

ZONING DATA

PROJECT DESCRIPTION
 NEW 105 UNIT MULTI-DWELLING PROJECT

GENERAL PROJECT INFORMATION
 LEGAL DESCRIPTION: S05, T19 N, R14 W, C.O.S. S750, PARCEL A4C, & C05-4891 FOR C & FOR A OF COMMERCIAL CENTER PH II AMENDED.
 SITE ZONING: RESIDENTIAL ZONE RM1-58
 GROSS SITE AREA: 576,822 sqft
 NET SITE AREA: 528,222 sqft (REDUCED BY 50,600sqft OF UN-DEVELOPABLE HILLSIDE)
 DENSITY CALCULATION:
 DENSITY ALLOWABLE PER ZONING: 1 UNIT PER 1,000sqft
 528,222sqft/1,000sqft = 528 UNITS

ACHIEVED:	PERMISSIBLE
105	528

PARCEL & BUILDING STANDARDS

MINIMUM SETBACKS	REQUIRED:		
FRONT	20'	REAR	20'
SIDE (INTERIOR)	5'	SIDE (STREET)	10'
MAX BLDG. HEIGHT	55'	(SEE BUILDING SECTIONS)	

ACTIVITY AREA
 20% OF PARCEL AREA REQUIRED (INCLUDING GROUND LEVEL DECKS (80sqft) MIN & UPPER DECKS (6' DEEP & 80sqft) MIN COUNTED AS 1/2 SQUARE FOOTAGE)

RECREATION AREA	55,645 sqft	REQUIRED:	
PATIO AREA	5,564 sqft	REQUIRED:	
1st FLOOR DECK AREA (1.5x sqft)	55,041 sqft	REQUIRED:	
2nd FLOOR DECK AREA (1.5x sqft)	55,041 sqft	REQUIRED:	
TOTAL ACTIVITY:	67,852 sqft	REQ. ACTIVITY AREA:	65,644.4 sqft

INTERIOR PARKING LANDSCAPING
 10% OF PAVED VEHICULAR AREA MUST BE DEVOTED TO INTERIOR PARKING LANDSCAPING (ISLANDS MUST BE 4' WIDE MIN. BORDERING LANDSCAPING MUST HAVE A MIN. DEPTH OF 6' AND A MAX. OF 18'). ISLANDS MUST ALSO HAVE 1 DECIDUOUS TREE PER ISLAND OR 180sqft

TOTAL ASPHALT	85,345 sqft	REQUIRED:	
INT. PARKING LANDSCAPING:	22,460 sqft	REQ. INT. PARKING LANDSCAPING:	8,534.5 sqft

GENERAL LANDSCAPING
 15% OF DEVELOPED PARCELS MUST BE LANDSCAPED. GENERAL LANDSCAPING MUST CONSIST OF 1 TREE & 6 SHRUBS PER 1,000sqft OF DEV. GENERAL LANDSCAPING.

GENERAL LANDSCAPING:	180,908 sqft	REQ. GENERAL LANDSCAPING:	44,288.3 sqft
TREES:	50	TREES REQ.	50
SHRUBS:	300	SHRUBS REQ.	300

STREET FRONTAGE LANDSCAPING

STREET FRONTAGE LANDSCAPING AREAS MUST EXTEND AT LEAST 10% INWARD FROM THE EDGE OF ALL STREET RIGHT OF WAYS ALONG THE FULL LENGTH OF THE STREET FRONTAGE. STREET FRONTAGE LANDSCAPING MUST CONSIST OF 2 TREES & 6 SHRUBS PER 1,000sqft OF REQUIRED STREET FRONTAGE LANDSCAPING AT A MINIMUM.

STREET FRONTAGE AREA:	7,554sqft	TREES REQ.	15
SHRUBS:	48	SHRUBS REQ.	48

PARKING
 OFF-STREET PARKING MUST BE PROVIDED IN ACCORDANCE WITH MISSOULA ZONING ORDINANCE PARKING SCHEDULE 20.60.020C. MULTI-DWELLING UNIT UNDER 850sqft - 1 SPACE PER UNIT (54 UNITS)

