



**LEGEND**

EXISTING	PROPOSED
(E) PROPERTY BOUNDARY	(P) EASEMENT
(E) ADJACENT PROPERTY BOUNDARY	(P) WATER LINE
(E) LOT LINE	(P) WATER SERVICE
(E) EASEMENT	(P) SEWER LINE
(E) WATER LINE	(P) SEWER SERVICE
(E) SEWER LINE	(P) SEWER FORCE MAIN
(E) SEWER SERVICE	(P) SEWER FORCE MAIN SERVICE
(E) SEWER FORCE MAIN	(P) OVERHEAD UTILITY
(E) SEWER FORCE MAIN SERVICE	(P) BURIED POWER
(E) STORM DRAIN PIPE	(P) GAS LINE
(E) OVERHEAD UTILITY	(P) TELEPHONE LINE
(E) BURIED POWER	(P) TELEVISION LINE
(E) GAS LINE	(P) FIBER OPTIC LINE
(E) TELEPHONE LINE	(P) ROAD CENTERLINE
(E) TELEVISION LINE	(P) FENCE LINE
(E) FIBER OPTIC LINE	(P) DITCH
(E) ROAD CENTERLINE	(P) SWALE
(E) FENCE LINE	(P) IRRIGATION FORCE MAIN
(E) DITCH	(P) MAJOR CONTOUR
(E) SWALE	(P) MINOR CONTOUR
(E) IRRIGATION FORCE MAIN	(P) ASPHALT
(E) STREAM	(P) GRAVEL
(E) MAJOR CONTOUR	(P) CONCRETE
(E) MINOR CONTOUR	
(E) ASPHALT	
(E) GRAVEL	
(E) CONCRETE	
(E) SEWER MANHOLE	(P) SEWER MANHOLE
(E) SEWER CLEANOUT	(P) SEWER CLEANOUT
(E) SOIL PROFILE	(P) SEPTIC TANK
(E) PERCOLATION TEST	(P) DRAINFIELD
(E) GROUNDWATER MONITORING	(P) WELL
(E) SEPTIC TANK	(P) FIRE HYDRANT
(E) DRAINFIELD	(P) WATER METER
(E) WELL	(P) WATER VALVE
(E) FIRE HYDRANT	(P) REDUCER
(E) WATER METER	(P) THRUST BLOCK
(E) WATER VALVE	(P) WATER BLOW-OFF
(E) WATER BLOW-OFF	(P) STORM DRAIN MANHOLE
(E) STORM DRAIN MANHOLE	(P) CULVERT
(E) CULVERT	(P) CURB INLET
(E) CURB INLET	(P) CATCH BASIN
(E) CATCH BASIN	(P) SUMP
(E) SUMP	(P) UTILITY MANHOLE
(E) UTILITY MANHOLE	(P) LIGHT POLE
(E) TELEPHONE JUNCTION BOX	(P) SIGN
(E) POWER VAULT	(P) MAILBOX
(E) TELEVISION JUNCTION BOX	(P) DECIDUOUS TREE
(E) ELECTRICAL TRANSFORMER	(P) CONIFEROUS TREE
(E) POWER METER	(P) BUSH/ SHRUB
(E) GAS METER	
(E) POWER POLE	
(E) GUY WIRE	
(E) LIGHT POLE	
(E) SIGN	
(E) MAILBOX	
(E) DECIDUOUS TREE	
(E) CONIFEROUS TREE	
(E) BUSH/ SHRUB	

**SYMBOLS**

	DETAIL DESIGNATOR	DETAIL SECTION
	SHEET DESIGNATOR	DETAIL CALLOUT
	KEYED NOTE CALLOUT	
	PROPOSED ELEVATION	SPOT ELEVATION CALLOUT
	EXISTING ELEVATION	
		SLOPE GRADE
		FLOW DIRECTION

**GENERAL CONDITIONS OF CONSTRUCTION:**

- The Standard General Conditions of the Contract prepared by the Engineers Joint Contract Documents Committee (Copyright 2007), as included in Montana Public Works Standard Specifications, are herein referred to as the General Conditions within these Drawings. Copies of the General Conditions will be provided to Contractor upon written request to Engineer.
- Wherever used in these Drawings, the terms, whether printed with initial capital letters or not, as listed in the Standard General Conditions of the Construction Contract (General Conditions), Article 1 - Definitions and Terminology, prepared by the Engineers Joint Contract Documents Committee (Copyright 2007) will have the meanings indicated, which are applicable to both the singular and plural thereof, except as follows:
  - The Contract Documents shall mean the Drawings as shown in these plans and any applicable referenced standards, specifications, or laws.
  - The Contract Price shall mean the moneys payable by Owner to Contractor for completion of the Work in accordance with the Agreement.
  - The Contract Times shall mean the number of days or the dates stated in the Agreement to complete the Work so that it is ready for final payment. If no such dates are established, the Contract Time shall be 120 days to complete the Work.
  - Effective Date of the Agreement shall have the meaning as listed in the General Conditions, Article 1. If no such Agreement exists, the Effective Date of the Agreement shall be the day the Contractor proceeds with the Work.
- By proceeding with the Work as shown on these Drawings, the Contractor makes the following representations:
  - Contractor has examined and carefully studied the Drawings and other related data.
  - Contractor is familiar with and is satisfied as to all federal, state and local laws and Regulations that may affect cost, progress, performance and furnishing of the Work.
  - Contractor has visited the site and become familiar with and is satisfied as to the general, local and Site conditions that may affect cost, progress, performance or furnishing of the Work.
  - Contractor acknowledges that Owner and Engineer do not assume responsibility for the accuracy or completeness of information and data shown or indicated in the Drawings with respect to Underground Facilities at or contiguous to the site.
  - Contractor has obtained and carefully studied (or assumes responsibility for having done so) all such additional supplementary examinations, investigations, explorations, tests, studies and data concerning conditions (surface, subsurface and Underground Facilities) at or contiguous to the site or otherwise, which may affect cost, progress, performance or furnishing of the Work by Contractor including applying the specific means, methods, techniques, sequences and procedures of construction, if any, expressly required by the Drawings to be employed by the Contractor, and safety precautions and programs incident thereto.
  - Contractor is aware of the general nature of work to be performed by Owner and others at the site that relates to the Work.
  - Contractor has given Engineer written notice of all conflicts, errors, ambiguities or discrepancies that Contractor has discovered in the Drawings and the written resolution thereof by Engineer is acceptable to Contractor.
  - The Drawings are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.
- In resolving disputes resulting from conflicts, errors or discrepancies, the order of precedence shall be as follows, as applicable to this project: Written agreement between owner and contractor, specifications, Drawings. Within the Specifications, the order of precedence is as follows, as applicable to this project: Addenda/Change Orders, Contractor's Bid, Special Provisions, Instructions to Bidders, Supplemental General Conditions, Notice Inviting Bids, General Conditions, Technical Specifications, Referenced Standard Specifications. With reference to the Drawings, the order of precedence is as follows, as applicable to this project: Figures govern over scaled dimensions, Detail drawings govern over general drawings, Addenda/Change Order drawings govern over contract drawings, contract drawings govern over standard drawings, contract drawings govern over shop drawings.
- If Contractor believes that any subsurface or physical condition at or contiguous to the Site that
  - is uncovered or revealed either is of such a nature as to require a change in the Drawings; or
  - differs materially from that shown or indicated in the Drawings; or
  - is of an unusual nature, and differs materially from conditions ordinarily encountered and generally recognized as inherent in work of the character provided in the drawings;
 then Contractor shall promptly after becoming aware thereof and before further disturbing the subsurface or physical conditions or performing any Work in connection therewith (except in an emergency), notify Owner and Engineer in writing about such condition. Contractor shall not further disturb such condition or perform any Work in connection therewith (except as aforesaid) until receipt of written order to do so.
- Section 2.06 of the General Conditions is hereby incorporated into these Drawings.
- Section 3.03.A.2 of the General Conditions is hereby incorporated into these Drawings.
- Section 3.05 of the General Conditions is hereby incorporated into these Drawings.
- Section 3.06 of the General Conditions is hereby incorporated into these Drawings.
- Section 4.05 of the General Conditions is hereby incorporated into these Drawings.
- Section 6.01, 6.02.A, and 6.03 of the General Conditions are hereby incorporated into these Drawings.
- Substitutes and "Or-Equals" items are subject to the provisions of the General Conditions, Section 6.05.
- Section 6.13 of the General Conditions is hereby incorporated into these Drawings, except that Section 6.13.D shall be replaced with the following sentence:  
Contractor's duties and responsibility for safety and for protection of the Work shall continue until such time as all the Work is completed and Engineer and Owner, as applicable to the Work, have accepted that the work is complete.
- Section 6.11, 6.14, 6.15, 6.16, 6.18, 6.19, 6.20, and 6.21 of the General Conditions are hereby incorporated into these Drawings.
- Article 9 - Engineer's Status During Construction of the General Conditions is hereby incorporated into these Drawings, except as follows:
  - Delete the last sentence of Section 9.05.A.
  - Delete Section 9.06, 9.07, 9.08.B, 9.08.C, and 9.09.D.
- Section 10.02 of the General Conditions is hereby incorporated into these Drawings.
- Article 13 - Tests and Inspections, Correction, Removal or Acceptance of Defective Work of the General Conditions is hereby incorporated into these Drawings.

**STANDARD SPECIAL PROVISIONS:**

- The Contractor shall be responsible for all permits, licenses and fees required for completion of this project unless specifically noted otherwise.
- The Contractor shall provide the Owner with a 24 hour phone number of a party responsible and capable of immediate local response to emergency maintenance for the duration of the Work. Contractor shall provide the name of the responsible party and phone number in writing prior to proceeding with the Work.
- Unless noted otherwise, the contractor shall be responsible for any necessary traffic control on and off-site including obtaining any applicable permits.
- Material stockpiled along the project route shall be done so in a manner that does not affect public safety and is in a neat and orderly fashion.
- The Contractor shall be responsible for disposing of all waste and excess materials such as, but not limited to: vegetation, trees, brush, asphalt, concrete, sub-grade soils, etc., offsite in accordance with local, state and federal laws. The Owner reserves the right to request certain waste materials to be stockpiled at a location on-site.
- The contractor will be responsible to adhere to the MDEQ or EPA approved Storm Water Pollution Prevention Plan (SWPPP), if applicable to the project. The contractor is responsible for repairing any damage made to BMPs identified in the SWPPP. The approved Storm Water Pollution Prevention Plan will be provided by Owner to Contractor upon written request. If a SWPPP has not been prepared for the project, but is required by regulation, the Contractor is responsible for preparing and submitting a Notice of Intent and SWPPP.
- The Contractor will be required to make every effort to immediately restore the construction area once the construction task is completed. All seeding shall be completed in accordance with MPWSS 02910. This includes such required activities as finish grading, spreading of topsoil, restoring irrigation, replacing traffic and street signs, etc. The contractor will have 48 hours to begin restoration once the construction task in the immediate area is complete. Once restoration is begun, it must be completed without interruption to the extent possible.
- After all work on this project is completed and before final acceptance of the project, the entire project shall be neatly finished to the lines, grades, and cross sections shown on the plans and as hereinafter specified.
  - Drainage facilities, such as inlets, catch basins, storm pipe, culverts, and curb and gutter shall be cleaned of all debris, gravel, silts or other foreign material.
  - The Contractor shall remove and dispose of all construction stakes.
  - All areas disturbed by the construction shall be shaped to present a uniform appearance blending into the contour of adjacent properties. All surface replacement and landscaping shall be completed.
  - Except as otherwise permitted, all excess excavated materials shall be disposed of away from the site of the work.
  - Broken concrete and other debris resulting from pavement or sidewalk removal, excavated rock in excess of the amount permitted, and other waste and debris encountered in excavated work, and other similar waste materials shall be disposed of away from the site.
 There will be no separate measurement or payment for cleanup, and all costs for such work shall be included in the Contract Price.
- No on-site burning of waste materials will be allowed.
- If a street has not been surfaced and cleaned, the Contractor shall be responsible for dust control and maintenance of the street. Also, if detours are made on a gravel road, the Contractor is responsible for dust control and maintenance on the detours. See "Air Quality" below also.
- Daily street sweeping shall be completed on both ends of each street during construction. Unpaved detours or any other fugitive dust emission sources from construction and demolition should be watered and/or chemically stabilized so emissions are less than 20% opacity.

**UTILITY NOTES:**

- The Contractor shall notify appropriate personnel for utility locations and notice of construction commencement at least two business days prior to proceeding with the Work. Before Contractor proceeds with the Work, a common locate service (One Call) is available at 1-800-424-5555. All Underground Facilities may not be located by the One Call service including but not limited to such Underground Facilities as irrigation systems, public and private water and sewer systems, etc.
- The information and data shown or indicated in the Drawings with respect to existing Underground Facilities at or contiguous to the Site is based on information and data furnished to Owner or Engineer by the owners of such Underground Facilities, including Owner, or by others. Unless it is otherwise noted:
  - Owner and Engineer shall not be responsible for the accuracy or completeness of any such information or data; and
  - The cost of all of the following will be included in the Contract Price, and Contractor shall have full responsibility for:
    - Reviewing and checking all such information and data,
    - Locating all Underground Facilities shown or indicated in the Drawings,
    - Coordination of the Work with the owners of such Underground Facilities, including Owner, during construction, and
    - The safety and protection of all such Underground Facilities and repairing any damage thereto resulting from the Work.
  - At least 2 business days before beginning any excavation, the Contractor shall, according to MCA 69-4-501, notify all owners of underground facilities and coordinate the Work with the owners of such underground facilities. The information shown or indicated in the Drawings with respect to existing underground facilities is based on information and data obtained from the owners of the facilities without field exploration, and as such, Owner and Engineer are not responsible for the accuracy or completeness of such information or data.
- The Contractor shall support and protect all exposed utilities in conformance with the utility owner's standards.
- All utility services shall be constructed per the International Plumbing Code, Local Jurisdictional policy, and the service provider standards and specifications.
- All utility work shall be completed before paving.

**SUBMITTALS, QUALITY CONTROL & ASSURANCE, INSPECTIONS, AND TESTING:**

- Contractor shall comply with Summary of Work, Section 01010, MPWSS.
- Contractor shall comply with Project Coordination, Section 01041, MPWSS.
- Contractor shall comply with Field Engineering, Section 01050, MPWSS. Replace Part 1.1.A with "Notify Engineer of required survey work at least 5 days before starting work."
- Contractor shall comply with Submittals, Section 01300, MPWSS. Section 01400 MPWSS.
- Contractor shall comply with Contract Closeout, Section 01700, MPWSS.
- Contractor shall comply with all Density Control Testing, Part 1.3, for Sub Base Course, Section 02234 MPWSS. This does not exclude any other requirements of Section 02234 MPWSS.
- Contractor shall comply with all Density Control Testing, Part 1.3, and Materials Submittals, Part 1.4, for Crushed Base Course, Section 02235 MPWSS. This does not exclude any other requirements of Section 02235 MPWSS.
- Contractor shall comply with Pavement and Material Testing Requirements, Part 3.29, for Asphalt Concrete Pavement, Section 02510 MPWSS. This does not exclude any other requirements of Section 02510 MPWSS.
- Contractor shall complete trench excavation and backfill in accordance with Section 02221 MPWSS. This includes backfill for storm drainage infrastructure.
- The Contractor shall coordinate with Engineer to obtain samples of trench backfill material to be used on-site. This includes backfill for storm drainage infrastructure.
- Contractor will be responsible for coordination with a material testing company of the Owner's selection to complete compaction testing of trench backfill. Coordination includes updating appropriate personnel employed by the material testing company every work day as to progress of work so adequate testing can be completed.
- The Contractor will be required to prepare a set of detailed as-built drawings to be presented to the Engineer at the completion of the project. The as-built drawings shall be updated daily and reviewed weekly by the Project Engineer. As-built drawings shall include, but not limited to location/depths of existing utilities encountered during completing the Work and location/depths of installed infrastructure completed as part of the Work. Installed infrastructure includes culverts, ponds, storm drainage systems, catch basins, dry-well sumps, storm manholes, swales, ditches, dry utilities (gas, power, phone, etc.), and road and pedestrian features such as handicap ramps, sidewalks, roads, curb and gutter, etc.

**CONSTRUCTION NOTES:**

- All Work shall be in accordance with the Montana Public Works Standard Specifications (MPWSS), Seventh Edition, dated April 2021, Local Jurisdictional Standards, Special Provisions, and Contract Documents.
- Contractor shall comply with Construction and Temporary Facilities, Section 01500, MPWSS.
- Contractor shall comply with Construction Traffic Control, Section 01570, MPWSS.
- For road plan and profile sheets, the stationing and elevations provided are for finished grade at centerline of road, unless noted otherwise.
- For proposed pipe installations (culverts, storm drains, irrigation, etc.), the stationing is from centerline of pipe and elevations are from invert of pipe, unless noted otherwise.
- Elevations shown on the Drawings are to finished surface grade unless otherwise indicated.
- Elevations for curb and gutter are for top back of curb, unless otherwise indicated. Elevations provided at curb lay downs are for the "projected" top back of curb, as though the specified curb was being installed through the lay down. This allows the contractor to set his curb string line or forms based on the elevations shown on the plans, and then cut out the extra concrete for the lay down.
- All material furnished on or for this project shall meet the minimum requirements of the approving agencies or as set forth herein, whichever is more restrictive.

**CONSTRUCTION STAKING:**

- Construction Staking will be coordinated and contracted through the contractor.

**GRADING NOTES:**

- All ramps shall be sloped @ 12:1 max (8.33%) with a cross slope less than 2%.
- Square cut all asphalt.
- Contractor shall protect all adjacent improvements (buildings, roadways, fences, ditches, parking lots, utilities, sidewalks, curbs, gutter, park recreation improvements, trees, etc.) from damage and erosion. All disturbed areas shall be restored to their original condition.
- Compact subgrade and gravel cushion to 95% proctor density or per geotechnical engineering report, whichever provides a greater level of compaction.

