



TRANSECT TABLE

| | # LOTS | # UNITS | BUILDING TYPES | AREA | NET % | ALLOWED | DENSITY | ALLOWED |
|-----------------|------------|------------|-------------------------------------|------------------|-------|---------|----------------|-----------------|
| O | | | | ±5.40 AC | X.X% | | | |
| T3 | 3 | 11 | VILLA, MANSION APT, DUPLEX | ±1.52 AC | 4.5% | 5-30% | 7.2 UNITS/AC. | 6-8 UNITS/AC. |
| T4-O | 31 | 169 | APARTMENT, MANSION APT, DUPLEX, ROW | ±8.01 AC | 57.4% | 30-60% | 21.1 UNITS/AC. | 12-36 UNITS/AC. |
| T4-R | 40 | 247 | APARTMENT, MANSION APT, DUPLEX, ROW | ±11.46 AC | | | 21.6 UNITS/AC. | 12-36 UNITS/AC. |
| T5 | 27 | 187 | APARTMENT, MANSION APT, ROW | ±7.48 AC | 22.1% | 10-50% | 25.0 UNITS/AC. | 24-72 UNITS/AC. |
| | | | COMMON AREAS | - | - | | | |
| R/W's | | | | ±10.88 AC | | | | |
| NET TOT. | | | | ±33.87 AC | | | | |
| TOTAL | 101 | 614 | | ±44.75 AC | | | | |

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

DATE: 08/25/2022
 ELEMENT SUBMITTAL: 11/09/2022
 2ND SUFFICIENCY SUBMITTAL: 03/16/2023
 3RD SUFFICIENCY SUBMITTAL: 04/25/2023
 4TH SUFFICIENCY SUBMITTAL:

DESIGNED: DO
 DRAFTED: DO
 CHECKED: PF
 DATE: JULY 2021

LOCATION: TRACT B OF COS 6850
 SXWTPQYEN NEIGHBORHOODS
 S12, T13N., R20W., & S07, T13N., R19W
 PREPARED FOR: MISSOULA COUNTY

BRAXTON DEVELOPMENT LLC.

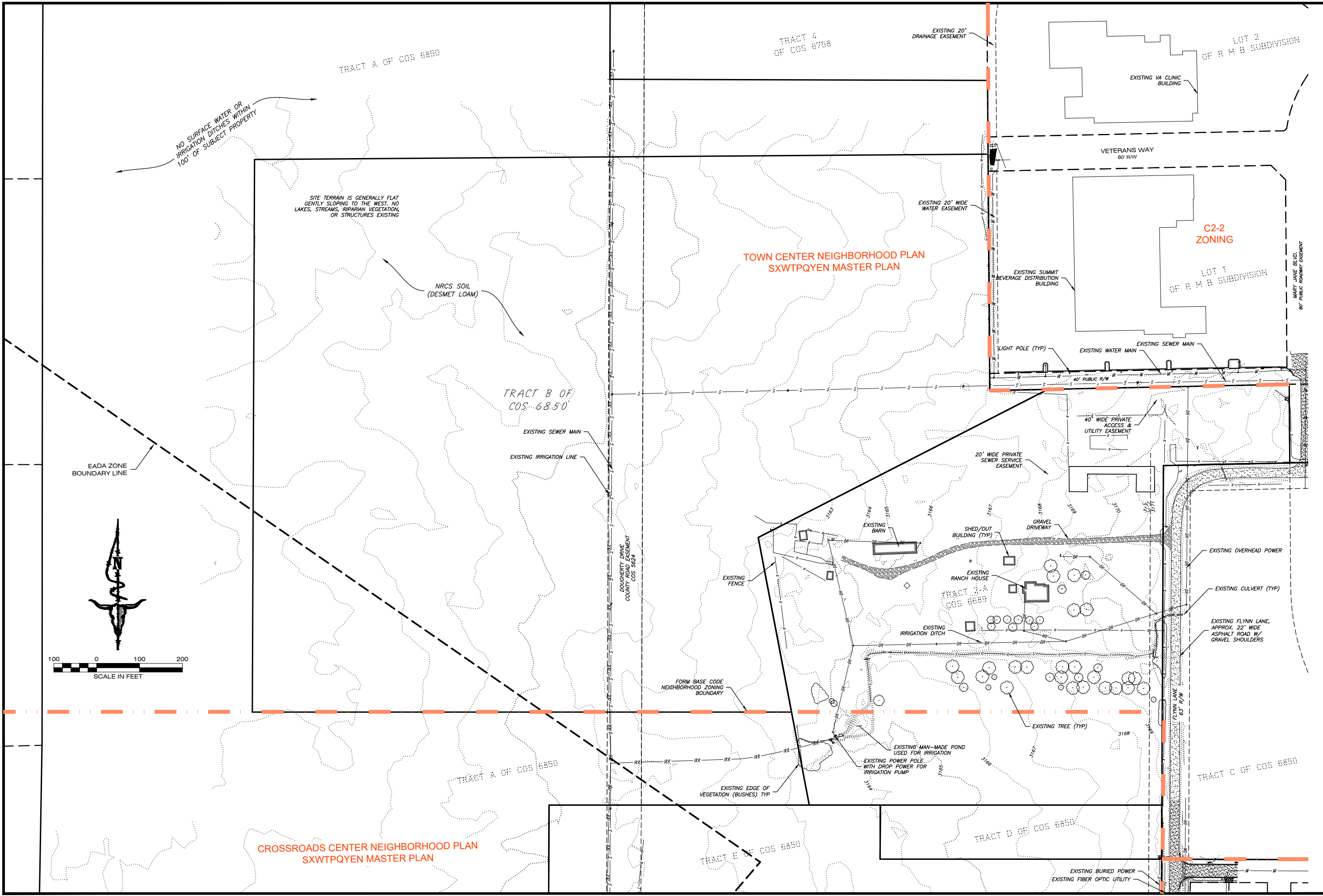
PROJECT NAME: **ICON APARTMENT HOMES AT DOUGHERTY RANCH**


