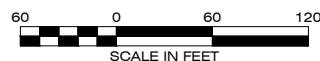


	# UNITS	BUILDING TYPES	AREA	PROVIDED NET %	REQUIRED % OR AC	PROVIDED DENSITY	REQUIRED DENSITY
O			±2.65 AC		2.20 AC		
T3	6	DUPLEX, MANSION APT, COTTAGE	±1.06 AC	7.6%	5-30%	5.7 UNITS/AC.	6 UNITS/AC. MIN. 8 UNITS/AC. MAX.
T4-O	138	ROW HOUSE, MANSION APT, APARTMENT	±4.56 AC	32.8%	30-60%	30.3 UNITS/AC.	12 UNITS/AC. MIN. 36 UNITS/AC. MAX.
T4-R	53	ROW HOUSE, MANSION APT, APARTMENT	±1.92 AC	13.8%		27.6 UNITS/AC.	12 UNITS/AC. MIN. 36 UNITS/AC. MAX.
T5	104	ROW HOUSE, MANSION APT, APARTMENT	±3.71 AC	26.7%	10-50%	28.0 UNITS/AC.	24 UNITS/AC. MIN. 72 UNITS/AC. MAX.
R/W's			±4.83 AC				
NET TOT.			±13.90 AC				
TOTAL	301		±18.73 AC				

A diagram showing two triangles, $\triangle ABC$ and $\triangle ACD$, sharing a common side AC . The area of $\triangle ABC$ is labeled as 100. The area of $\triangle ACD$ is labeled as 150. The common area between the two triangles is shaded green and labeled "COMMON AREA".



PRELIMINARY		PROJECT NO. 21001343	PROJECT NAME SAPPHIRE PLACE MAJOR SUB AND MASTER SITE PLAN	LOCATION: 3285 FLYNN LANE, PARCEL 2A OF COS 6689 SECTION 07, T13N., R19W., P.M.1. MISSOULA COUNTY	DESIGNED: _____ DRAFTED: _____ CHECKED: _____ DATE: _____	REVISIONS 2ND ELEMENT SUBMITTAL _____ 2ND SUFFICIENCY SUB _____ 3RD SUFFICIENCY SUB _____	DATE 10/21/2022 01/06/2023 02/24/2023
		SHEET: 1 OF 1	SHEET TITLE: REGULATION PLAN W/ BLOCK LENGTHS	PREPARED FOR: CATCHCART GROUP	1817 SOUTH AVE. W. STE. A MISSOULA, MT PH: 406.721.0142 FAX: 406.721.5224 www.imegcorp.com 59801		
IMEG							



**PORTION OF O.S. 1 & 2 ALLOCATED FOR
PARKLAND DEDICATION = 0.68 ACRES
"POCKET PARKS" PER ARTICLE 3-080.8.D.
NO INUNDATION BY LESS THAN THE 100'
STORMWATER EVENT WILL OCCUR IN THESE
AREAS**

100-YEAR STORMWATER POND

O.S. 1
(PARK)

O.S. 2
(PARK)

O.S. :
(PARK

O.S. 3
(SPORTS & RECREATION AMENITIES)
PARKLAND DEDICATION = 0.20 ACRES
"POCKET PARKS" 3-080.8.D

ALLEY

TRASH
ENCLOSURE

PROPER WAY

SAPPHIRE LANE

FLYNN LANE

MARY JANE

PINE BUTTE BLVD.

FLYNN LANE

**AREA OF HISTORICAL PRESERVATION
(LOT 21 + O.S. 4) = 1.33 ACRES
PRESERVING THESE RESOURCES IS WAIVED
FROM THE TOTAL PARKLAND DEDICATION
CALCULATION PER ARTICLE 3-020.11.B.**

PARKLAND DEDICATION NOTE:

The parkland dedication requirement is satisfied based on the following calculation; the total parkland dedication requirement is 2.20 acres. The development is preserving both historical and natural resources in the Ranch House and Mature Trees totaling 1.33 acres, which is waived from the total dedication requirement per Missoula Subdivision Regulations Article 3-020.11.B. Leaving a sub-total required parkland dedication of 0.87 acres.

The remaining 0.87 Acres is accounted for with portions of proposed Open Spaces 1,2, and 3 (0.88 acres) which will create courtyard parks of less than .5 acre that are part of larger areas that will be privately dedicated and maintained per Article 3-080.8.D. and will not be inundated by any stormwater less than 100-year event.

