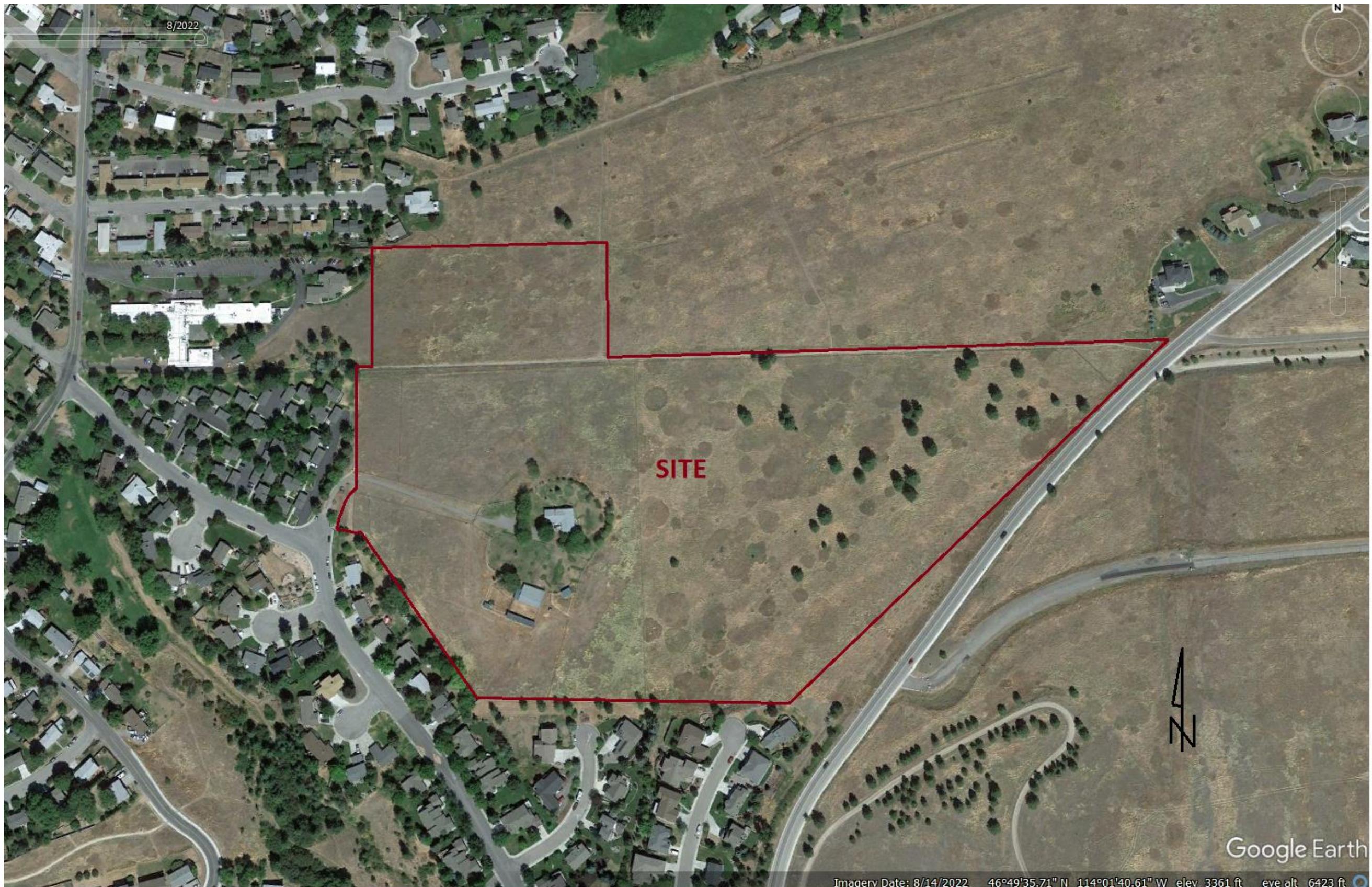


TAB 3

Tab 3 - Maps and Diagrams

- Existing Conditions Aerial
- Topographic Survey of Existing Conditions
- Aerial Vicinity Map
- Area Topographic Map
- Surrounding Housing Types Map
- Zoning Maps (2)
- Residential Table from Title 20, Highlighting RT5.4
- Missoula Urban Area Future Land Use Designation Map
- Aerial Parcels Map
- Tonkin Trail Photos
- South Hills Area Open Space & Trails Map
- Common Area Dedications Per Phase- Narrative and Calculations
- Common Area Dedications Per Phase- Diagram
- Area Existing Public Utilities Map
- Water and Sewer Connections Map
- Utility (and Proposed Sewer) Corridor Graphic
- Street Grade of Offsite Clearview Way Map
- Turnarounds Diagram Per International Fire Code
- Missoula Public Works Turnarounds Diagram
- Princess Lane Turnaround Details
- Site Triangle and Street Visibility Standard Drawing
- Offsite Ped Facilities and Bus Stop Graphic
- Mountain Line Bus Maps (2)
- MCPS School Boundaries per MCPIS
- Soils Map
- Floodplain Map
- Missoula County Property Information System Fast Facts
- Historic Preservation Officer Letter on Existing House
- Proposed Revegetation Plan for Disturbed Sites
- Hillside Density Reduction Calculation Worksheet
- 2014 TLI Slope Category Map for Hillview Crossing

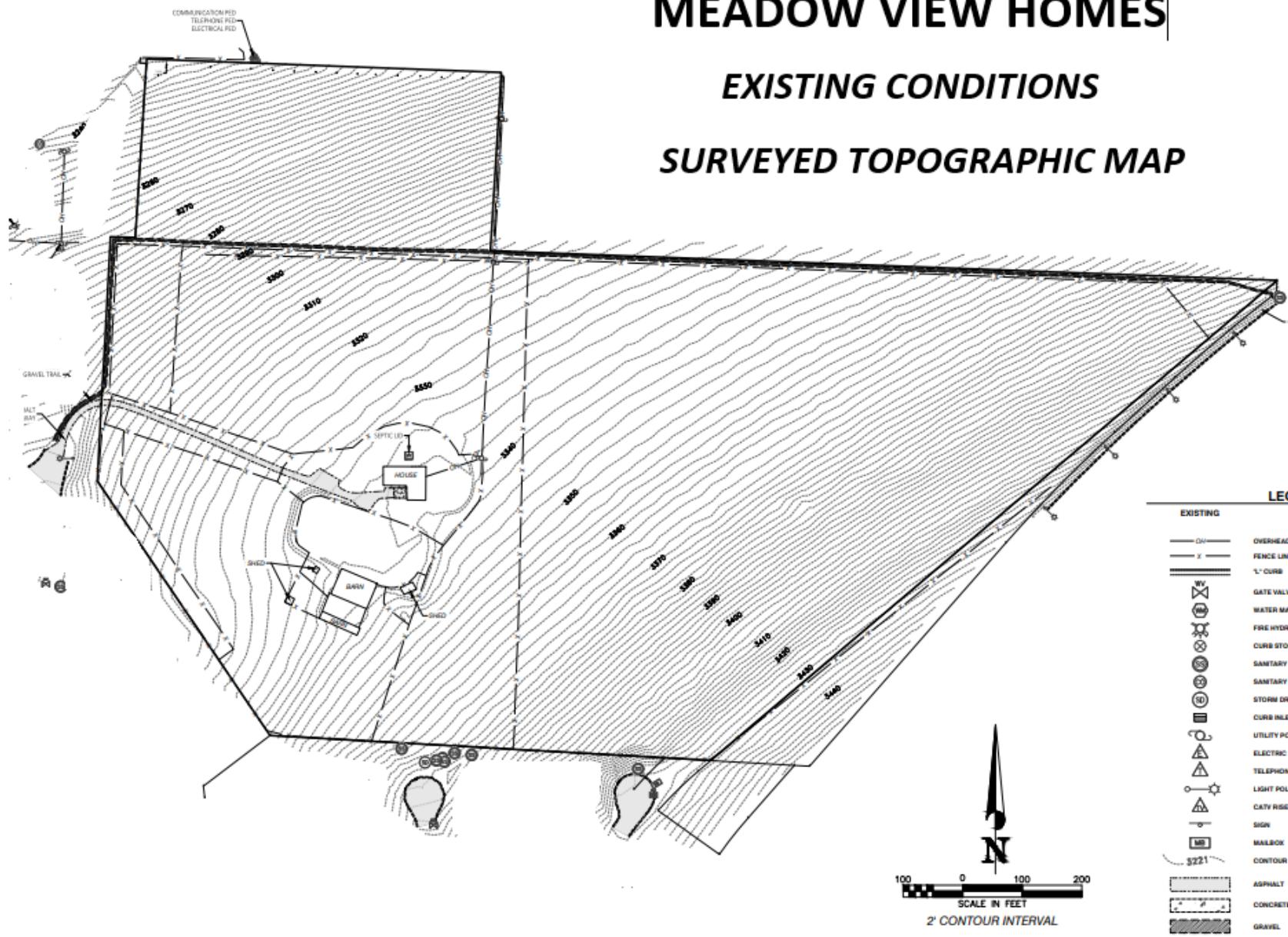
MEADOW VIEW HOMES
EXISTING CONDITIONS AERIAL MAP



MEADOW VIEW HOMES

EXISTING CONDITIONS

SURVEYED TOPOGRAPHIC MAP



MEADOW VIEW HOMES

AERIAL VICINITY MAP

E ½ Section 6, T. 12 N., R. 19W.



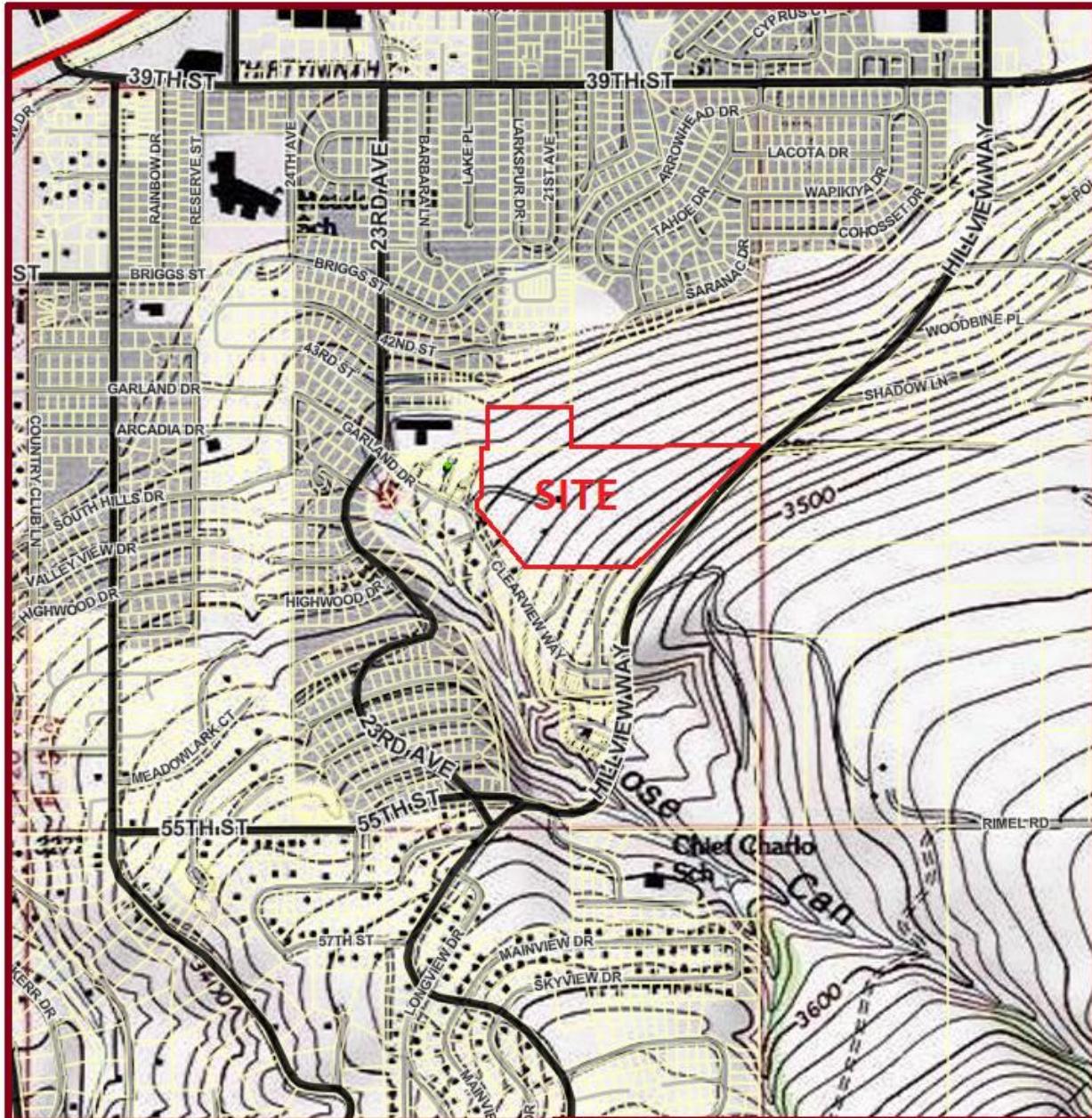
Professional Consultants Inc.



