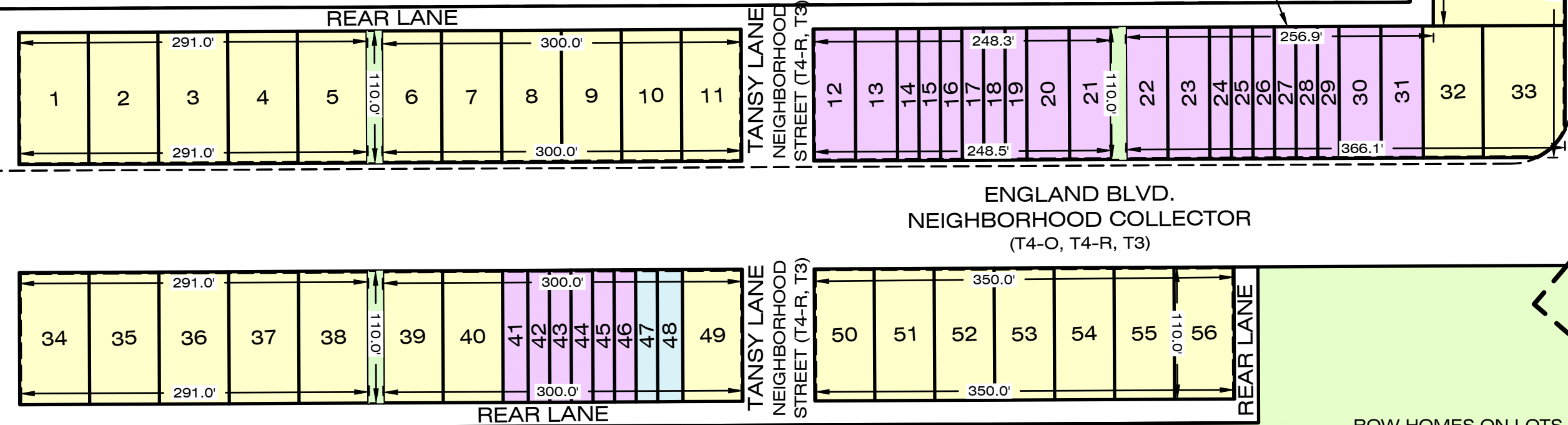
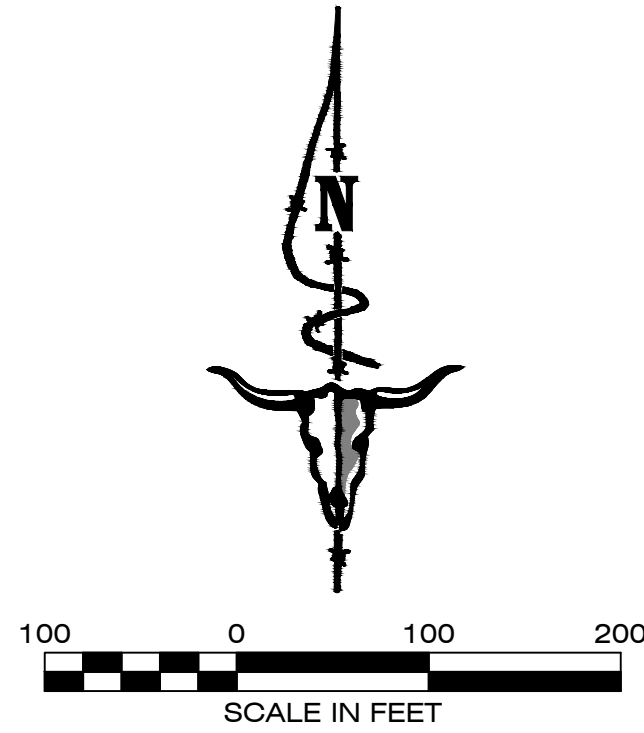








ROW HOMES ON LOTS 210-215  
SHALL BE INSTALLED WITH FIRE  
SUPPRESSION SPRINKLER  
REVIEWED AND APPROVED BY  
FIRE MARSHAL

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<br>NET % | REQUIRED<br>% OR AC                        | PROVIDED<br>DENSITY | REQUIRED<br>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.<br>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.<br>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.<br>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%.



