

PAISLEY PARK SUBDIVISION

A major subdivision in Missoula, Montana

Road Atlas Worksheet

Revision

First Element Review

Date

March 3, 2025

Prepared for:

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1. ENGLAND BOULEVARD (OFFSITE)

DESIGN CRITERIA	CODE REQUIREMENT	PROVIDED
Functional Classification and Thoroughfare Type	N/A	Neighborhood Collector
Onsite or Offsite	N/A	Offsite
Right-of-Way Type	N/A	Public Right-of-Way per COS 5699 (subdivision application Attachment 8.29)
Right-of-Way Width	N/A	80'
Surface Type	Asphalt	Asphalt
Surface Width	Per City Engineering	21' (excludes shoulders)
Traffic Lanes	Per City Engineering	Two 10.5' travel lanes
Parking Lanes/Curbside Flex Zone	Waived by City Engineering	None
Transit	Minimum 10.5' lane width required for future bus service	Bus
Maximum Grade	8%	2%
Road Length	N/A	650'
Maintenance Responsibility	N/A	City of Missoula
Maintenance Agreement	N/A	Not Applicable – Public ROW
Road Edge Treatment	Waived by City Engineering	2.5' shoulder on each side
Green Infrastructure	Waived by City Engineering	None
Sidewalk Width	Waived by City Engineering	None
Boulevard Width/Landscape Zone	Waived by City Engineering	None
Landscape Type	Waived by City Engineering	None
Bicycle/Micromobility Facility	Per City Engineering	10' asphalt trail on one side
Lighting	N/A	None

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2. ENGLAND BOULEVARD (ONSITE)

DESIGN CRITERIA	CODE REQUIREMENT	PROVIDED
Functional Classification and Thoroughfare Type	N/A	Neighborhood Collector
Onsite or Offsite	N/A	Onsite
Right-of-Way Type	N/A	Public Right-of-Way per COS 5699 (subdivision application Attachment 8.29) and Book 726, Page 569 (subdivision application Attachment 8.33)
Right-of-Way Width	90'	90'
Surface Type	Asphalt	Asphalt
Surface Width	44' – 46'	36' (note: bike lanes are included in code-required pavement width)
Traffic Lanes	Two 10' – 11' travel lanes	Two 10.5' travel lanes
Parking Lanes/Curbside Flex Zone	Both sides @ 7' – 8' marked	Both sides @ 9' marked
Transit	Minimum 10.5' lane width required for future bus service	Bus
Maximum Grade	8%	2%
Road Length	N/A	1,314'
Maintenance Responsibility	N/A	City of Missoula
Maintenance Agreement	N/A	Not Applicable – Public ROW
Road Edge Treatment	Curb	Curb & Gutter
Green Infrastructure	Bioswales	Bioswales
Sidewalk Width	6'	6'
Boulevard Width/Landscape Zone	9' – 15' continuous planter	12' boulevard
Landscape Type	Trees @ 35' on center average	Class II street trees @ 30' on center average
Bicycle/Micromobility Facility	Two 6' protected bike lanes	Two 6' protected bike lanes
Lighting	60' on center T4 and T5 80' on center T3	Pedestrian-scaled lighting at 60' on center

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3. CHUCK WAGON DRIVE (OFFSITE)

Reference preliminary plat approval for Remington Flats Subdivision. Refer to COS 5699, subdivision application Attachment 8.29, for proof of legal and physical access.

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4. CHUCK WAGON DRIVE (ONSITE)

