

STAGE 2

PROJECT NO: 23002731	PROJECT NAME CARRERA COMMONS SUBDIVISION	LOCATION: LOT 5 OF CURTIS AND MAJOR ADDITION SECTION 20, T.13N., R.19W., MISSOULA COUNTY
SHEET: 0 OF 11	SHEET TITLE: ROAD CONSTRUCTION PLANS CITY TITLE SHEET	PREPARED FOR: HOMES FOR MISSOULA LLC

DESIGNED: CD
DRAFTED: LTM
CHECKED: CD
DATE: MAR. 2024

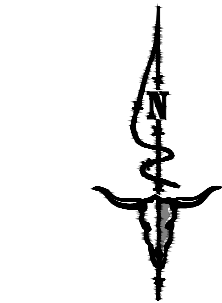
REVISIONS	DATE



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

ROAD CONSTRUCTION PLANS

CARRERA COMMONS SUBDIVISION
LOCATED IN SECTION 20, T13N, R19W, P.M.M., MISSOULA COUNTY, MONTANA.



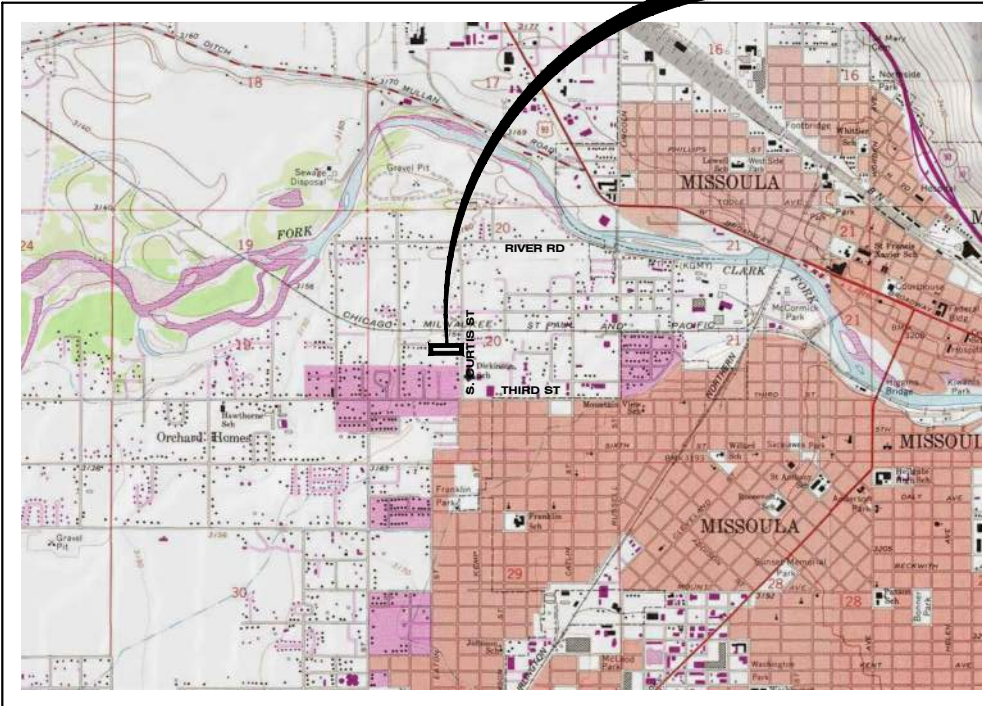
CALL UTILITY NOTIFICATION
CENTER OF MONTANA
1-800-424-5555
CALL FOR THE MARKING OF
UNDERGROUND UTILITIES
2 BUSINESS DAYS BEFORE
YOU DIG, GRADE, OR EXCAVATE



SHEET INDEX

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VICINITY MAP



MISSOULA, MISSOULA COUNTY



PROJECT STATUS			CITY OF MISSOULA CHECKLIST DATA	
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.			STREET MILES ESTIMATED FOR CONSTRUCTION	
AGENCIES REVIEW STATUS:			SQUARE FOOTAGE ESTIMATED FOR ALL PAVING	
CITY OF MISSOULA DEV. SERVICES			SQUARE FOOTAGE CONCRETE ESTIMATED FOR SIDEWALKS	
			AND DRIVEWAYS TO BE INSTALLED IN THE RIGHT-OF-WAY	
			LINEAR FOOTAGE ESTIMATED FOR CURB AND GUTTER TO BE	
			CONSTRUCTED IN THE RIGHT-OF-WAY	
			LINEAR FOOTAGE OF SEWER GRAVITY MAINS ESTIMATED FOR CONSTRUCTION	
			LINEAR FOOTAGE OF SEWER FORCE MAINS ESTIMATED FOR CONSTRUCTION	
PLAN SET IS READY FOR CONSTRUCTION			NUMBER OF PROPOSED SEWER STUBS TO BE CONSTRUCTED	
AS-BUILT DATE:			NUMBER AND TYPES OF STREET SIGNS PROPOSED TO BE INSTALLED	
PROJECT HAS BEEN CONSTRUCTED IN GENERAL CONFORMANCE WITH THE			STOP SIGNS	
ABOVE APPROVALS, STATED SPECIFICATIONS, AND SHOWN HERE IN, UNLESS			ROAD NAME	
OTHERWISE SPECIFIED.			LINEAR FOOTAGE OF STRIPING PROPOSED TO BE PAINTED	
PROJECT NOTES: MISSOULA CITY PUBLIC WORKS			LINEAR FOOTAGE ESTIMATED FOR WATER MAINS TO BE INSTALLED	
STANDARDS & SPECIFICATIONS			WATER STUBS TO BE CONSTRUCTED	
(MCPWSS) EDITION JAN. 2024			LINEAR FOOTAGE OF GAS MAIN ESTIMATED FOR CONSTRUCTION	
			LINEAR FOOTAGE OF ELECTRICAL MAIN ESTIMATED FOR CONSTRUCTION	
DEVELOPER: WADE GOODEN				
email: wade@goodenconstruction.com				

DATE	
REVISIONS	

DESIGNED:	CD
DRAFTED:	LTM
CHECKED:	CD
DATE:	MAR. 2024

LOCATION:	LOT 5 OF CURTIS AND MAJOR ADDITION SECTION 20, T.13N., R.19W., MISSOULA COUNTY
PREPARED FOR:	HOMES FOR MISSOULA LLC

PROJECT NAME	CARRERA COMMONS SUBDIVISION
PROJECT NO.	23002731
SHEET:	1 OF 11
SHEET TITLE:	ROAD CONSTRUCTION PLANS COVER SHEET

































STAGE 2

LEGEND

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






EXISTING
























- | | |
|--|--------------------------------|
| | (E) PROPERTY BOUNDARY |
| | (E) ADJACENT PROPERTY BOUNDARY |
| | (E) LOT LINE |
| | (E) EASEMENT |
| | (E) WATER LINE |
| | (E) WATER SERVICE |
| | (E) SEWER LINE |
| | (E) SEWER SERVICE |
| | (E) SEWER FORCE MAIN |
| | (E) SEWER FORCE MAIN SERVICE |
| | (E) STORM DRAIN PIPE |
| | (E) OVERHEAD UTILITY |
| | (E) BURIED POWER |
| | (E) GAS LINE |
| | (E) TELEPHONE LINE |
| | (E) TELEVISION LINE |
| | (E) FIBER OPTIC LINE |
| | (E) ROAD CENTERLINE |
| | (E) FENCE LINE |
| | (E) DITCH |
| | (E) SWALE |
| | (E) IRRIGATION DITCH |
| | (E) IRRIGATION FORCE MAIN |
| | (E) STREAM |
| | (E) MAJOR CONTOUR |
| | (E) MINOR CONTOUR |
| | (E) ASPHALT |
| | (E) GRAVEL |
| | (E) CONCRETE |

- | | |
|---|-----------------------------|
|  | (E) SEWER MANHOLE |
|  | (E) SEWER CLEANOUT |
|  | (E) SOIL PROFILE |
|  | (E) PERCOLATION TEST |
|  | (E) GROUNDWATER MONITORING |
|  | (E) SEPTIC TANK |
|  | (E) DRAINFIELD |
|  | (E) WELL |
|  | (E) FIRE HYDRANT |
|  | (E) WATER METER |
|  | (E) WATER VALVE |
|  | (E) WATER BLOW-OFF |
|  | (E) STORM DRAIN MANHOLE |
|  | (E) CULVERT |
|  | (E) CURB INLET |
|  | (E) CATCH BASIN |
|  | (E) SUMP |
|  | (E) UTILITY MANHOLE |
|  | (E) TELEPHONE JUNCTION BOX |
|  | (E) POWER VAULT |
|  | (E) TELEVISION JUNCTION BOX |
|  | (E) ELECTRICAL TRANSFORMER |
|  | (E) POWER METER |
|  | (E) GAS METER |
|  | (E) POWER POLE |
|  | (E) GUY WIRE |
|  | (E) LIGHT POLE |
|  | (E) SIGN |
|  | (E) MAILBOX |
|  | (E) DECIDUOUS TREE |
|  | (E) CONIFEROUS TREE |
|  | (E) BUSH/ SHRUB |

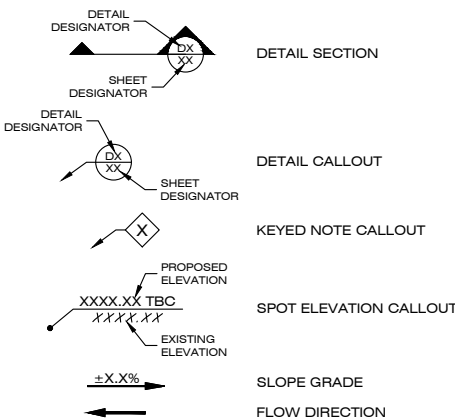
PROPOSED

- | | |
|-------|------------------------------|
| --- | (P) PROPERTY LINE |
| --- | (P) EASEMENT |
| W | (P) WATER LINE |
| WS | (P) WATER SERVICE |
| S | (P) SEWER LINE |
| SS | (P) SEWER SERVICE |
| FM | (P) SEWER FORCE MAIN |
| FMS | (P) SEWER FORCE MAIN SERVICE |
| ST | (P) STORM DRAIN PIPE |
| OH | (P) OVERHEAD UTILITY |
| E | (P) BURIED POWER |
| G | (P) GAS LINE |
| T | (P) TELEPHONE LINE |
| TV | (P) TELEVISION LINE |
| FO | (P) FIBER OPTIC LINE |
| R | (P) ROAD CENTERLINE |
| X | (P) FENCE LINE |
| + | (P) DITCH |
| > S < | (P) SWALE |
| IFM | (P) IRRIGATION FORCE MAIN |
| -3250 | (P) MAJOR CONTOUR |
| | (P) MINOR CONTOUR |

- | | |
|---|--------------------|
|  | (P) ASPHALT |
|  | (P) GRAVEL |
|  | (P) CONCRETE |
|  | (P) SEWER MANHOLE |
|  | (P) SEWER CLEANOUT |

- | | |
|---|-------------------------|
|  | (P) SEWER MANHOLE |
|  | (P) SEWER CLEANOUT |
|  | (P) SEPTIC TANK |
|  | (P) DRAINFIELD |
|  | (P) WELL |
|  | (P) FIRE HYDRANT |
|  | (P) WATER METER |
|  | (P) WATER VALVE |
|  | (P) REDUCER |
|  | (P) THRUST BLOCK |
|  | (P) WATER BLOW-OFF |
|  | (P) STORM DRAIN MANHOLE |
|  | (P) CULVERT |
|  | (P) CURB INLET |
|  | (P) CATCH BASIN |
|  | (P) SUMP |
|  | (P) UTILITY MANHOLE |
|  | (P) LIGHT POLE |
|  | (P) SIGN |
|  | (P) MAILBOX |
|  | (P) DECIDUOUS TREE |
|  | (P) CONIFEROUS TREE |
|  | (P) BUSH/ SHRUB |

SYMBOLS



GENERAL CONDITIONS OF CONSTRUCTION:

1. The Standard 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 included in these Drawings. Copies of the General Conditions will be provided to Contractor upon written request to Engineer.
2. 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 2013) will have the meanings indicated, which are applicable to both the singular and plural thereof, except as follows:
 - a. The Contract Documents shall mean the Drawings as shown in these plans and any applicable referenced standards, specifications, or laws.
 - b. The Contract Price shall mean the moneys payable by Owner to Contractor for completion of the Work in accordance with the Agreement.
 - c. 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.
 - d. 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.
3. By proceeding with the Work as shown on these Drawings, the Contractor makes the following representations:
 - a. Contractor has examined and carefully studied the Drawings and other related data.
 - b. 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.
 - c. 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.
 - d. 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.
 - e. 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.
 - f. Contractor is aware of the general nature of work to be performed by Owner and others at the site that relates to the Work.
 - g. 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.
 - h. The Drawings are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.
4. 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.
5. If Contractor believes that any subsurface or physical condition at or contiguous to the Site that
 - a. is uncovered or revealed either is of such a nature as to require a change in the Drawings; or
 - b. differs materially from that shown or indicated in the Drawings; or
 - c. 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.
6. Section 2.06 of the General Conditions is hereby incorporated into these Drawings.
7. Section 3.03.A.2 of the General Conditions is hereby incorporated into these Drawings.
8. Section 3.05 of the General Conditions is hereby incorporated into these Drawings.
9. Section 3.06 of the General Conditions is hereby incorporated into these Drawings.
10. Section 4.05 of the General Conditions is hereby incorporated into these Drawings.
11. Section 6.01, 6.02.A, and 6.03 of the General Conditions are hereby incorporated into these Drawings.
12. Substitutes and "Or-Equals" Items are subject to the provisions of the General Conditions, Section 6.05.
13. 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.
14. 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.
15. Article 9 - Engineer's Status During Construction of the General Conditions is hereby incorporated into these Drawings, except as follows:
 - a. Delete the last sentence of Section 9.05.A.
 - b. Delete Section 9.06, 9.07, 9.08.B, 9.08.C, and 9.09.D.
16. Section 10.02 of the General Conditions is hereby incorporated into these Drawings.
17. 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:

1. The Contractor shall be responsible for all permits, licenses and fees required for completion of this project unless otherwise noted.
 2. 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.
 3. Unless noted otherwise, the contractor shall be responsible for any necessary traffic control on and off-site including obtaining any applicable permits.
 4. 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.
 5. 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.
 6. 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.
 7. 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.
 8. 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.
 - a. 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.
 - b. The Contractor shall remove and dispose of all construction stakes.
 - c. 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.
 - d. Except as otherwise permitted, all excess excavated materials shall be disposed of away from the site of the work.
 - e. 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.
9. No on-site burning of waste materials will be allowed.
 10. 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.
 11. 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:

1. 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.
2. 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:
 - a. Owner and Engineer shall not be responsible for the accuracy or completeness of any such information or data; and
 - b. The cost of all of the following will be included in the Contract Price, and Contractor shall have full responsibility for:
 - i. Reviewing and checking all such information and data,
 - ii. Locating all Underground Facilities shown or indicated in the Drawings,
 - iii. Coordination of the Work with the owners of such Underground Facilities, including Owner, during construction, and
 - iv. The safety and protection of all such Underground Facilities and repairing any damage thereto resulting from the Work.
 - c. 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.
3. The Contractor shall support and protect all exposed utilities in conformance with the utility owner's standards.
4. All utility services shall be constructed per the International Plumbing Code, Local Jurisdictional policy, and the service provider standards and specifications.
5. All utility work shall be completed before paving.

