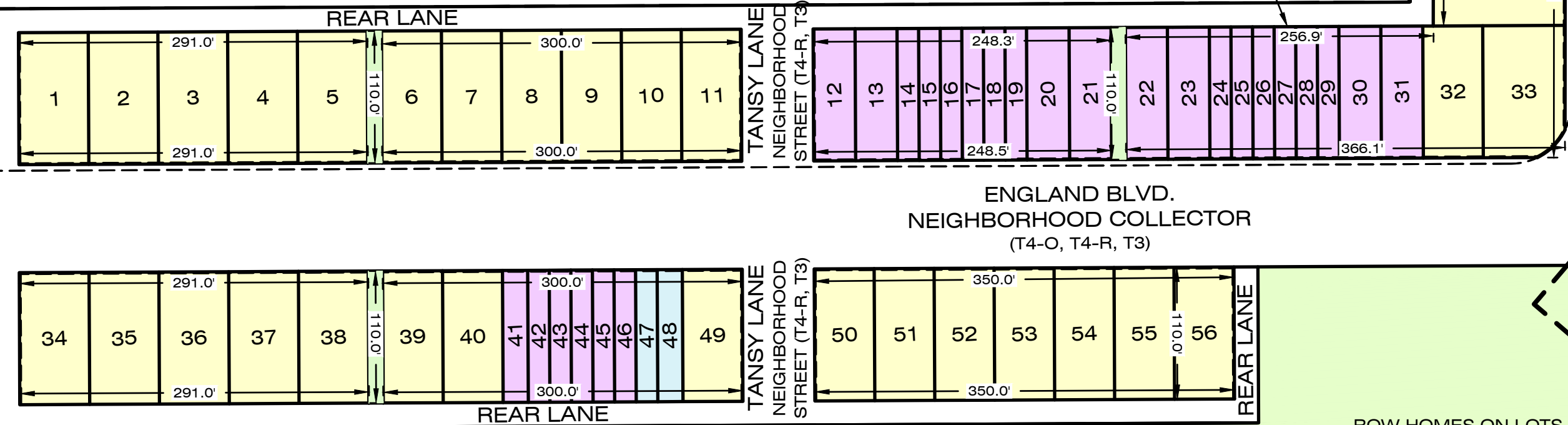
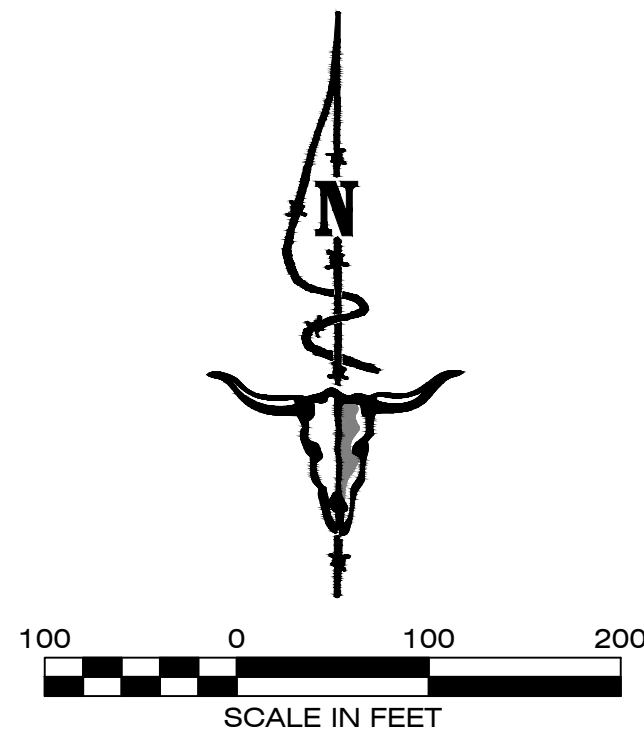
PROJECT NO. 21000864		PROJECT NAME WEST END HOMES		LOCATION: TRACT E-1 LOS 6889 & TRACT D 6850 S 7, T13N., R19W., & S 12, T13N., R20W. SAXTON NEIGHBORHOOD MISSOULA COUNTY
SHEET: 1 OF 1		SHEET TITLE ILLUSTRATIVE PLAN		PREPARED FOR: EVERGREEN HOUSING SOLUTIONS
DESIGNED: DO		DATE: JAN, 2021		REVISIONS
DRAFTED: DO		DATE: _____		DATE: _____
CHECKED: PF		DATE: _____		DATE: _____
DATE: _____		DATE: _____		DATE: _____



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59801
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DWG LOCATION: \\FILESERVER\PROJECTS\2021\21000864\DRAWINGS\MASTER SITE PLAN.DWG