1817 SOUTH AVE. W. STE. A  
MISSOULA, MT 59801  
PH: 406.721.0142  
FAX: 406.721.5224  
WWW.IMEG-CORP.COM

DATE

REVISIONS

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

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

PREPARED FOR:  
EVERGREEN HOUSING  
SOLUTIONS

PROJECT NAME  
WEST END HOMES

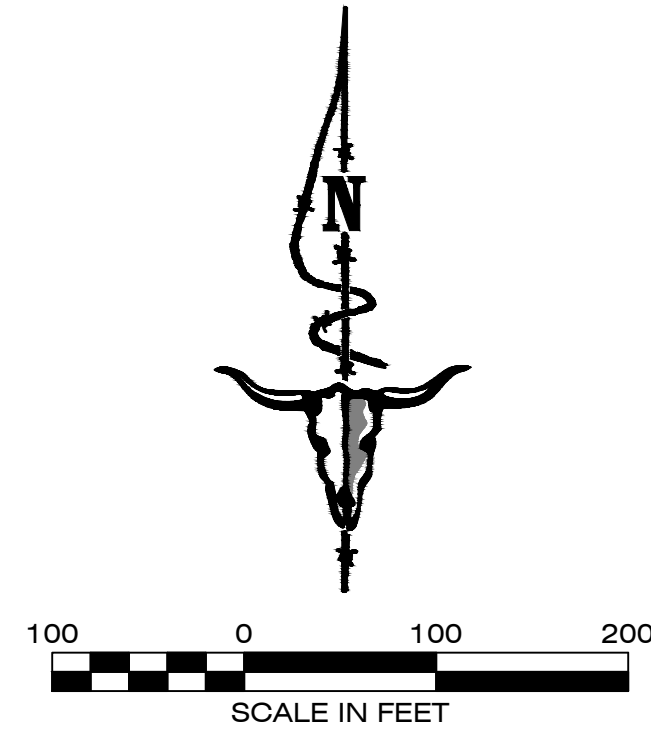
PROJECT NO.  
21000864

SHEET TITLE  
REGULATING & DEVELOPMENT PLAN  
WITH BLOCK LENGTHS

SHEET:  
1 OF 1

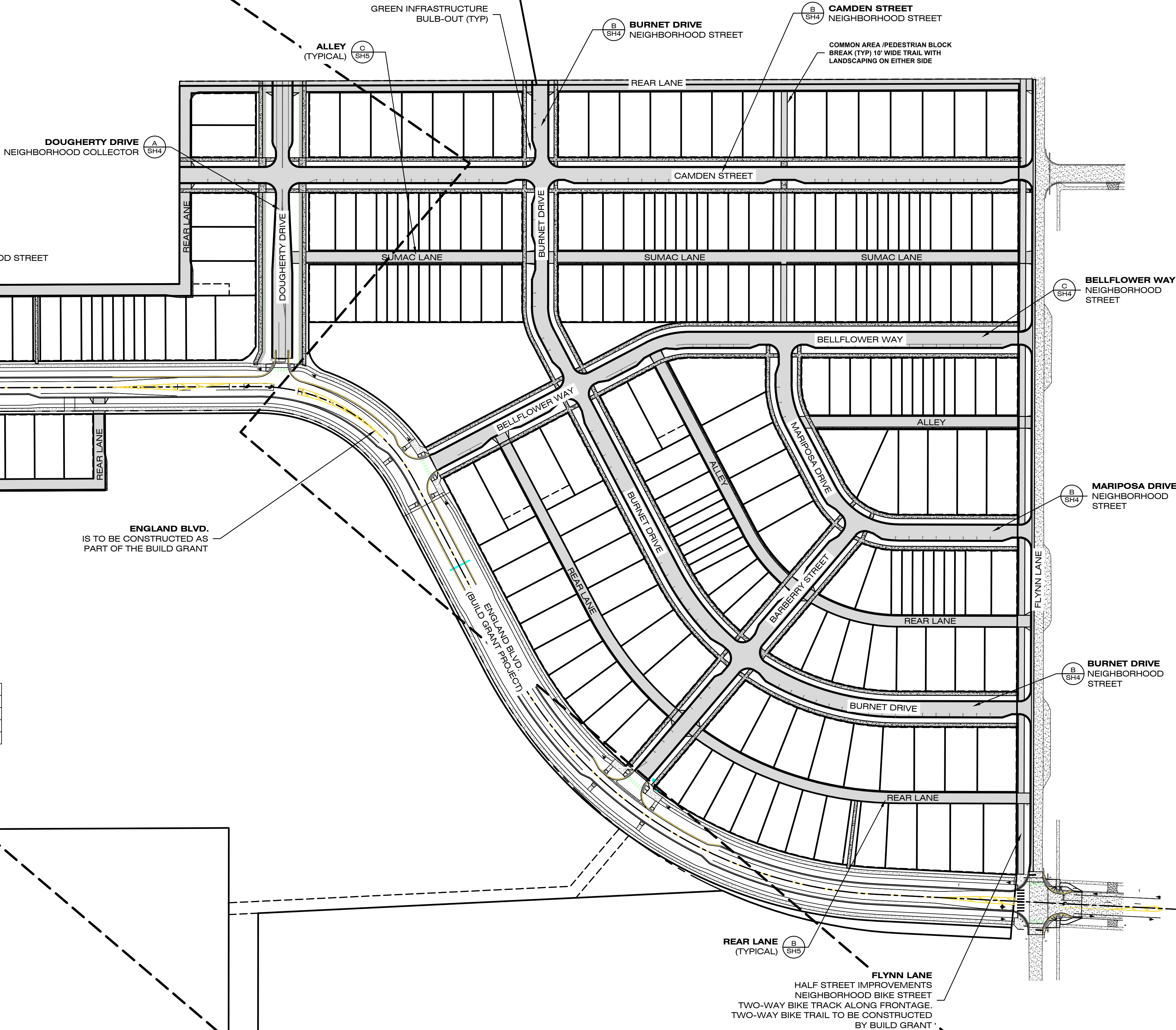
DWG LOCATION: \\FILESERVER\PROJECTS\2021\21000864\DRAWINGS\ANTICORRUMPTION\21000864 MASTER SITE PLAN.DWG





