



TRANSMITTAL LETTER

TO: City of Missoula
Attn: Tara Porcari
Development Services
435 Ryman St
Missoula, MT 59802

Delivery Method: Email

DATE: January 28, 2025
FROM: Tamara Ross
JOB NAME: West End Homes Subdivision -
Phase 2 & 3
LOCATION: Missoula, MT
IMEG #: 210000864.02/93

WE ARE TRANSMITTING THE FOLLOWING TO YOU:

1 – West End Homes Subdivision - Phase 2 & 3 Grading, Drainage, and Road Plans

-
- | | | |
|--|---|--|
| <input type="checkbox"/> For Your Information | <input type="checkbox"/> As Requested | <input type="checkbox"/> Shop Drawings |
| <input checked="" type="checkbox"/> For Review/Comment | <input type="checkbox"/> For Distribution | <input type="checkbox"/> For Your Use |
| <input type="checkbox"/> For Signature | | |
-

REMARKS:

Please find enclosed the WEH Subdivision - Phase 2 & 3 Grading, Drainage, and Road Plans as required per 4-070.3.B.1.c of the City of Missoula Subdivision Regulations. These were not provided in the First WEH Phases 2 & 3 Extension request and were requested by Tara Porcari, via email on 01/27/2025. The road plans and profile sheets have been added into the initial compiled extension submittal so that a complete digital copy is available for the City.

Please feel free to contact me at (406) 272-0253 or via email at Tamara.R.Ross@imegcorp.com, with any additional requests. Thank you!

TRR/sh

\\files\Active\Projects\2021\21000864.02\Design\Civil\PLANNING\1 Phased 2 & 3 Development Ext. - PENDING\CPDI Trns PhasedDevelopmentReview.docx



January 16, 2025

City of Missoula
City Planning for Phased Development Review
Attn: Cassie Tripard
435 Ryman Street
Missoula, MT 59802

sent via email:
TripardC@ci.missoula.mt.us

RE: West End Homes Subdivision - Phase 2 & 3
Phased Development Review

Dear Cassie:

The purpose of this letter is to compliment the Phased Development Review application for the West End Homes Phase 2 & 3, a major subdivision, that received Preliminary Plat Decision approval on August 21, 2023. West End Homes Subdivision Phase 1 has already been reviewed and approved by the City Council on November 6th, 2023. Further, City Council has previously approved the timing of payment on the Special Sewer and Water fees to be split between Phase 1 and Phase 2 which is the only known change from the Preliminary Plat Decision.

State Law requires the local governing body to hold a public hearing before each phase of a subdivision proceeds with installation of infrastructure and filing a final plat, therefore, this packet is a formal request to go before City Council, per MCA 76-3-617, for Phases 2 & 3 of the West End Homes Subdivision for the governing body to review any changes in regulations or circumstances since approval of preliminary plat for the subdivision. IMEG believes there is no other new information pertaining to the phased developments that may create significant impacts not previously considered by City Council for this Phased Development Review Process.

Included herein is the approved Phasing Plan, the draft Final Plat for Phases 2 & 3 of West End Homes Subdivision for your review. Lastly, the review fee of \$2,328.00 has been included. If you have any questions or need any additional information please do not hesitate to reach out to me via email at Tamara.R.Ross@imegcorp.com and please copy Joseph.M.Dehnert@imegcorp.com.

Sincerely,
IMEG Corp.

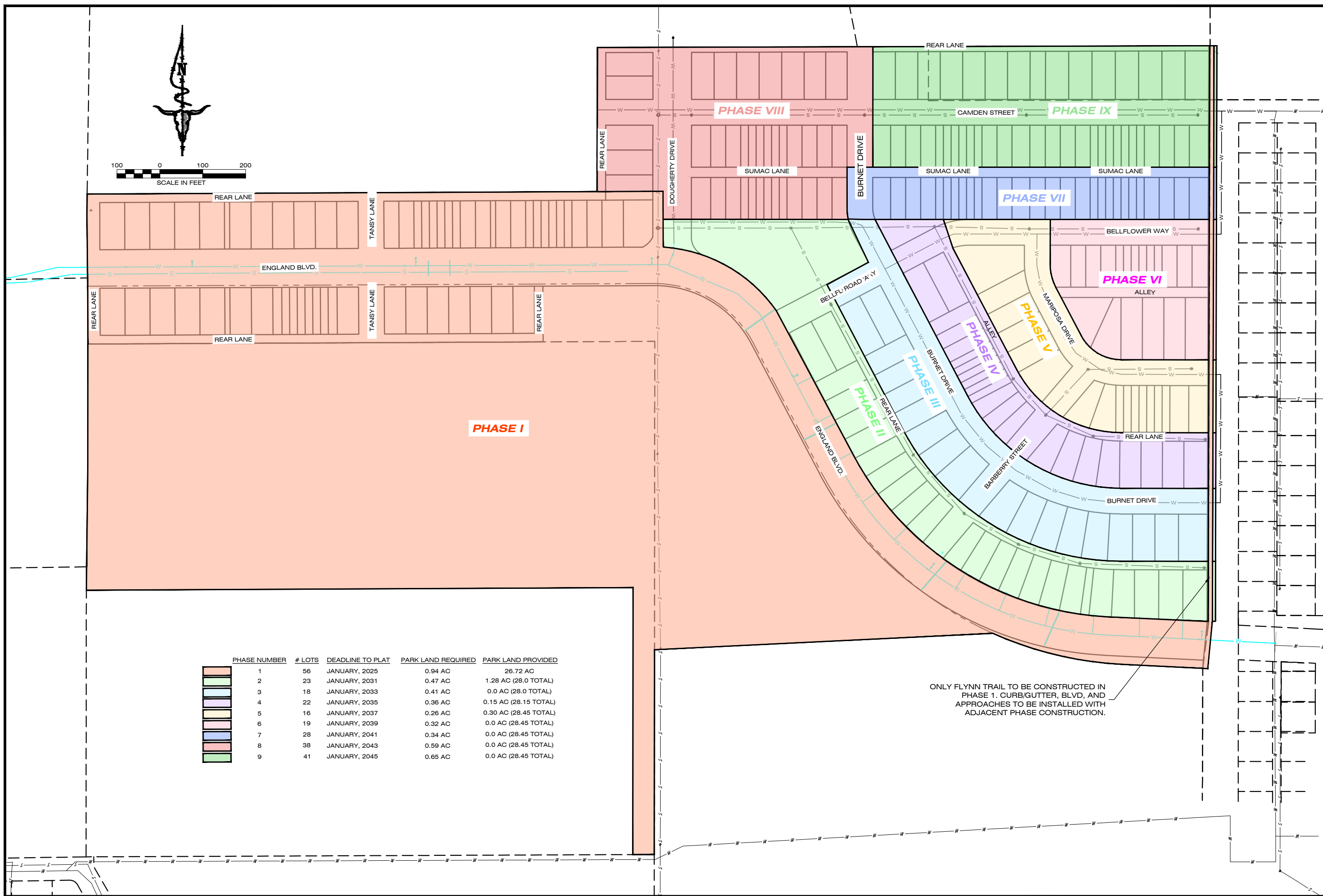
A handwritten signature in black ink that reads "Tamara Ross".

Tamara Ross, Land Use Planner
P: (406) 272-0253
Tamara.R.Ross@imegcorp.com

Enclosers: As Noted Above

TRR/sh

\\\\files\\Active\\Projects\\2021\\21000864.02\\Design\\Civil\\PLANNING\\1 Phased 2 & 3 Development Ext. - PENDING\\2 CoverLtrr PhasedDevelopmentReview - Phase 2&3.docx



	<u>PHASE NUMBER</u>	<u># LOTS</u>	<u>DEADLINE TO PLAT</u>	<u>PARK LAND REQUIRED</u>	<u>PARK LAND PROVIDED</u>
	1	56	JANUARY, 2025	0.94 AC	26.72 AC
	2	23	JANUARY, 2031	0.47 AC	1.28 AC (28.0 TOTAL)
	3	18	JANUARY, 2033	0.41 AC	0.0 AC (28.0 TOTAL)
	4	22	JANUARY, 2035	0.36 AC	0.15 AC (28.15 TOTAL)
	5	16	JANUARY, 2037	0.26 AC	0.30 AC (28.45 TOTAL)
	6	19	JANUARY, 2039	0.32 AC	0.0 AC (28.45 TOTAL)
	7	28	JANUARY, 2041	0.34 AC	0.0 AC (28.45 TOTAL)
	8	38	JANUARY, 2043	0.59 AC	0.0 AC (28.45 TOTAL)
	9	41	JANUARY, 2045	0.65 AC	0.0 AC (28.45 TOTAL)

ONLY FLYNN TRAIL TO BE CONSTRUCTED IN
PHASE 1. CURB/GUTTER, BLVD, AND
APPROACHES TO BE INSTALLED WITH
ADJACENT PHASE CONSTRUCTION.

DESIGNED: <u>DO</u>		REVISIONS	DATE
DRAFTED: <u>DO</u>			
CHECKED: <u>PF</u>			
DATE: <u>JAN, 2021</u>			

LOCATION: TRACT E-1 COS 6889 & TRACT D 6850
S 7, T13N., R19W., & S 12., T13N., R20W.
SXWTPQYEN NEIGHBORHOOD
MISSOULA COUNTY

FOR:
EVERGREEN HOUSING
SOLUTIONS

WEST END HOMES

PHASING PLAN

21000864

SHEET TITLE:

100

SECOND
ELEMENT

FINAL PLAT OF
WEST END HOMES - PHASES II & III

LOCATED IN THE SW1/4 AND NW1/4 OF SECTION 7, T.13N., R.19W., P.M.M., CITY OF MISSOULA, MISSOULA COUNTY, MONTANA

CERTIFICATE OF DEDICATION AND PERIMETER LEGAL DESCRIPTION:

WE DO HEREBY CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS, COMMON AREAS, ROADS, ALLEYS, ADDITIONAL RIGHT-OF-WAY FOR FLYNN LANE, AND EASEMENTS AS SHOWN HEREON, THE FOLLOWING DESCRIBED LAND:

TRACT E-1A OF WEST END HOMES - PHASE 1. RECORDS OF MISSOULA COUNTY, LOCATED IN THE WEST ONE-HALF (W1/2) OF SECTION 7, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN MONTANA, MISSOULA COUNTY, MONTANA,

CONTAINING A TOTAL OF 31.33 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN, EXISTING OR OF RECORD. FURTHER, THE UNDERSIGNED HEREBY GRANTS UNTO EACH AND EVERY PERSON, FIRM, OR CORPORATION, WHETHER PUBLIC OR PRIVATE, PROVIDING OR OFFERING TO PROVIDE TELEPHONE, TELEGRAPH, ELECTRIC POWER, GAS, CABLE TELEVISION, WATER, OR SEWER SERVICE TO THE PUBLIC, THE RIGHT TO THE JOINT USE OF AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, AND REMOVAL OF THEIR LINES AND OTHER FACILITIES, IN, OVER, UNDER, AND ACROSS EACH AREA DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" TO HAVE AND TO HOLD FOREVER.

FURTHER, FEDERAL, STATE, AND LOCAL PLANS, POLICIES, REGULATIONS, AND/OR CONDITIONS OF SUBDIVISION APPROVAL THAT MAY LIMIT THE USE OF THE PROPERTY, INCLUDING THE LOCATION, SIZE, AND USE ARE SHOWN ON THE CONDITIONS OF APPROVAL SHEET OR AS OTHERWISE STATED.

FURTHER, BUYERS OF PROPERTY SHOULD ENSURE THAT THEY HAVE OBTAINED AND REVIEWED ALL SHEETS OF THE PLAT AND ALL DOCUMENTS RECORDED AND FILED IN CONJUNCTION WITH THE PLAT AND THAT BUYERS OF PROPERTY ARE STRONGLY ENCOURAGED TO CONTACT THE LOCAL PLANNING DEPARTMENT AND BECOME INFORMED OF ANY LIMITATIONS ON THE USE OF THE PROPERTY PRIOR TO CLOSING.

FURTHER, ALL OR PART OF THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN INSTALLED AND/OR SECURITY REQUIREMENTS PURSUANT TO 76-3-507 MCA, SECURE THE FUTURE CONSTRUCTION OF ANY REMAINING PUBLIC IMPROVEMENTS TO BE INSTALLED.

FURTHER, OPEN SPACE #3 IS HEREBY DEDICATED TO THE CITY OF MISSOULA FOR USE AS PARKLAND FOR THE BENEFIT OF THE PUBLIC FOREVER;

FURTHER, THE PARKLAND DEDICATION REQUIREMENT HAS BEEN SATISFIED BY ESTABLISHING ADEQUATE OPEN SPACE.

FURTHER, THIS DIVISION OF LAND IS EXEMPT FROM REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO MCA 76-4-125(1)(d), TO WIT: "AS CERTIFIED PURSUANT TO 76-4-127: (i) NEW DIVISIONS SUBJECT TO REVIEW UNDER THE MONTANA SUBDIVISION AND PLATTING ACT;"

FURTHER, BELLFLOWER WAY, BARBERRY STREET, ALLEYS, AND BURNET DRIVE, ARE HEREBY DEDICATED AND GRANTED TO THE USE OF THE PUBLIC, TO HAVE AND TO HOLD FOREVER.

FURTHER, THAT THE ABOVE DESCRIBED LAND IS TO BE KNOWN AS **WEST END HOMES - PHASES II & III**, AND THAT THIS PLAT CONFORMS TO THE PRELIMINARY PLAT PREVIOUSLY REVIEWED AND APPROVED BY THE GOVERNING BODY.

WEST END FARMS LAND HOLDINGS, LLC

SS _____

BY: _____

AS: _____

STATE OF _____)

COUNTY OF _____)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____, BY _____ AS

_____ FOR WEST END FARMS LAND HOLDINGS, LLC.

SS _____

(NOTARY PUBLIC)

CONDITIONS OF APPROVAL

ACCEPTANCE OF A DEED FOR A LOT WITHIN THIS SUBDIVISION SHALL CONSTITUTE THE ASSENT OF THE OWNERS TO ANY FUTURE SID/RSID, BASED ON BENEFIT, FOR FUTURE IMPROVEMENTS AND MAINTENANCE OF FLYNN LANE, ENGLAND BOULEVARD, TANSY LANE, DOUGHERTY DRIVE, BELLFLOWER WAY, BARBERRY STREET, BURNET DRIVE, MARIPOSA DRIVE, AND CAMDEN STREET, INCLUDING BUT NOT LIMITED TO PAVING, CURBS AND GUTTERS, NON-MOTORIZED FACILITIES, STREET WIDENING AND DRAINAGE FACILITIES, AND MAY BE USED IN LIEU OF THEIR SIGNATURES ON AN SID PETITION.

WATER RIGHTS HAVE BEEN REMOVED FROM THE PROPERTY AND LOT OWNERS ARE NOTIFIED THAT THE LAND IS CLASSIFIED AS IRRIGATED AND MAY CONTINUE TO BE ASSESSED FOR IRRIGATION WATER DELIVERY EVEN THOUGH THE WATER MAY NOT BE DELIVERABLE.

BASEMENTS SHALL BE PROHIBITED IN ALL PHASES UNTIL SUCH TIME AS THE DEVELOPER PROVIDES SUFFICIENT EVIDENCE TO THE APPROPRIATE AGENCIES THAT NO THREAT TO THE PUBLIC SAFETY OR LOSS OF PROPERTY WILL RESULT IN THOSE AREAS PROPOSED FOR BASEMENTS.

THIS PROPERTY IS IN THE AIRPORT INFLUENCE AREA AND SUBJECT TO THE REQUIREMENTS OF THE AIRPORT INFLUENCE AREA RESOLUTION. THE WEST END HOMES - PHASE I SUBDIVISION CONTAINS LOTS WITHIN THE EXTENDED APPROACH AND DEPARTURE AREA AND LOT OWNERS SHOULD BE AWARE OF THE RESULTANT SAFETY RISK.

CERTIFICATION OF LANDOWNER (CONDITIONS OF APPROVAL)

THE UNDERSIGNED HEREBY CERTIFIES THAT PORTIONS OF THE TEXT AND/OR GRAPHICS SHOWN HEREON MAY REPRESENT REQUIREMENTS BY THE GOVERNING BODY FOR FINAL PLAT APPROVAL AND THAT ALL CONDITIONS OF SUBDIVISION APPLICATION FOR THIS PHASE OF THE SUBDIVISION HAVE BEEN SATISFIED, AND THE INFORMATION SHOWN IS CURRENT AS OF THE DATE OF THE CERTIFICATION REQUIRED IN ARM 24,183,1107(4)(b), AND THAT CHANGES TO ANY LAND-USE RESTRICTIONS OR ENCUMBRANCES MAY BE MADE BY AMENDMENTS TO COVENANTS, ZONING REGULATIONS, EASEMENTS, OR OTHER DOCUMENTS AS ALLOWED BY LAW OR BY LOCAL REGULATIONS.

WEST END FARMS LAND HOLDINGS, LLC

SS _____

BY: _____

AS: _____

STATE OF _____)

COUNTY OF _____)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____, BY

_____ AS _____ FOR WEST END FARMS LAND HOLDINGS, LLC.

SS _____

(NOTARY PUBLIC)

CERTIFICATION OF CITY PLANNER:

APPROVED THIS _____ DAY OF _____, 20____.

SS _____

CITY OF MISSOULA LAND USE PLANNER

CERTIFICATION OF THE HEALTH DEPARTMENT:

APPROVED THIS _____ DAY OF _____, 20____.

SS _____

MISSOULA CITY - COUNTY HEALTH DEPARTMENT

CERTIFICATION OF CITY ENGINEER:

I, _____ DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF **WEST END HOMES - PHASES II & III** AND I FIND THAT IT CONFORMS TO THE SURVEYING AND ROADWAY REQUIREMENTS OF STATE REGULATIONS AND LOCAL REGULATIONS ENACTED PURSUANT THERETO.

DATED THIS _____ DAY OF _____, 20____.

SS _____

CITY OF MISSOULA ENGINEER

CERTIFICATION OF CITY ATTORNEY:

I, _____ CITY ATTORNEY OF THE CITY OF MISSOULA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF **WEST END HOMES - PHASES II & III** AND I FIND THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF 76-3-612 MCA, AND LOCAL REGULATIONS ENACTED PURSUANT THERETO.

DATED THIS _____ DAY OF _____, 20____.

SS _____

CITY OF MISSOULA ATTORNEY

CERTIFICATION OF THE CITY OF MISSOULA:

UPON EXAMINING THIS PLAT AND FINDING IT TO CONFORM TO LAW AND TO BE IN THE INTEREST OF THE PUBLIC, THE CITY OF MISSOULA DOES HEREBY ACCEPT AND APPROVE THIS DIVISION OF LAND AND THOSE STREET RIGHTS-OF-WAY, ALLEYS, EASEMENTS, AND OPEN SPACE #4 AS SHOWN HEREON OR AS OTHERWISE DEDICATED BY THIS SUBDIVISION.

DATED THIS _____ DAY OF _____, 20____.

SS _____

MAYOR, CITY OF MISSOULA

ATTEST: _____

CLERK, CITY OF MISSOULA

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT REPRESENTS A SURVEY MADE UNDER MY SUPERVISION AND PREPARED IN CONFORMANCE WITH THE APPLICABLE SECTIONS OF THE MONTANA SUBDIVISION AND PLATTING ACT AND THE REGULATIONS ADOPTED THEREUNDER.

SS _____ DATE _____

MATTHEW JACOBSON
PROFESSIONAL LAND SURVEYOR
MONTANA LICENSE NO. 13748LS



PREPARED BY:



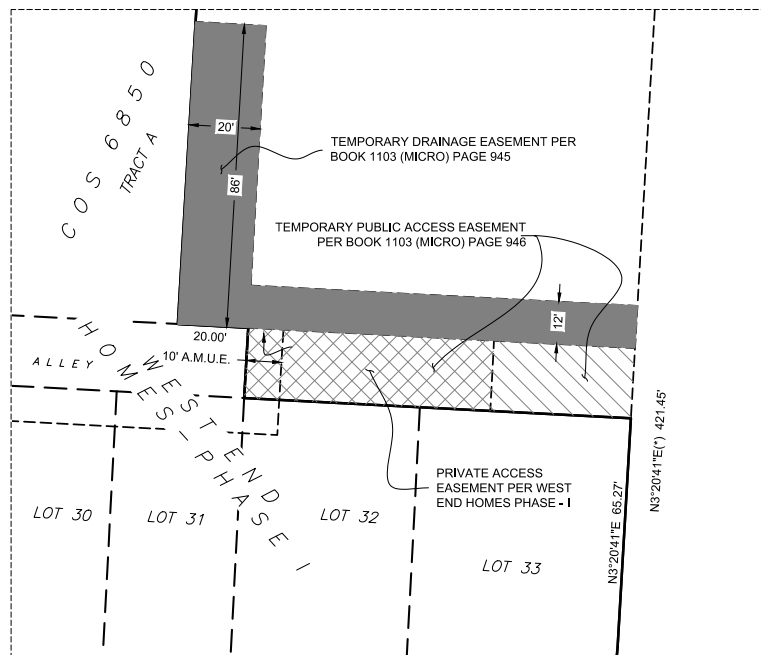
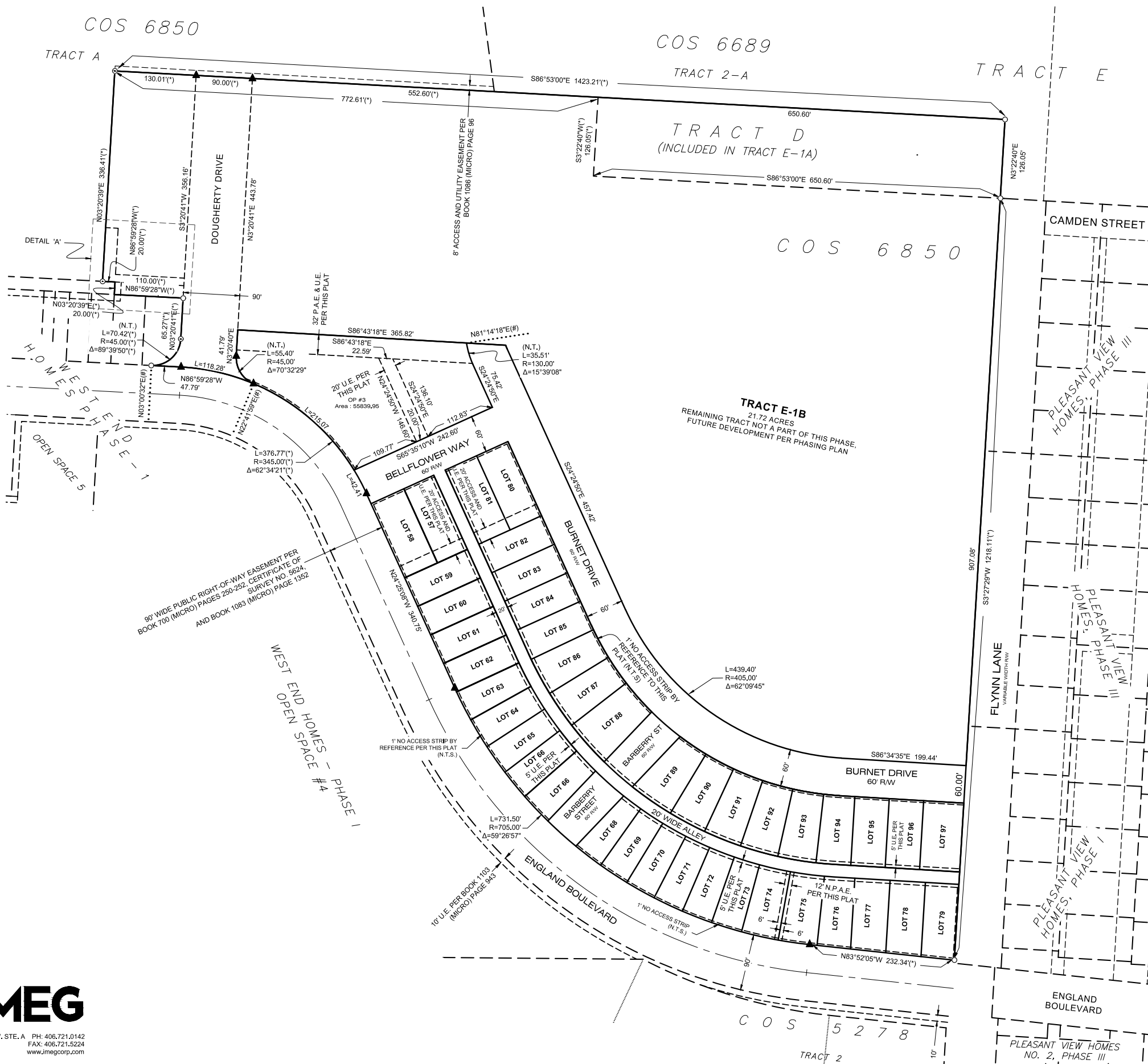
1817 SOUTH AVE. W, STE. A PH: 406.721.0142
MISSOULA, MT FAX: 406.721.5224
59801 www.imegcorp.com

IMEG PROJECT NO. 21000864.02

1/4	S.	T.	R.
	7	13N.	19W.