MEADOW VIEW HOMES

AREA TOPOGRAPHIC MAP

LOCATED IN THE E ½ SECTION 6, T. 12 N., R. 19W.



CONTOUR INTERVAL = 20 FEET



Professional Consultants Inc.
Engineers, Surveyors, Planners, Mappers

MEADOW VIEW HOMES

SURROUNDING AREA HOUSING TYPES MAP



2 = TWO-FAMILY TOWNHOMES/ DUPLEXES

MF = MULTI-FAMILY HOUSING

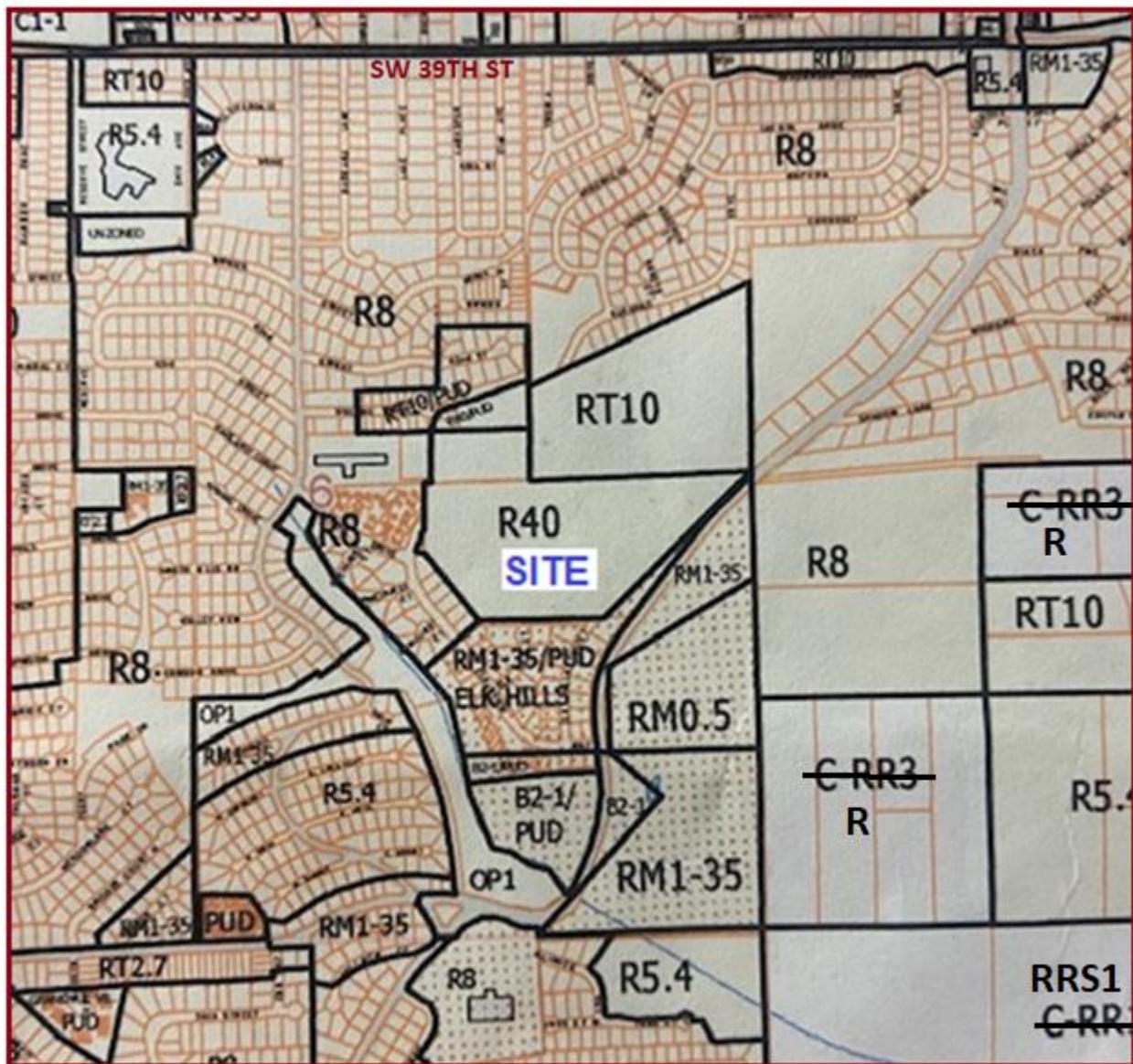
O.S. = OPEN SPACE

OTHER HOMES IN PHOTO ARE SFR

MEADOW VIEW HOMES

ZONING MAP - 1

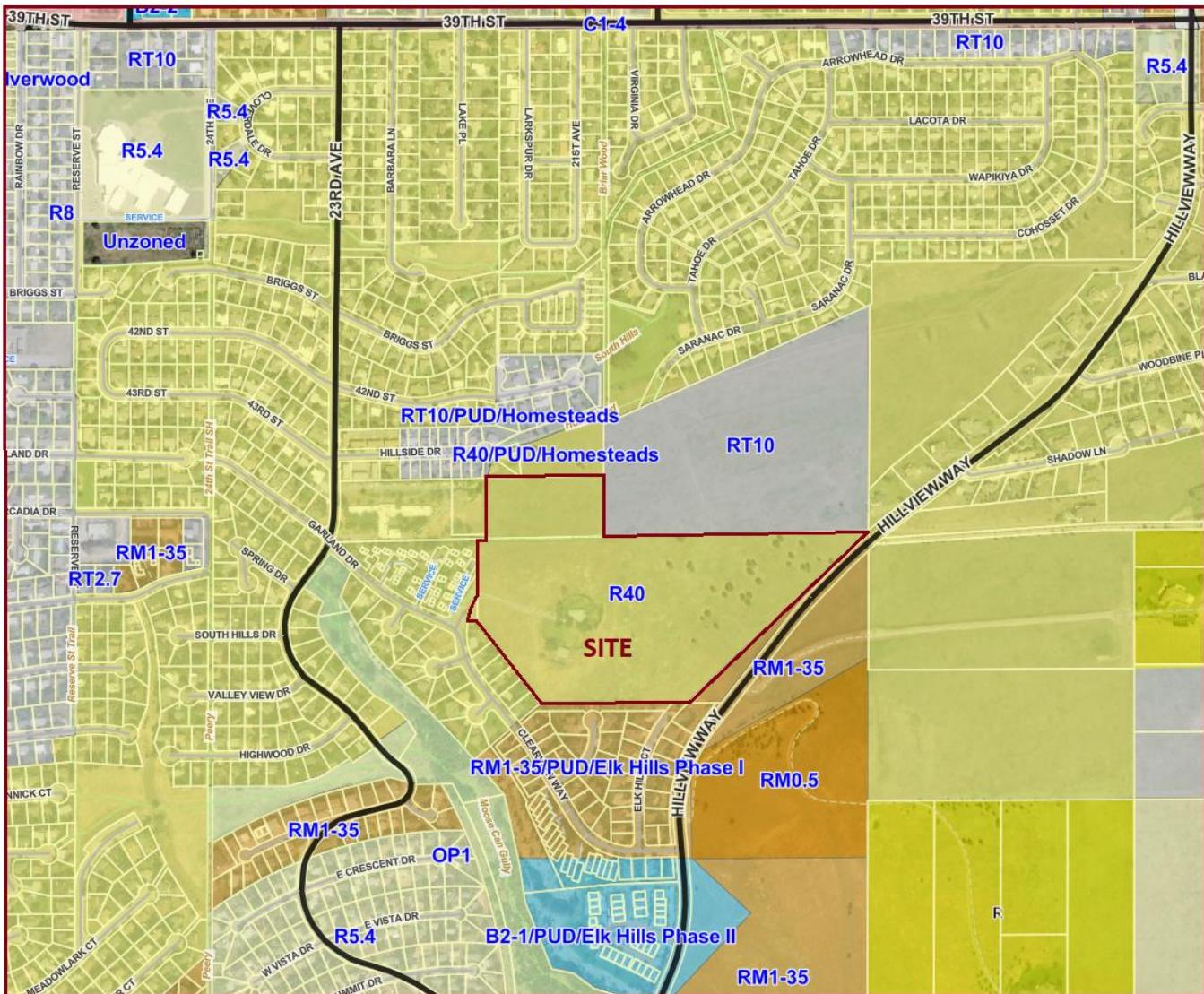
E ½ Section 6, T. 12 N., R. 19W.



MEADOW VIEW HOMES

ZONING MAP - 2

E ½ Section 6, T. 12 N., R. 19W.



Professional Consultants Inc.



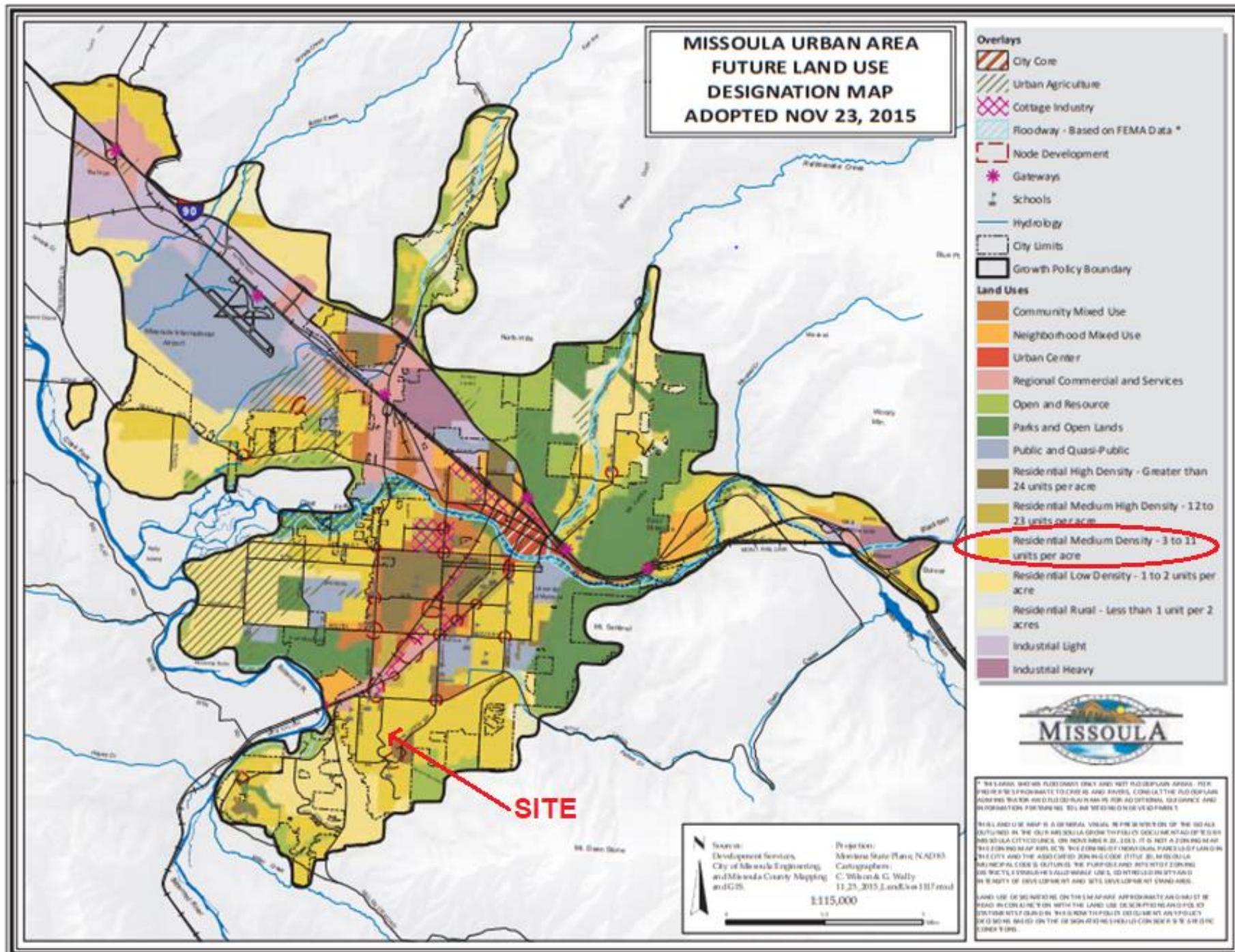
From: Title 20 City of Missoula Zoning Ordinance - Table 20.05-3 and Building Standards (Residential Districts)

