



City of Helena
Pre-Application Information Form

Please fill out this form as best you can and return to the City Planning Office **five (5) days prior** to your pre-application meeting. If you have any problems filling out this form, please call the City Planning Office at 447-8490 and we will be happy to assist you.

PLEASE CHECK ONE: SUBDIVISION NON-SUBDIVISION

- 1. Name of Applicant: **Mountain View Meadows, LLC**
 Name of Property Owner (if different): _____
 Address/City/State/Zip: **431 South Alice Street, Helena, MT 59601**
 Email: **markrunkle@hotmail.com** Primary Phone: **(406) 431-7305**
 Secondary Phone: _____
 - 2. Contact person: **Greg Wirth** Primary Phone: **(406) 442-8594**
 - 3. Email: **gwirth@seaeng.com** Secondary Phone: _____
 - 4. Legal Description and general location: **Mountain View Meadows**

Please provide a general vicinity map, showing existing streets, north arrow and the proposed location of the site.
 - 5. Describe land use proposal (CUP, zone change, etc.): **Infrastructure design and final platting for a portion Crossroads Amendment at Mountain View Meadows as approved on May 7, 2012.**
 What, if any, is the existing zoning? **B-2 (General Commercial)**
 - 6. Do you plan to hire an engineer? Yes No Do you plan to hire a surveyor? Yes No
 - 7. Are you aware of any site conditions that may affect development? **None**
 - 8. Describe proposed water and sewersystem: **Connection to and extension of existing City water and gravity sewer mains**
 - 9. Describe proposed streets/access: **New complete streets (War Eagle and Myrna Loy)**
 - 10. Do you intend to apply for a variance? **No**
 - 11. Describe drainage provisions (if applicable): **Collected in street curbs and conveyed to existing runoff control basins**
- For Subdivision Pre-Application Conference, please complete the following additional information:**
- 12. Name of proposed subdivision: **Commercial 5 of the Crossroads and Mountain View Meadows**
 - 13. Number and size of lots: **Four (4) see plans** approximate size of subdivision: **8.3 Acres**
 - 14. How do you intend to meet the park dedication requirement? cash donation park dedication Combination n/a (**Preference to use existing park dedication**)

Please include a sketch of the proposed subdivision showing the layout of the existing streets in relation to the site.

SUBDIVISION PRE-APPLICATION CONFERENCE

- A. Prior to submitting a preliminary plat application, a subdivider for a subdivision must consult with the Planning division of the Community Development Department to become familiar with the City's subdivision application requirements and review process. The subdivider must attend a pre-application meeting prior to submitting a subdivision application or resubmitting a previously submitted subdivision application that has material changes or amendments made by the subdivider after the original application has been determined by the City to contain required elements and sufficient information.
- B. The pre-application meeting will be scheduled within thirty (30) days after the subdivider submits a written request for a pre-application consultation and submits the pre-application materials to the City.
- C. To be considered for review, a subdivision application must be submitted within one hundred eighty (180) days of the pre-application meeting consultation. If an application is not submitted within that time frame, the subdivider must request a new pre-application consultation prior to submitting the subdivision application.
- D. In order to make the pre-application consultation productive, the subdivider should provide as much of the following information as possible:

1. Names and addresses of the subdivider and the owner of the property proposed to be subdivided;

**Mountain View Meadows
431 South Alice Street
Helena, MT 59601**

2. Name of proposed subdivision;

Commercial 5 of the Crossroads at Mountain View Meadows

3. Location of the property to be subdivided;

Mountain View Meadows, Section 35, Township 10 Nort, Range 3 West

4. Existing zoning of the property to be subdivided;

B-2 (General Commercial)

5. Number and size of proposed subdivided lots;

Four (4) Lots proposed 0.8 acres to 3.3 acres in size. Preliminary platted for ten (10) lots.

6. Size of the proposed subdivision;

8.3 acres

7. Name and contact information for any engineer or surveyor that have been retained;

**Greg Wirth, Senior Engineer
Stahly Engineering & Associates
406-442-8594
gwirth@seaeng.com**

8. Proposed water and wastewater systems;

Water mains and gravity sanitary sewer mains to be extended in new streets.

9. Nearest existing water and wastewater mains to the property and type, size, and location of existing wastewater treatment facilities, including septic systems;

Existing 12" water main in Alice and Eloise Cobell Streets and 30" gravity sanitary sewer main in Alice Street

10. Proposed streets;

New City of Helena complete streets (War Eagle Street and Myrna Loy Avenue)

11. Whether the subdivider intends to apply for a zone change, zoning variance, or subdivision regulation variance;

None identified. See Additional Project Information provided at end of this form.

12. Description of any physical and environmental site conditions on the property;

The site is currently undeveloped and vacant.

13. Stormwater drainage system;

Stormwater will be collected on site via curb inlets and conveyed to existing runoff control facilities.

14. Proposed special improvement or maintenance districts;

There are no special improvement or maintenance districts proposed.

15. Proposed park land dedication;

Preference to utilize existing parkland dedications. No parkland dedication within this project.

16. Legible drawing of the proposed subdivision showing layout of existing streets in relationship to proposed improvements and topography of the tract, if possible (drawing does not need to be to scale);

See attached Site Plan.

17. A general vicinity map showing existing streets and north arrow;

See attached Vicinity Map.

