	PROJECT NO.: 21000864	PROJECT NAME: WEST END HOMES	LOCATION: TRACT E-1 COS 6889 & TRACT D 6850 S 7, T13N., R19W., & S 12., T13N., R20W. SXWTPQYEN NEIGHBORHOOD MISSOULA COUNTY	DESIGNED: BV DRAFTED: BV CHECKED: PJ DATE: JAN. 2022	REVISIONS / DATE	IMEG 1817 SOUTH AVE. W. STE. A MISSOULA, MT 59801 PH: 406.721.0142 FAX: 406.721.5224 www.imegcorp.com
	SHEET: 1 OF 1	SHEET TITLE: ILLUSTRATIVE PLAN	PREPARED FOR: EVERGREEN HOUSING SOLUTIONS			

DWG LOCATION: \\FILES\ACTIVE\PROJECTS\2021\21000864.00\DESIGN\CIVIL\3_DRAFTING\1_DRAWINGS\AUTOCAD\EXHIBITS\EXG-21000864.MASTER SITE PLAN.DWG

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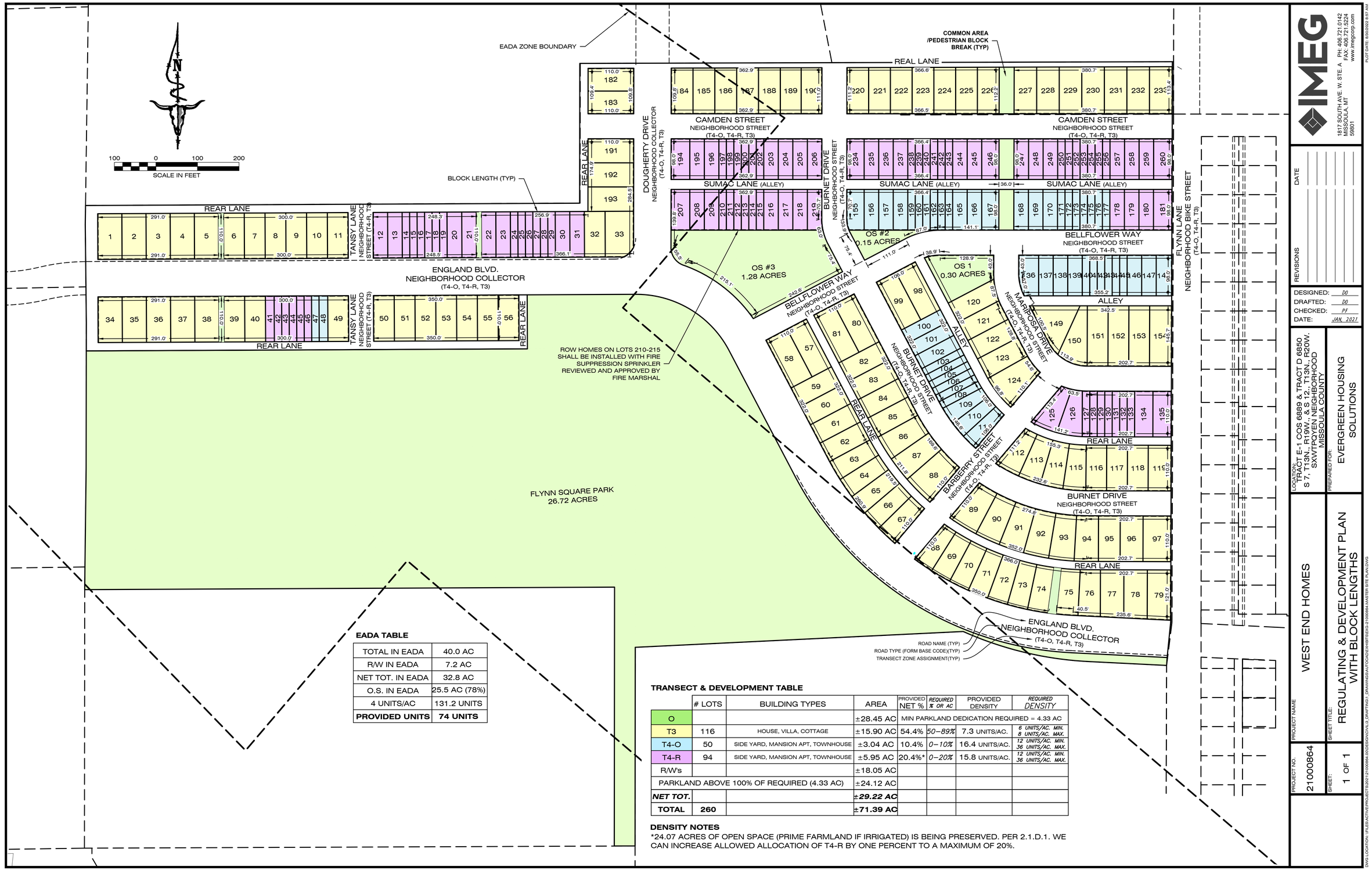