**ABBREVIATIONS:**

BC	BACK OF CURB	MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
BP	BEGINNING POINT	NWE	NORTHWESTERN ENERGY
BSW	BACK OF SIDEWALK	(P)	PROPOSED
CBU	CLUSTER BOX UNIT	PRC	POINT OF REVERSE CURVATURE
CMP	CORRUGATED METAL PIPE	PC	POINT OF CURVATURE
ELEV	ELEVATION	PT	POINT OF TANGENT
EP	ENDING POINT	PVI	POINT OF VERTICAL INTERSECTION
(E)	EXISTING	R	RADIUS
FFEL	FINISHED FLOOR ELEVATION	ROW	RIGHT OF WAY
FG	FINISHED GRADE	SF	SQUARE FOOT
FL	FLOWLINE	SIM	SIMILAR
HP	HIGH POINT	STA	STATION
I.E.	INVERT ELEVATION	STD	CITY OF MISSOULA STANDARD DRAWING
INV	INVERT	SW	SIDEWALK
LD	LAYDOWN	TBC	TOP BACK OF CURB
LF	LINEAR FOOT	TOA	TOP OF ASPHALT
MAX	MAXIMUM	TOC	TOP OF CONCRETE
MIN	MINIMUM	TYP	TYPICAL
ME	MATCH EXISTING	U.N.O.	UNLESS NOTED OTHERWISE
M.E.P.	MECHANICAL, ELECTRICAL, & PLUMBING		
MPOC	MID POINT OF CURVE		

NOTE: NOT ALL FEATURES SHOWN IN LEGEND WILL BE PRESENT ON PLANS

**IMEG**  
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DATE	
REVISIONS	
DESIGNED:	AE
DRAFTED:	AE
CHECKED:	JR
DATE:	JAN 2023

LOCATION: PORTIONS OF TRACT 5 & 6 OF COS 6758  
 SECTION 7, T.13N., R.19W., P.M.M.  
 SECTION 12, T.13N., R.20W., P.M.M.  
 MISSOULA COUNTY, MONTANA  
 PREPARED FOR: BRAXTON DEVELOPMENT LLC

PROJECT NAME: ICON APARTMENT HOMES AT DOUGHERTY RANCH  
 PROJECT NO: 21002675  
 SHEET TITLE: CIVIL CONSTRUCTION PLANS LEGEND & NOTES SHEET  
 SHEET: 2 OF 23

**STAGE 2**

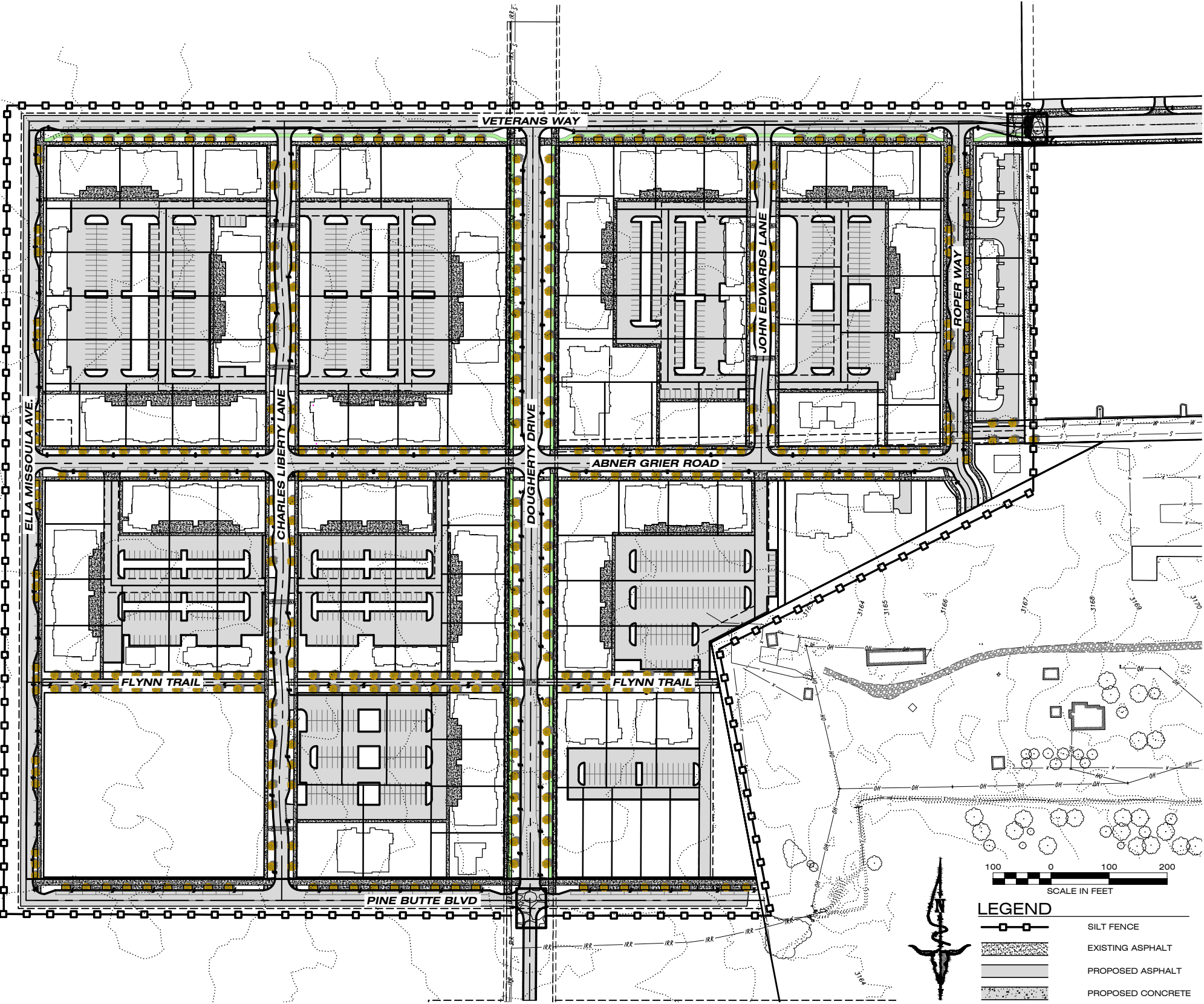
**STORM WATER POLLUTION PREVENTION PLAN (SWPPP) NOTES**

- CONTRACTOR IS TO BE FAMILIAR WITH THE REQUIREMENTS OF SECTION 402(P) OF THE FEDERAL CLEAN WATER ACT AND REGULATIONS ADOPTED BY THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (USEPA). (AMENDMENTS TO TITLE 40 OF THE CODE OF FEDERAL REGULATIONS, PART 122, PUBLISHED IN THE FEDERAL REGISTER ON NOVEMBER 16, 1990 AND ON APRIL 2, 1992.) ALSO, DEQ 1200-C PERMIT FOR THE CONTROL OF STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- CONTRACTOR IS TO BE FAMILIAR WITH ALL REQUIREMENTS OF THE SWPPP.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL JURISDICTION AND MONTANA DEQ FOR EROSION AND SEDIMENT CONTROL.
- THE TEMPORARY POLLUTION CONTROL SYSTEM SHALL BE INSTALLED PRIOR TO ALL OTHER CONSTRUCTION.
- ALL EQUIPMENT MAINTENANCE AND RE-FUELING SHALL BE CONDUCTED IN A SAFE MANNER AND SPILL KITS SHALL BE MAINTAINED ON-SITE TO CLEAN ANY SPILLS THAT MAY OCCUR.
- ALL EXPOSED AND UNWORKED SOILS SHALL BE STABILIZED BY SUITABLE APPLICATION OF BEST MANAGEMENT PRACTICES (BMPs), SUCH AS VEGETATIVE COVER, MULCHING, PLASTIC COVERING OR APPLICATION OF GRAVEL SURFACES IN AREAS TO BE GRAVELED. NO EXPOSED AND UNWORKED SOILS SHALL REMAIN UNSTABILIZED. ONCE CONSTRUCTION ACTIVITY IS COMPLETED IN AN AREA BETWEEN THE MONTHS OF OCTOBER 1 AND APRIL 30, PERMANENT SEEDING SHALL BE INSTALLED.
- THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AT ALL TIMES DURING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING PROPER TRASH RECEPTACLES AND PORTABLE TOILETS ON-SITE AS WELL AS THE REGULAR MAINTENANCE OF THESE FACILITIES.
- ALL CLEARING LIMITS AND/OR EASEMENT SETBACKS, SENSITIVE CRITICAL AREAS AND THEIR BUFFERS, SIGNIFICANT TREES AND DRAINAGE COURSES SHALL BE CLEARLY STAKED AND MARKED AS SHOWN ON PLANS.
- PROPERTIES ADJACENT TO THE PROJECT SITE THAT ARE SUBJECT TO POTENTIAL EROSION CAUSED BY CONSTRUCTION ACTIVITIES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION THROUGH THE USE OF SILT FENCE, HAY BALES OR OTHER BMP SELECTED BY THE CONTRACTOR.
- ALL FACILITIES INTENDED TO TRAP SEDIMENT ON-SITE SHALL BE CONSTRUCTED AS A FIRST STEP IN GRADING. THESE FACILITIES SHALL BE FUNCTIONAL BEFORE ANY LAND DISTURBING ACTIVITIES TAKE PLACE. EARTHEN STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS SHALL BE SEEDED AND MULCHED ACCORDING TO THE TIME PERIOD STATED IN #6 ABOVE.
- ALL CUT AND FILL SLOPES SHALL BE CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. ALL SLOPES SHALL BE STABILIZED WITHIN THE TIME PERIOD STATED IN #6 ABOVE.
- ALL STORM DRAINAGE INLETS MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED WITH A GRAVEL INTAKE FILTER TO PREVENT SEDIMENT FROM ENTERING THE SYSTEM. THE FILTER MUST BE INSPECTED REGULARLY AND CLEANED WHEN NECESSARY.
- THE FOLLOWING SHALL APPLY TO CONSTRUCTION OF UTILITY LINES:
  - WHERE FEASIBLE, NO MORE THAN 500' OF TRENCH SHALL BE OPEN AT ONE TIME.
  - WHERE CONSISTENT WITH SAFETY AND SPACE CONSIDERATIONS, EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
  - TRENCH DEWATERING DEVICES SHALL DISCHARGE AND SHALL REMAIN ON-SITE AND IN NO WAY ENTER PUBLIC PROPERTY OR WATERWAY.
- WHEREVER CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED ROADS, A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE CONSTRUCTED (SEE DETAIL SHEET) TO MINIMIZE THE TRANSPORT OF SEDIMENT (MUD) ONTO THE PAVED ROAD. IF SEDIMENT IS TRANSPORTED ONTO A ROAD SURFACE, THE ROADS SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM ROADS BY SHOVELING OR SWEEPING AND BE TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA. STREET WASHING SHALL ONLY BE ALLOWED AFTER SEDIMENT IS REMOVED IN THIS MANNER. A MINIMUM OF ONE (1) ON-SITE STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED.
- CONCRETE TRUCKS SHALL NOT BE ALLOWED TO WASH OUT ON-SITE UNLESS A PROPERLY CONSTRUCTED CONCRETE TRUCK WASHOUT AREA IS CONSTRUCTED AND MAINTAINED.
- ALL TRUCKS USED TO HAUL EXCAVATED SOILS FROM THE SITE SHALL BE INSPECTED AND SWEEPED CLEAN OF LOOSE SOIL PRIOR TO LEAVING THE SITE.
- FUEL, LUBRICANTS AND OTHER FLUIDS REQUIRED FOR THE MAINTENANCE OF THE EQUIPMENT SHALL NOT BE STORED ON-SITE.
- ALL TEMPORARY SEDIMENT AND EROSION CONTROL SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT SHALL BE REMOVED OR STABILIZED ON-SITE. DISTURBED SOIL AREAS RESULTING FROM REMOVAL SHALL BE PERMANENTLY STABILIZED.
- ALL POLLUTANTS OTHER THAN SEDIMENT THAT OCCUR ON-SITE DURING CONSTRUCTION SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORM WATER OR THE SITE.
- ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE INSPECTED, MAINTAINED AND REPAIRED BY THE CONTRACTOR AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED USE. ALL ON-SITE EROSION AND CONTROL MEASURES SHALL BE INSPECTED BY THE CONTRACTOR AT LEAST ONCE EVERY SEVEN (7) DAYS AND WITHIN 24 HOURS OF ANY STORM EVENT EQUAL TO OR GREATER THAN 0.25" OF RAIN PER 24 HOUR PERIOD. AN INSPECTION REPORT FILE SHALL BE MAINTAINED BY THE CONTRACTOR AND KEPT ON-SITE.
- THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ADDITIONAL TEMPORARY SEDIMENT PONDS/TRAPS AS SITE CONDITIONS REQUIRE. CONTRACTOR SHALL COORDINATE WITH THE ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ADDITIONAL EROSION CONTROL MEASURES, INCLUDING BUT NOT LIMITED TO SILT FENCING, SEDIMENT PONDS/TRAPS, DIVERSION SWALES, CHECK DAMS, SEDIMENT BARRIERS, FILTER FABRIC MULCH AND SEEDING, AS CONDITIONS REQUIRE. THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER.

NOTE: CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CITY OF MISSOULA SWPPP PERMIT & DEQ PERMIT.

**CITY OF MISSOULA EROSION CONTROL CHECKLIST NOTES:**

- NO SURFACE WATER WITHIN 200' OF PROJECT BOUNDARY
- LOCATIONS OF TEMPORARY STOCKPILES MUST BE COVERED WHEN NOT ACTIVELY USING OWN PLASTIC SHEETING IN DRY WEATHER. ALTERNATIVELY, IN WET WEATHER, OR FOR LONGER STORAGE, USE SEEDING AND MULCHING, SOIL BLANKETS, OR MATS.
- PERFORM CLEARING AND EARTH-MOVING ACTIVITY ONLY DURING DRY WEATHER; WHEN NECESSARY, USE DUST CONTROL MEASURES TO COMPLY WITH AIR QUALITY ORDINANCES. MEASURES TO ENSURE ADEQUATE EROSION PREVENTION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO EARTH-MOVING ACTIVITIES AND CONSTRUCTION.
- MEASURES TO ENSURE ADEQUATE EROSION PREVENTION AND SEDIMENT CONTROL ARE REQUIRED YEAR-ROUND. STABILIZE ALL DISTURBED AREAS AND MAINTAIN EROSION PREVENTION MEASURES CONTINUOUSLY BETWEEN APRIL 30 THROUGH OCTOBER 1.
- MAXIMIZE AND PROTECT AREAS TO BE UNDISTURBED (INCLUDING SENSITIVE AREAS AND BUFFER ZONES), USING A VEGETATIVE BUFFER OR 6-FOOT BARRIER. DO NOT DISTURB RIPARIAN AREAS.
- INLET PROTECTION SHALL BE CLEANED OUT AFTER EACH RAIN EVENT, OR AS NEEDED TO FUNCTION PROPERLY. DO NOT USE SAND BAGS, AS THESE TEAR AND CAN RESULT IN SAND ENTERING THE STORM DRAINS.
- STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY TO PREVENT THEIR CONTACT WITH STORM WATER. NO MATERIALS SHALL BE STORED OR STOCKPILED ON THE STREET.
- STOCKPILES MUST BE COVERED WHEN LEFT OVERNIGHT; IF NOT BEING WORKED WITHIN 14 DAYS, THEY MUST BE STABILIZED WITH SEED, COVERED WITH MULCH, SOIL BLANKETS, OR MATS.
- CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER, OR SEDIMENTS, AND NON-STORM WATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
- AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED. LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
- LIMIT CONSTRUCTION ACCESS ROUTES TO STABILIZED, DESIGNATED ACCESS POINTS.
- AVOID TRACKING DIRT OR OTHER MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.
- THE AREAS DELINEATED ON THE PLANS FOR PARKING, GRUBBING, STORAGE, ETC. SHALL NOT BE ENLARGED OR RUN OVER.
- EROSION PREVENTION AND SEDIMENT CONTROL MATERIALS SHALL BE STORED ON-SITE.
- TREE PROTECTION SHALL BE IN PLACE BEFORE ANY DEMOLITION, GRADING, EXCAVATING, OR GRUBBING IS STARTED.



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

DATE: \_\_\_\_\_

REVISIONS: \_\_\_\_\_

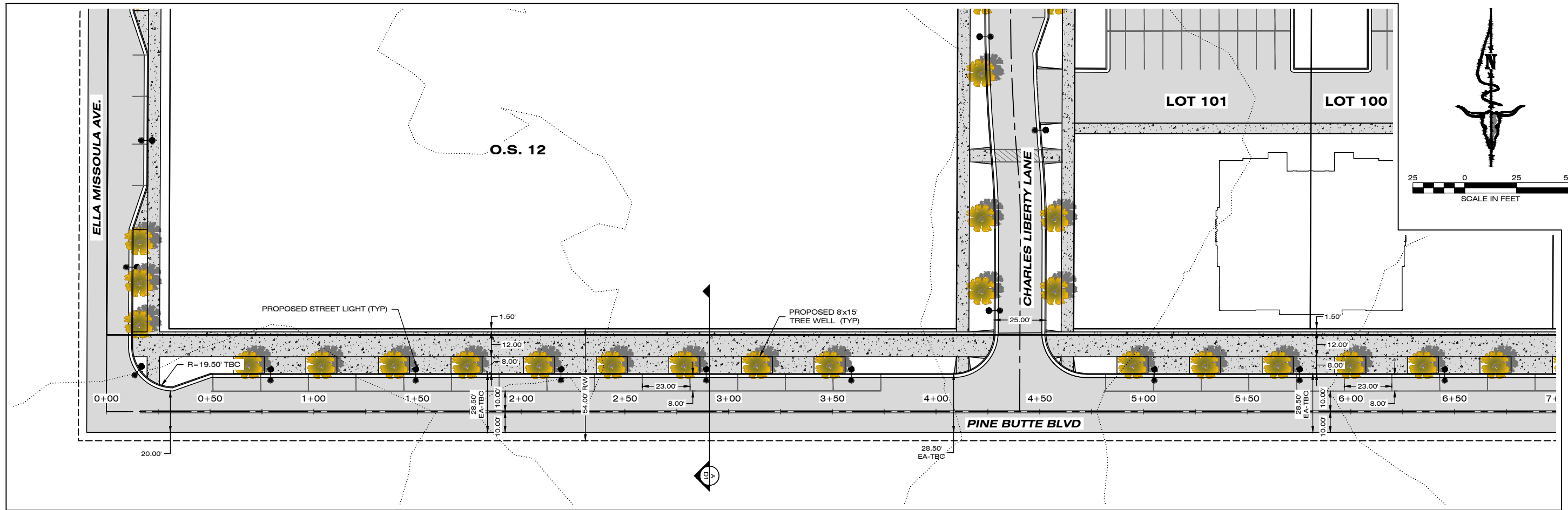
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DRAFTED: AE  
CHECKED: JR  
DATE: JAN 2023

LOCATION: PORTIONS OF TRACT 5 & 6 OF COS 6758 SECTION 7, T.13N., R.19W., P.M.M. SECTION 12, T.13N., R.20W., P.M.M. MISSOULA COUNTY, MONTANA  
PREPARED FOR: BRAXTON DEVELOPMENT LLC

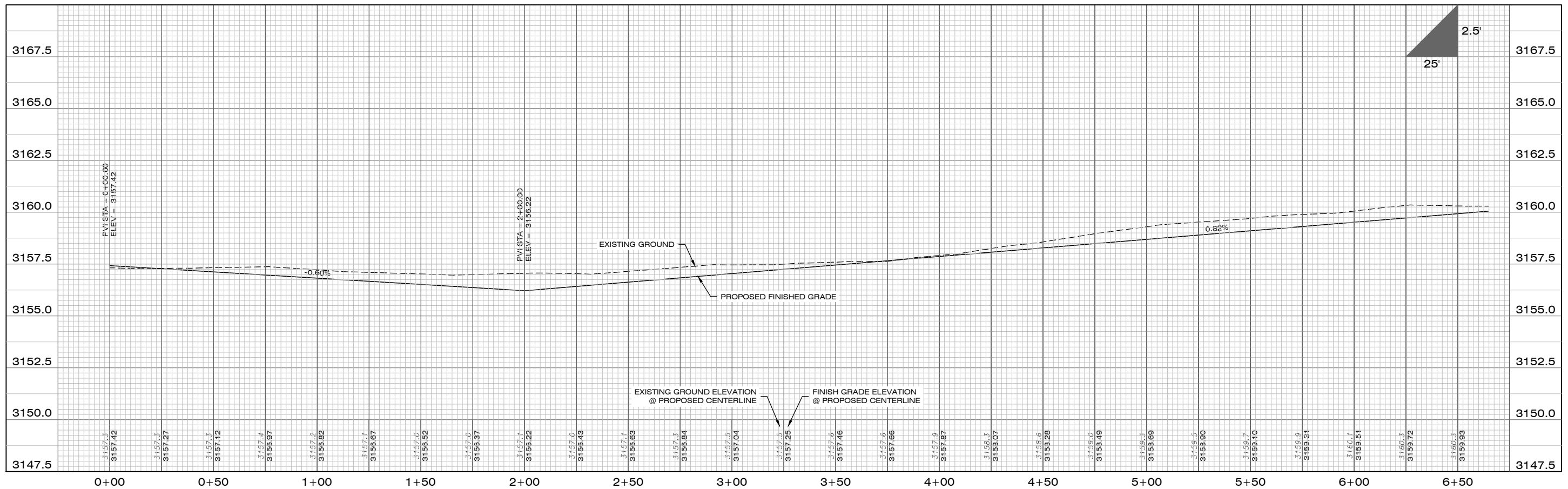
PROJECT NAME: ICON APARTMENT HOMES AT DOUGHERTY RANCH  
SHEET TITLE: CIVIL CONSTRUCTION PLANS SWPPP PLAN  
PROJECT NO: 21002675  
SHEET: 3 OF 23