SUBMITTALS, QUALITY CONTROL & ASSURANCE, INSPECTIONS, AND TESTING

1. Contractor shall comply with Summary of Work, Section 01010, MPWSS.
2. Contractor shall comply with Project Coordination, Section 01041, MPWSS.
3. 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."
4. Contractor shall comply with Submittals, Section 01300, MPWSS.
5. Contractor shall comply with the Contractor Quality Control and Owner Quality Assurance, as modified by MCPWSS Appendix 2-A, Section 01400.
6. Contractor shall comply with Contract Closeout, Section 01700, MPWSS.
7. 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.
8. 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.
9. 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.
10. Contractor shall complete trench excavation and backfill in accordance with Section 02221 MPWSS. This includes backfill for storm drainage infrastructure.
11. 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.
12. 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.
13. 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:

1. All Work shall be in accordance with the Montana Public Works Standard Specifications (MPWSS), Seventh Edition, dated April 2021, City of Missoula Public Works Manual, Special Provisions, and Contract Documents, dated January, 2024.
2. Contractor shall comply with Construction and Temporary Facilities, Section 01500, MPWSS.
3. Contractor shall comply with Construction Traffic Control, Section 01570, MPWSS.
4. For road plan and profile sheets, the stationing and elevations provided are for finished grade at centerline of road, unless noted otherwise.
5. 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.
6. Elevations shown on the Drawings are to finished surface grade unless otherwise indicated.
7. 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.
8. 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.
9. 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:

1. The owner will provide construction staking one time. Additional staking will be the responsibility of the contractor for scheduling and payment.
2. Contractor is responsible to coordinate and request staking at least two days in advance, unless otherwise agreed upon in writing by Engineer.
3. Staking will be provided as indicated in the Contract Documents, or as requested by contractor.
4. 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.
5. 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:

1. All ramps shall be sloped @ 12:1 max (8.33%) with a cross slope less than 2% with landings being a minimum of 5x5' and a maximum slope in all directions of 2%.
2. Square cut all asphalt.
3. 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.
4. Compact subgrade and gravel cushion to 95% proctor density or per geotechnical engineering report, whichever provides a greater level of compaction.

STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

1. SWPPP Administrator shall turn in SWPPP reports generated from the beginning of construction to date that As-Builts are turned into Engineer. Engineer in turn submits SWPPP reports to City Engineering as part of As-Built documentation.
2. SWPPP Administrator is required to renew City SWPPP permit annually unless the site has been stabilized. SWPPP Administrator will submit any remaining SWPPP reports to City Engineering when filing for Notice of Termination.

ABBREVIATIONS:

BC	BACK OF CURB	MPOC	MID POINT OF CURVE
BP	BEGINNING POINT	MUTCD	MANUAL ON UNIFORM TRAFFIC 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
M.E.	MATCH EXISTING	TYP	TYPICAL
M.E.P.	MECHANICAL, ELECTRICAL, & PLUMBING	U.N.O.	UNLESS NOTED OTHERWISE

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



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

PILOT DATE: 6/18/2024 1:25 PM

DATE _____

REVISIONS

DESIGNED: CD

CHECKED: CD

DATE: MAR. 202

LOT 5 OF
CURTIS AND MAJOR ADDITION
SECTION 20, T.13N., R.19W.,

PREPARED FOR: HOMES FOR MISSOULA LLC

PROJECT NAME
CARRERA COMMONS SUBDIVISION

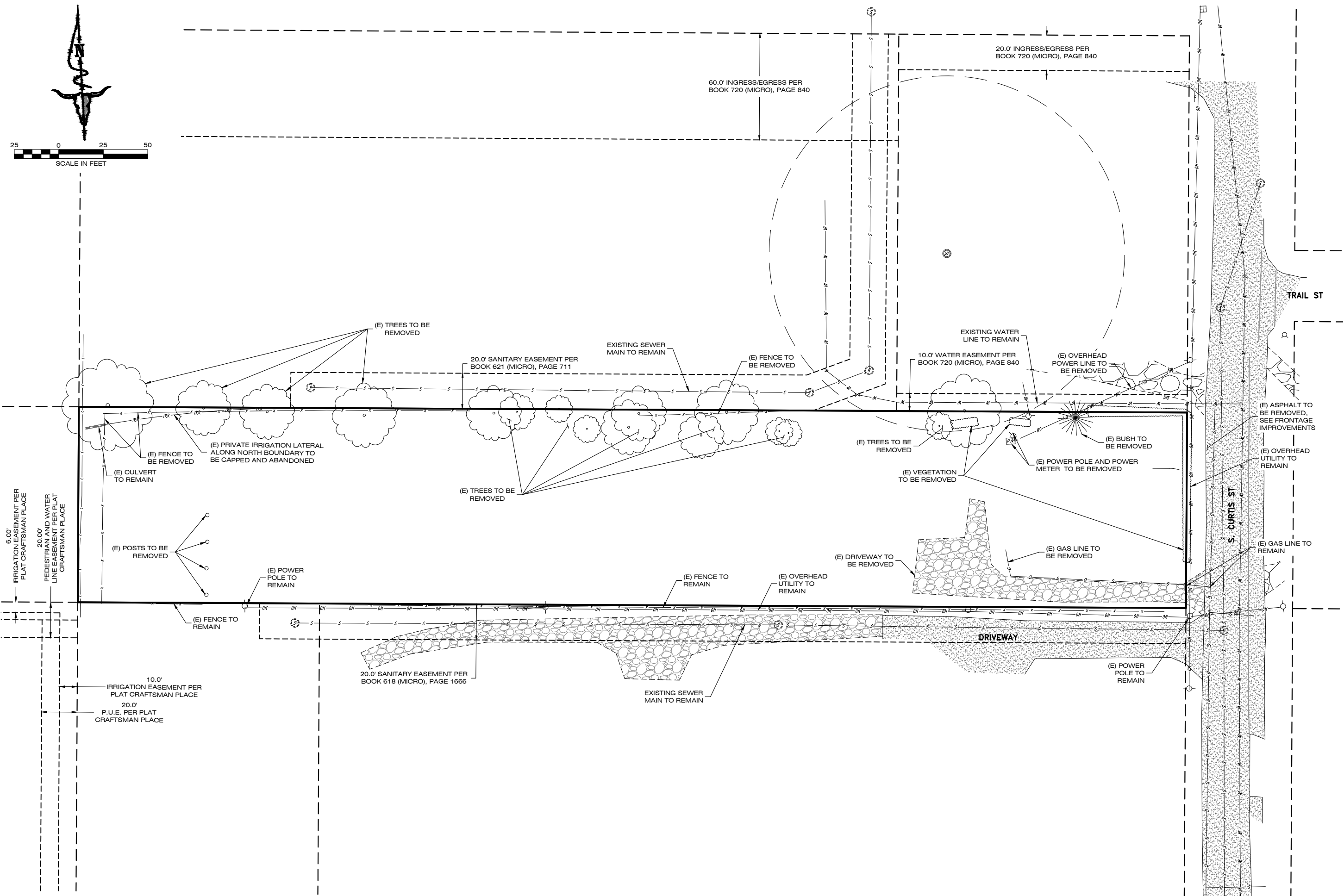
ROAD CONSTRUCTION PLANS
LEGEND AND NOTES SHEET

PROJECT NAME

SHEET:
2 OF 11

PHOTO

STAGE 2



DATE _____

REVISIONS

DESIGNED: CD
DRAFTED: LTM
CHECKED: CD
DATE: MAR. 2024

LOCATION: LOT 5 OF
CURTIS AND MAJOR ADDITION
SECTION 20, T.13N., R.19W.,
MISSOULA COUNTY

PREPARED FOR: HOMES FOR MISSOULA LLC

PROJECT NAME: CARRERA COMMONS SUBDIVISION

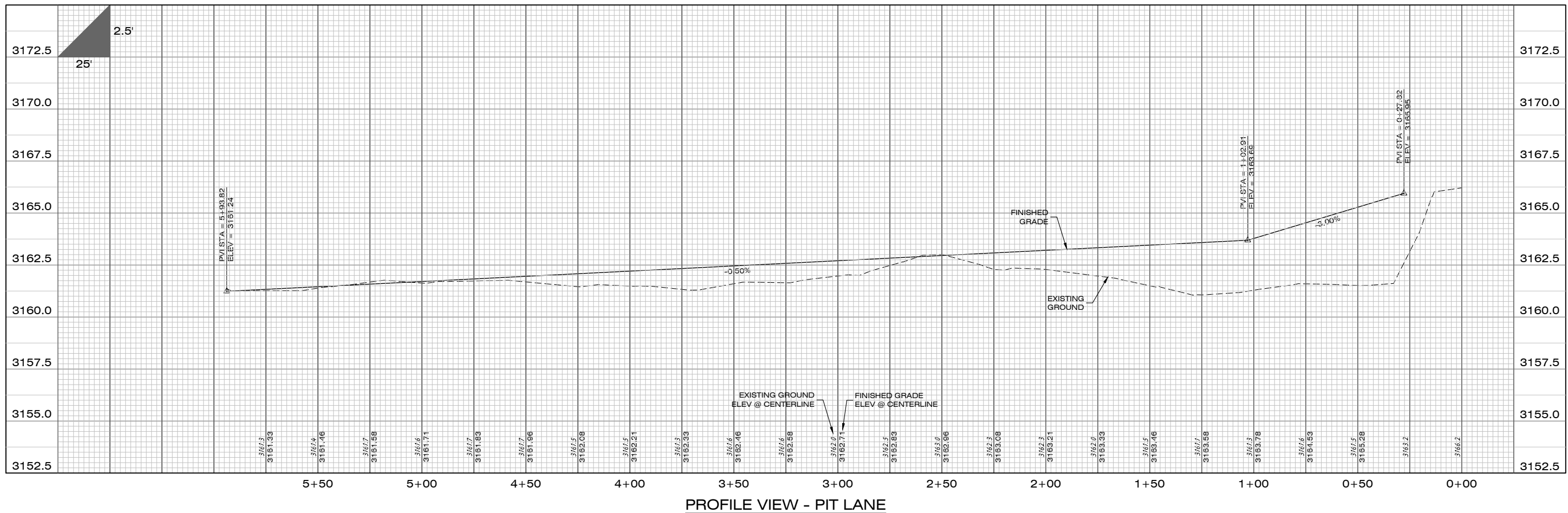
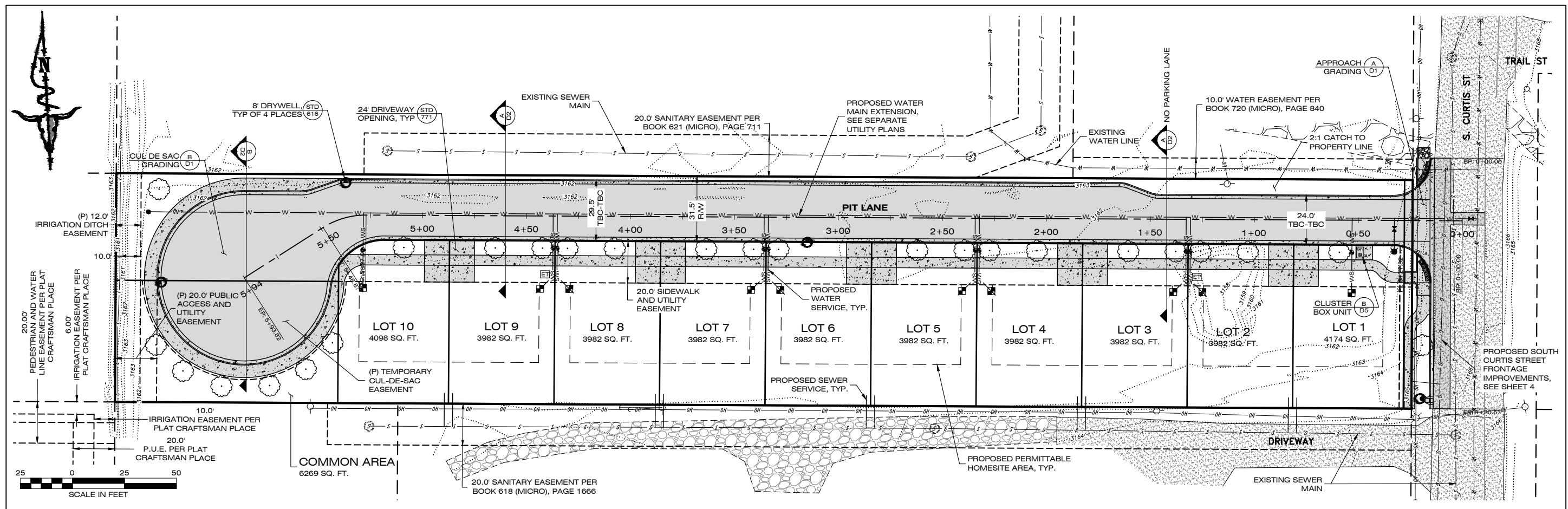
TITLE: ROAD CONSTRUCTION PLANS
DEMO SHEET