EADA TABLE

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 COS 6889 & TRACT D 6850 S 7, T13N., R19W., & S 12., T13N., R20W. SXWTPQYEN NEIGHBORHOOD MISSOULA COUNTY

PREPARED FOR: EVERGREEN HOUSING SOLUTIONS

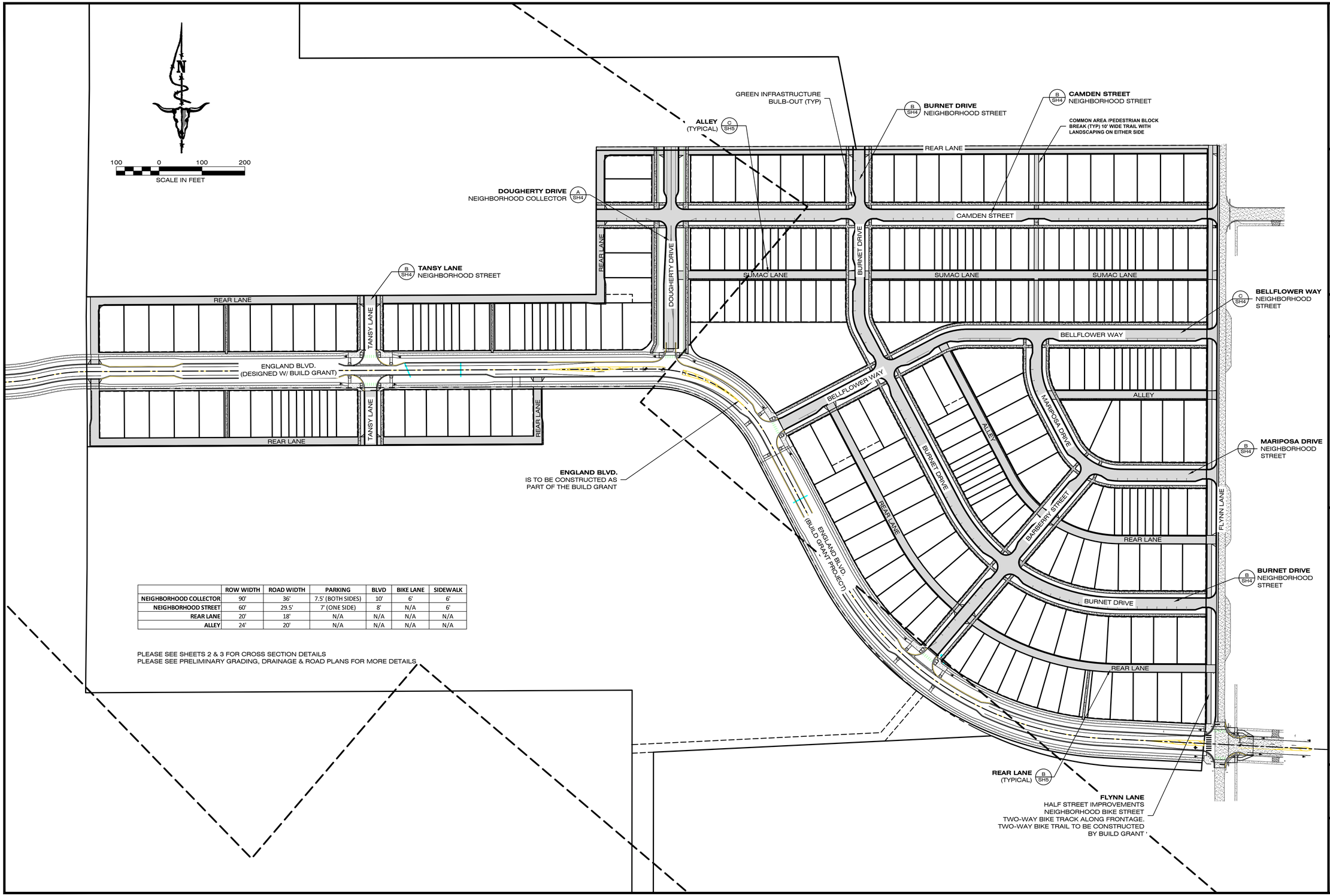
PROJECT NAME: WEST END HOMES

SHEET TITLE: REGULATING & DEVELOPMENT PLAN WITH BLOCK LENGTHS

PROJECT NO. 21000864

SHEET: 1 OF 1

DWG LOCATION: I:\PLS\ACTIVE\PROJECTS\2021\21000864.DOS\SURVEY\CIVIL\PLS_DRAFTING\1_DRAWINGS\AUTOCAD\SHEETS\SITE\21000864 MASTER SITE PLAN.DWG



	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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PREPARED FOR: EVERGREEN HOUSING SOLUTIONS