STAGE 2





PLAN VIEW



PROFILE VIEW



DATE	
REVISIONS	

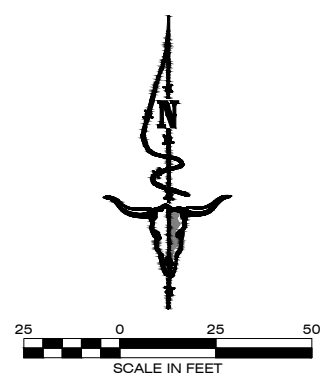
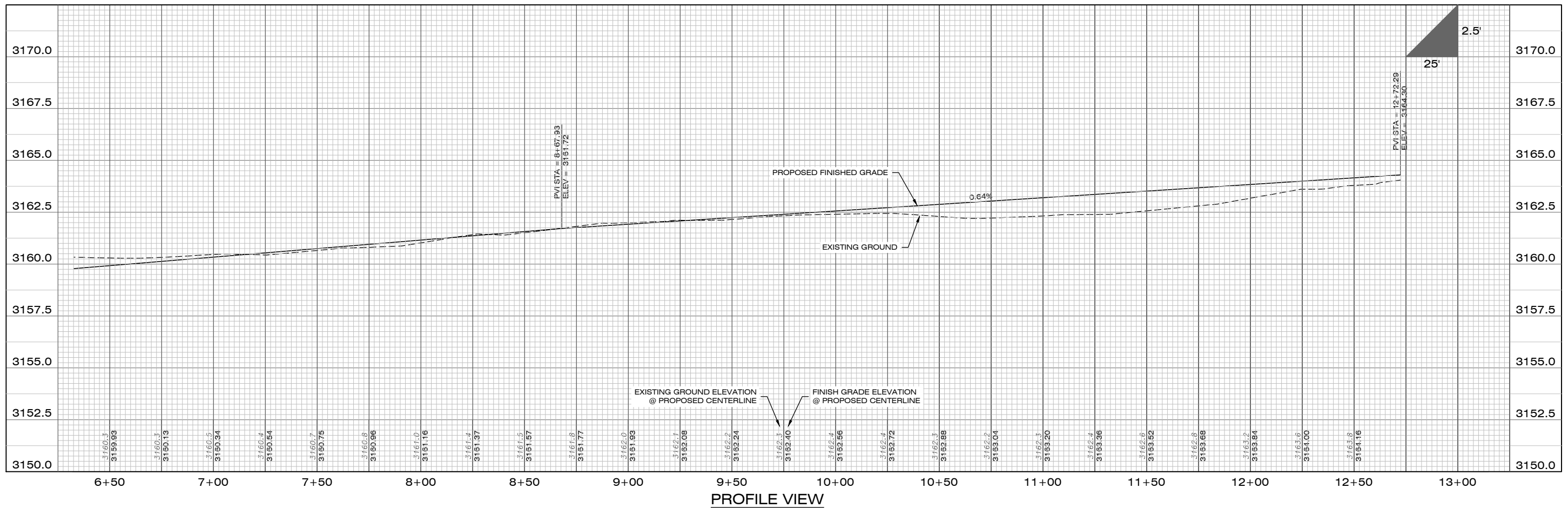
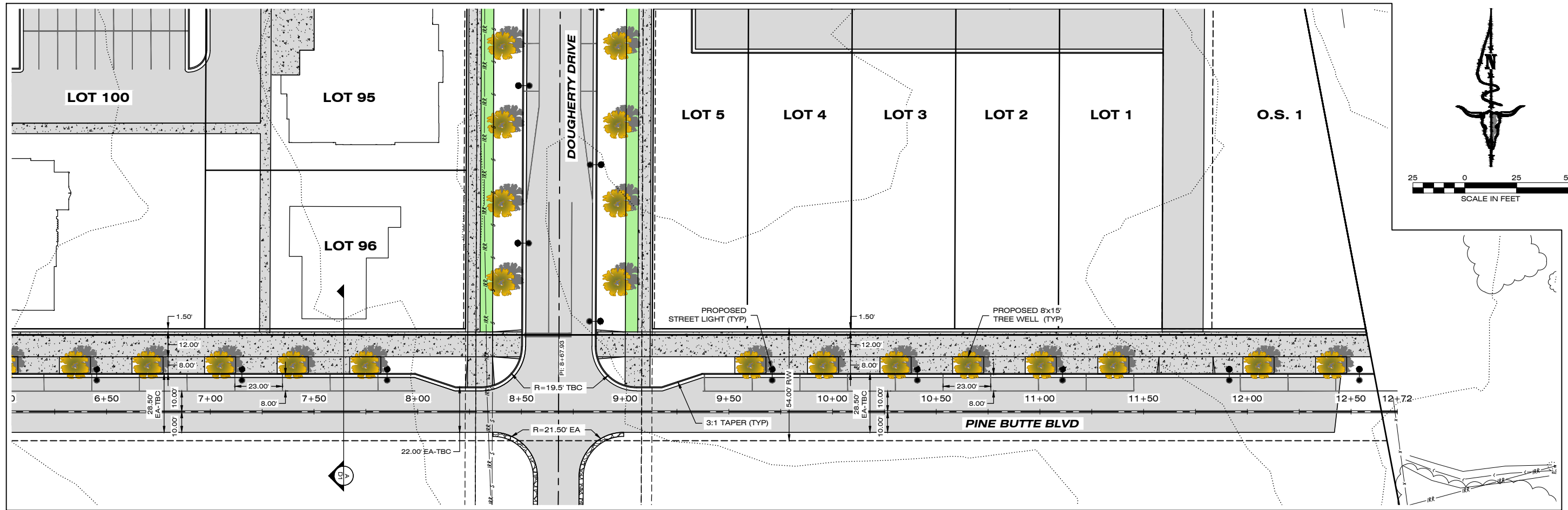
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LOCATION: PORTIONS OF TRACT 5 & 6 OF COS 6758 SECTION 7, T.13N., R.19W., P.M.M. SECTION 12, T.13N., R.20W., P.M.M. MISSOULA COUNTY, MONTANA  
 PREPARED FOR: BRAXTON DEVELOPMENT LLC

PROJECT NAME: ICON APARTMENT HOMES AT DOUGHERTY RANCH  
 SHEET TITLE: CIVIL CONSTRUCTION PLANS PLAN & PROFILE (PINE BUTTE BLVD.)

PROJECT NO. 21002675  
 SHEET: 5 OF 23

STAGE 2



DATE: \_\_\_\_\_

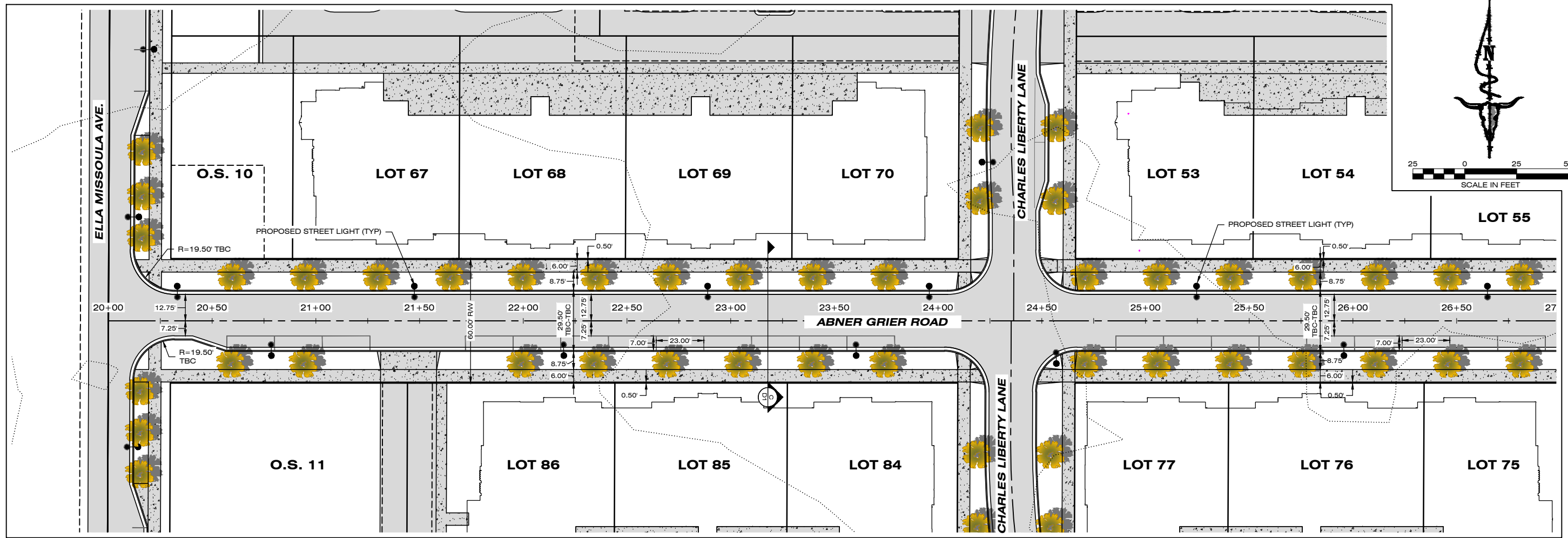
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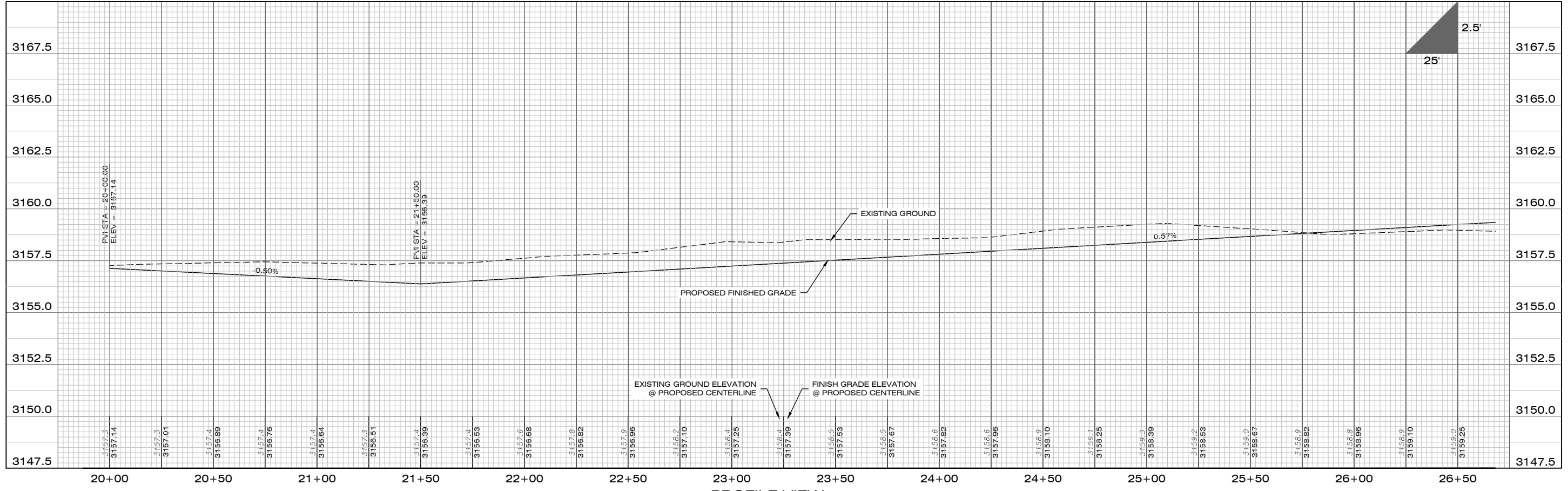
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 SECTION 7, T.13N., R.19W., P.M.M.  
 SECTION 12, T.13N., R.20W., P.M.M.  
 MISSOULA COUNTY, MONTANA  
 PREPARED FOR: BRAXTON DEVELOPMENT LLC

PROJECT NAME: ICON APARTMENT HOMES AT DOUGHERTY RANCH  
 PROJECT NO.: 21002675  
 SHEET: 6 OF 23  
 SHEET TITLE: CIVIL CONSTRUCTION PLANS PLAN & PROFILE (PINE BUTTE BLVD.)

**STAGE 2**



PLAN VIEW



PROFILE VIEW

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

DATE: \_\_\_\_\_

REVISIONS: \_\_\_\_\_

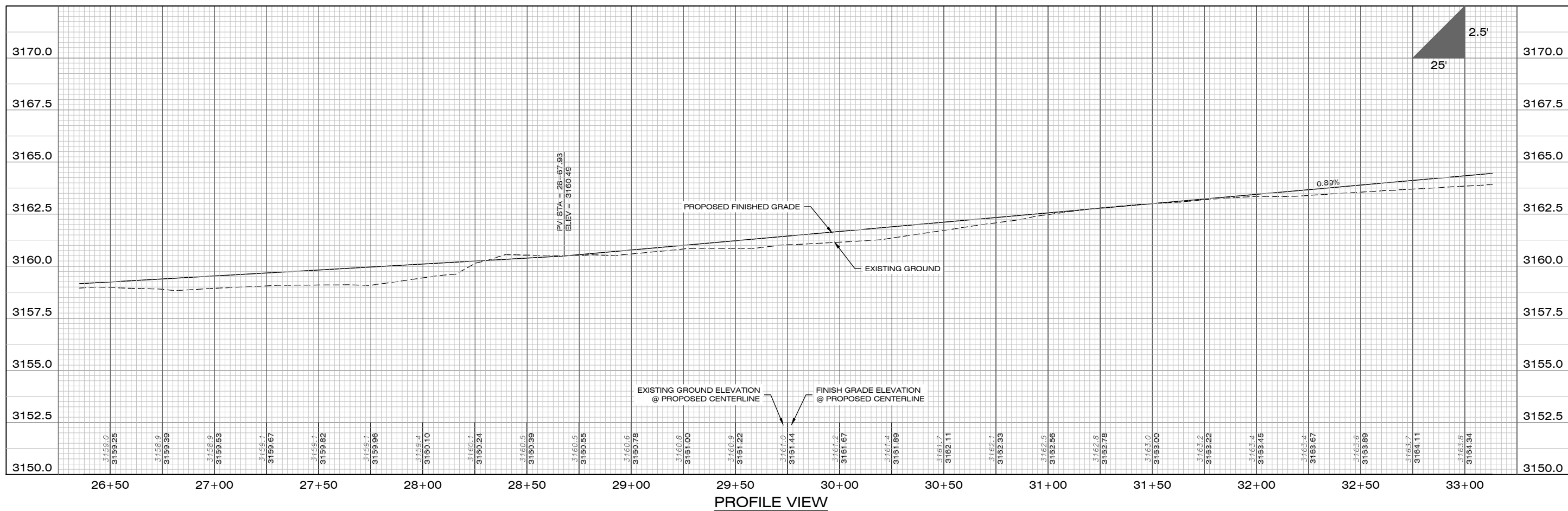
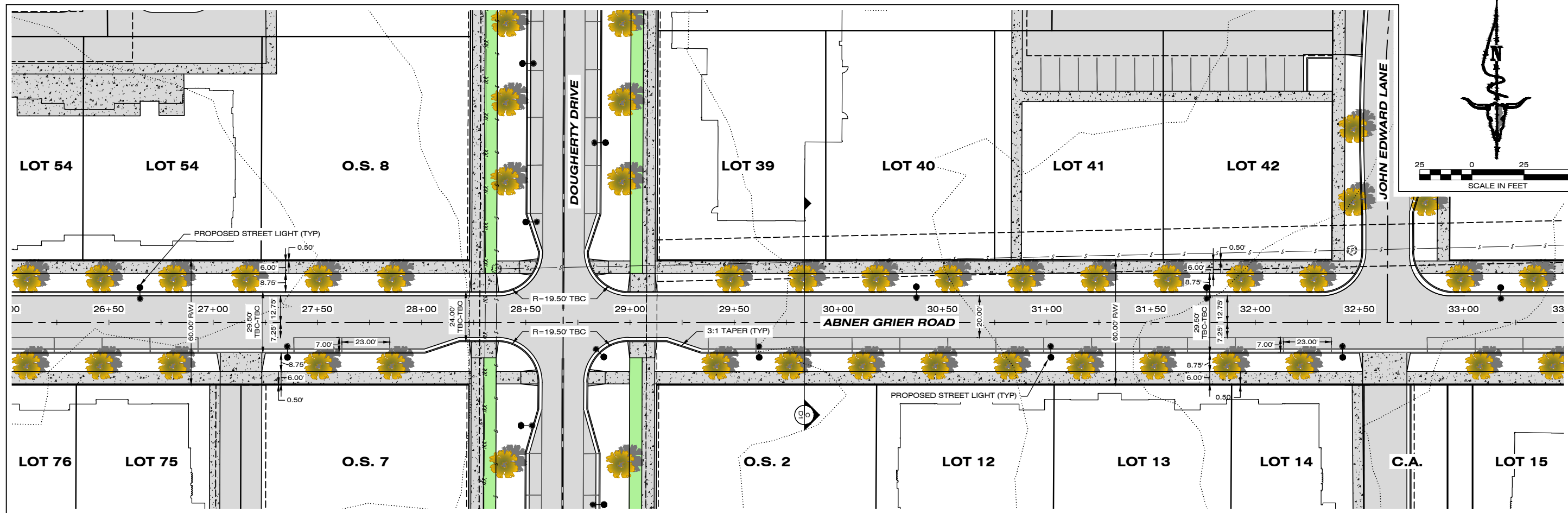
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 SECTION 7, T.13N., R.19W., P.M.M.  
 SECTION 12, T.13N., R.20W., P.M.M.  
 MISSOULA COUNTY, MONTANA  
 PREPARED FOR: BRAXTON DEVELOPMENT LLC

PROJECT NAME: ICON APARTMENT HOMES AT DOUGHERTY RANCH  
 SHEET TITLE: CIVIL CONSTRUCTION PLANS PLAN & PROFILE (ABNER GRIER ROAD)

PROJECT NO. 21002675  
 SHEET: 7 OF 23

STAGE 2



DATE: \_\_\_\_\_

REVISIONS:

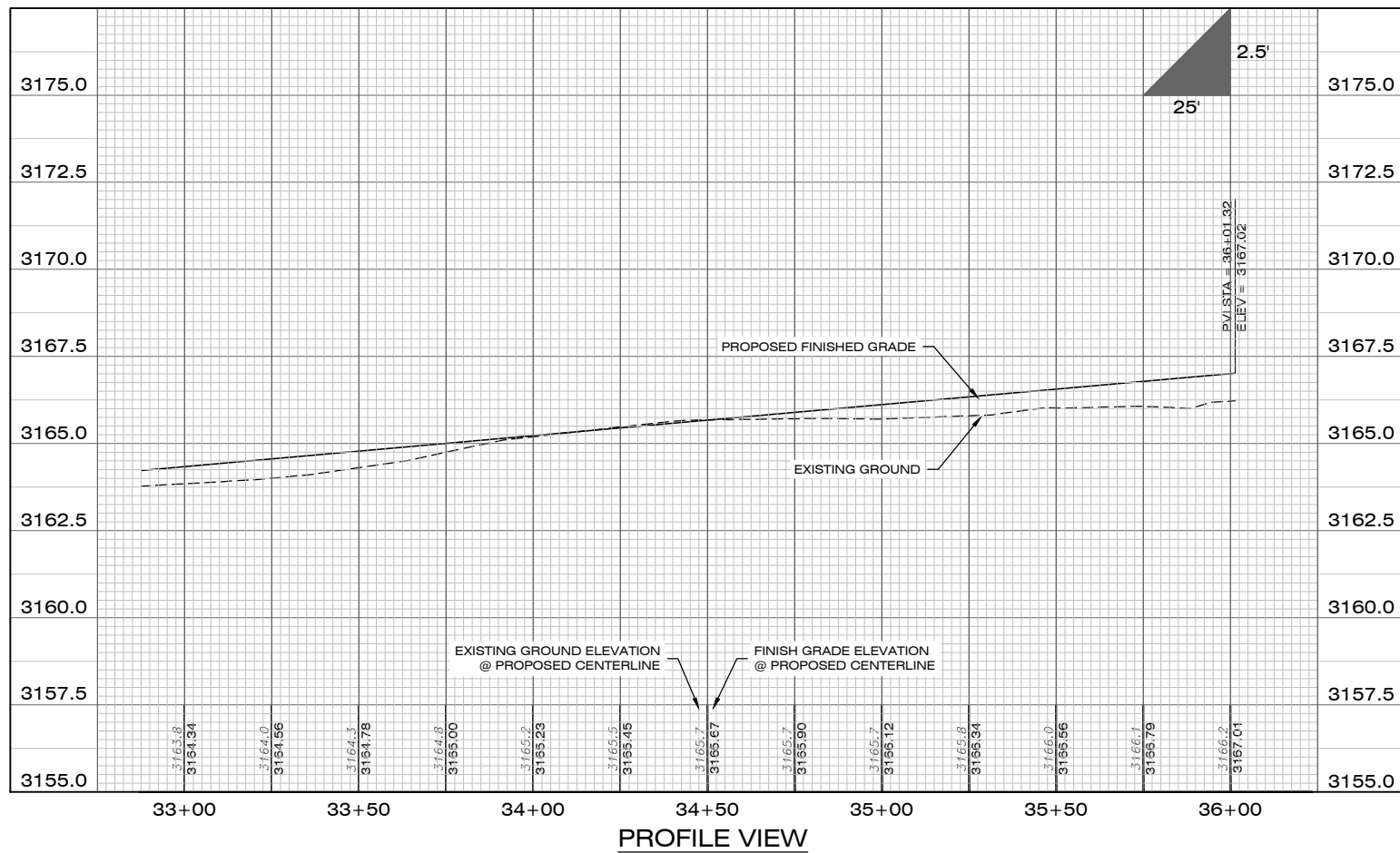
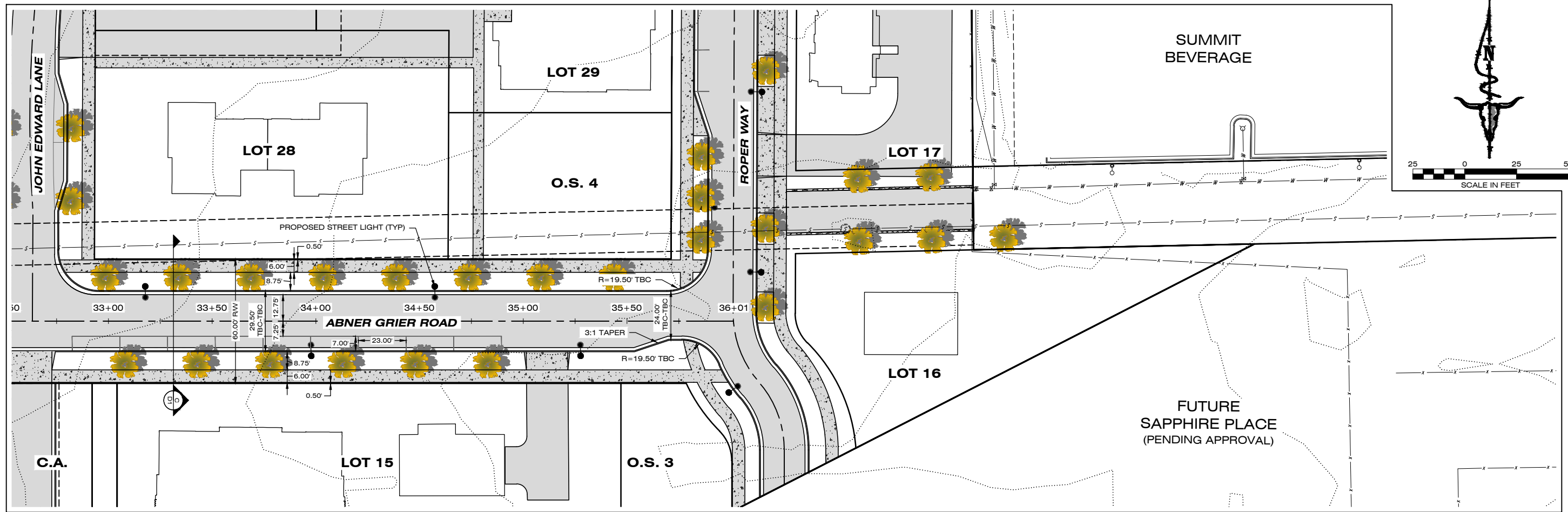

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LOCATION: PORTIONS OF TRACT 5 & 6 OF COS 6758 SECTION 7, T.13N., R.19W., P.M.M. SECTION 12, T.13N., R.20W., P.M.M. MISSOULA COUNTY, MONTANA  
 PREPARED FOR: BRAXTON DEVELOPMENT LLC

PROJECT NAME: ICON APARTMENT HOMES AT DOUGHERTY RANCH  
 SHEET TITLE: CIVIL CONSTRUCTION PLANS PLAN & PROFILE (ABNER GRIER ROAD)

PROJECT NO.: 21002675  
 SHEET: 8 OF 23

**STAGE 2**



DATE	
REVISIONS	

DESIGNED: AE  
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 DATE: JAN 2023

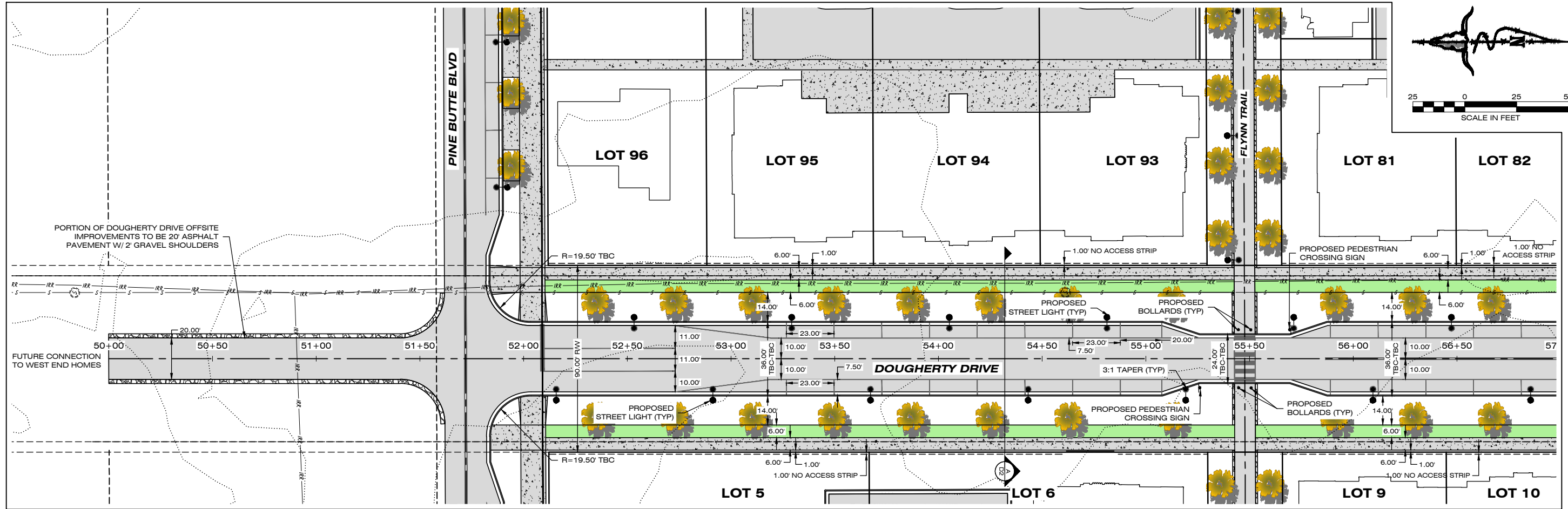
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 SECTION 12, T.13N., R.20W., P.M.M.  
 MISSOULA COUNTY, MONTANA  
 PREPARED FOR: BRAXTON DEVELOPMENT LLC

PROJECT NAME: ICON APARTMENT HOMES AT DOUGHERTY RANCH  
 SHEET TITLE: CIVIL CONSTRUCTION PLANS PLAN & PROFILE (ABNER GRIER ROAD)

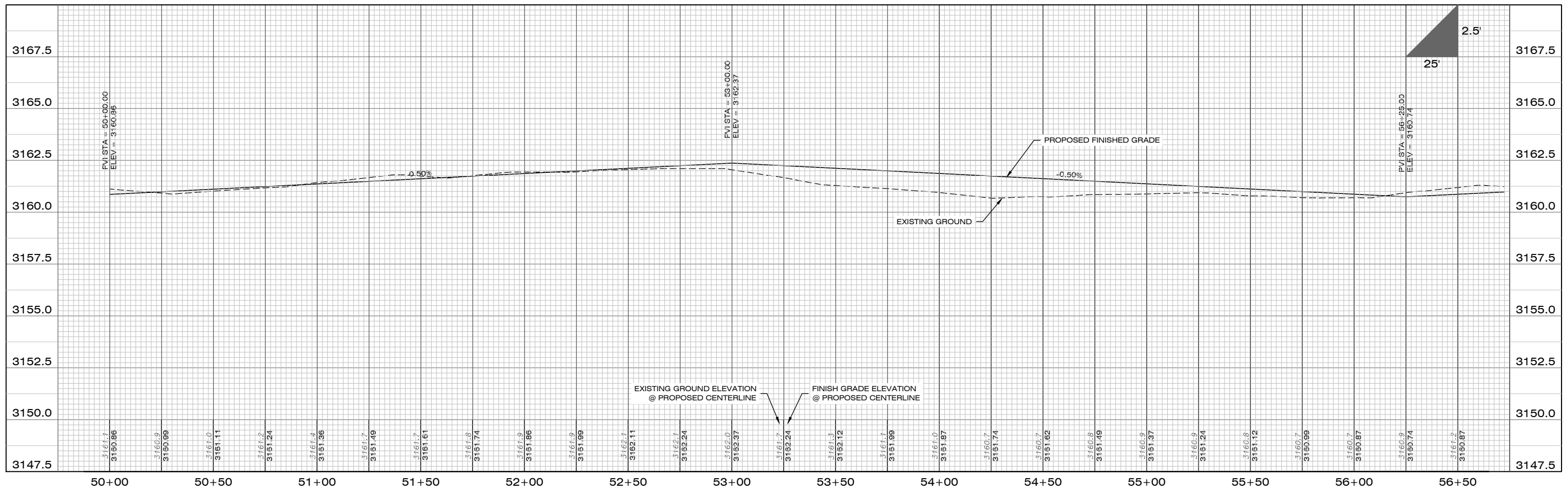
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 SHEET: 9 OF 23

**STAGE 2**





PLAN VIEW



PROFILE VIEW



DATE: \_\_\_\_\_

REVISIONS:

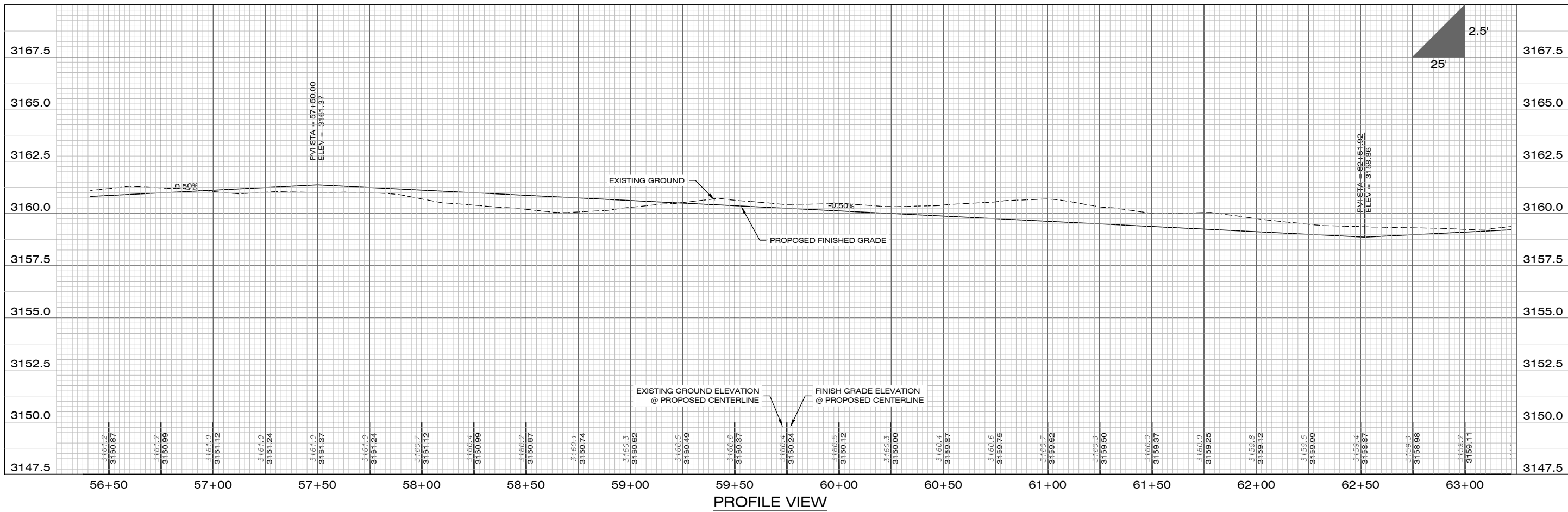
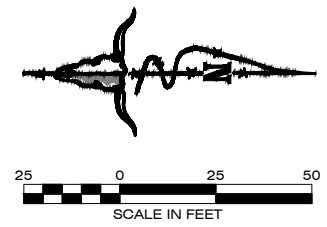
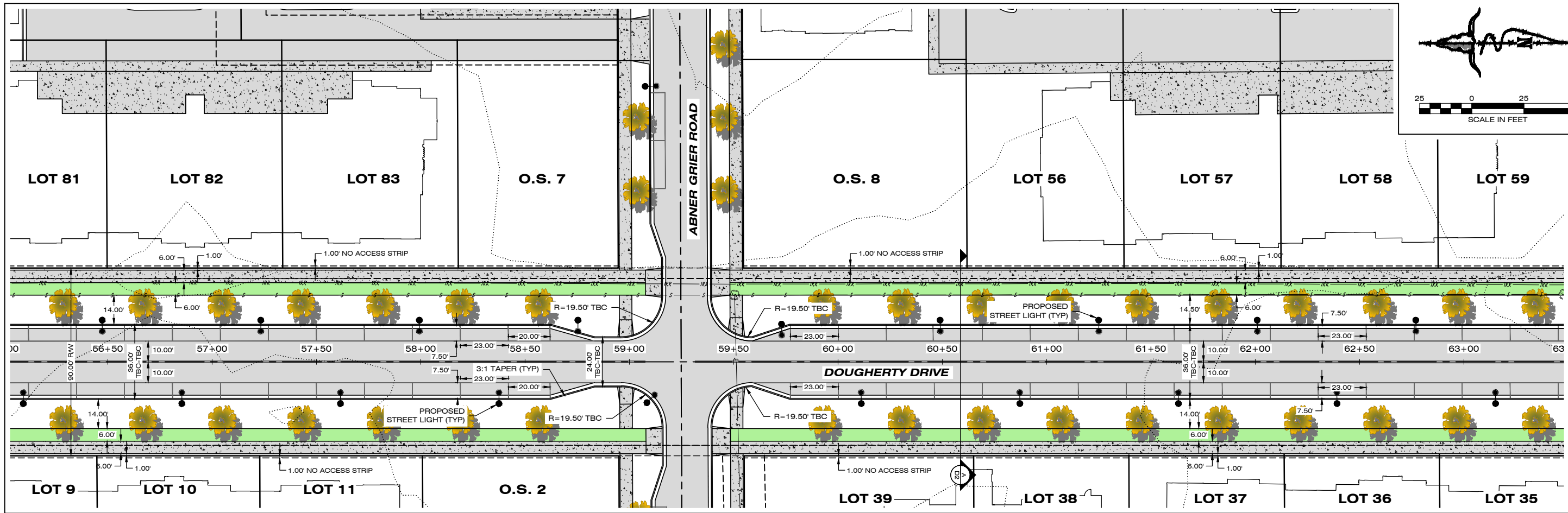

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 DATE: JAN 2023

LOCATION: PORTIONS OF TRACT 5 & 6 OF COS 6758 SECTION 7, T.13N., R.19W., P.M.M. SECTION 12, T.13N., R.20W., P.M.M. MISSOULA COUNTY, MONTANA  
 PREPARED FOR: BRAXTON DEVELOPMENT LLC

PROJECT NAME: ICON APARTMENT HOMES AT DOUGHERTY RANCH  
 SHEET TITLE: CIVIL CONSTRUCTION PLANS PLAN & PROFILE (DOUGHERTY DR.)