PARKING ACHIEVED:	265	PARKING REQ.:	187
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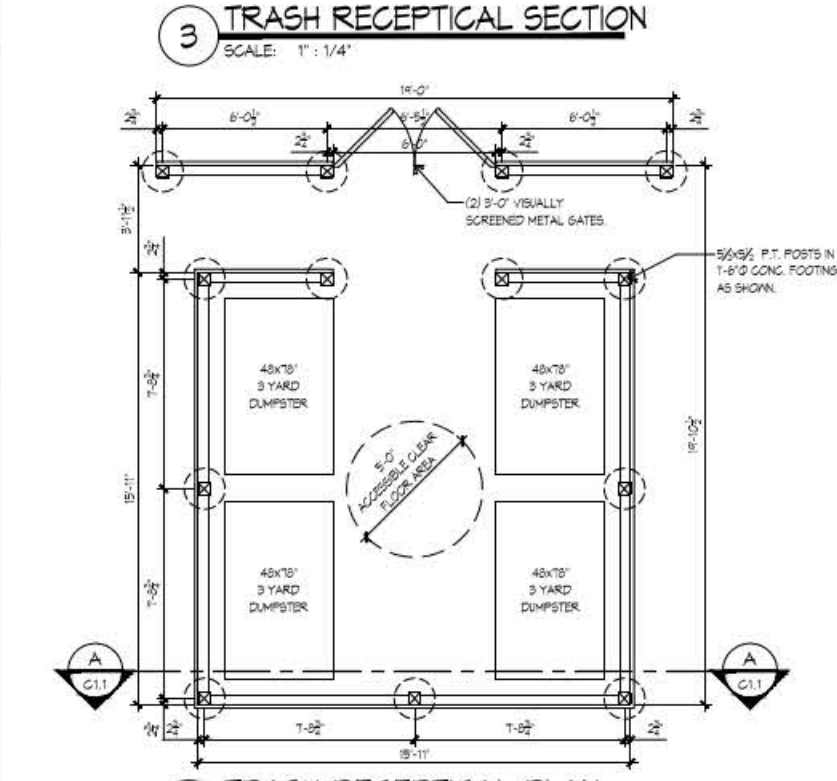
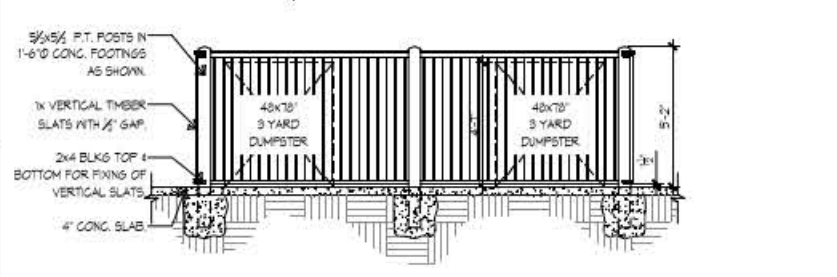
DISABLED PARKING
 DISABLED PARKING SHALL BE PROVIDED AS PER ADA 2010 SCHEDULE 208.2. 10-150 PARKS PROVIDED - 1 VAN & 4 CAR ADA PARKS. 151-200 PARKS PROVIDED - 1 VAN & 5 CAR ADA PARKS. 201-500 PARKS PROVIDED - 2 VAN & 5 CAR ADA PARKS

ADA PARKING:	5 VAN & 4 CAR	ADA PARKING REQ.:	2 VAN & 5 CAR
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BICYCLE PARKING
 LONG TERM AND SHORT TERM BICYCLE PARKING SHALL BE PROVIDED AS PER MISSOULA ZONING ORDINANCE 20.60.010. MULTI-DWELLING RESIDENTIAL SHORT TERM - 1 SPACE PER 5 UNITS. MULTI-DWELLING RESIDENTIAL LONG TERM - 1 SPACE PER UNIT

SHORT TERM PARKS:	22	SHORT TERM PARKS REQ.:	21
LONG TERM PARKS:	105	LONG TERM PARKS REQ.:	105

SCREENING
 THE FOLLOWING FEATURES MUST BE SCREENED FROM VIEW OF PUBLIC RIGHT-OF-WAYS, PUBLIC PARKS AND CIVIC USES, AND FROM PARCELS USED OR ZONED FOR RESIDENTIAL PURPOSES:
 GROUND MOUNTED MECH. EQUIPMENT
 GROUND MOUNTED MECH. EQUIPMENT MAY NOT BE LOCATED WITHIN 15% OF PROPERTY LINES ZONED FOR RESIDENTIAL PURPOSES AND SUCH EQUIPMENT MUST BE SCREENED FROM VIEW OF STREETS ADJUTING RESIDENTIAL USES AND ZONING DISTRICTS BY DENSE HEDGE, OR SOLID FENCE/WALL.
 ROOF MOUNTED MECH. EQUIPMENT
 EQUIPMENT THAT IS OVER 50' IN HEIGHT AND LOCATED WITHIN 50% OF A PARCEL USED OR ZONED FOR RESIDENTIAL PURPOSES MUST BE SCREENED BY A PARAPET ALONG FACADES FACING THE PARCEL THAT IS AS TALL AS THE TALLEST PART OF THE EQUIPMENT, OR A SETBACK FROM ROOF EDGES THAT IS 50% IN DEPTH FOR EACH FOOT OF EQUIPMENT HEIGHT.
 TRASH RECEPTACLES
 TRASH RECEPTACLES MUST BE SCREENED FROM VIEW OF STREETS AND ALL ADJUTING PARCELS WITH A SOLID FENCE/WALL. TRASH RECEPTACLES MAY NOT BE LOCATED WITHIN THE FRONT OR STREET SIDE SET BACK AREA.
 UTILITY CABINETS
 ABOVE GROUND UTILITY CABINETS THAT ARE MORE THAN 50' IN HEIGHT LOCATED WITHIN 25% OF A STREET MUST BE SCREENED FROM VIEW OF THE STREET BY A DENSE HEDGE, SOLID FENCE/WALL, OR COMBINATION OF SUCH FEATURES. SCREENING APPLIES TO NEW CABINETS AS WELL AS REPLACEMENT OF EXISTING CABINETS.