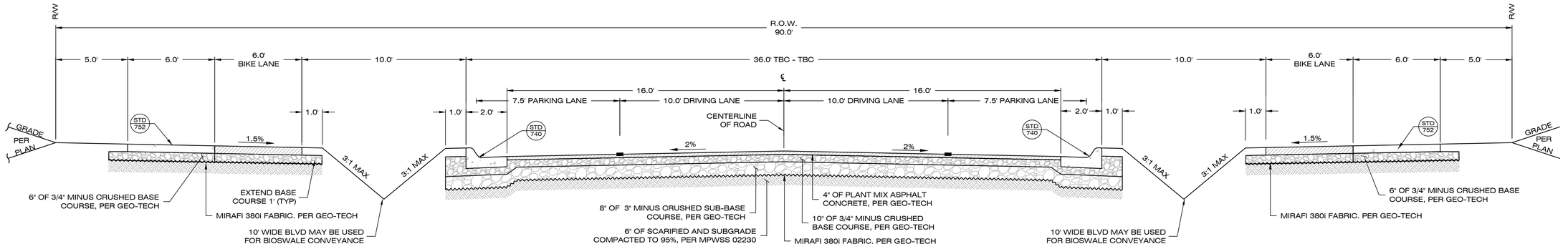
PROJECT NAME: WEST END HOMES

SHEET TITLE: STREET ATLAS

PROJECT NO. 21000864

SHEET: 1 OF 3

DWG LOCATION: I:\PLS\ACTIVE\PROJECTS\2021\21000864.00\DESIGN\CIVIL\DRAFTING\1_DRAWINGS\AUTOCAD\EXHIBITS\EXH_210008864 MASTER SITE PLAN.DWG



A
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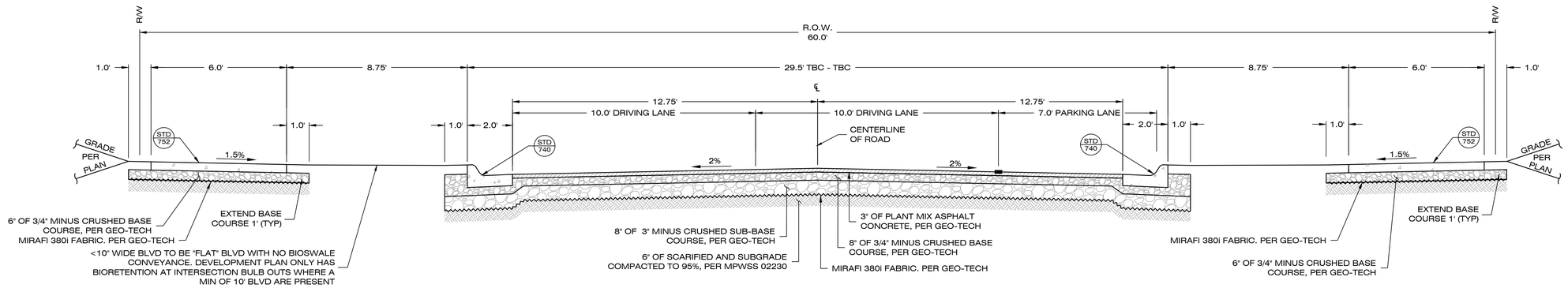
TYPICAL ROAD CROSS SECTION (COLLECTOR STREET)

NOT TO SCALE



B
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TYPICAL ROAD CROSS SECTION (NEIGHBORHOOD STREET)

NOT TO SCALE

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LOCATION:
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SXWTPQYEN NEIGHBORHOOD
MISSOULA COUNTY

PREPARED FOR:
EVERGREEN HOUSING
SOLUTIONS

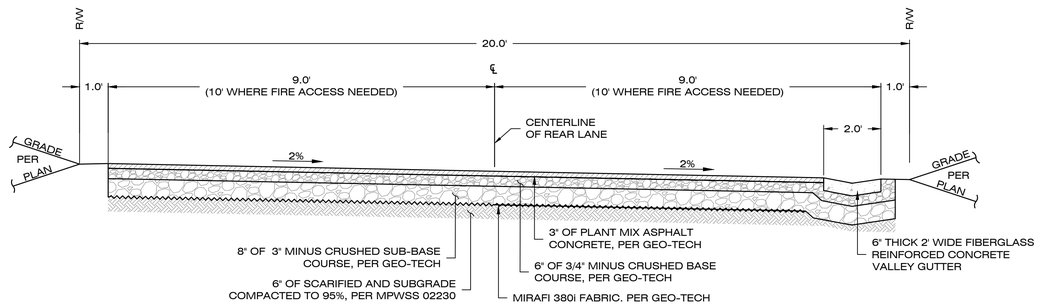
PROJECT NAME
WEST END HOMES

SHEET TITLE:
STREET DETAILS 1

PROJECT NO.
21000864

SHEET:
2 OF 3

DWG LOCATION: I:\FILES\ACTIVE\PROJECTS\2021\21000864.00\SURVEY\CIVIL\2_DRAFTING\01_DRAWINGS\AUTOCAD\[SHEETSTUDY] 21000864 MASTER SITE PLAN.DWG