PROJECT NO. 21002675  
 SHEET: 11 OF 23

**STAGE 2**



DATE: \_\_\_\_\_

REVISIONS:

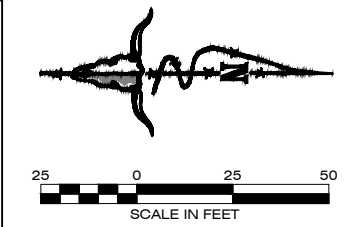
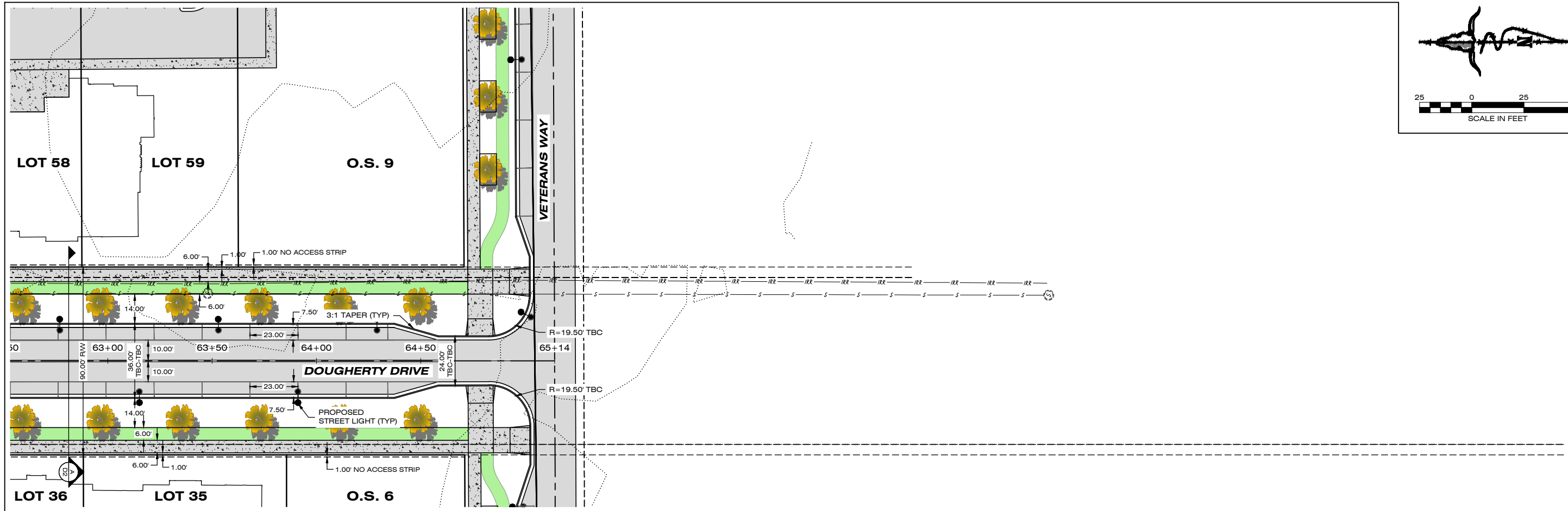

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 DATE: JAN 2023

LOCATION: PORTIONS OF TRACT 5 & 6 OF COS 6758  
 SECTION 7, T.13N., R.19W., P.M.M.  
 SECTION 12, T.13N., R.20W., P.M.M.  
 MISSOULA COUNTY, MONTANA  
 PREPARED FOR: BRAXTON DEVELOPMENT LLC

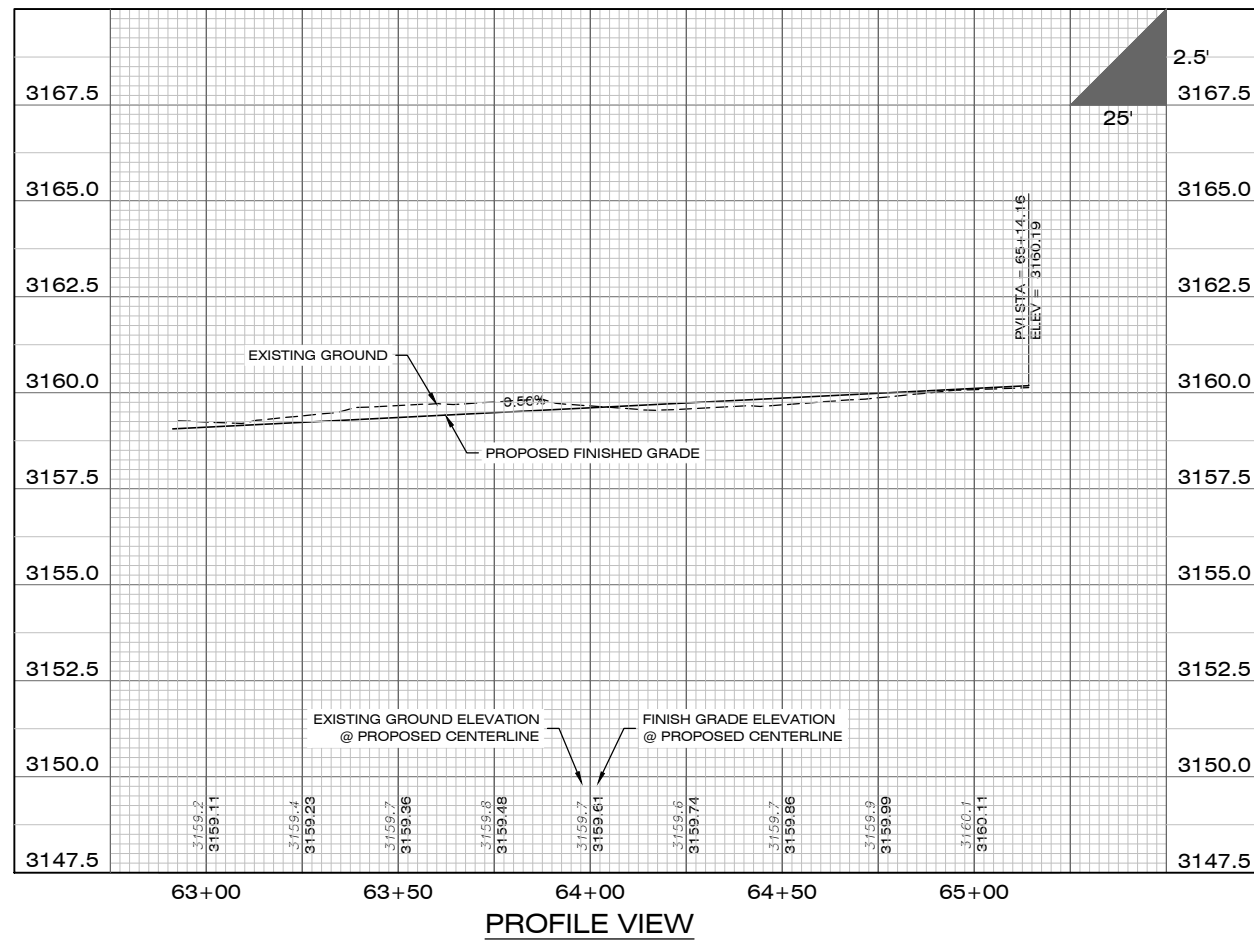
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 SHEET TITLE: CIVIL CONSTRUCTION PLANS PLAN & PROFILE (DOUGHERTY DR.)

PROJECT NO. 21002675  
 SHEET: 12 OF 23

**STAGE 2**



PLAN VIEW



PROFILE VIEW



DATE	
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DESIGNED: AE  
 DRAFTED: AE  
 CHECKED: JR  
 DATE: JAN 2023

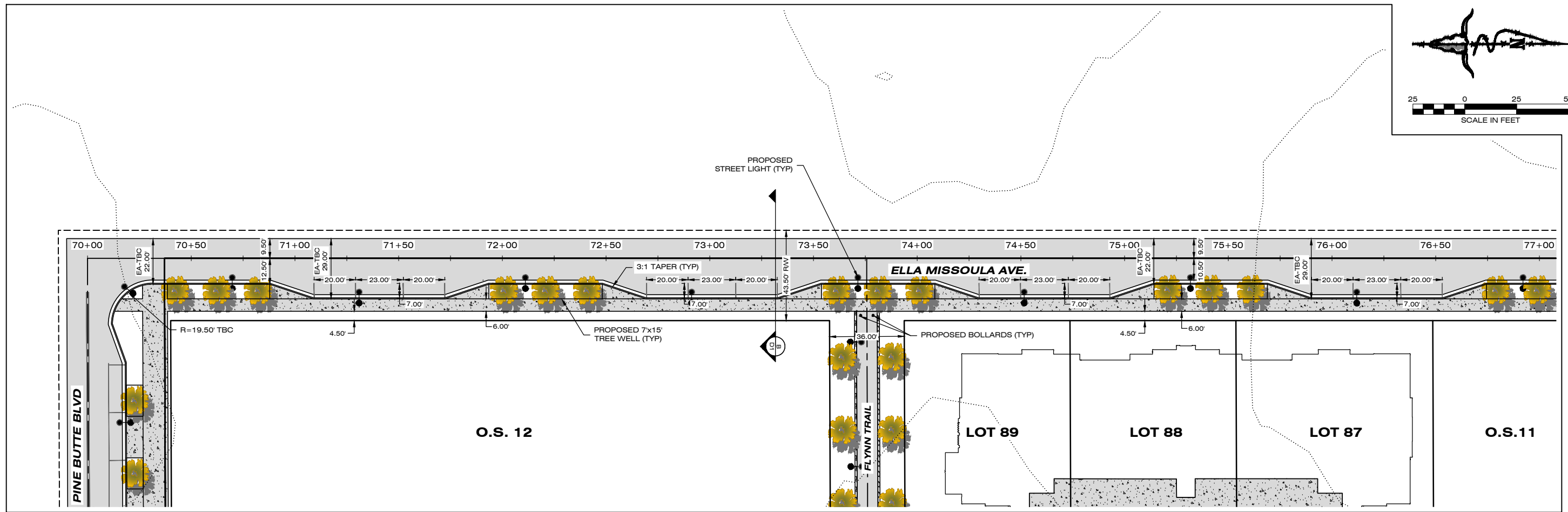
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 SECTION 7, T.13N., R.19W., P.M.M.  
 SECTION 12, T.13N., R.20W., P.M.M.  
 MISSOULA COUNTY, MONTANA  
 PREPARED FOR:  
 BRAXTON DEVELOPMENT LLC

PROJECT NAME:  
 ICON APARTMENT HOMES  
 AT DOUGHERTY RANCH  
 SHEET TITLE:  
 CIVIL CONSTRUCTION PLANS  
 PLAN & PROFILE (DOUGHERTY DR.)

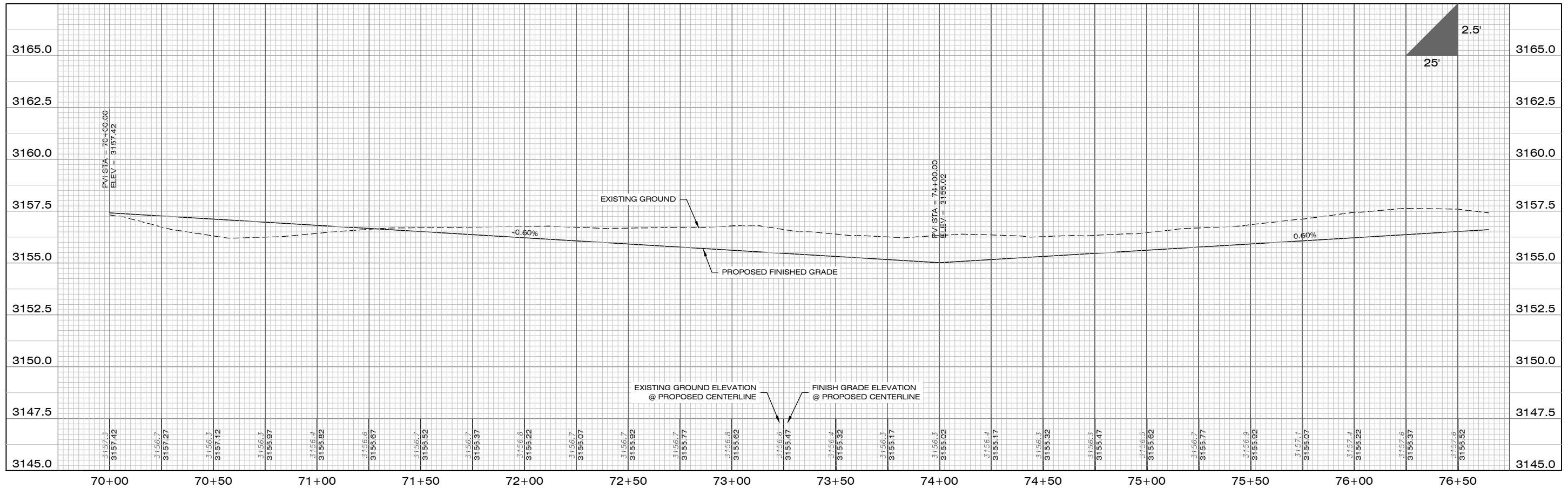
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 21002675  
 SHEET:  
 13 OF 23

**STAGE 2**

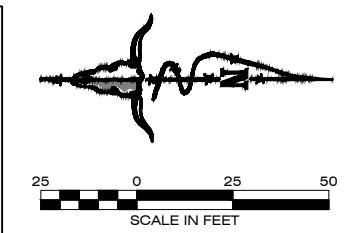
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PLAN VIEW



PROFILE VIEW



DATE: \_\_\_\_\_

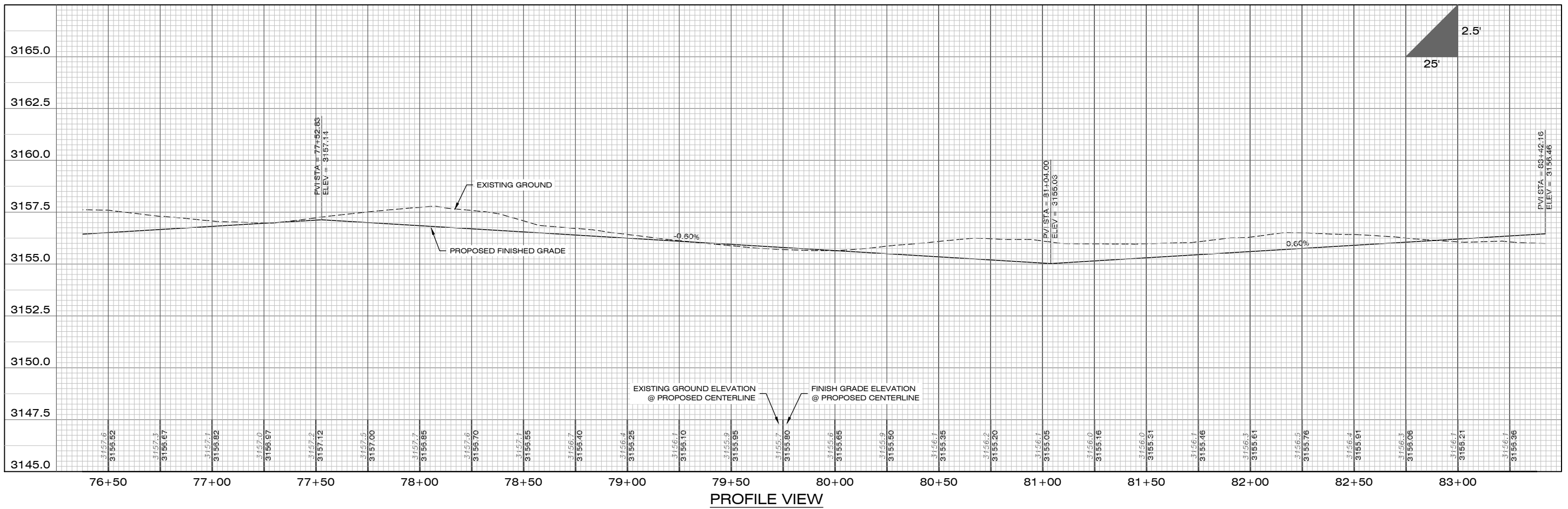
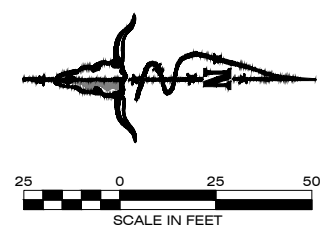
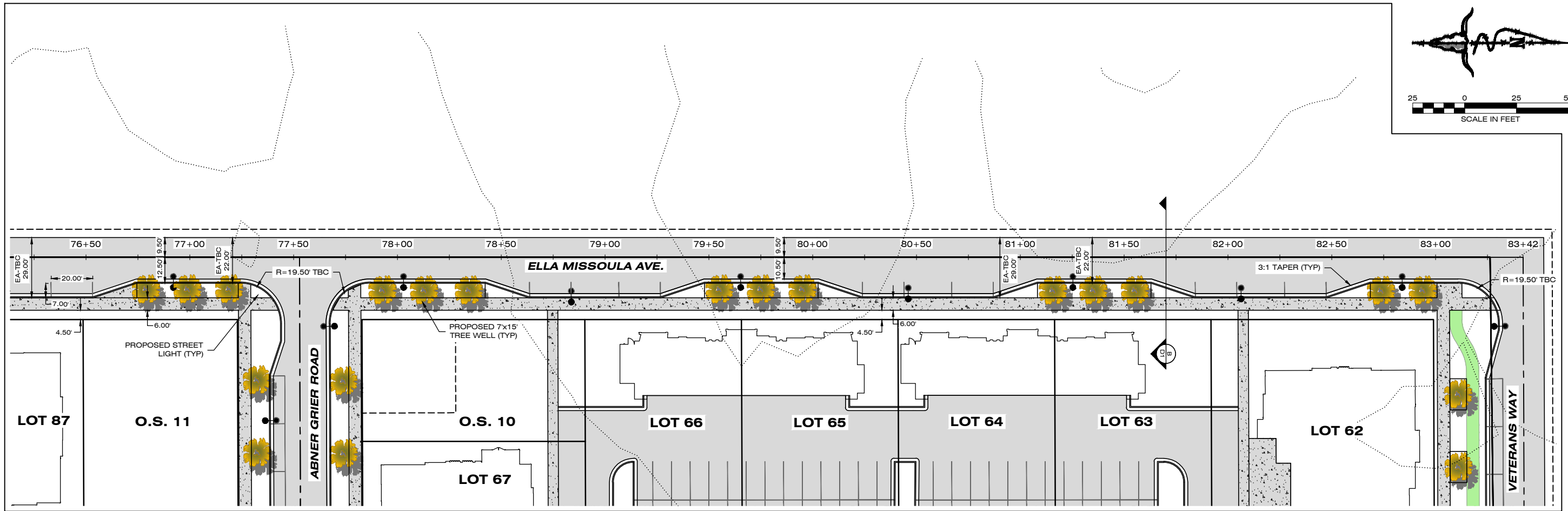
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 DATE: JAN 2023

LOCATION: PORTIONS OF TRACT 5 & 6 OF COS 6758  
 SECTION 7, T.13N., R.19W., P.M.M.  
 SECTION 12, T.13N., R.20W., P.M.M.  
 MISSOULA COUNTY, MONTANA  
 PREPARED FOR: BRAXTON DEVELOPMENT LLC

PROJECT NAME: ICON APARTMENT HOMES AT DOUGHERTY RANCH  
 SHEET TITLE: CIVIL CONSTRUCTION PLANS PLAN & PROFILE (ELLA MISSOULA AVE)  
 PROJECT NO.: 21002675  
 SHEET: 14 OF 23

**STAGE 2**



DATE: \_\_\_\_\_

REVISIONS:


DESIGNED: AE  
 DRAFTED: AE  
 CHECKED: JR  
 DATE: JAN 2023

LOCATION: PORTIONS OF TRACT 5 & 6 OF COS 6758  
 SECTION 7, T.13N., R.19W., P.M.M.  
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 MISSOULA COUNTY, MONTANA

PREPARED FOR: BRAXTON DEVELOPMENT LLC

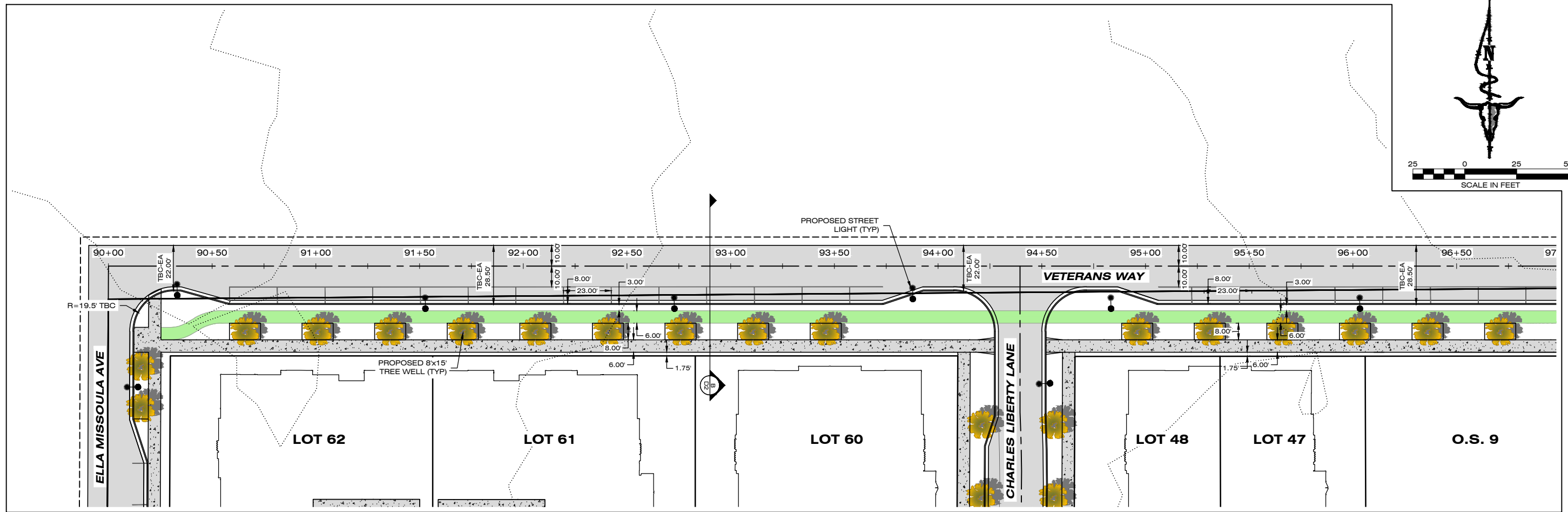
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SHEET TITLE: CIVIL CONSTRUCTION PLANS PLAN & PROFILE (ELLA MISSOULA AVE.)