|                        | 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



1817 SOUTH AVE. W. STE. A  
MISSOULA, MT 59801  
PH: 406.721.0142  
FAX: 406.721.5224  
www.imegcorp.com

|           |           |
|-----------|-----------|
| DATE      |           |
| REVISIONS |           |
| DESIGNED: | DO        |
| DRAFTED:  | DO        |
| CHECKED:  | PF        |
| DATE:     | JAN, 2021 |

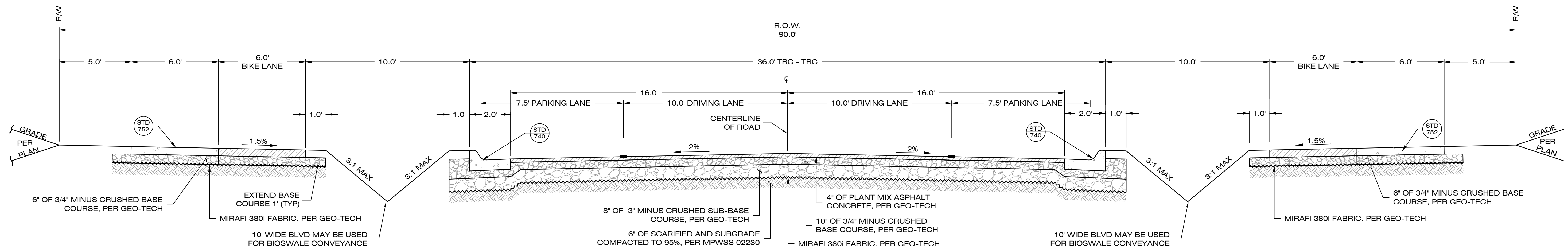
LOCATION: TRACT E-1, LOTS 6889 & TRACT D 6850, S 7, T13N., R19W., & S 12, T13N., R20W. SOUTHWESTERN NEIGHBORHOOD, MISSOULA COUNTY