B
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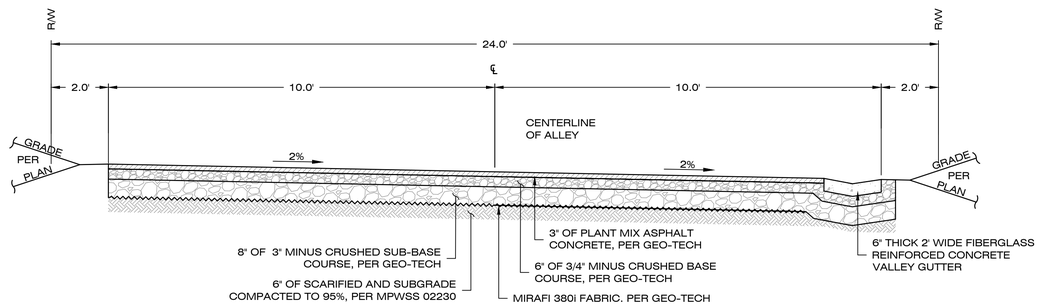
TYPICAL ROAD CROSS SECTION (REAR LANE)

NOT TO SCALE



C
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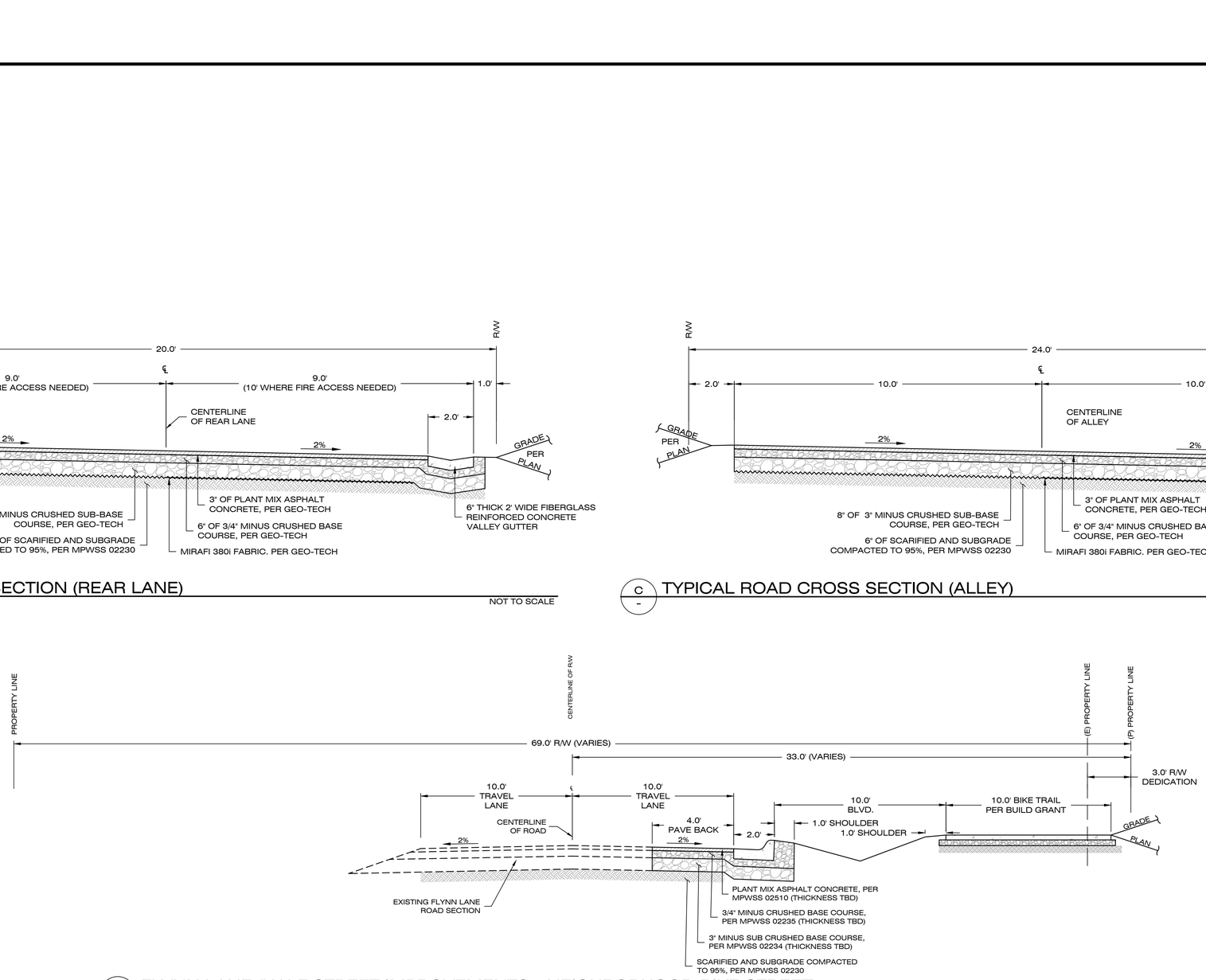
TYPICAL ROAD CROSS SECTION (ALLEY)

NOT TO SCALE



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

NOT TO SCALE

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SXWTPQYEN NEIGHBORHOOD
MISSOULA COUNTY