PLOT DATE: 08/02/2021 8:56 AM



ROW HOMES ON LOTS 210-215
SHALL BE INSTALLED WITH FIRE
SUPPRESSION SPRINKLER
REVIEWED AND APPROVED BY
FIRE MARSHAL

FLYNN SQUARE PARK
26.72 ACRES

EADA TABLE

TOTAL IN EADA	40.0 AC
R/W IN EADA	7.2 AC
NET TOT. IN EADA	32.8 AC
O.S. IN EADA	25.5 AC (78%)
4 UNITS/AC	131.2 UNITS
PROVIDED UNITS	74 UNITS

TRANSECT & DEVELOPMENT TABLE

	# LOTS	BUILDING TYPES	AREA	PROVIDED NET %	REQUIRED % OR AC	PROVIDED DENSITY	REQUIRED DENSITY
O			±28.45 AC		MIN PARKLAND DEDICATION REQUIRED = 4.33 AC		
T3	116	HOUSE, VILLA, COTTAGE	±15.90 AC	54.4%	50-89%	7.3 UNITS/AC.	6 UNITS/AC. MIN. 8 UNITS/AC. MAX.
T4-O	50	SIDE YARD, MANSION APT, TOWNHOUSE	±3.04 AC	10.4%	0-10%	16.4 UNITS/AC.	12 UNITS/AC. MIN. 36 UNITS/AC. MAX.
T4-R	94	SIDE YARD, MANSION APT, TOWNHOUSE	±5.95 AC	20.4%*	0-20%	15.8 UNITS/AC.	12 UNITS/AC. MIN. 36 UNITS/AC. MAX.
R/W's			±18.05 AC				
PARKLAND ABOVE 100% OF REQUIRED (4.33 AC)			±24.12 AC				
NET TOT.			±29.22 AC				
TOTAL	260		±71.39 AC				

DENSITY NOTES

*24.07 ACRES OF OPEN SPACE (PRIME FARMLAND IF IRRIGATED) IS BEING PRESERVED. PER 2.1.D.1. WE
CAN INCREASE ALLOWED ALLOCATION OF T4-R BY ONE PERCENT TO A MAXIMUM OF 20%.



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DATE:	JAN, 2021

LOCATION: TRACT E-1 LOS 6889 & TRACT D 6850.
S 7, T33N., R19W., & S 12., T13N., R20W.
SAXTON TOWN NEIGHBORHOOD
MISSOULA COUNTY

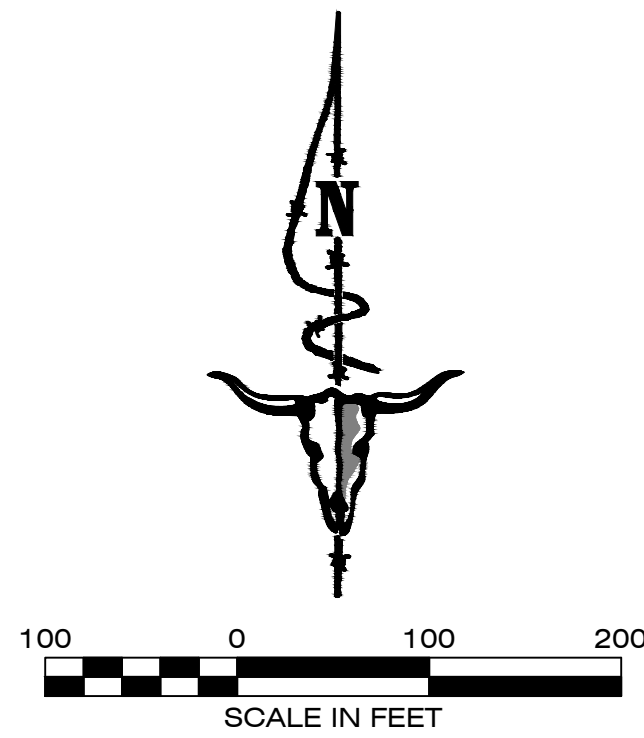
PREPARED FOR:
EVERGREEN HOUSING
SOLUTIONS