PREPARED FOR: EVERGREEN HOUSING SOLUTIONS

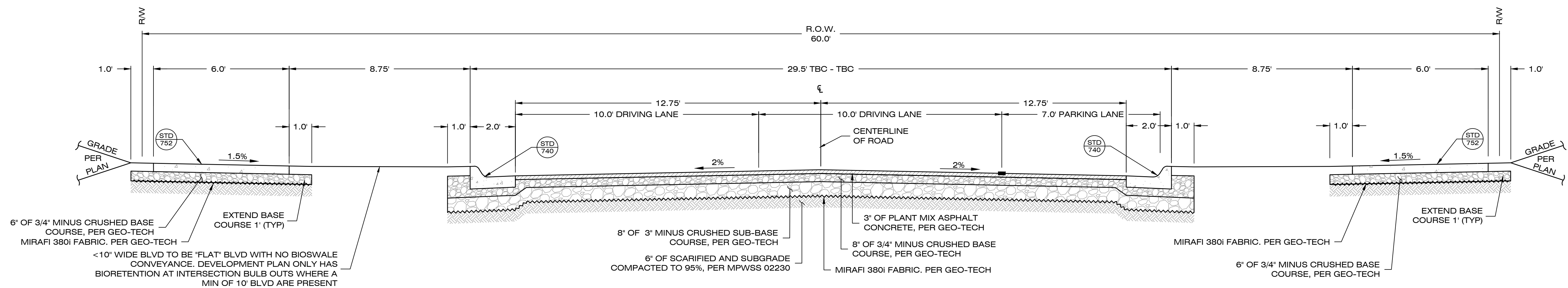
|             |          |              |                |
|-------------|----------|--------------|----------------|
| PROJECT NO. | 21000864 | PROJECT NAME | WEST END HOMES |
| SHEET:      | 1 OF 3   | SHEET TITLE: | STREET ATLAS   |

DWG. LOCATION: \\FILE\ACTIVE\PROJECTS\2021\21000864\02\DESIGN\DWG\21000864-01\0200864-MASTER SITE PLAN.DWG

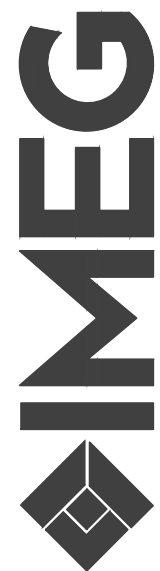




### TYPICAL ROAD CROSS SECTION (COLLECTOR STREET)



### TYPICAL ROAD CROSS SECTION (NEIGHBORHOOD STREET)



| REVISIONS | DATE |
|-----------|------|
|           |      |
|           |      |
|           |      |
|           |      |
|           |      |
|           |      |