18. Existing structures on the property;

There are no existing structures on the property

19. Existing easements and right-of-ways on the property;

None

20. Existing and proposed covenants or deed restrictions;

There are no known existing covenants or deed restrictions on the property. The property will be subject to the Covenants, Conditions, and Restrictions for Mountain View Meadows.

21. Water rights, including the name of owner(s), amount of water by flow rate or volume, date of priority of the right, purpose of use, place of use, and place and means of diversion;

There are no known water rights on the property

22. Types and locations of agricultural water facilities; and

There are no agricultural water facilities on the property.

23. Analysis on how the proposed subdivision complies with the City Growth Policy

Provides development utilizing municipal services located immediately adjacent to the City of Helena.

Additional Project Information:

For purchaser security and prompt property delivery, and in collaboration with the Community Development Department is it proposed to final plat the interior lots only since the lots as proposed can be served from Alice Street and Eloise Cobell Street. Subsequently, another survey/plat will be prepared to create the right-of-way tracts for Myrna Loy Avenue and War Eagle Street. This will allow creation of the lots for property security and initial project viability. The deferral of the right-of-way tracts will allow the time needed to design, permit and construct the complete infrastructure. In review of the Conditions of Approval No. 4 for the project, MVM understands War Eagle Street must be developed for platting. MVM further understands that the timing of War Eagle is not defined and can be deferred according to the Conditions of Approval.

A pre-design meeting will be conducted with Engineering Staff prior to plan development to facilitate efficient review and approval.

PLAT OF UPLANDS PHASE 1 OF THE CROSSROADS AT MOUNTAIN VIEW MEADOWS SUBDIVISION

A PORTION OF TRACT 1-A OF CERTIFICATE OF SURVEY NO. 3226447
AND A PORTION OF TRACT C-2-A-1-A-1-A-1-A-1 OF CERTIFICATE OF SURVEY NO. 3250291
LOCATED IN SECTION 35, TOWNSHIP 10 NORTH, RANGE 3 WEST, P.M.M.
LEWIS AND CLARK COUNTY, MONTANA

PURPOSE

Subdivision of a portion of Tract 1-A of Commercial Phase I of Crossroads at Mountain View Meadows Subdivision on file with the Lewis and Clark County Clerk and Recorder as Certificate of Survey No. 3226447 and subdivision of a portion of Tract C-2-A-1-A-1-A-1-A-1 of Antelope Trace Phase 3 of Crossroads at Mountain View Meadows Subdivision on file with the Lewis and Clark County Clerk and Recorder as Certificate of Survey No. 3250291

OWNERS OF THE TRACTS

Mountain View Meadows, LLC
(Formerly R and D Partners, LLC)

BASIS OF BEARINGS

West line of SW 1/4 of Sec. 35 as shown on C.O.S. 3147622

LOT AND TRACT AREA INFORMATION

Total Number of Lots: 24
Total Area of Lots: 5,354 Acres
Total Number of Tracts: 3
Total Area of Tract 1-A-2: 8,122 Acres
Total Area of Tract 1-A-1: 32,957 Acres
Total Area of Tract C-2-A-1-A-1-A-1-A-1: 263,981 Acres
Total Area of Street Right-of-Way: 2,039 Acres
Total Area of Development: 7,393 Acres

CERTIFICATE OF COUNTY TREASURER

I hereby certify, pursuant to section 76-3-611(1)(b) of MCA, that all real property taxes and special assessments assessed and levied on the land described on this plat and subdivision have been paid.

GEOCODE 05-1888-35-2-14-01-0000 ASSESSMENT CODE 0000045444

GEOCODE 05-1888-35-2-01-40-0000 ASSESSMENT CODE 0000044732

Dated this 25 day of May, 2017

Paulette DeHart
TREASURER, LEWIS AND CLARK COUNTY, MONTANA

PHYSICAL & LEGAL ACCESS

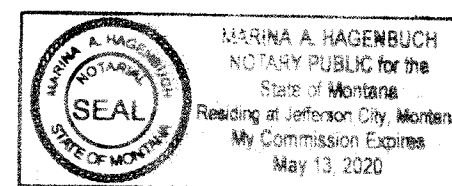
Runkle Parkway, Alice Street, Crossroads Parkway, Jeannette Rankin Drive, Summers Crossing Avenue, Uplands Avenue, and Elouise Cobell Street provide legal and physical access to all lots within the subdivision from Highway 282 and U.S. Highway 12.

RESTRICTIVE COVENANTS

Restrictive covenants exist for the land within this subdivision and are recorded in Book _____, Page _____ on file at the Lewis and Clark County Clerk and Recorder's Office.

ACKNOWLEDGEMENT

State of Montana)
County of Lewis and Clark)



On this 18th day of May, 2017, before me, the undersigned a Notary Public for the State of Montana, personally appeared Mark Runkle, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

Maurna Adelman
Notary Public for the State of Montana

CERTIFICATE OF DEDICATION

I, the undersigned property owner, do hereby certify that I have caused to be surveyed, subdivided and platted into lots, blocks and streets, as shown by the plat hereto annexed, the following described land in The City of Helena and Lewis and Clark County, to-wit:

The described tract of land is to be known and designated as the Plat of Uplands Phase 1 of the Crossroads at Mountain View Meadows Subdivision. The land shown on this plat as being dedicated to the use of the public, including streets, easements and other public improvements, is hereby dedicated, granted and donated to the City of Helena for such use.