PROJECT NAME
WEST END HOMES

PROJECT NO.
21000864

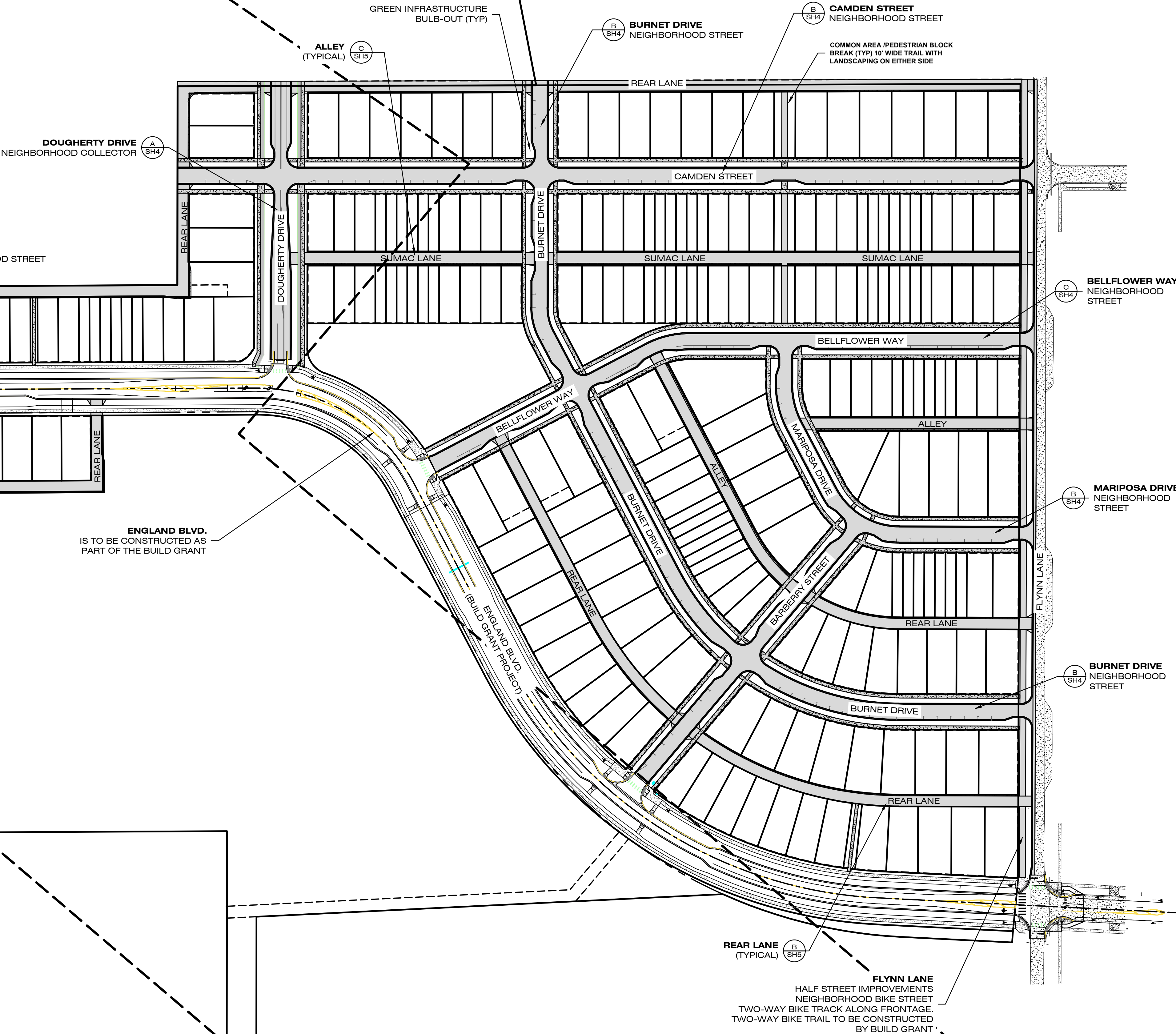
SHEET TITLE
REGULATING & DEVELOPMENT PLAN
WITH BLOCK LENGTHS

SHEET:
1 OF 1



	ROW WIDTH	ROAD WIDTH	PARKING	BLVD	BIKE LANE	SIDEWALK
NEIGHBORHOOD COLLECTOR	90'	36'	7.5' (BOTH SIDES)	10'	6'	6'
NEIGHBORHOOD STREET	60'	29.5'	7' (ONE SIDE)	8'	N/A	6'
REAR LANE	20'	18'	N/A	N/A	N/A	N/A
ALLEY	24'	20'	N/A	N/A	N/A	N/A

PLEASE SEE SHEETS 2 & 3 FOR CROSS SECTION DETAILS
PLEASE SEE PRELIMINARY GRADING, DRAINAGE & ROAD PLANS FOR MORE DETAILS





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DATE: *JAN, 2021*

LOCATION:
TRACT E-1 LOTS 6889 & TRACT D 6850
S 7, T13N., R19W., & S 12, T13N., R20W.
SAXTON GREEN NEIGHBORHOOD
MISSOULA COUNTY

PREPARED FOR:
EVERGREEN HOUSING
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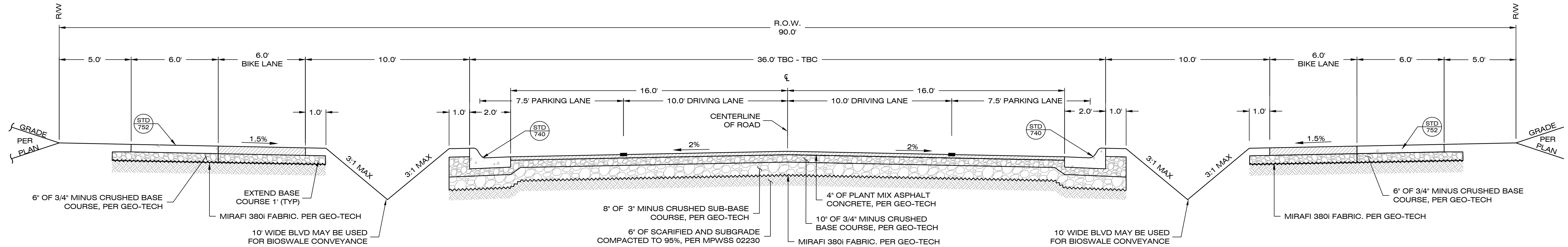
PROJECT NO.
21000864