Standards	R215	R80	R40	R20	RT10	R8	R5.4	RT5.4	R3	RT2.7	RM2.7	RM2	RM1.5	RM1-35	RM1-45 RMH [1]	RM0.5
CONVENTIONAL DEV'T																
Min. District Area (sq. ft.)	None	None	None	None	None	None	None	None	30,000	None	None	None	None	None	None	None
Minimum Parcel Size																
^L Area (square feet) [8]	215,000	80,000	40,000	20,000	10,000	8,000	5,400	5,400	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
^L Area per unit (sq. ft.)	215,000	80,000	40,000	20,000	10,000	8,000	5,400	5,400	3,000	2,700	2,700	2,000	1,500	1,000	1,000	500
Minimum Setbacks(feet)																
^L Front	25	25	25	25	20	20	20	20	10[3]	20	20	20	20	20	20	20
^L Side (interior)	25	25	15	15	7.5 [4]	7.5 [4]	7.5 [4]	7.5 [4]	3	5	5	5	5	5	5	7.5
^L Side (street)	12.5	12.5	12.5	12.5	10	10	10	10	10	10	10	10	10	10	10	10
^L Rear	25	25	25	25	20	20	20	20	10[3]	20	20	20	20	20	20	20
Max. Building Height (feet) [5]	30/35	30/35	30/35	30/35	30/35	30/35	30/35	30/35	30/35	30/35	30/35	45	45	35	45	125

Summary of proposed RT5.4: The permitted building types are detached houses, lot-line houses, and two-unit townhouses. The parcel area per unit is 5,400 sq. ft. There is no minimum parcel area when lots are created through the subdivision process. Instead, total unit yield is calculated based upon the gross parcel area divided by the minimum parcel area per unit and any applicable hillside density reductions. Setbacks: Front = 20 feet. Side Interior = 7.5 feet or 1/3 the building height, whichever is greater. Maximum height limit is 30 feet for buildings with primary roof pitch of less than 8 in 12 and 35 feet for buildings with primary roof pitch of 8 in 12 or greater. Street Side = 10 feet. Rear = 20 feet. In the RT5.4 district, there is no internal wall setback for two-unit houses or townhouses (zero lot line).

Notes from Table 20.05-3 and Building Standards (Residential Districts)

- [1] RMH standards do not apply to manufactured housing parks. Manufactured housing parks are subject to Title 16.
- [2] In a cluster or conservation development, when a contiguous set of parcels is served by a rear alley and no building line has been established by existing buildings on the subject block face, the minimum front setback requirement is 10 feet.
- [3] Combined total front and rear setback depths must equal at least 30 feet (e.g., 10' front and 20' rear or 15' each).
- [4] Minimum interior side setbacks for principal buildings must equal at least 33% of the height of the subject building.
- [5] Maximum height limit is 30 feet for buildings with primary roof pitch of less than 8 in 12 and 35 feet for buildings with primary roof pitch of 8 in 12 or greater.
- [6] Only applies per Section 20.05.040.C.
- [7] Area per unit calculation may include a density bonus up to 20% when a project meets the criteria in Section 20.05.040.C.
- [8] The minimum parcel area requirement does not apply to lots created through subdivisions approved under MCA § 76-3, parts 5 and 6 after May 6, 2019. Total unit yield is calculated based upon the gross parcel area divided by the minimum parcel area per unit and any applicable hillside density reductions.

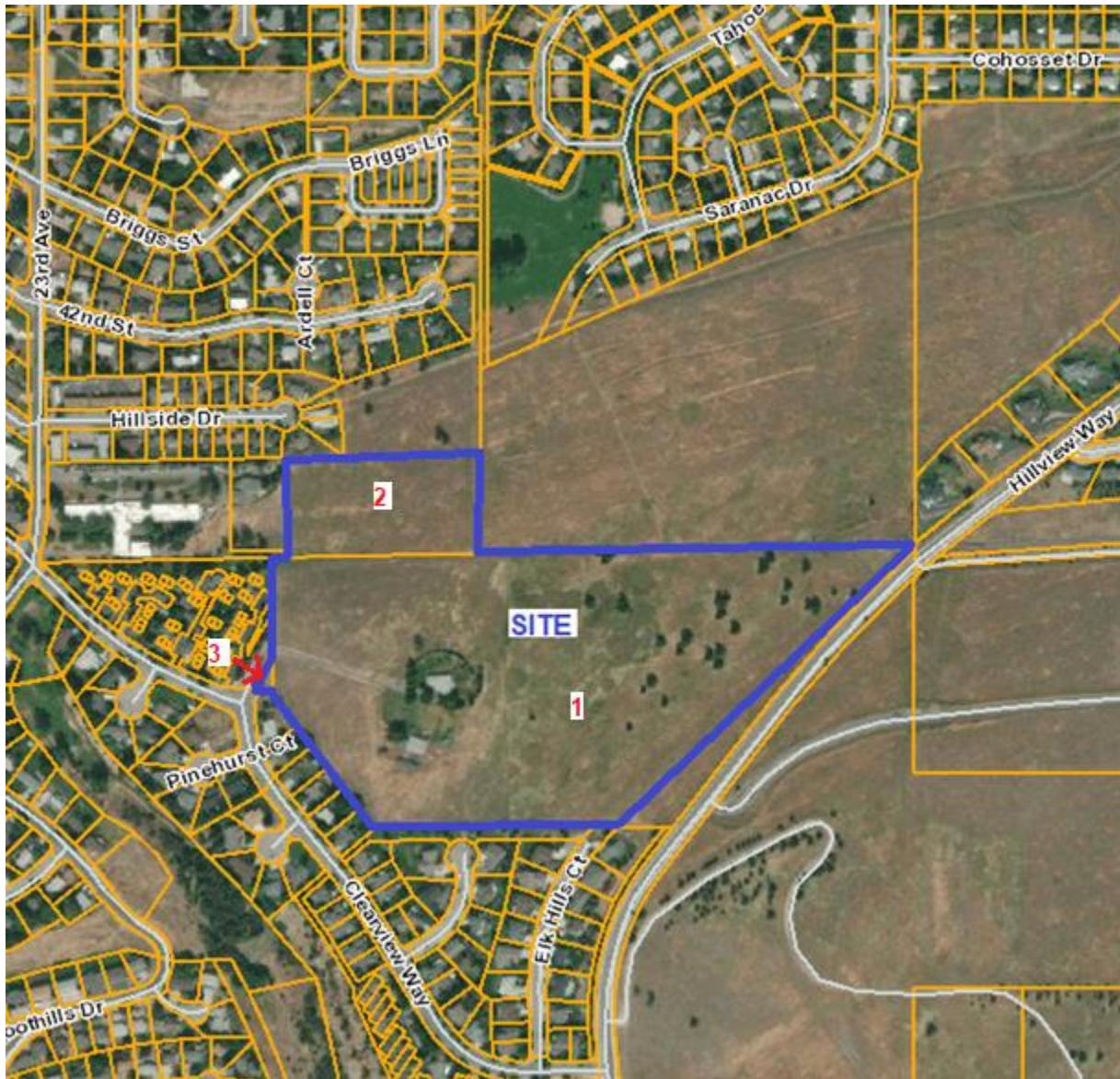


Plan Recommends “Residential Medium Density” - 3 to 11 Units Per Acre

MEADOW VIEW HOMES

AERIAL PARCELS MAP

E ½ Section 6, T. 12 N., R. 19W.



THE PROPOSED SUBDIVISION CONSISTS OF 3 PARCELS:

- 1) Tract 1, Certificate of Survey No. 4969 (27.39 ac.)
- 2) Deed Exhibit 1170, in the SW ¼ NE ¼ S.6 T.12N., R.19W. (4.0 ac.)
- 3) Tract A, Certificate of Survey No. 6904 (.08 ac./3578 s.f.)



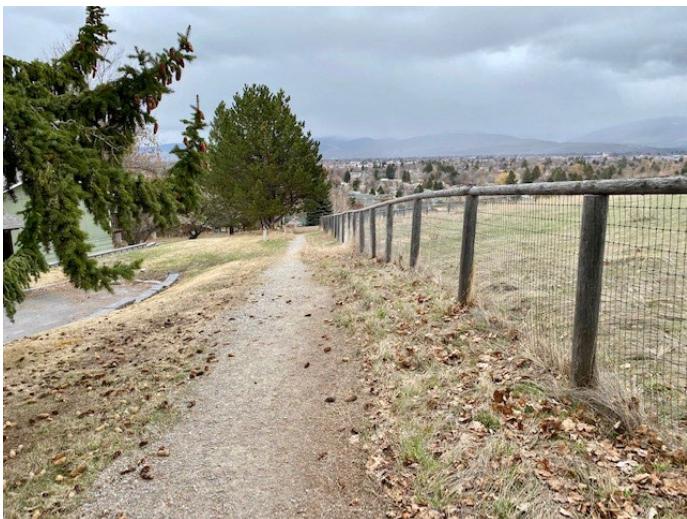
TONKIN TRAIL PHOTOS



Entryway@ Clearview Dr, looking north- CA7 to right



Entryway @ Clearview Dr, looking south- CA7 to left



Looking north along west edge of property



Looking east near future Princess Lane crossing



Looking west from Hillview Way



Google Earth Aerial showing extent of trail

MEADOW VIEW HOMES

SOUTH HILLS AREA OPEN SPACE & TRAILS MAP

E ½ Section 6, T. 12 N., R. 19W.



Source: City of Missoula Parks, Open Space & Trails Map

PARKLAND/ COMMON AREA REQUIREMENTS AND DEDICATIONS PER PHASE

To calculate the amount of proposed common area counting toward the parkland requirement:

The net residential lotted area = 17.06 acres, or 743,134 square feet. The amount of parkland needed is 1/9th of that, or 1.9 acres or 82,562 square feet. The total amount of common area dedicated is 6.71 acres. The dedicated common areas that are useful to the residents (and the public) for recreation and which should count toward parkland dedication are Phase 1: 1) CA1 at 0.82 acres or 35,719 square feet, 2) CA5 west of Princess Lane, including the pedestrian/maintenance trail but not including the drainage area in the northwest corner area, at 31,459 square feet, and 3) CA4 east of Princess Lane, including the Tonkin Trail easement and expanded common area width and including the 20-foot Public Pedestrian Easement between Lots 30 & 31 but not including the common area west of Lot 25, at 46,289 square feet. The Phase 2 usable parkland dedication consists of CA3 including the Tonkin Trail and expanded common area width but including only the 12-foot Tonkin Trail easement within the triangular access easement, plus 20-foot Public Pedestrian Easements (PPE's) to contain pedestrian walkways between Lots 37 & 38 and between Lots 44 & 45, and a 20-foot wide area extending from the backs of Lots 44 & 45 to the northeastern corner to contain a trail, is at 29,872 square feet.