PROJECT NO.
23002731

SHEET:
3 OF 11

STAGE 2

WWW LOCATION: G:\2023\23002731_00\DESIGN\CIVIL\CDP\PI OT\BOA\08.D\2002731.DWG



SIGNED: CD
DRAFTED: LTM
CHECKED: CD
DATE: MAR. 2024

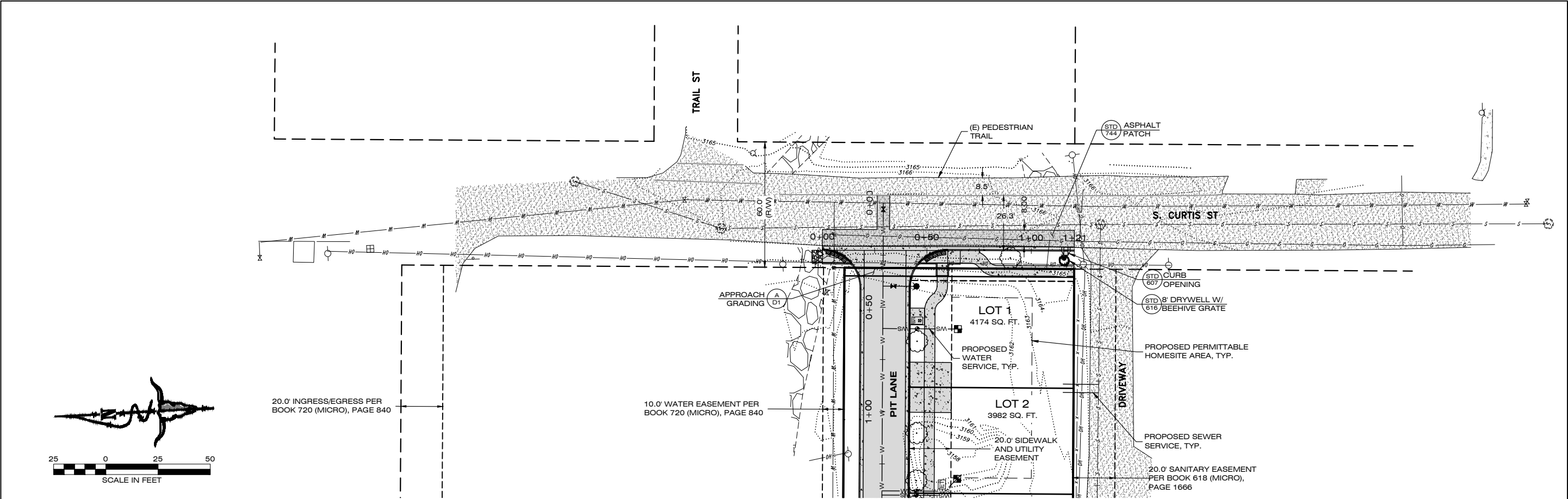
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SECTION 20, T.13N., R.19W.,
MISSOULA COUNTY

PREPARED FOR:

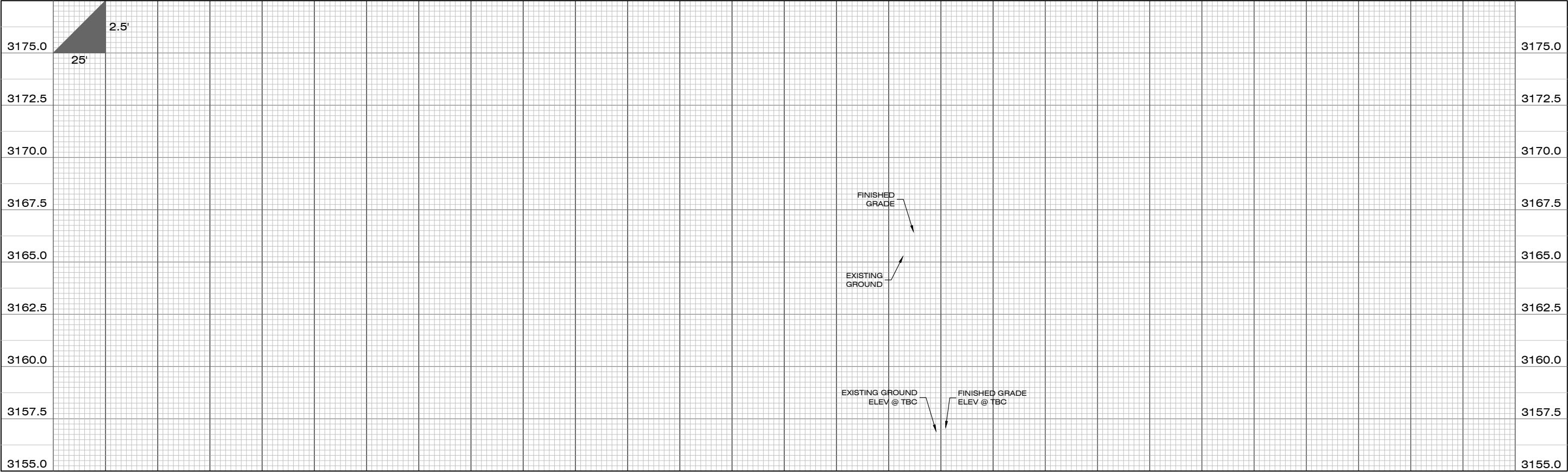
HOMES FOR MISSOULA LLC

2300273-1	SHEET:	4 OF 11	SHEET TITLE:	ROAD CONSTRUCTION PLANS PLAN AND PROFILE SHEET	CARRERA COMMONS SUBDIVISION
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STAGE 2



PLAN VIEW - CURTIS STREET



PROFILE VIEW - CURTIS STREET



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DATE

REVISIONS

DESIGNED: CD

DRAFTED: LTM

CHECKED: CD

DATE: MAR. 2024

LOT 5 OF
CURTIS AND MAJOR ADDITION
SECTION 20, T.13N., R.19W.,
MISSOULA COUNTY

LOCATION:
PREPARED FOR:
HOMES FOR MISSOULA LLC

PROJECT NO.
23002731

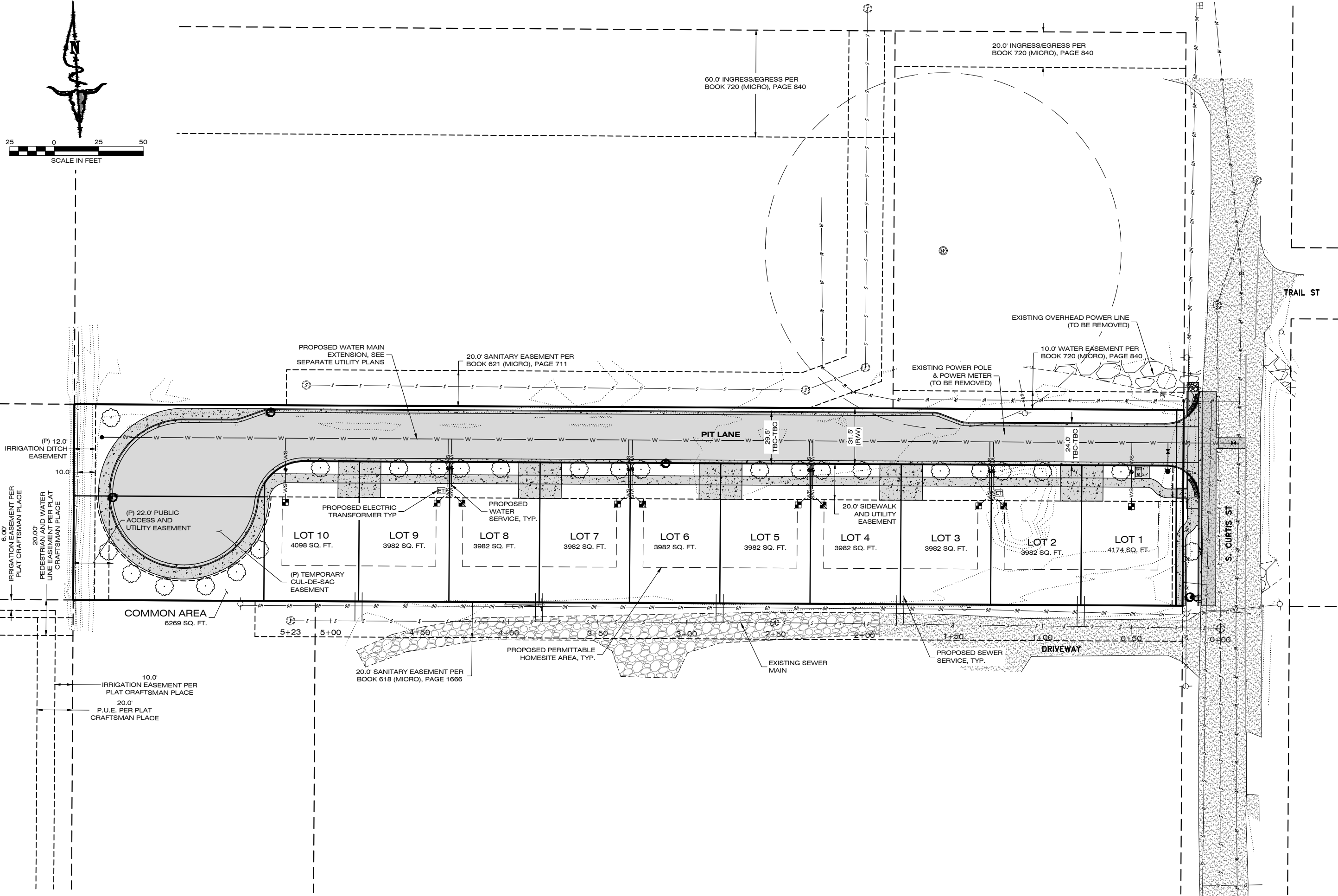
PROJECT NAME
CARRERA COMMONS SUBDIVISION


SHEET:
5 OF 11

SHEET TITLE:
ROAD CONSTRUCTION PLANS
FRONTAGE IMPROVEMENTS SHEET

STAGE 2

DWG LOCATION: G:\020\23002731\DWG\BIB\BIB\DWG\23002731.DWG





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MISSOULA, MT 59801
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DATE

REVISIONS

DESIGNED: CD

DRAFTED: LTM

CHECKED: CD

DATE: MAR. 2024

LOCATION:

LOT 5 OF CURTIS AND MAJOR ADDITION SECTION 20, T.13N., R.19W., MISSOULA COUNTY

PREPARED FOR:

HOMES FOR MISSOULA LLC

PROJECT NAME:

CARRERA COMMONS SUBDIVISION

PROJECT NO.:

23002731

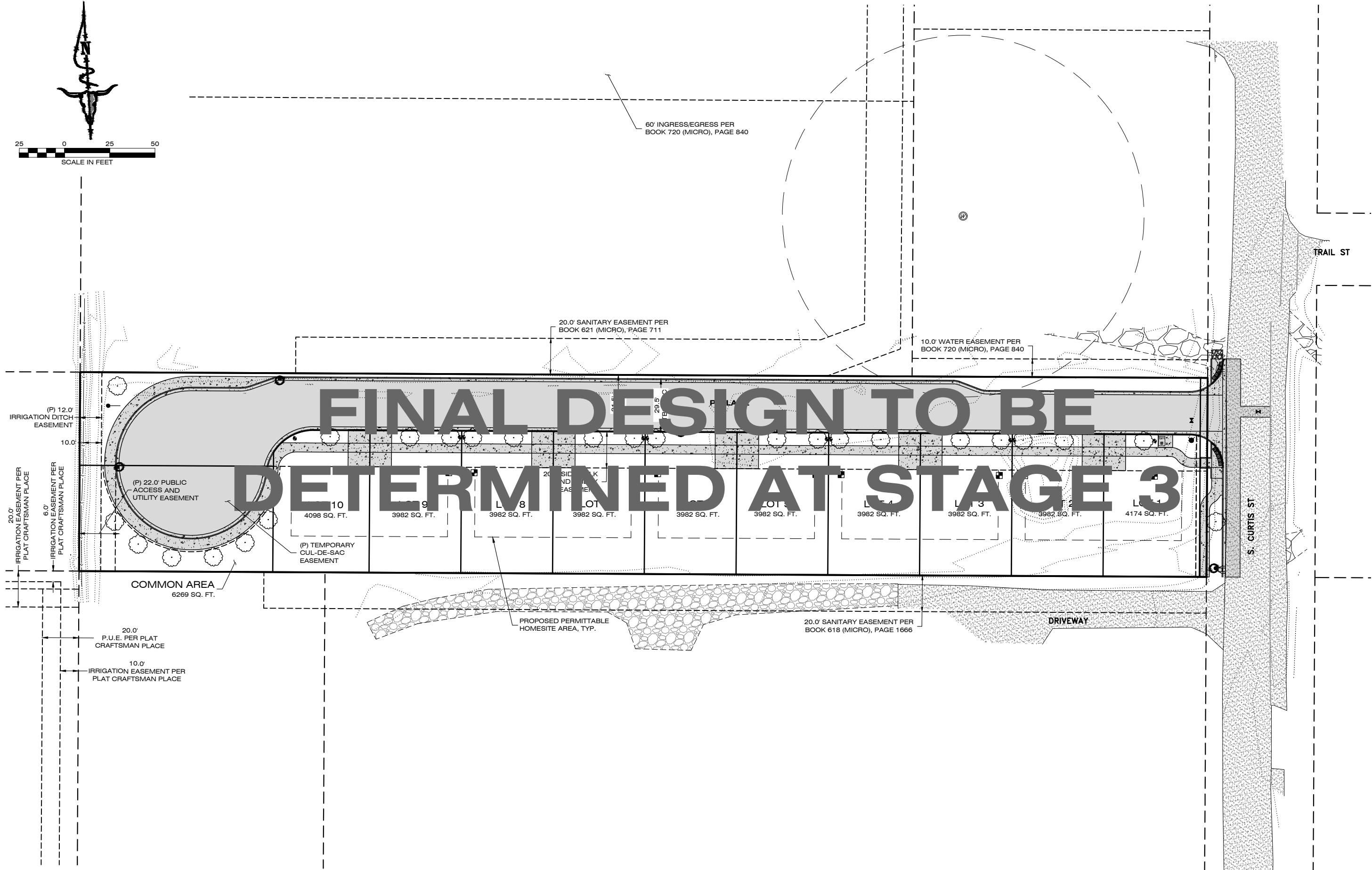
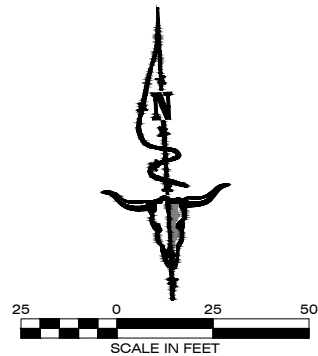
SHEET TITLE:

ROAD CONSTRUCTION PLANS OVERALL UTILITY PLAN

SHEET:

6 OF 11

STAGE 2



FINAL DESIGN TO BE DETERMINED AT STAGE 3

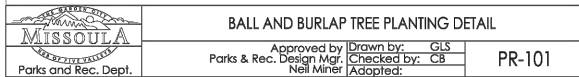
REVISIONS	DATE

DESIGNED: CD
DRAFTED: LTM
CHECKED: CD
DATE: MAR. 2024

LOCATION:	LOT 5 OF CURTIS AND MAJOR ADDITION SECTION 20, T.13N., R.19W., MISSOULA COUNTY
PREPARED FOR:	HOMES FOR MISSOULA LLC

PROJECT NAME	CARRERA COMMONS SUBDIVISION
PROJECT NO.	23002731
SHEET TITLE	ROAD CONSTRUCTION PLANS SIGNAGE AND STRIPING PLAN
SHEET	7 OF 11

STAGE 2



- | | | | |
|---|--|---|--------|
|  | <h2 style="text-align: center;">BALL AND BURLAP TREE PLANTING NOTES</h2> | | |
| | Approved by
Parks & Rec. Design Mgr.
Neil Miner | Drawn by: GLS
Checked by: CB
Adopted: | PR-101 |

TREE KEY	QTY	BOTANICAL/ COMMON NAME	SIZE	CONTAINER
----------	-----	------------------------	------	-----------

- | CLASS II TREE CLEARANCE REQUIREMENTS | |
|--|---|
| LOCATION | MINIMUM CLEARANCE |
| ADJACENT TO SIDEWALK OR CURB | 3' FROM CURB FACE OR SIDEWALK |
| ADJACENT TO ANY BUILDING OR STRUCTURE | 10' FROM BUILDING OR STRUCTURE |
| ADJACENT TO METER BOXES AND PAD TRANSFORMERS | 10' FROM METER VAULT BOX OR TRANSFORMER PAD |
| RESIDENTIAL DRIVEWAYS | 10' FROM RESIDENTIAL DRIVEWAY |
| ALLEYWAYS | 10' FROM ALLEYWAY |
| FIRE HYDRANTS AND UTILITY POLES | 10' FROM A HYDRANT OR UTILITY POLE |
| SEWER MAINS | 8' FROM SEWER MAINS |
| WATER MAINS | 6' FROM WATER MAINS |
| WATER AND SEWER SERVICES | 5' FROM WATER AND SEWER SERVICES |
| STREET LIGHTS | 20' FROM STREET LIGHTS |
| TRAFFIC CONTROL SIGNS | 25' IN FRONT OF TRAFFIC CONTROL SIGNS |
| CORNER SIGHT TRIANGLE | 30' FROM INTERSECTION RETURN |
| DRAINAGE SUMP | 10' FROM EDGE OF SUMP |
| CATCH BASIN | 5' FROM EDGE OF CATCH BASIN |

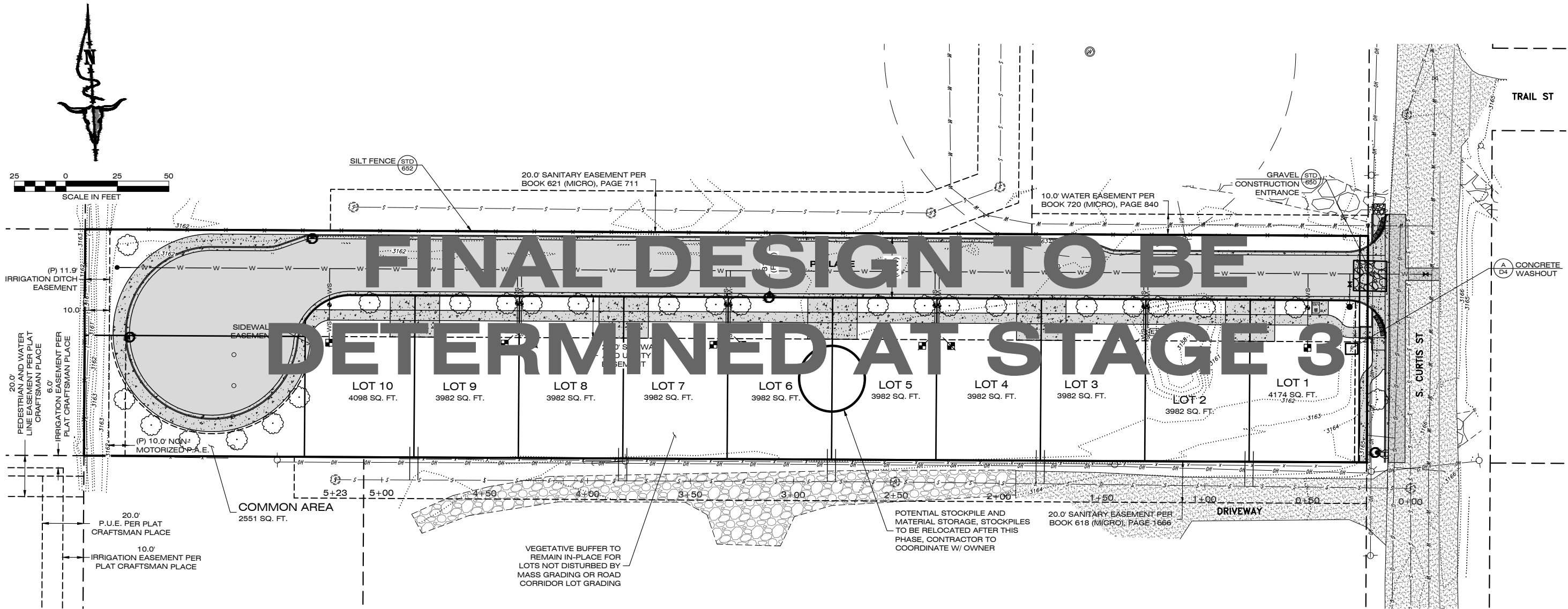
STORM WATER POLLUTION PREVENTION PLAN (SWPPP) NOTES

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2. CONTRACTOR IS TO BE FAMILIAR WITH ALL REQUIREMENTS OF THE SWPPP.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL JURISDICTION AND MONTANA DEQ FOR EROSION AND SEDIMENT CONTROL.
4. THE TEMPORARY POLLUTION CONTROL SYSTEM SHALL BE INSTALLED PRIOR TO ALL OTHER CONSTRUCTION.
5. ALL EQUIPMENT MAINTENANCE AND RE-FUELING SHALL BE CONDUCTED IN A SAFE MANNER AND SPILL KITS SHALL BE MAINTAINED ON-SITE TO CLEAN ANY SPILLS THAT MAY OCCUR.
6. ALL EXPOSED AND UNWORKED SOILS SHALL BE STABILIZED BY SUITABLE APPLICATION OF BEST MANAGEMENT PRACTICES (BMP'S), SUCH AS VEGETATIVE COVER, MULCHING, PLASTIC COVERING OR APPLICATION OF GRAVEL SURFACES IN AREAS TO BE GRAVELED. NO EXPOSED AND UNWORKED SOILS SHALL REMAIN UNSTABILIZED. ONCE CONSTRUCTION ACTIVITY IS COMPLETED IN AN AREA BETWEEN THE MONTHS OF OCTOBER 1 AND APRIL 30, PERMANENT SEEDING SHALL BE INSTALLED.
7. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AT ALL TIMES DURING CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING PROPER TRASH RECEPTACLES AND PORTABLE TOILETS ON-SITE AS WELL AS THE REGULAR MAINTENANCE OF THESE FACILITIES.
9. ALL CLEARING LIMITS AND/OR EASEMENT SETBACKS, SENSITIVE CRITICAL AREAS AND THEIR BUFFERS, SIGNIFICANT TREES AND DRAINAGE COURSES SHALL BE CLEARLY STAKED AND MARKED AS SHOWN ON PLANS.
10. PROPERTIES ADJACENT TO THE PROJECT SITE THAT ARE SUBJECT TO POTENTIAL EROSION CAUSED BY CONSTRUCTION ACTIVITIES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION THROUGH THE USE OF SILT FENCE, HAY BALES OR OTHER BMP SELECTED BY THE CONTRACTOR.

11. ALL FACILITIES INTENDED TO TRAP SEDIMENT ON-SITE SHALL BE CONSTRUCTED AS A FIRST STEP IN GRADING. THESE FACILITIES SHALL BE FUNCTIONAL BEFORE ANY LAND DISTURBING ACTIVITIES TAKE PLACE. EARTHEN STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS SHALL BE SEEDED AND MULCHED ACCORDING TO THE TIME PERIOD STATED IN #6 ABOVE.
12. ALL CUT AND FILL SLOPES SHALL BE CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. ALL SLOPES SHALL BE STABILIZED WITHIN THE TIME PERIOD STATED IN #6 ABOVE.
13. ALL STORM DRAINAGE INLETS MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED WITH A GRAVEL INTAKE FILTER TO PREVENT SEDIMENT FROM ENTERING THE SYSTEM. THE FILTER MUST BE INSPECTED REGULARLY AND CLEANED WHEN NECESSARY.
14. THE FOLLOWING SHALL APPLY TO CONSTRUCTION OF UTILITY LINES:
- A. WHERE FEASIBLE, NO MORE THAN 500' OF TRENCH SHALL BE OPEN AT ONE TIME.
- B. WHERE CONSISTENT WITH SAFETY AND SPACE CONSIDERATIONS, EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
- C. TRENCH DEWATERING DEVICES SHALL DISCHARGE AND SHALL REMAIN ON-SITE AND IN NO WAY ENTER PUBLIC PROPERTY OR WATERWAY.
15. WHEREVER CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED ROADS, A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE CONSTRUCTED (SEE DETAIL SHEET) TO MINIMIZE THE TRANSPORT OF SEDIMENT (MUD) ONTO THE PAVED ROAD. IF SEDIMENT IS TRANSPORTED ONTO A ROAD SURFACE, THE ROADS SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM ROADS BY SHOVELING OR SWEEPING AND BE TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA. STREET WASHING SHALL ONLY BE ALLOWED AFTER SEDIMENT IS REMOVED IN THIS MANNER. A MINIMUM OF ONE (1) ON-SITE STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED.
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19. ALL TEMPORARY SEDIMENT AND EROSION CONTROL SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT SHALL BE REMOVED OR STABILIZED ON-SITE. DISTURBED SOIL AREAS RESULTING FROM REMOVAL SHALL BE PERMANENTLY STABILIZED.
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21. ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE INSPECTED, MAINTAINED AND REPAIRED BY THE CONTRACTOR AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED USE. ALL ON-SITE EROSION AND CONTROL MEASURES SHALL BE INSPECTED BY THE CONTRACTOR AT LEAST ONCE EVERY SEVEN (7) DAYS AND WITHIN 24 HOURS OF ANY STORM EVENT EQUAL TO OR GREATER THAN 0.25" OF RAIN PER 24 HOUR PERIOD. AN INSPECTION REPORT FILE SHALL BE MAINTAINED BY THE CONTRACTOR AND KEPT ON-SITE.
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27. PUBLIC SIGNAGE IS REQUIRED PER SECTION 1.2.3 OF GENERAL PERMIT.

NOTE:
CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CITY OF MISSOULA SWPPP PERMIT & DEQ PERMIT.



PHASE 1 - MASS GRADING AND WATER / SEWER UTILITIES

IMEG

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

DATE

REVISIONS

DESIGNED: CD

DRAFTED: LTM

CHECKED: CD

DATE: MAR. 2024

LOCATION:

PROJECT NAME

PROJECT NO.