PROJECT NAME
WEST END HOMES

SHEET:
1 OF 3

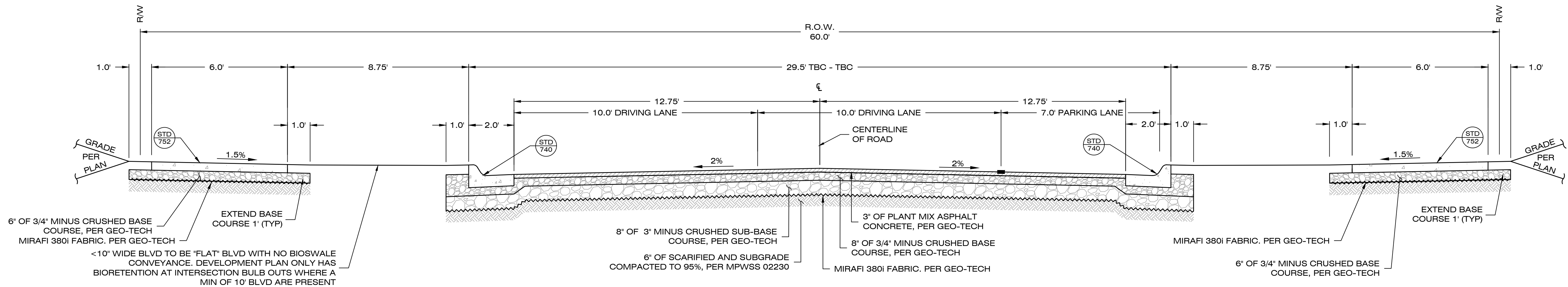
SHEET TITLE:
STREET ATLAS

DWG LOCATION: \\FILE\ACTIVE\PROJECTS\2021\21000864\DRAWINGS\ANTICLOCKWISE\TRAIL\21000864-MASTER SITE PLAN.DWG



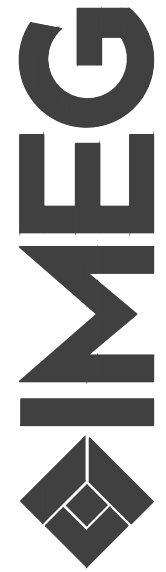
A TYPICAL ROAD CROSS SECTION (COLLECTOR STREET)

NOT TO SCALE



B TYPICAL ROAD CROSS SECTION (NEIGHBORHOOD STREET)

