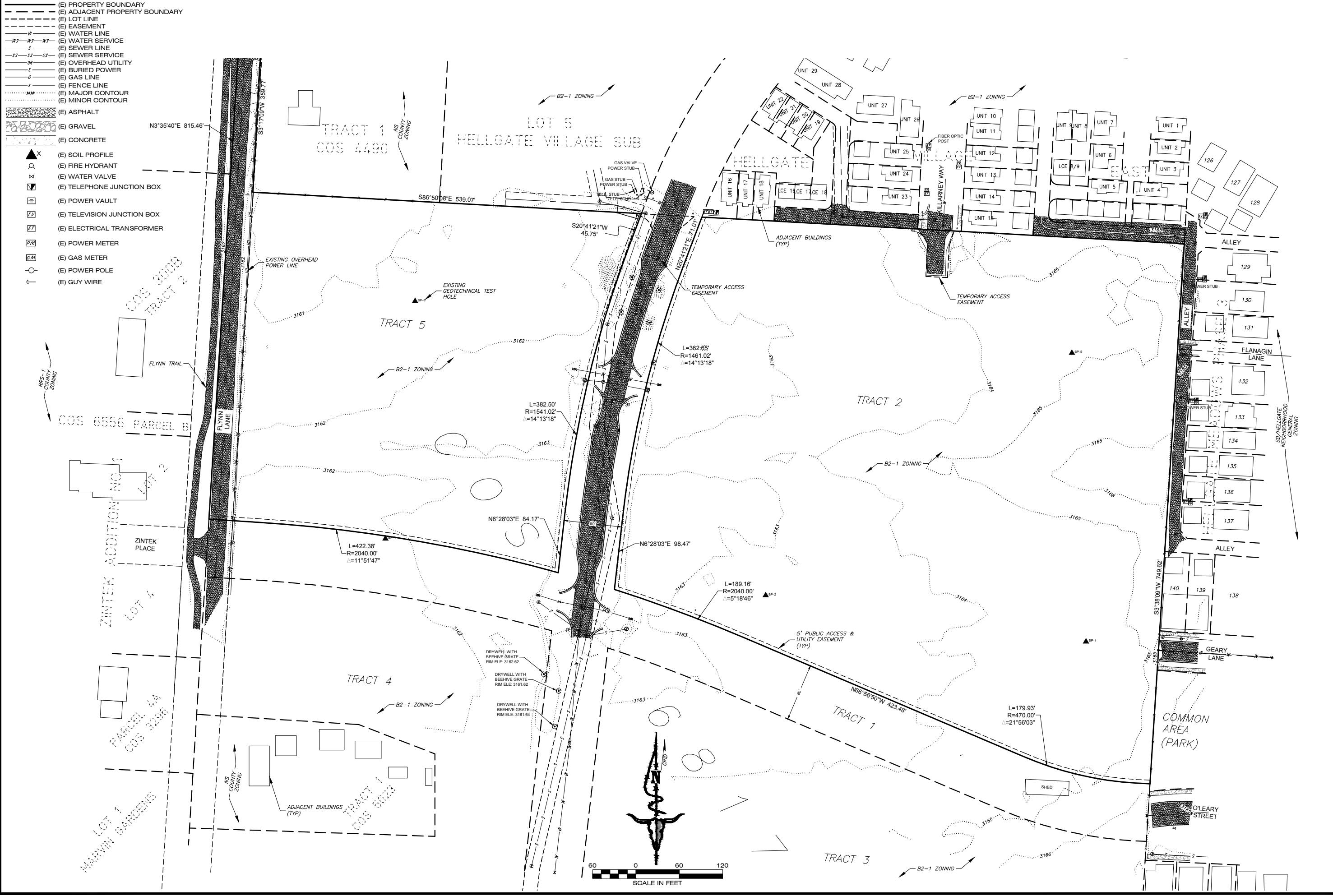


- (E) PROPERTY BOUNDARY
- (E) ADJACENT PROPERTY BOUNDARY
- (E) LOT LINE
- (E) EASEMENT
- (E) WATER LINE
- (E) WATER SERVICE
- (E) SEWER LINE
- (E) SEWER SERVICE
- (E) OVERHEAD UTILITY
- (E) BURIED POWER
- (E) GAS LINE
- (E) FENCE LINE
- (E) MAJOR CONTOUR
- (E) MINOR CONTOUR
- (E) ASPHALT
- (E) GRAVEL
- (E) CONCRETE
- (E) SOIL PROFILE
- (E) FIRE HYDRANT
- (E) WATER VALVE
- (E) TELEPHONE JUNCTION BOX
- (E) POWER VAULT
- (E) TELEVISION JUNCTION BOX
- (E) ELECTRICAL TRANSFORMER
- (E) POWER METER
- (E) GAS METER
- (E) POWER POLE
- (E) GUY WIRE