Dated this 18th day of May, 2017.

Mountain View Meadows, LLC

Mark Runkle
Mark Runkle, Managing Member

LEGAL DESCRIPTION UPLANDS PHASE 1 BOUNDARY

A portion of Tract 1-A of Commercial Phase I of Crossroads at Mountain View Meadows Subdivision on file with the Lewis and Clark County Clerk and Recorder as Certificate of Survey No. 3226447 and a portion of Tract C-2-A-1-A-1-A-1-A-1 of Antelope Trace Phase 3 of Crossroads at Mountain View Meadows Subdivision on file with the Lewis and Clark County Clerk and Recorder as Certificate of Survey No. 3250291 located in Section 35, T.10N., R.3W., P.M.M., Lewis and Clark County, Montana, and being more particularly described as follows:

Beginning at a point from which the west quarter corner of said Section 35 bears S.74°31'17"W., a distance of 1034.37 feet; thence from said point of beginning N.22°11'27"E., for 120.00 feet; thence N.33°04'22"E., for 61.10 feet; thence S.67°48'33"E., for 115.00 feet; thence N.22°11'24"E., for 339.01 feet; thence S.67°48'36"E., for 15.07 feet; thence N.22°06'55"E., for 50.00 feet to a point on the southerly boundary of Tract 1-A of Certificate of Survey 3226447; thence N.22°06'55"E., for 175.60 feet; thence N.01°39'42"E., for 60.00 feet; thence S.88°20'18"E., for 143.56 feet; thence N.03°11'58"E., for 245.09 feet to a point on the southerly right-of-way of Jeannette Rankin Drive of Certificate of Survey 3226447; thence along said right-of-way S.88°20'18"E., for 60.02 feet; thence leaving said right-of-way S.88°20'18"E., for 120.00 feet; thence S.01°39'45"W., for 245.00 feet; thence S.06°14'14"W., for 60.19 feet; thence S.13°13'53"W., for 97.38 feet; thence S.26°57'29"W., for 194.17 feet to a point on the southerly boundary of Tract 1-A of Certificate of Survey 3226447; thence S.28°35'48"W., for 367.80 feet; thence S.29°10'29"W., for 205.03 feet; thence N.67°48'33"W., for 379.05 feet, to the point of beginning.

Said tract of land contains 7,393 acres along with and subject to any easements of record or implied.

LEGAL DESCRIPTION TRACT 1-A-1

A portion of Tract 1-A of Commercial Phase I of Crossroads at Mountain View Meadows Subdivision on file with the Lewis and Clark County Clerk and Recorder as Certificate of Survey No. 3226447 located in Section 35, T.10N., R.3W., P.M.M., Lewis and Clark County, Montana, and being more particularly described as follows:

Beginning at a point which the west quarter corner of said Section 35 bears S.88°14'02"W., a distance of 1460.24 feet; thence N.30°37'07"E., for 405.00 feet; thence N.31°43'46"E., for 210.47 feet; thence N.67°48'36"W., for 164.90 feet; thence N.26°57'29"E., for 194.17 feet; thence N.13°13'53"E., for 97.38 feet; thence N.06°14'14"E., for 60.19 feet; thence N.01°39'45"E., for 245.00 feet; thence N.88°20'18"W., for 120.00 feet to a point on the east right-of-way Elouise Cobell Street; thence along said right-of-way N.01°33'28"E., for 85.00 feet to the southwest corner of Tract B-2 of Certificate of Survey 3140554; thence leaving said right-of-way and along the boundary of said Tract B-2 the following six (6) courses: S.88°20'28"E., for 84.04 feet to the beginning of a tangent curve to the left having a Radius of 269.50 feet, a Delta Angle of 42°40'14", a Chord Bearing of N.70°19'34"E., a Chord Distance of 196.10 feet, for a Curve Length of 200.71 feet; thence N.48°59'27"E., for 620.05 feet to the beginning of a tangent curve to the left having a Radius of 269.50 feet, a Delta Angle of 46°47'18", a Chord Bearing of N.25°35'48"E., a Chord Distance of 214.01 feet, for a Curve Length of 220.08 feet; thence N.02°12'09"E., for 116.29 feet; thence N.88°20'18"W., for 810.37 feet to the east right-of-way of Elouise Cobell Street; thence along said right-of-way N.01°39'42"E., for 413.00 feet to the intersection of said right-of-way and the south right-of-way of Alice Street of Certificate of Survey 3173426; thence along said right-of-way S.88°20'18"E., for 969.78 feet; thence N.54°14'44"E., for 21.40 feet; thence S.88°20'18"E., for 183.53 feet to the beginning of a tangent curve to the right having a Radius of 273.00 feet, a Delta Angle of 61°46'25", a Chord Bearing of S57°27'07"E., a Chord Distance of 280.29 feet, for a Curve Length of 294.34 feet; thence S.26°33'54"E., for 104.48 feet to the beginning of a tangent curve to the right having a Radius of 273.00 feet, a Delta Angle of 58°44'49", a Chord Bearing of S.02°48'30"W., a Chord Distance of 267.81 feet, for a Curve Length of 279.91 feet; thence S.32°10'55"W., for 238.08 feet; thence leaving said right-of-way N.57°44'31"W., for 128.66 feet; thence to the beginning of a tangent curve to the right having a Radius of 180.00 feet, a Delta Angle of 16°23'07", a Chord Bearing of N.48°32'58"W., a Chord Distance of 57.51 feet, for a Curve Length of 57.76 feet; thence N.39°12'24"W., for 37.33 feet; thence S.32°15'28"W., for 937.41 feet; thence S.31°37'56"W., for 1015.08 feet; thence S.30°37'07"W., for 310.50 feet; thence N.67°48'36"W., for 101.12 feet; thence N.73°20'03"W., for 61.82 feet, to the point of beginning.