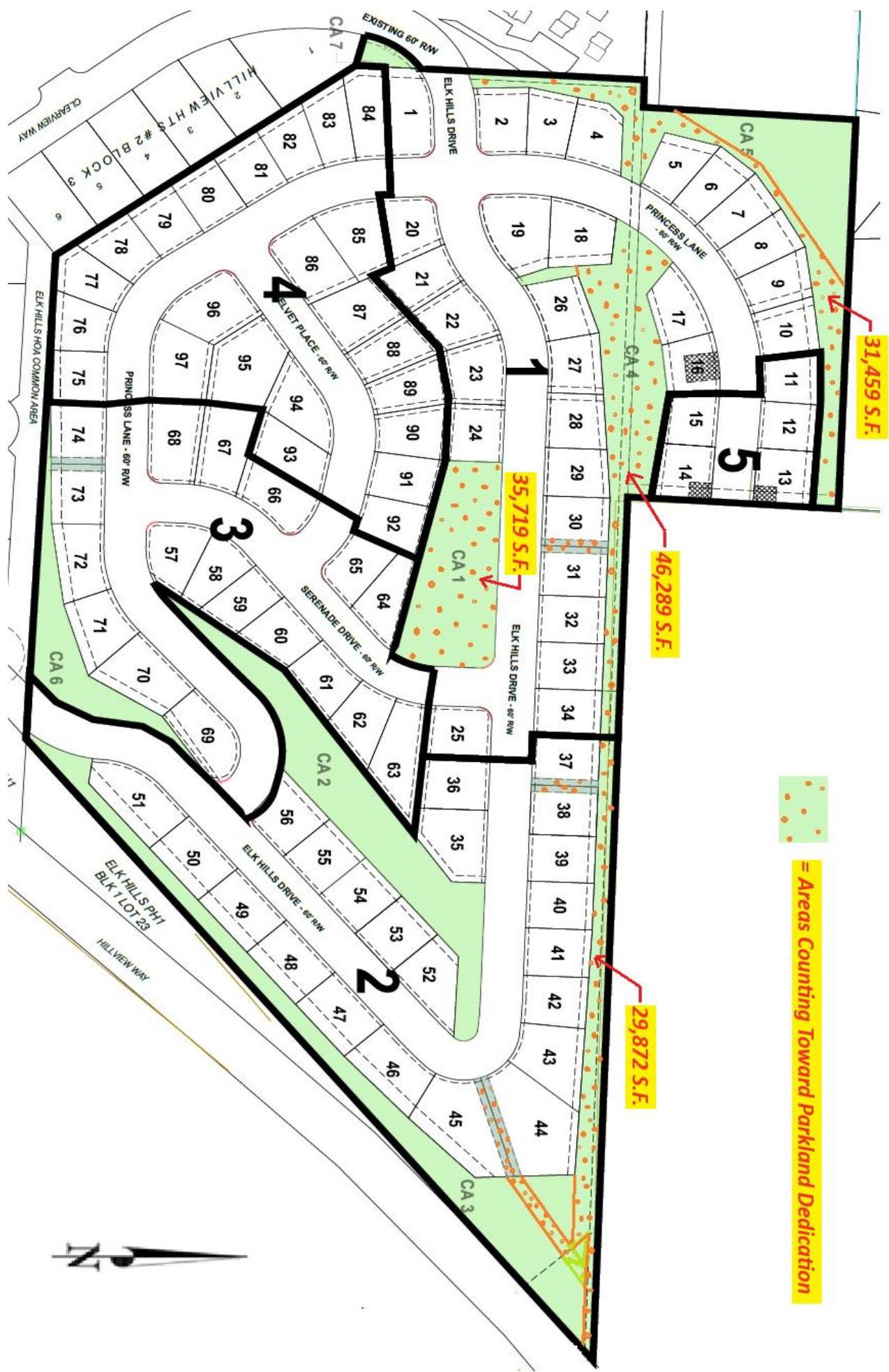
Net lotted area in each phase, parkland dedication requirement (lotted area x 1/9th or 0.1111) and amount dedicated that meets parkland requirements, per phase, in square feet:

Phase	Approx. Res. Parkland	Usable Area
	Lotted Area	Requirement Dedicated Per Phase
Phase 1	222,169 sf	24,683 sf
Phase 2	168,542 sf	18,725 sf
Phase 3	137,898 sf	15,320 sf
Phase 4	176,203 sf	19,576 sf
Phase 5	38,305 sf	4,256 sf

Total amount of usable parkland dedication required: **82,562 sf or 1.9 acres**

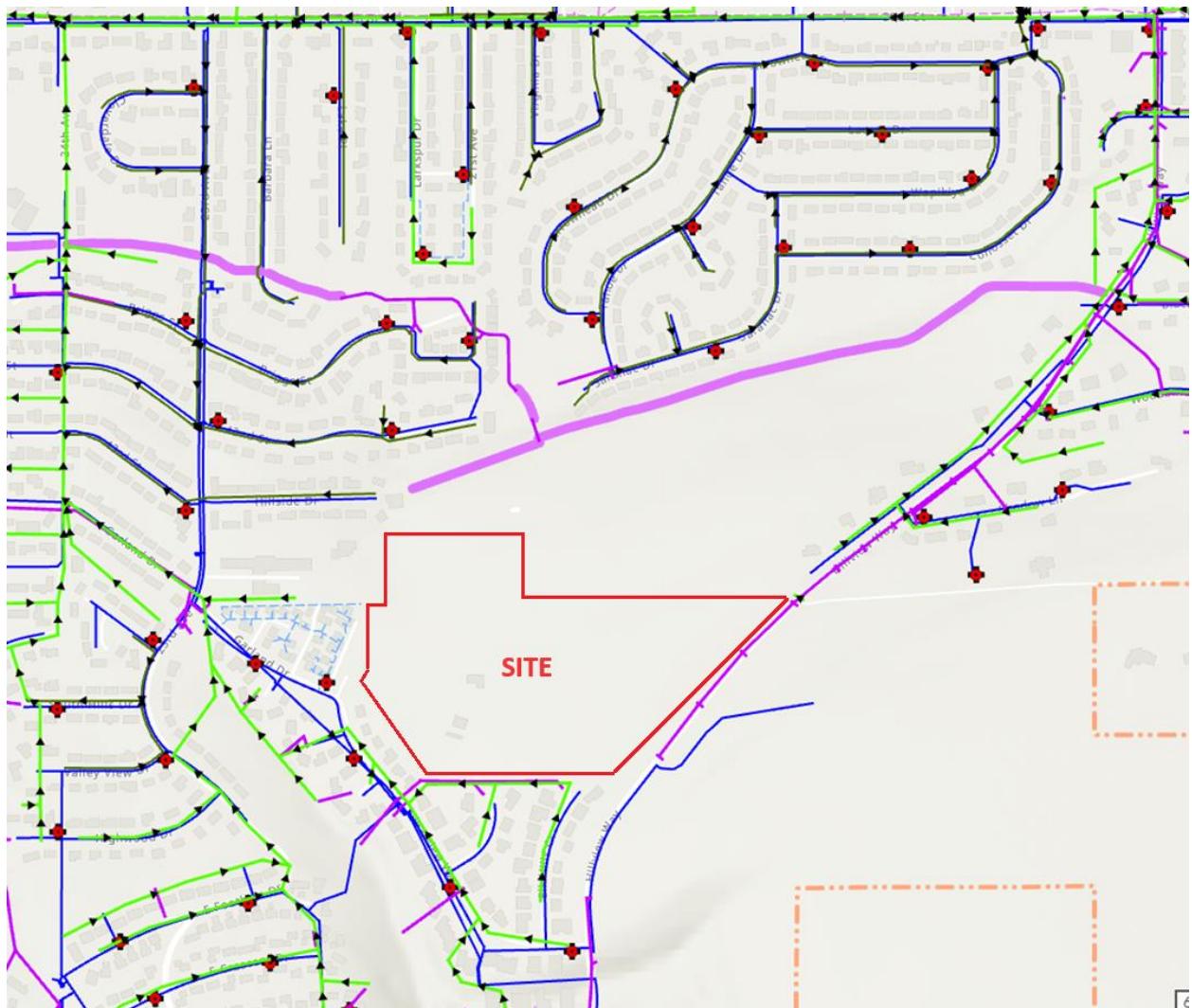
Total recreation-useable amount of common area dedicated: approx. **143,339 sf or 3.29 acres**

Total recreation-unusable amount of common area dedicated: approx. 148,975 sf or 3.42 acres



MEADOW VIEW HOMES

AREA EXISTING CITY SEWER, WATER, STORMWATER FACILITIES MAP



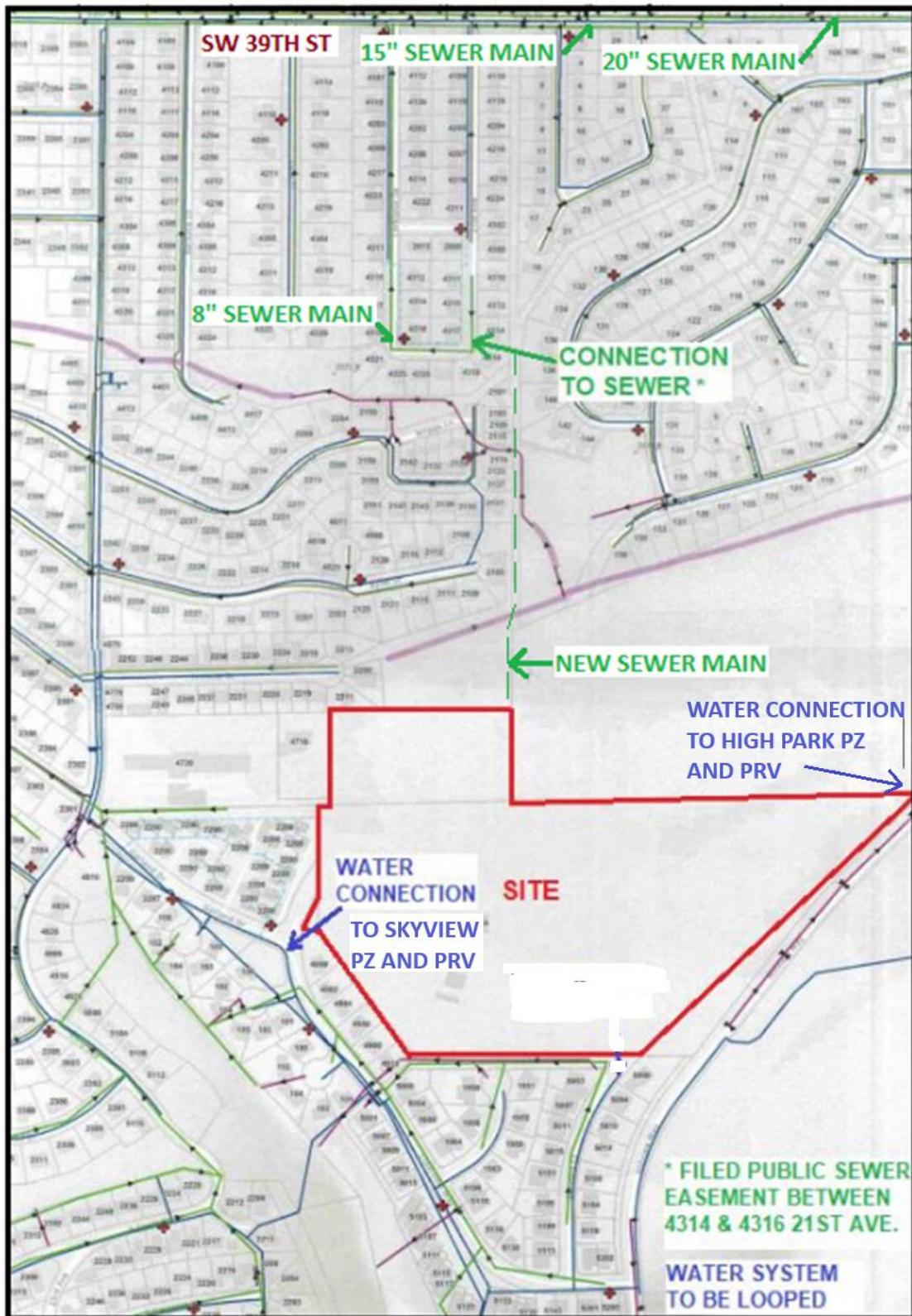
GREEN – SEWER

BLUE – WATER

PURPLE - STORMWATER

MEADOW VIEW HOMES

WATER AND SEWER CONNECTIONS MAP



EXISTING UTILITY CORRIDOR FOR SEWER MAIN PLACEMENT

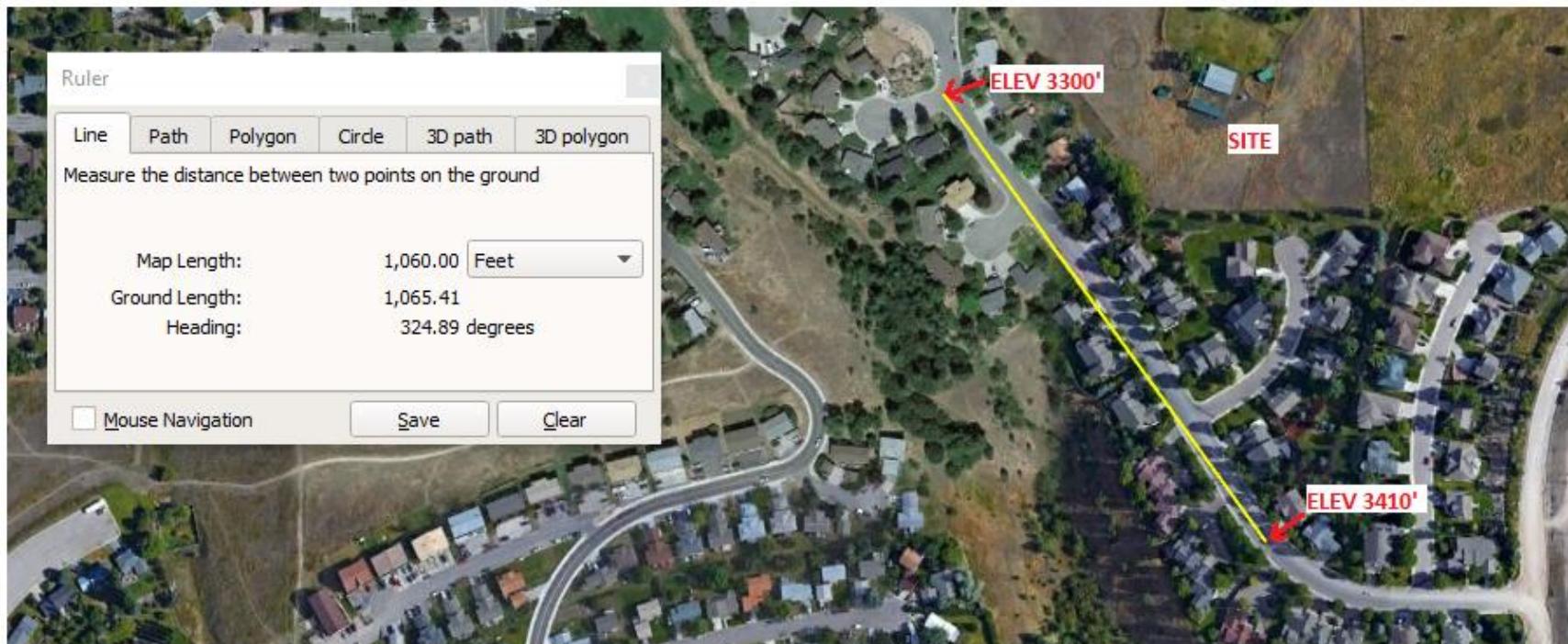


DETAIL OF MAP TO LEFT



THE EXISTING CORRIDOR
(OVERHEAD POWER,
EXISTING GAS) EXISTS
FROM THE NE SUBJECT
PROPERTY CORNER ALL
THE WAY TO 39TH STREET

