

TABLE OF CONTENTS

Wildroot (Formally known as Hillview) Subdivision Annexation & Subdivision

Cover Page

Wildroot Table of Contents

A. MAPS, PLAT, PLANS, AND FIGURES

- A.1. Preliminary Plat
- A.2. Pine at Wildroot COS
- A.3. Subject Property COS
- A.4. Subject Property Title Report
- A.5. Pine at Wildroot Title Report
- A.6. Existing Conditions Alta Survey
- A.7. Existing Conditions Site Aerial
- A.8. Annexation Policy Map
- A.9. Existing Zoning Map
- A.10. Roadway Profile Cross-Sections
- A.11. Lighting
- A.12. Roadway Plans
- A.13. Preliminary Plat Road Table
- A.14. Road Class Plan
- A.15. No Access Strip Plan
- A.16. Storm Sewer Plans
- A.17. Road Sections
- A.18. Dry Utility Map
- A.19. Roundabout Exhibit
- A.20. Road Maintenance Agreement
- A.21. Sanitary Sewer Plans
- A.22. Water Plans
- A.23. Booster Buildings and Tank
- A.24. FEMA Floodplain Map
- A.25. Phasing Plan
- A.26. Landscape Plans
- A.27. USGS Topographic Maps
- A.28. Vicinity Map with Aerial
- A.29. Growth Policy Map

B. DENSITY AND STEEP SLOPES

- B.1. Hillside Density Adjustment
- B.2. Slope Analysis Map
- B.3. Lot Setback Exhibit
- B.4. Park Grading Exhibit
- B.5. Existing Grade Limitations Map
- B.6. Proposed Grade Limitations Map
- B.7. Cut Fill Map

C. PROJECT SUMMARY

- C.1. Project Summary

D. SUBDIVISION APPLICATION AND SUPPORTING DOCUMENTATION

- D.1. Subdivision Application
- D.2. Pipeline Map
- D.3. USGS Seismic Map
- D.4. Government Records Report
- D.5. Missoula Police Department Letter
- D.6. Bus Stop Coordination Correspondence
- D.7. Missoula Co Public Schools Letter
- D.8. Missoula Fire Department Response Letter
- D.9. Utility Correspondence
- D.10. MUTD Bus Coordination
- D.11. Missoula Fire Department Letter
- D.12. Adjacent Property Owners
- D.13. Wetland Inventory Map
- D.14. Important Farmland Map
- D.15. Wildlife Observations Document
- D.16. Wildlife Species Map
- D.17. Habitat Suitability Map
- D.18. SHPO Correspondence
- D.19. City of Missoula Code Chapter 20.05

E. ANNEXATION PETITION AND REZONE APPLICATION

- E.1. Annexation Petition
- E.2. Rezone Application
- E.3. MUTD Petition
- E.4. Land Use Intake Form

F. COVENANTS

- F.1. Master Declaration CCR
- F.2. Development Guidelines

G. VARIANCE REQUESTS

- G.1. Variance Requests

H. NEIGHBORHOOD MEETING INFORMATION

- H.1. Neighborhood Comment and Response

I. NRCS SOIL SURVEY

- I.1. NRCS Soils Report and Map
- I.2. Soils Map

J. WEED MANAGEMENT PLAN

- J.1. Weed Management Plan

K. TRAFFIC IMPACT STUDY

- K.1. TIS Report
- K.2. TIS Responses June2022
- K.3. TIS Response to City Comments

K.4. TIS Comment Response Letter

L. GEOTECHNICAL REPORT

- L.1. Geotechnical Report Phase 2
- L.2. Geotechnical Supplemental Info

M. GRADING AND DRAINAGE REPORT

- M.1. Aquatic Resources Delineation Tech Report
- M.2. Moose Can Gully Stream Stats
- M.3. Storm Report

N. WATER AND SANITATION REPORT

- N.1. Intent to Serve – Public Works
- N.2. Intent to Serve – Republic Service
- N.3. Sewer Report
- N.4. Water Report
- N.5. Public Utility Estimate

O. RIPARIAN RESOURCE PLAN

- O.1. Riparian Management Plan

P. ELEMENT AND SUFFICIENCY REVIEWS AND RESPONSE

- P.1. 4th Sufficiency Review Comment Response
- P.2. Summary of TOC Revisions