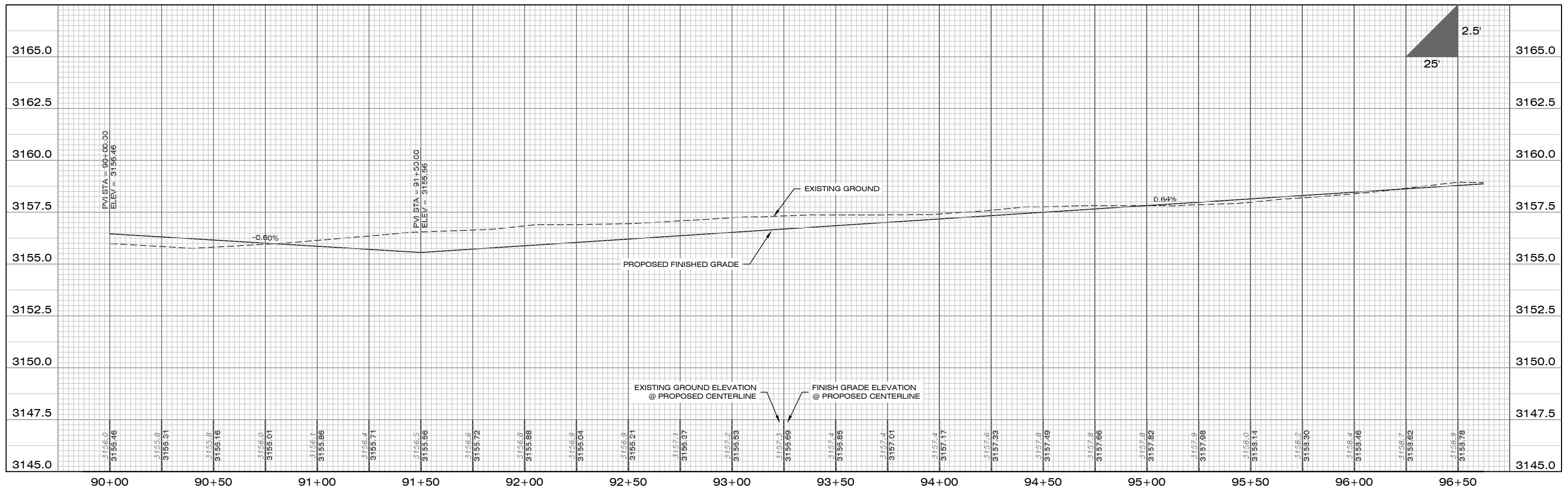
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SHEET: 15 OF 23

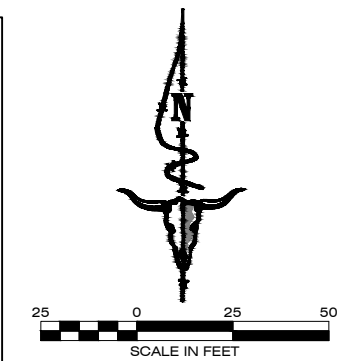
**STAGE 2**



PLAN VIEW



PROFILE VIEW



DATE \_\_\_\_\_

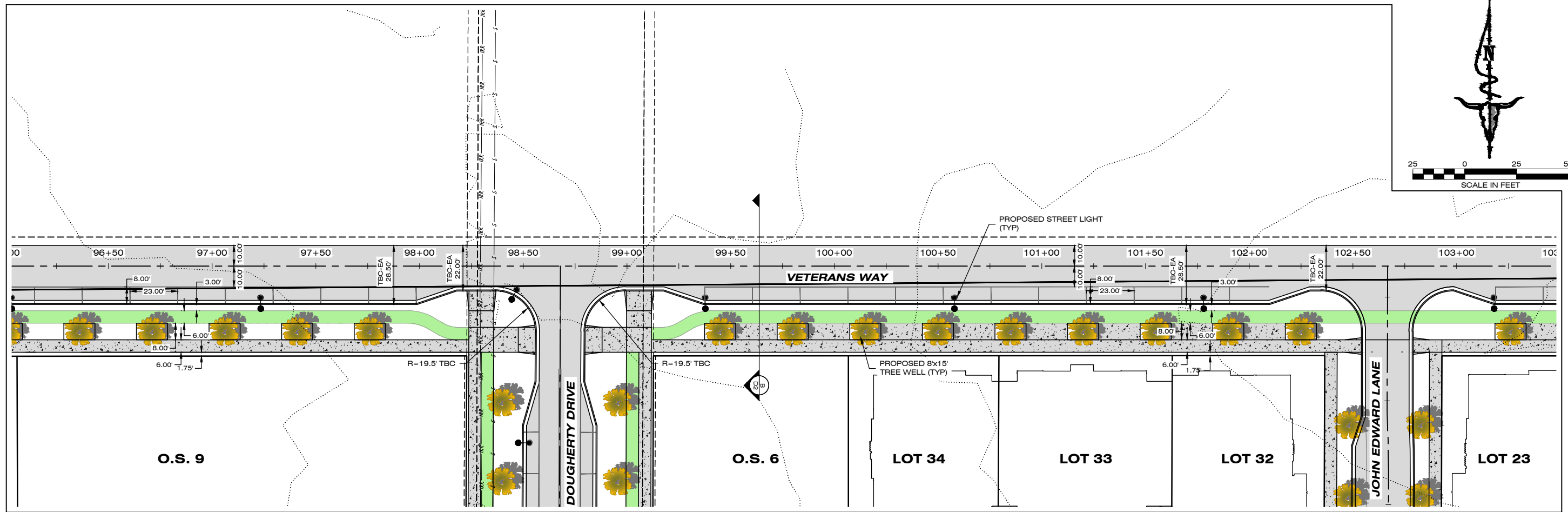
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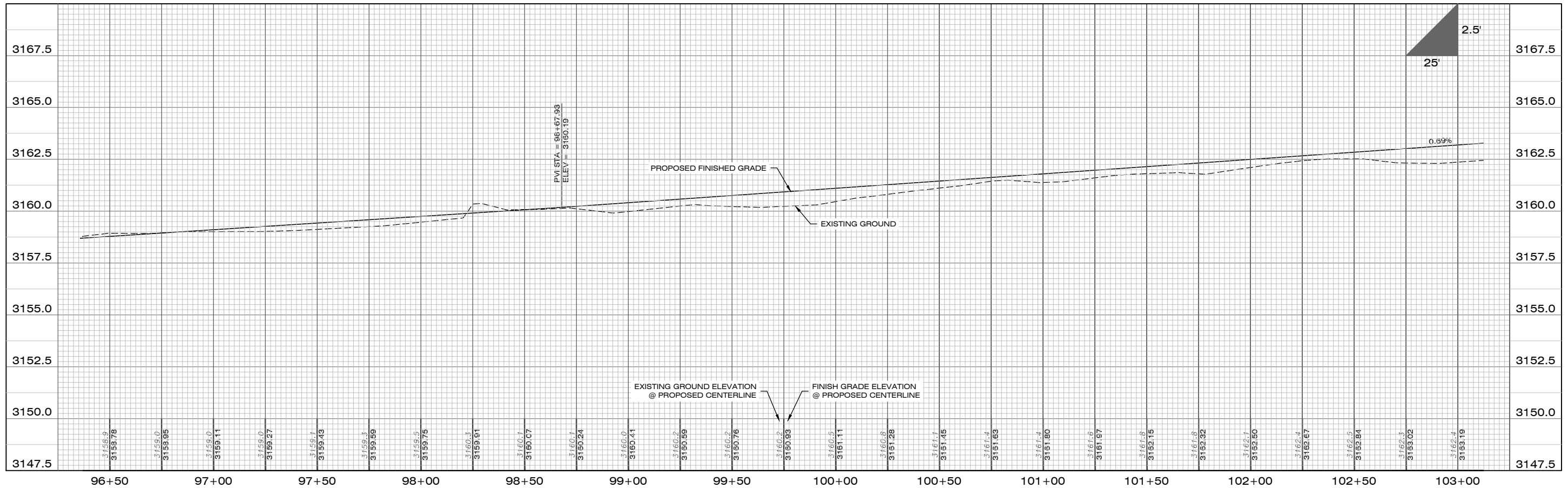
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 SECTION 7, T.13N., R.19W., P.M.M.  
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 MISSOULA COUNTY, MONTANA  
 PREPARED FOR: BRAXTON DEVELOPMENT LLC

PROJECT NAME: ICON APARTMENT HOMES AT DOUGHERTY RANCH  
 SHEET TITLE: CIVIL CONSTRUCTION PLANS PLAN & PROFILE (VETERANS WAY)  
 PROJECT NO.: 21002675  
 SHEET: 16 OF 23

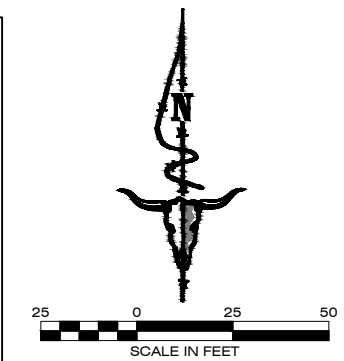
**STAGE 2**



PLAN VIEW



PROFILE VIEW



DATE: \_\_\_\_\_

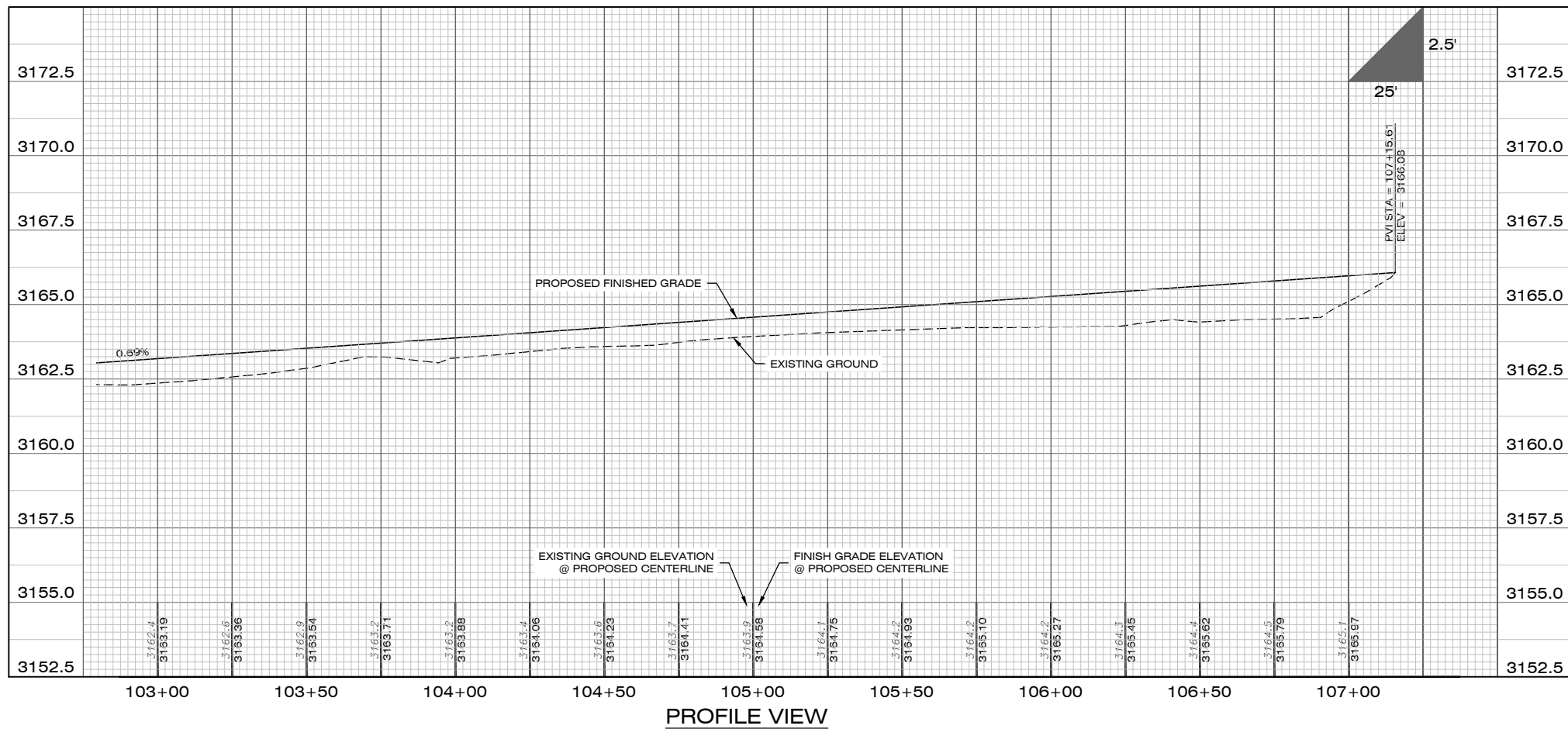
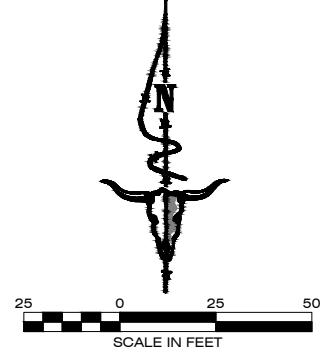
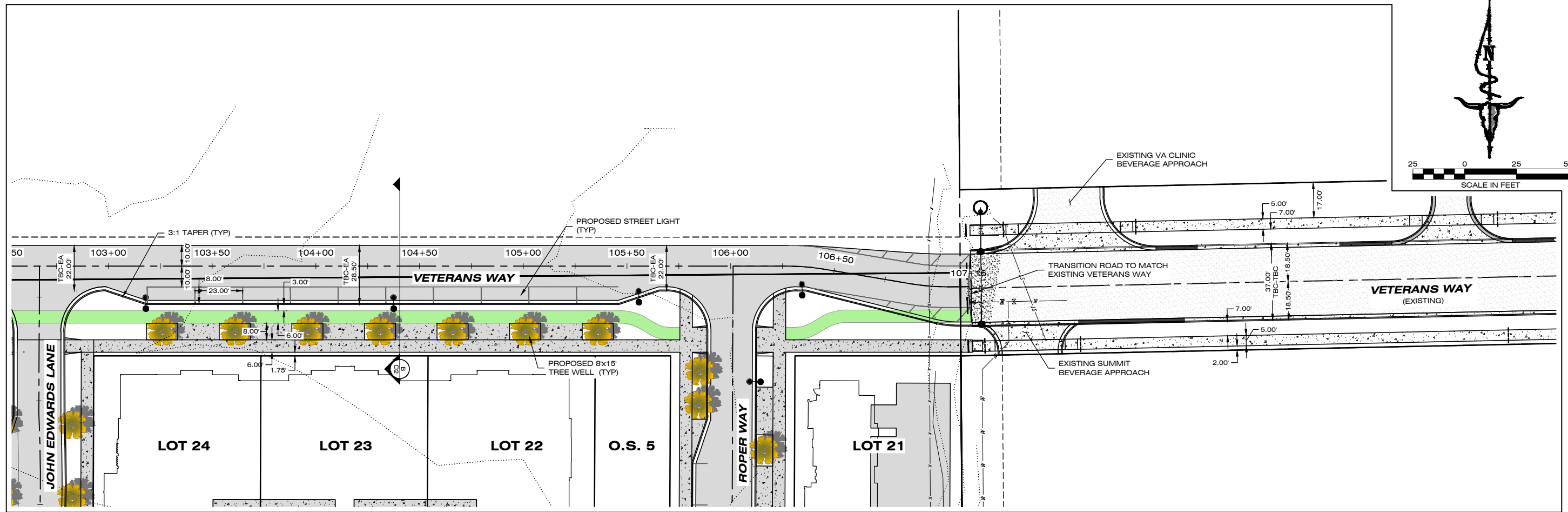
REVISIONS:


DESIGNED: AE  
 DRAFTED: AE  
 CHECKED: JR  
 DATE: JAN 2023

LOCATION: PORTIONS OF TRACT 5 & 6 OF COS 6758  
 SECTION 7, T.13N., R.19W., P.M.M.  
 SECTION 12, T.13N., R.20W., P.M.M.  
 MISSOULA COUNTY, MONTANA  
 PREPARED FOR: BRAXTON DEVELOPMENT LLC

PROJECT NAME: ICON APARTMENT HOMES AT DOUGHERTY RANCH  
 SHEET TITLE: CIVIL CONSTRUCTION PLANS PLAN & PROFILE (VETERANS WAY)  
 PROJECT NO.: 21002675  
 SHEET: 17 OF 23