SHEET

LOT 5 OF
CURTIS AND MAJOR ADDITION
SECTION 20, T.13N., R.19W.,
MISSOULA COUNTY

CARRERA COMMONS SUBDIVISION

23002731

9 OF 11

PREPARED FOR:

SHEET TITLE:

ROAD CONSTRUCTION PLANS
SWPP PLAN - PHASE 1

STAGE 2

HOMES FOR MISSOULA LLC

SWPP PLAN - PHASE 1

9 OF 11

SWPP LOCATION: Q:\3025\23002731\000\BIBBEN\DRAWINGS\PLANS\ROAD\RD-23002731.DWG

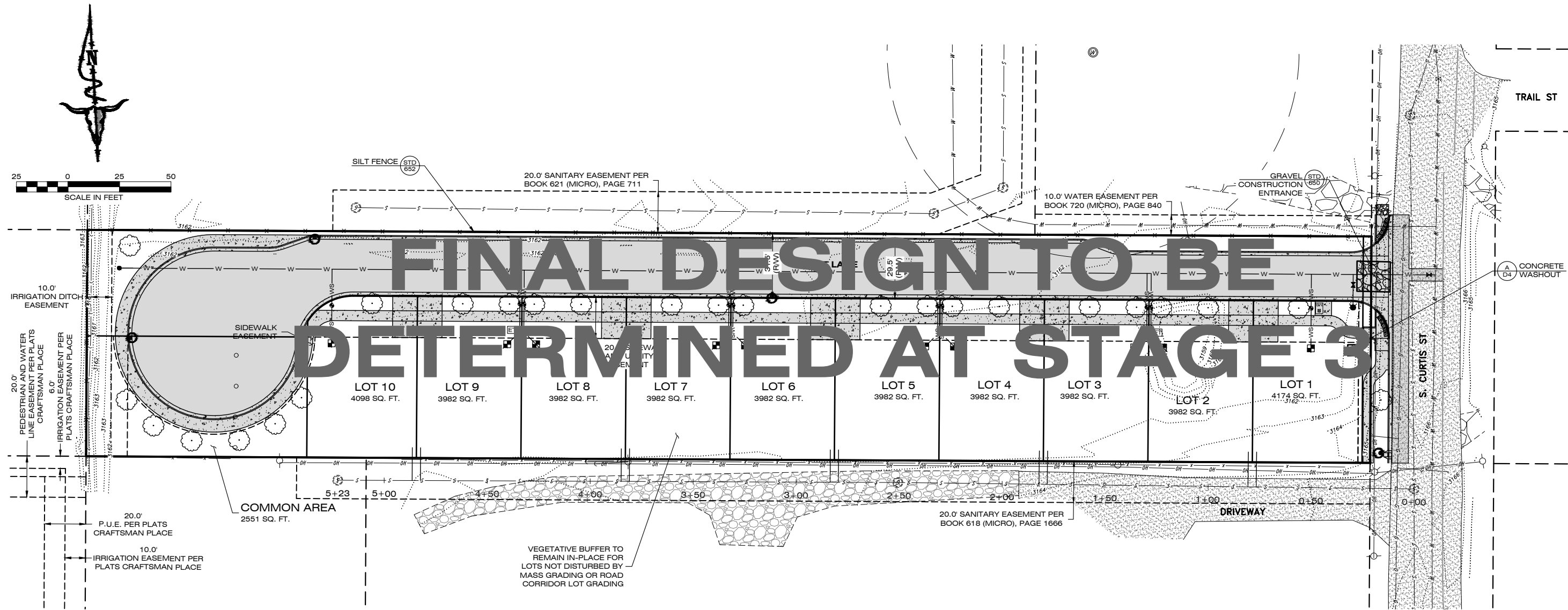
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PHASE 2 - CONCRETE / PAVING AND STORM UTILITIES

IMEG

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

DATE

REVISIONS

DESIGNED: CD

DRAFTED: LTM

CHECKED: CD

DATE: MAR. 2024

LOT 5 OF
CURTIS AND MAJOR ADDITION
SECTION 20, T.13N., R.19W.,
MISSOULA COUNTY

PREPARED FOR:
HOMES FOR MISSOULA LLC

PROJECT NAME
CARRERA COMMONS SUBDIVISION

PROJECT NO.
23002731

SHEET TITLE:
ROAD CONSTRUCTION PLANS
SWPP PLAN - PHASE 2

SHEET:
10 OF 11

STAGE 2

PLANT DATE: 01/08/2024 4:12 PM

SWPP LOCATION: Q:\2023\23002731_CARRERA COMMONS\DWG\PLANS\PHASE 2\SWPP PLAN - PHASE 2.DWG

FINAL DESIGN TO BE
DETERMINED AT STAGE 3

STAGE 2

PROJECT NO.
23002731

SHEET
11 OF 11

PROJECT NAME
CARRERA COMMONS SUBDIVISION

SHEET TITLE
ROAD CONSTRUCTION PLANS
CROSS SECTIONS

LOCATION:
LOT 5 OF
CURTIS AND MAJOR ADDITION
SECTION 20, T.13N., R.19W.,
MISSOULA COUNTY

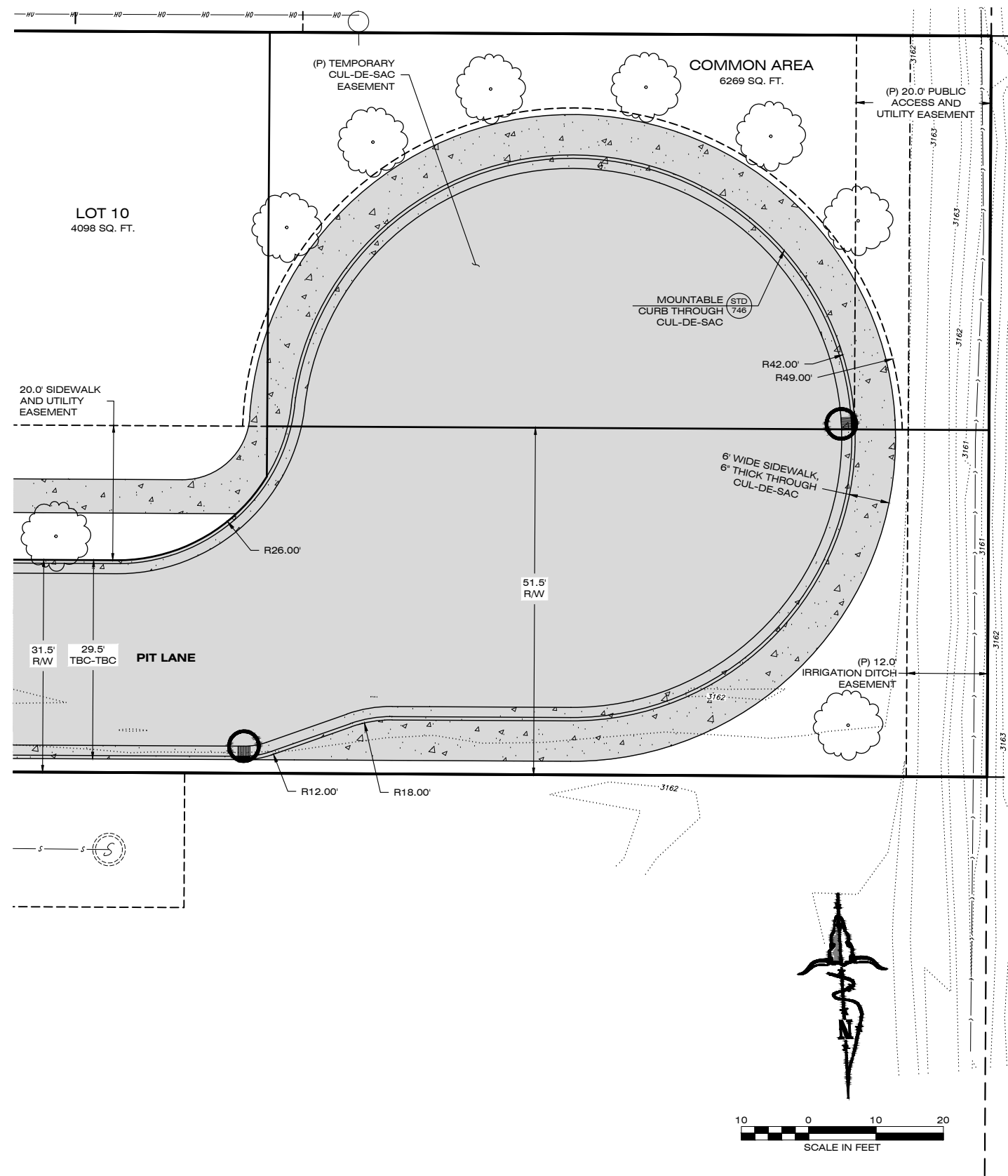
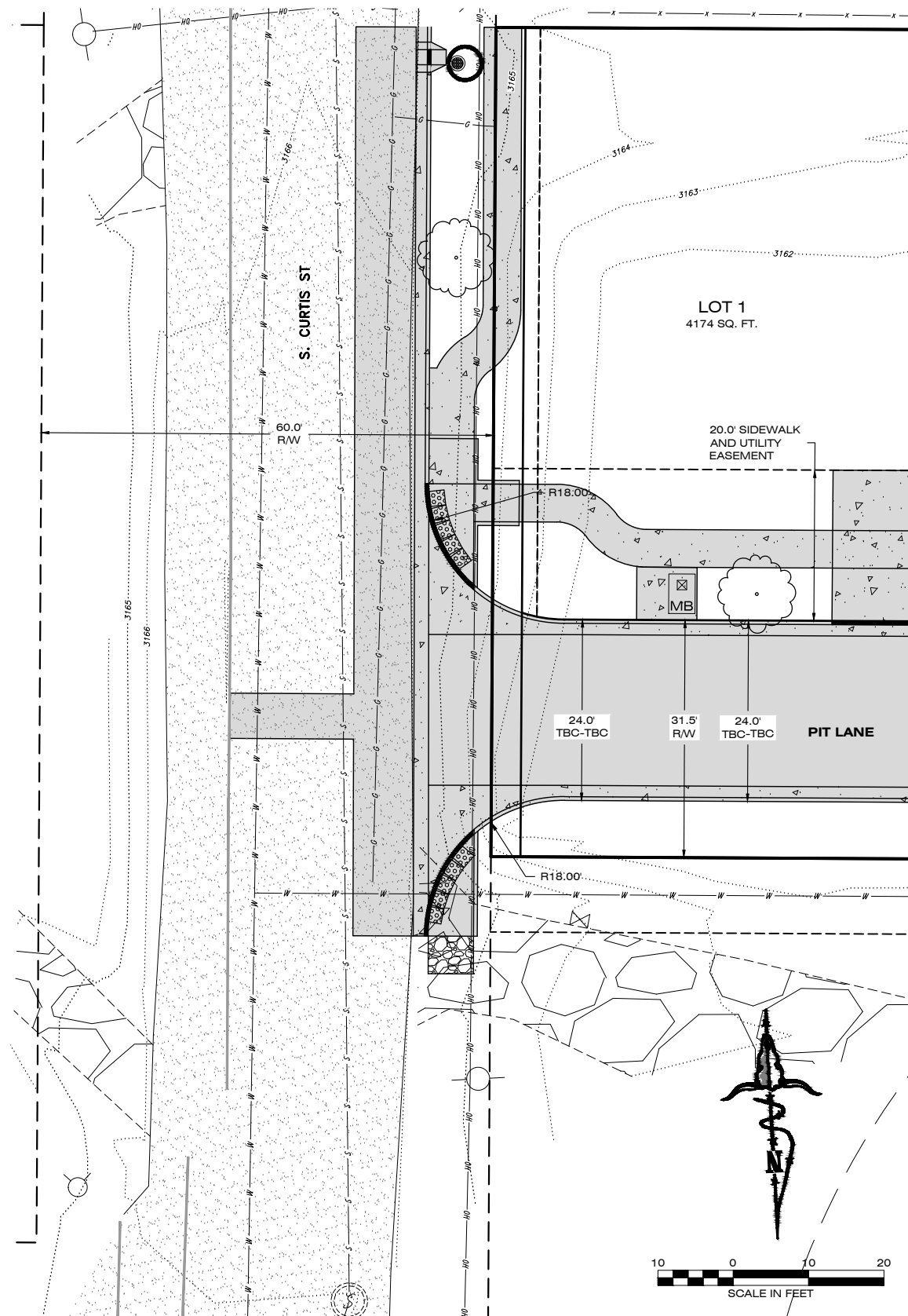
PREPARED FOR
HOMES FOR MISSOULA LLC