DESIGN CRITERIA	CODE REQUIREMENT	PROVIDED
Functional Classification and Thoroughfare Type	N/A	Neighborhood Collector Half Street
Onsite or Offsite	N/A	Onsite
Right-of-Way Type	N/A	Public Right-of-Way per COS 5699 (subdivision application Attachment 8.29) and Book 726, Page 569 (subdivision application Attachment 8.33)
Right-of-Way Width	90' (45' half-width)	45'
Surface Type	Asphalt	Asphalt
Surface Width	44' – 46'	24'
Traffic Lanes	Two 10' – 11' travel lanes	Two 10.5' travel lanes
Parking Lanes/Curbside Flex Zone	Both sides @ 7' – 8' marked	None
Transit	Minimum 10.5' lane width required for future bus service	Bus
Maximum Grade	8%	2%
Road Length	N/A	670'
Maintenance Responsibility	N/A	City of Missoula
Maintenance Agreement	N/A	Not Applicable – Public ROW
Road Edge Treatment	Curb	Curb & Gutter
Green Infrastructure	Bioswales	Bioswales
Sidewalk Width	6'	None
Boulevard Width/Landscape Zone	9' – 15' continuous planter	8' boulevard
Landscape Type	Trees @ 35' on center average	Class II street trees @ 30' on center average
Bicycle/Micromobility Facility	Two 6' protected bike lanes	10' concrete shared-use path on one side
Lighting	60' on center T4 and T5 80' on center T3	Pedestrian-scaled lighting at 60' on center

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5. TENDERFOOT WAY

DESIGN CRITERIA	CODE REQUIREMENT	PROVIDED
Functional Classification and Thoroughfare Type	N/A	Local Road Neighborhood Street
Onsite or Offsite	N/A	Onsite
Right-of-Way Type	N/A	Public Right-of-Way (Proposed)
Right-of-Way Width	55' – 63'	56' + 2' Public Access & Utility Easement Each Side
Surface Type	Asphalt	Asphalt
Surface Width	27'	27'
Traffic Lanes	Two 10' – 11' travel lanes	Two 10' travel lanes
Parking Lanes/Curbside Flex Zone	One side @ 7'	One side @ 7'
Transit	N/A	N/A
Maximum Grade	10%	2%
Road Length	N/A	1,356'
Maintenance Responsibility	N/A	City of Missoula
Maintenance Agreement	N/A	Not Applicable – Public ROW
Road Edge Treatment	Curb	Curb & Gutter
Green Infrastructure	Bioswales	Bioswales
Sidewalk Width	6'	6'
Boulevard Width/Landscape Zone	8' – 12' wide planting strip	8' boulevard
Landscape Type	Trees @ 35' on center average	Class II street trees @ 30' on center average
Bicycle/Micromobility Facility	Shared travel lanes	Shared travel lanes
Lighting	60' on center T4 and T5 80' on center T3	Pedestrian-scaled lighting at 60' on center

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6. SOMERSET WAY (WEST OF RIATA ROAD)

DESIGN CRITERIA	CODE REQUIREMENT	PROVIDED
Functional Classification and Thoroughfare Type	N/A	Local Road Woonerf
Onsite or Offsite	N/A	Onsite
Right-of-Way Type	N/A	Public Right-of-Way (Proposed)
Right-of-Way Width	48' – 68'	64'
Surface Type	Asphalt	Asphalt
Surface Width	28'	28'
Traffic Lanes	20' of shared street	Two 10' travel lanes
Parking Lanes/Curbside Flex Zone	8' wide (alternating sides): 40 feet long typ.	8' wide (alternating sides): dimensioned per City Engineering parallel parking space dimensions
Transit	N/A	N/A
Maximum Grade	10%	2%
Road Length	N/A	1,100'
Maintenance Responsibility	N/A	City of Missoula
Maintenance Agreement	N/A	Not Applicable – Public ROW
Road Edge Treatment	Curbless	Curb & Gutter (Curbless not permitted per City Engineering)
Green Infrastructure	Bioswales; Pervious Pavers	Bioswales
Sidewalk Width	6' – 12'	6'
Boulevard Width/Landscape Zone	4' – 8' tree wells with soil cell support	9.5' boulevard
Landscape Type	Trees @ 35' on center average	Class II street trees @ 30' on center average
Bicycle/Micromobility Facility	20 feet of shared street	20 feet of shared street
Lighting	60' on center T4 and T5 80' on center T3	Pedestrian-scaled lighting at 60' on center

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7. SOMERSET WAY (EAST OF RIATA ROAD)