STREET GRADE OF OFFSITE CLEARVIEW WAY, FROM PC NEAR TOP OF HILL TO ELMHURST COURT

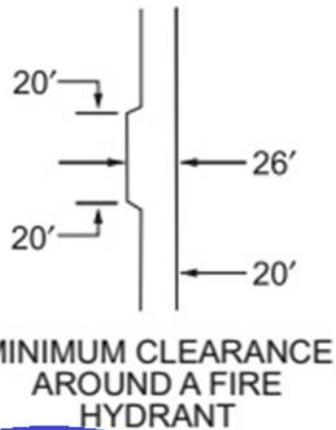
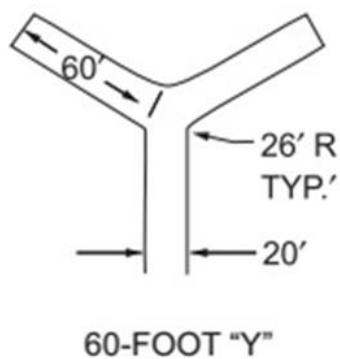
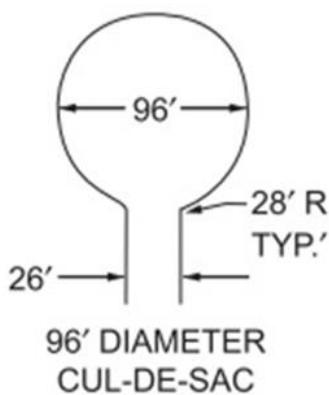


3410' – 3300' = 110' ELEVATION DIFFERENCE IN 1065 LINEAR FEET = 10.3% GRADE

PER GOOGLE EARTH PRO AND CONFIRMED WITH CLINOMETER READINGS

FROM: 2021 INTERNATIONAL FIRE CODE APPENDIX D

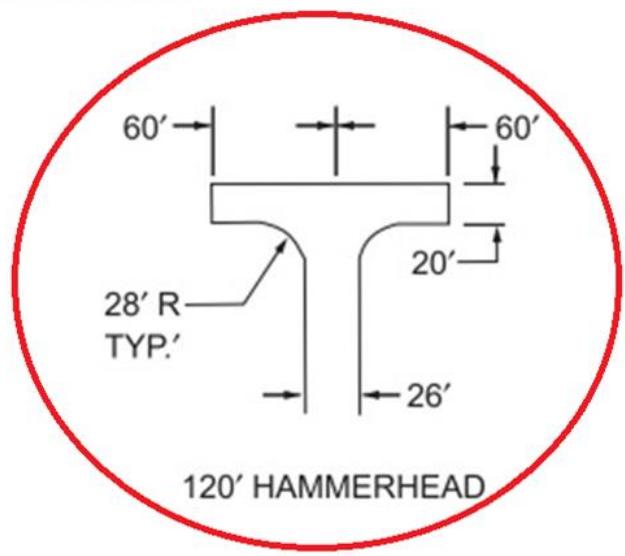
FIRE APPARATUS ACCESS ROAD ACCEPTABLE TURNAROUNDS



96' DIAMETER CUL-DE-SAC

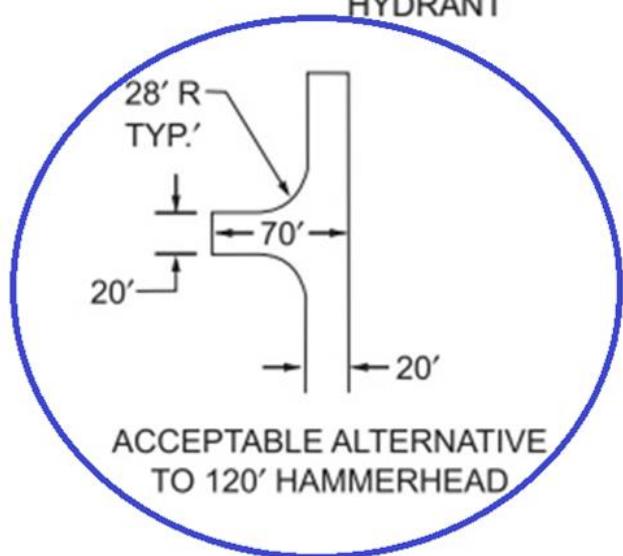
60-FOOT "Y"

MINIMUM CLEARANCE AROUND A FIRE HYDRANT



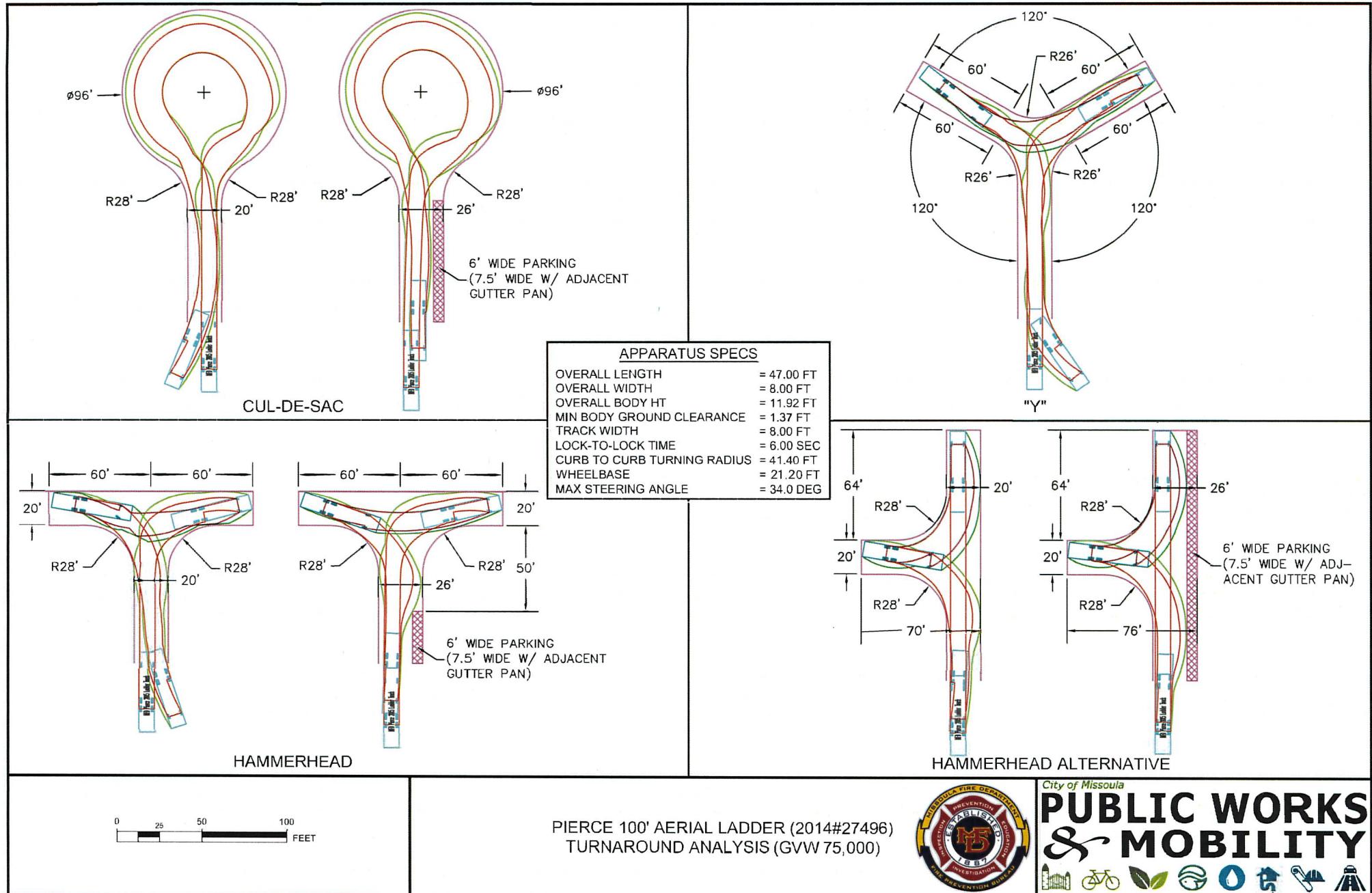
120' HAMMERHEAD

END OF PRINCESS LANE

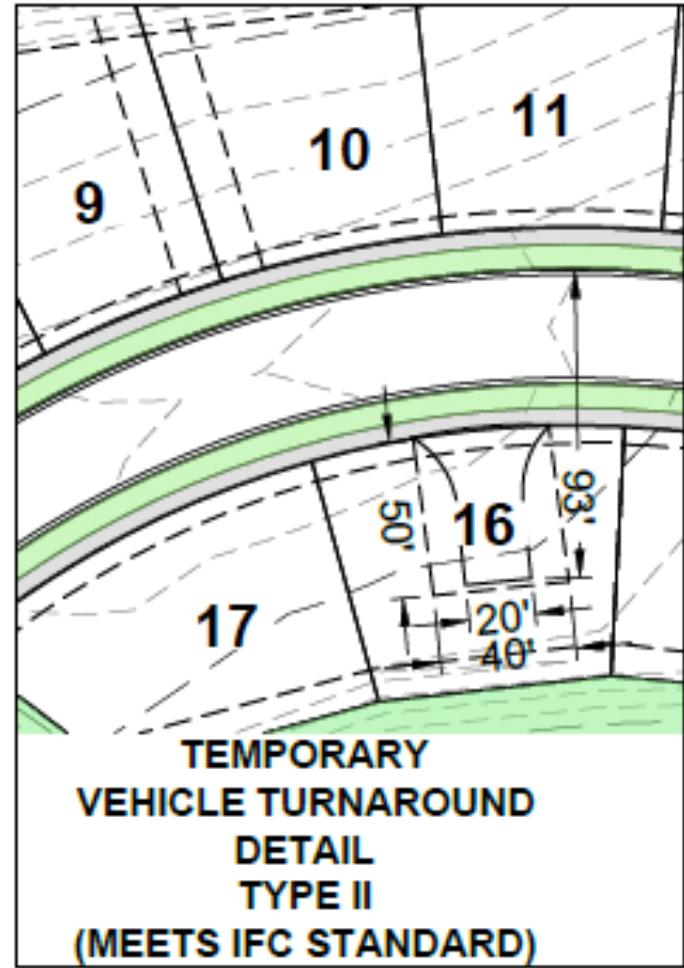
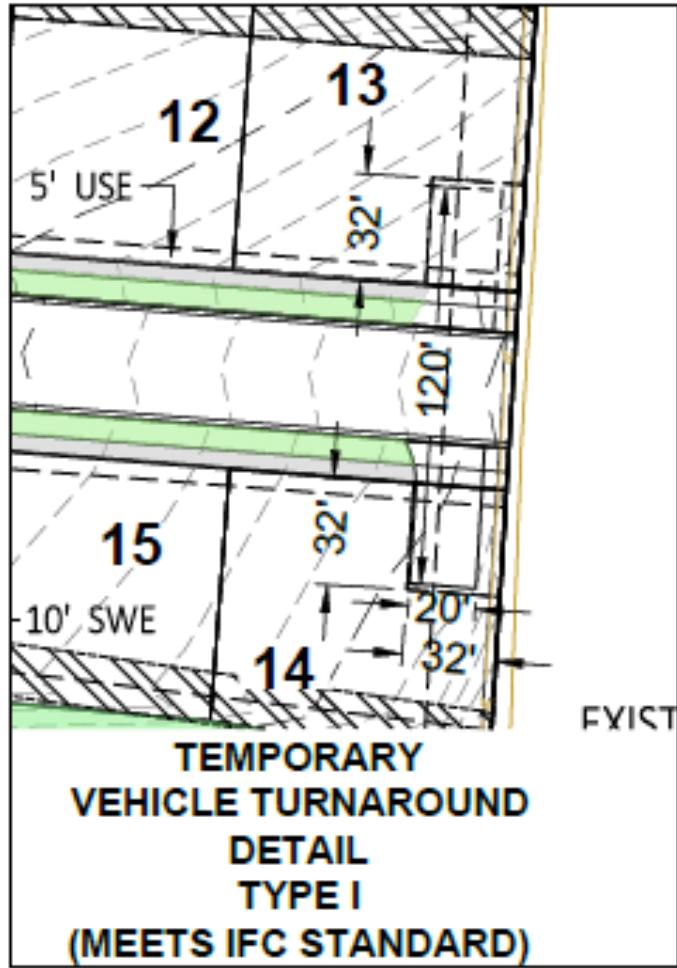