DATE	
REVISIONS	

DESIGNED: \_\_\_\_\_  
 DRAFTED: DO  
 CHECKED: \_\_\_\_\_  
 DATE: \_\_\_\_\_

LOCATION: TRACT 5 AND TRACT 2 OF COS 6817  
 MARY JANE BOULEVARD  
 SEC. 18, T13N., R19W., P.M.M.  
 MISSOULA COUNTY, MISSOULA, MONTANA  
 PREPARED FOR: MIRMONTE

PROJECT NAME: MISSOULA LOFT HOMES ON MARY JANE  
 PROJECT NO.: 22000700  
 SHEET TITLE: EXISTING CONDITIONS

SHEET: 1 OF 1  
 PRELIMINARY

DWG LOCATION: G:\2022\22000700\_00\DESIGN\CONV\22000700\_00\_001.DWG  
 PLOT DATE: 04/12/2023 10:18 AM

DATE	
REVISIONS	

DESIGNED: DD  
 DRAFTED: DD  
 CHECKED: DD  
 DATE:     

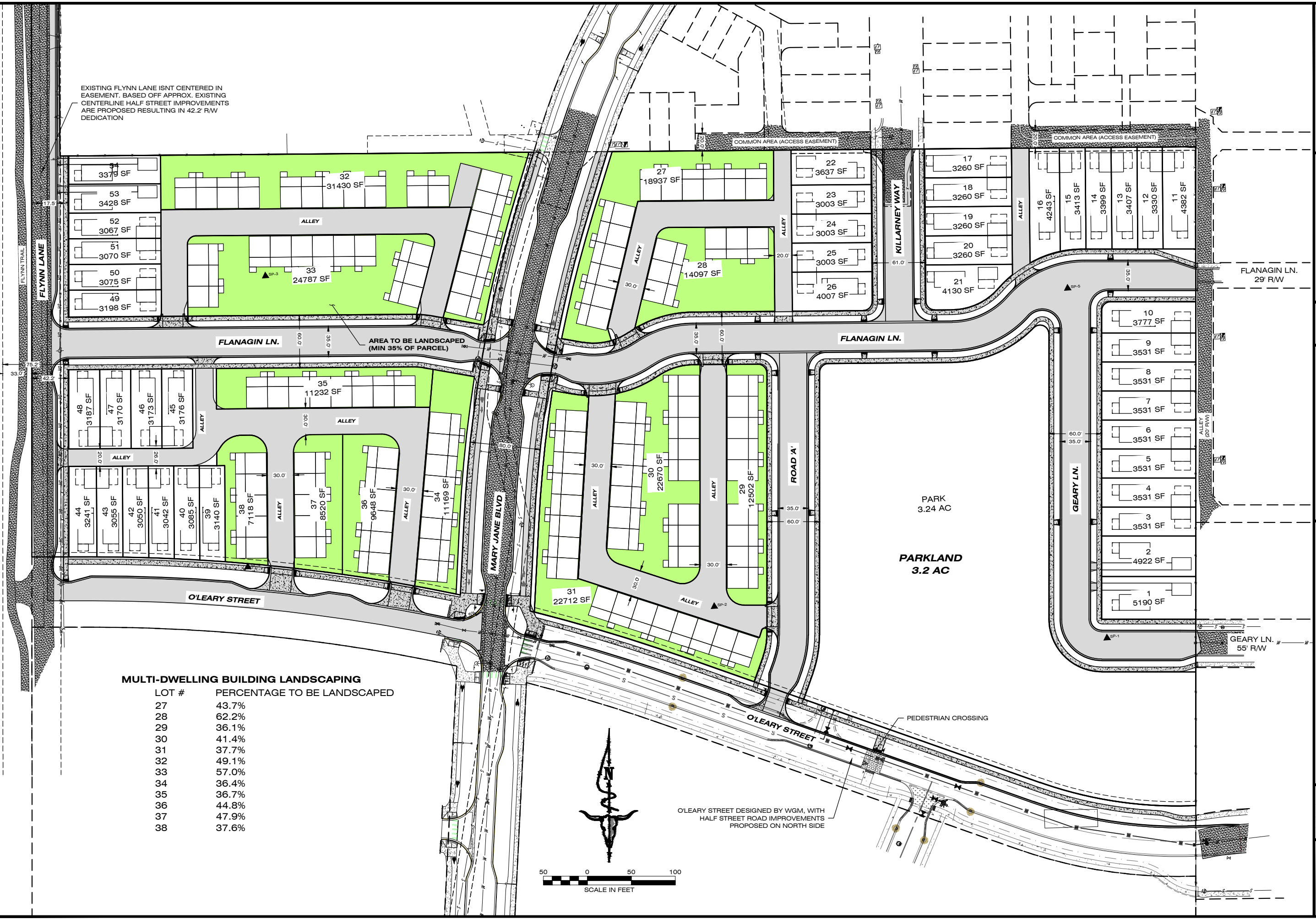
LOCATION: TRACT 5 AND TRACT 2 OF COS 6817  
 MARY JANE BOULEVARD  
 SEC. 18, T13N., R19W., P.M.M.  
 MISSOULA COUNTY, MISSOULA, MT  
 PREPARED FOR: **MIRIMONTE**