**STAGE 2**



DATE	
REVISIONS	

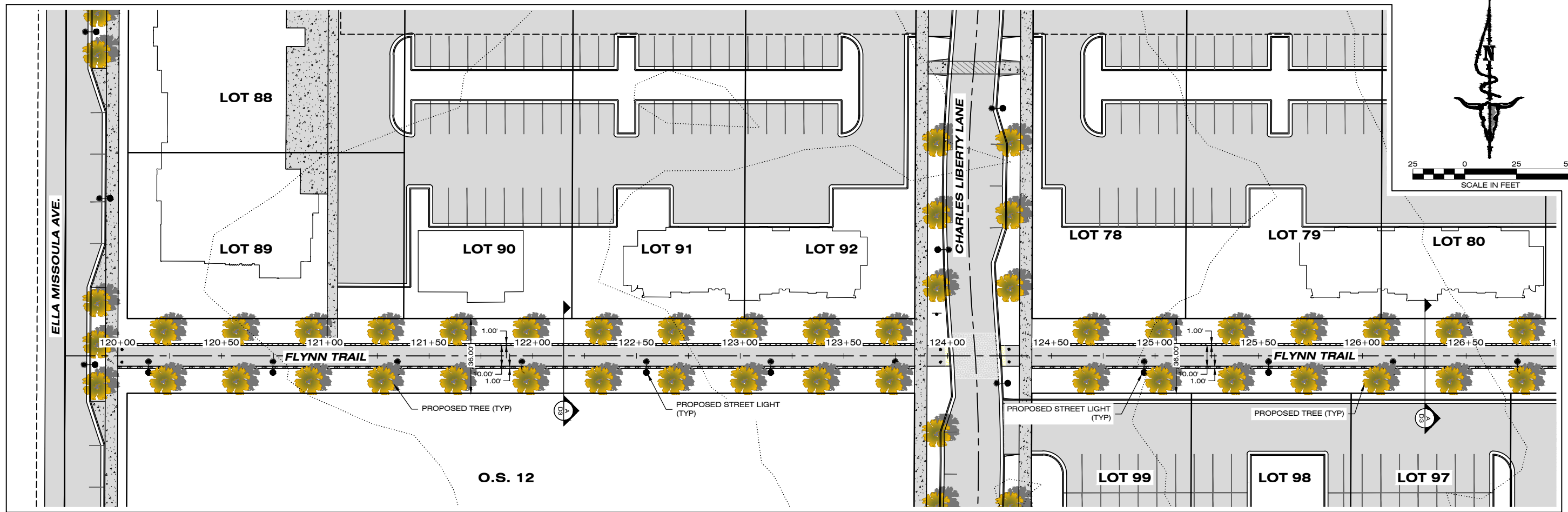
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 SECTION 7, T.13N., R.19W., P.M.M.  
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 MISSOULA COUNTY, MONTANA  
 PREPARED FOR: BRAXTON DEVELOPMENT LLC

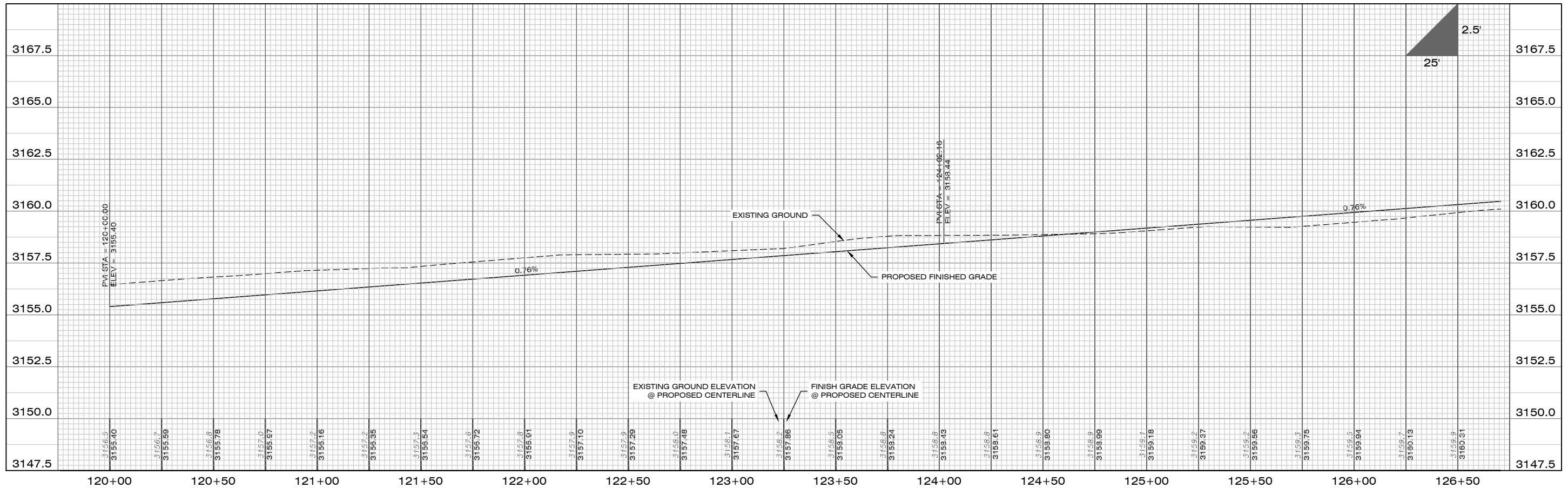
PROJECT NAME: ICON APARTMENT HOMES AT DOUGHERTY RANCH  
 SHEET TITLE: CIVIL CONSTRUCTION PLANS PLAN & PROFILE (VETERANS WAY)

PROJECT NO. 21002675  
 SHEET: 18 OF 23

**STAGE 2**



PLAN VIEW



PROFILE VIEW



DATE

REVISIONS

DESIGNED: AE  
 DRAFTED: AE  
 CHECKED: JR  
 DATE: JAN 2023

LOCATION: PORTIONS OF TRACT 5 & 6 OF COS 6758 SECTION 7, T.13N., R.19W., P.M.M. SECTION 12, T.13N., R.20W., P.M.M. MISSOULA COUNTY, MONTANA

PREPARED FOR: BRAXTON DEVELOPMENT LLC

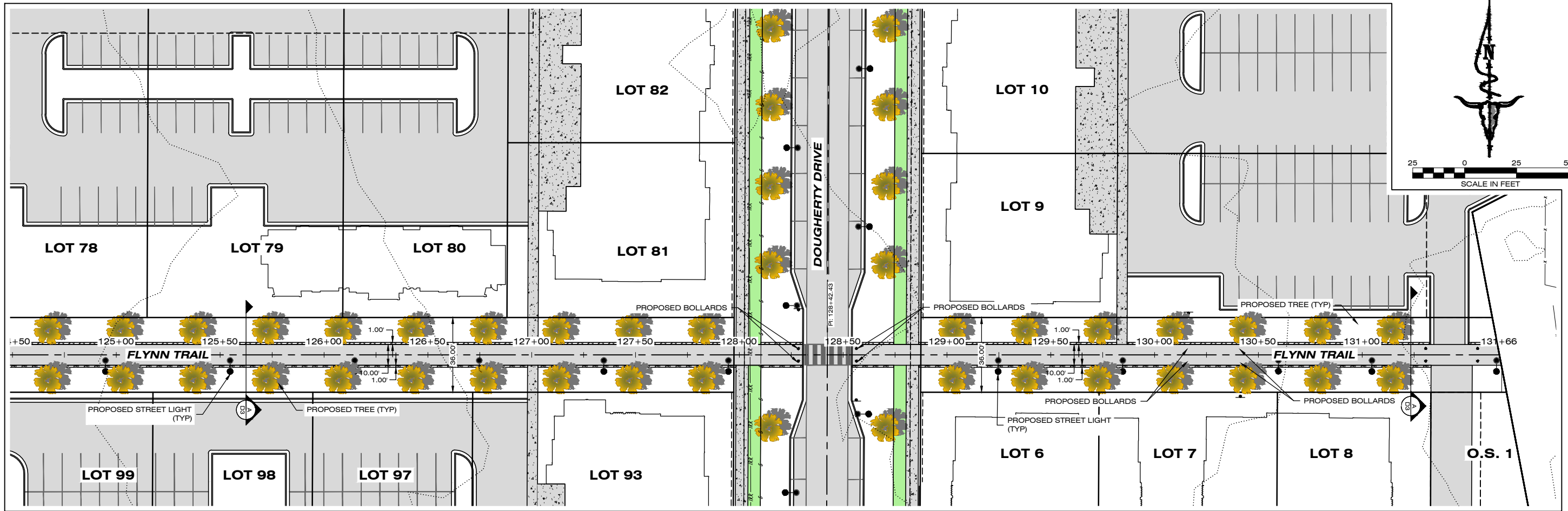
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PROJECT NO: 21002675

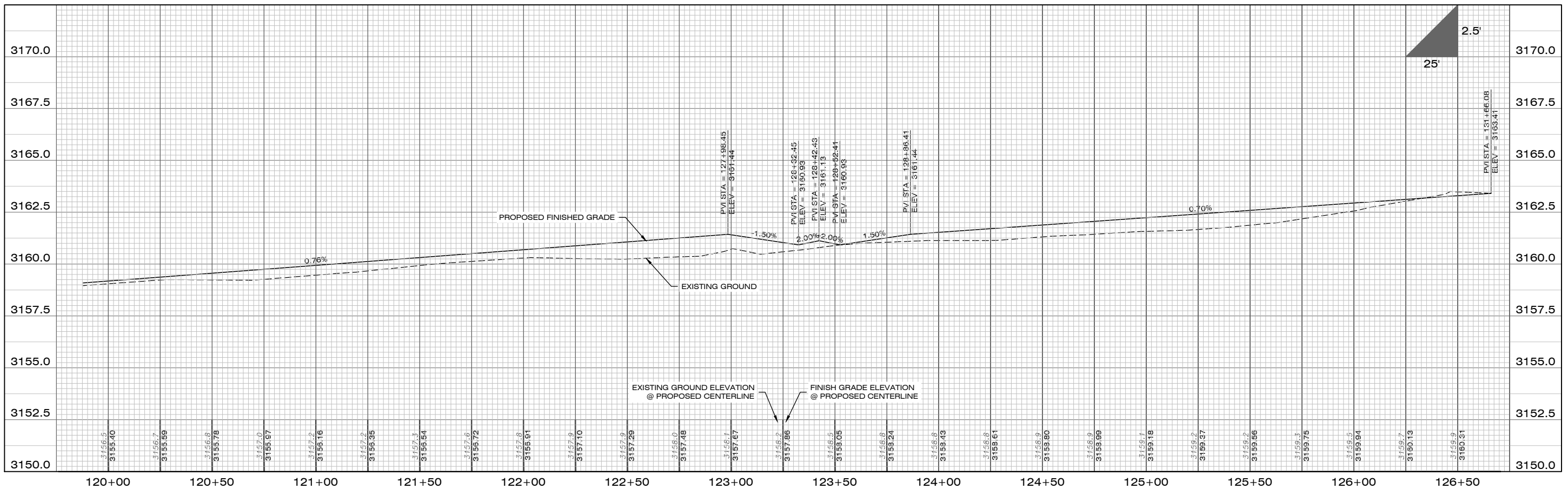
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SHEET TITLE: CIVIL CONSTRUCTION PLANS PLAN & PROFILE (FLYNN TRAIL)

STAGE 2



PLAN VIEW



PROFILE VIEW

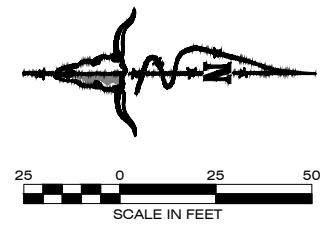
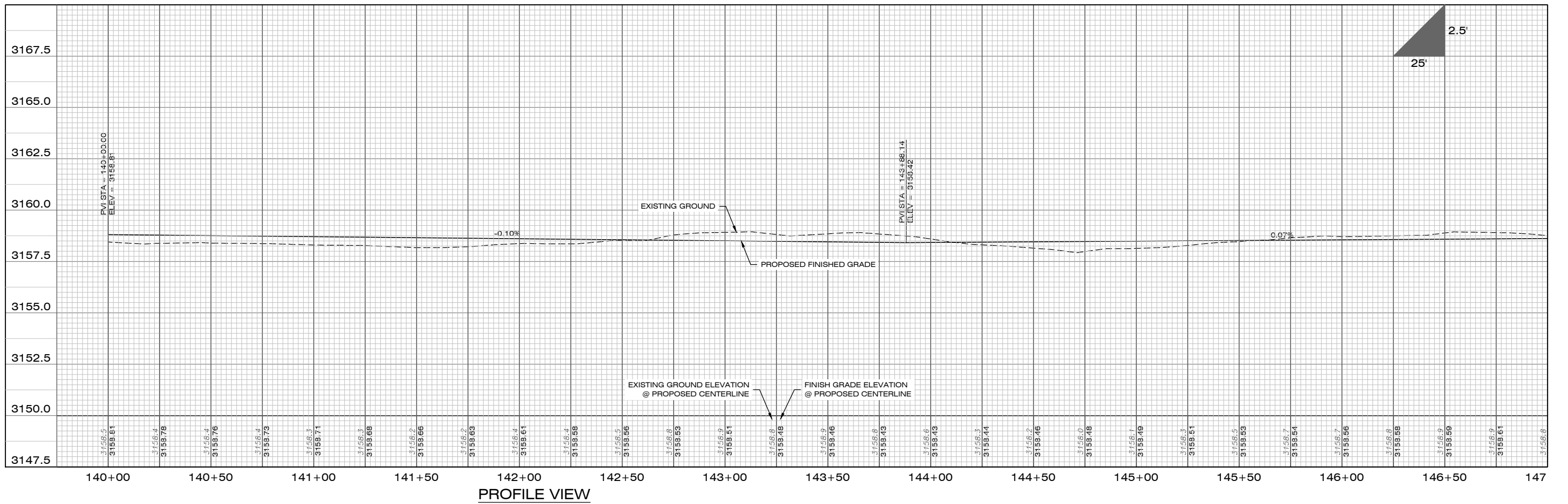
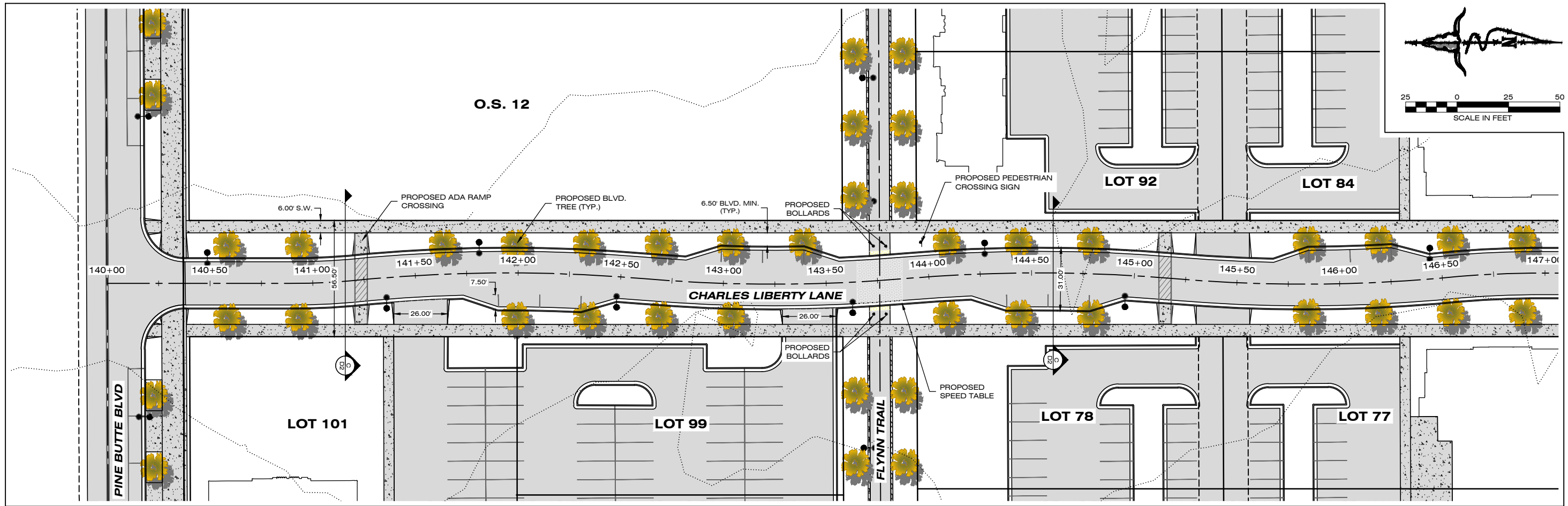
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 DATE: JAN 2023

LOCATION: PORTIONS OF TRACT 5 & 6 OF COS 6758  
 SECTION 7, T.13N., R.19W., P.M.M.  
 SECTION 12, T.13N., R.20W., P.M.M.  
 MISSOULA COUNTY, MONTANA  
 PREPARED FOR: BRAXTON DEVELOPMENT LLC

PROJECT NAME: ICON APARTMENT HOMES AT DOUGHERTY RANCH  
 PROJECT NO: 21002675  
 SHEET: 20 OF 23  
 SHEET TITLE: CIVIL CONSTRUCTION PLANS PLAN & PROFILE (FLYNN TRAIL)