ACCEPTABLE ALTERNATIVE TO 120' HAMMERHEAD

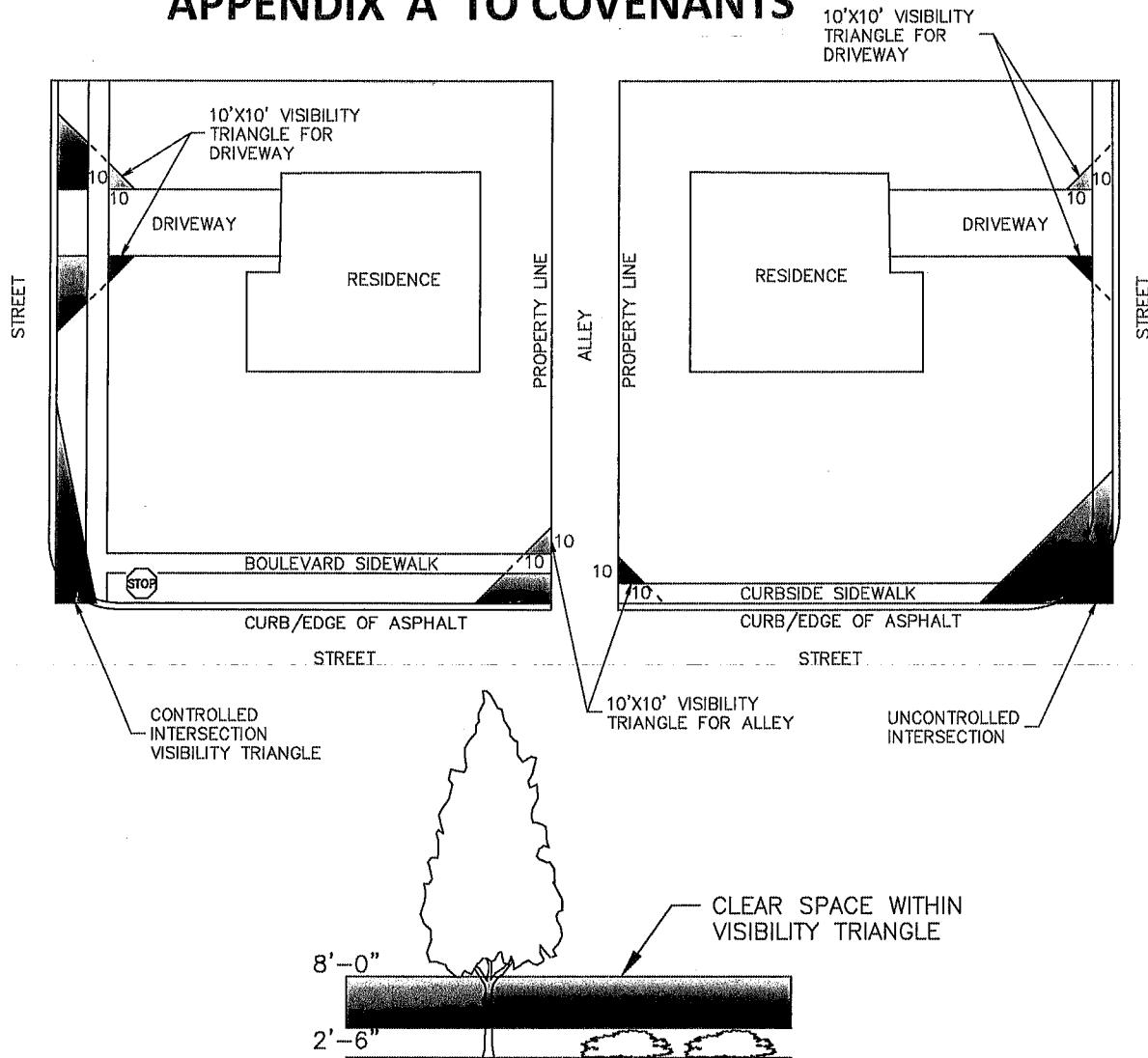
LOT 16 - TEMP TURNAROUND



PRINCESS LANE TURNAROUND DETAILS



APPENDIX 'A' TO COVENANTS



GENERAL NOTES:

1. SIGHT VISIBILITY SHALL BE BASED ON CHAPTER 9.5 IN THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.
2. PRIVATE SIGNS, FENCES, WALLS, UTILITY BOXES, STRUCTURES AND VEGETATION OVER 2' 6" IN HEIGHT SHALL NOT BE PERMITTED WITHIN THE VISIBILITY TRIANGLE.
 - A. FENCE THAT DOES NOT OBSTRUCT MORE THAN 20% OF THE VISIBILITY (SUCH AS CHAIN LINK) MAY BE ALLOWED WITH CITY ENGINEER APPROVAL.
3. TREES ARE PERMITTED WITHIN THE VISIBILITY TRIANGLE PROVIDED:
 - A. NO LIMBS, LEAVES OR OTHER FOLIAGE BELOW 8' ARE PERMITTED.
 - B. TREES ARE PLANTED SO AS NOT TO OBSTRUCT MORE THAN 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS PRESENT.

ROUNDABOUTS

1. SHALL FOLLOW CURRENT AASHTO RECOMMENDATIONS
2. BE APPROVED BY THE CITY ENGINEER
 - 2.1. SUBMIT DRAWINGS TO THE CITY ENGINEERING DEPARTMENT FOR EACH ROUNDABOUT DESIGN.