SHEET TITLE: **SUBDIVISION AND ANNEXATION REGULATION PLAN W/ BLOCK LENGTHS**

PROJECT NO. 210002675
 SHEET: 1 OF 1

PRELIMINARY

PLAT DATE: 02/25/2019 BY: AN



| | |
|--|--|
|  | |
| 1817 SOUTH AVE. W. STE. A PH: 408.721.0142 MISSOULA, MT FAX: 408.721.5224 59801 www.imegcorp.com | |
| DATE 08/26/2022 11/09/2022 03/16/2023 04/26/2023 | REVISIONS ELEMENT SUBMITTAL 2ND SUFFICIENCY SUBMITTAL 3RD SUFFICIENCY SUBMITTAL 4TH SUFFICIENCY SUBMITTAL |
| DESIGNED: <i>DO</i> DRAFTED: <i>DO</i> CHECKED: <i>PF</i> DATE: <i>JULY 2021</i> | LOCATION: TRACT B OF COS 6850 SXWTPQYEN NEIGHBORHOODS S12, T13N., R20W., & S07, T13N., R19W MISSOULA COUNTY PREPARED FOR: BRAXTON DEVELOPMENT LLC. |
| PROJECT NO. 210002675 | PROJECT NAME ICON APARTMENT HOMES AT DOUGHERTY RANCH |
| SHEET: 1 OF 1 | SHEET TITLE: SUBDIVISION AND ANNEXATION EXISTING CONDITIONS |
| PRELIMINARY | |

DWG LOCATION: G:\2021\210002675\CONSTRUCTION\DRAWINGS\AUTOCAD\REVISED\210002675 MASTER SITE PLAN.DWG

TYPICAL BLVD TREE SPACES 35' ON CENTER



OS "POCKET PARKS" AREAS IN GREEN HATCH WILL PROVIDE RECREATION AMENITIES AS WELL AS LANDSCAPED OPEN PLAY AREAS ALIGNED WITH THE SXWTPQYEN AREA MASTER PLAN, ARTICLE 3-080.8.E, AND THE GOALS OF THE MASTER PARKS AND RECREATION PLAN FOR THE GREATER MISSOULA AREA. PLEASE SEE THE CONCEPTUAL LANDSCAPING PLAN AND POTENTIAL OUTDOOR AMENITY FEATURES EXHIBITS FOR CONCEPTUAL DESIGNS.

- OS #1 0.32 AC
- OS #2 0.23 AC
- OS #4 0.17 AC
- OS #6 0.19 AC
- OS #7 0.19 AC
- OS #8 0.25 AC
- OS #9 0.54 AC
- OS #11 0.20 AC
- OS #12 2.77 AC