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

EVERGREEN HOUSING  
SOLUTIONS

WEST END HOMES

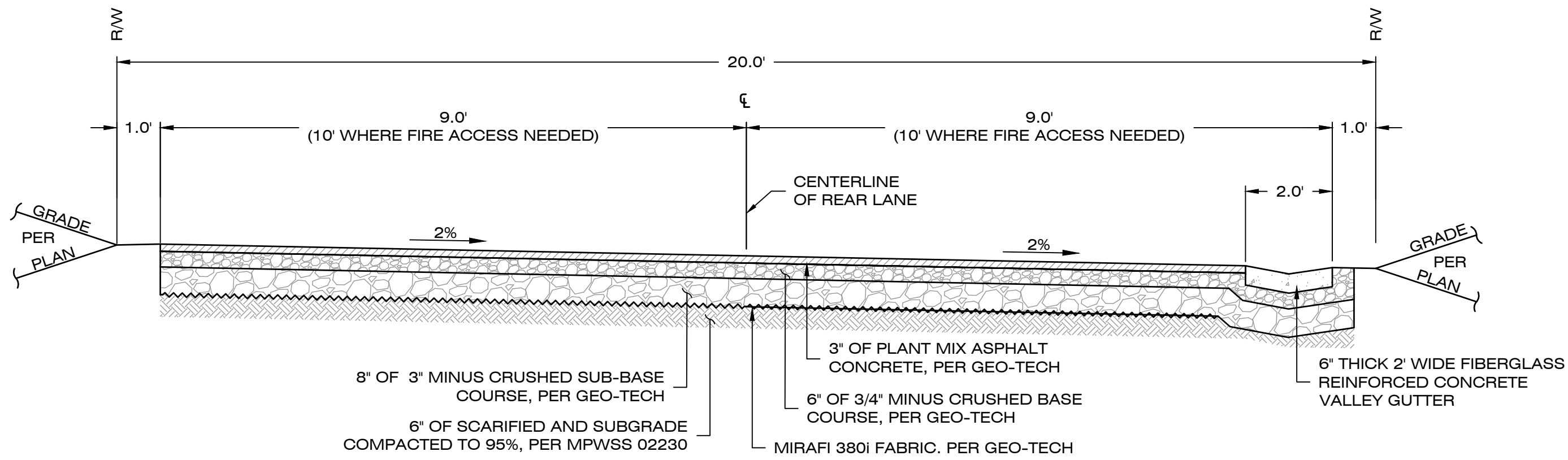
## STREET DETAILS 1

21000864

SHEET:  
2 OF 3

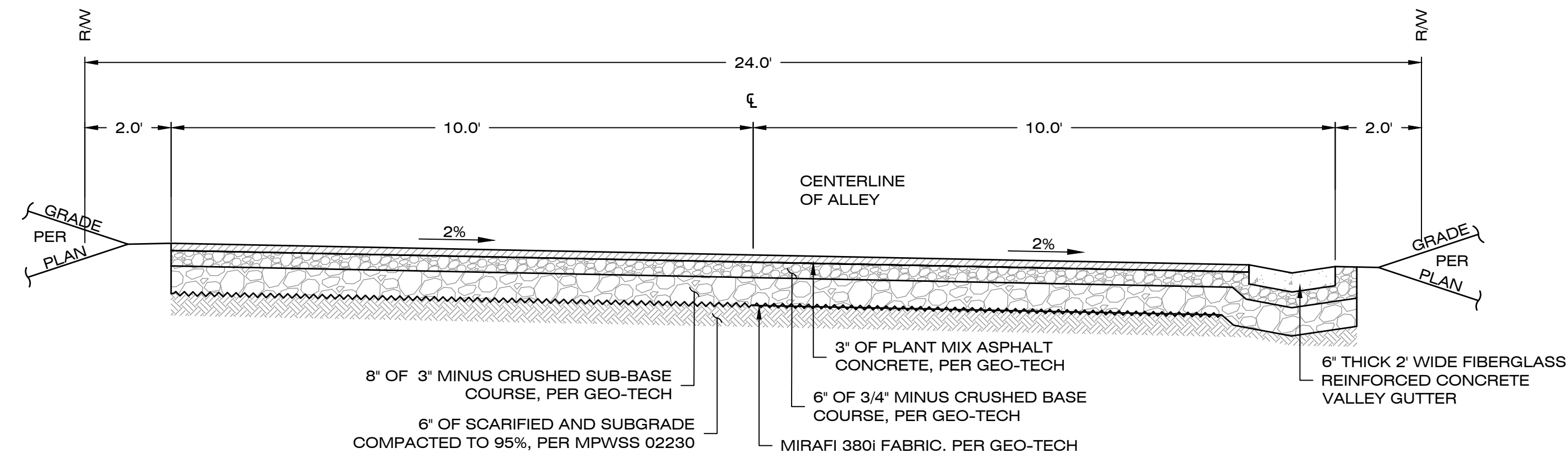
DWG LOCATION: \\FILES\ACTIVE\PROJECTS\2021\21000864.00\DESIGN\CIVIL\3\_DRAWING\1\_DRAWINGS\AUTOCAD\EXHIBITS\EXG-21000864.MASTER SITE PLAN.DWG