FINAL PLAT OF
WEST END HOMES - PHASES II & III

LOCATED IN THE SW1/4 AND NW1/4 OF SECTION X, T.13N., R.19W., P.M.M., CITY OF MISSOULA, MISSOULA COUNTY, MONTANA



LEGEND

- = SET 5/8"x24" REBAR WITH 1-1/4" YELLOW PLASTIC CAP (JACOBSON 13748LS)
- = FOUND 5/8"x24" REBAR WITH 1-1/4" YELLOW PLASTIC CAP (JACOBSON 13748LS)
- ▲ = FOUND 5/8"x24" REBAR WITH 1-1/4" BLUE PLASTIC CAP (JACOBSON 13748LS)
- ⊙ = FOUND 5/8" REBAR WITH 1-1/4" PINK PLASTIC CAP (JL HILLING 49193LS)
- (*) = RECORD OR ADDITIVE RECORD PER WEST END HOMES - PHASE I
- COS = CERTIFICATE OF SURVEY
- (N.T.) = NON-TANGENT CURVE
- # = RADIAL BEARING
- (N.T.S) = NOT DRAWN TO SCALE
- U.E. = UTILITY EASEMENT
- P.A.E. = PRIVATE ACCESS EASEMENT
- A.M.U.E. = ALLEY MAINTENANCE AND UTILITY EASEMENT
- N.P.A.E. = NON MOTORIZED PUBLIC ACCESS EASEMENT

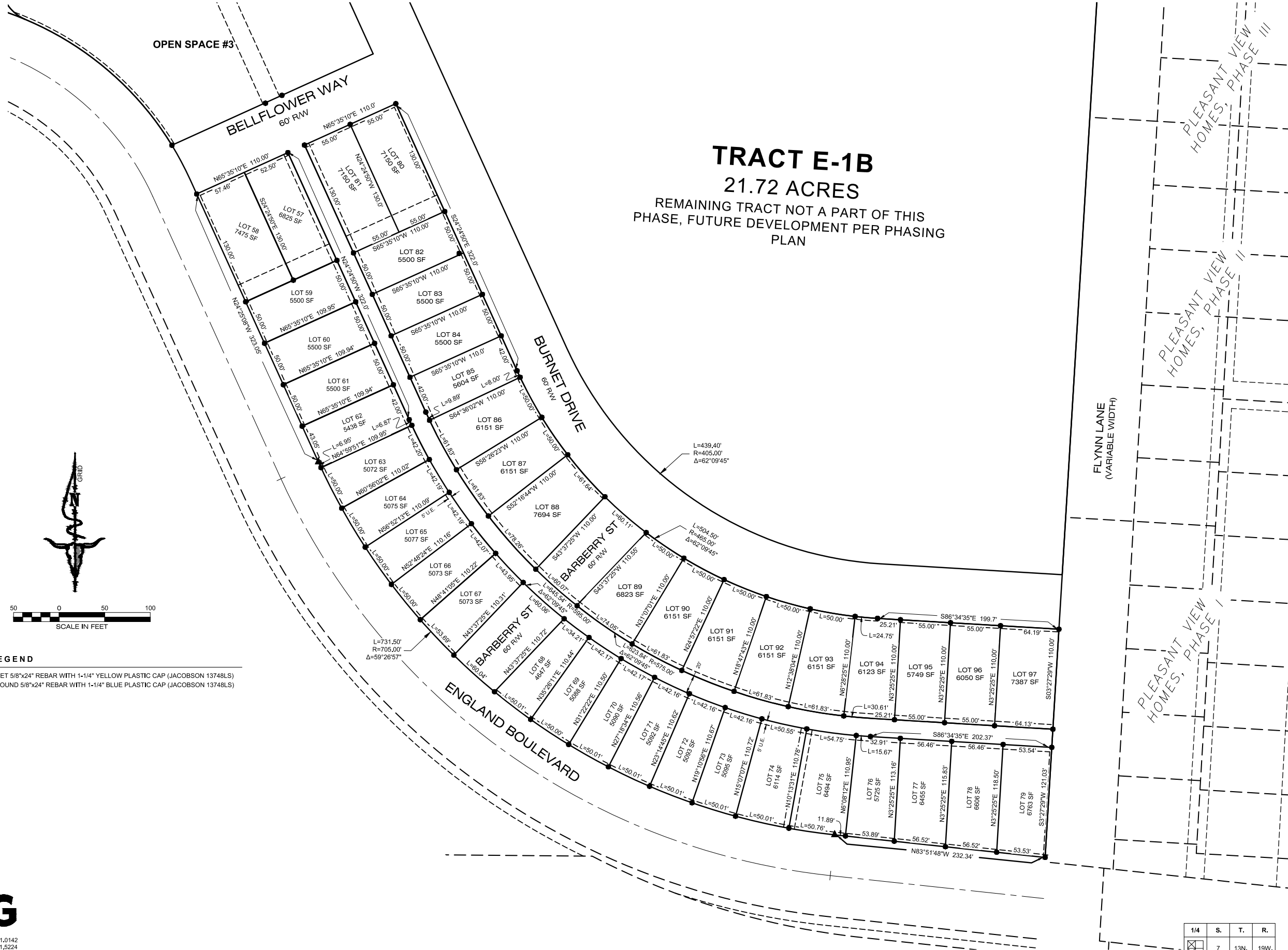
THE PLACEMENT OF ALL MONUMENTS DENOTED AS "SET" PER THIS SURVEY IS BEING DEFERRED DUE TO THE PENDING CONSTRUCTION OF IMPROVEMENTS ASSOCIATED WITH THE DEVELOPMENT OF THIS SUBDIVISION. THESE MONUMENTS WILL BE SET NO LATER THAN DECEMBER 31, 2025.

1/4	S.	T.	R.
	7	13N.	19W.

FINAL PLAT OF
WEST END HOMES - PHASES II & III

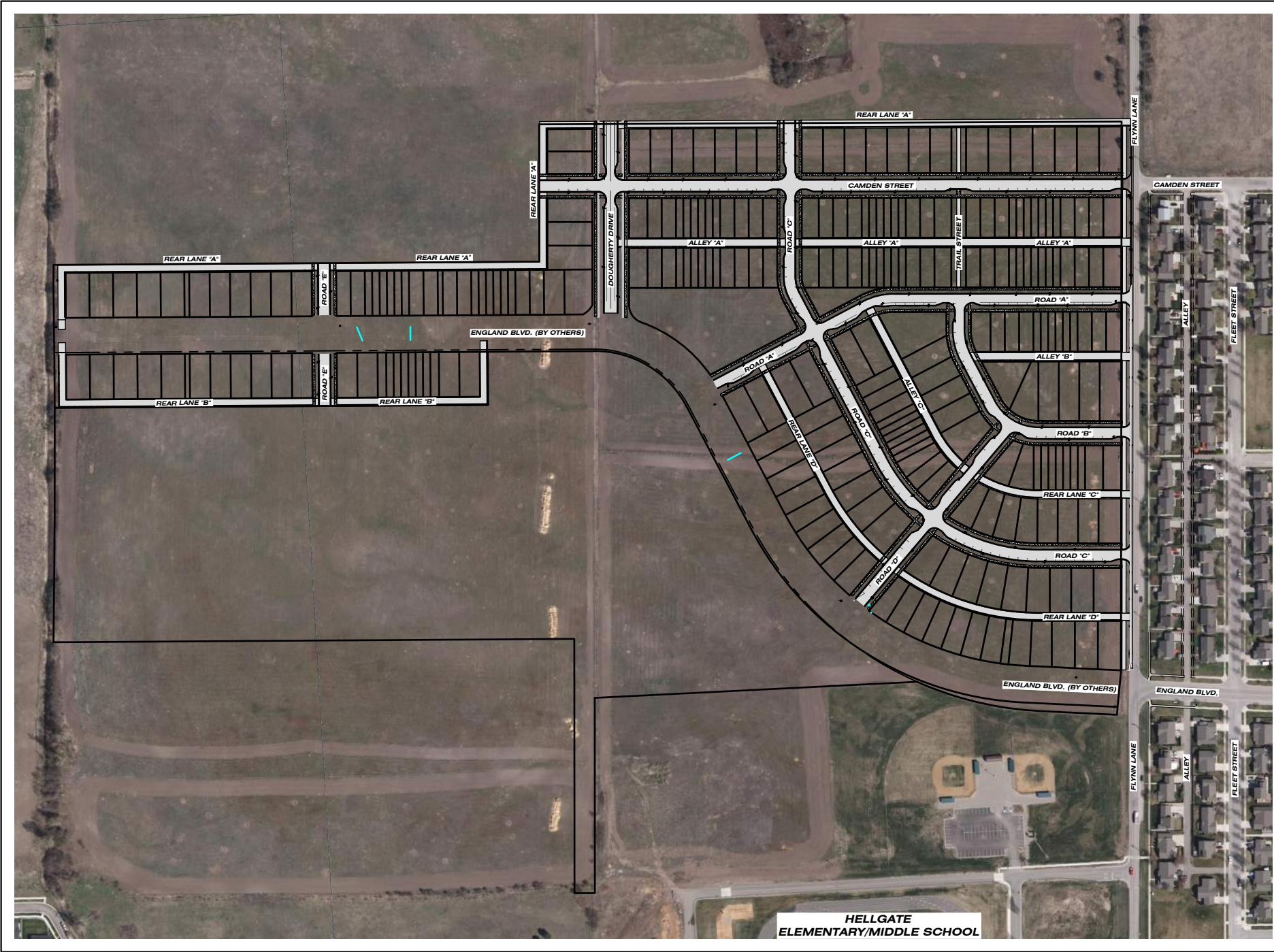
LOCATED IN THE SW1/4 AND NW1/4 OF SECTION 7, T.13N., R.19W., P.M.M., CITY OF MISSOULA, MISSOULA COUNTY, MONTANA

TRACT E-1B
21.72 ACRES
REMAINING TRACT NOT A PART OF THIS
PHASE, FUTURE DEVELOPMENT PER PHASING
PLAN



GRADING, DRAINAGE, AND ROAD PLANS

LOCATED AT FLYNN LANE & ENGLAND BLVD.
LOCATED IN SEC. 7, T.13N., R.19W. & SEC. 12, T.13N., R.20W., P.M.M., MISSOULA COUNTY, MONTANA.



CALL UTILITY NOTIFICATION
CENTER OF MONTANA
1-800-424-5555
CALL FOR THE MARKING OF
UNDERGROUND UTILITIES
2 BUSINESS DAYS BEFORE
YOU DIG, GRADE, OR EXCAVATE



SHEET INDEX

DESCRIPTION	SHEET NO.
LEGEND AND NOTES	SHEET 2 OF 31
INDEX SHEET	SHEET 3 OF 31
DOUGHERTY DR. PLAN & PROFILE	SHEET 4 OF 31
CAMDEN ST. PLAN & PROFILE	SHEET 5-7 OF 31
ROAD 'A' PLAN & PROFILE	SHEET 8-9 OF 31
ROAD 'D' PLAN & PROFILE	SHEET 10 OF 31
ROAD 'B' PLAN & PROFILE	SHEET 11 OF 31
ROAD 'C' PLAN & PROFILE	SHEET 12-14 OF 31
ROAD 'E' PLAN & PROFILE	SHEET 15 OF 31
ALLEY 'A' PLAN & PROFILE	SHEET 16-18 OF 31
ALLEY 'B' PLAN & PROFILE	SHEET 19 OF 31
ALLEY 'C' PLAN & PROFILE	SHEET 20 OF 31
REAR LANE 'A' PLAN & PROFILE	SHEET 21-25 & 31 OF 31
REAR LANE 'B' PLAN & PROFILE	SHEET 26-27 & 31 OF 31
REAR LANE 'C' PLAN & PROFILE	SHEET 28 OF 31
REAR LANE 'D' PLAN & PROFILE	SHEET 29-30 OF 31
CROSS SECTIONS	SHEET XX OF XX
SWPPP	SHEET XX OF XX
DETAIL SHEET	SHEET D1 OF D2
DETAIL SHEET	SHEET D2 OF D2

VICINITY MAP



MISSOULA, MISSOULA COUNTY

PROJECT STATUS

THESE PLANS REQUIRE, AT A MINIMUM, APPROVAL FROM THE AGENCIES LISTED BELOW. THEREFORE, THE OWNER & CONTRACTOR ARE ADVISED THAT BIDS & CONTRACTS SHOULD NOT BE FINALIZED UNTIL INDICATED BELOW.

AGENCIES REVIEW STATUS:	REFERENCE #	APPROVAL DATE
CITY OF MISSOULA (CITY)	-	-

PLAN SET IS READY FOR CONSTRUCTION ☐ YES ☒ NO

AS-BUILT DATE:
PROJECT HAS BEEN CONSTRUCTED IN GENERAL CONFORMANCE WITH THE ABOVE APPROVALS, STATED SPECIFICATIONS, AND SHOWN HERE IN, UNLESS OTHERWISE SPECIFIED.

PROJECT NOTES:



DATE	2/4/2022
REVISIONS	
STAGE 2 REVISIONS	3/11/2022
STAGE 2 REVISIONS	
STAGE 2 REVISIONS	
STAGE 2 REVISIONS	

DESIGNED: CM
DRAFTED: AE
CHECKED: JR
DATE: DEC. 2021

LOCATION: TRACT D & E OF COS 6850
SECTION 7, T.13N., R.20W., P.M.M.
SIXTH QUARTER NEIGHBORHOOD
MISSOULA COUNTY, MONTANA
PREPARED FOR: EVERGREEN HOUSING SOLUTIONS

PROJECT NAME: WEST END HOMES
PROJECT NO.: 21000864
SHEET TITLE: GRADING, DRAINAGE, AND ROAD PLANS COVER SHEET
SHEET: 1 OF 31

STAGE 2

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

SYMBOLS	
	DETAIL DESIGNATOR
	SHEET DESIGNATOR
	DETAIL CALLOUT
	KEYED NOTE CALLOUT
	SPOT ELEVATION CALLOUT
	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 or which relate to any aspect of the means, methods, techniques, sequences and procedures of construction to be employed 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.
- Contractor shall comply with the Contractor Quality Control and Owner Quality Assurance, 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), Sixth Edition, dated April 2010, 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.
- If more than one acre will be disturbed during construction the contractor is responsible to notify DEQ or submit Storm Water Pollution Prevention Permit (SWPPP) to DEQ prior to construction.

CONSTRUCTION STAKING:

- The owner will provide construction staking one time. Additional staking will be the responsibility of the contractor for scheduling and payment.
- Contractor is responsible to coordinate and request staking at least five days in advance, unless otherwise agreed upon in writing by Engineer.
- Staking will be provided as indicated in the Contract Documents, or as requested by contractor.
- Cut sheets will be provided to the contractor with elevation from hub to finished grade, unless noted otherwise. Cut sheets for pipe installation provide the elevation from the hub to the invert of the pipe, unless noted otherwise.
- Engineer does not consider staking to be complete and ready for use until cut sheets have been delivered to Contractor. Contractor's uses of construction staking prior to receipt of cut sheets is at contractor's risk. Any work incorrectly installed due to contractor's use of preliminary construction staking will be removed and replaced at contractor's expense.

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

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

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DATE: 2/4/2022

REVISIONS: STAGE 2 REVISIONS

DESIGNED: CM

DRAFTED: AE

CHECKED: JR

DATE: DEC 2021

LOCATION: TRACT D & E OF COS 6850
SECTION 7, T.13N., R20W., P.M.M.
SIXTYPQYEN NEIGHBORHOOD
MISSOULA COUNTY, MONTANA

PREPARED FOR: EVERGREEN HOUSING SOLUTIONS

PROJECT NAME: WEST END HOMES

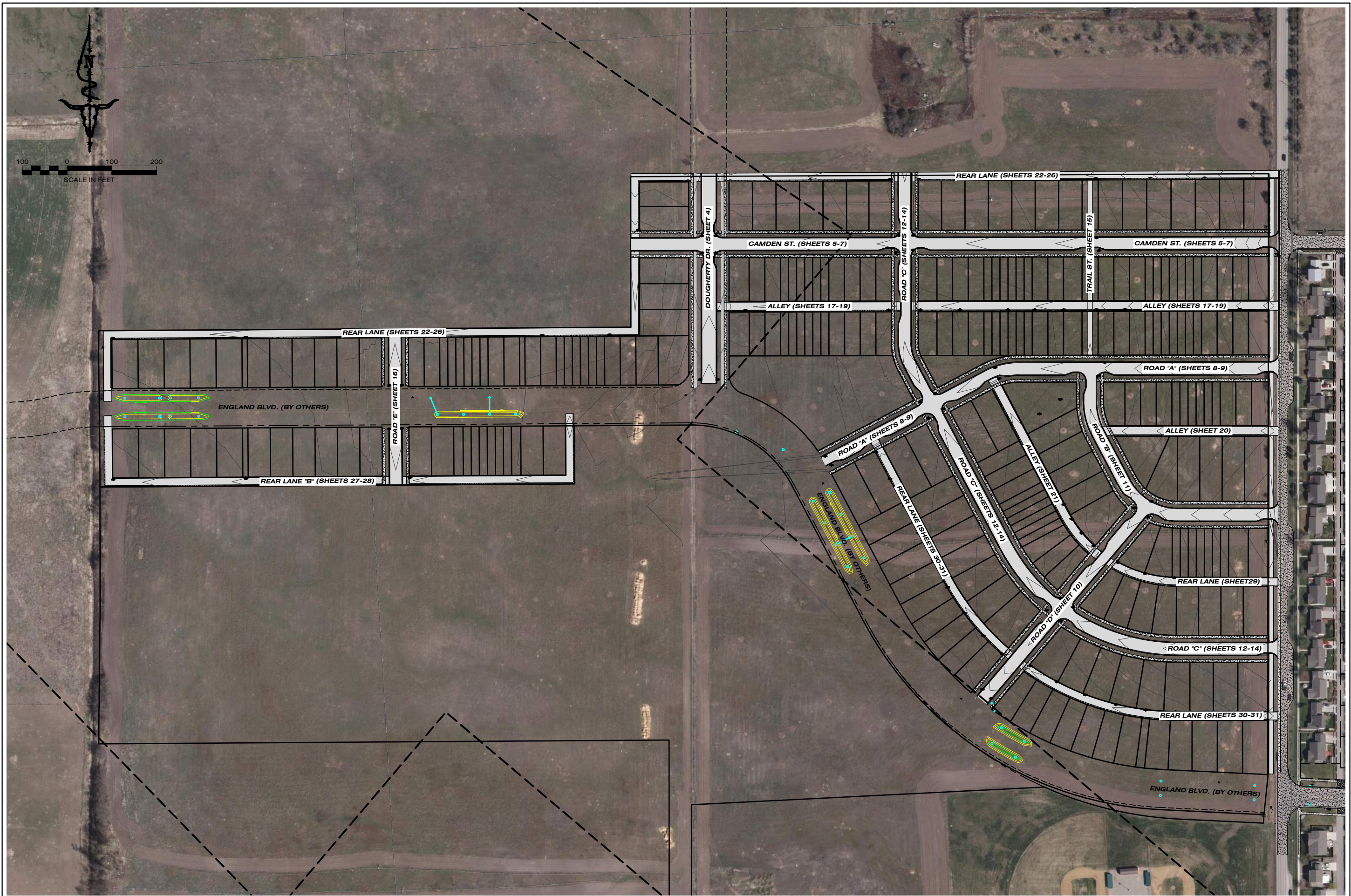
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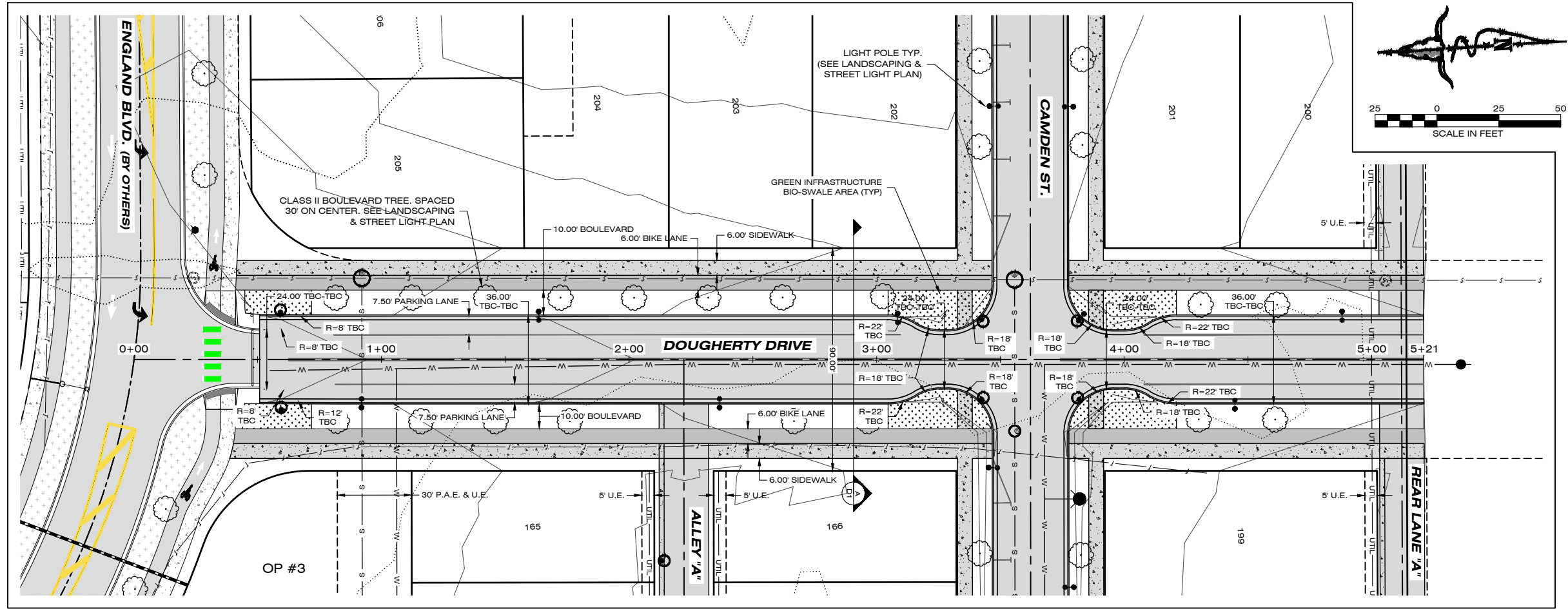
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SHEET: 2 OF 31

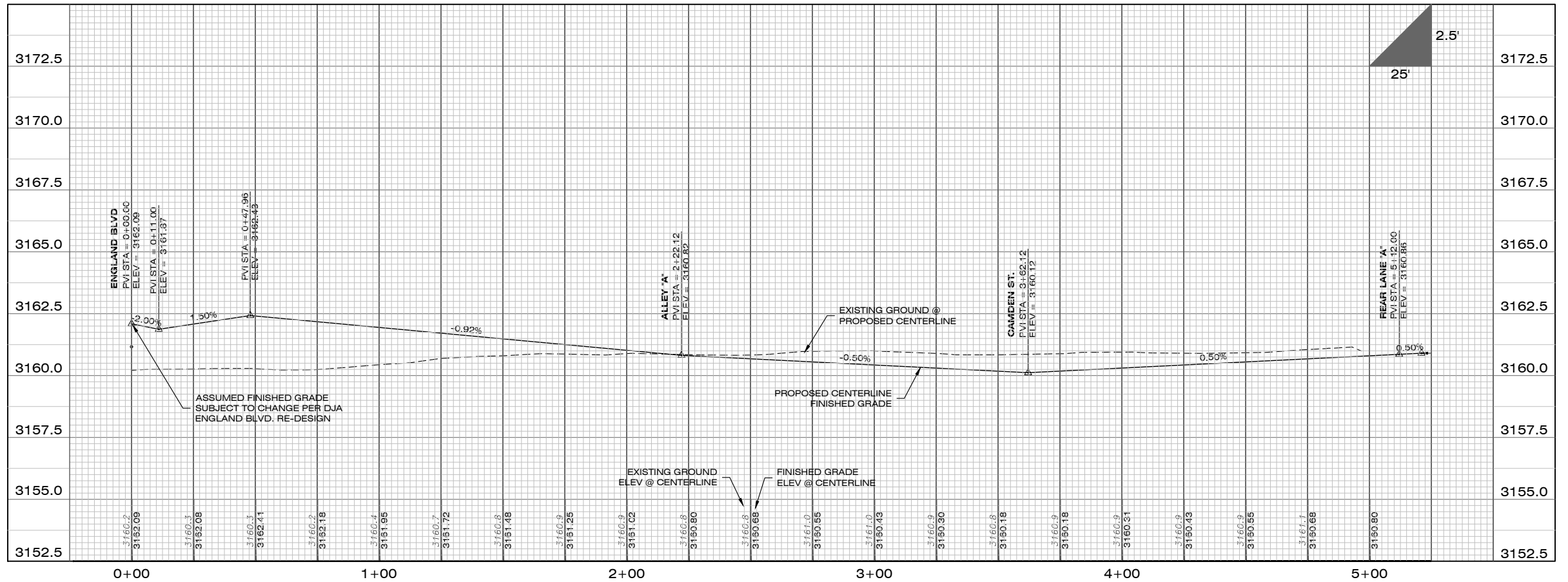
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STAGE 2





PLAN VIEW



PROFILE VIEW

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DATE: 2/4/2022
STAGE 2 REVISIONS: 3/11/2022

DESIGNED: CM
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DATE: DEC 2021

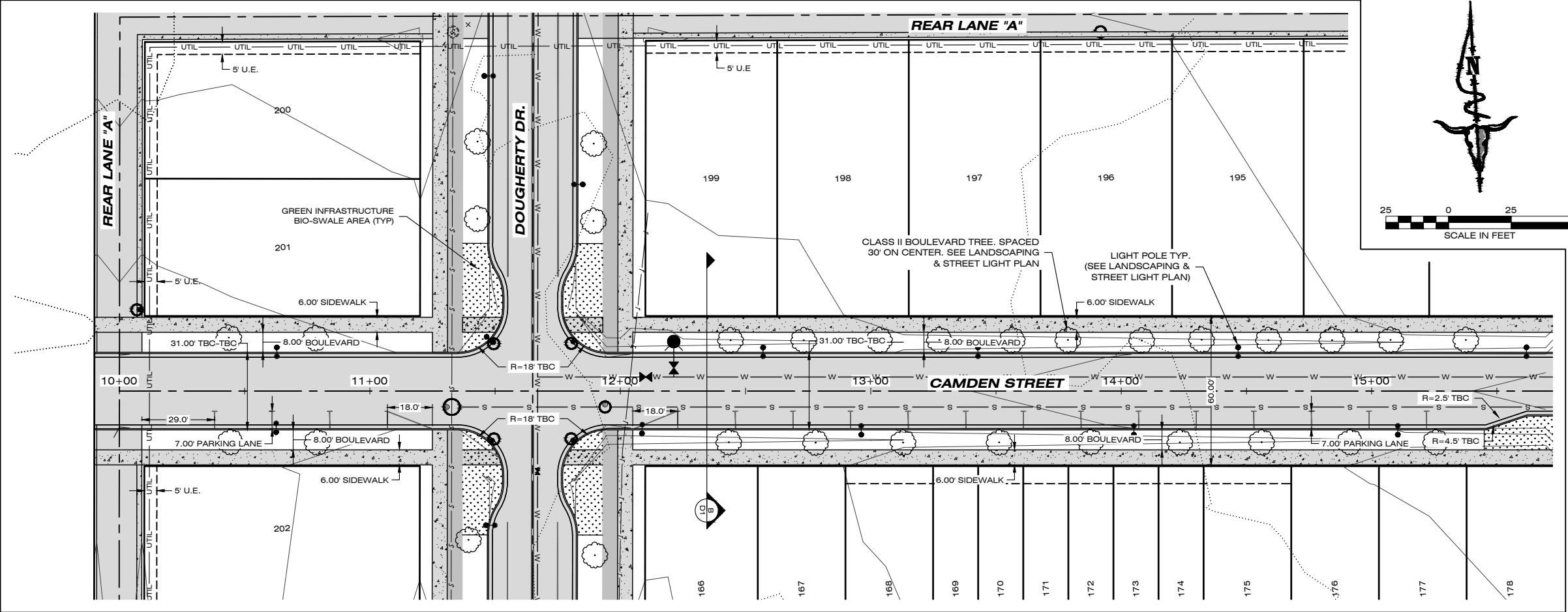
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SECTION 7, T.13N., R.20W., P.M.M.
SIXTH POYEN NEIGHBORHOOD
MISSOULA COUNTY, MONTANA