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EVERGREEN HOUSING
SOLUTIONS

PROJECT NAME
WEST END HOMES

SHEET TITLE:
STREET DETAILS 2

PROJECT NO.
21000864

SHEET:
3 OF 3

DWG LOCATION: P:\LIB\ACTIVE\PROJECTS\2021\21000864.00\SUBDIVISION\SHLS\DWP\SHT_DWH\WEB\AUTOCAD\EXHIBITS\EXG-3 21000864 MASTER SITE PLAN.DWG

N

100 0 100 200
SCALE IN FEET

PHASE I
FLYNN SQUARE PARK
26.72 ACRES

PHASE VIII
PHASE IX
PHASE VII
PHASE VI
PHASE V
PHASE IV
PHASE III
PHASE II

OS #3
1.28 ACRES

OS 2
0.15 ACRES

OS 1
0.30 ACRES

ENGLAND BLVD.
REAR LANE
TANSY LANE
DOUGHERTY DRIVE
BURNET DRIVE
CAMDEN STREET
SUMAC LANE
BELLFLOWER WAY
ALLEY
MARIPOSA DRIVE
BARBERRY STREET

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)

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LOCATION:
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SW/TPQYEN NEIGHBORHOOD
MISSOULA COUNTY

PREPARED FOR:
EVERGREEN HOUSING SOLUTIONS

PROJECT NAME
WEST END HOMES

SHEET TITLE:
PHASING PLAN

PROJECT NO.
21000864

SHEET:
1 OF 1

BWG LOCATION: P:\LIB\ACTIVE\PROJECT\2021\21000864.00\DESIGN\CIVIL\3_DRAFTING\T_DRAWINGS\AUTOCAD\EXHIBITS\00-21000864 MASTER SITE PLAN.DWG

TOWN CENTER NEIGHBORHOOD PLAN
SXWTPQYEN MASTER PLAN

TRACT A OF COS 6850

TRACT B OF COS 6850

TRACT C OF COS 6850

TRACT D OF COS 6850

TRACT 2-A
COS 6689

TRACT 4

TRACT 5

TRACT 6

TRACT 64
COS 6689

TRACT E-1 OF COS 6689

TRACT F-1 OF COS 6689

TRACT 2
COS 5276

DOUGHERTY DRIVE
COUNTY ROAD EASEMENT
COS 5624

FORM BASE CODE
NEIGHBORHOOD ZONING
BOUNDARY

EXISTING FLYNN LANE,
APPROX. 22' WIDE
ASPHALT ROAD W/
GRAVEL SHOULDERS

REAR LANE

CAMDEN STREET

CAMDEN STREET
54' R/W

SUMAC LANE

DOUGHERTY DRIVE

BURNET DRIVE

COMMON AREA W/ TRAIL

BELLFLOWER WAY

FLEET STREET
54.5' EASEMENT

ALLEY

MARIPOSA DRIVE

NRCS SOIL
BOUNDARY

FLYNN LANE
63' R/W

DESMET LOAM

MOISE GRAVELLY LOAM

REAR LANE

ENGLAND BLVD.

TANSY LANE

BARBERRY STREET

BURNET DRIVE

SITE TERRAIN IS GENERALLY FLAT
GENTLY SLOPEING TO THE
SOUTHWEST. NO LAKES, STREAMS,
OR RIPARIAN VEGETATION, OR
STRUCTURES EXISTING

SD/PLEASNT VIEW HOMES ZONING

EXISTING BURIED POWER

ENGLAND BOULVARD
80' R/W

EXISTING OVERHEAD POWER LINE

EXISTING 20' PRIVATE ACCESS AND U.E. &
5' WIDE PUBLIC U.E./DRAINAGE EASEMENT

EXISTING RESIDENTIAL HOME
WITHIN 300' OF PROPERTY
(TYP)

CROSSROADS CENTER NEIGHBORHOOD PLAN
SXWTPQYEN MASTER PLAN

CITY OF MISSOULA PROPERTY
HELLGATE ELEMENTARY SCHOOL

100 0 100 200
SCALE IN FEET

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LOCATION:
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S 7, T13N., R19W., & S 12., T13N., R20W.
SXWTPQYEN NEIGHBORHOOD
MISSOULA COUNTY

