

CALCULATIONS						
	TOTAL PHASE AREA	NETTED LOT AREA	DWELLINGS	REQUIRED PARKLAND	PROPOSED PARKLAND	COMMON AREA
PHASE 1 12.31.2026	732,073.52 SF (16.81 AC)	396,046.54 SF (9.09 AC)	203 MF	1.82 AC	4.806 AC	1.491 AC
PHASE 2 12.31.2027	158,454.11 SF (3.64 AC)	87,348.78 SF (2.01 AC)	21 TH	.22 AC	-	0.368 AC
PHASE 3 12.31.2030	1,773,590.68 SF (40.72 AC)	443,729.95 SF (10.51 AC)	58 SFD	1.16 AC	2.977 AC	17.970 AC
PHASE 4 12.31.2034	835,386.51 SF (19.18 AC)	510,417.75 SF (11.72 AC)	74 SFD	1.29 AC	-	0.438 AC
PHASE 5 12.31.2038	331,112.90 SF (7.60 AC)	249,216.20 SF (5.72 AC)	32 SFD	.63 AC	-	0.034 AC
PHASE 6 12.31.2042	344,369.89 SF (7.91 AC)	218,034.33 SF (5.01 AC)	28 SFD	.55 AC	-	0.494 AC
PHASE 7 12.31.2044	439,572.84 SF (10.09 AC)	287,903.93 SF (6.61 AC)	34 SFD	.73 AC	-	1.066 AC
TOTAL	105.94 AC	50.66 AC	450 UNITS	6.39 AC	7.783 AC	21.861 AC

LEGEND	
PHASE 1	
PHASE 2	
PHASE 3	
PHASE 4	
PHASE 5	
PHASE 6	
PHASE 7	

NOTES:

1. RIMEL ROAD FROM HILLVIEW WAY TO THE SOUTHEAST CORNER OF THE SITE TO BE GRANTED TO CITY AS A MUNICIPAL ACCESS AND UTILITY EASEMENT IN PHASE 1 OF THE PROJECT.
2. MUNICIPAL FACILITIES LOTS, TRANSMISSION LINE MUE'S TO BE GRANTED DURING PHASE 3.
3. MUE'S WILL BE GRANTED FOR ALL ROADWAYS THAT CONTAIN EXTENSIONS TO FUTURE DEVELOPMENT EAST AND NORTH OF THE SITE WITH PHASE 3.

MISSOULA, MONTANA
WILDROOT

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PRELIMINARY PLAT

05.10.2024
DRAWN BY | MAHONEY
CHECKED BY | MASCIA
REVISIONS

PRELIMINARY
PHASING PLAN

X007

NOT FOR CONSTRUCTION - EXHIBIT