PREPARED FOR: EVERGREEN HOUSING SOLUTIONS

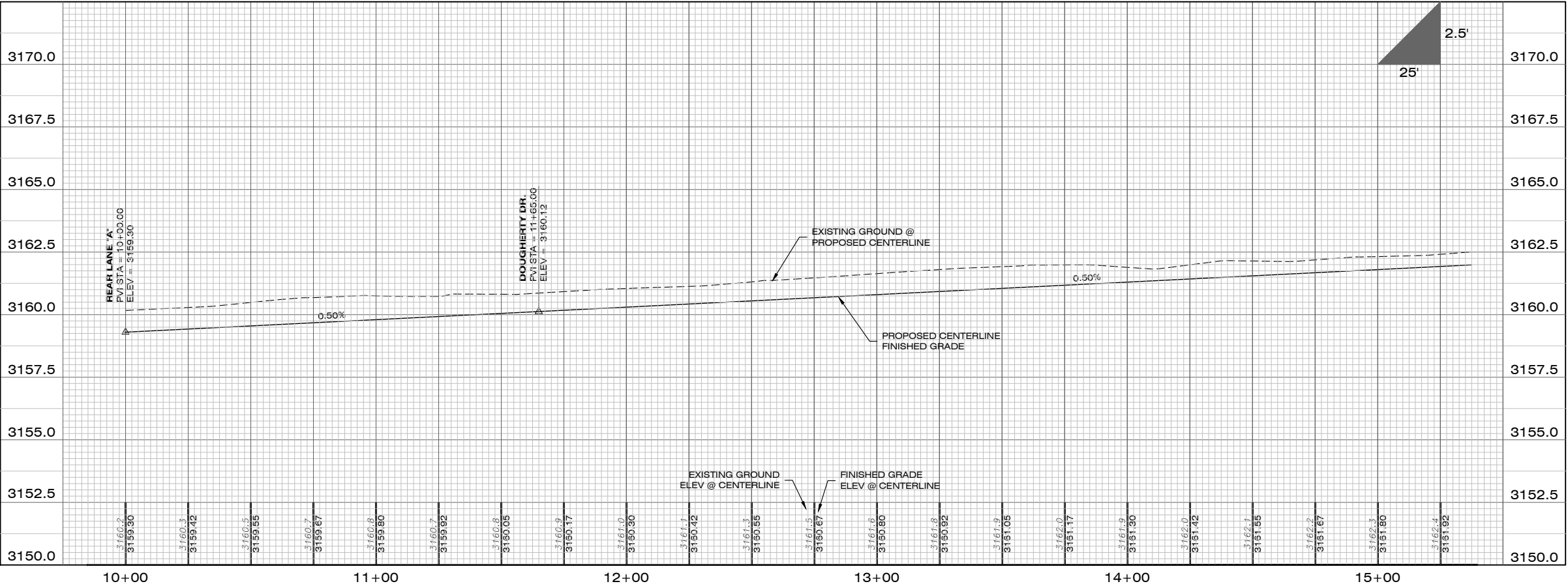
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STAGE 2



PLAN VIEW



PROFILE VIEW

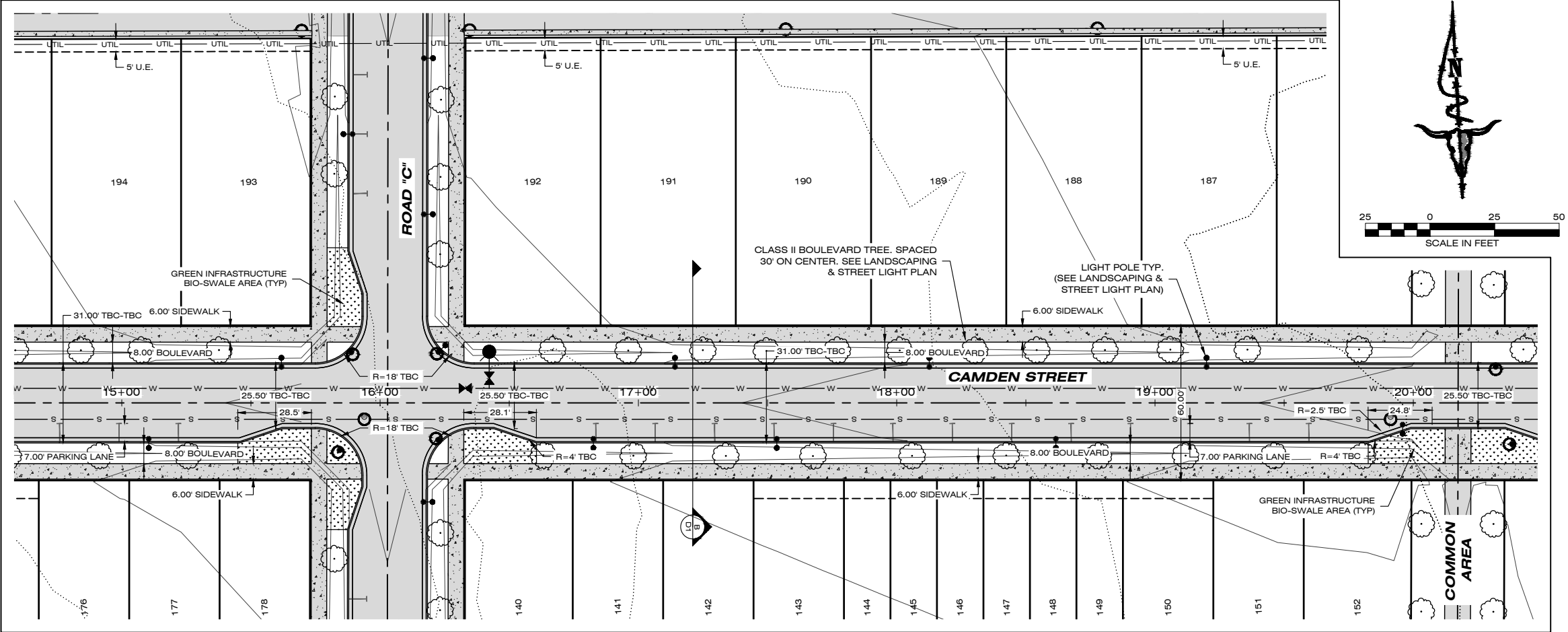


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CHECKED:	JR
DATE:	DEC. 2021

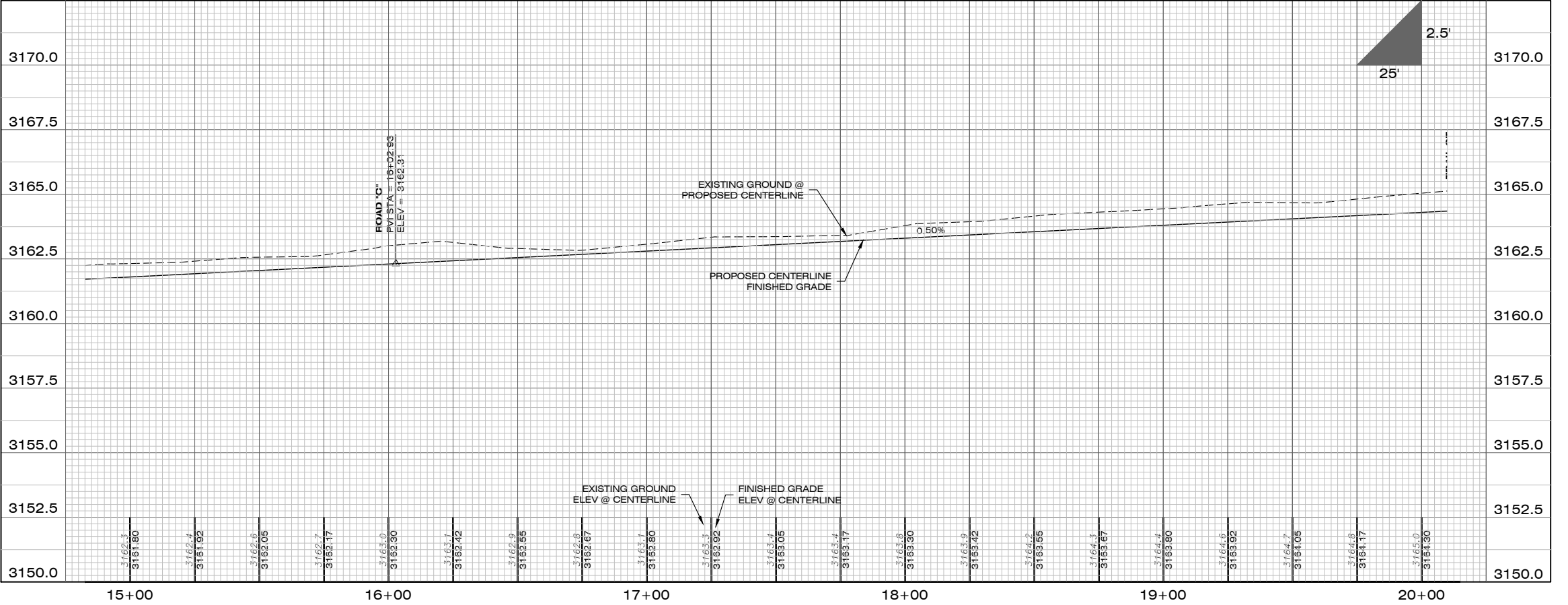
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PREPARED FOR:	EVERGREEN HOUSING SOLUTIONS

PROJECT NO.	21000864
PROJECT NAME	WEST END HOMES
SHEET:	5 OF 31
SHEET TITLE:	GRADING, DRAINAGE, AND ROAD PLANS CAMDEN STREET PLAN & PROFILE SHEET

STAGE 2



PLAN VIEW



PROFILE VIEW

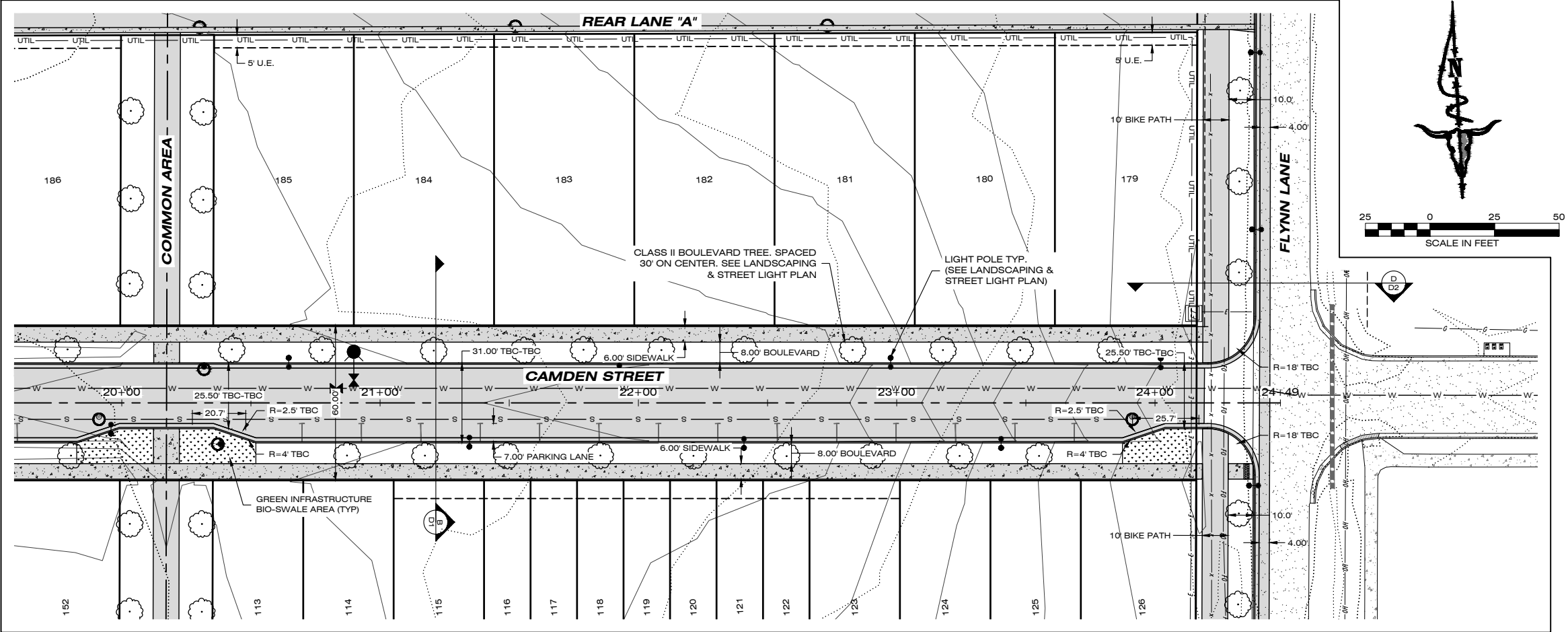


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DATE:	DEC 2021

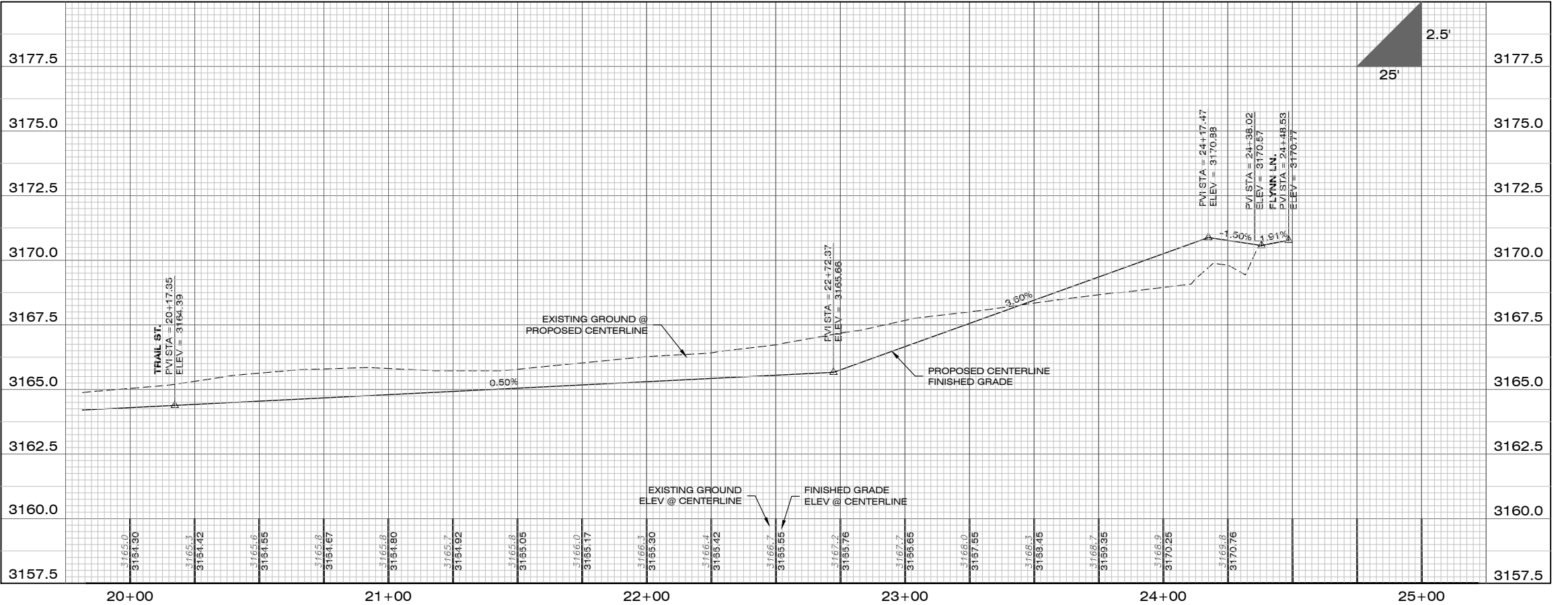
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PREPARED FOR:	EVERGREEN HOUSING SOLUTIONS

PROJECT NO.	21000864
PROJECT NAME	WEST END HOMES
SHEET:	6 OF 31
SHEET TITLE:	GRADING, DRAINAGE, AND ROAD PLANS CAMDEN STREET PLAN & PROFILE SHEET

STAGE 2



PLAN VIEW



PROFILE VIEW



DATE	2/4/2022
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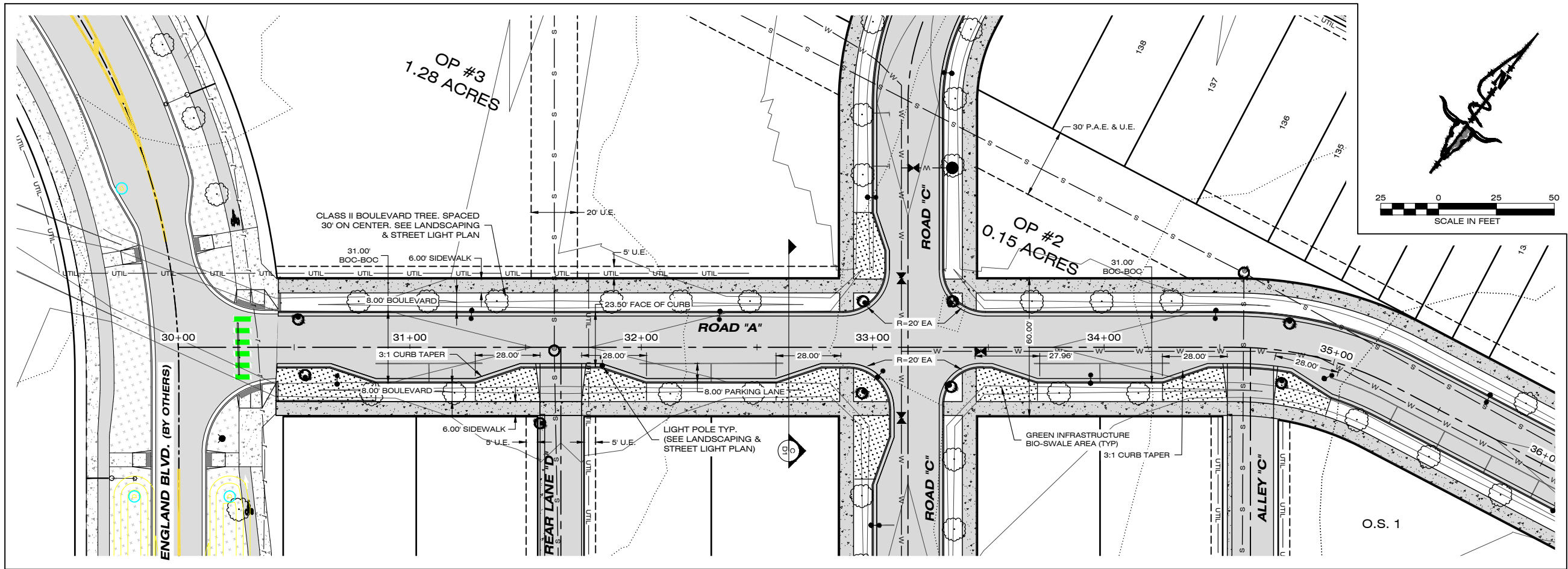
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 DRAFTED: AE
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 DATE: DEC. 2021

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 SXXWTPQYEN NEIGHBORHOOD
 MISSOULA COUNTY, MONTANA
 PREPARED FOR: EVERGREEN HOUSING SOLUTIONS

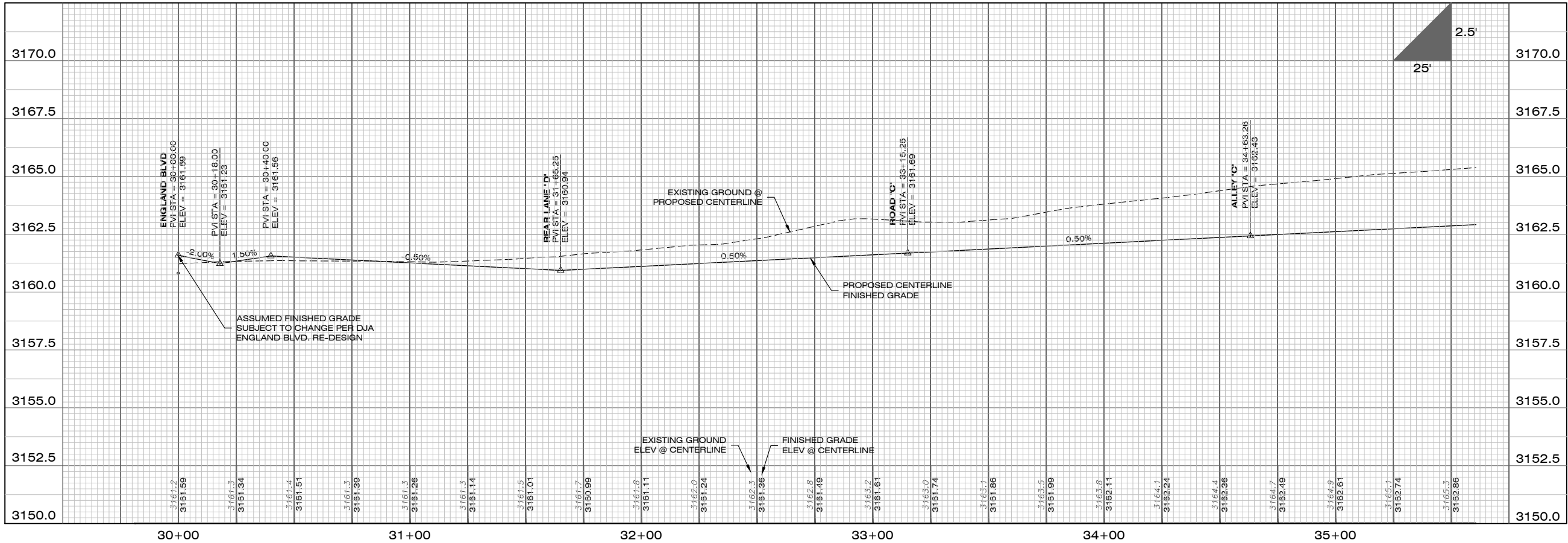
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 CAMDEN STREET PLAN & PROFILE SHEET

SHEET: 7 OF 31

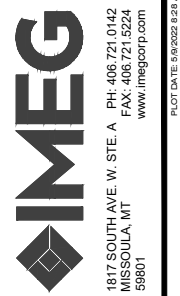
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PLAN VIEW



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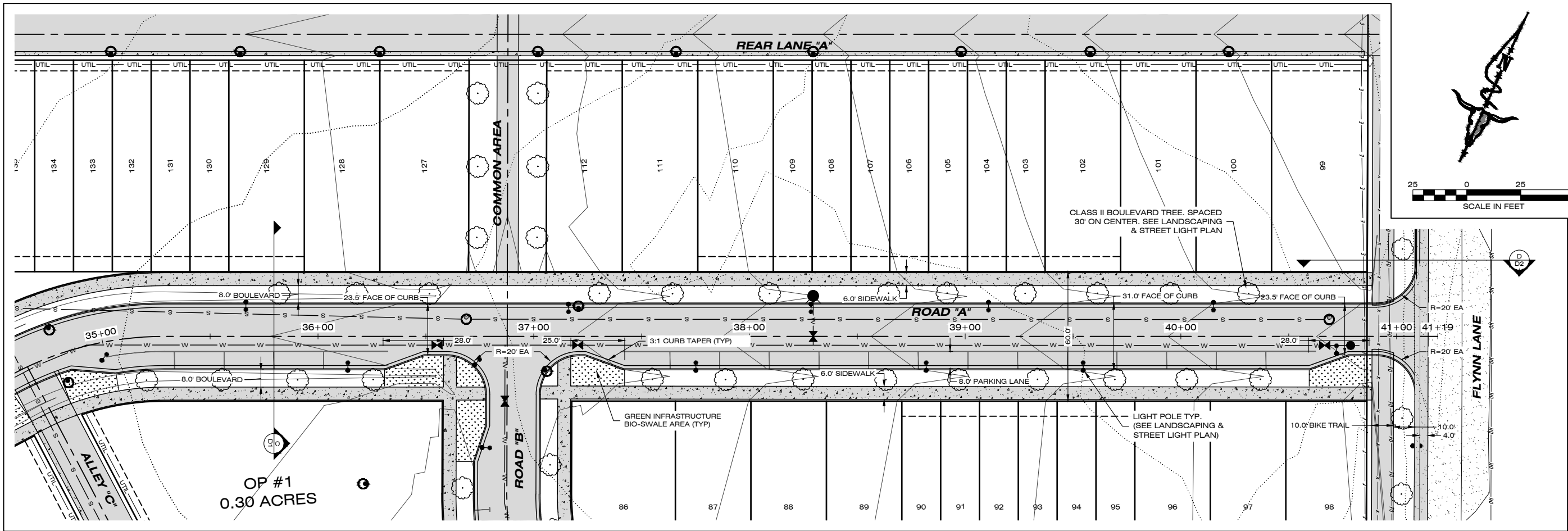
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MISSOULA COUNTY, MONTANA
PREPARED FOR: EVERGREEN HOUSING SOLUTIONS

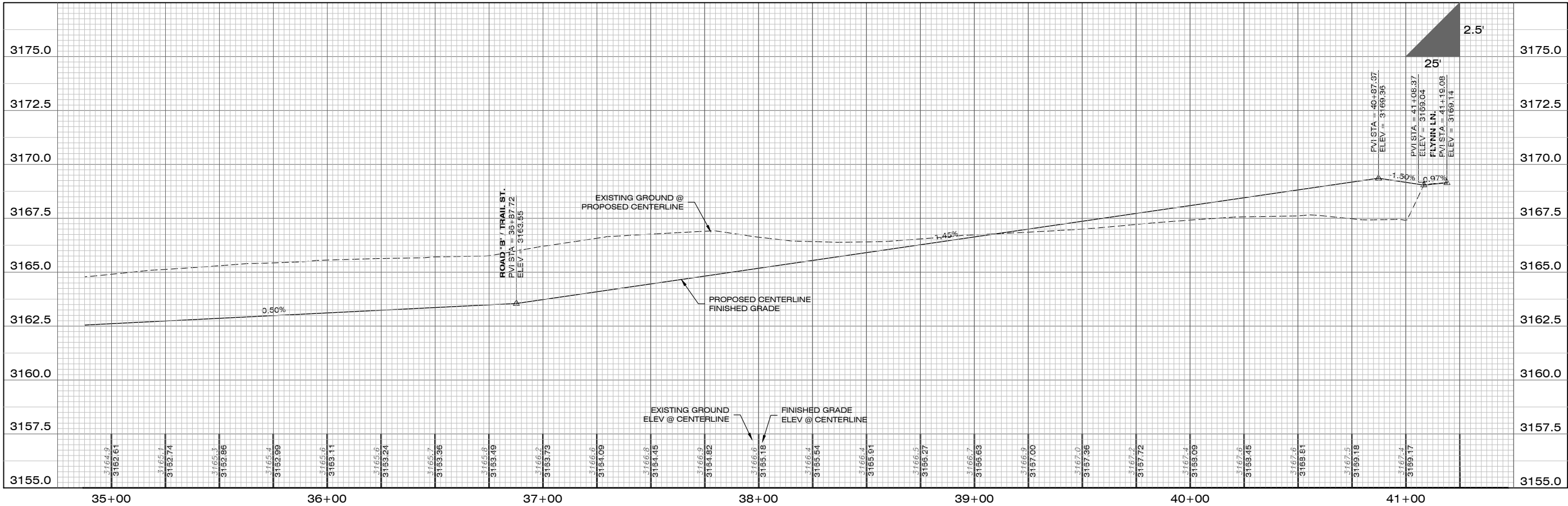
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PROJECT NO.: 21000864
SHEET TITLE: GRADING, DRAINAGE, AND ROAD PLANS
ROAD "A" PLAN & PROFILE SHEET