**STAGE 2**



DATE: \_\_\_\_\_

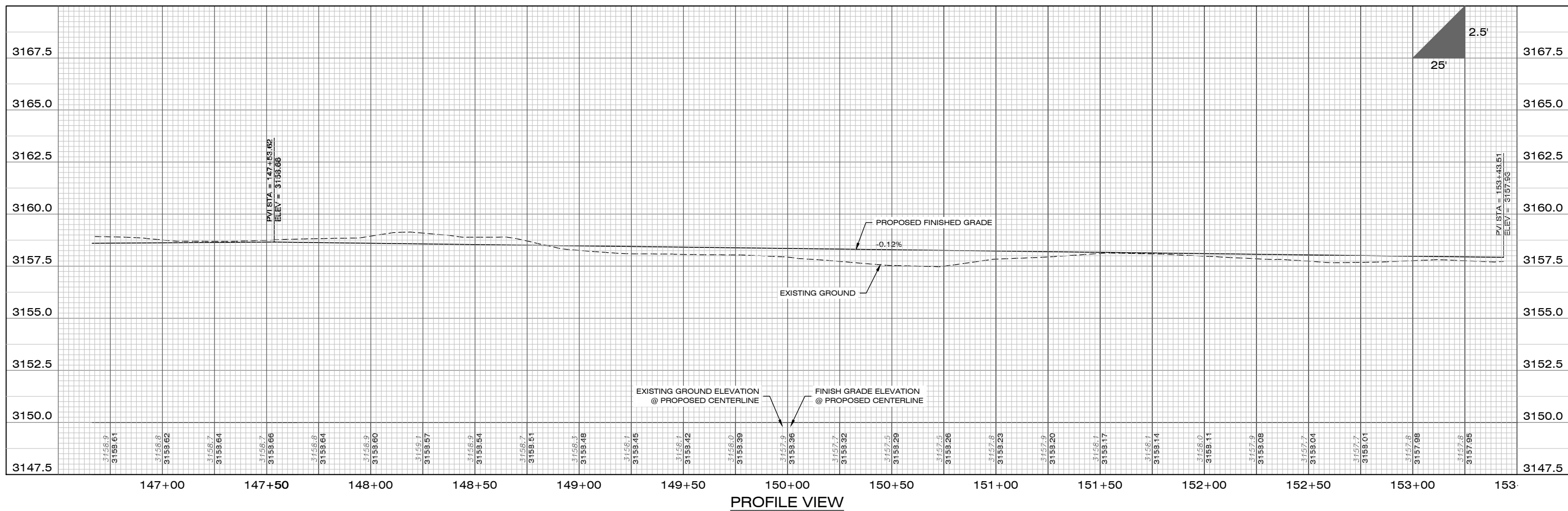
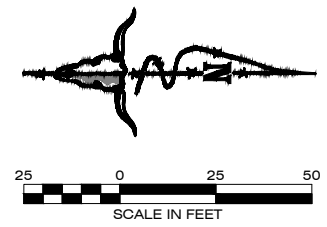
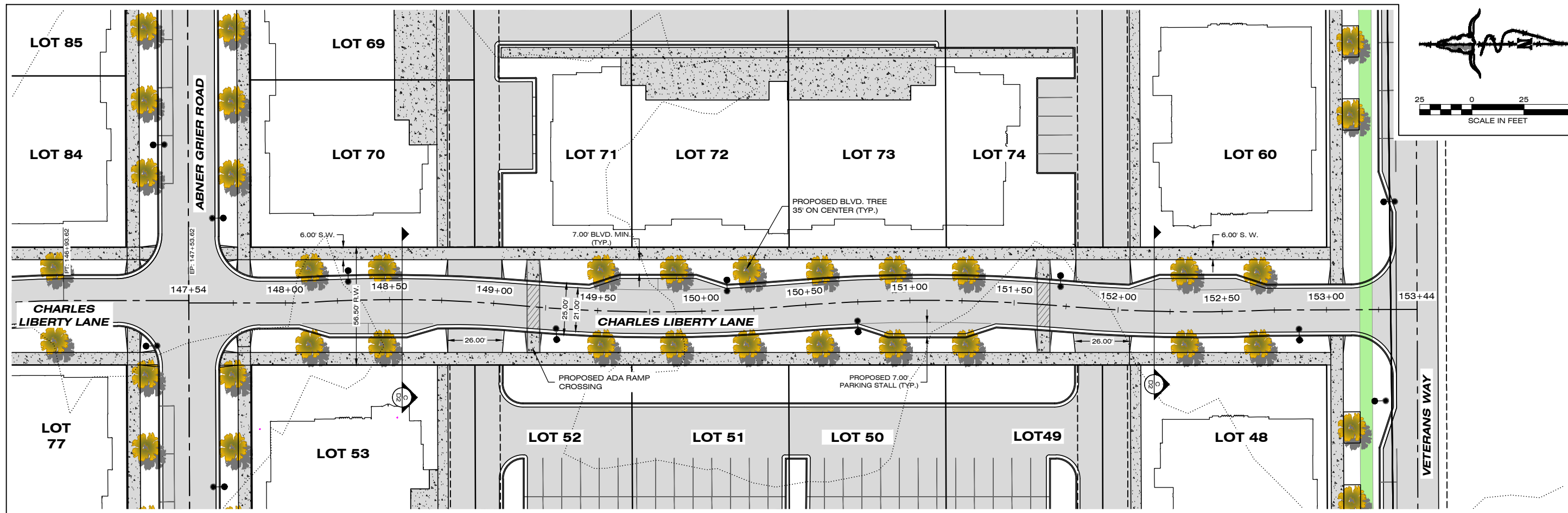
REVISIONS:


DESIGNED: AE  
 DRAFTED: AE  
 CHECKED: JR  
 DATE: JAN 2023

LOCATION: PORTIONS OF TRACT 5 & 6 OF COS 6758  
 SECTION 7, T.13N., R.19W., P.M.M.  
 SECTION 12, T.13N., R.20W., P.M.M.  
 MISSOULA COUNTY, MONTANA  
 PREPARED FOR: BRAXTON DEVELOPMENT LLC

PROJECT NAME: ICON APARTMENT HOMES AT DOUGHERTY RANCH  
 SHEET TITLE: CIVIL CONSTRUCTION PLANS PLAN & PROFILE (CHARLES LIBERTY LANE)  
 PROJECT NO.: 21002675  
 SHEET: 21 OF 23

**STAGE 2**



**IMEG**

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

DATE

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REVISIONS

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DESIGNED: AE

DRAFTED: AE

CHECKED: JR

DATE: JAN 2023

LOCATION: PORTIONS OF TRACT 5 & 6 OF COS 6758  
SECTION 7, T.13N., R.19W., P.M.M.  
SECTION 12, T.13N., R.20W., P.M.M.  
MISSOULA COUNTY, MONTANA

PREPARED FOR: BRAXTON DEVELOPMENT LLC

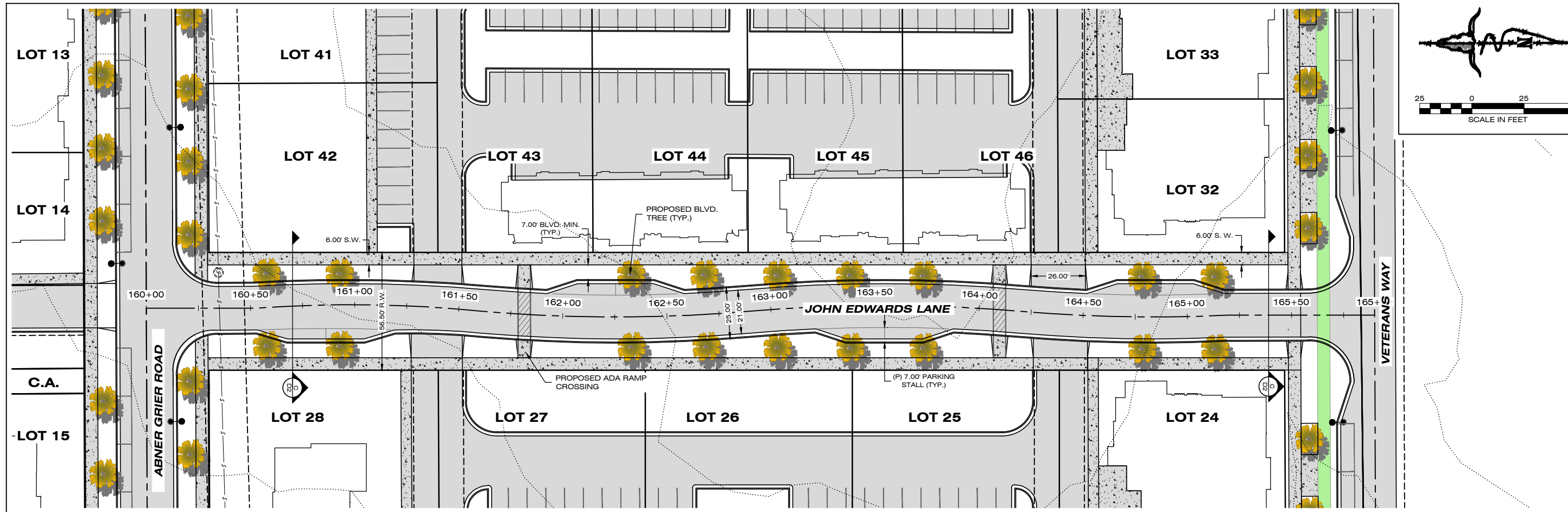
PROJECT NAME: **ICON APARTMENT HOMES AT DOUGHERTY RANCH**

PROJECT NO: 21002675

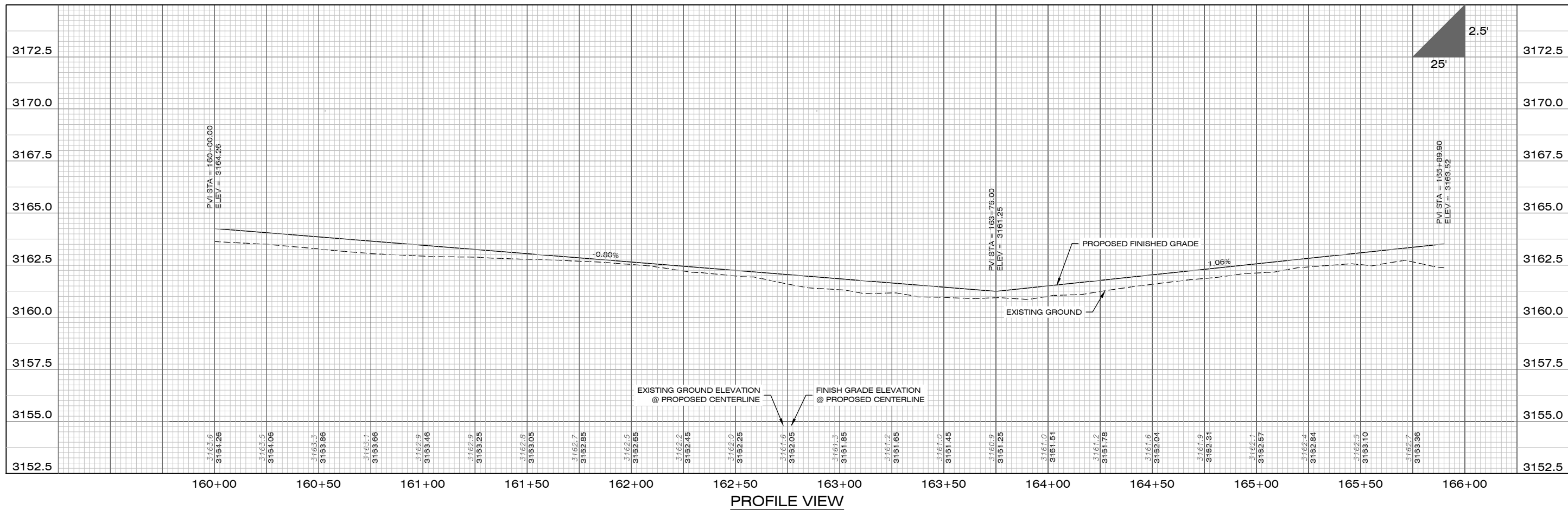
SHEET: 22 OF 23

SHEET TITLE: **CIVIL CONSTRUCTION PLANS PLAN & PROFILE (CHARLES LIBERTY LANE)**

STAGE 2



PLAN VIEW



PROFILE VIEW

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

DATE: \_\_\_\_\_

REVISIONS: \_\_\_\_\_

DESIGNED: AE  
 DRAFTED: AE  
 CHECKED: JR  
 DATE: JAN 2023

LOCATION: PORTIONS OF TRACT 5 & 6 OF COS 6758  
 SECTION 7, T.13N., R.19W., P.M.M.  
 SECTION 12, T.13N., R.20W., P.M.M.  
 MISSOULA COUNTY, MONTANA  
 PREPARED FOR: BRAXTON DEVELOPMENT LLC

PROJECT NAME: ICON APARTMENT HOMES AT DOUGHERTY RANCH  
 SHEET TITLE: CIVIL CONSTRUCTION PLANS PLAN & PROFILE (JOHN EDWARDS LANE)

PROJECT NO. 21002675  
 SHEET: 23 OF 23

**STAGE 2**

DWG LOCATION: G:\2021\21002675\CONSTRUCTION\23.DWG

# FUTURE CROSS SECTIONS

**STAGE 2**

PROJECT NO.  
21002675

SHEET:  
X1 OF X1

PROJECT NAME  
ICON APARTMENT HOMES  
AT DOUGHERTY RANCH

SHEET TITLE:  
CIVIL CONSTRUCTION PLANS  
CROSS SECTIONS

LOCATION:  
PORTIONS OF TRACT 5 & 6 OF COS 6758  
SECTION 7, T.13N., R.19W., P.M.M.  
SECTION 12, T.13N., R.20W., P.M.M.  
MISSOULA COUNTY, MONTANA

PREPARED FOR:  
BRAXTON DEVELOPMENT LLC

DESIGNED: AE  
DRAFTED: AE  
CHECKED: JR  
DATE: JAN 2023

REVISIONS

NO.	DATE	DESCRIPTION





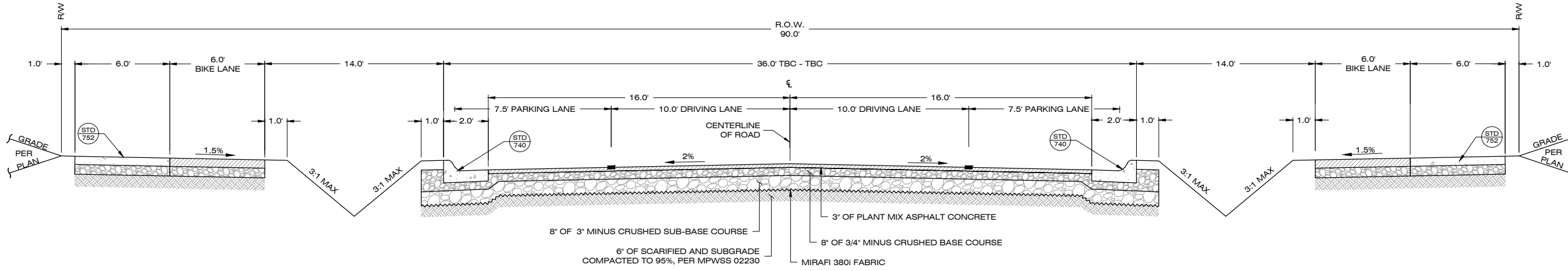
DATE	
REVISIONS	

DESIGNED: AE  
 DRAFTED: AE  
 CHECKED: JR  
 DATE: JAN 2023

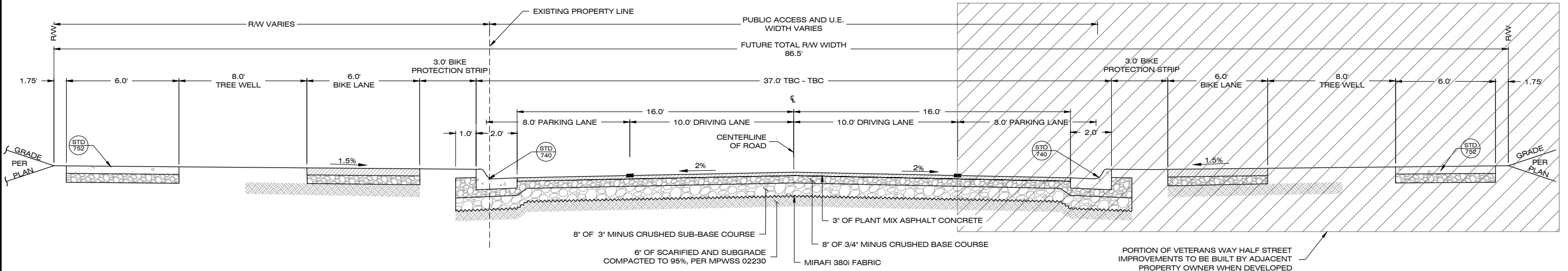
LOCATION: PORTIONS OF TRACT 5 & 6 OF COS 6758  
 SECTION 7, T.13N., R.19W., P.M.M.  
 SECTION 12, T.13N., R.20W., P.M.M.  
 MISSOULA COUNTY, MONTANA  
 PREPARED FOR: BRAXTON DEVELOPMENT LLC

PROJECT NAME: ICON APARTMENT HOMES AT DOUGHERTY RANCH  
 SHEET TITLE: CIVIL CONSTRUCTION PLANS DETAIL SHEET  
 PROJECT NO.: 21002675  
 SHEET: D2 OF D3

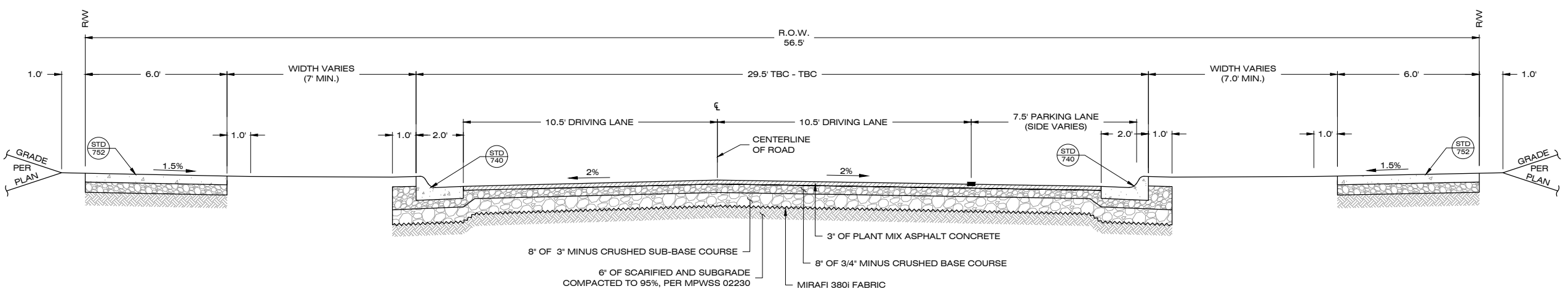
**STAGE 2**



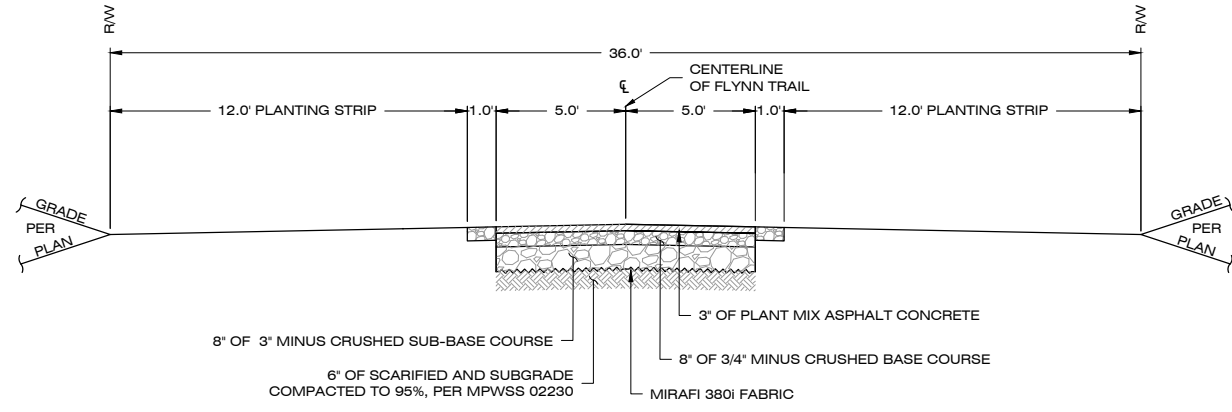
**A** TYPICAL ROAD CROSS SECTION (COLLECTOR STREET - DOUGHERTY DRIVE) NOT TO SCALE



**B** TYPICAL ROAD CROSS SECTION (URBAN BIKE STREET - VETERANS WAY) NOT TO SCALE



**C** TYPICAL ROAD CROSS SECTION (WOONERF STREET - CHARLES LIBERTY LANE AND JOHN EDWARDS LANE) NOT TO SCALE



**A** TYPICAL ROAD CROSS SECTION (FLYNN TRAIL - PEDESTRIAN USE ONLY) NOT TO SCALE



REVISIONS	DATE

DESIGNED: AE  
 DRAFTED: AE  
 CHECKED: JR  
 DATE: JAN 2023

LOCATION: PORTIONS OF TRACT 5 & 6 OF COS 6758 SECTION 7, T.13N., R.19W., P.M.M. SECTION 12, T.13N., R.20W., P.M.M. MISSOULA COUNTY, MONTANA  
 PREPARED FOR: BRAXTON DEVELOPMENT LLC

PROJECT NAME: ICON APARTMENT HOMES AT DOUGHERTY RANCH  
 SHEET TITLE: CIVIL CONSTRUCTION PLANS DETAIL SHEET

PROJECT NO.: 21002675  
 SHEET: D3 OF D3

**STAGE 2**

DWG LOCATION: G:\2021\21002675\CADD\DESIGN\CIVIL3\_DRAFTING\1\_DRAWINGS\CIVIL\ROAD\PLAN\_861616\ROAD-21002675.DWG