TOTAL DEDICATION = 4.86 ACRES



| | |
|---------------------------|------------|
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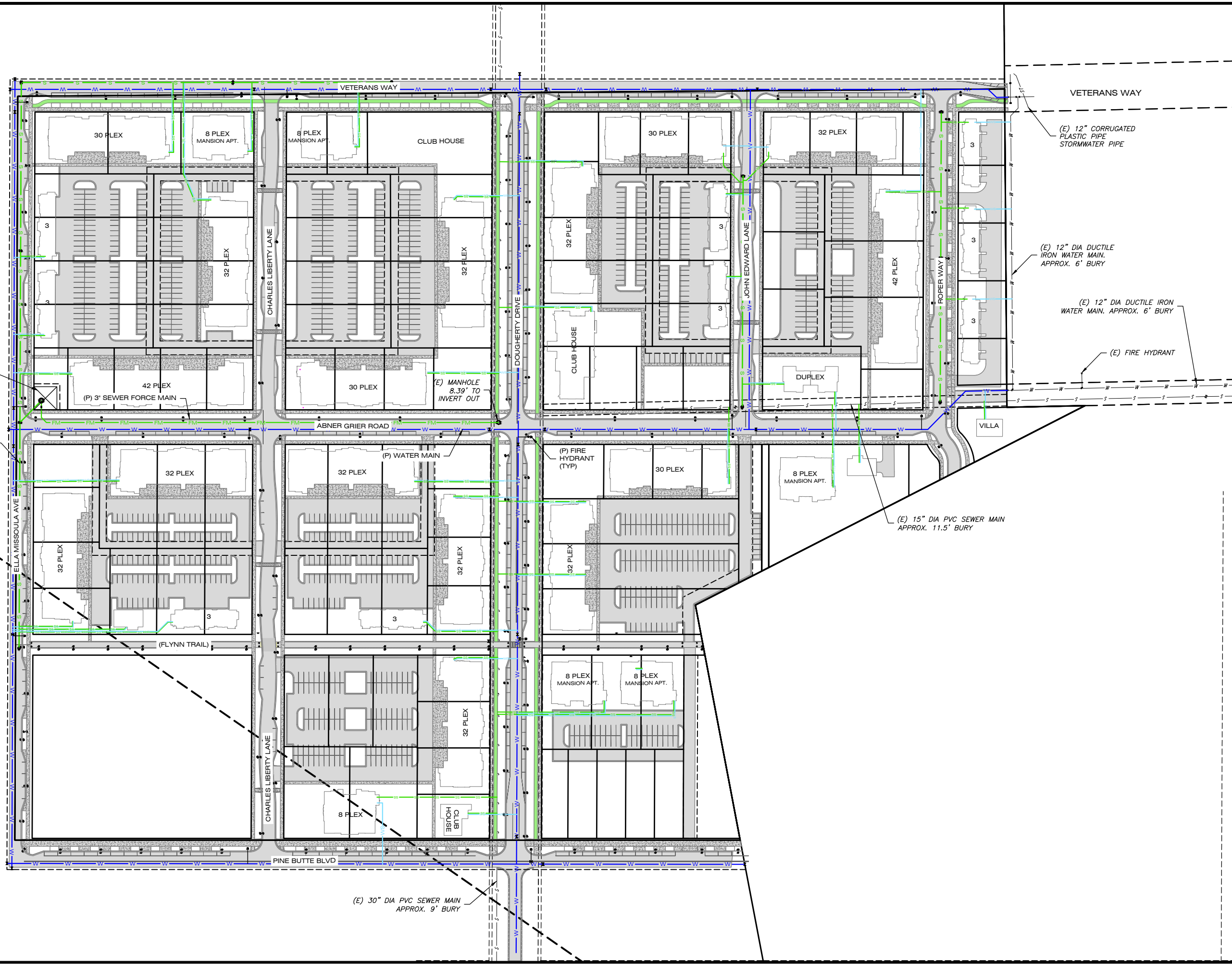
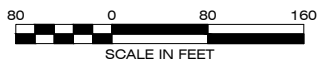
LOCATION: TRACT B OF COS 6850 SXWTPQYEN NEIGHBORHOODS S12, T13N., R20W., & S07, T13N., R19W MISSOULA COUNTY
 PREPARED FOR: BRAXTON DEVELOPMENT LLC.

PROJECT NAME: ICON APARTMENT HOMES AT DOUGHERTY RANCH
 SHEET TITLE: SUBDIVISION AND ANNEXATION PARKLAND DEDICATION EXHIBIT

PROJECT NO. 210002675
 SHEET: 1 OF 1

PRELIMINARY

DRAWING LOCATION: G:\2021\210002675\DRAWINGS\AUTOCAD\EXHIBIT\SUBDIVISION AND ANNEXATION PARKLAND DEDICATION EXHIBIT\210002675 MASTER SITE PLAN.DWG



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|---|------------|--|------------|
| <p>1817 SOUTH AVE. W. STE. A PH. 406.721.0142 MISSOULA, MT FAX. 406.721.5224 www.imegcorp.com 59801</p> | | DATE | 08/25/2022 |
| | | REVISIONS | 08/25/2022 |
| | | ELEMENT SUBMITTAL | 11/09/2022 |
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| CHECKED: | PF | | |
| DATE: | JULY 2021 | | |
| LOCATION: | | TRACT B OF COS 6850 SXWTPQYEN NEIGHBORHOODS S12, T13N., R20W., & S07, T13N., R19W MISSOULA COUNTY | |
| PROJECT NAME: | | ICON APARTMENT HOMES AT DOUCHERTY RANCH | |
| SHEET TITLE: | | SUBDIVISION AND ANNEXATION UTILITY LAYOUT | |
| PROJECT NO. | 210002675 | | |
| SHEET: | 1 OF 1 | | |
| <p style="color: red; font-weight: bold; transform: rotate(-45deg);">PRELIMINARY</p> | | | |
| PREPARED FOR: | | BRAXTON DEVELOPMENT LLC. | |