SHEET: 8 OF 31

STAGE 2



PLAN VIEW



PROFILE VIEW



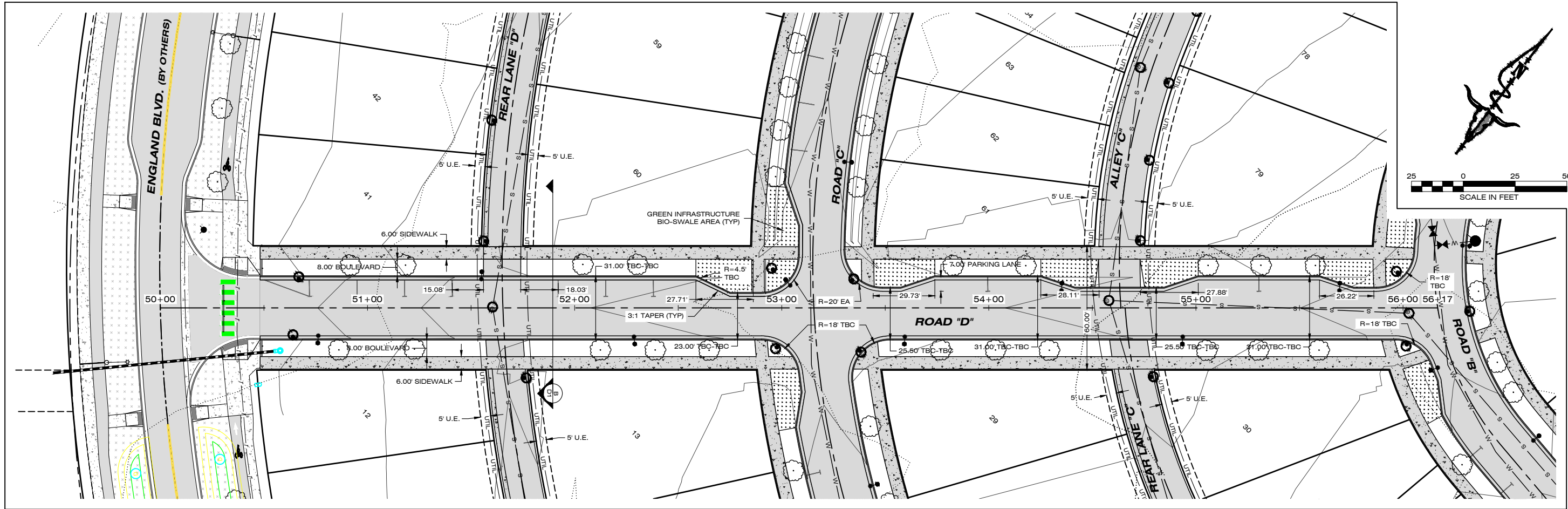
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DESIGNED:	CM
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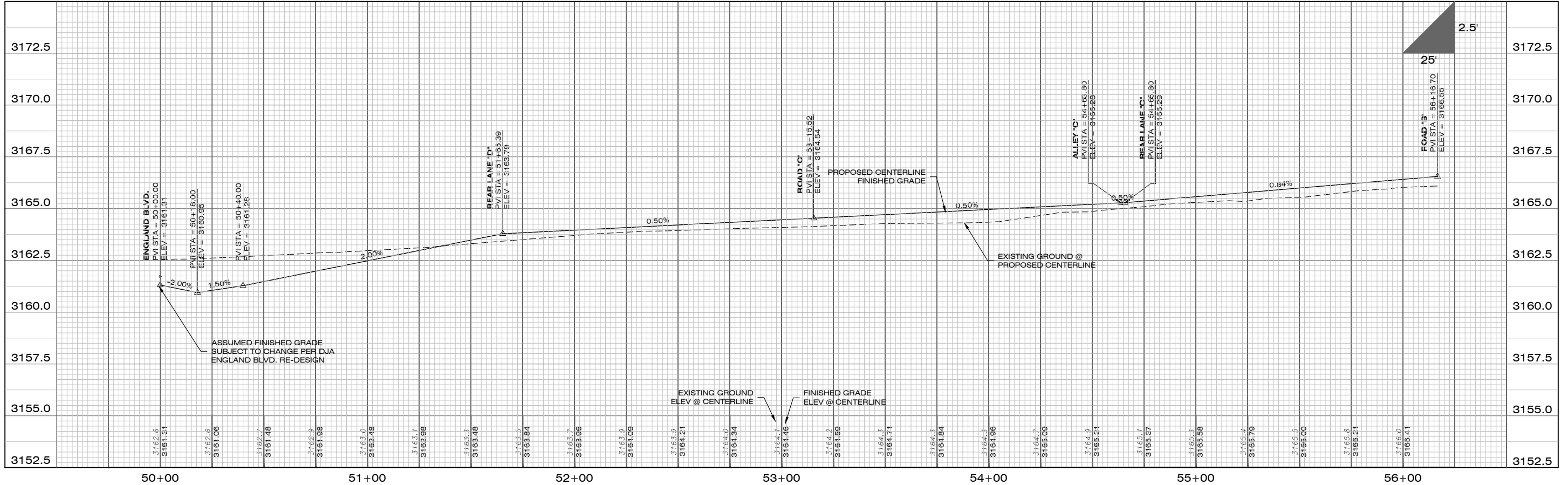
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PREPARED FOR:	EVERGREEN HOUSING SOLUTIONS

PROJECT NO.	21000864
PROJECT NAME	WEST END HOMES
SHEET:	9 OF 31
SHEET TITLE:	GRADING, DRAINAGE, AND ROAD PLANS ROAD "A" PLAN & PROFILE SHEET

STAGE 2



PLAN VIEW



PROFILE VIEW

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DATE
2/4/2022

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3/11/2022

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DATE: DEC. 2021

LOCATION:
TRACT D & E OF COS 6850
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MISSOULA COUNTY, MONTANA

PREPARED FOR:
EVERGREEN HOUSING SOLUTIONS

PROJECT NO.
21000864

PROJECT NAME
WEST END HOMES

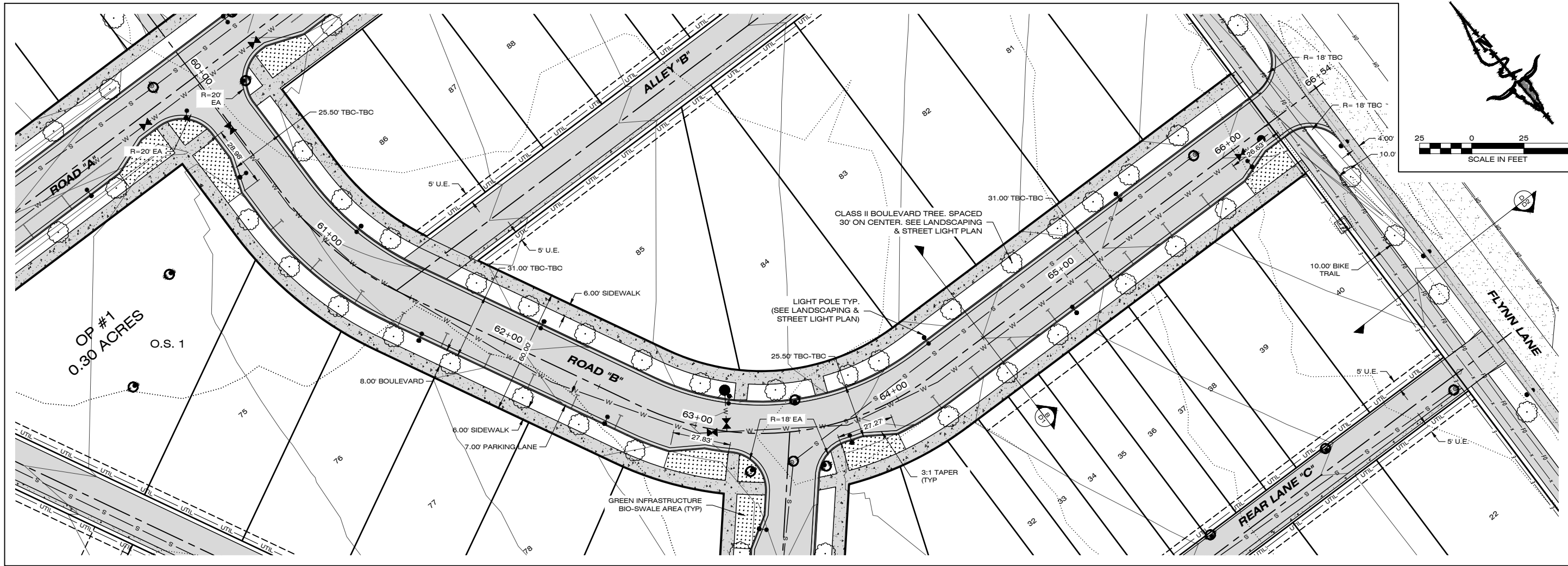
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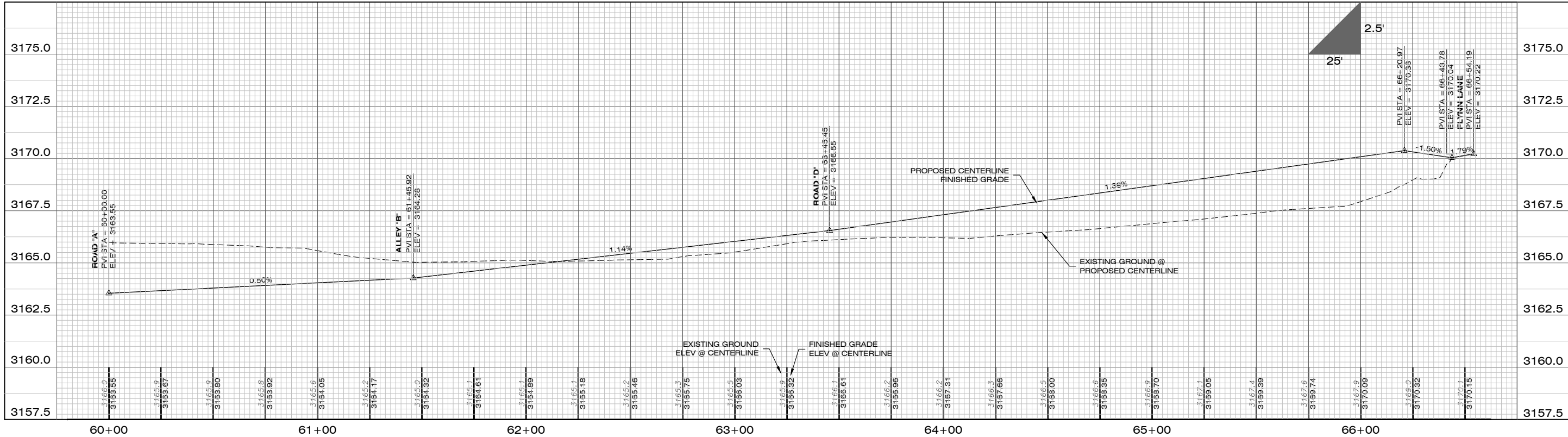
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PLAN VIEW



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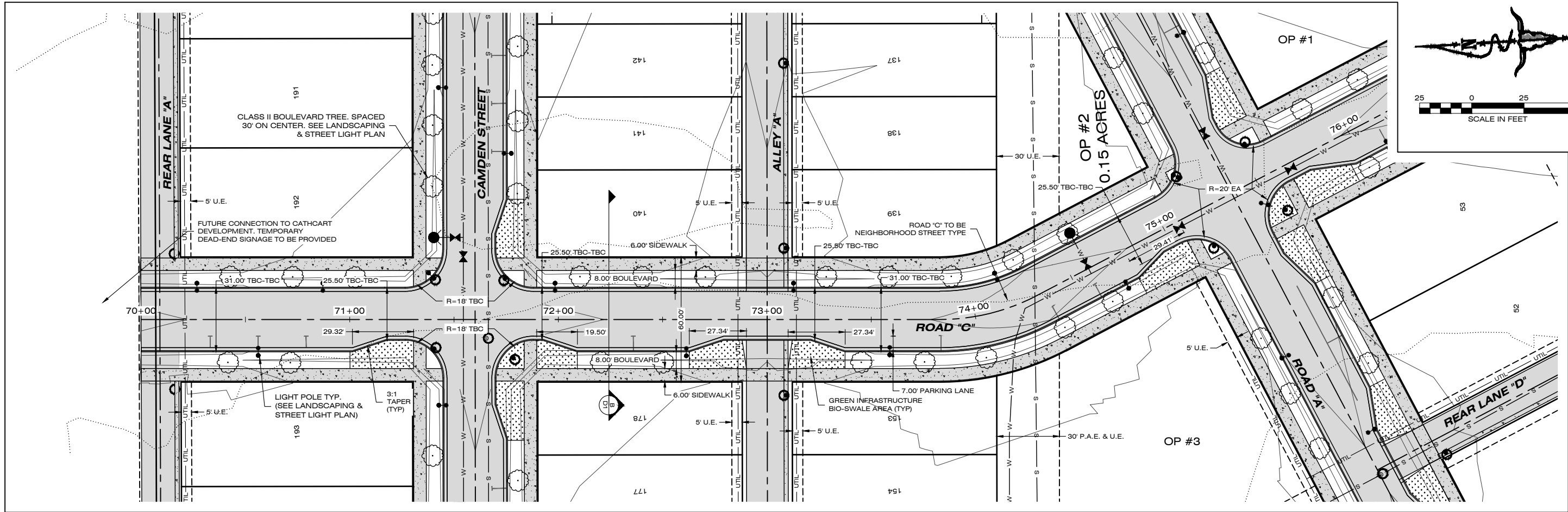
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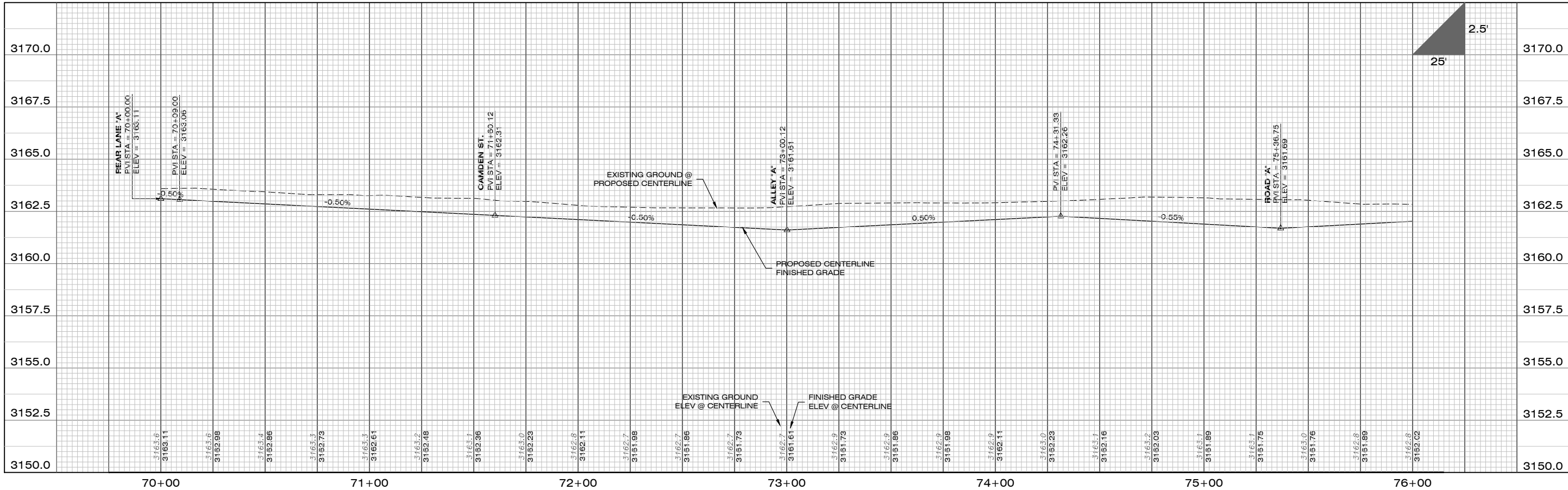
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SIXTYPYEN NEIGHBORHOOD
MISSOULA COUNTY, MONTANA
PREPARED FOR: EVERGREEN HOUSING SOLUTIONS

PROJECT NAME: WEST END HOMES
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SHEET: 11 OF 31
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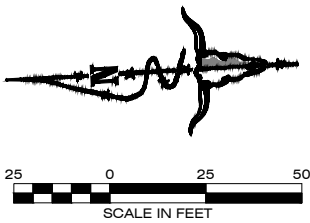
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PLAN VIEW



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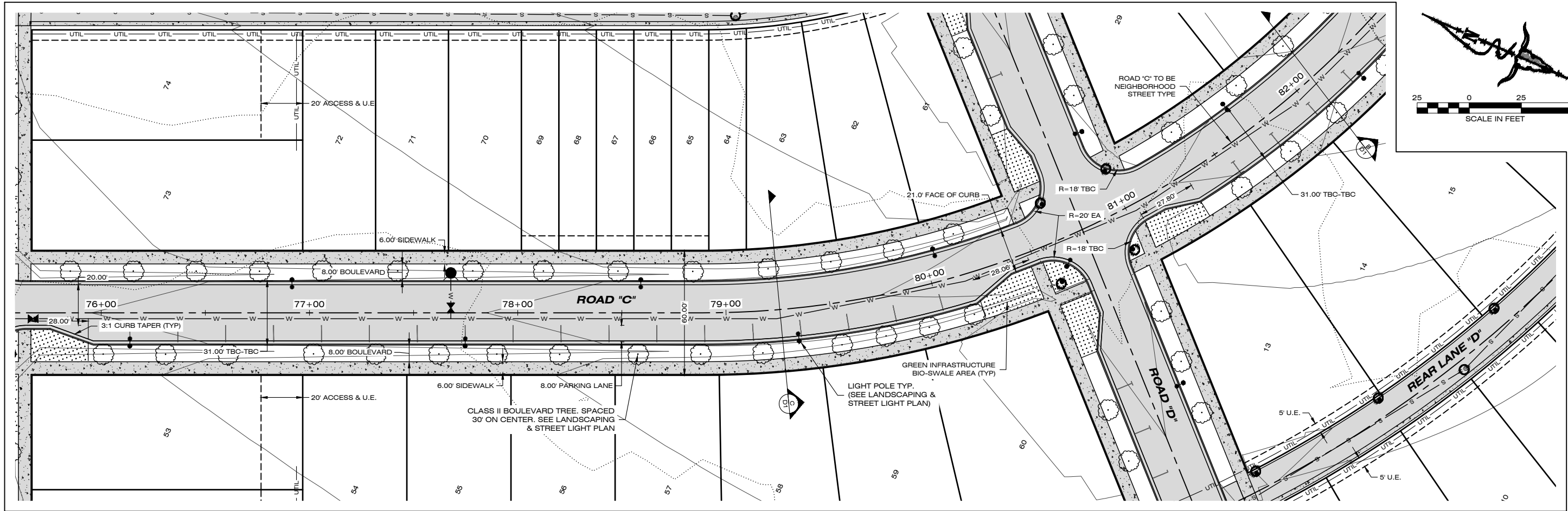


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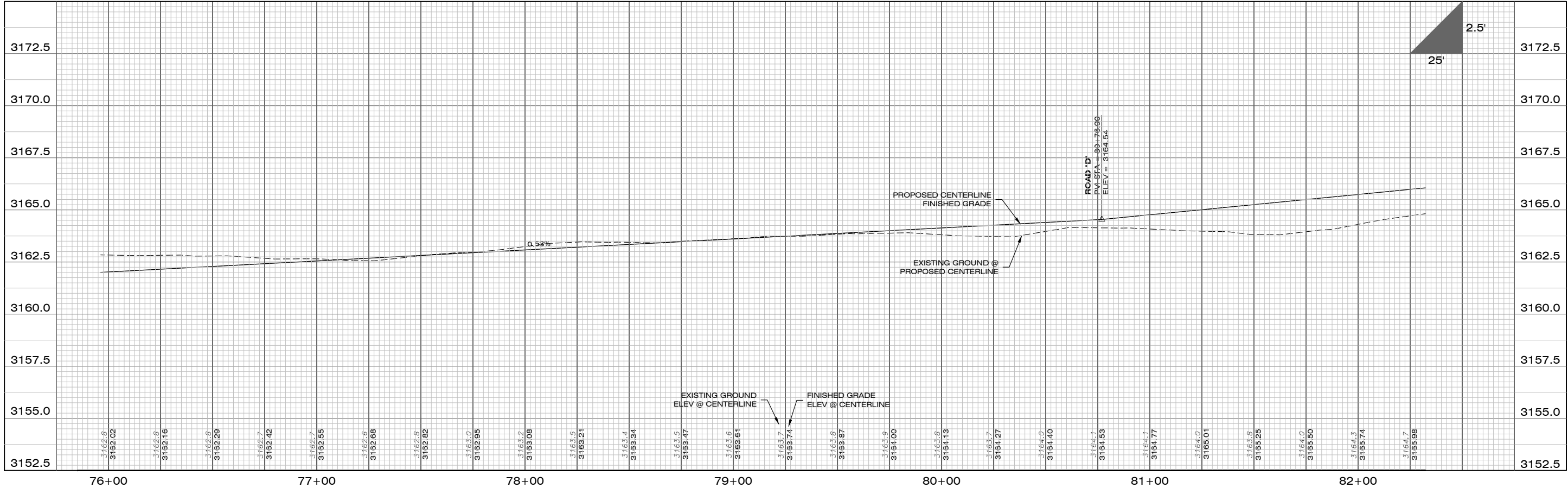
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SIXTYPQYEN NEIGHBORHOOD
MISSOULA COUNTY, MONTANA
PREPARED FOR: EVERGREEN HOUSING SOLUTIONS

PROJECT NO.	21000864
PROJECT NAME	WEST END HOMES
SHEET:	12 OF 31
SHEET TITLE:	GRADING, DRAINAGE, AND ROAD PLANS ROAD "C" PLAN & PROFILE SHEET

STAGE 2



PLAN VIEW



PROFILE VIEW

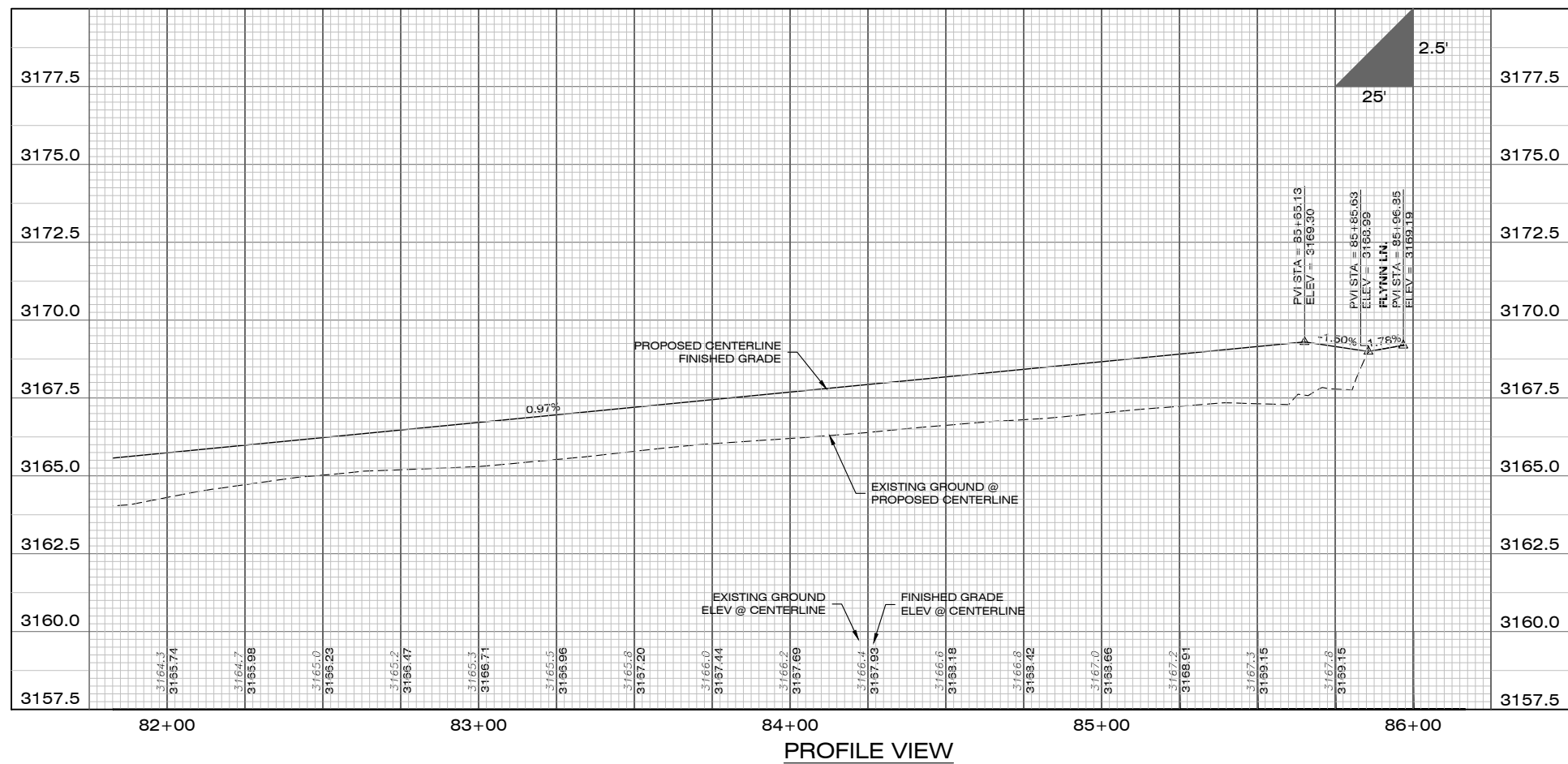
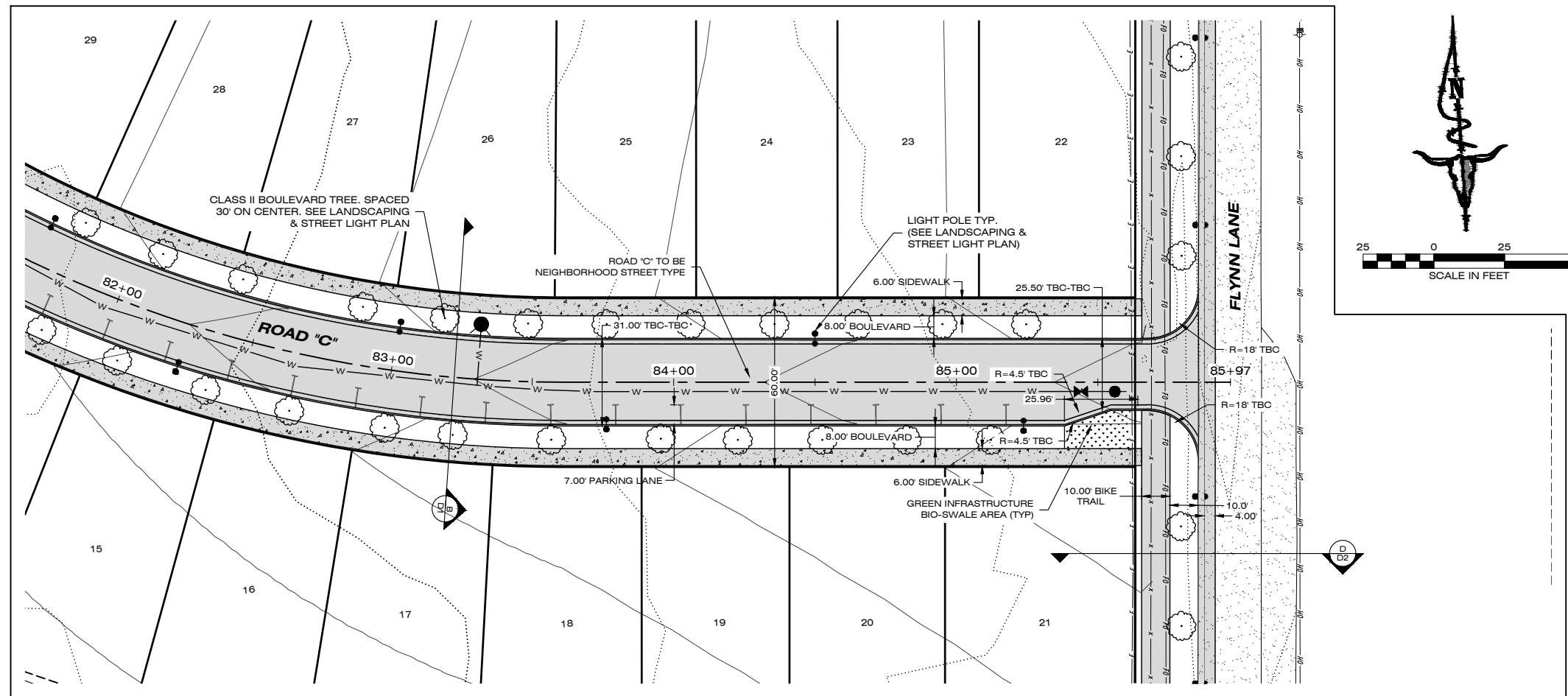