Engineering Division

Visibility Obstructions

Approved By
City Engineer
Kevin J. Slovarp

Adopted: 06/01/1987
Revised: 01/01/2023

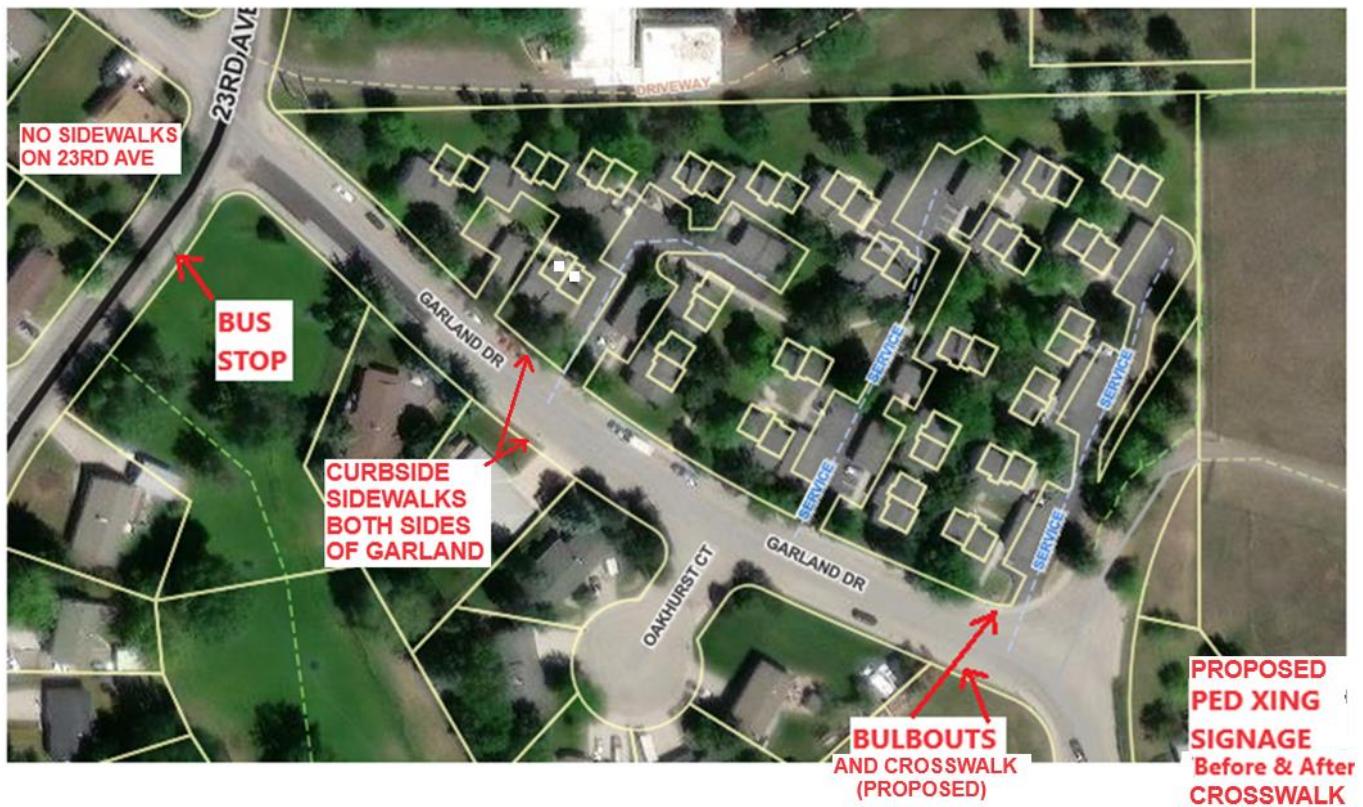
STD - 711

MEADOW VIEW HOMES

OFF-SITE PEDESTRIAN FACILITIES AND BUS STOP

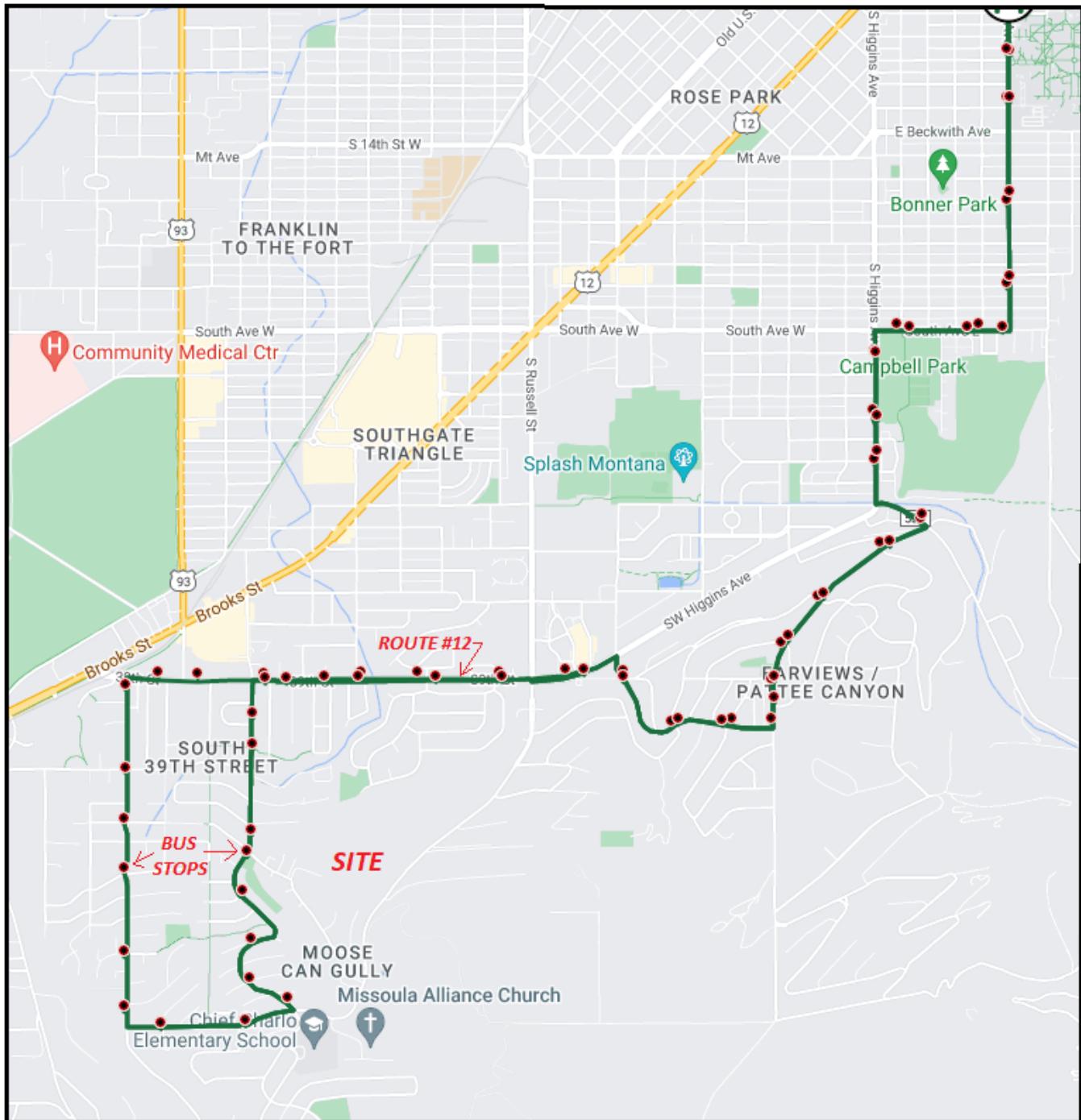


There are existing curbside sidewalks on both sides Garland Drive up to the curb return on 23rd Street



MEADOW VIEW HOMES

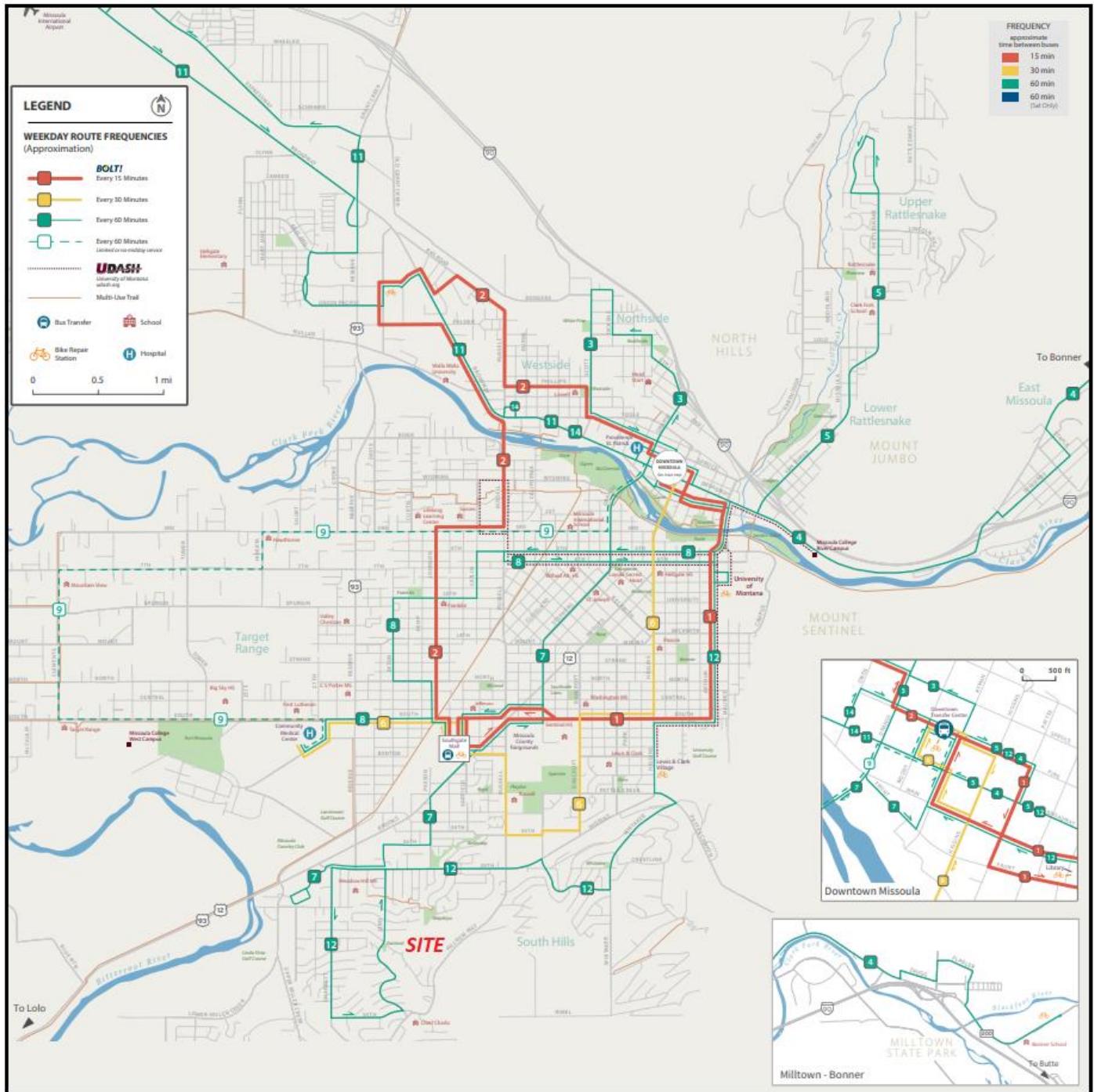
MOUNTAIN LINE BUS #12 MAP



Professional Consultants Inc.

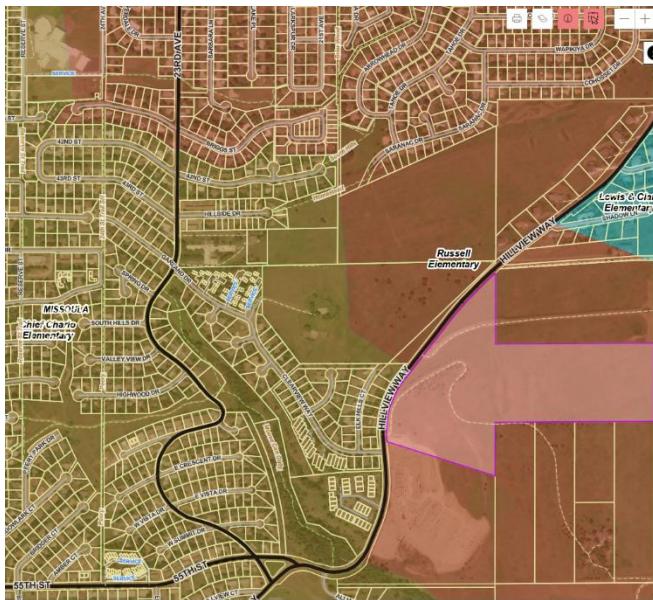
MEADOW VIEW HOMES

MOUNTAIN LINE BUS MAP

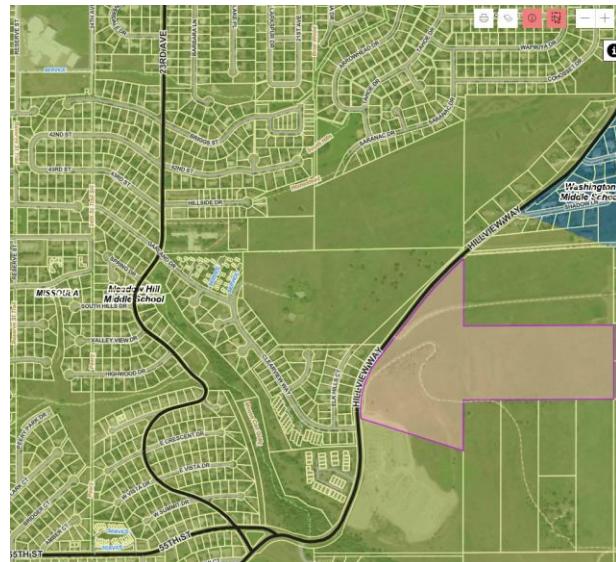


Professional Consultants Inc.

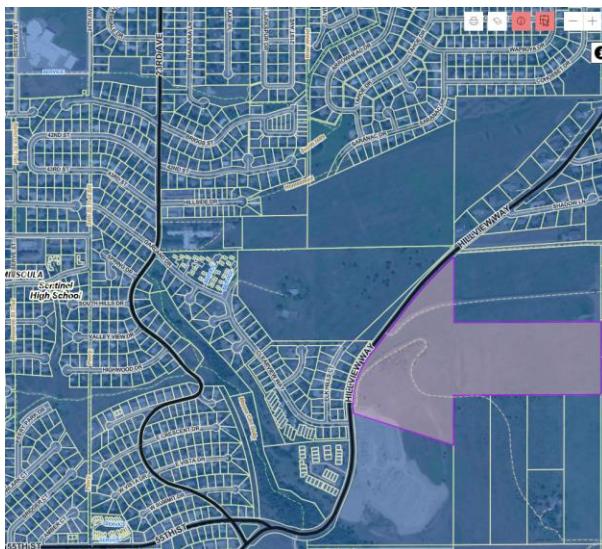
SCHOOL BOUNDARIES PER MISSOULA COUNTY PROPERTY INFORMATION SYSTEM



Site is split by Russell Elementary and Chief Charlo Elementary Schools boundaries



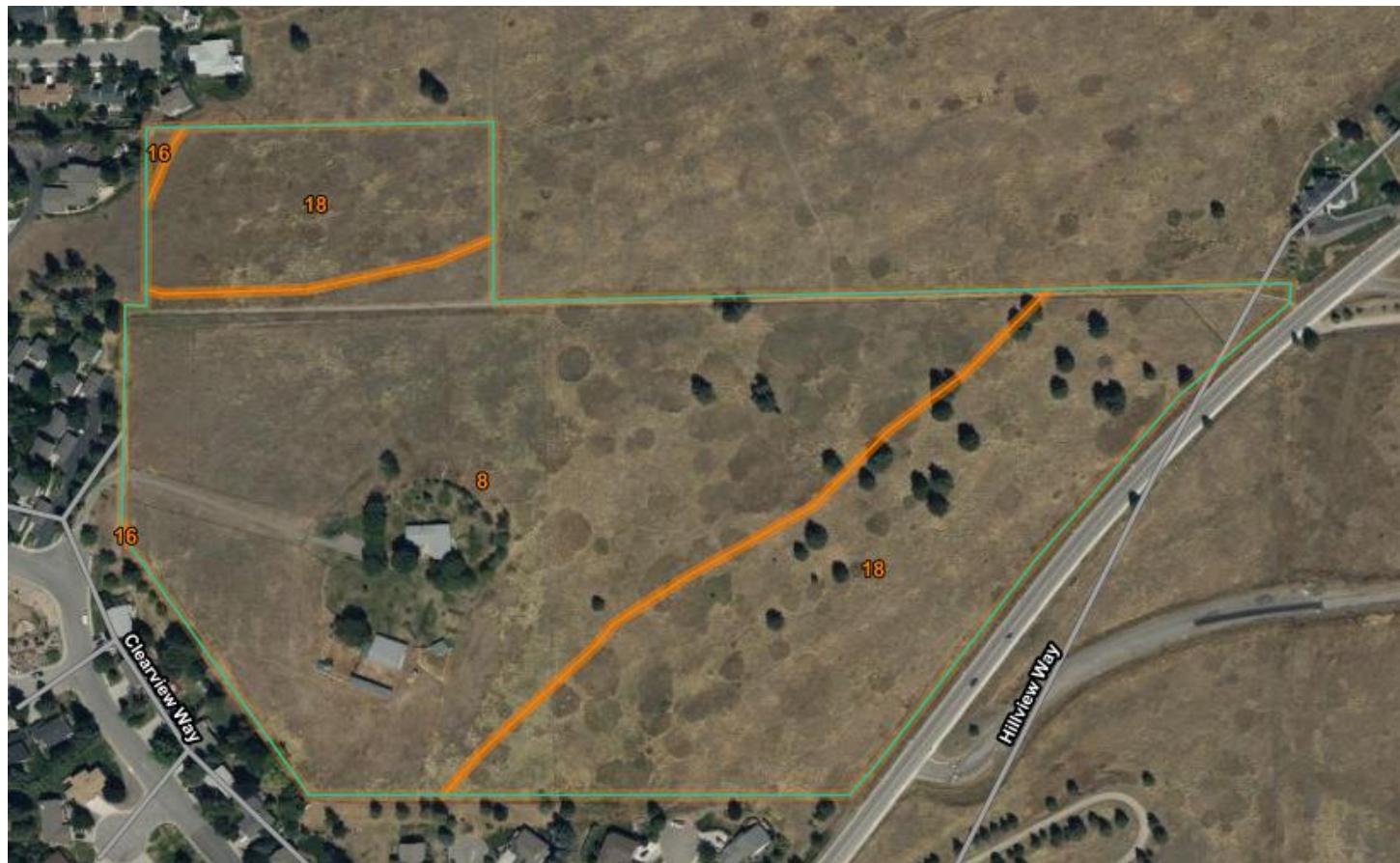
All of site is within Meadow Hill Middle School boundaries