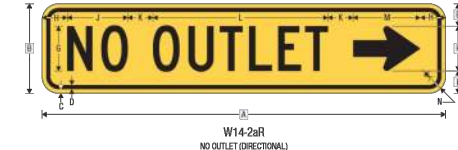
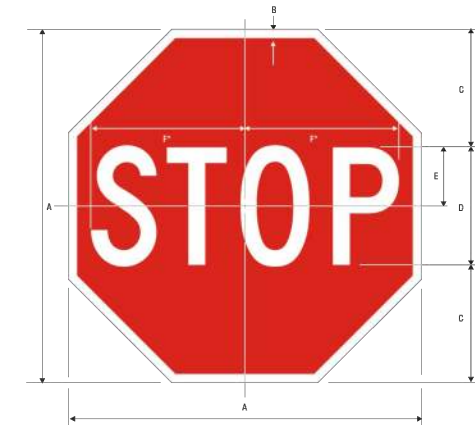
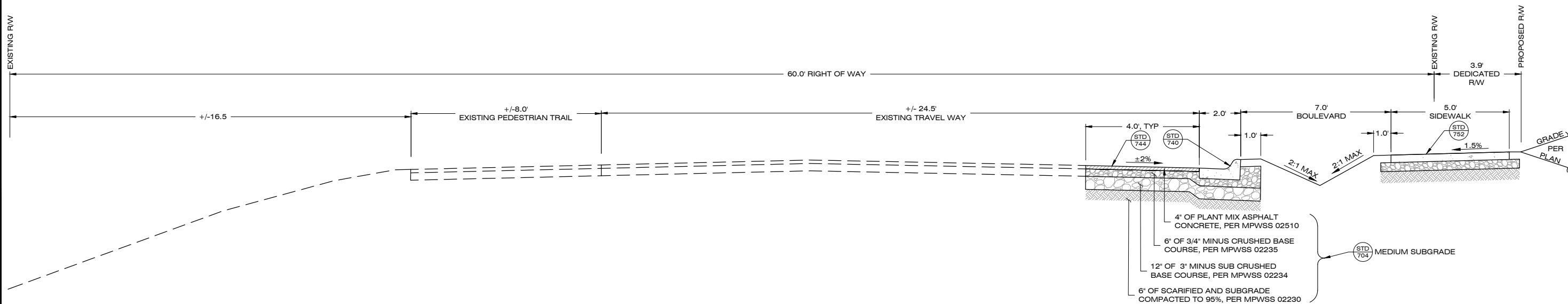
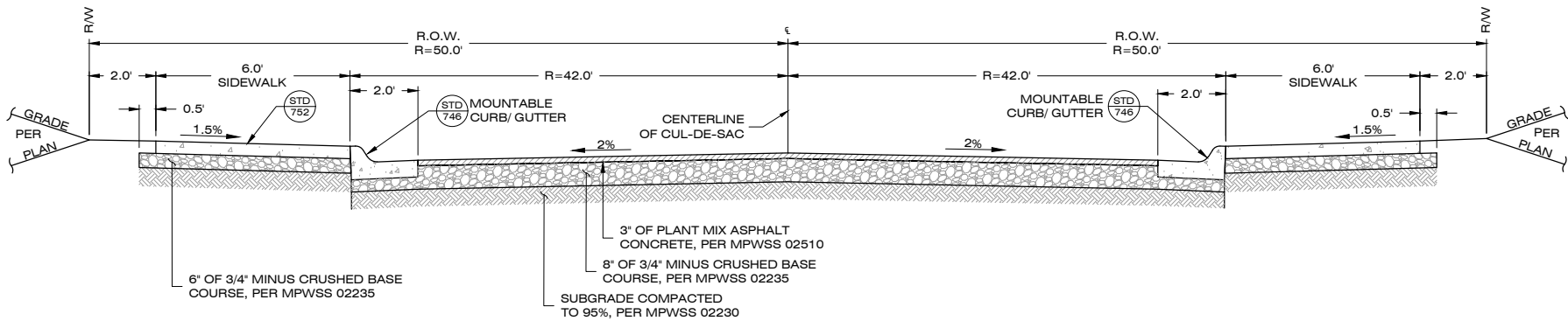
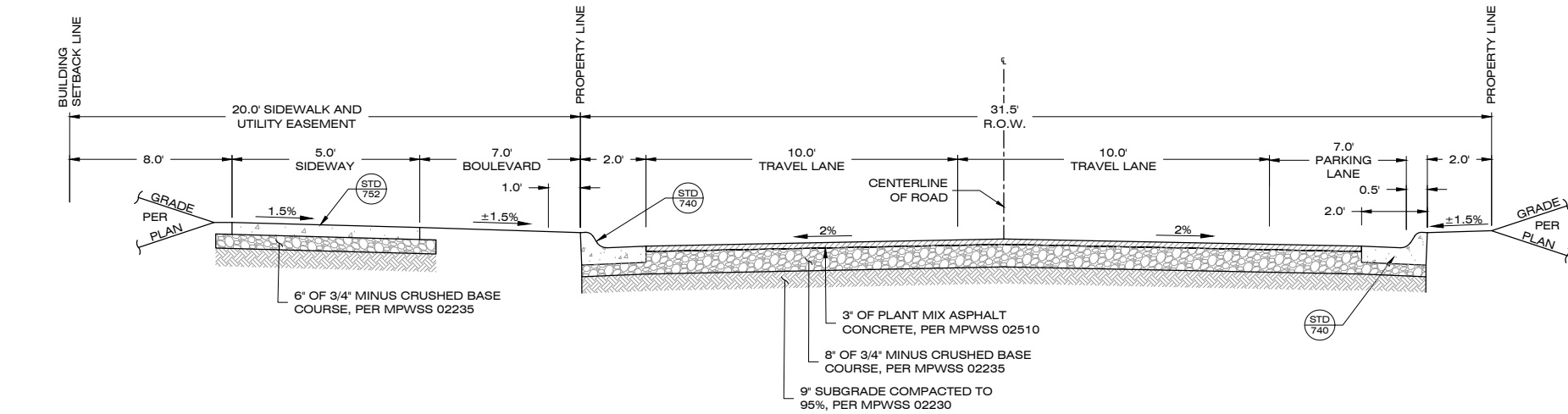
DESIGNED: CD
DRAFTED: LTM
CHECKED: CD
DATE: MAR. 2024

REVISIONS	DATE



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





COLORS: LEGEND - BLACK
BACKGROUND - YELLOW (RETROREFLECTIVE)

A	B	C	D	E	F	G	H	J	K	L	M	N
24	6	0.375	0.375	1.5	3	3.9	1.852	3.242	1.625	9.305	4.5	1.5
36	8	0.375	0.375	2	4	4 C	2.246	5.402	2.25	15.606	6	1.5



DATE: _____

DESIGNED: CD

DRAFTED: LTM

CHECKED: CD

DATE: MAR. 2024

LOCATION: LOT 5 OF CURTIS AND MAJOR ADDITION SECTION 20, T.13N., R.19W., MISSOULA COUNTY

PREPARED FOR: HOMES FOR MISSOULA LLC

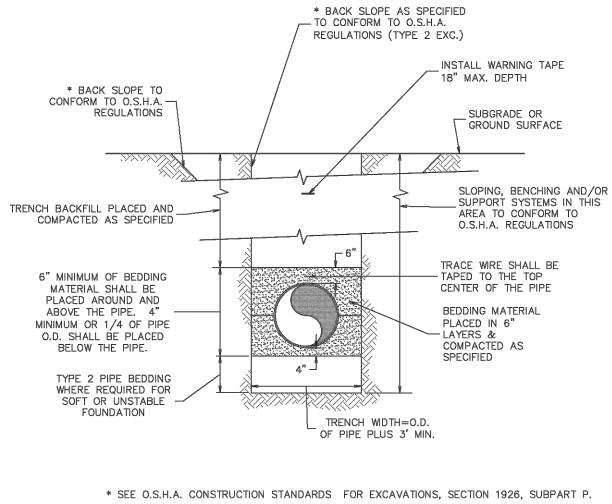
PROJECT NAME: CARRERA COMMONS SUBDIVISION

PROJECT NO: 23002731

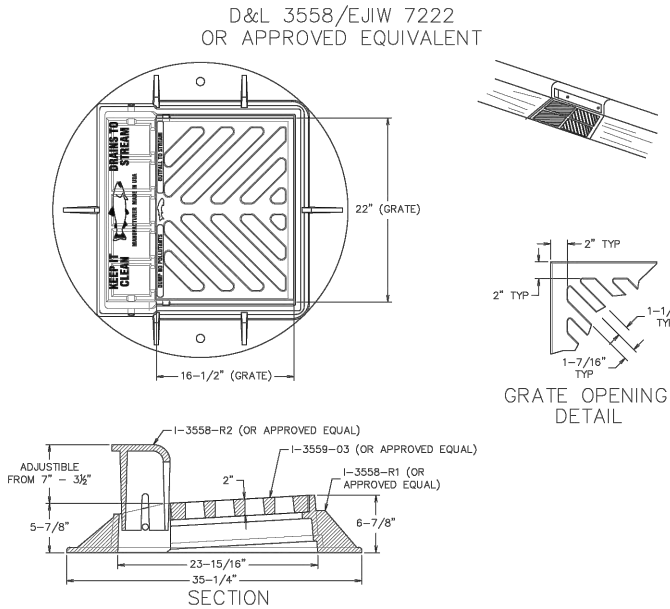
SHEET: D2 OF D5

SHEET TITLE: ROAD CONSTRUCTION PLANS
DETAIL SHEET

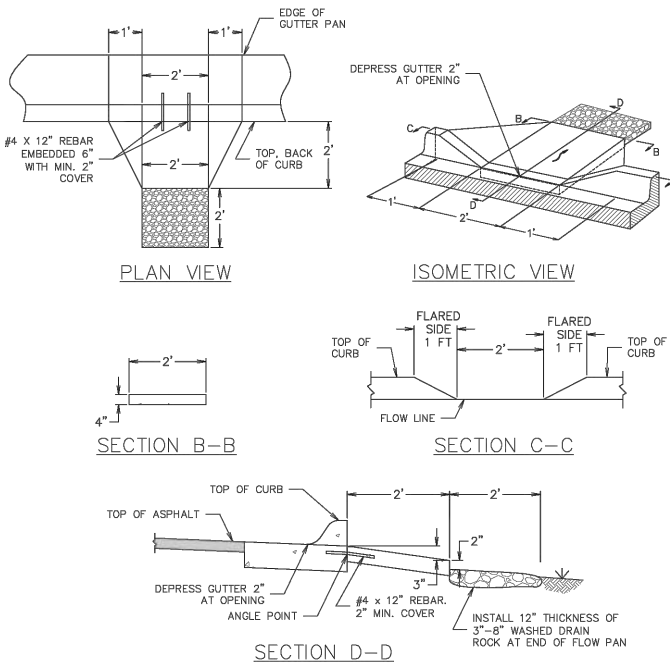
STAGE 2



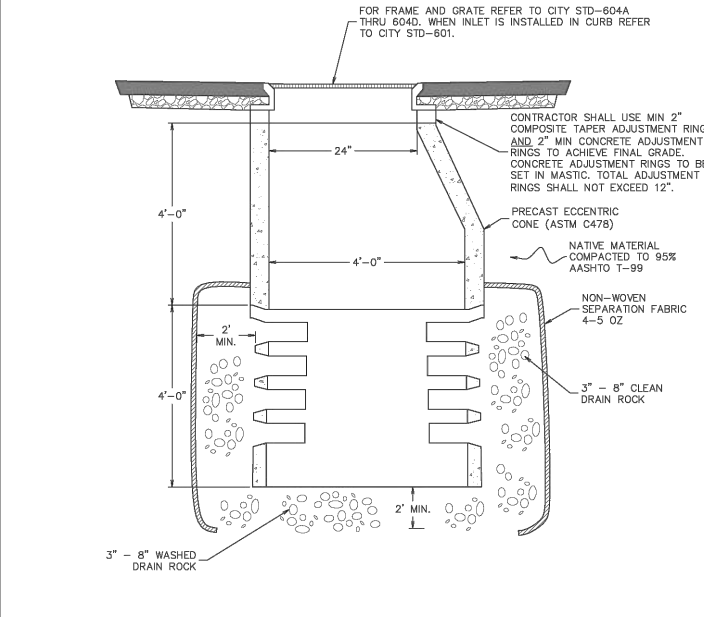
- GENERAL NOTES:**
- CONSTRUCTION MATERIALS AND PROCEDURES SHALL COMPLY WITH MONTANA PUBLIC WORKS STANDARD SPECIFICATIONS (MPWSS), 7TH EDITION, APRIL 2021, AS MODIFIED BY THE MISSOULA CITY PUBLIC WORKS STANDARDS AND SPECIFICATIONS MANUAL, APPENDIX 2-A (STANDARD MODIFICATIONS TO MPWSS), CURRENT EDITION.
 - CASING PIPE (IF ANY) INSTALLED BY TRENCH CONSTRUCTION METHODS SHALL BE BEDDED AS SHOWN IN THIS DETAIL.



- GENERAL NOTES:**
- CONSTRUCTION MATERIALS AND PROCEDURES SHALL COMPLY WITH MONTANA PUBLIC WORKS STANDARD SPECIFICATIONS (MPWSS), 7TH EDITION, APRIL 2021, AS MODIFIED BY THE MISSOULA CITY PUBLIC WORKS STANDARDS AND SPECIFICATIONS MANUAL, APPENDIX 2-A (STANDARD MODIFICATIONS TO MPWSS), CURRENT EDITION.
 - COMBINATION CURB INLET FRAME AND GRATE SHALL BE USED WHERE INLET OR DRY WELL IS LOCATED IN TYPICAL "L" TYPE CURB & GUTTER (STD-740).
 - DUE TO PROVISIONS IN THE INTERMODAL SURFACE TRANSPORTATION ACT, VENDORS MUST AUTHENTICATE U.S. ORIGIN OF CASTINGS FOR FEDERALLY FUNDED PROJECTS.
 - VANED GRATE (D&L I-3558-04 OR APPROVED EQUAL) SHALL BE USED WHEN SLOPE EXCEEDS 5%.
 - PROVIDE LIDS AND RINGS THAT MEET AASHTO 306 H20 LOADING RATING OR HIGHER.
 - COMPOSITE TAPERED GRADE RINGS SHALL BE USED TO MATCH FRAME & GRATE TO THE RUNNING SLOPE OF THE CURB.
 - GRATE SHALL MATCH RUNNING SLOPE OF STREET.
 - GROUT BOLT SLOTS LOCATED IN THE CURB LINE AND ALL OTHER OPENINGS TO BASE COURSE AND BACKFILL MATERIAL.



- GENERAL NOTES:**
- CONSTRUCTION MATERIALS AND PROCEDURES SHALL COMPLY WITH MONTANA PUBLIC WORKS STANDARD SPECIFICATIONS (MPWSS), 7TH EDITION, APRIL 2021, AS MODIFIED BY THE MISSOULA CITY PUBLIC WORKS STANDARDS AND SPECIFICATIONS MANUAL, APPENDIX 2-A (STANDARD MODIFICATIONS TO MPWSS), CURRENT EDITION.
 - POUR ENTIRE CURB OPENING SECTION AS MONOLITHIC SLAB.
 - PROVIDE FLOW CHANNEL FOR ALL OPENINGS ON GRADE.
 - SEE STANDARD DRAWING STD-740 "TYPICAL "L" CURB/GUTTER SECTION" FOR CURB/GUTTER SPECIFICATIONS.