NOT TO SCALE



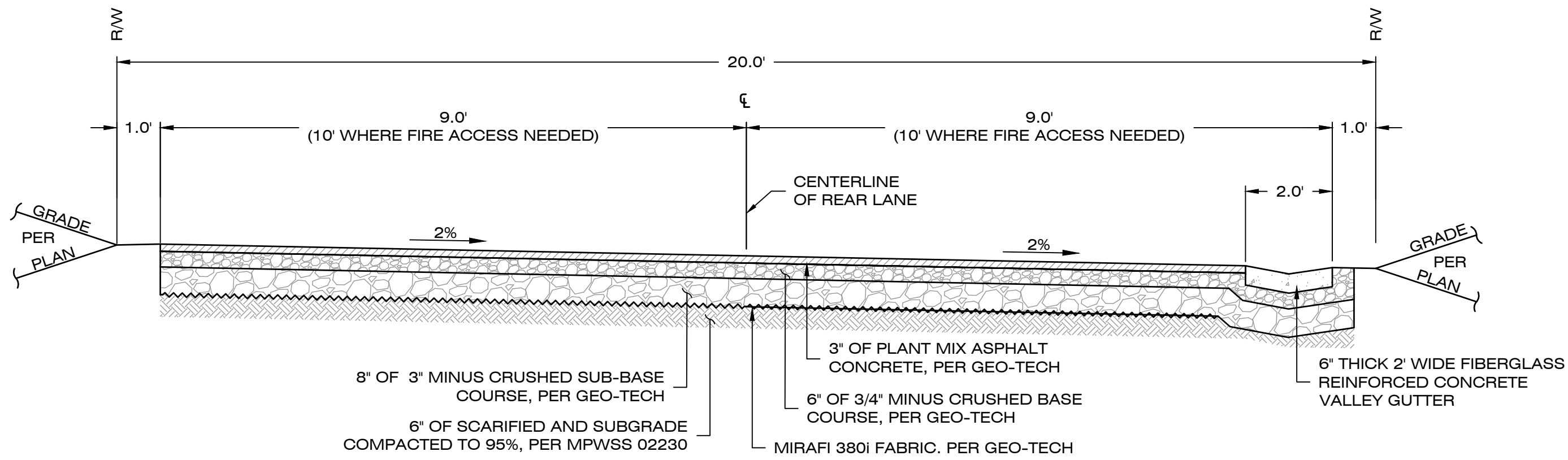
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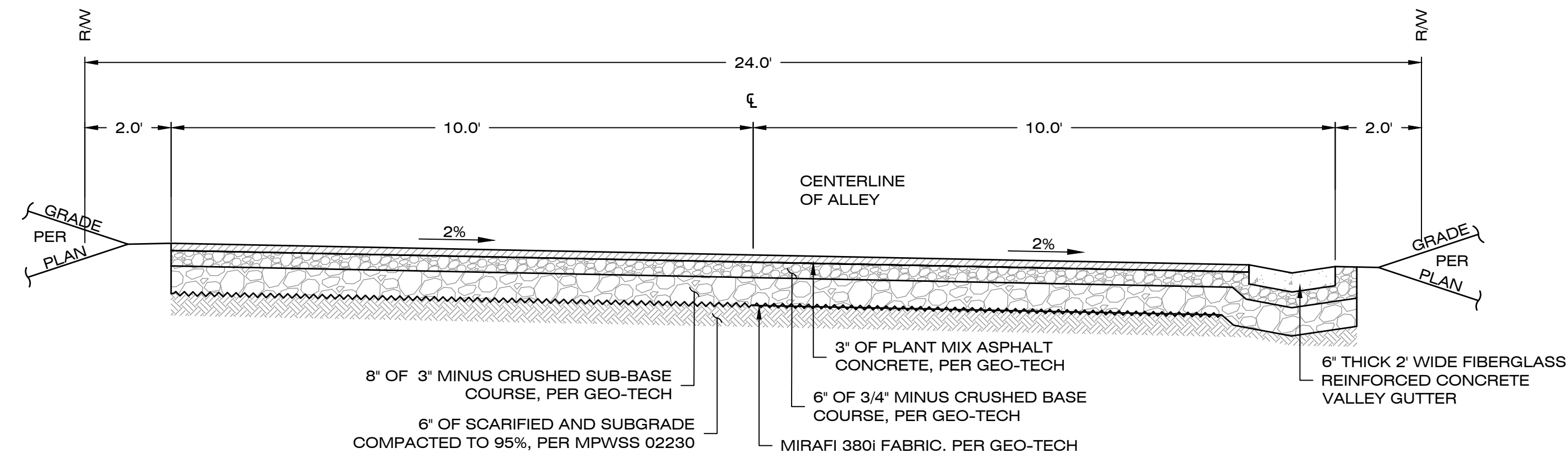
LOCATION: TRACT E-1 LOTS 6889 & TRACT D 6850
S 7, T13N., R19W., & S 12, T13N., R20W.
SWM TRAIL NEIGHBORHOOD
MISSOULA COUNTY
PREPARED FOR:
EVERGREEN HOUSING
SOLUTIONS

PROJECT NAME
WEST END HOMES
PROJECT NO.
21000864
SHEET
2 OF 3
SHEET TITLE
STREET DETAILS 1



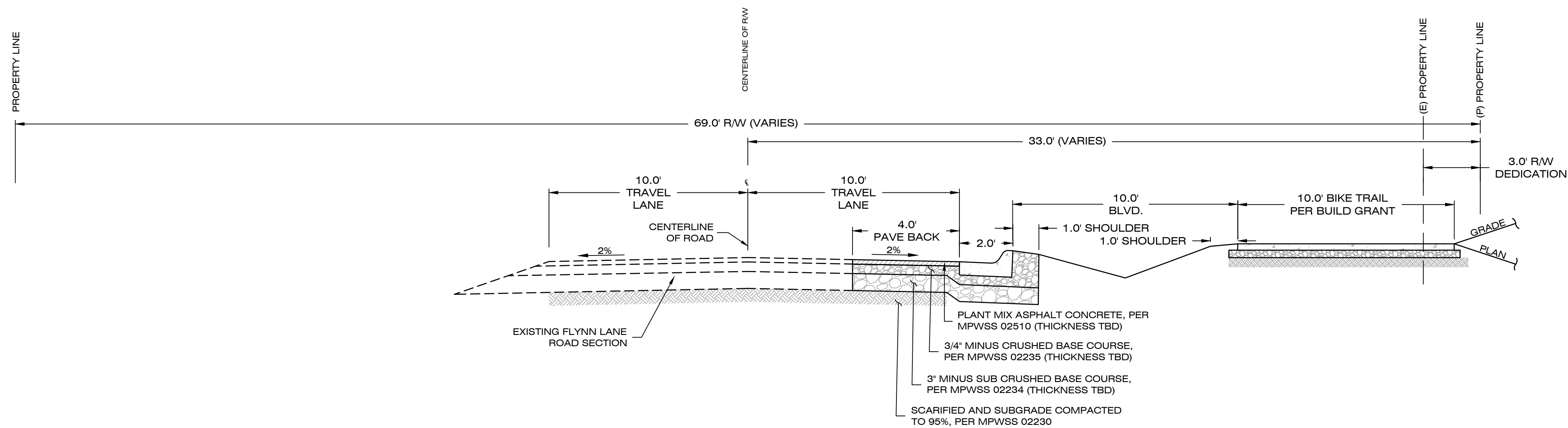
B TYPICAL ROAD CROSS SECTION (REAR LANE)