PROJECT NAME: **MISSOULA LOFT HOMES ON MARY JANE**  
 SHEET TITLE: **MULTI-DWELLING BUILDING LANDSCAPING**

PROJECT NO. **22000700**  
 SHEET: **1 OF 1**

**PRELIMINARY**

EXISTING FLYNN LANE ISNT CENTERED IN EASEMENT. BASED OFF APPROX. EXISTING CENTERLINE HALF STREET IMPROVEMENTS ARE PROPOSED RESULTING IN 42.2' R/W DEDICATION



**MULTI-DWELLING BUILDING LANDSCAPING**

LOT #	PERCENTAGE TO BE LANDSCAPED
27	43.7%
28	62.2%
29	36.1%
30	41.4%
31	37.7%
32	49.1%
33	57.0%
34	36.4%
35	36.7%
36	44.8%
37	47.9%
38	37.6%



O'LEARY STREET DESIGNED BY WGM, WITH HALF STREET ROAD IMPROVEMENTS PROPOSED ON NORTH SIDE

PEDESTRIAN CROSSING

**PARKLAND  
3.2 AC**

**PARK  
3.24 AC**

AREA TO BE LANDSCAPED (MIN 35% OF PARCEL)

DATE	
REVISIONS	

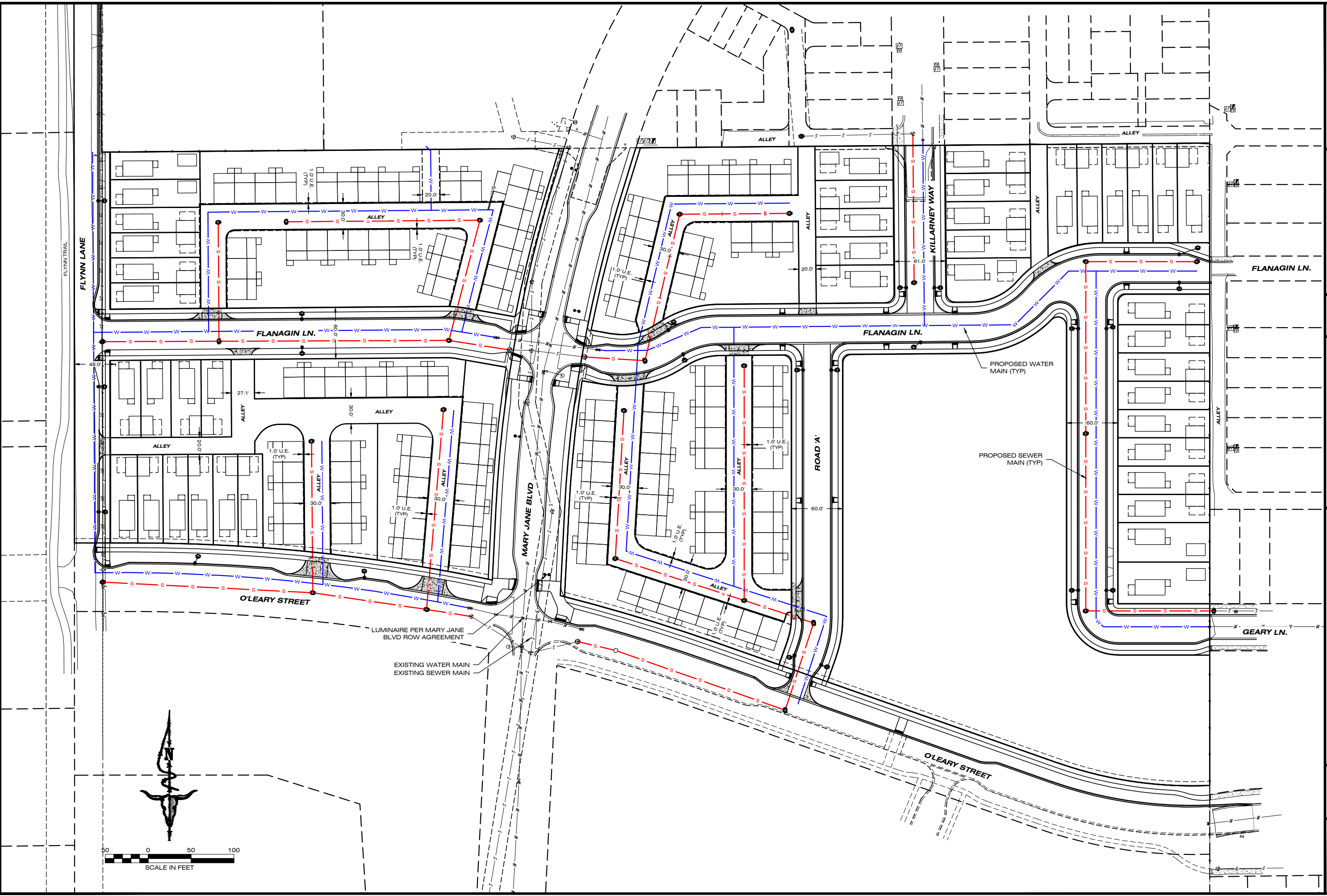
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LOCATION: TRACT 5 AND TRACT 2 OF COS 6817  
 MARY JANE BOULEVARD  
 SEC. 18, T13N., R19W., P.M.M.  