PREPARED FOR:
EVERGREEN HOUSING
SOLUTIONS

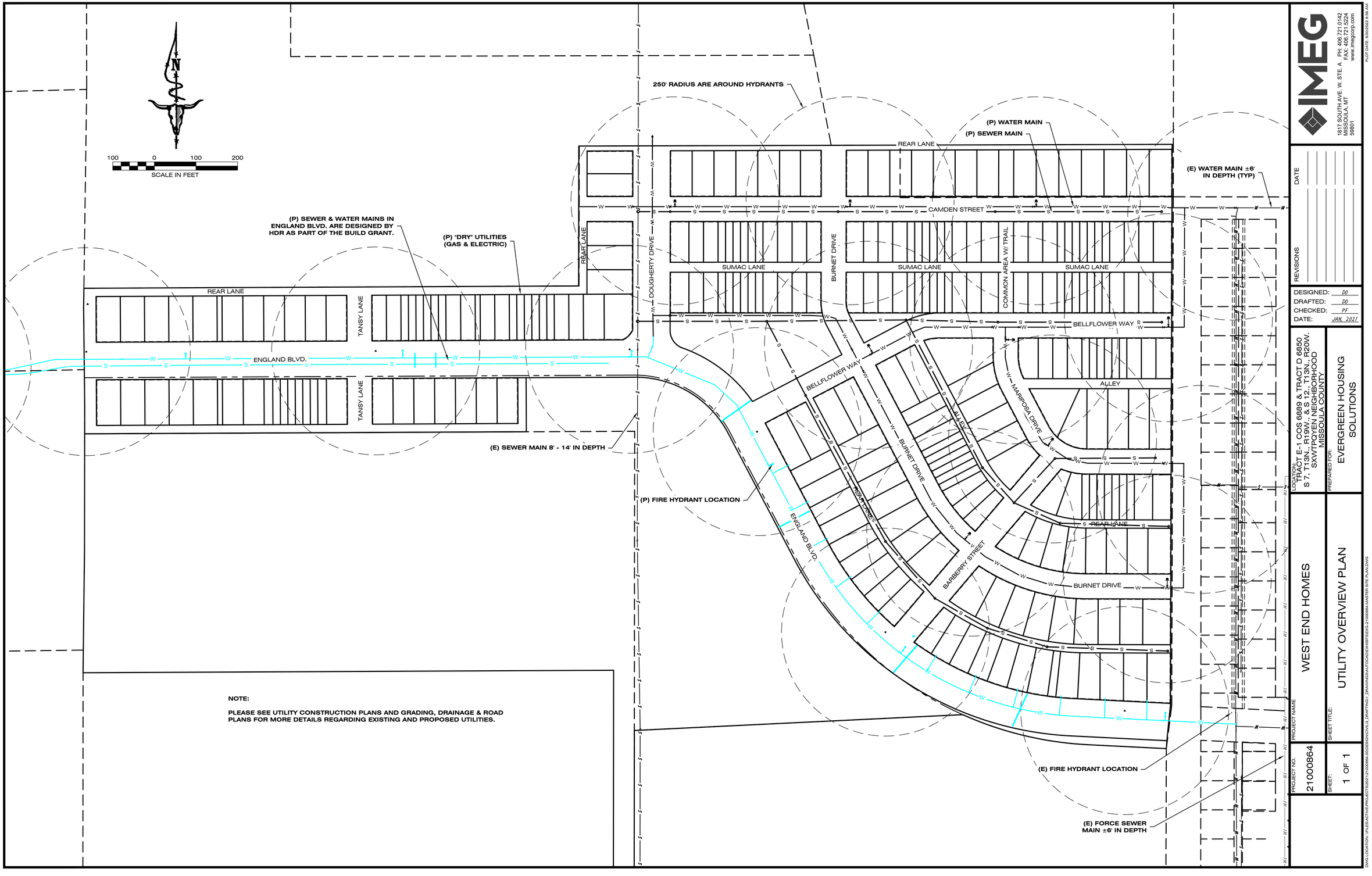
PROJECT NAME
WEST END HOMES

SHEET TITLE:
EXISTING CONDITIONS AND
ADJACENT (300') PROPERTY

PROJECT NO.
21000864

SHEET:
1 OF 1

DWG LOCATION: J:\PLEB\ACTIVE\PROJECTS\2021\21000864.00\DESIGN\CIVIL\3_DRAFTING\01_DRAWINGS\AUTOCAD\EXHIBITS\EXH-21000864 MASTER SITE P1-ALT.DWG



NOTE:

PLEASE SEE UTILITY CONSTRUCTION PLANS AND GRADING, DRAINAGE & ROAD PLANS FOR MORE DETAILS REGARDING EXISTING AND PROPOSED UTILITIES.