DESIGN CRITERIA	CODE REQUIREMENT	PROVIDED
Functional Classification and Thoroughfare Type	N/A	Local Road Urban Secondary Street
Onsite or Offsite	N/A	Onsite
Right-of-Way Type	N/A	Public Right-of-Way (Proposed)
Right-of-Way Width	45'	52' (Required by City Engineering)
Surface Type	Asphalt	Asphalt
Surface Width	28'	28'
Traffic Lanes	Two lanes – 10' wide	Two 10' lanes
Parking Lanes/Curbside Flex Zone	One side @ 8' marked	One side @ 8' marked
Transit	N/A	N/A
Maximum Grade	10%	2%
Road Length	N/A	196'
Maintenance Responsibility	N/A	City of Missoula
Maintenance Agreement	N/A	Not Applicable – Public ROW
Road Edge Treatment	Curb	Curb & Gutter
Green Infrastructure	Bioswale, Tree Box Filter, Pervious Pavers	Bioswales
Sidewalk Width	6'	6'
Boulevard Width/Landscape Zone	8' wide x 15' tree wells	8' wide tree wells on one side; 8' wide boulevard on one side
Landscape Type	Trees @ 35' on center average	Class II street trees @ 30' on center average
Bicycle/Micromobility Facility	Shared travel lanes	Shared travel lanes
Lighting	60' on center T4 and T5 80' on center T3	Pedestrian-scaled lighting at 60' on center

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8. RIATA ROAD

DESIGN CRITERIA	CODE REQUIREMENT	PROVIDED
Functional Classification and Thoroughfare Type	N/A	Local Road Urban Secondary Street
Onsite or Offsite	N/A	Onsite
Right-of-Way Type	N/A	Public Right-of-Way (Proposed)
Right-of-Way Width	45'	52' (Required by City Engineering)
Surface Type	Asphalt	Asphalt
Surface Width	28'	28'
Traffic Lanes	Two lanes – 10' wide	Two 10' lanes
Parking Lanes/Curbside Flex Zone	One side @ 8' marked	One side @ 8' marked
Transit	N/A	N/A
Maximum Grade	10%	2%
Road Length	N/A	1,120'
Maintenance Responsibility	N/A	City of Missoula
Maintenance Agreement	N/A	Not Applicable – Public ROW
Road Edge Treatment	Curb	Curb & Gutter
Green Infrastructure	Bioswale, Tree Box Filter, Pervious Pavers	Bioswales
Sidewalk Width	6'	6'
Boulevard Width/Landscape Zone	8' wide x 15' tree wells	8' wide tree wells on one side; 8' wide boulevard on one side
Landscape Type	Trees @ 35' on center average	Class II street trees @ 30' on center average
Bicycle/Micromobility Facility	Shared travel lanes	Shared travel lanes
Lighting	60' on center T4 and T5 80' on center T3	Pedestrian-scaled lighting at 60' on center

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9. CAMDEN STREET (WEST OF RIATA ROAD)

DESIGN CRITERIA	CODE REQUIREMENT	PROVIDED
Functional Classification and Thoroughfare Type	N/A	Local Road Woonerf
Onsite or Offsite	N/A	Onsite
Right-of-Way Type	N/A	Public Right-of-Way (Proposed)
Right-of-Way Width	48' – 68'	64'
Surface Type	Asphalt	Asphalt
Surface Width	28'	28'
Traffic Lanes	20' of shared street	Two 10' travel lanes
Parking Lanes/Curbside Flex Zone	8' wide (alternating sides): 40 feet long typ.	8' wide (alternating sides): dimensioned per City Engineering parallel parking space dimensions
Transit	N/A	N/A
Maximum Grade	10%	2%
Road Length	N/A	618'
Maintenance Responsibility	N/A	City of Missoula
Maintenance Agreement	N/A	Not Applicable – Public ROW
Road Edge Treatment	Curbless	Curb & Gutter (Curbless not permitted per City Engineering)
Green Infrastructure	Bioswales; Pervious Pavers	Bioswales
Sidewalk Width	6' – 12'	6'
Boulevard Width/Landscape Zone	4' – 8' tree wells with soil cell support	9.5' boulevard
Landscape Type	Trees @ 35' on center average	Class II street trees @ 30' on center average
Bicycle/Micromobility Facility	20 feet of shared street	20 feet of shared street
Lighting	60' on center T4 and T5 80' on center T3	Pedestrian-scaled lighting at 60' on center