 MISSOULA COUNTY  
 PREPARED FOR: MIRMONTÉ

PROJECT NAME: MISSOULA LOFT HOMES ON MARY JANE  
 SHEET TITLE: OVERVIEW WET UTILITY LAYOUT

PROJECT NO. 22000700  
 SHEET: 1 OF 1

**PRELIMINARY**



DWG LOCATION: W:\PROJECTS\2022\22000700\DESIGN\3\VALCD\3\NA\B\RD-200700.DWG

DATE	
REVISIONS	
DESIGNED:	DO
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DATE:	

LOCATION:  
 TRACT 5 AND TRACT 2 OF COS 6817  
 MARY JANE BOULEVARD  
 SEC. 18, T13N., R19W., P.M.M.  
 MISSOULA COUNTY  
 PREPARED FOR: MIRMONTÉ

PROJECT NAME  
**MISSOULA LOFT HOMES ON MARY JANE**

PROJECT NO.  
**22000700**

SHEET TITLE:  
**TOTAL UNIT COUNT**

SHEET:  
**1 OF 1**

**PRELIMINARY**

(P) CURB AND PARKING LANE IMPROVEMENTS.  
 NORTH TO EXISTING CURB TIE-IN  
 EXISTING FLYNN LANE IS NOT CENTERED IN  
 EASEMENT. BASED OFF APPROX. EXISTING  
 CENTERLINE HALF STREET IMPROVEMENTS  
 ARE PROPOSED RESULTING IN 42.2' R/W  
 DEDICATION