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

PREPARED FOR: EVERGREEN HOUSING SOLUTIONS

PROJECT NAME: WEST END HOMES

SHEET TITLE: UTILITY OVERVIEW PLAN

PROJECT NO.: 21000864

SHEET: 1 OF 1

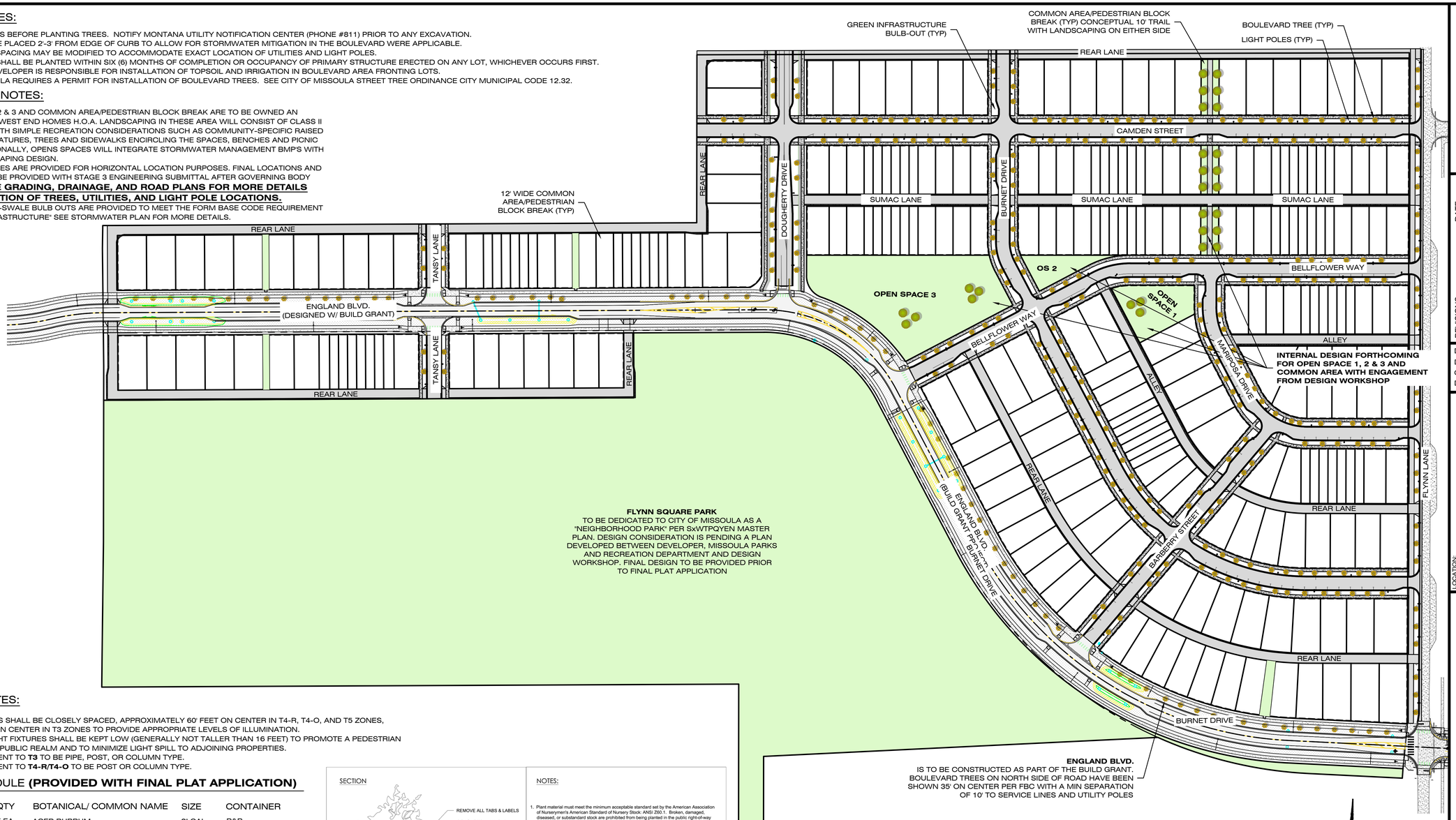
DWG LOCATION: J:\LIB\ACTIVE\PROJECT\21000864.000\DESIGN\CIVIL\3_DRAFTING\1_DRAWINGS\AUTOCAD\EXHIBITS\SOU-21000864 MASTER SITE PLAN.DWG

GENERAL NOTES:

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.

LANDSCAPING NOTES:

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 SEPERATION 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.



LIGHTING NOTES:

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.

PLANT SCHEDULE **(PROVIDED WITH FINAL PLAT APPLICATION)**

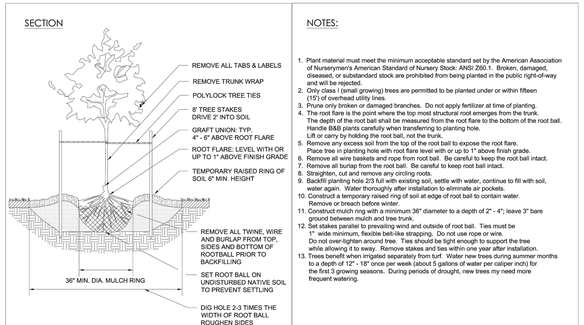
TREE KEY	QTY	BOTANICAL/ COMMON NAME	SIZE	CONTAINER
	X EA	ACER RUBRUM RED MAPLE SPACING 30' O.C. OR AS SHOWN	2" CAL.	B&B
	X EA	ACER X FREEMANII FREEMAN MAPLE 'AUTUMN FANTASY' SPACING 30' O.C. OR AS SHOWN	2" CAL.	B&B
	X EA	TILIA AMERICANA AMERCAN LINDEN "REDMOND" SPACING 30' O.C. OR AS SHOWN	2" CAL.	B&B
	X EA	ULMUS 'FRONTIER' FRONTIER ELM SPACING 30' O.C. OR AS SHOWN	2" CAL.	B&B