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10. CAMDEN STREET (EAST OF RIATA ROAD)

DESIGN CRITERIA	CODE REQUIREMENT	PROVIDED
Functional Classification and Thoroughfare Type	N/A	Local Road Urban Secondary Street
Onsite or Offsite	N/A	Onsite
Right-of-Way Type	N/A	Public Right-of-Way (Proposed)
Right-of-Way Width	45'	52' (Required by City Engineering)
Surface Type	Asphalt	Asphalt
Surface Width	28'	28'
Traffic Lanes	Two lanes – 10' wide	Two 10' lanes
Parking Lanes/Curbside Flex Zone	One side @ 8' marked	One side @ 8' marked
Transit	N/A	N/A
Maximum Grade	10%	2%
Road Length	N/A	202'
Maintenance Responsibility	N/A	City of Missoula
Maintenance Agreement	N/A	Not Applicable – Public ROW
Road Edge Treatment	Curb	Curb & Gutter
Green Infrastructure	Bioswale, Tree Box Filter, Pervious Pavers	Bioswales
Sidewalk Width	6'	6'
Boulevard Width/Landscape Zone	8' wide x 15' tree wells	8' wide tree wells on one side; 8' wide boulevard on one side
Landscape Type	Trees @ 35' on center average	Class II street trees @ 30' on center average
Bicycle/Micromobility Facility	Shared travel lanes	Shared travel lanes
Lighting	60' on center T4 and T5 80' on center T3	Pedestrian-scaled lighting at 60' on center

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11. CARNARVON TRAIL

DESIGN CRITERIA	CODE REQUIREMENT	PROVIDED
Functional Classification and Thoroughfare Type	N/A	Trail Street
Onsite or Offsite	N/A	Onsite
Right-of-Way Type	N/A	Public Right-of-Way (Proposed)
Right-of-Way Width	36' minimum	40'
Surface Type	Asphalt	Asphalt
Surface Width	20' minimum shared-use path	12' shared-use path with 4' reinforced turf on each side for fire access
Traffic Lanes	N/A	None
Parking Lanes/Curbside Flex Zone	N/A	None
Transit	N/A	N/A
Maximum Grade	8%	2%
Road Length	N/A	1,108'
Maintenance Responsibility	N/A	City of Missoula
Maintenance Agreement	N/A	Not Applicable – Public ROW
Road Edge Treatment	N/A	N/A
Green Infrastructure	Bioswale	Bioswale
Sidewalk Width	20' minimum shared-use path	12' shared-use path
Boulevard Width/Landscape Zone	8' wide planting strips	8' wide planting strips
Landscape Type	Trees @ 35' on center average	Class II street trees @ 30' on center average
Bicycle/Micromobility Facility	20' minimum shared-use path	12' shared-use path
Lighting	60' on center T4 and T5 80' on center T3	Pedestrian-scaled lighting at 80' on center

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12. ALLEY

DESIGN CRITERIA	CODE REQUIREMENT	PROVIDED
Functional Classification and Thoroughfare Type	N/A	Alleys
Onsite or Offsite	N/A	Onsite
Right-of-Way Type	N/A	Public Right-of-Way (Proposed)
Right-of-Way Width	24'	24'
Surface Type	Asphalt	Asphalt
Surface Width	18' – 20'	20'
Traffic Lanes	N/A	None
Parking Lanes/Curbside Flex Zone	N/A	None
Transit	N/A	N/A
Maximum Grade	8%	2%
Road Length	N/A	Varies
Maintenance Responsibility	N/A	City of Missoula
Maintenance Agreement	N/A	Not Applicable – Public ROW
Road Edge Treatment	Inverted Crown	Inverted Crown
Green Infrastructure	N/A	None
Sidewalk Width	N/A	None
Boulevard Width/Landscape Zone	N/A	None
Landscape Type	None	None
Bicycle/Micromobility Facility	N/A	None
Lighting	N/A	None