Said tract of land contains 32,957 acres along with and subject to any easements of record or implied.

LEGAL DESCRIPTION TRACT 1-A-2

A portion of Tract 1-A of Commercial Phase I of Crossroads at Mountain View Meadows Subdivision on file with the Lewis and Clark County Clerk and Recorder as Certificate of Survey No. 3226447 located in Section 35, T.10N., R.3W., P.M.M., Lewis and Clark County, Montana, and being more particularly described as follows:

Beginning at a point on the east right-of-way of Crossroads Parkway of Certificate of Survey 3145703, from which the west quarter corner of said Section 35 bears S.06°34'41"W., a distance of 1247.11 feet; thence along said right-of-way N.01°15'03"E., for 15.08 feet to the intersection of said right-of-way and the south right-of-way of Jeannette Rankin Drive of Certificate of Survey 3226447; thence following said right-of-way of Jeannette Rankin Drive S.88°20'18"E., for 1425.24 feet; thence leaving said right-of-way S.03°11'58"W., for 245.09 feet; thence N.88°20'18"W., for 143.56 feet; thence S.01°39'42"W., for 60.00 feet; thence S.22°06'55"W., for 175.60 feet to a point on the southerly boundary of Tract 1-A of Certificate of Survey No. 3226447; thence along said boundary N.67°48'36"W., for 1295.92 feet, to the point of beginning.

Said tract of land contains 8.122 acres along with and subject to any easements of record or implied.

D.E.Q. CERTIFICATION

We, Mountain View Meadows, LLC, hereby certify that the parcels located within Uplands Phase 1 of the Crossroads at Mountain View Meadows, are exempt from DEQ review in accordance with MCA 76-4-125(2)(d), because they are located within the jurisdictional area of the City of Helena, which has adopted a growth policy pursuant to Title 76, Chapter 1, MCA, and which is a first-class municipality. The City Commission has certified to DEQ pursuant to MCA 76-4-127, that adequate storm water drainage and adequate municipal facilities will be provided.

D.E.Q. EXEMPTION - TRACT 1-A-1 AND TRACT C-2-A-1-A-1-A-1-A-1

We, Mountain View Meadows, LLC, hereby certify that Tract 1-A-1 and Tract C-2-A-1-A-1-A-1-A-1-A-1 are exempt from D.E.Q. review in accordance with MCA 76-4-102(16) because they contain parcels of 20 acres or greater exclusive of public roadways.

Dated this 18th day of May, 2017.

Mountain View Meadows, LLC

Mark Runkle
Mark Runkle, Managing Member

CERTIFICATE OF PLAT APPROVAL

The City Commission of Helena, Montana, hereby certifies that it has examined this Plat and has found to the same to conform to law.

The City Commission hereby accepts the dedication, grant and donation to the City of Helena of any and all lands shown on this plat as being dedicated to the City of Helena for public use.

The City Commission of Helena, Lewis and Clark County, hereby approves this plat this 24 day of May, 2017.

Dated this 24 day of May, 2017.

James E. Smith, Mayor, City of Helena

Dated this 24 day of May, 2017.

Dubin Hawkins, City Clerk, City of Helena

Dated this 23 day of May, 2017.

Ben Hill, City Engineer, City of Helena

Dated this 23 day of May, 2017.

Suzie Moll-Helf, Community Development, City of Helena

CERTIFICATE OF EXAMINING LAND SURVEYOR

Reviewed for errors and omissions in calculations and drafting this 16 day of May, 2017, Pursuant to Section 76-3-611(2)(a), MCA

Luca
Examining Land Surveyor

Reg. No. 127495

CERTIFICATE OF FILING BY CLERK AND RECORDER

State of Montana 3305702 SUB
County of Lewis and Clark 05/25/2017 12:38 PM Pages: 1 of 3 Fees: 298.50
Paulette DeHart, Clerk & Recorder, Lewis & Clark Co.

Filed for record this 25 day of May, 2017, Helena, Montana

Clerk and Recorder
Lewis and Clark County, Montana

CERTIFICATION OF COMPLETION OF CONDITIONS OF APPROVAL

We, Mountain View Meadows, LLC, hereby certify that the text and/or graphics shown on the Condition of Approval sheets, filed as document # _____, represents requirements by the governing body for final plat approval and that all conditions of subdivision application have been satisfied.

Dated this 18th day of May, 2017.

Mountain View Meadows, LLC

Mark Runkle
Mark Runkle, Managing Member

NOTES

- Not all easements are shown on this plat.
- The placement of property corners adjacent to the roadway will be deferred until road construction is complete, or no later than June 20, 2017.