NOT TO SCALE



C TYPICAL ROAD CROSS SECTION (ALLEY)

NOT TO SCALE



D FLYNN LANE (HALF STREET IMPROVEMENTS - NEIGHBORHOOD BIKE STREET)

NOT TO SCALE



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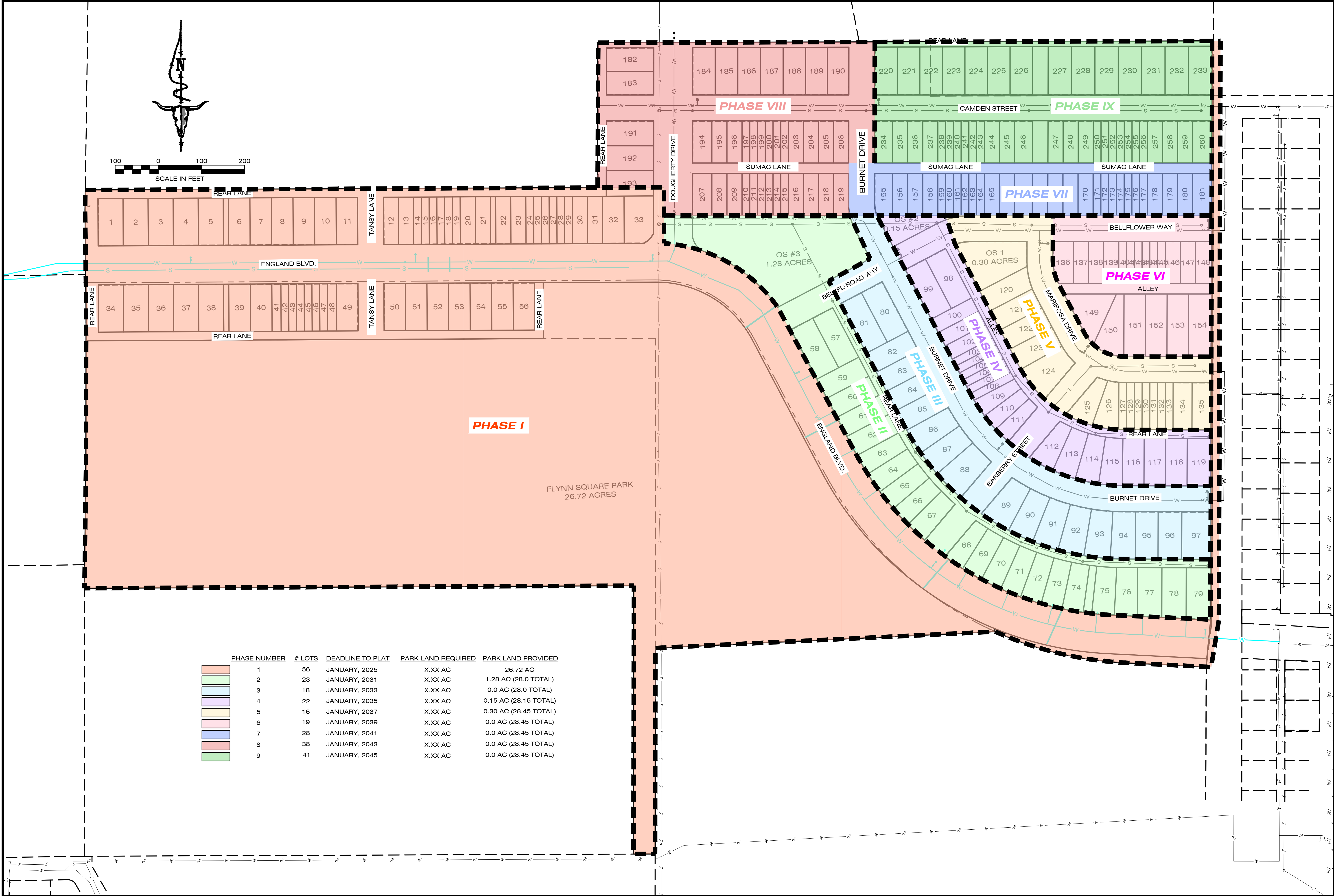
REVISIONS	DATE

DESIGNED: DO
DRAFTED: DO
CHECKED: PF
DATE: JAN, 2021

LOCATION: TRACT E-1 LOS 6889 & TRACT D 6850
S 7, T13N., R19W., & S 12., T13N., R20W.
SWM TRAIL NEIGHBORHOOD
MISSOULA COUNTY
PREPARED FOR: EVERGREEN HOUSING SOLUTIONS