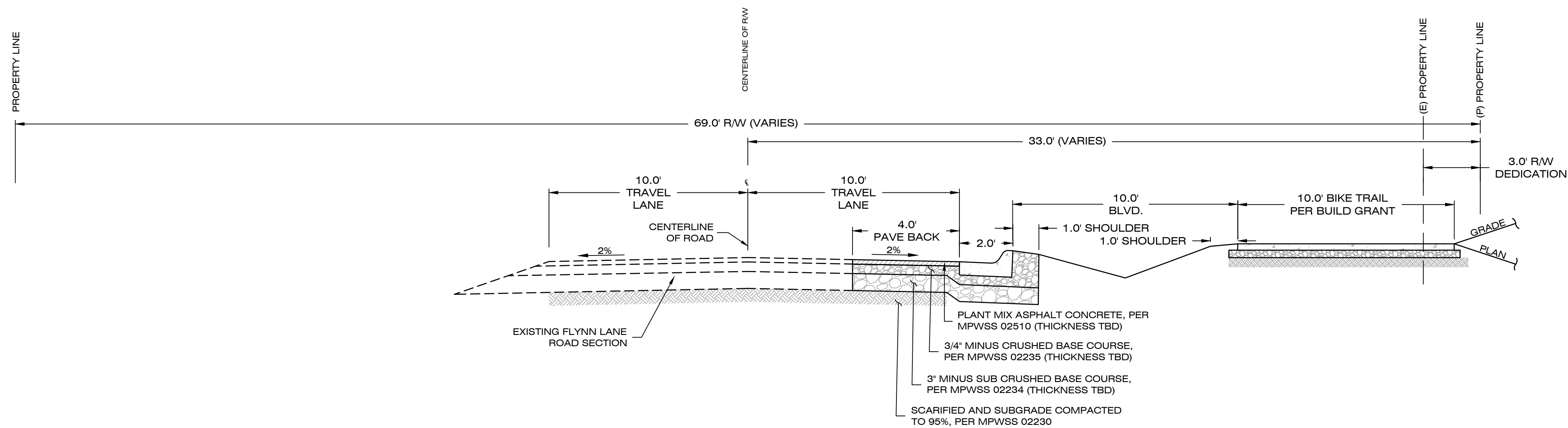
B TYPICAL ROAD CROSS SECTION (REAR LANE)

NOT TO SCALE



C TYPICAL ROAD CROSS SECTION (ALLEY)

NOT TO SCALE



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

NOT TO SCALE



1817 SOUTH AVE. W. STE. A  
MISSOULA, MT 59801  
PH: 406.721.0142  
FAX: 406.721.5224  
WWW.IMEG.CORP.COM

| REVISIONS | DATE |
|-----------|------|
|           |      |
|           |      |
|           |      |
|           |      |
|           |      |