SHEET 1 OF 3

Survey and plat are not valid unless seal contains original signature of surveyor.

CERTIFICATE OF SURVEYOR

JAKE K. ZISKA
No. 18636LS
PROFESSIONAL LAND SURVEYOR
MONTANA
5/16/17

1/4	SEC.	TWP.	RGE.
<input checked="" type="checkbox"/>	35	10N	3W

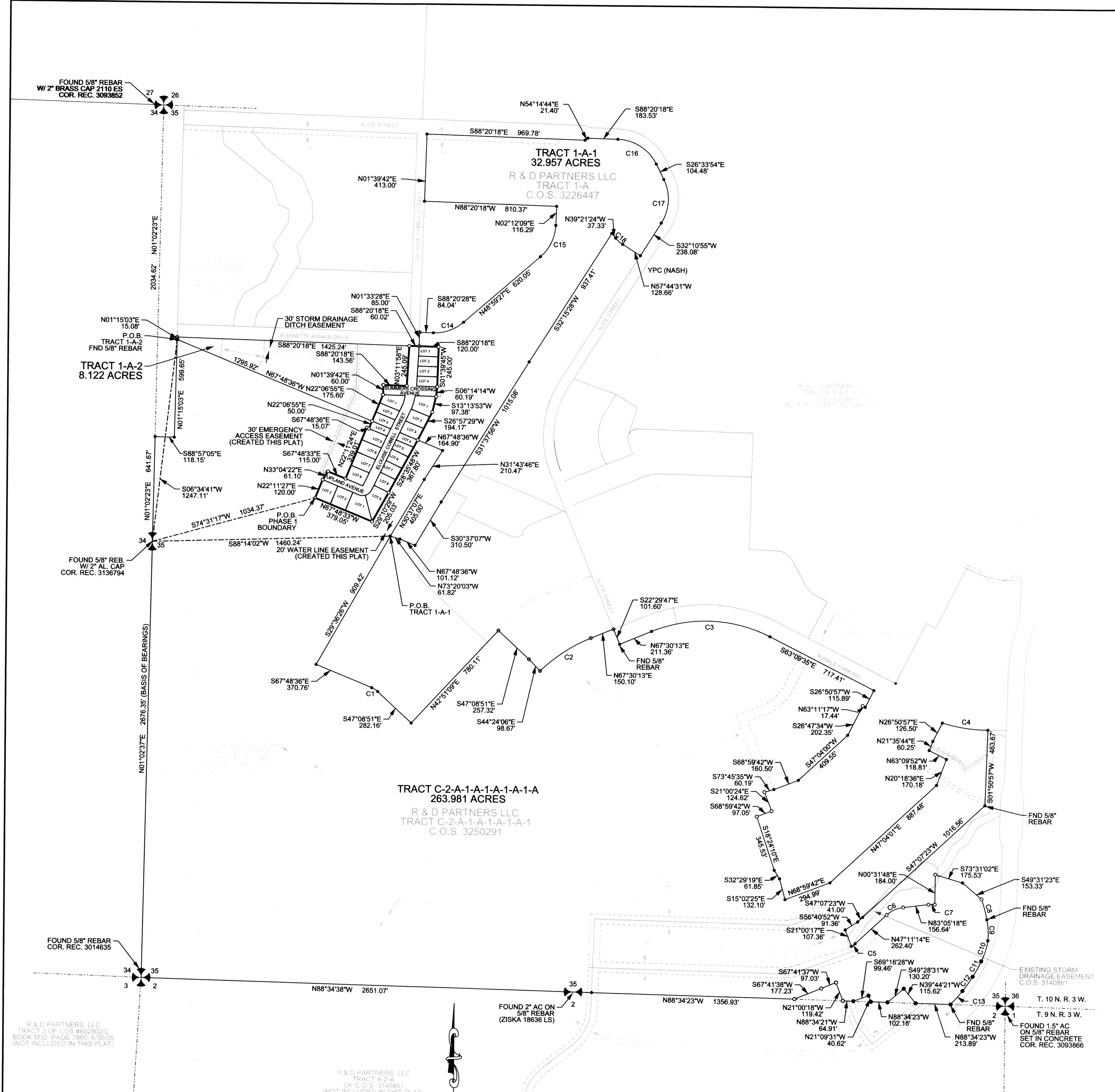
R & D PARTNERS
PLAT OF UPLANDS
PHASE 1 OF THE CROSSROADS AT
MOUNTAIN VIEW MEADOWS
JOB# 2015-063

REVISIONS
Date By

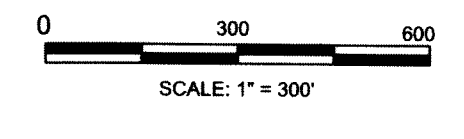
WVC ENGINEERING
1275 MAPLE STREET, SUITE F
HELENA, MT 59601
(406) 443-5962

Drawn By: DDP | Checked By: JRZ | Date: 5/20/15 | Scale: NA

PLAT OF UPLANDS PHASE 1 OF THE CROSSROADS AT MOUNTAIN VIEW MEADOWS SUBDIVISION
A PORTION OF TRACT 1-A OF CERTIFICATE OF SURVEY NO. 3226447 AND A PORTION OF TRACT C-2-A-1-A-1-A-1-A-1 OF CERTIFICATE OF SURVEY NO. 3250291 LOCATED IN SECTION 35, TOWNSHIP 10 NORTH, RANGE 3 WEST, P.M.M. LEWIS AND CLARK COUNTY, MONTANA