PROJECT NAME: WEST END HOMES
SHEET TITLE: STREET DETAILS 2

PROJECT NO.: 21000864
SHEET: 3 OF 3



PHASE NUMBER	# LOTS	DEADLINE TO PLAT	PARK LAND REQUIRED	PARK LAND PROVIDED
1	56	JANUARY, 2025	X.XX AC	26.72 AC
2	23	JANUARY, 2031	X.XX AC	1.28 AC (28.0 TOTAL)
3	18	JANUARY, 2033	X.XX AC	0.0 AC (28.0 TOTAL)
4	22	JANUARY, 2035	X.XX AC	0.15 AC (28.15 TOTAL)
5	16	JANUARY, 2037	X.XX AC	0.30 AC (28.45 TOTAL)
6	19	JANUARY, 2039	X.XX AC	0.0 AC (28.45 TOTAL)
7	28	JANUARY, 2041	X.XX AC	0.0 AC (28.45 TOTAL)
8	38	JANUARY, 2043	X.XX AC	0.0 AC (28.45 TOTAL)
9	41	JANUARY, 2045	X.XX AC	0.0 AC (28.45 TOTAL)

PROJECT NO.
21000864

SHEET:
1 OF 1

PROJECT NAME
WEST END HOMES

SHEET TITLE
PHASING PLAN

LOCATION:
TRACT E-1 OS 6889 & TRACT D 6850
S 7, T13N., R19W., & S 12., T13N., R20W.
SAXTON GREEN NEIGHBORHOOD
MISSOURI COUNTY

PREPARED FOR:
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DESIGNED: *DO*

DRAFTED: *DO*

CHECKED: *PF*

DATE: *JAN, 2021*

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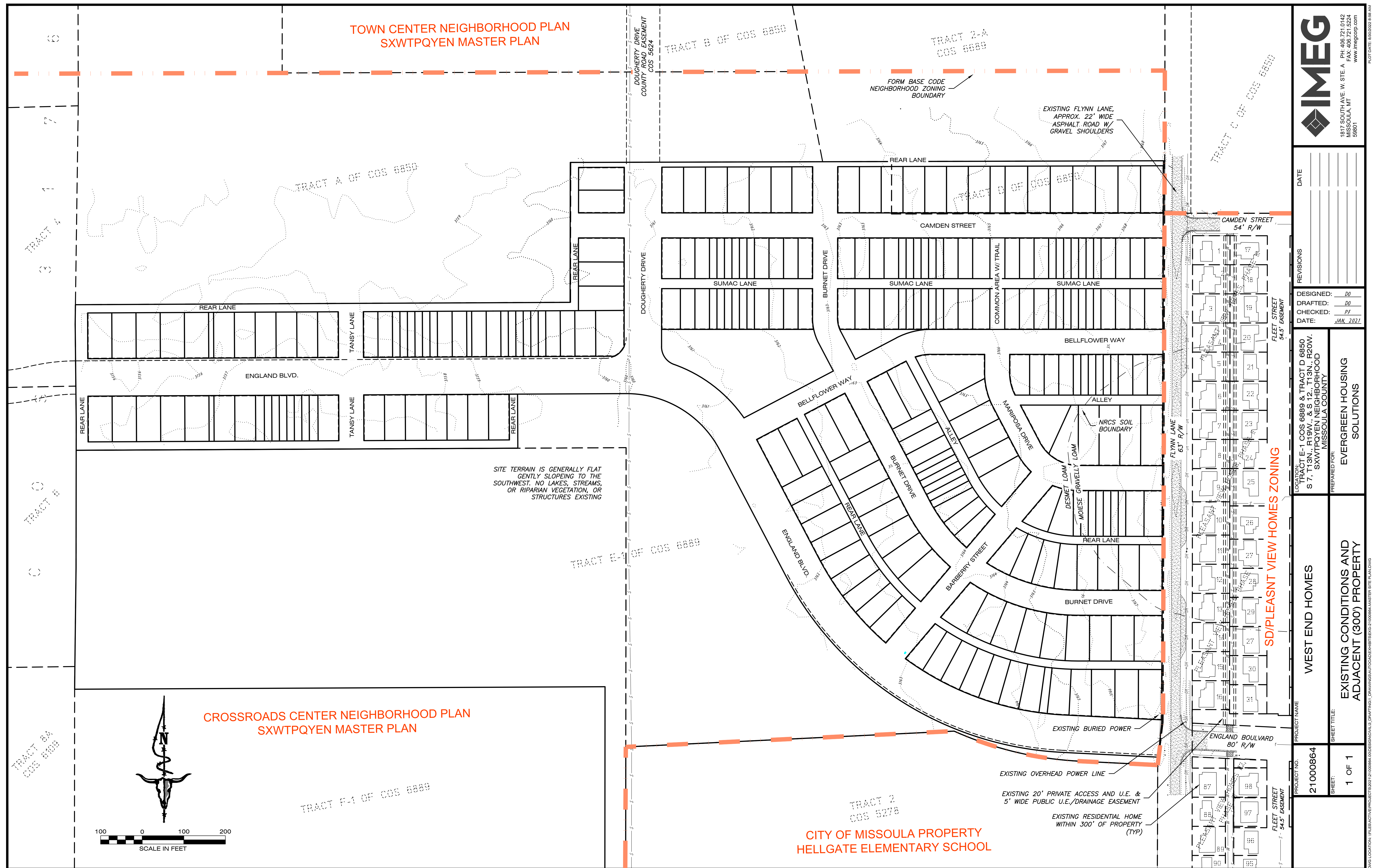
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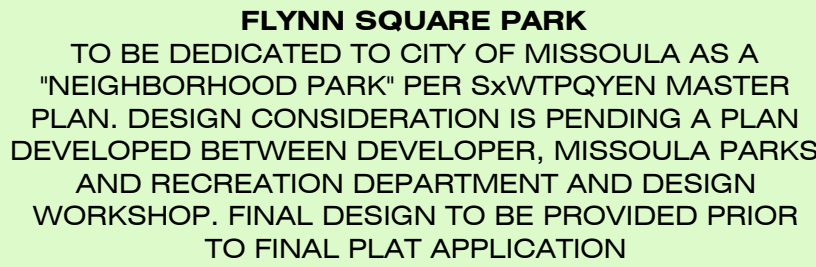
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1. LOCATE UTILITIES BEFORE PLANTING TREES. NOTIFY MONTANA UTILITY NOTIFICATION CENTER (PHONE #811) PRIOR TO ANY EXCAVATION.
2. TREES SHALL BE PLACED 2'-3' FROM EDGE OF CURB TO ALLOW FOR STORMWATER MITIGATION IN THE BOULEVARD WERE APPLICABLE.
3. OPTIMAL TREE SPACING MAY BE MODIFIED TO ACCOMMODATE EXACT LOCATION OF UTILITIES AND LIGHT POLES.
4. STREET TREES SHALL BE PLANTED WITHIN SIX (6) MONTHS OF COMPLETION OR OCCUPANCY OF PRIMARY STRUCTURE ERECTED ON ANY LOT, WHICHEVER OCCURS FIRST.
5. BUILDER OR DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF TOPSOIL AND IRRIGATION IN BOULEVARD AREA FRONTING LOTS.
6. CITY OF MISSOULA REQUIRES A PERMIT FOR INSTALLATION OF BOULEVARD TREES. SEE CITY OF MISSOULA STREET TREE ORDINANCE CITY MUNICIPAL CODE 12.32.