LANDSCAPING REQUIREMENTS

PLANT SELECTION
 Plants selected for required landscaping must consist of plants that are well suited to the Missoula microclimate & soil conditions on site. Plants with similar water needs must be grouped together as much as possible.

DECIDUOUS TREES
 Deciduous trees must have a caliper size of 5 1/2" dbh and a min height of 8'-0" at time of planting.

EVERGREEN TREES
 Evergreen trees must have a site height of 6'-0" at time of planting.

SHRUBS
 Shrubs must be at least 6 gallon size & have an site 12" spread at time of planting.

GROUNDCOVER PLANTS
 Groundcover plants are deciduous or evergreen plants that are low and spread horizontally, not including turf. Groundcover plants must be min. 1 gallon size at time of planting.

MULCH
 All req. trees & shrubs must be located within a mulched area & separated from turf by a min. distance of 2'-0". Mulch areas must be applied at 3-5" soil cover with no weed barrier material visible. At least 50% of total mulch area must be comprised of organic mulch which must be regionally sourced & have an average particle size of no more than 2.5 cubic inches.

IRRIGATION
 Proper installed irrigation system to maintain constant moisture to a depth of 18" which will encourage extensive root growth.

INTEGRATED PEST MANAGEMENT
 Keep all debris cleared from around plants to maintain health of plantings. Use approved integrated pest management practices.

FERTILIZATION
 Fertilize twice annually in Spring and Summer with a slow release fertilizer appropriate to each landscape planting area. Use a standard brand of fertilizer recognized by the U.S. Dept. of Agriculture.

TREE CARE AND PRUNING
 Prune trees only to remove dead wood and hazardous branches. DO NOT shear or otherwise prune trees to create unnatural shapes. Small, ornamental trees are not to be pruned as shrubs. Refer to landscape installation plan to maintain the natural shape of the trees listed. Fertilize annually as noted above.

REPLACEMENT OF VEGETATION
 Any damaged or dead vegetation must be replaced by same plant material that was removed.

WEED MANAGEMENT
 Weeds must be removed during the first year according to the Missoula County Weed Management Plan. Thereafter, inspect monthly during the growing season to keep weeds under control.

CIVIL ENGINEERING
 SEE CIVIL ENGINEERING SHEETS (SITE PLAN, CURBS & DETAILS) FOR SURFACE INFRASTRUCTURE, PARKING & SET UTILITY INFORMATION (STORM WATER, WASTEWATER & POTABLE WATER).
 SEE CIVIL ENGINEERING SITE PLAN AND DETAILS FOR FULL EXTENT OF SITE WORK. IF DISCREPANCIES EXIST BETWEEN THE ARCHITECTURAL, SITE PLAN AND CIVIL SITE PLAN, THE CIVIL SITE PLAN TAKES PRECEDENCE.

LEGEND

[Symbol]	GENERAL LANDSCAPING GRASS UNITS	[Symbol]	BOULEVARD TREE
[Symbol]	INTERIOR PARKING LOT LANDSCAPING	[Symbol]	STREET FRONTAGE TREE
[Symbol]	PATIO DECK AREA WOOD-COMPOSITE SURFACE	[Symbol]	BUFFER TREE
[Symbol]	PARKING LOT, ASPHALT UNITS	[Symbol]	GENERAL LANDSCAPING TREE
[Symbol]	HANDICAP AREA	[Symbol]	ON-SITE SHRUB
[Symbol]	CONCRETE CONC. UNITS	[Symbol]	STREET FRONTAGE SHRUB
[Symbol]	FIRE TANK/AROUND, ASPHALT	[Symbol]	PROPERTY LINE
[Symbol]	SNOW REMOVAL STORAGE (EXCESS SNOW TO BE REMOVED OFF SITE)	[Symbol]	SETBACK
[Symbol]		[Symbol]	BUILDING OUTLINE
[Symbol]		[Symbol]	FIRE TANK AROUND

L.B. LONG TERM BIKE PARKING
 S.T.S. SHORT TERM BIKE PARKING
 T.H. TOWNHOUSE