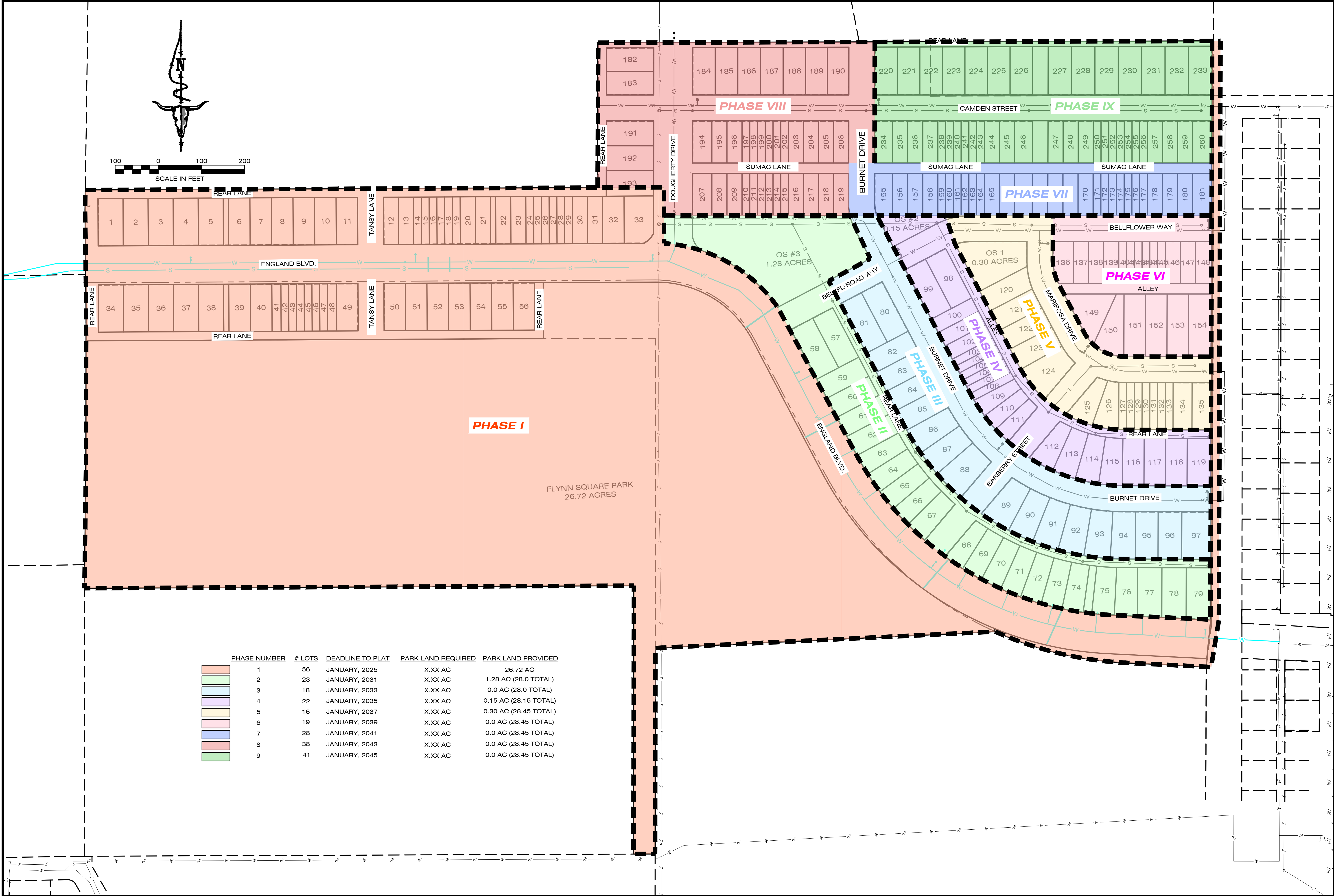
DESIGNED: DO  
DRAFTED: DO  
CHECKED: PF  
DATE: JAN, 2021

LOCATION: TRACT E-1 LOS 6889 & TRACT D 6850  
S 7, T13N., R19W., & S 12., T13N., R20W.  
SWMTRAIL 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:  
EVERGREEN HOUSING SOLUTIONS