1. OPEN SPACE 1, 2 & 3 AND COMMON AREA/PEDESTRIAN BLOCK BREAK ARE TO BE OWNED AN MAINTAINED BY WEST END HOMES H.O.A. LANDSCAPING IN THESE AREA WILL CONSIST OF CLASS II AND III TREES WITH SIMPLE RECREATION CONSIDERATIONS SUCH AS COMMUNITY-SPECIFIC RAISED BED GARDEN FEATURES, TREES AND SIDEWALKS ENCIRCLING THE SPACES, BENCHES AND PICNIC TABLES. ADDITIONALLY, OPENS SPACES WILL INTEGRATE STORMWATER MANAGEMENT BMP'S WITH A FINAL LANDSCAPING DESIGN.
2. BOULEVARD TREES ARE PROVIDED FOR HORIZONTAL LOCATION PURPOSES. FINAL LOCATIONS AND TREE TYPES TO BE PROVIDED WITH STAGE 3 ENGINEERING SUBMITTAL AFTER GOVERNING BODY APPROVAL. **SEE GRADING, DRAINAGE, AND ROAD PLANS FOR MORE DETAILS**
AND SEPARATION OF TREES, UTILITIES, AND LIGHT POLE LOCATIONS.
3. BOULEVARD BIO-SWALE BULB OUTS ARE PROVIDED TO MEET THE FORM BASE CODE REQUIREMENT OF 'GREEN INFRASTRUCTURE' SEE STORMWATER PLAN FOR MORE DETAILS.



1. LIGHT FIXTURES SHALL BE CLOSELY SPACED, APPROXIMATELY 60 FEET ON CENTER IN T4-R, T4-O, AND T5 ZONES, AND 80 FEET ON CENTER IN T3 ZONES TO PROVIDE APPROPRIATE LEVELS OF ILLUMINATION.
2. HEIGHT OF LIGHT FIXTURES SHALL BE KEPT LOW (GENERALLY NOT TALLER THAN 16 FEET) TO PROMOTE A PEDESTRIAN SCALE TO THE PUBLIC REALM AND TO MINIMIZE LIGHT SPILL TO ADJOINING PROPERTIES.
3. LIGHTS ADJACENT TO **T3** TO BE PIPE, POST, OR COLUMN TYPE.
4. LIGHTS ADJACENT TO **T4-R/T4-O** TO BE POST OR COLUMN TYPE.

PROPOSED STREET LIGHT POLES