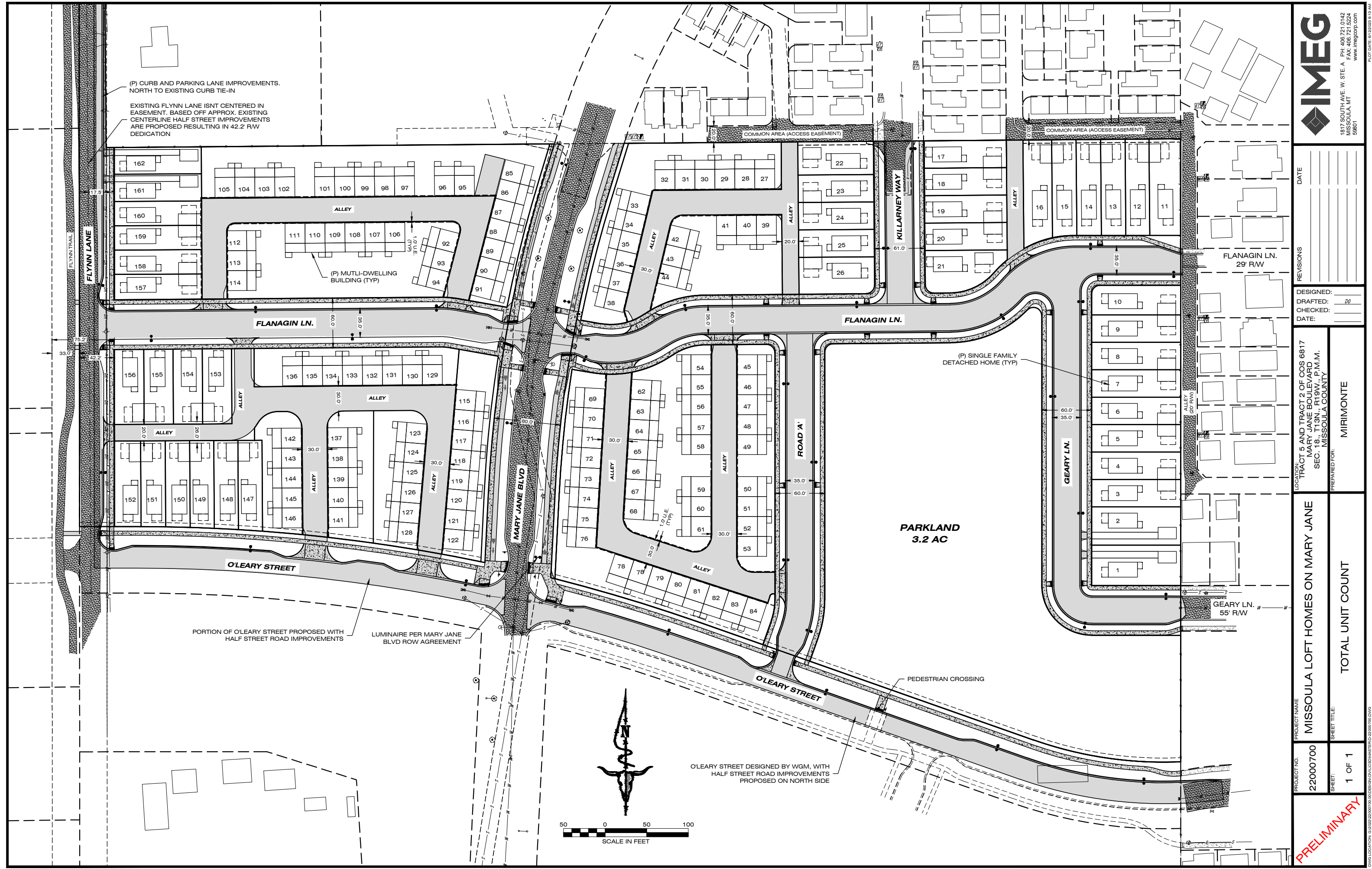
(P) MULTI-DWELLING  
 BUILDING (TYP)

(P) SINGLE FAMILY  
 DETACHED HOME (TYP)

PORTION OF O'LEARY STREET PROPOSED WITH  
 HALF STREET ROAD IMPROVEMENTS  
 LUMINAIRE PER MARY JANE  
 BLVD ROW AGREEMENT