DESIGNED: *DO*

DRAFTED: *DO*

CHECKED: *PF*

DATE: *JAN, 2021*

REVISIONS

DATE

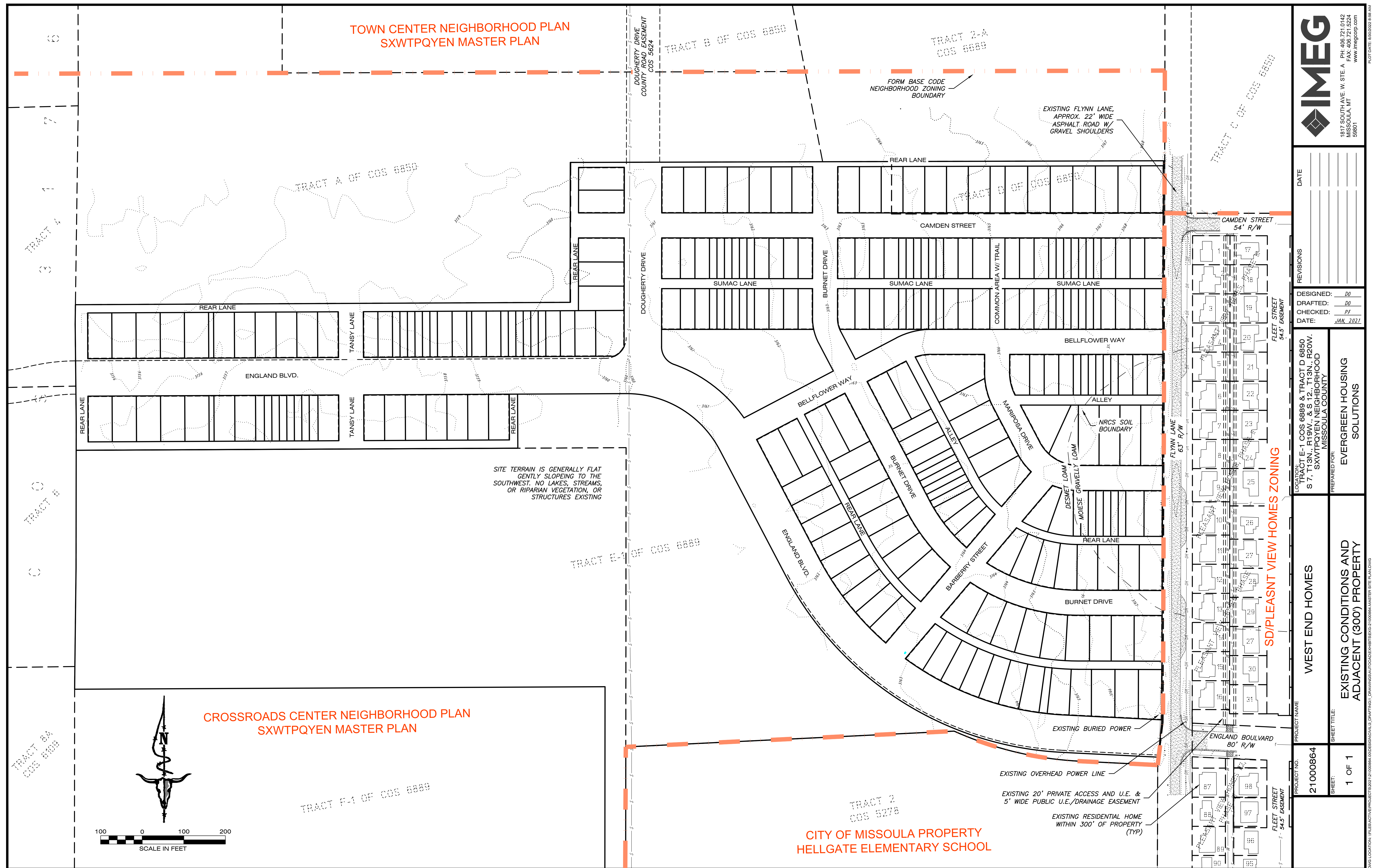
IMEG

1817 SOUTHAVE W STE A  
MISSOURI, MO  
56801

PH: 408.721.0142  
FAX: 408.721.5224  
WWW.IMEG-CORP.COM

PLANT DATE: 8/20/2022 8:57 AM





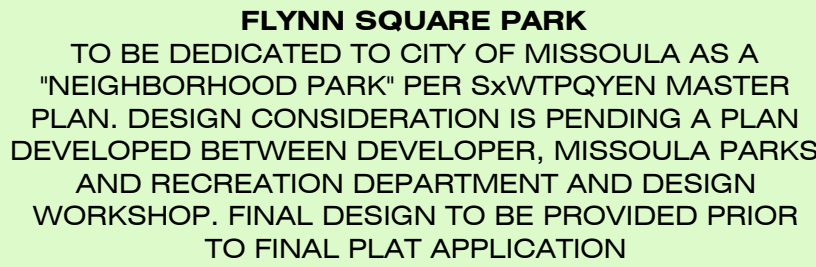






1. LOCATE UTILITIES BEFORE PLANTING TREES. NOTIFY MONTANA UTILITY NOTIFICATION CENTER (PHONE #811) PRIOR TO ANY EXCAVATION.
2. TREES SHALL BE PLACED 2'-3' FROM EDGE OF CURB TO ALLOW FOR STORMWATER MITIGATION IN THE BOULEVARD WERE APPLICABLE.
3. OPTIMAL TREE SPACING MAY BE MODIFIED TO ACCOMMODATE EXACT 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.

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