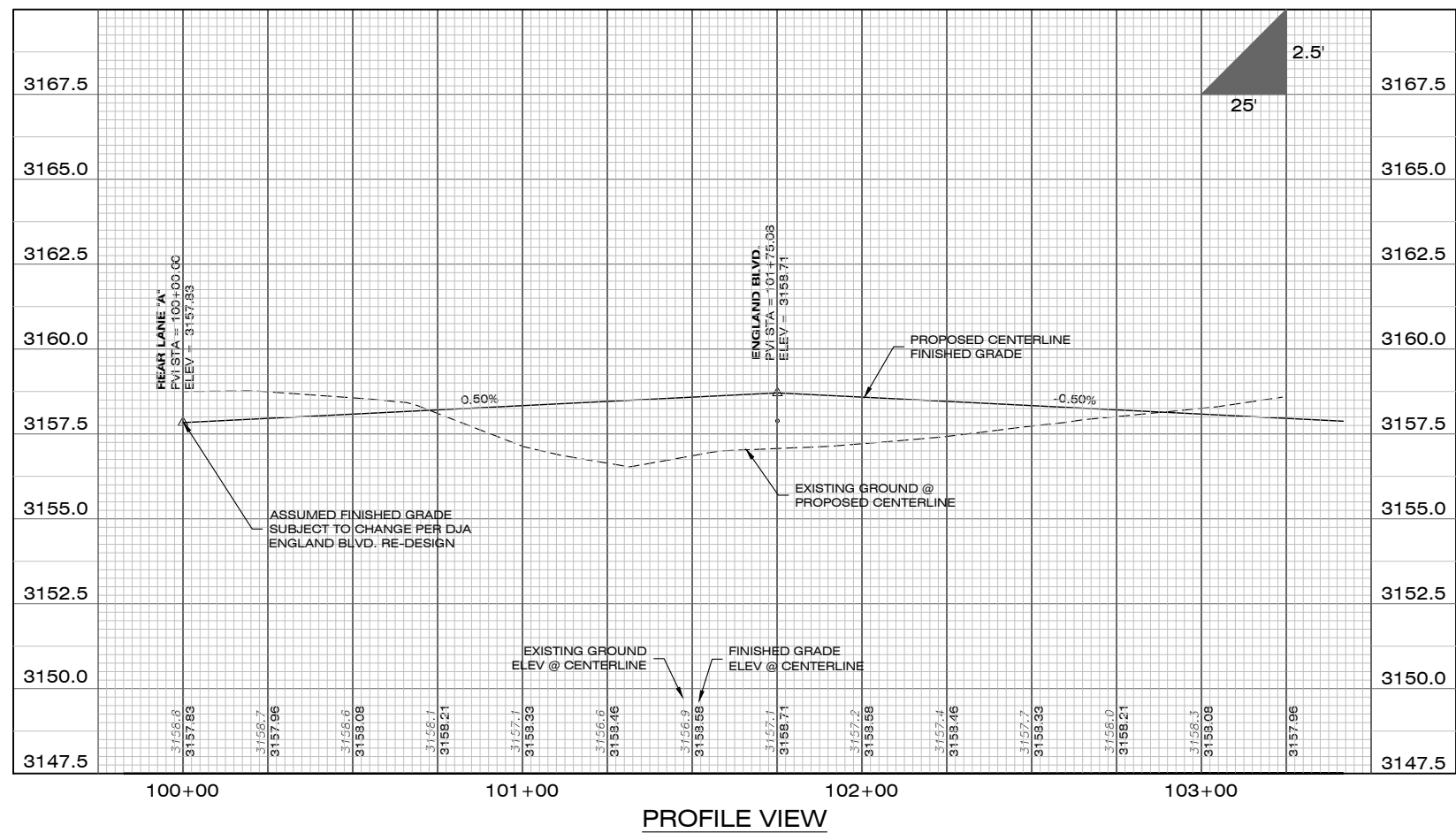
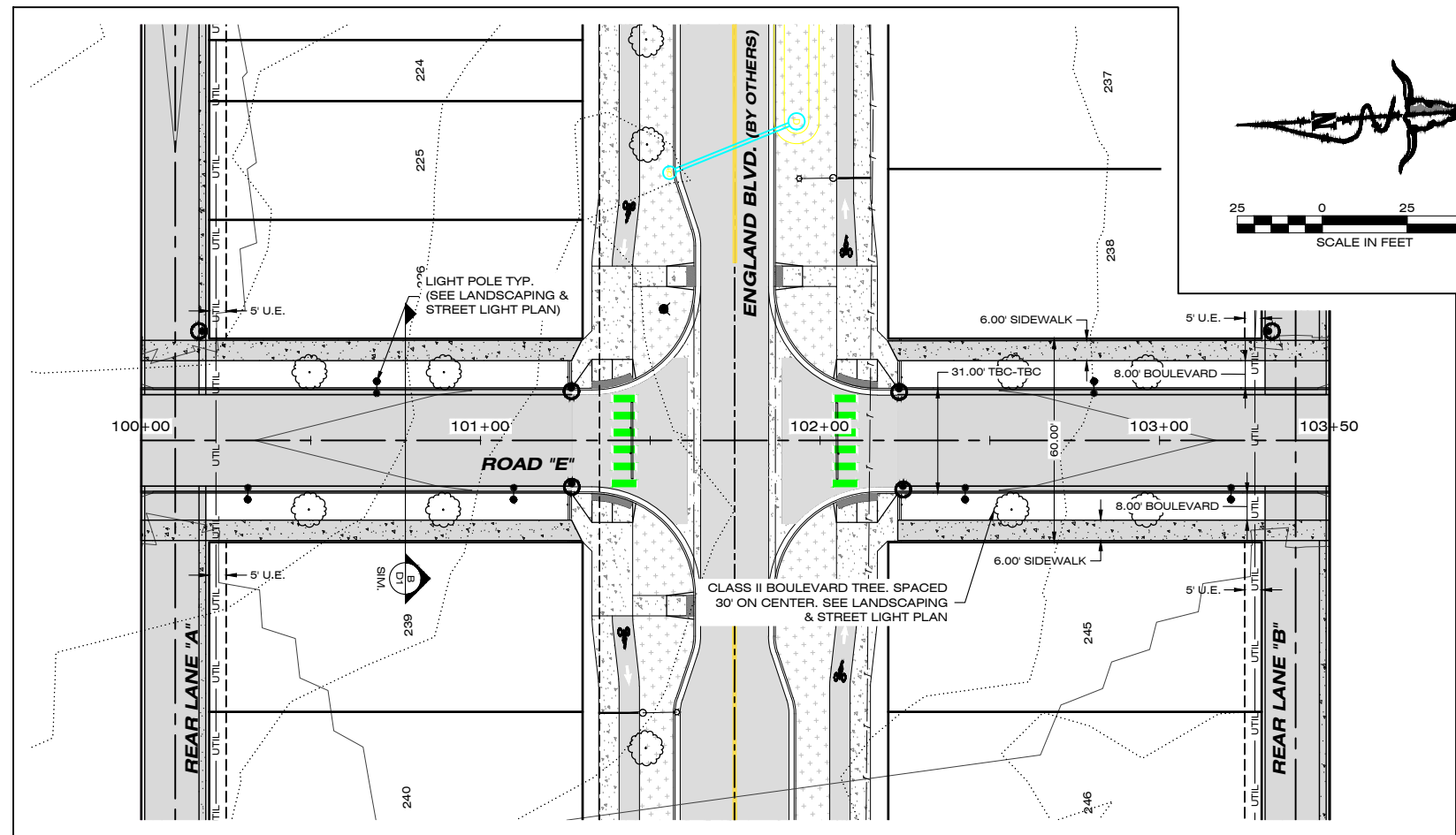
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DESIGNED:	CM
DRAFTED:	AE
CHECKED:	JR
DATE:	DEC. 2021

LOCATION: TRACT D & E OF COS 6850 SECTION 7, T.13N., R20W., P.M.M. SXWTPQYEN NEIGHBORHOOD MISSOULA COUNTY, MONTANA
PREPARED FOR: EVERGREEN HOUSING SOLUTIONS

PROJECT NAME: WEST END HOMES
PROJECT NO.: 21000864
SHEET: 13 OF 31
SHEET TITLE: GRADING, DRAINAGE, AND ROAD PLANS ROAD 'C' PLAN & PROFILE SHEET

STAGE 2





REVISIONS	DATE
STAGE 2 REVISIONS	2/4/2022
STAGE 2 REVISIONS	3/11/2022

DESIGNED: CM
DRAFTED: AE
CHECKED: JR
DATE: DEC. 2021

LOCATION: TRACT D & E OF COS 6850
SECTION 7, T.13N., R.20W., P.M.1M.
SXWTPQYEN NEIGHBORHOOD
MISSOULA COUNTY, MONTANA

PREPARED FOR:

EVERGREEN HOUSING
SOLUTIONS

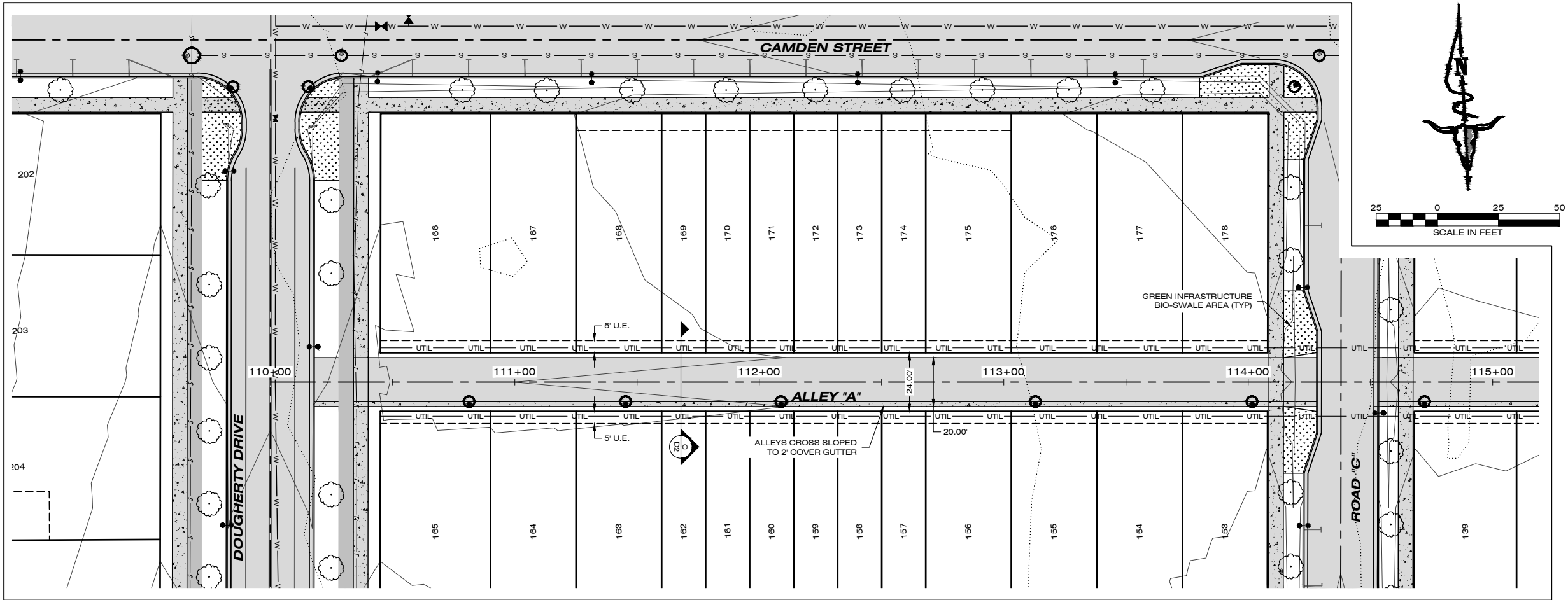
WEST END HOMES

PROJECT NO.	PROJECT NAME
21000864	

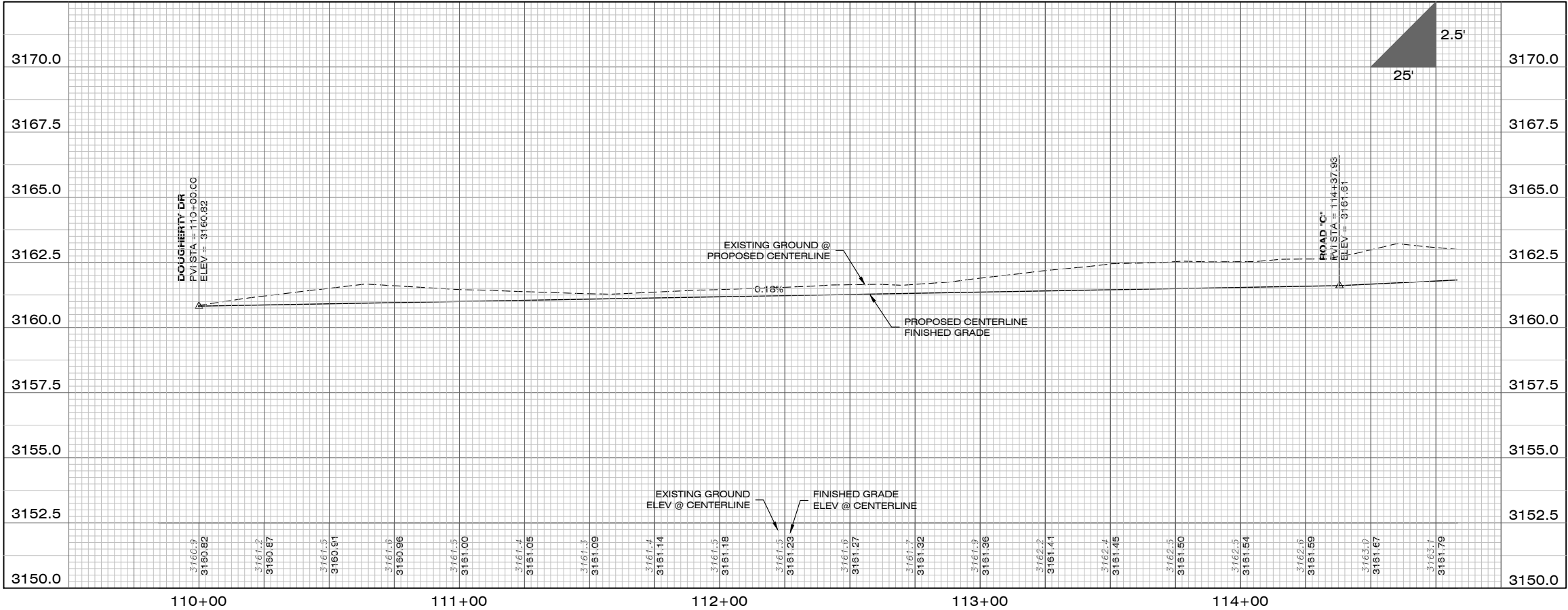
PROJECT NO.
21000864

SHEET:
15 OF 31

STAGE 2



PLAN VIEW



PROFILE VIEW

IMEG

1817 SOUTH AVE. W. STE. A
MISSOULA, MT 59801

PH: 406.721.0142
FAX: 406.721.5224
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DATE
2/4/2022

REVISIONS
STAGE 2 REVISIONS
3/11/2022

DESIGNED: CM
DRAFTED: AE
CHECKED: JR
DATE: DEC 2021

LOCATION: TRACT D & E OF COS 6850
SECTION 7, T.13N., R.20W., P.M.M.
SIXTYPQYEN NEIGHBORHOOD
MISSOULA COUNTY, MONTANA

PROJECT NO.
21000864

SHEET
16 OF 31

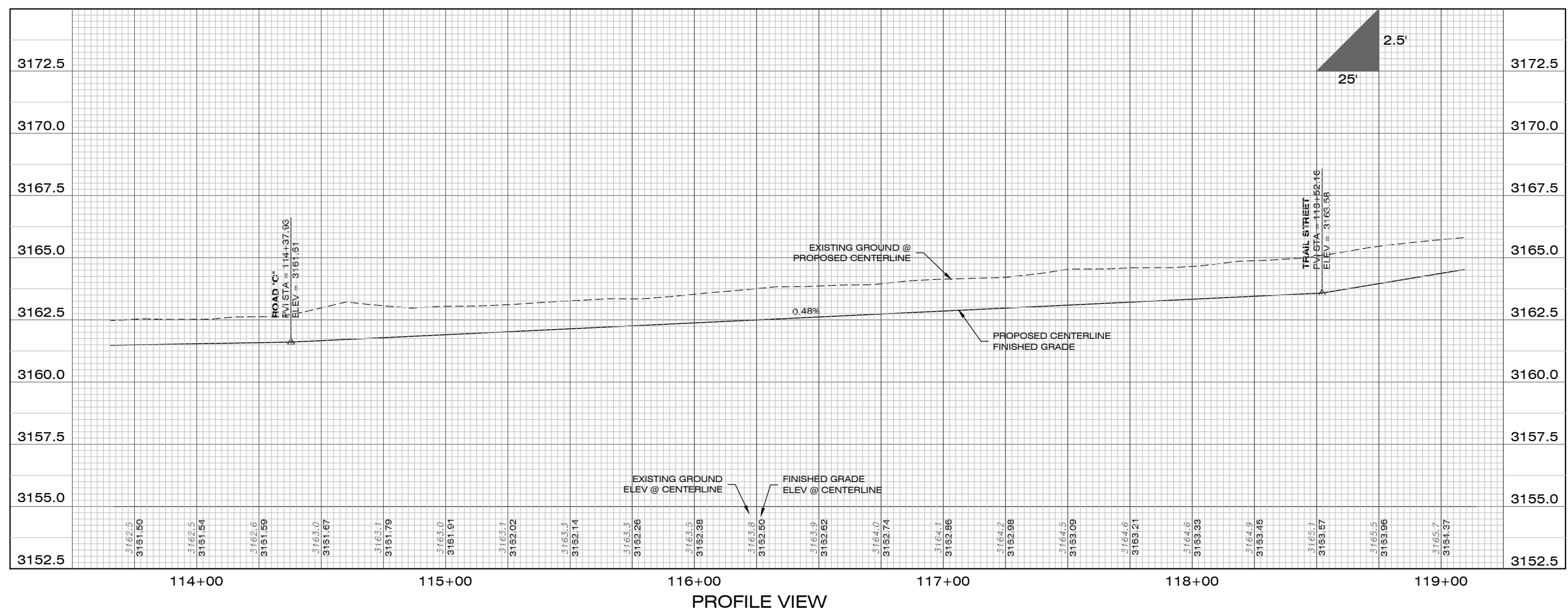
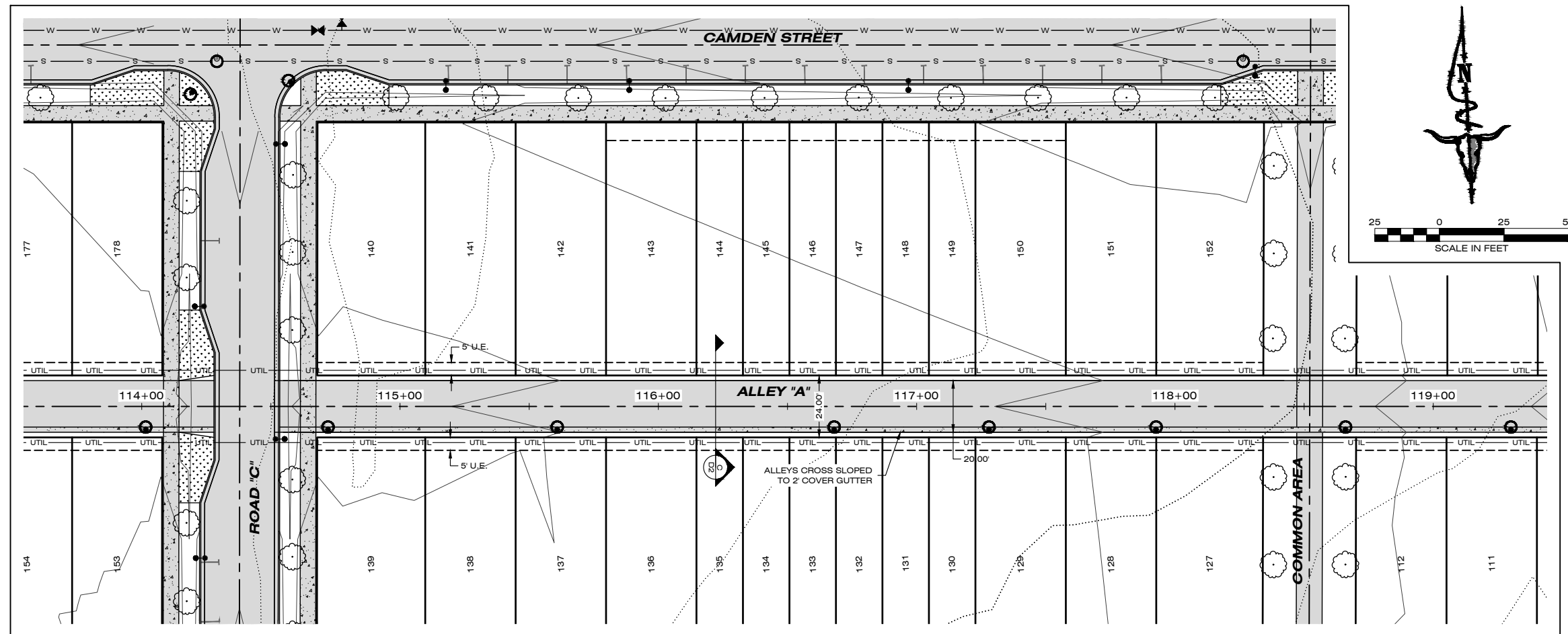
PROJECT NAME
WEST END HOMES

SHEET TITLE
GRADING, DRAINAGE, AND ROAD PLANS
ALLEY "A" PLAN & PROFILE SHEET

STAGE 2

EVERGREEN HOUSING SOLUTIONS

PLANT DATE: 8/6/2022 8:33 AM

[illegible]

SIGNED: CM
DRAFTED: AE
CHECKED: JR
DATE: DEC. 2021

SECTION 7, T.13N., R.20W., P.M.M.
 SXWTPQYEN NEIGHBORHOOD
 MISSOULA COUNTY, MONTANA

PREPARED FOR:

**EVERGREEN HOUSING
 SOLUTIONS**

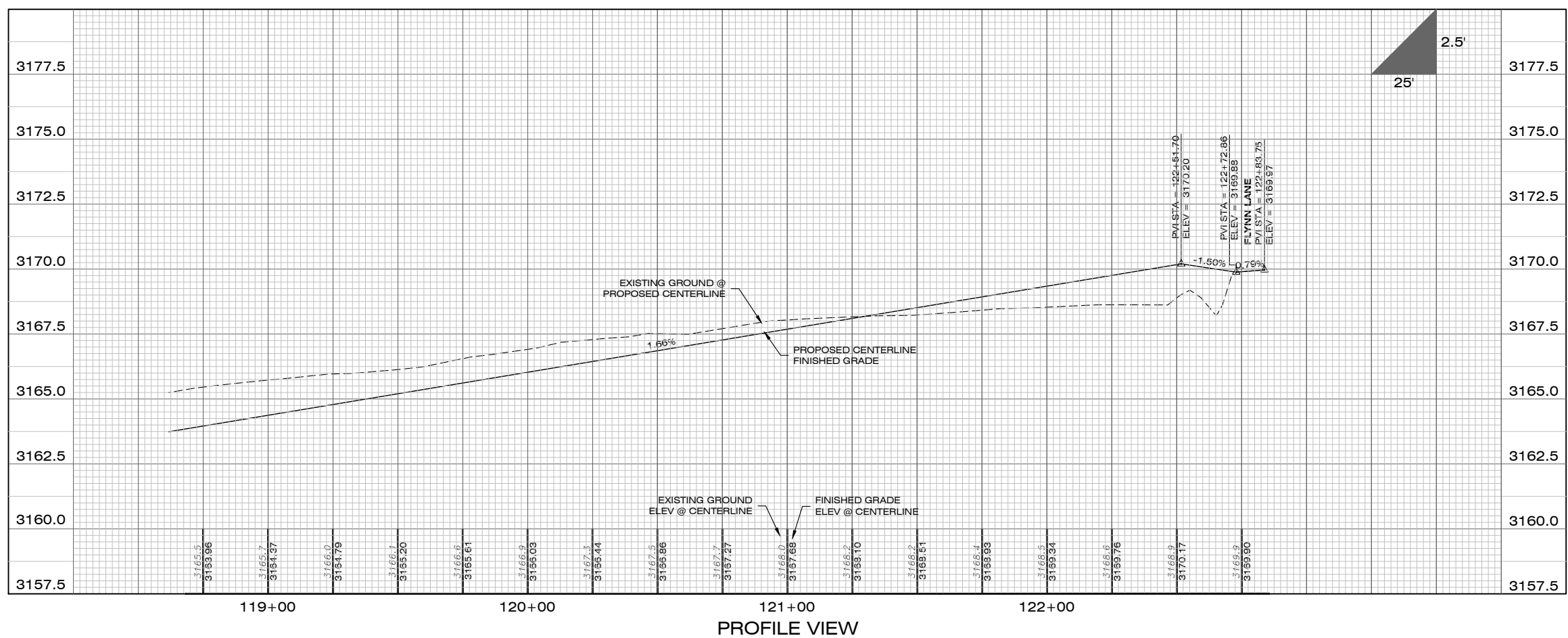
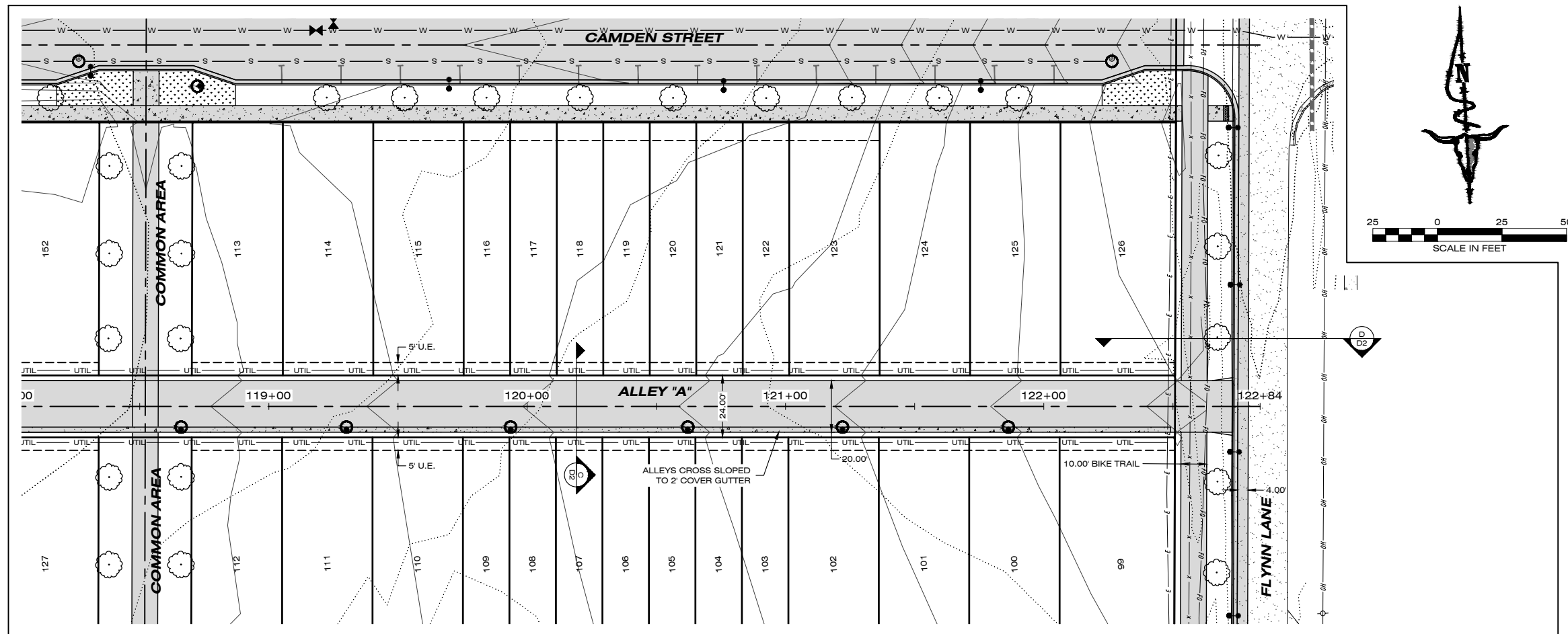
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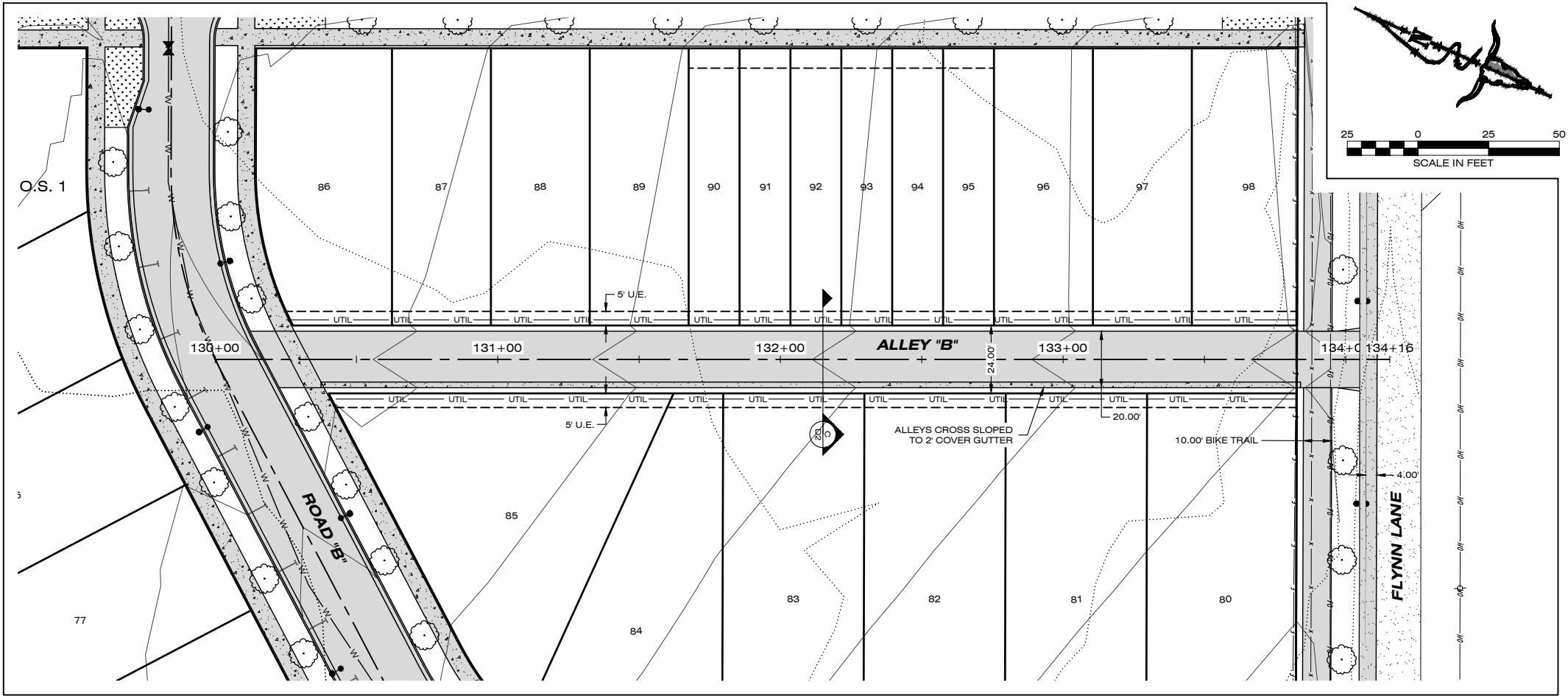
21000864

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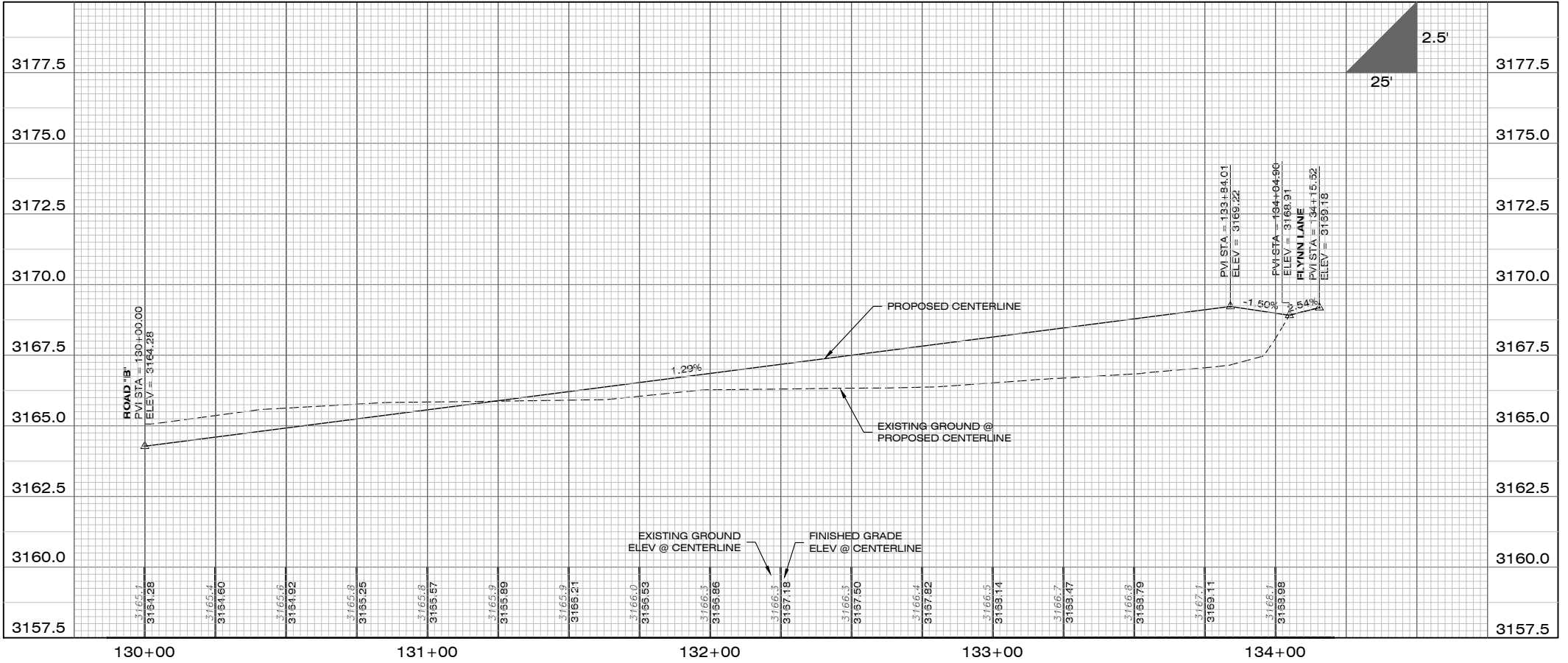
21000864
SHEET:
17 OF 31
CTS:202 1121 000864 .00/DESIGN

STAGE 2





PLAN VIEW



PROFILE VIEW

PROJECT NO.
21000864

PROJECT NAME
WEST END HOMES

DATE
2/4/2022

DESIGNED:
CM

STAGE 2 REVISIONS

STAGE 2 REVISIONS

3/11/2022

CHECKED:
JR

DATE
DEC 2021

DATE

LOCATION:
TRACT D & E OF COS 6850
SECTION 7, T.13N., R.20W., P.M.M.
SIXTYPQYEN NEIGHBORHOOD
MISSOULA COUNTY, MONTANA

PREPARED FOR:
EVERGREEN HOUSING SOLUTIONS

21000864

19 OF 31

STAGE 2

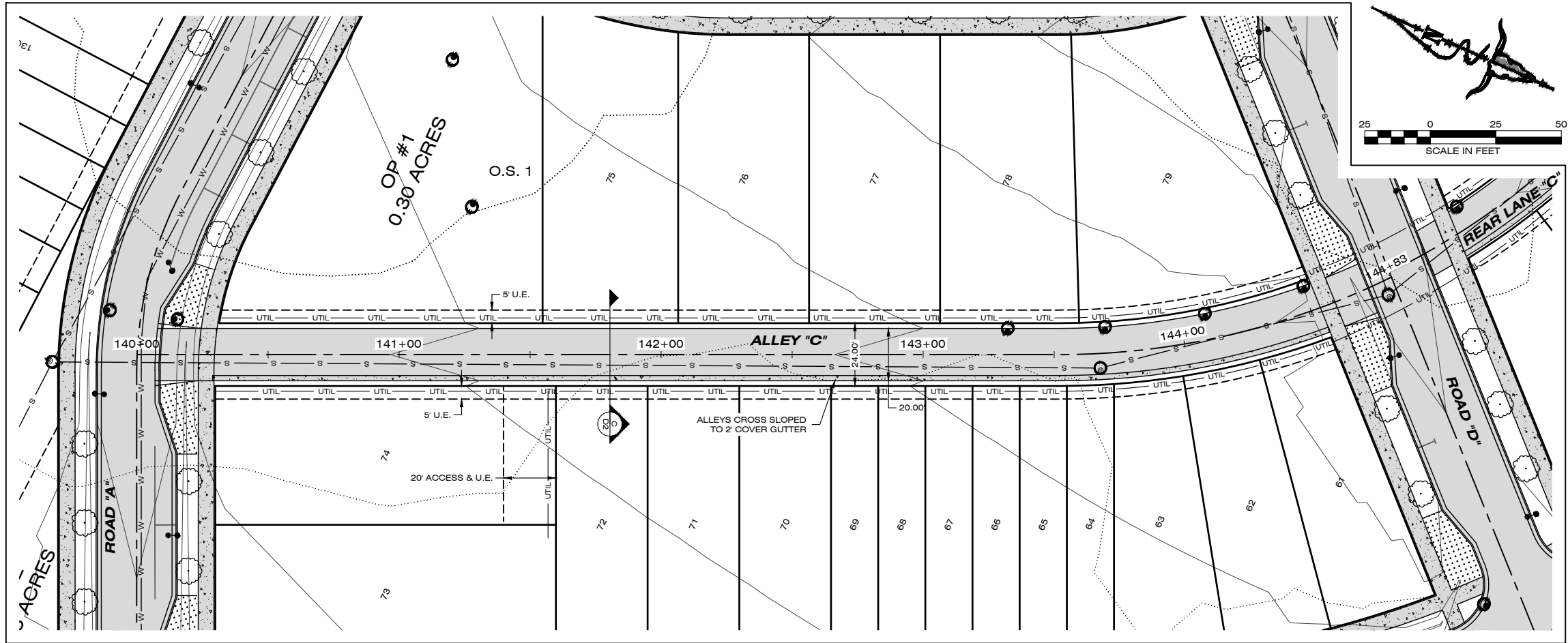
GRADING, DRAINAGE, AND ROAD PLANS
ALLEY "B" PLAN & PROFILE SHEET

IMEG

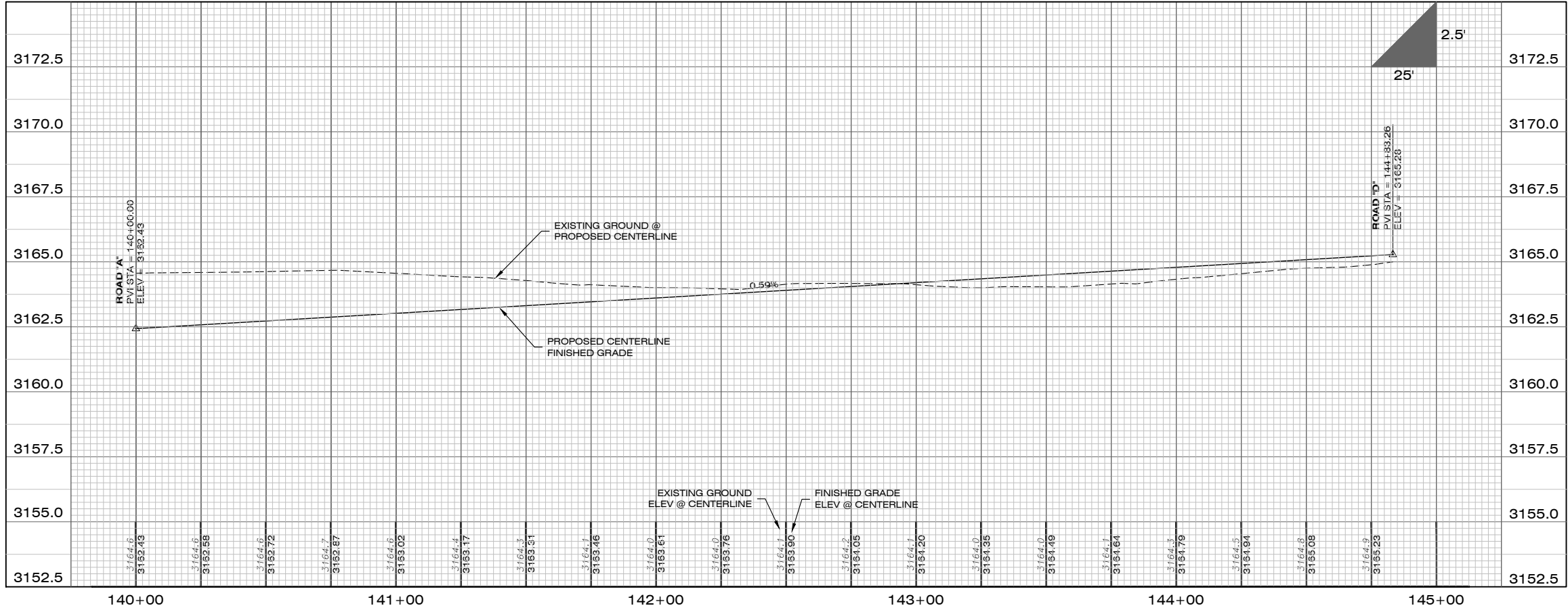
1817 SOUTH AVE. W. STE. A
MISSOULA, MT 59801

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FAX: 406.721.5224
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PLAT DATE: 8/6/2022 8:59 AM



PLAN VIEW



PROFILE VIEW

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MISSOULA, MT 59801

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FAX: 406.721.5224
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DATE
2/4/2022

REVISIONS
STAGE 2 REVISIONS
3/11/2022

DESIGNED: CM
DRAFTED: AE
CHECKED: JR
DATE: DEC 2021

LOCATION:
TRACT D & E OF COS 6850
SECTION 7, T.13N., R.20W., P.M.M.
SIXTH QUARTER NEIGHBORHOOD
MISSOULA COUNTY, MONTANA

PREPARED FOR:
EVERGREEN HOUSING SOLUTIONS

PROJECT NO.
21000864

PROJECT NAME
WEST END HOMES

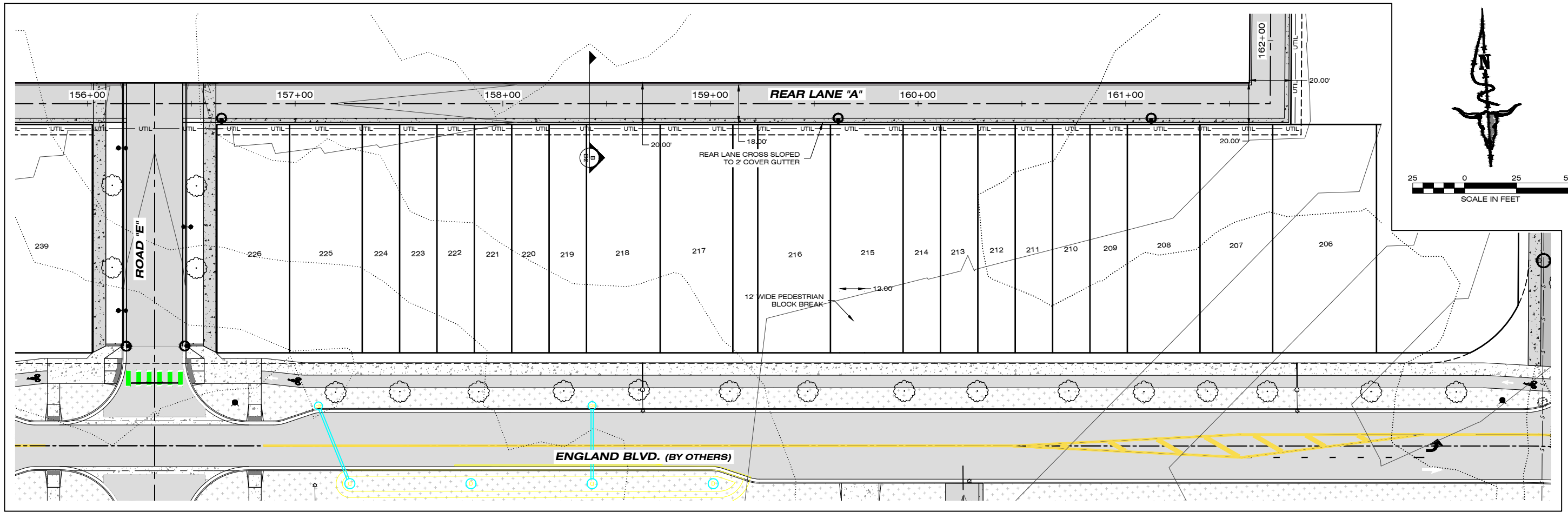
SHEET:
20 OF 31

SHEET TITLE:
GRADING, DRAINAGE, AND ROAD PLANS
ALLEY "C" PLAN & PROFILE SHEET

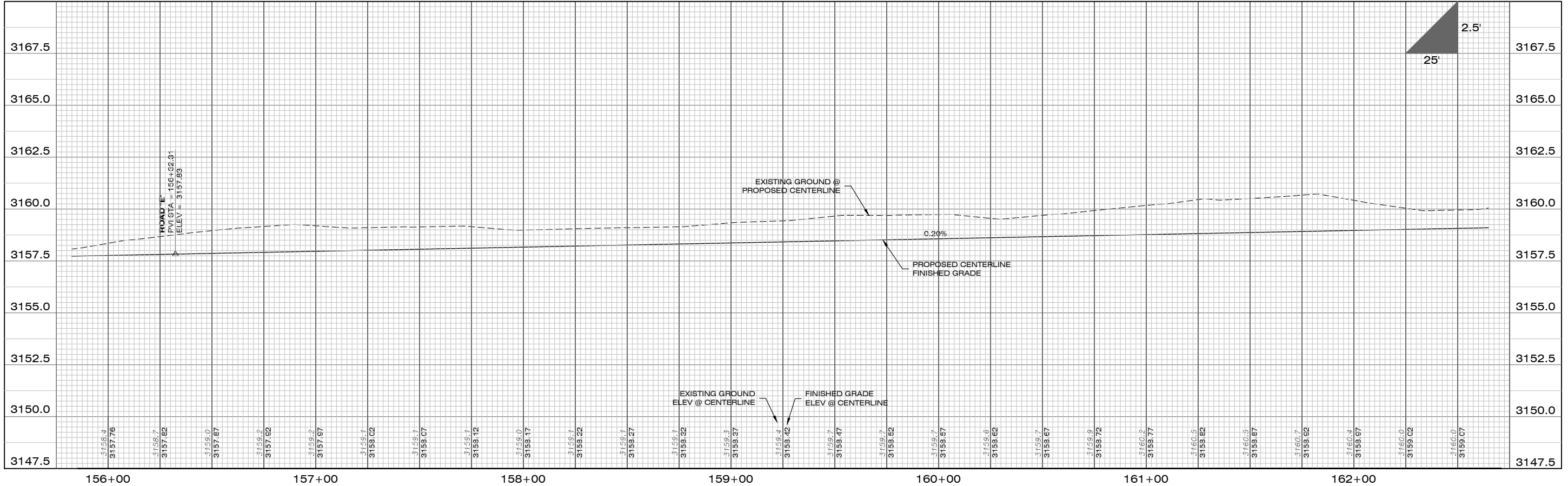
STAGE 2

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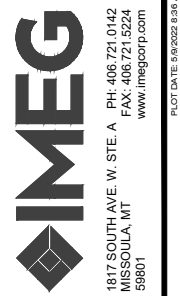
PLT DATE: 8/6/2025 8:59 AM



PLAN VIEW



PROFILE VIEW



REVISIONS	DATE
STAGE 2 REVISIONS	2/4/2022
STAGE 2 REVISIONS	3/11/2022

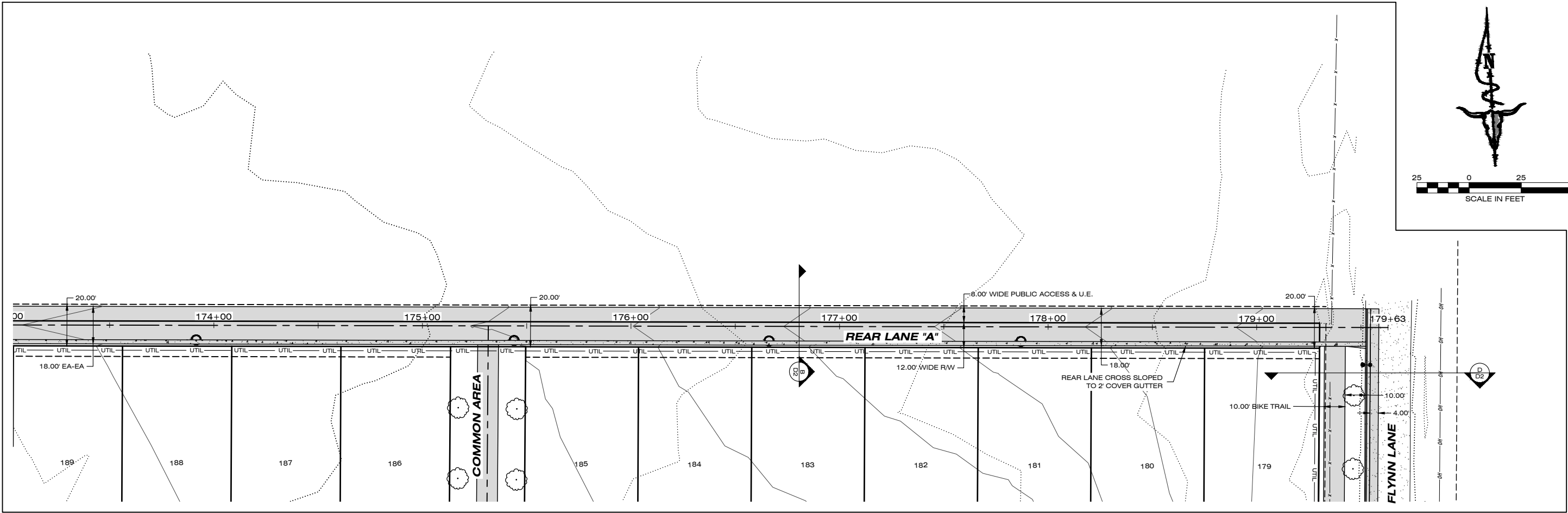
DESIGNED: CM
DRAFTED: AE
CHECKED: JR
DATE: DEC 2021