O'LEARY STREET DESIGNED BY WGM, WITH  
 HALF STREET ROAD IMPROVEMENTS  
 PROPOSED ON NORTH SIDE

**PARKLAND  
 3.2 AC**



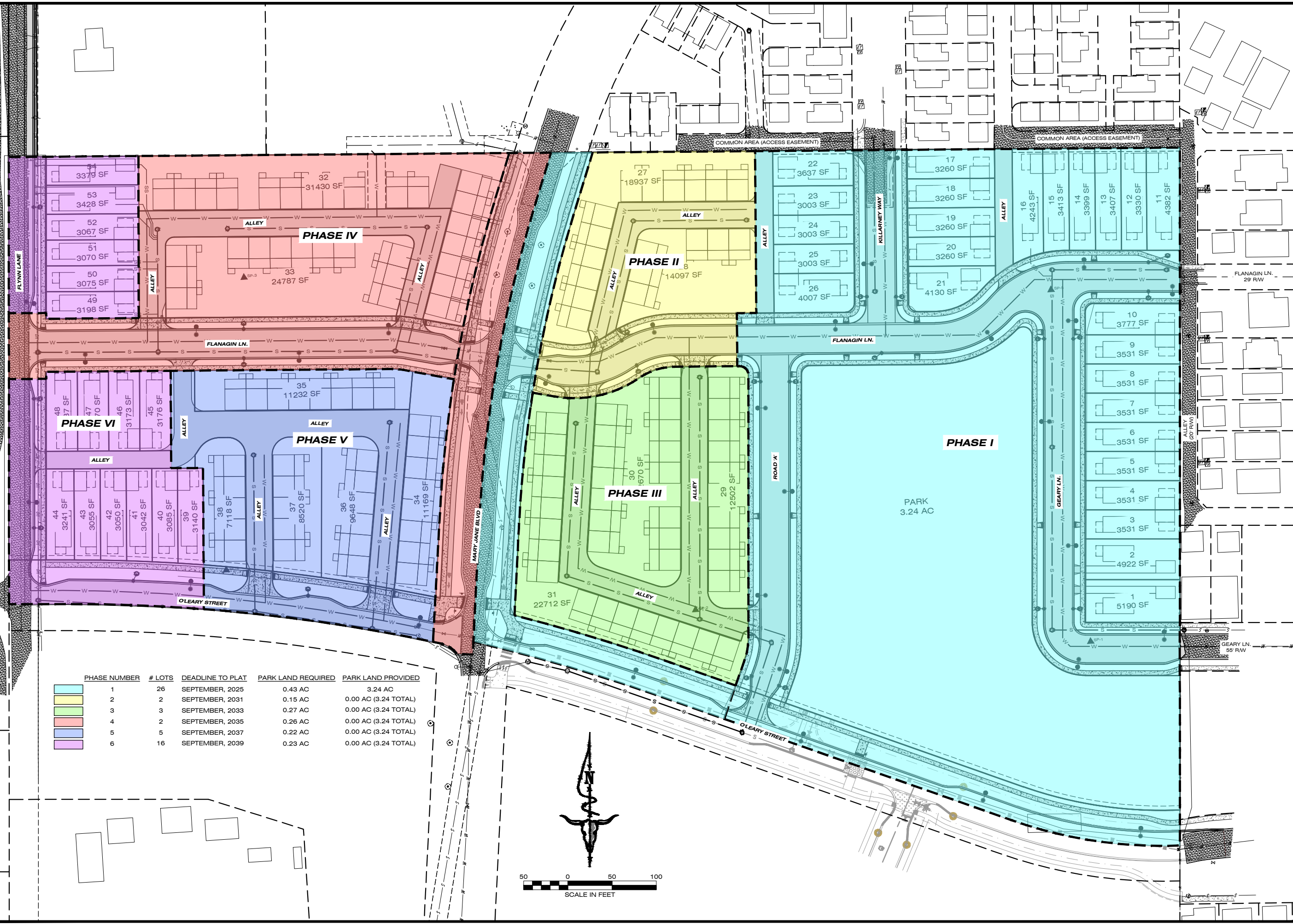
REVISIONS	DATE

DESIGNED: DO  
 DRAFTED:    
 CHECKED:    
 DATE:  

LOCATION: TRACT 5 AND TRACT 2 OF COS 6817  
 MARY JANE BOULEVARD  
 SEC. 18, T13N., R19W., P.M.M.  
 MISSOULA COUNTY  
 PREPARED FOR: **MIRIMONTE**

PROJECT NAME: **MISSOULA LOFT HOMES ON MARY JANE**  
 PROJECT NO: **22000700**  
 SHEET TITLE: **PHASING PLAN**

SHEET: **1 OF 1**  
 PRELIMINARY



PHASE NUMBER	# LOTS	DEADLINE TO PLAT	PARK LAND REQUIRED	PARK LAND PROVIDED
1	26	SEPTEMBER, 2025	0.43 AC	3.24 AC
2	2	SEPTEMBER, 2031	0.15 AC	0.00 AC (3.24 TOTAL)
3	3	SEPTEMBER, 2033	0.27 AC	0.00 AC (3.24 TOTAL)
4	2	SEPTEMBER, 2035	0.26 AC	0.00 AC (3.24 TOTAL)
5	5	SEPTEMBER, 2037	0.22 AC	0.00 AC (3.24 TOTAL)
6	16	SEPTEMBER, 2039	0.23 AC	0.00 AC (3.24 TOTAL)