EASEMENT NOTES
THE EXISTING 50' GASLINE EASEMENT SHOWN HEREON IS SUBJECT TO AN IMPROVEMENTS AGREEMENT RECORDED MAY 30, 2007 IN BOOK M36, PAGE 6027, AND AN AMENDED IMPROVEMENTS AGREEMENT RECORDED MARCH 30, 2009 IN BOOK M39, PAGE 8191.
THE EXISTING 150' UTILITY EASEMENT SHOWN HEREON CONTAINS 100' FOR OVERHEAD POWERLINES, AN ADDITIONAL 20' ALONG THE EASTERLY SIDE OF THE EASEMENT FOR THE INSTALLATION OF ADDITIONAL UTILITIES AND AN ADDITIONAL 30' ALONG THE WESTERLY SIDE OF THE EASEMENT FOR THE INSTALLATION OF ADDITIONAL POWERLINES.



TRACT C-2-A-1-A-1-A-1-A-1-A-1-A-1 CURVE TABLE
TRACT 1-A-1 CURVE TABLE
Tables with columns: CURVE, RADIUS, DELTA, CHORD BEARING, CHORD DISTANCE, CURVE LENGTH. Includes curves C1 through C18.

BASIS OF BEARINGS
WEST LINE OF SW 1/4 OF SEC. 35 AS SHOWN ON C.O.S. 3173428

CERTIFICATE OF SURVEYOR
JAKE K. ZISKA
PROFESSIONAL LAND SURVEYOR
LICENSED No. 18636LS
5/16/17
JAKE K. ZISKA, PLS Date

SHEET 2 OF 3
Table with columns: 1/4, SEC., TWP., RGE. Values: 35, 10N, 3W.
R & D PARTNERS
PLAT OF UPLANDS PHASE 1 OF THE CROSSROADS AT MOUNTAIN VIEW MEADOWS
JOB#: 2015-063
WVC ENGINEERING
1275 MAPLE STREET, SUITE F
HELENA, MT 59601
(406) 443-3982
Scale: 1" = 300'

PLAT OF UPLANDS PHASE 1 OF THE CROSSROADS AT MOUNTAIN VIEW MEADOWS SUBDIVISION

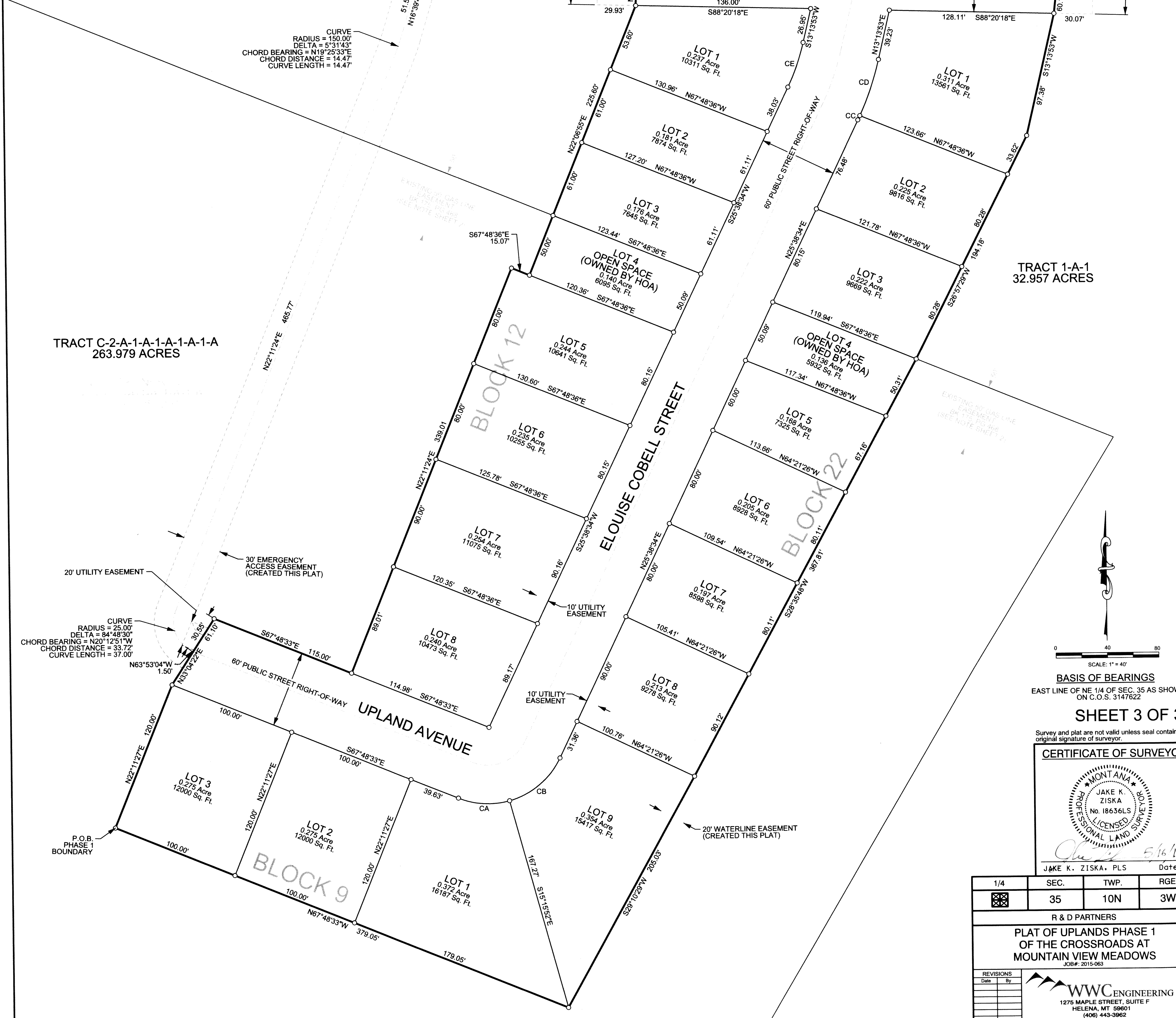
A PORTION OF TRACT 1-A OF CERTIFICATE OF SURVEY NO. 3226447
AND A PORTION OF TRACT C-2-A-1-A-1-A-1-A-1 OF CERTIFICATE OF SURVEY NO. 3250291
LOCATED IN SECTION 35, TOWNSHIP 10 NORTH, RANGE 3 WEST, P.M.M.
LEWIS AND CLARK COUNTY, MONTANA