- GENERAL NOTES:**
- CONSTRUCTION MATERIALS AND PROCEDURES SHALL COMPLY WITH MONTANA PUBLIC WORKS STANDARD SPECIFICATIONS (MPWSS), 7TH EDITION, APRIL 2021, AS MODIFIED BY THE MISSOULA CITY PUBLIC WORKS STANDARDS AND SPECIFICATIONS MANUAL, APPENDIX 2-A (STANDARD MODIFICATIONS TO MPWSS), CURRENT EDITION.
 - OVER-EXCAVATE WHERE REQUIRED TO ENSURE BOTTOM OF EXCAVATION IS A MIN. 2'-FT INTO GRAVELLY SOIL.
 - CATCH BASINS (STD-614) PIPED TO DRY WELLS ARE ENCOURAGED AS A PRE-TREATMENT METHOD OR TO AVOID UTILITY CONFLICTS.
 - NO GRADE RING TO BE OFFSET MORE THAN 2" AND TOTAL OFFSET NOT TO EXCEED WALL THICKNESS OF CONE.
 - GRADE RINGS SHALL BE 2" THICKNESS MINIMUM.
 - NO WEDGES ALLOWED BETWEEN GRADE RINGS AND FRAME MUST BE SET FLUSH WITH TOP GRADE RING.

Typical Utility Trench Detail

Approved By
Utilities Engineer
Logan McInnis, PE

Adopted:09/28/2020
Revised: 01/01/2023

STD - 401

24" COMBINATION CURB INLET FRAME & GRATE

Approved By
Utility Engineer
Andy Schultz, PE

Adopted:09/28/2020
Revised: 01/01/2023

STD - 601

Curb Opening

Approved By
Utility Engineer
Andy Schultz, PE

Revised: 01/01/2023

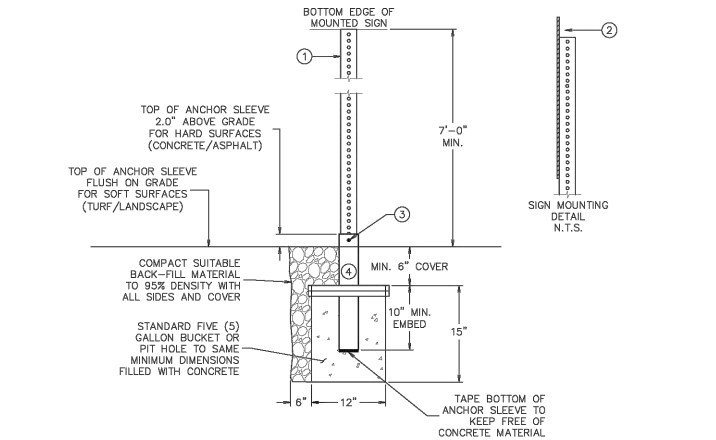
STD - 607

Standard 8' Precast Dry Well

Approved By
Utility Engineer
Andy Schultz, PE

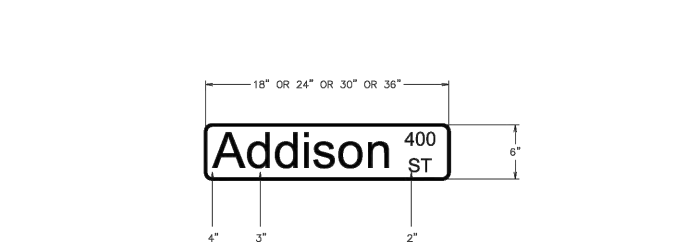
Adopted:09/28/2020
Revised: 01/01/2024

STD - 616



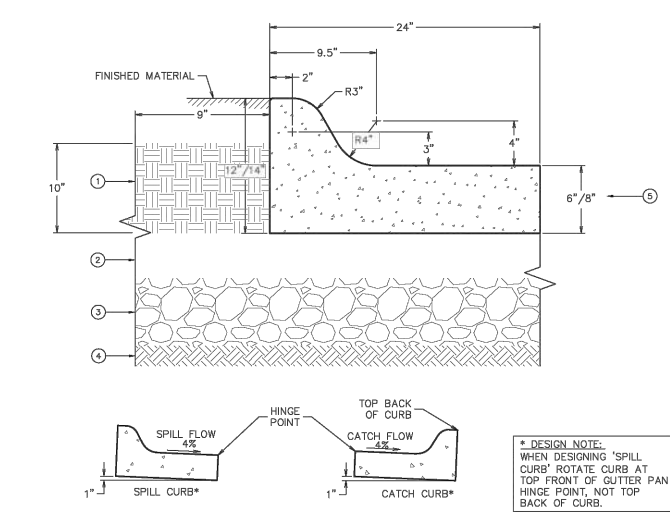
- KEYED NOTES:**
- 2" 12 GAUGE TELESPAR® PERFORATED STEEL SQUARE TUBING SIGN POST, OR CITY ENGINEER APPROVED EQUIVALENT, SHALL BE USED FOR ALL SIGN INSTALLATIONS UPON/WITHIN THE RIGHT-OF-WAY (UNLESS SIGN AREA (SQ- FT) EXCEEDS YIELD ACCORDING TO AASHTO STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS). TELESPAR ® OR EQUAL MATERIAL SPECIFICATIONS: STEEL CONFORMING TO ASTM A-1011 GRADE 50 AND GALVANIZING CONFORMING TO ASTM A-653.
 - SET SIGN FLUSH WITH OR ABOVE TOP OF POST. TOP OF SIGN SHALL NOT BE PLACED BELOW TOP OF POST. SIGN SHOULD BE FULLY SUPPORTED BY POST.
 - FASTEN SIGN POST TO THROUGH-DRILLED ANCHOR SLEEVE WITH 5/16" X 3" GRADE 2 BOLT WITH FLAT WASHERS AND NYLON-INSERT LOCK NUT. PLACE BOLT 1" BELOW THE TOP OF ANCHOR SLEEVE.
 - GALVANIZED 2-1/2" X 2-1/2" X 18" LONG (MIN.), 7 GAUGE NON-PERFORATED STEEL SQUARE TUBING ANCHOR SLEEVE.

- GENERAL NOTES:**
- ALL SIGNS SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), MOST CURRENT VERSION, REVISION AND / OR SUPPLEMENT, FOR SIGN MATERIAL(S), SIZE, THICKNESS, SHAPE, COLOR(S), MESSAGE, SYMBOLOLOGY AND RETROREFLECTIVITY.
 - ALL SIGNS LOCATED UPON/WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE SLEEVE-MOUNTED FOR BREAKAWAY AND REPLACEMENT.
 - FINAL SIGN LOCATION AND / OR PLACEMENT SHALL BE IN ACCORDANCE WITH THE MUTCD AND AS DETERMINED AND APPROVED BY THE CITY ENGINEER OR SIGN SHOP SUPERVISOR.
 - 2-1/2" 12 GAUGE SHALL BE USED FOR LARGER SIGN AREA INSTALLATIONS. THE CITY ENGINEER MAY REQUIRE ALTERNATE SIZES, GAUGES, ETC, BASED ON SIGN SURFACE AREA.

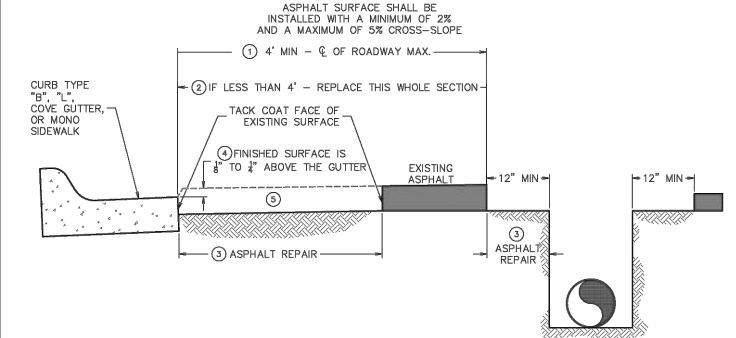


- STREET NAME SIGN MATERIAL SPECIFICATIONS:**
- ALUMINUM BLANKS 6" X 18", 24", 30", 36" X .08"
 - MARKINGS SHALL BE PLACED ON ONE SIDE OF SIGN ONLY.
 - TEXT SIZE SPECIFICATION:
 - 3.1. 4" INITIAL UPPERCASE.
 - 3.2. 3" NOMINAL LOOP LOWERCASE - NOT INCLUDING ASCENDING AND/OR DESCENDING TAIL.
 - 3.3. 2" BLOCK NUMBER.
 - 3.4. 2" ROUTE DESIGNATION - ALL CAPS - CENTER WITH BLOCK NUMBER.
 - TWO SIGNS SHALL BE MOUNTED BACK TO BACK ON EITHER SIDE OF THE SIGN POST. 2 SIGNS ARE REQUIRED.
 - GREEN BACKGROUND WITH WHITE TEXT FOR PUBLIC STREETS.
 - WHITE BACKGROUND WITH GREEN TEXT FOR PRIVATE STREETS.
 - PROVIDE "T2000 HWY" FONT.

- STREET NAME SIGN MATERIAL AND SPACING SPECIFICATIONS:**
- ALL STREET NAME SIGNS SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), MOST CURRENT VERSION, REVISION AND/OR SUPPLEMENT, FOR SIGN MATERIAL(S), SIZE, THICKNESS, SHAPE, COLOR(S), MESSAGE, SYMBOLOLOGY AND RETROREFLECTIVITY.
 - FINAL STREET NAME SIGN LOCATION AND/OR PLACEMENT SHALL BE IN ACCORDANCE WITH THE MUTCD AND AS DETERMINED AND APPROVED BY THE CITY ENGINEER OR SIGN SHOP SUPERVISOR.
 - SPACING BETWEEN EACH SIGN ON A SINGLE POLE SHALL BE NO GREATER THAN 1" AND MUST NOT OVERLAP.
 - ALL OTHER SIGNS SHALL DEFAULT TO MUTCD STANDARDS AND SPECIFICATIONS.



- KEYED NOTES:**
- IMPERVIOUS FILL MATERIAL (FOR CURB WITH BOULEVARD):SEE CITY OF MISSOULA MODIFICATION TO MPWSS SECTION 02528
 - BASE COURSE: SEE TABLE 7-3 IN MCPWSS AND CITY OF MISSOULA MODIFICATION TO MPWSS SECTIONS 02235 & 02528
 - SUBBASE COURSE: SEE TABLE 7-4 IN MCPWSS AND CITY OF MISSOULA MODIFICATION TO MPWSS SECTION 02234
 - SUBGRADE: SEE CITY OF MISSOULA MODIFICATION TO MPWSS SECTION 02230 & 02528
 - GUTTER PANS SHALL BE 8 INCHES MINIMUM THICKNESS FROM PC TO PT AT COLLECTOR AND ARTERIAL INTERSECTIONS, ROUNDABOUTS AND SPLITTER ISLANDS, THROUGH COMMERCIAL AND INDUSTRIAL APPROACHES, OR WHERE TRUCK TRAFFIC IS ASSUMED



- KEYED NOTES:**
- ASPHALT SHALL BE CUT & REMOVED TO AN EXTENT WHERE THE ASPHALT PATCH IS A MINIMUM OF FOUR (4') FEET FROM THE FACE OF THE GUTTER PAN AND MAY REQUIRE ADDITIONAL WIDTH (UP TO CENTERLINE), AS REQUIRED BY THE CITY ENGINEER. THE 4' MINIMUM ASPHALT REPLACEMENT IS REQUIRED TO ENSURE ADEQUATE COMPACTION IS ACHIEVED.
 - IF THE ASPHALT CUT LINE FOR A TRENCH PATCH IS LESS THAN FOUR (4') FEET FROM THE FACE OF EXISTING GUTTER PAN, EDGE OF EXISTING ASPHALT, OR A SEAM, REMOVE AND REPLACE THE ENTIRE ASPHALT SECTION BETWEEN THE TRENCH CUT LINE AND EDGE OF THE FACE OF THE GUTTER PAN, ASPHALT, OR SEAM.
 - FOR ASPHALT REPAIR SECTION SEE CITY OF MISSOULA MODIFICATIONS TO MPWSS SECTION 02230
 - FINISHED ASPHALT SURFACE SHALL BE 1/8" TO 1/4" ABOVE GUTTER LIP
 - ASPHALT SURFACE: FOR THICKNESS SEE TABLE 7-2 IN MCPWSS

- GENERAL NOTES:**
- ASPHALT SURFACE SHALL BE SQUARE CUT (PARALLEL AND/OR PERPENDICULAR TO CURB OR EDGE OF ASPHALT)
 - ALL ASPHALT PATCH JOINTS SHALL BE SEALED IN ACCORDANCE WITH CITY OF MISSOULA STANDARD MODIFICATIONS TO MPWSS SECTION 02510.
 - FOR SHORT SPANS OF CURB REPLACEMENT, EXISTING ASPHALT EDGE MAY BE USED AS A FRONT FORM IF EXISTING ASPHALT IS SOUND AND SQUARE FACED, AND ONLY UPON PRIOR APPROVAL OF THE CITY ENGINEER.