DRAWING LOCATION: G:\2021\210002675\CONSTRUCTION\DRAWINGS\AUTOCAD\DWG\TRSEB1 - 210002675 MASTER SITE PLANS.DWG

TYPICAL BLVD TREE SPACES 35' ON CENTER

VETERANS WAY
URBAN BIKE STREET (HALF ROAD IMPROVEMENT)
6' SIDEWALK
8' WIDE TREE WELL BLVD
6' WIDE BIKE TRAIL
3' WIDE BIKE PROTECTION STRIP
2' CURB/GUTTER
8' PARKING LANE
2x 10' TRAVEL LANES

CHARLES LIBERTY LANE
WOONERF ROAD
6' SIDEWALKS
7' WIDE PARKING LANE (ALTERNATING)
2' CURB/GUTTERS
2x 10' TRAVEL LANES

JOHN EDWARD LANE
WOONERF ROAD
6' SIDEWALKS
7' WIDE PARKING LANE (ALTERNATING)
2' CURB/GUTTERS
2x 10' TRAVEL LANES

ROPER WAY
URBAN SECONDARY STREET
6' SIDEWALKS
7' TREE WELLS BLVD (EAST SIDE)
2' CURB/GUTTERS
2x 10' TRAVEL LANES

VETERANS WAY

ALLEY
24' WIDE PUBLIC ROAD EASEMENT
20' MIN TRAVEL WAY

ELLA MISSOULA AVE
URBAN SECONDARY STREET (HALF ROAD IMPROVEMENT)
6' SIDEWALK
8' WIDE PARKING LANE W/ TREE WELLS
2' CURB/GUTTER
2x 10' TRAVEL LANES

TRAIL STREET - PEDESTRIAN ONLY TRAIL
CONNECT TO EXISTING 40' WIDE CITY RIGHT-OF-WAY
20' WIDE SHARED USE ASPHALT TRAIL
W/ 8' LANDSCAPING STRIPS ON EITHER SIDE

EADA ZONE BOUNDARY LINE

ABNER GRIER ROAD
NEIGHBORHOOD STREET
6' SIDEWALKS
7' WIDE PARKING LANE (ONE SIDE)
2' CURB/GUTTERS
2x 10' TRAVEL LANES

CLUSTERED TREE LOCATIONS ON URBAN SECONDARY ROAD TYPE, TYPE II SPACED 20' ON CENTER

FLYNN TRAIL (TRAIL STREET) CONNECTION
10' WIDE ASPHALT TRAIL W/ 1' HARDSCAPE SHOULDERS
6' MIN PLANTING STRIPS

CHARLES LIBERTY LANE
WOONERF ROAD
6' SIDEWALKS
7' WIDE PARKING LANE (ALTERNATING)
2' CURB/GUTTERS
2x 10' TRAVEL LANES

NOTE:
SEE GRADING, DRAINAGE AND ROAD CONSTRUCTION PLANS FOR ROAD CROSS SECTIONS

DOUGHERTY DRIVE
NEIGHBORHOOD COLLECTOR
6' WIDE SIDEWALKS
6' WIDE BIKE LANES
14.5' WIDE BLVDS
2' CURB/GUTTERS
7.5' PARKING LANES
2x 10' TRAVEL LANES

PINE BUTTE BLVD
MAIN STREET PRIMARY (HALF ROAD IMPROVEMENT)
12' WIDE SIDEWALKS
8' BLVD W/ TREE WELLS
2' CURB/GUTTERS
8' PARKING LANE
2x 10' TRAVEL LANES

TREE PLANTER (TYP)
35' ON CENTER

DOUGHERTY DRIVE
PORTION OF OFFSITE ROAD IMPROVEMENTS TO BE 20' WIDE ASPHALT WITH 2' GRAVEL SHOULDERS



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LOCATION: TRACT B OF COS 6850 SXWTPQYEN NEIGHBORHOODS S12, T13N., R20W., & S07, T13N., R19W MISSOULA COUNTY

PREPARED FOR: BRAXTON DEVELOPMENT LLC.

PROJECT NAME: ICON APARTMENT HOMES AT DOUGHERTY RANCH

SHEET TITLE: SUBDIVISION AND ANNEXATION ROAD ATLAS

PROJECT NO. 210002675

SHEET: 1 OF 1

PRELIMINARY

DRAWING LOCATION: G:\2021\210002675\CONSTRUCTION\3D\DRAWINGS\AUTOCAD\BIB\BIB18ENH - 210002675_MASTER SITE PLAN2.DWG