All of site is within Sentinel High School boundaries

MEADOW VIEW HOMES

CUSTOM NRCS SOILS MAP



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
8	Minesinger-Bigarm complex, 4 to 15 percent slopes	18.6	57.5%
16	Bigarm gravelly loam, 0 to 4 percent slopes	0.1	0.3%
18	Bigarm gravelly loam, 15 to 30 percent slopes	13.7	42.3%
Totals for Area of Interest		32.3	100.0%

MEADOW VIEW HOMES

FLOODPLAIN MAP



Missoula County Property Fast Facts



Geocode: [04209306403010000](#) Tax ID: [0000913204](#) Tax Year: 2022

Physical Address(es):

4824 CLEARVIEW WAY

Owner(s):

K PATRICIA TONKIN

Legal Description:

City or County: City

S06, T12 N, R19 W, C.O.S. 4969, PARCEL 1, IN SE4

Fire District:

City Fire

Permits:

H20120124 (Historical Zoning) -

A00-5680 (Project) -

B2003-1362 (Building) -

P00-0963 (Plumbing History) -

P20050445 (Plumbing) -

Zoning:

Contact City of Missoula Planning
406-552-6630

Air Stagnation:

Air Stagnation Zone
Inside Air Stagnation Zone inside City

Floodplain:

Contact City of Missoula Floodplain Administrator
406-552-6625

Schools:

Elementary - Russell
High School - Sentinel
Middle School - Meadow Hill

Sewer/Well:

(None Available)

MS4

Not in County MS4

Utility Contacts

Northwestern Energy - 888-467-2669
Missoula Electric Coop - 406-541-4433



435 RYMAN • MISSOULA, MT 59802 - 4297 • (406) 552-6630 • FAX: (406) 552-6053

HISTORIC PRESERVATION MEMORANDUM

TO: Tara Porcari
Senior Planner, Development Services, City of Missoula

Ron Ewart, Professional Consultants Inc.

FROM: Elizabeth Johnson, Historic Preservation Officer, City of Missoula

DATE: January 2, 2024

RE: Meadow View Homes Second Agency Sufficiency Review

Subdivision Regulations Section 3-010.8 states “Natural, Scenic, Cultural, or Historic Features. The subdivision may not result in the destruction, loss, or damage of significant natural, scenic, cultural, or historic features.”

The proposed Meadow View Homes project site includes a structure known to be over fifty years of age. As a result, the applicant arranged a site visit with me and provided all requested documentation for the existing structures. The applicants hired a consultant to complete an assessment of the property's eligibility for listing in the National Register of Historic Places. The consultant determined the buildings to not be eligible for listing and I concurred.

The historic preservation office has concluded that no significant cultural or historic features will be impacted by the proposed subdivision.

Respectfully,

Elizabeth Johnson
Elizabeth Johnson
Historic Preservation Officer



APPENDIX 'B' TO COVENANTS

Chris@missoulaeduplace.org

Office: (406) 258-4218

FAX: (406) 258-3916

REVEGETATION PLAN FOR DISTURBED SITES

Subdivision/Project Name: Meadow View Homes

Location/Legal Descriptions: Tr 1, COS 4969, DE 1170, Tr A, COS 6904

Number of Acres, Lots or Linear Feet of Disturbance: 104 Lots on 31.47 acres

Type(s) of Disturbance: Regrading of about 80% of land for subdivision development

A. Disturbed Area Revegetation Plan:

1. Site Preparation – topsoil management, seed bed preparation, or similar efforts

At the time of site disturbance, stockpile and windrow topsoil. Minimize exposure of porous soil to prevent erosion. Place/ cover topsoil over exposed gravels if any. Pack all topsoil into a firm seed bed.

2. Seed Species and Seeding Rates (lb./PLS/acre)

Luna Pubescent Wheatgrass at 20 lbs per acre.

3. Seeding method – drilling, hydro-seed, broadcast, or other

Broadcast and roll into a firm seedbed.

4. Time of seeding

Between October 15 and April 15

5. Fertilization (lb./acre)

None recommended.

6. Weed Control Method(s) and Timing

Annual weeds to be controlled with appropriate herbicides on disturbed sites to prevent weed seed production prior to grass seeding. Monitor disturbed areas for one year after disturbance to determine whether weeds become present, and if so treat again with appropriate herbicide



MISSOULA COUNTY WEED DISTRICT
2825 SANTA FE COURT
MISSOULA, MT 59808-1685

Chris@missoulaeduplace.org
Office: (406) 258-4218
FAX: (406) 258-3916

B. Landowner or Responsible Party:

Name: Dave Swisher Telephone: (541) 788-8971
Address: 250 NW Franklin Ave

City: Bend State: OR Zip Code: 97703

DocuSigned by:

Dave Swisher

2027D446B1EC48E

Signature or Landowner/Responsible Party

3-14-2023

Date

This signed plan constitutes a binding agreement between Missoula County and the responsible person or agency.

Comments and approval/disapproval from Missoula County Weed Control District:

Approved: _____ Date: _____

Submit this form to:

Chris – Weed Prevention Coordinator
Missoula County Weed District
2825 Santa Fe Court
Missoula, MT 59808
Email: Chris@missoulaeduplace.org Fax: 406-258-3916 Phone: 406-258-4218

CITY HILLSIDE PROPERTY DENSITY REDUCTION CALCULATION WORKSHEET

MEADOW VIEW PARTNERS, LLC

Applicant Name: % RON EWART, PCI Phone #: 406-728-1880

Project Name: MEADOW VIEW HOMES SUBDIVISION

Property Legal Description and/or Address: 4824 CLEARVIEW WAY

Slope Category Map attached? (required) SEE EXISTING SLOPE MAP

Area of Property (sq. ft.): 31.47 AC / 1,370,833 S.F.

Property Zoning Designation: CURRENT R10 - PROPOSED RT5.4

Number of units permitted at base zoning: _____

Required minimum parcel area (sq. ft.): _____

Area (sq. ft.) in Slope Categories:

0-15%: 56% = 767,666 S.F.

15.01-20%: 18% = 246,750 S.F.

20.01-25%: 24% = 329,000 S.F.

> 25%: 2% = 27,917 S.F.

0-15% Slope Category:

767,666 sq. ft.

÷ 5400 Minimum parcel area (sq. ft.)

= 142.16 Units permitted at base density (to two decimals)

15.01-20% Slope Category:

246,750 sq. ft.

÷ 5400 Minimum parcel area (sq. ft.)

= 45.69 Units permitted at base density (to two decimals)

÷ 1.43 Density adjustment

= 31.95 Units permitted at adjusted density (to two decimals)

20.01-25% Slope Category:

329,000 sq. ft.

÷ 5400 Minimum parcel area (sq. ft.)

= 60.92 Units permitted at base density (to two decimals)

÷ 2 Density adjustment

= 30.46 Units permitted at adjusted density (to two decimals)

TOTAL NUMBER OF ADJUSTED UNITS ON HILLSIDE PROPERTY

Add the number of units permitted in each slope category:

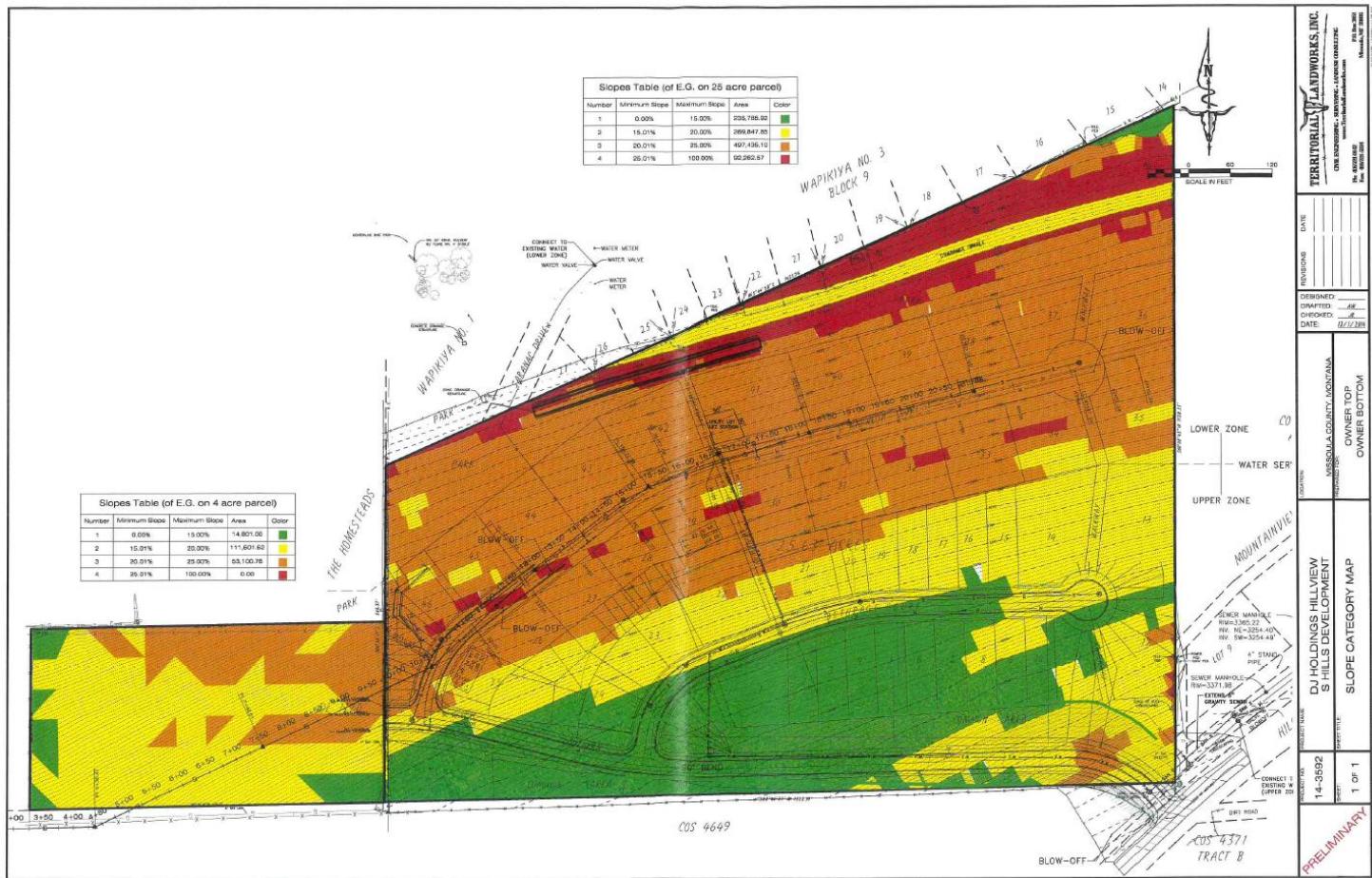
142.16 Units permitted in the 0-15% slope category (without density bonus)

+ 31.95 Adjusted units permitted in the 15.01-20% slope category

+ 30.46 Adjusted units permitted in the 20.01-25% slope category

= 204.57 Total adjusted units permitted (rounded down)

SLOPE CATEGORY MAP OF FORMER HILLVIEW CROSSING PROPERTY ADJACENT TO THE NORTH



This map was prepared by Territorial Landworks, Inc. in 2014 for the Hillview Crossing project. The map also takes in the 4-acre parcel, now containing the northern part of proposed Princess Lane. Hillview Crossing no longer has development approval and has changed ownership.

Much of the property is steep, making development expensive and more difficult. However, the upper (southern) portion of the property has some moderate slope.