Typical Boulevard Sign Base Public Right-of-Way

Approved By
City Engineer
Kevin J. Slavarp

Adopted:01/27/1999
Revised: 01/01/2023

STD - 720

Typical Street Name Sign Standard

Approved By
City Engineer
Kevin J. Slavarp

Adopted:03/15/2006
Revised: 01/01/2023

STD - 721

Typical "L" Type Curb/Gutter Section

Approved By
City Engineer
Kevin J. Slavarp

Adopted:01/30/1980
Revised: 01/01/2023

STD - 740

Asphalt Cutting, Removal and Replacement

Approved By
City Engineer
Kevin J. Slavarp

Adopted:02/06/1986
Revised: 01/01/2024

STD - 744

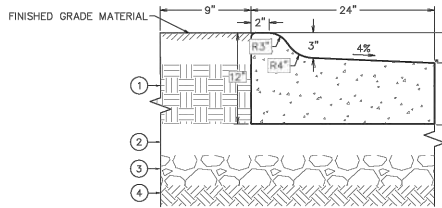
DATE	
DESIGNED:	CD
DRAFTED:	LTM
CHECKED:	CD
DATE:	MAR. 2024

LOT 5 OF
COURTIS AND MAJOR ADDITION
SECTION 20, T.13N., R.19W.,
MISSOULA COUNTY

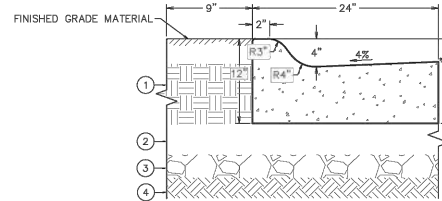
CARRERA COMMONS SUBDIVISION
ROAD CONSTRUCTION PLANS
DETAIL SHEET

PROJECT NO.
23002731
SHEET:
D3 OF D5

STAGE 2



* DESIGN NOTE:
WHEN DESIGNING 'SPILL CURB'
ROTATE CURB AT TOP FRONT
OF GUTTER PAN HINGE POINT,
NOT TOP BACK OF CURB.

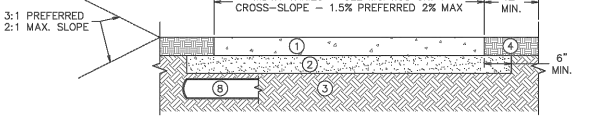
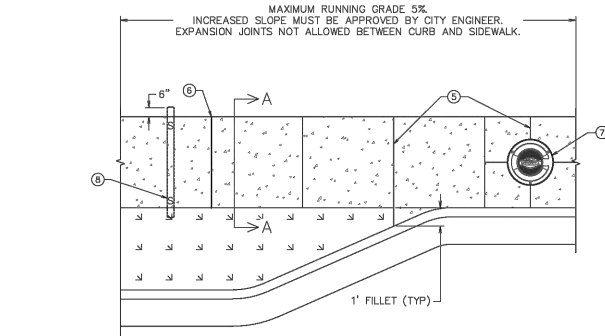


KEYED NOTES:

1. IMPERVIOUS FILL MATERIAL (FOR CURB WITH BOULEVARD): SEE CITY OF MISSOULA MODIFICATION TO MPWSS SECTION 02528
2. BASE COURSE: SEE TABLE 7-3 IN MCPWSS AND CITY OF MISSOULA MODIFICATION TO MPWSS SECTIONS 02235 & 02528
3. SUBBASE COURSE: SEE TABLE 7-4 IN MCPWSS AND CITY OF MISSOULA MODIFICATION TO MPWSS SECTION 02234
4. SUBGRADE: SEE CITY OF MISSOULA MODIFICATION TO MPWSS SECTION 02230 & 02528

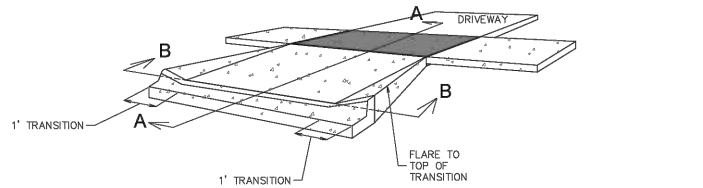
GENERAL NOTES:

1. MOUNTABLE CURB IS REQUIRED FOR SPLITTER ISLANDS, ROUNDABOUTS, TRAFFIC CALMING CIRCLES, AND OTHER LOCATIONS REQUIRED BY CITY ENGINEERING THAT ARE ANTICIPATED TO BE DRIVEN OVER BY OVERSIZED VEHICLES.



KEYED NOTES:

1. SEE MCPWSS CH. 7 FOR SIDEWALK WIDTH & THICKNESS REQUIREMENTS
2. BASE COURSE: SEE CITY OF MISSOULA MODIFICATIONS TO MPWSS SECTIONS 02235 AND 02529
3. SUBGRADE: SEE CITY OF MISSOULA MODIFICATION TO MPWSS SECTION 02230
4. SHOULDER: SEE CITY OF MISSOULA MODIFICATION TO MPWSS SECTION 02529
5. CONTRACTION JOINTS: SEE CITY OF MISSOULA MODIFICATION TO MPWSS SECTION 02529
6. EXPANSION JOINTS: SEE CITY OF MISSOULA MODIFICATION TO MPWSS SECTION 02529
7. ISOLATION JOINTS: FOR USE AROUND OBJECTS WITHIN OR PROTRUDING FROM SIDEWALK (E.G. AROUND MANHOLES LIDS, VALVE BOXES, UTILITY POLES, HYDRANTS, POLE BASES, ETC.)
8. SLEEVE: TYP 4" SCH 40 PVC. MUST BE BELOW BASE AND IN SUBGRADE. EXTEND 6" BEYOND EDGE OF SIDEWALK. STAMP "S" IN THE FINISH SURFACE DIRECTLY ABOVE THE SLEEVE AT BOTH EDGES OF SIDEWALK.

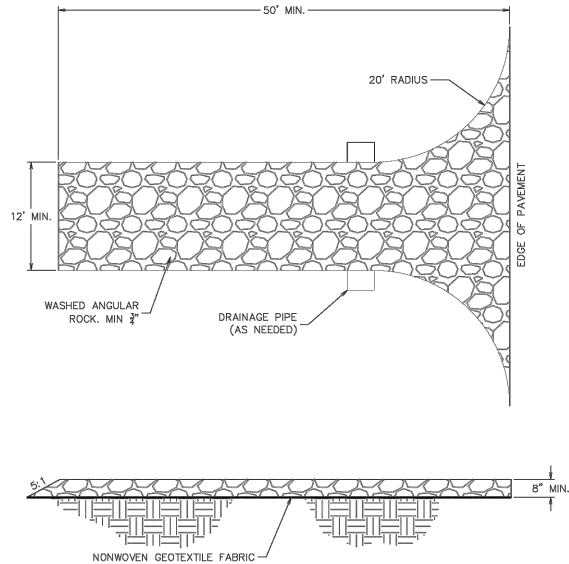


SECTION A-A

SECTION B-B

GENERAL NOTES:

1. FOR REQUIREMENTS RELATED TO APPROACH WIDTH, THICKNESS, AND JOINTING, SEE MCPWSS CH. 7
2. FOR BASE, SUBBASE, AND SUBGRADE COURSE REQUIREMENTS SEE MCPWSS CH. 7 AND CITY OF MISSOULA MODIFICATION TO MPWSS SECTION 02529
3. FOR CURB CUT REQUIREMENTS SEE CITY OF MISSOULA MODIFICATION TO MPWSS SECTION 02528
4. APRON AND SIDEWALK MUST BE POURED SEPARATELY
5. SEE STANDARD DRAWING STD-772 FOR ALTERNATIVE (CURBSIDE) SIDEWALK/DRIVEWAY ADA REQUIREMENTS THROUGH DRIVEWAY
6. FOR EXISTING BOULEVARD RETROFIT, NEW SIDEWALK REPLACEMENT SECTION SHALL EXTEND TO NEAREST FULL SIDEWALK PANELS.



GENERAL NOTES:

1. A TEMPORARY GRAVEL CONSTRUCTION ENTRANCE SHALL BE LOCATED AT POINTS OF VEHICULAR EGRESS ON A CONSTRUCTION SITE TO LIMIT THE AMOUNT OF SEDIMENT TRANSPORTED ONTO PUBLIC ROADS BY VEHICLES.
2. REMOVE AND REPLACE AGGREGATE WHEN VOIDS BECOME FILLED.
3. SWEEP AND REMOVE SEDIMENT TRACKED ONTO PAVED SURFACES.
4. PROPERLY GRADE INGRESS/EGRESS POINTS TO PREVENT RUNOFF FROM LEAVING THE SITE.
5. CONSIDER THE USE OF RUMBLE PADS, FDS, OR CATTLE GUARDS IN COMBINATION WITH THE GRAVEL CONSTRUCTION ENTRANCE TO IMPROVE EFFECTIVENESS



Mountable Curb/Gutter Section

Approved By
City Engineer
Kevin J. Slovarp
Adopted: 01/30/1980
Revised: 01/01/2023
STD - 746



Typical Sidewalk Section

Approved By
City Engineer
Kevin J. Slovarp
Adopted: 02/29/1996
Revised: 01/01/2023
STD - 752



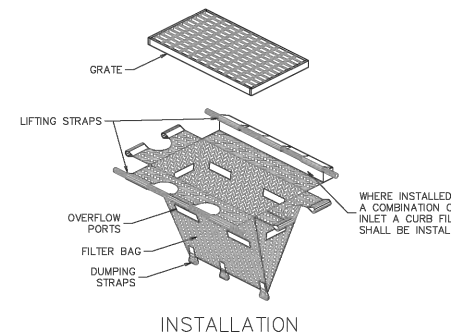
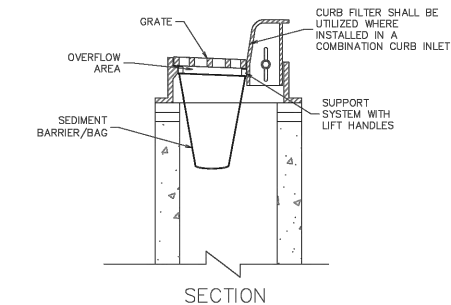
Standard Approach for Boulevard Sidewalk (Less than 25 Parking Spaces)

Approved By
City Engineer
Kevin J. Slovarp
Adopted: 04/09/1973
Revised: 01/01/2023
STD - 771



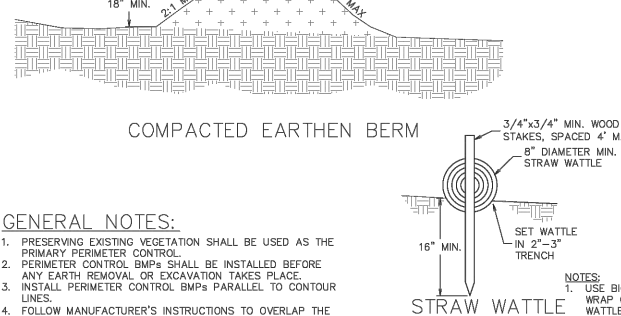
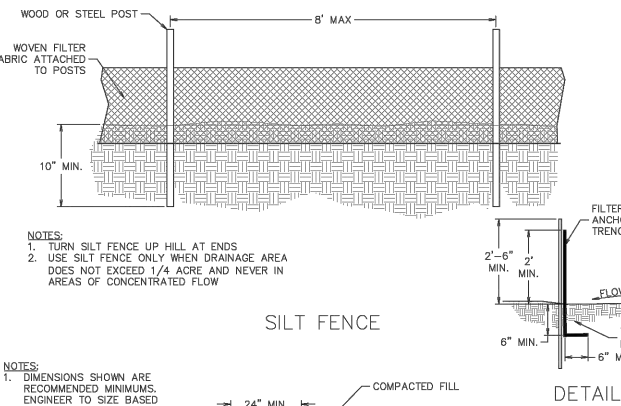
Temporary Gravel Construction Entrance

Approved By
Utility Engineer
Andy Schultz, PE
Revised: 01/01/2024
STD - 650



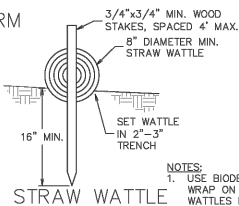
GENERAL NOTES:

1. INLET PROTECTION SHALL BE USED AS A "LAST RESORT" BMP. CARE SHALL BE TAKEN TO MINIMIZE SEDIMENT LOADED STORMWATER FROM REACHING INLETS/DRY WELLS
2. INLET PROTECTION SHALL BE INSPECTED REGULARLY AND AFTER STORM EVENTS. IF UNIT IS MORE THAN 1/3 FULL OF ACCUMULATED SEDIMENT, THE UNIT MUST BE EMPTIED.
3. ALL TEMPORARY BMP'S TO BE REMOVED AT FINAL STABILIZATION.



GENERAL NOTES:

1. PRESERVING EXISTING VEGETATION SHALL BE USED AS THE PRIMARY PERIMETER CONTROL.
2. PERIMETER CONTROL BMP'S SHALL BE INSTALLED BEFORE ANY EARTH REMOVAL OR EXCAVATION TAKES PLACE.
3. INSTALL PERIMETER CONTROL BMP'S PARALLEL TO CONTOUR LINES.
4. FOLLOW MANUFACTURER'S INSTRUCTIONS TO OVERLAP THE SILTY FENCE AND WATTLES AT JUNCTIONS.
5. ALL TEMPORARY BMP'S TO BE REMOVED AT FINAL STABILIZATION.



Inlet Protection

Approved By
Utility Engineer
Andy Schultz, PE
Revised: 09/28/2020
STD - 651



Perimeter Control

Approved By
Utility Engineer
Andy Schultz, PE
Revised: 09/28/2020
STD - 652



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FAX: 406.721.5224
www.imegcorp.com

DATE

REVISIONS

DESIGNED: CD
DRAFTED: LTM
CHECKED: CD
DATE: MAR. 2024

LOT 5 OF
CARRERA COMMONS SUBDIVISION
SECTION 20, T.13N., R.19W.,
MISSOULA COUNTY
PREPARED FOR:
HOMES FOR MISSOULA LLC

PROJECT NAME
CARRERA COMMONS SUBDIVISION

PROJECT NO.
23002731

SHEET TITLE:
ROAD CONSTRUCTION PLANS
DETAIL SHEET

SHEET:
D4 OF D5

STAGE 2