CLASS II TREE. TYPE TO BE DETERMINED. (FOR PRELIMINARY LOCATION PURPOSES DURING PRE-PLAT REVIEW ONLY)

CLASS III TREE. TYPE TO BE DETERMINED. (FOR PRELIMINARY LOCATION PURPOSES DURING PRE-PLAT REVIEW ONLY)

BOULEVARD BIO-SWALE BULB OUT (GREEN INFRASTRUCTURE)

PROPOSED STREET LIGHT POLES

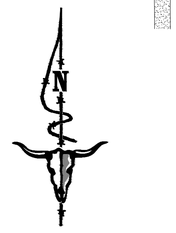


NOTES:

1. Plant material must meet the minimum acceptable standard set by the American Association of Nurserymen's American Standard of Nursery Stock: ANSI Z60.1. Broken, damaged, diseased, or substandard stock are prohibited from being planted in the public right-of-way and will be rejected.
2. Only class I (small growing) trees are permitted to be planted under or within fifteen (15') of overhead utility lines.
3. Prune only broken or damaged branches. Do not apply fertilizer at time of planting.
4. The root flare is the point where the top most structural root emerges from the trunk. The depth of the root ball shall be measured from the root flare to the bottom of the root ball. Handle B&B plants carefully when transferring to planting hole. Lift or carry by holding the root ball, not the trunk.
5. Remove any excess soil from the top of the root ball to expose the root flare. Place tree in planting hole with root flare level with or up to 1" above finish grade.
6. Remove all wire baskets and rope from root ball. Be careful to keep the root ball intact.
7. Remove all burlap from the root ball. Be careful to keep root ball intact.
8. Straighten, cut and remove any circling roots.
9. Backfill planting hole 2/3 full with existing soil, settle with water, continue to fill with soil, water again. Water thoroughly after installation to eliminate air pockets.
10. Construct a temporary raised ring of soil at edge of root ball to contain water. Remove or breach before winter.
11. Construct mulch ring with a minimum 36" diameter to a depth of 2" - 4"; leave 3" bare ground between mulch and tree trunk.
12. Set stakes parallel to prevailing wind and outside of root ball. Ties must be 1" wide minimum, flexible belt-like strapping. Do not use rope or wire. Do not over-tighten around tree. Ties should be tight enough to support the tree while allowing it to sway. Remove stakes and ties within one year after installation.
13. Trees benefit when irrigated separately from turf. Water new trees during summer months to a depth of 12" - 18" once per week (about 5 gallons of water per caliper inch) for the first 3 growing seasons. During periods of drought, new trees my need more frequent watering.

MISSOULA Parks and Rec. Dept.	BALL AND BURLAP TREE PLANTING DETAIL		
	Approved by: Parks & Rec. Design Mgr Neil Miner	Drawn by: GLS Checked by: GB Adopted:	PR-101
MISSOULA Parks and Rec. Dept.	BALL AND BURLAP TREE PLANTING NOTES		
	Approved by: Parks & Rec. Design Mgr Neil Miner	Drawn by: GLS Checked by: GB Adopted:	PR-101

CLASS II TREE CLEARANCE REQUIREMENTS	
LOCATION	MINIMUM CLEARANCE
ADJACENT TO SIDEWALK OR CURB	3' FROM CURB FACE OR SIDEWALK
ADJACENT TO ANY BUILDING OR STRUCTURE	10' FROM BUILDING OR STRUCTURE
ADJACENT TO METER BOXES AND PAD TRANSFORMERS	10' FROM METER VAULT BOX OR TRANSFORMER PAD
RESIDENTIAL DRIVEWAYS	10' FROM RESIDENTIAL DRIVEWAY
ALLEYWAYS	10' FROM ALLEYWAY
FIRE HYDRANTS AND UTILITY POLES	10' FROM A HYDRANT OR UTILITY POLE
SANITARY SEWER LATERAL	10' FROM SANITARY SEWER LATERALS
STREET LIGHTS	10' FROM STREET LIGHTS
TRAFFIC CONTROL SIGNS	25' IN FRONT OF TRAFFIC CONTROL SIGNS
CORNER SIGHT TRIANGLE	30' FROM INTERSECTION RETURN
DRAINAGE SUMP	10' FROM SUMP



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SCALE IN FEET

IMEG
1817 SOUTH AVE. W. STE. A MISSOULA, MT 59801
PH: 406.721.0142
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PLOT DATE: 03/22/22 8:58 AM

REVISIONS

DATE

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

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

PREPARED FOR: EVERGREEN HOUSING SOLUTIONS

PROJECT NAME: WEST END HOMES

SHEET TITLE: LANDSCAPING AND STREET LIGHT PLAN

PROJECT NO.: 21000864

SHEET: 1 OF 1

SAVE LOCATION: J:\LIB\ACTIVE\PROJECTS\21000864.00\DESIGN\CIVIL\3_DRAFTING\1_DRAWINGS\ARCHICAD\21000864.00_MASTER SITE PLAN.DWG