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE	CURVE LENGTH
CA	62.00'	37°27'19"	S86°32'12"E	39.81'	40.53'
CB	62.00'	49°05'34"	N50°11'21"E	51.51'	53.12'
CC	230.00'	00°54'44"	N25°11'12"E	3.66'	3.66'
CD	230.00'	11°29'57"	N18°58'51"E	46.08'	46.16'
CE	170.00'	12°24'41"	S19°26'13"W	36.75'	36.83'

○	SET YELLOW PLASTIC CAP (ZISKA 18636LS) ON 5/8" REBAR
●	FOUND YELLOW PLASTIC CAP (REDMOND 13755LS) ON 5/8" REBAR UNLESS OTHERWISE NOTED
—	PROPERTY BOUNDARY (UPLANDS PHASE 1 ANNEXATION BOUNDARY)
—	LOT LINE
—	ROAD CENTERLINE
—	UTILITY EASEMENT
P.O.B.	POINT OF BEGINNING

CURVE
RADIUS = 60.00'
DELTA = 15°00'11"
CHORD BEARING = N09°09'41"E
CHORD DISTANCE = 15.66'
CURVE LENGTH = 15.71'

CURVE
RADIUS = 150.00'
DELTA = 5°31'43"
CHORD BEARING = N18°25'33"E
CHORD DISTANCE = 14.47'
CURVE LENGTH = 14.47'



SCALE: 1" = 40'
BASIS OF BEARINGS
EAST LINE OF NE 1/4 OF SEC. 35 AS SHOWN
ON C.O.S. 3147622

SHEET 3 OF 3
Survey and plat are not valid unless seal contains original signature of surveyor.

CERTIFICATE OF SURVEYOR
JAKE K. ZISKA, PLS
Date 5/16/17

1/4	SEC.	TWP.	RGE.
35	10N	3W	
R & D PARTNERS			
PLAT OF UPLANDS PHASE 1 OF THE CROSSROADS AT MOUNTAIN VIEW MEADOWS			
JOB#: 2015-063			
REVISIONS	Date	By	
 WVC ENGINEERING 1275 MAPLE STREET, SUITE F HELENA, MT 59601 (406) 443-3982			



0 500 1000 2000
SCALE IN FEET



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ENGINEERING
& ASSOCIATES**
PROFESSIONAL
ENGINEERS &
SURVEYORS
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2223 MONTANA AVE.
BILLINGS, MT 59101
Phone (406) 501-4662
Fax (406) 501-4662
3530 CENTENNIAL DR.
HELENA, MT 59601
Phone (406) 442-8594
Fax (406) 442-8557
851 BRIDGER DR. STE. 1
BOZEMAN, MT 59715
Phone (406) 522-8594
Fax (406) 522-9528