LOCATION: TRACT D & E OF COS 6850
SECTION 7, T.13N., R20W., P.M.M.
SIXTYPQYEN NEIGHBORHOOD
MISSOULA COUNTY, MONTANA
PREPARED FOR: EVERGREEN HOUSING SOLUTIONS

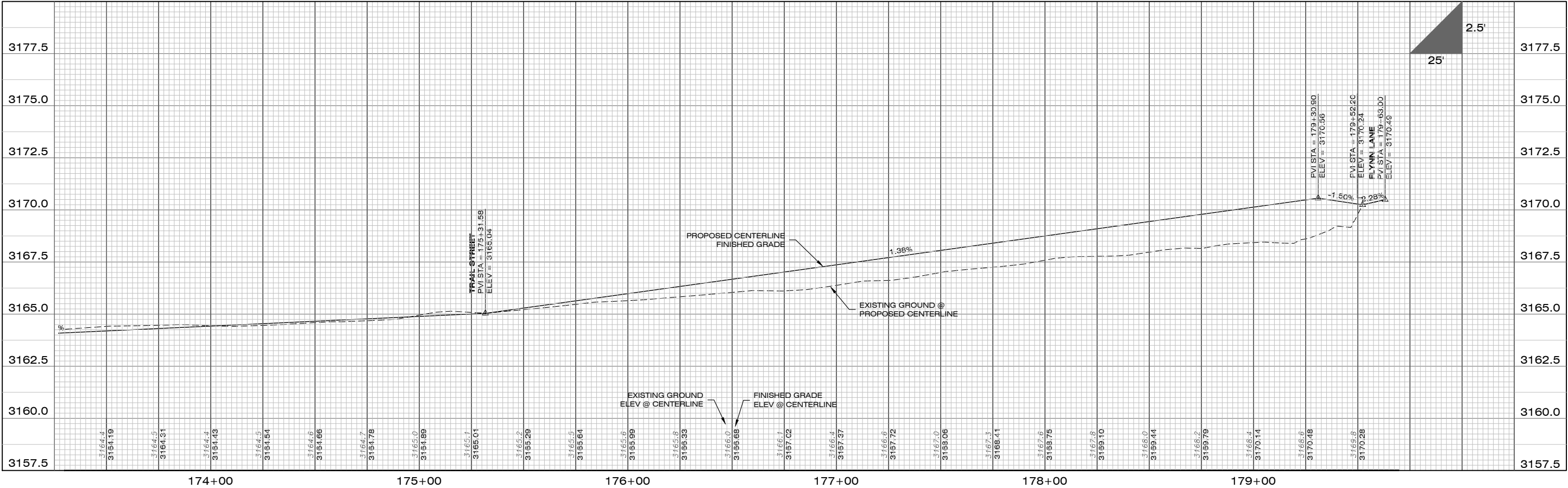
PROJECT NAME: WEST END HOMES
PROJECT NO.: 21000864
SHEET TITLE: GRADING, DRAINAGE, AND ROAD PLANS
REAR LANE "A" PLAN & PROFILE SHEET

SHEET: 22 OF 31

STAGE 2



PLAN VIEW



PROFILE VIEW



DATE	2/4/2022
REVISIONS	STAGE 2 REVISIONS
STAGE 2 REVISIONS	3/11/2022

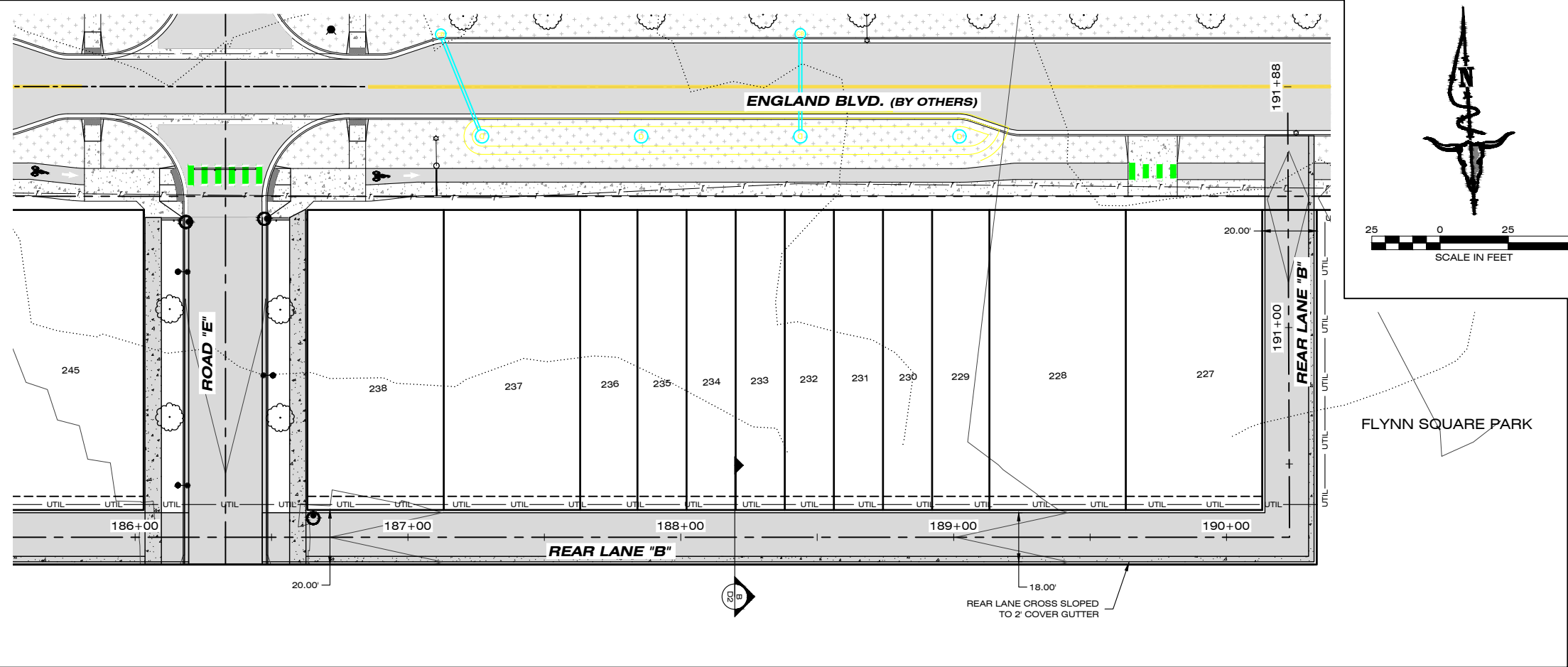
DESIGNED: CM
DRAFTED: AE
CHECKED: JR
DATE: DEC 2021

LOCATION: TRACT D & E OF COS 6850
SECTION 7, T.13N., R.20W., P.M.M.
SIXTYPQYEN NEIGHBORHOOD
MISSOULA COUNTY, MONTANA
PREPARED FOR: EVERGREEN HOUSING SOLUTIONS

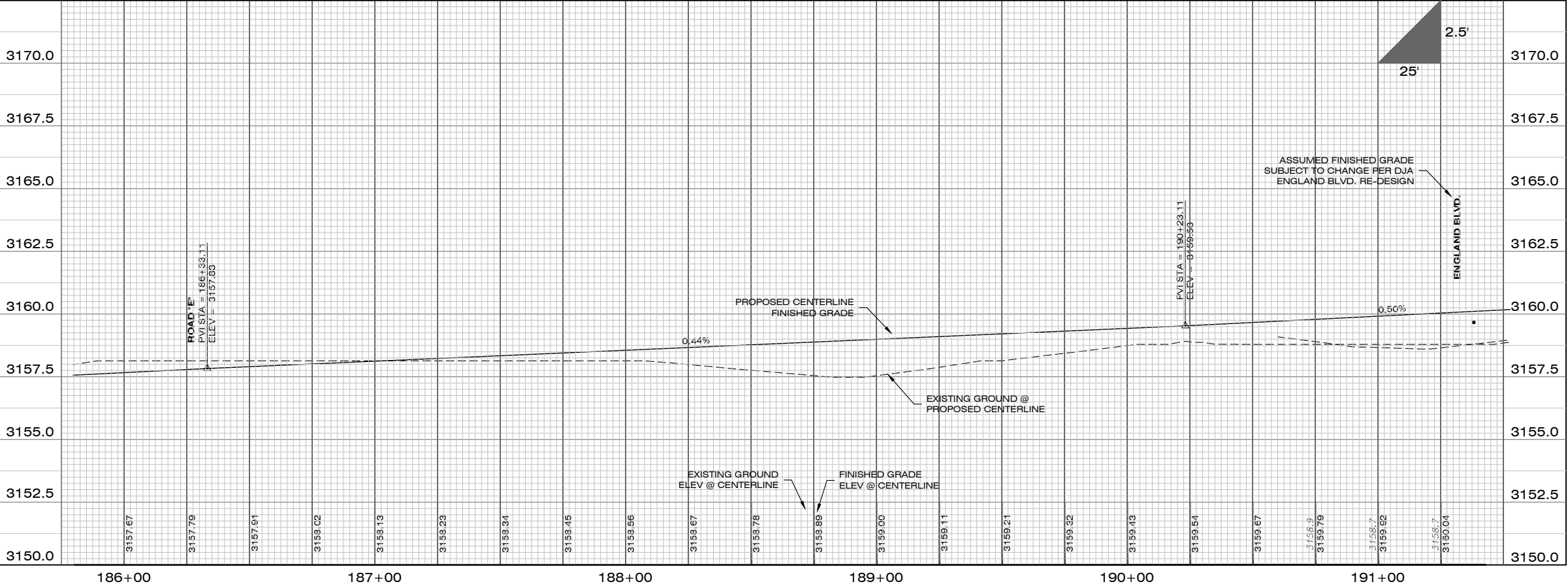
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PROJECT NO.: 21000864
SHEET TITLE: GRADING, DRAINAGE, AND ROAD PLANS
REAR LANE 'A' PLAN & PROFILE SHEET

SHEET: 25 OF 31

STAGE 2



PLAN VIEW



PROFILE VIEW



DATE	2/4/2022
REVISIONS	STAGE 2 REVISIONS
STAGE 2 REVISIONS	3/11/2022

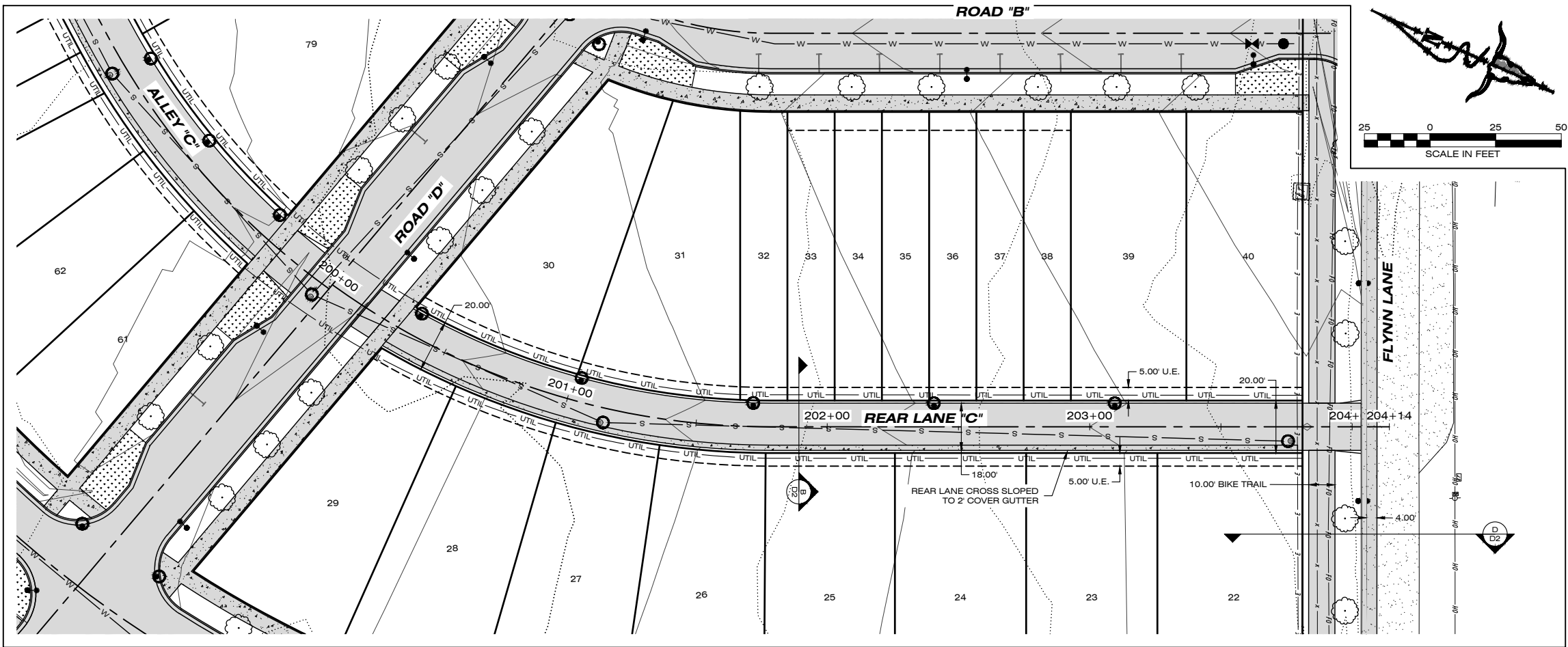
DESIGNED: CM
DRAFTED: AE
CHECKED: JR
DATE: DEC. 2021

LOCATION: TRACT D & E OF COS 6850
SECTION 7, T.13N., R20W., P.M.M.
SIXTYPQYEN NEIGHBORHOOD
MISSOULA COUNTY, MONTANA
PREPARED FOR: EVERGREEN HOUSING SOLUTIONS

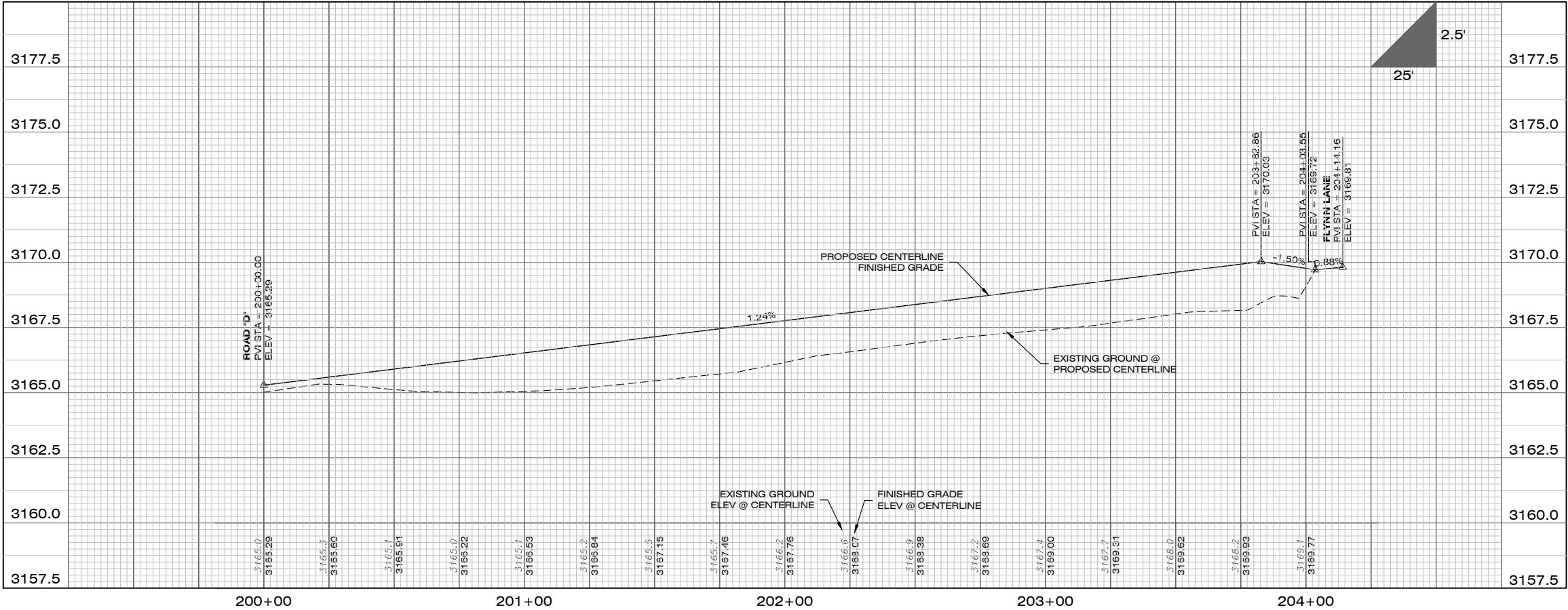
PROJECT NAME: WEST END HOMES
PROJECT NO.: 21000864
SHEET TITLE: GRADING, DRAINAGE, AND ROAD PLANS
REAR LANE 'B' PLAN & PROFILE SHEET

SHEET: 27 OF 31

STAGE 2



PLAN VIEW



PROFILE VIEW

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MISSOULA, MT 59801
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DATE: 2/4/2022

REVISIONS: STAGE 2 REVISIONS 3/11/2022

DESIGNED: CM

DRAFTED: AE

CHECKED: JR

DATE: DEC. 2021

LOCATION: TRACT D & E OF COS 6850
SECTION 7, T.13N., R.20W., P.M.M.
SIXTH QUARTER NEIGHBORHOOD
MISSOULA COUNTY, MONTANA

PREPARED FOR: EVERGREEN HOUSING SOLUTIONS

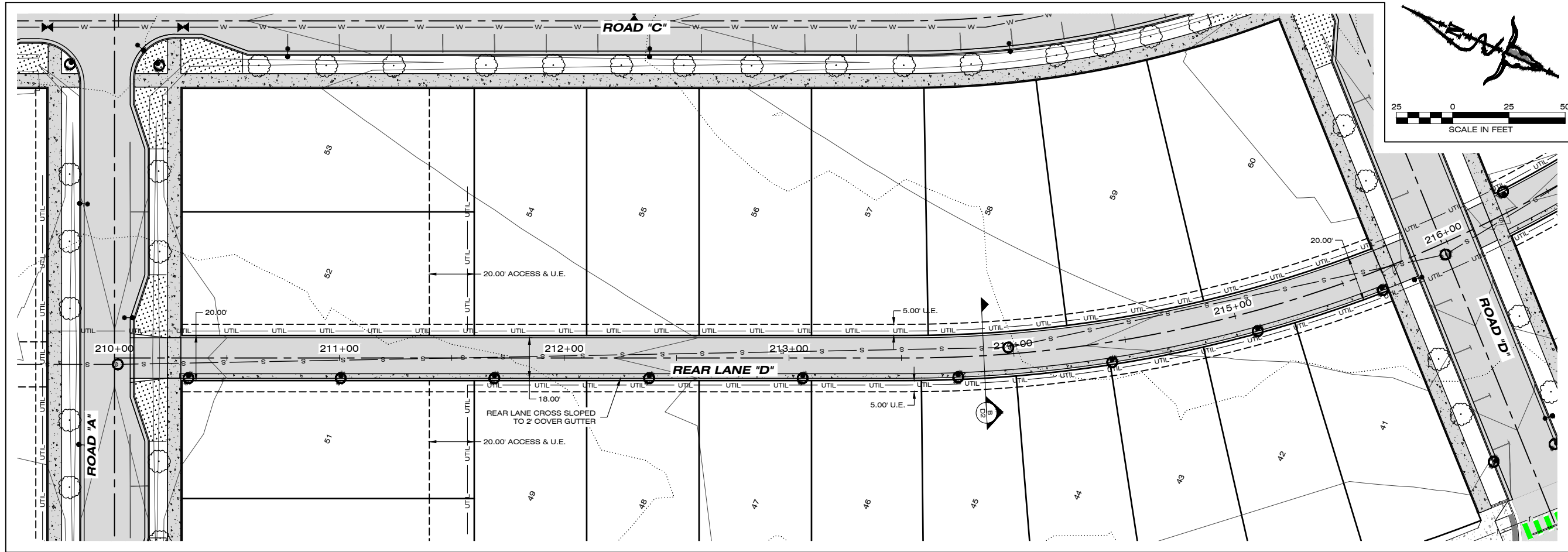
PROJECT NO: 21000864

SHEET: 28 OF 31

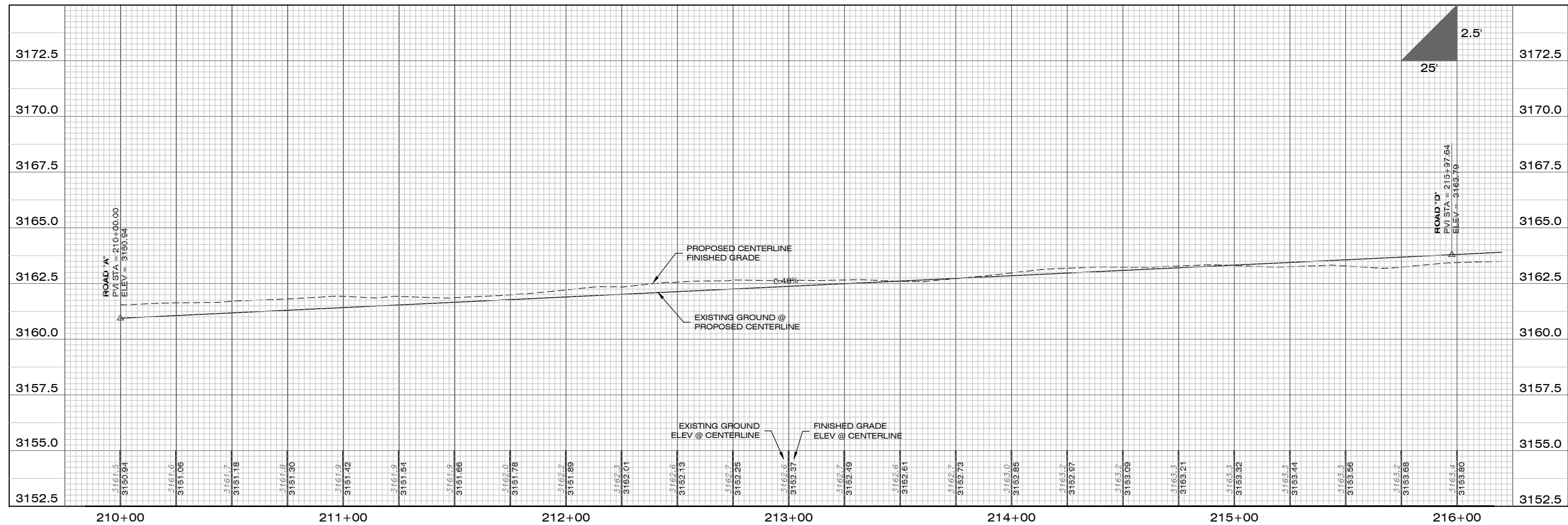
PROJECT NAME: WEST END HOMES

SHEET TITLE: GRADING, DRAINAGE, AND ROAD PLANS
REAR LANE "C" PLAN & PROFILE SHEET

STAGE 2



PLAN VIEW



PROFILE VIEW

REVISIONS	DATE
STAGE 2 REVISIONS	2/4/2022
STAGE 2 REVISIONS	3/11/2022

DESIGNED: CM
DRAFTED: AE
CHECKED: JR
DATE: DEC 2021

LOCATION: TRACT D & E OF COS 6850
SECTION 7, T.13N., R.20W., P.M.M.
SIXTYPQYEN NEIGHBORHOOD
MISSOULA COUNTY, MONTANA
PREPARED FOR: EVERGREEN HOUSING SOLUTIONS

PROJECT NO. 21000864
PROJECT NAME: WEST END HOMES
SHEET: 29 OF 31
SHEET TITLE: GRADING, DRAINAGE, AND ROAD PLANS
REAR LANE "D" PLAN & PROFILE SHEET