Chapter 3 of the Swxwpyqyen Master Plan clearly identified and described “pocket parks” as “small green spaces”, less than two acres, that provide a safe and inviting environment for surrounding neighbors to meet, relax, and play. They can include small dog parks, playgrounds, community gardens, or even a small pavilion for neighborhood events.” Proposed Open Spaces 1, 2, and 3 were specifically designed as “pocket parks” per that definition on page 76 of the growth policy for this area. If City Parks is unwilling to accept these areas towards parkland dedication it severely disincentivizes developers from creating these “pocket parks” which were envisioned in the Master Plan and encouraged in the Form-Based Code. This information has been included in the Subdivision Application included in Section A of this submittal.

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REVISIONS	DATE
2ND ELEMENT SUBMITTAL	10/21/2022
2ND SUFFICIENCY SUB	01/06/2023
3RD SUFFICIENCY SUR	02/24/2023

DESIGNED
DRAFTED
CHECKED
DATE:

LOCATION: 3285 FLYNN LANE,
PARCEL 2A OF COS 6689
SECTION 07., T13N., R19W., P.M.M.
MISSOULA COUNTY

CATCHCART GROUP

PROJECT NAME
SAPPHIRE PLACE
MAJOR SUB AND MASTER SITE PLAN

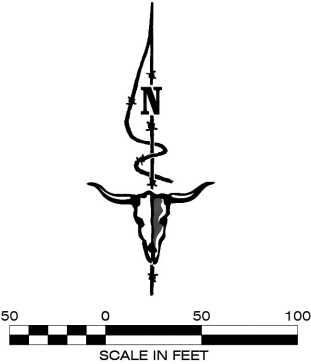
PARKI AND DEDICATION

PROJECT NO.
21001343

SHEET:

PRELIMINARY

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100



LANDSCAPE CODE REQUIREMENTS

CITY OF MISSOULA

STREET TREE REQUIREMENTS - SECTION 6.4

FRONTAGE	LENGTH	TREE SPACING	REQUIRED	PROVIDED
SAPPHIRE LANE (URBAN SECONDARY)	882 LF	35' O.C.	25	21
ROPER WAY (URBAN SECONDARY)	911 LF	35' O.C.	26	27
PINE BUTTE BLVD. (MAIN PRIMARY STREET)	1,520 LF	35' O.C.	44	42
BURNET RD. (NEIGHBORHOOD STREET)	150 LF	35' O.C.	5	5
FLYNN LANE (NEIGHBORHOOD BIKE STREET)	940 LF	35' O.C.	27	28
TRAIL STREET (TRAIL STREET)	1,394 LF	35' O.C.	40	43
FLYNN TRAIL (TRAIL STREET)	877 LF	35' O.C.	25	26
TOTAL:			192	192

PARKING LOT REQUIREMENTS - SECTION 4.6 C.

	REQUIRED	PROVIDED
10% OF PARKING LOT AREA TO BE LANDSCAPED	13,908 SF	32,543 SF
TOTAL PARKING AREA: 139,075 SF		

NATIVE VEGETATION B.1

25 PERCENT MIN. OF VEGETATION ON SITE IS NATIVE

REQUIRED	PROVIDED
✓	✓

NATIVE VEGETATION B. 5

TRANSECT ZONES T2 AND T3 REPLACE TURF WITH NATIVE PERENNIALS
FLYNN LANE (NEIGHBORHOOD BIKE STREET)

REQUIRED	PROVIDED
✓	✓

PRELIMINARY PLANT SCHEDULE

TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL
	33	NORWAY MAPLE	ACER PLATANOIDES	B&B	3" CAL
	41	RED SUNSET MAPLE	ACER RUBRUM 'FRANKSRED'™	B&B	3" CAL
	6	SERVICEBERRY	AMELANCHIER ALNIFOLIA	B&B	2" CAL
	17	SARATOGA GINKGO	GINKGO BILOBA 'SARATOGA'	B&B	2" CAL
	61	SHADEMASTER HONEY LOCUST	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	B&B	3" CAL
	25	VANDERWOLF'S PYRAMID LIMBER PINE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	B&B	3" CAL
	16	LINCOLN AMERICAN LINDEN	TILIA AMERICANA 'LINCOLN'	B&B	3" CAL
	41	FRONTIER ELM	ULMUS X 'FRONTIER'	B&B	3" CAL

1817 SOUTH AVE. W. STE. A PH: 406.721.0142
MISSOULA, MT FAX: 406.721.5224
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DATE: _____

REVISIONS: _____

DESIGNED: _____
DRAFTED: _____
CHECKED: _____
DATE: _____

LOCATION: 3285 FLYNN LANE
PARCEL 2A OF COS 6689
MISSOULA COUNTY, MONTANA

PREPARED FOR: CATHCART GROUP SOLUTIONS

PROJECT NAME: SAPHIRE PLACE SUBDIVISION

PROJECT NO. _____

SHEET: 1 OF 1

SHEET TITLE: CONCEPTUAL LANDSCAPE

02/22/23