STAGE 2

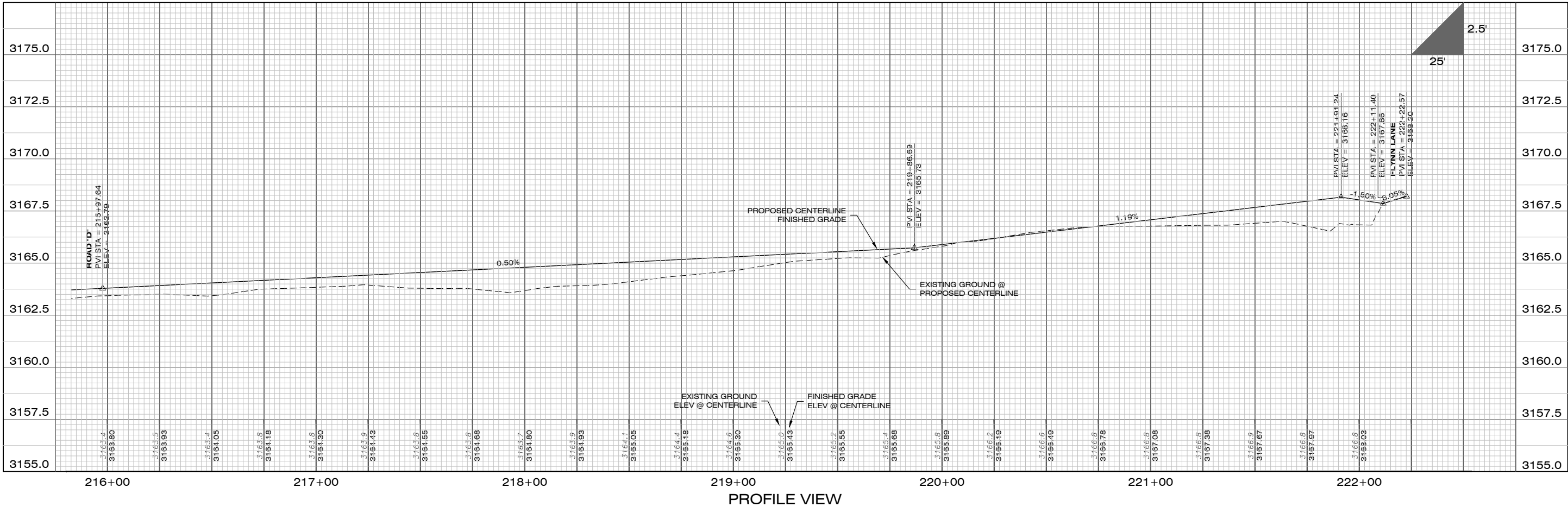
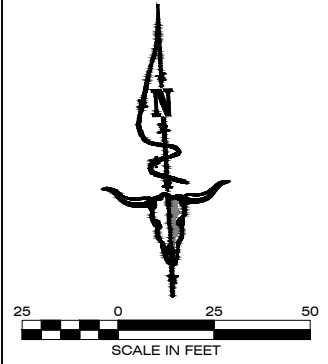
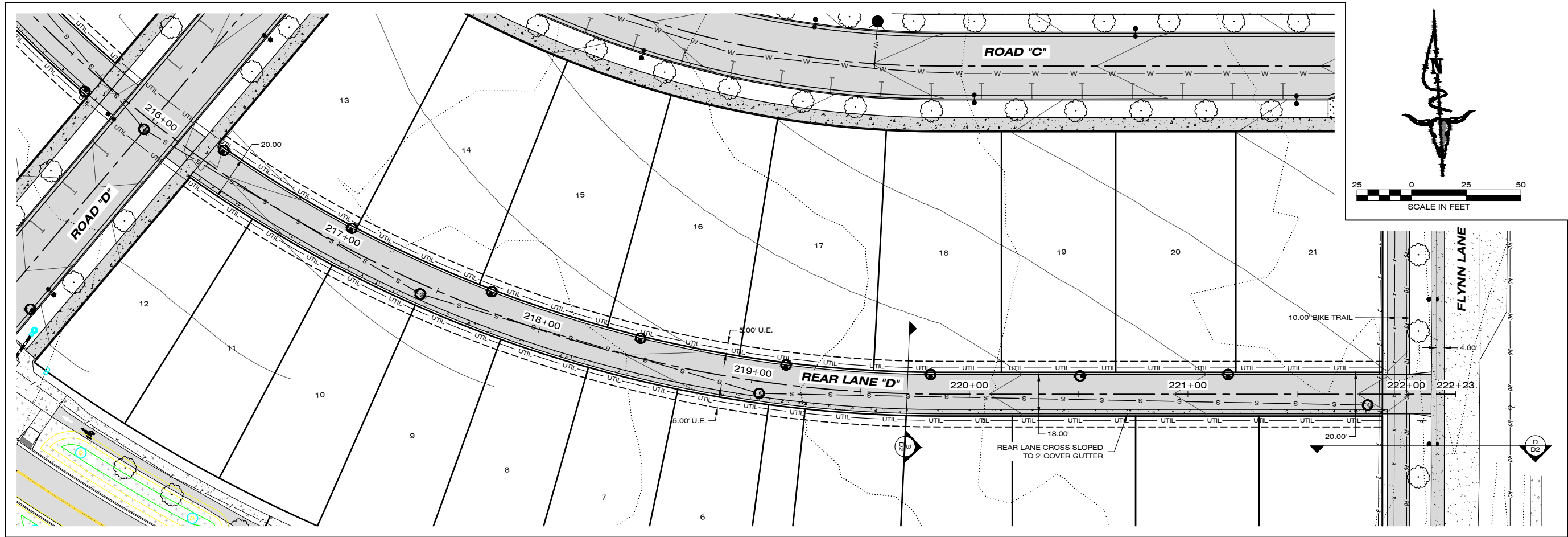
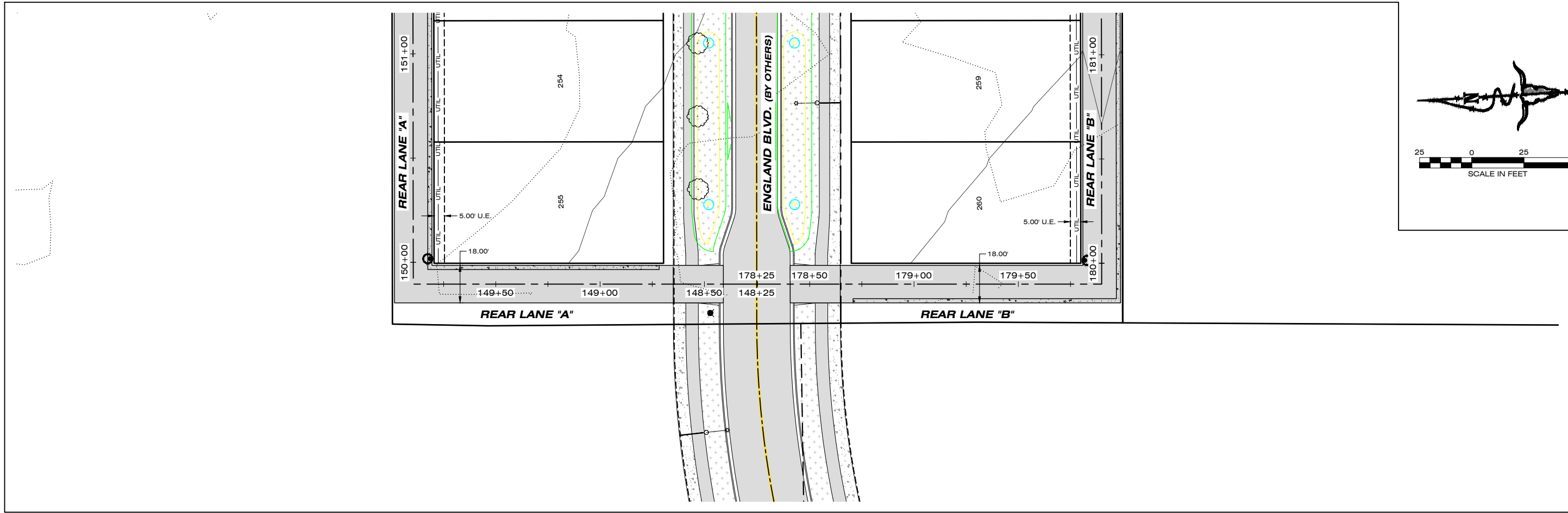


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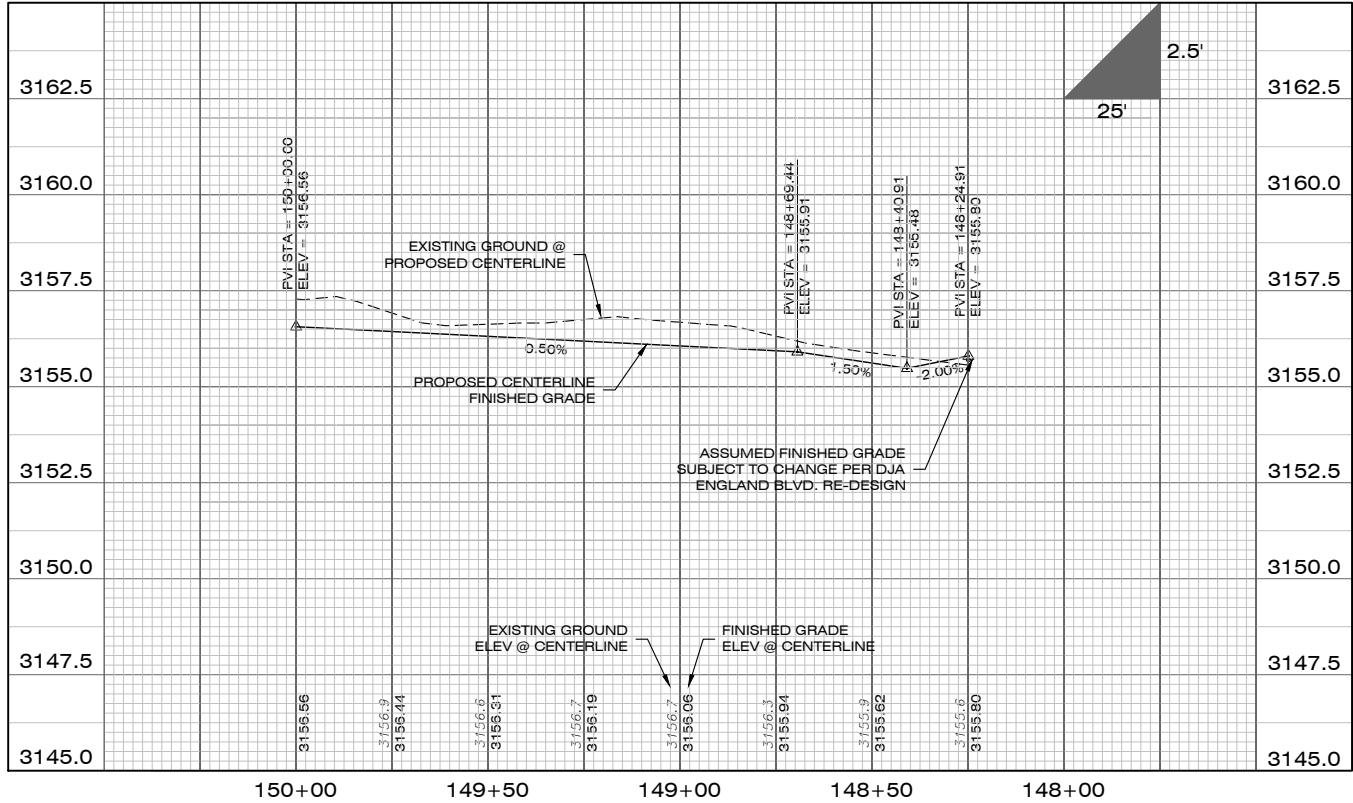
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LOCATION: TRACT D & E OF COS 6850
SECTION 7, T.13N., R.20W., P.M.M.
SW1/4PQYEN NEIGHBORHOOD
MISSOULA COUNTY, MONTANA
PREPARED FOR: EVERGREEN HOUSING SOLUTIONS

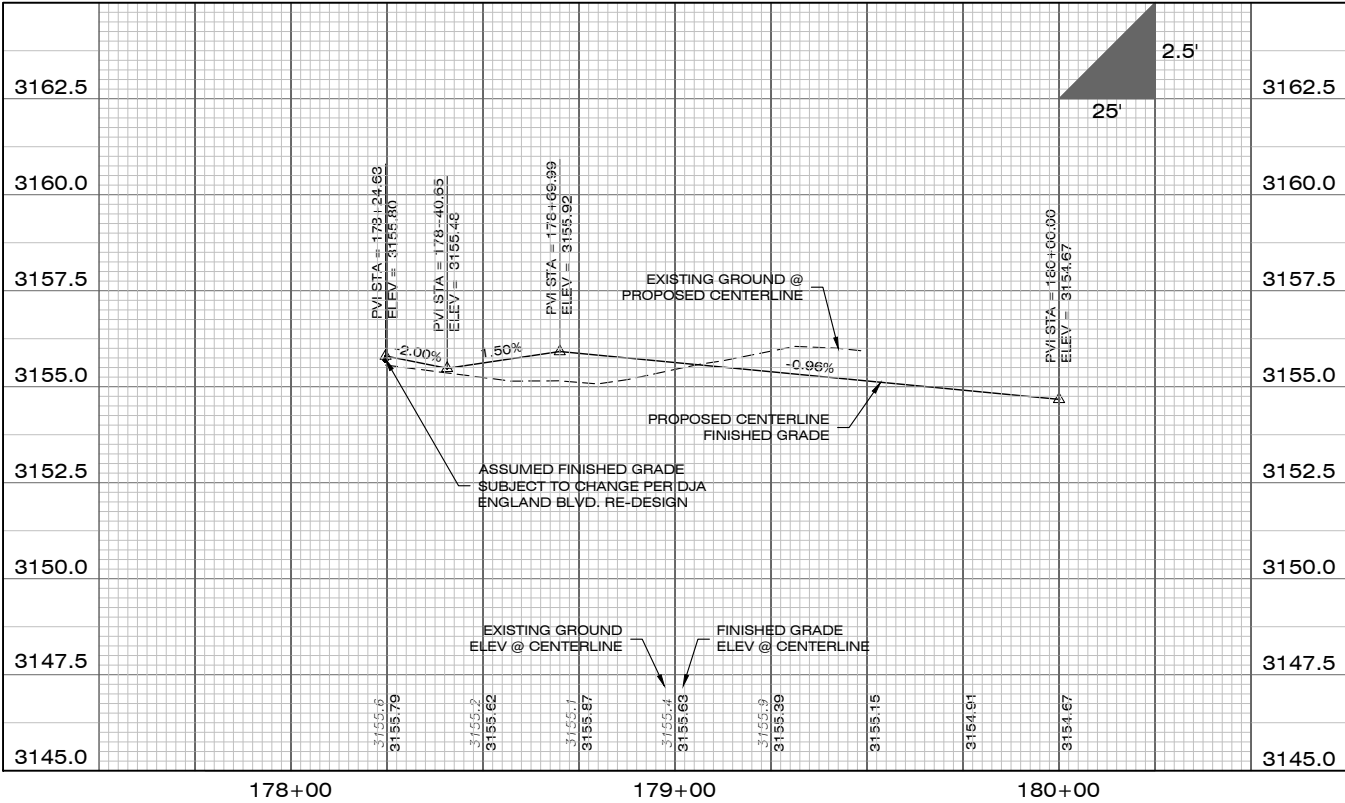
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PLAN VIEW



REAR LANE "A"



REAR LANE "B"

PROFILE VIEW



REVISIONS	DATE
STAGE 2 REVISIONS	2/4/2022
STAGE 2 REVISIONS	3/11/2022

DESIGNED: CM
DRAFTED: AE
CHECKED: JR
DATE: DEC. 2021

LOCATION: TRACT D & E OF COS 6850
SECTION 7, T.13N., R20W., P.M.M.
SIXTYPQYEN NEIGHBORHOOD
MISSOULA COUNTY, MONTANA
PREPARED FOR: EVERGREEN HOUSING SOLUTIONS

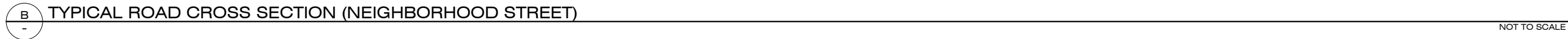
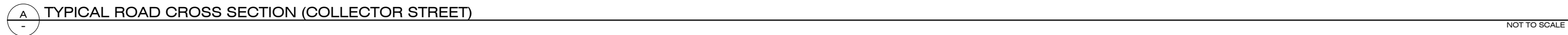
PROJECT NAME: WEST END HOMES
PROJECT NO.: 21000864
SHEET: 31 OF 31
SHEET TITLE: GRADING, DRAINAGE, AND ROAD PLANS
REAR LANE "A & B" PLAN & PROFILE SHEET

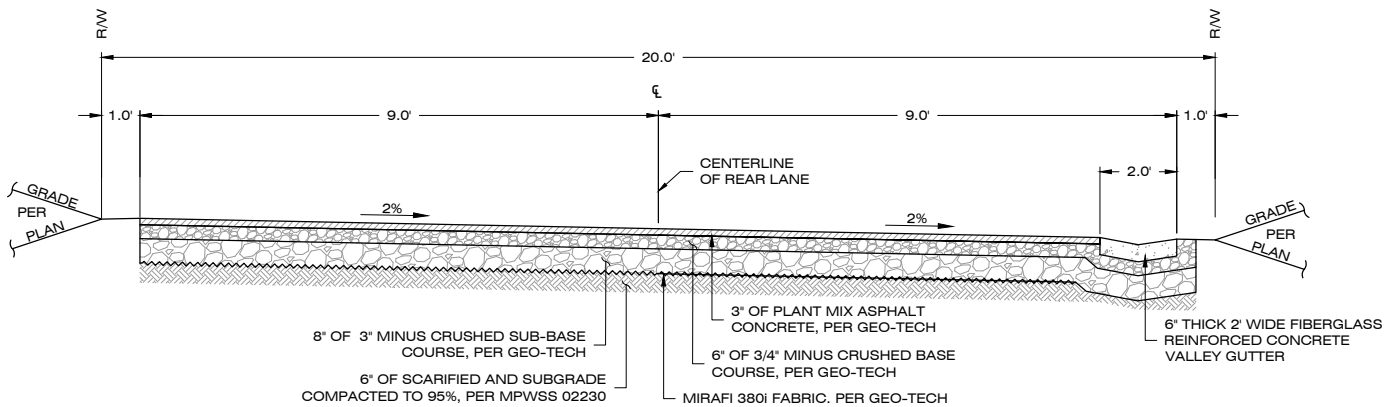
STAGE 2

FUTURE CROSS SECTIONS

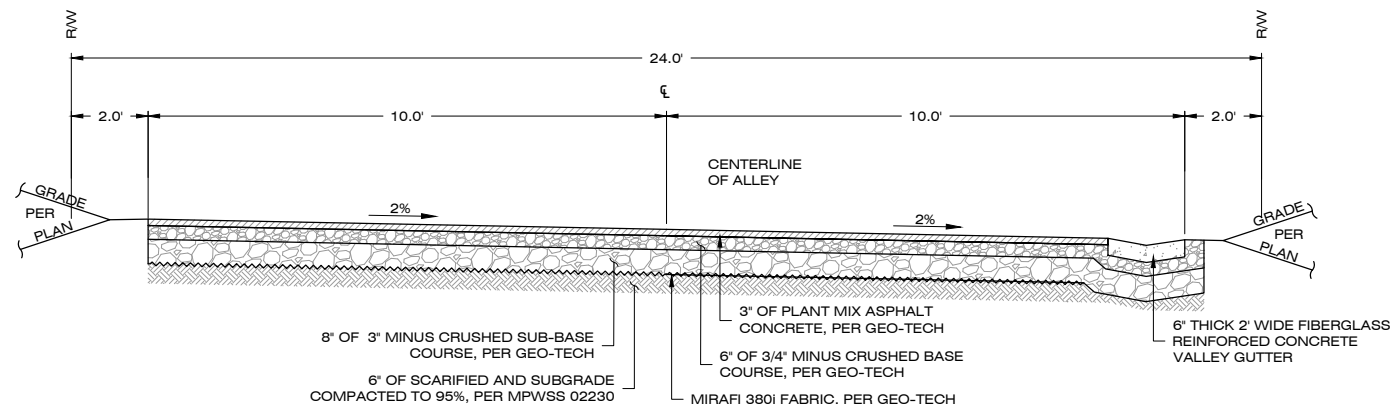
STAGE 2

<div style="text-align: center;">  <h1>IMEG</h1> </div>		1817 SOUTH AVE. W. STE. A FARMINGTON, MT 59801 PH: 406.721.0142 FAX: 406.721.0143 www.imegcorp.com	
		REVISIONS STAGE 2 REVISIONS STAGE 2 REVISIONS	DATE 2/4/2022 3/1/2022
DESIGNED: _____ DRAFTED: _____ CHECKED: _____ DATE: <u>DEC. 2021</u>		CM AE JR	
LOCATION: TRACT D & E OF COS 6950 SECTION 7 T.13N. R20W. P.M.M. S.WITPOYEN NEIGHBORHOOD MISSOULA COUNTY, MONTANA		EVERGREEN HOUSING SOLUTIONS	
PROJECT NAME WEST END HOMES		GRADING, DRAINAGE, AND ROAD PLANS CROSS SECTIONS	
PROJECT NO. 21000864	SHEET TITLE:		
SHEET: X OF X	SHEET:		

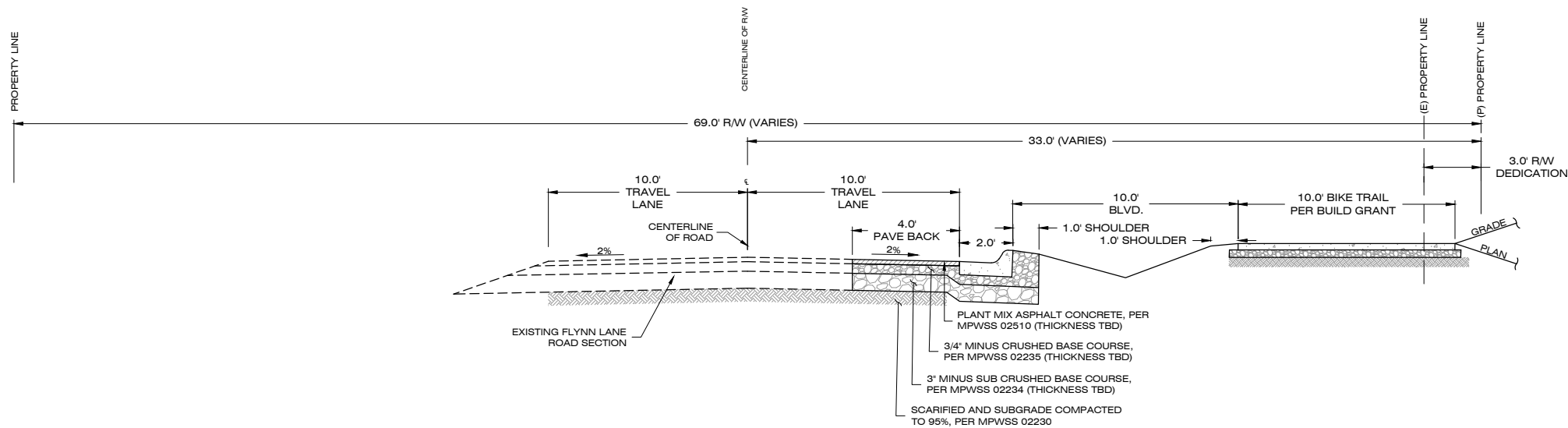




B TYPICAL ROAD CROSS SECTION (REAR LANE) NOT TO SCALE



C TYPICAL ROAD CROSS SECTION (ALLEY) NOT TO SCALE



D FLYNN LANE (HALF STREET IMPROVEMENTS - NEIGHBORHOOD BIKE STREET) NOT TO SCALE

DATE	2/4/2022
REVISIONS	STAGE 2 REVISIONS
STAGE 2 REVISIONS	3/11/2022
DESIGNED:	CM
DRAFTED:	AE
CHECKED:	JR
DATE:	DEC. 2021

DESIGNED: CM
DRAFTED: AE
CHECKED: JR
DATE: DEC. 2021

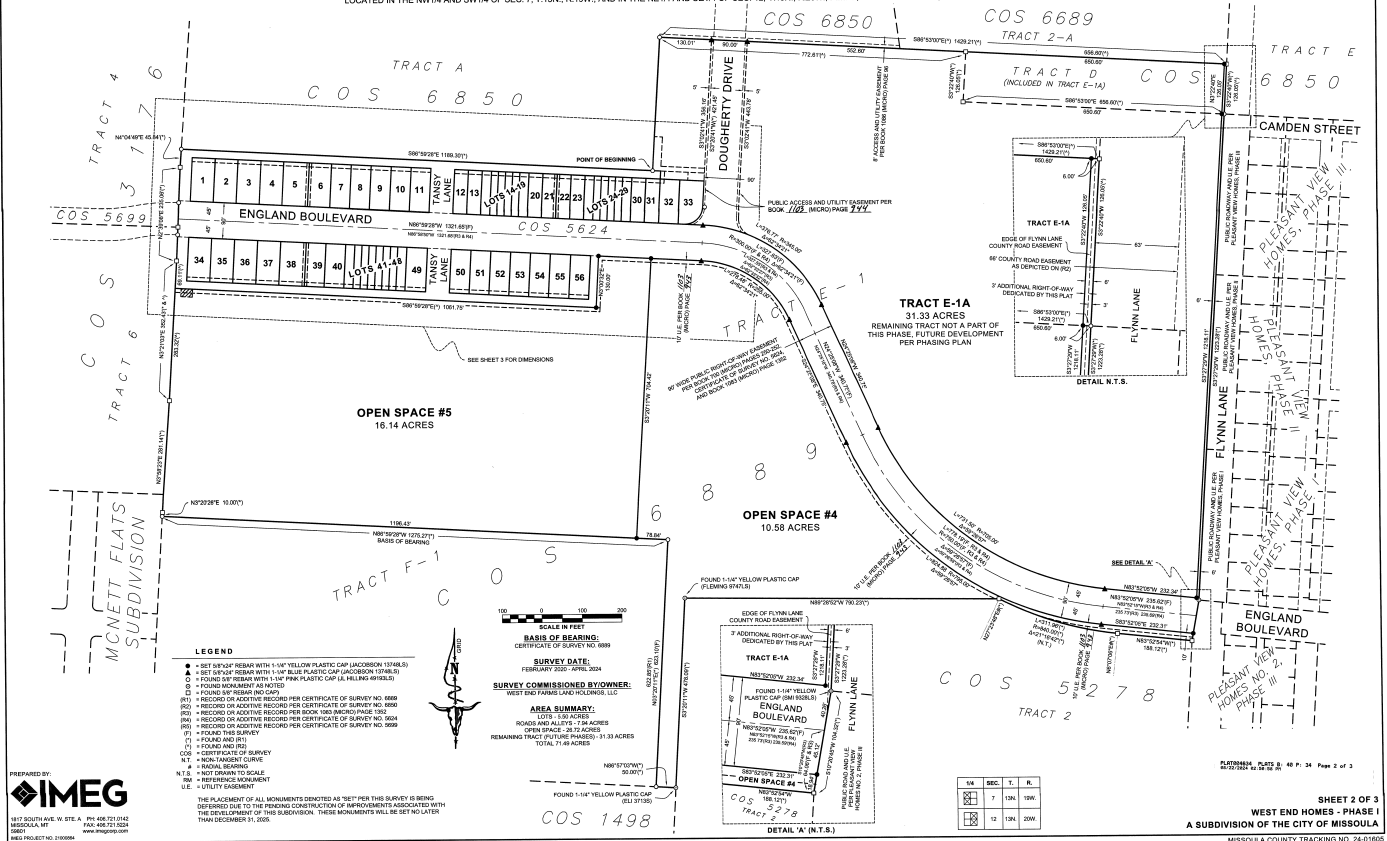
LOCATION: TRACT D & E OF COS 6850
SECTION 7, T.13N., R20W., P.M.M.
SIXTYPQYEN NEIGHBORHOOD
MISSOULA COUNTY, MONTANA
PREPARED FOR: EVERGREEN HOUSING SOLUTIONS

PROJECT NAME: WEST END HOMES
SHEET TITLE: GRADING, DRAINAGE, AND ROAD PLANS
DETAIL SHEET

PROJECT NO.: 21000864
SHEET: D2 OF D2

STAGE 2

LOCATED IN THE NW1/4 AND SW1/4 OF SEC. 7, T.13N., R.19W., AND IN THE NE1/4 AND SE1/4 OF SEC. 12, T.13N., R.20W., P.M.M., CITY OF MISSOULA, MISSOULA COUNTY, MONTANA



LOCATED IN THE NW1/4 AND SW1/4 OF SEC. 7, T.13N., R.19W., AND IN THE NE1/4 AND SE1/4 OF SEC. 12, T.13N., R.20W., P.M.M., CITY OF MISSOULA, MISSOULA COUNTY, MONTANA