ISSUE/REVISION

No.	DATE	BY
1		

No.	DATE	BY
2		

No.	DATE	BY
3		

No.	DATE	BY
4		

No.	DATE	BY
5		

**CRAFTSMAN VILLAGE
MOUNTAIN VIEW MEADOWS
HELENA, MT**

VICINITY MAP

DESIGNED: CDW
DRAWN: JTF
DATE: 3/1/2023
SHEET
1 OF 1

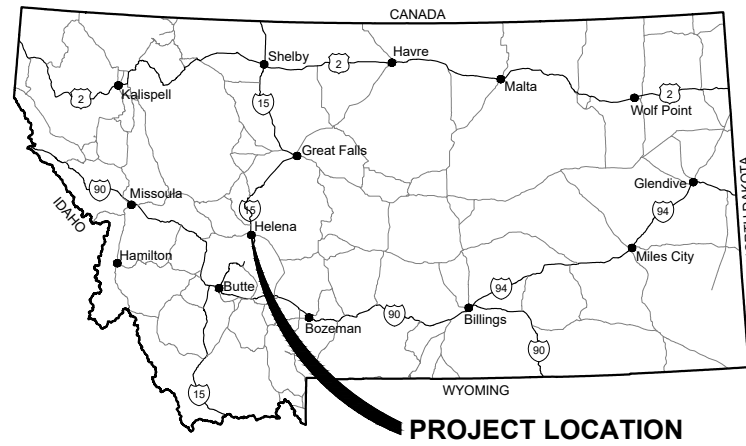
SHEET INDEX

PROJECT: XXXX-CMP5
DATE: PROJECT DATE

SHEET 1 COVER
SHEET 2 OVERALL CONCEPT PLAN
SHEET 3 TYPICAL SECTIONS

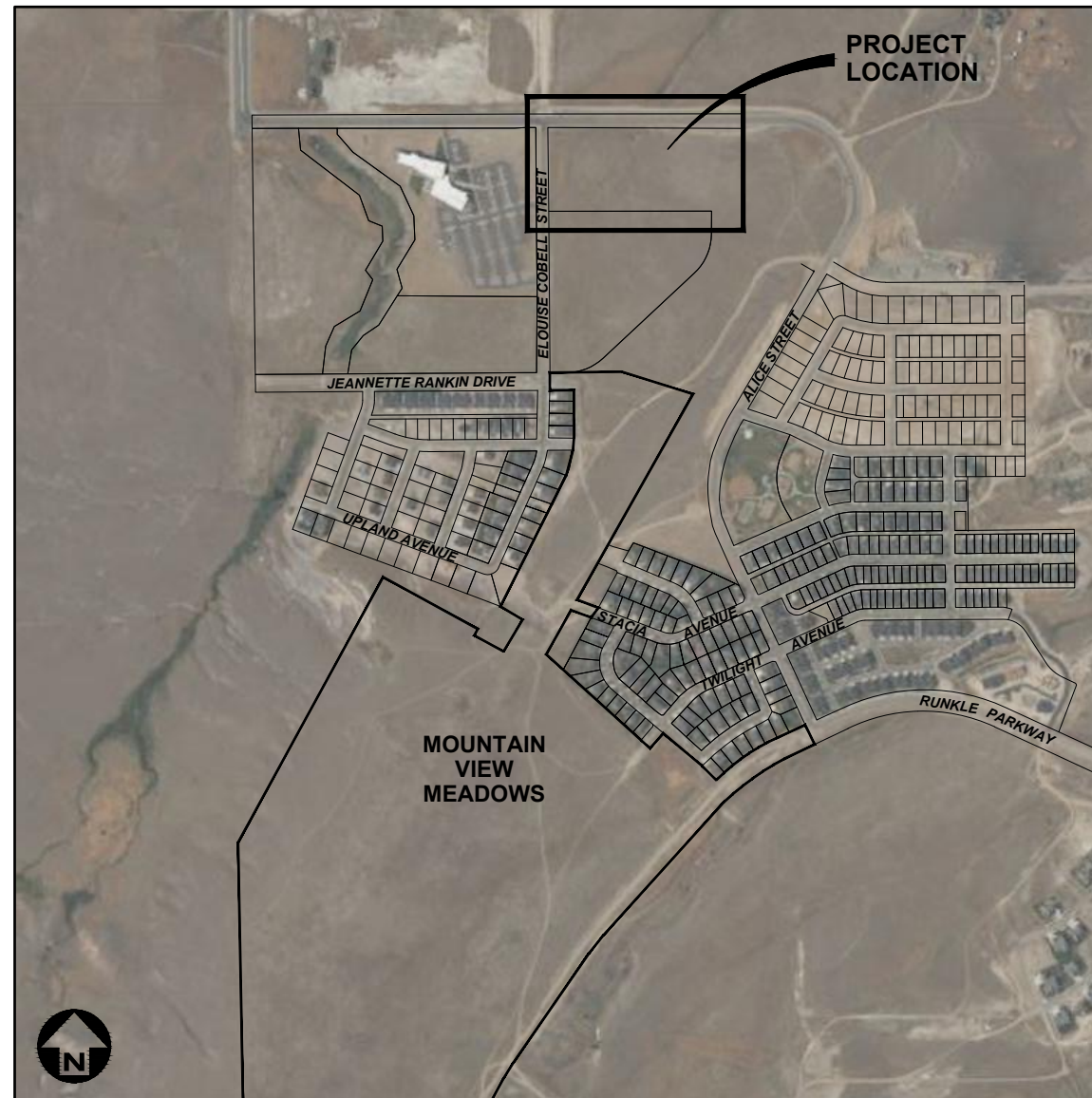
CONCEPT PLAN & PROFILE
SHEET 4 WAR EAGLE AVENUE
SHEET 5 MYRNA LOY STREET

MOUNTAIN VIEW MEADOWS COMMERCIAL PHASE 5 CONCEPT PLANS



PROJECT LOCATION

SECTION 35, TOWNSHIP 10 NORTH, AND RANGE 3 WEST



MOUNTAIN VIEW MEADOWS

INSERT NOT TO SCALE

PLANS REVIEWED BY: (IF REQUIRED)

CITY OF HELENA - PUBLIC WORKS DIRECTOR

CITY OF HELENA CITY ENGINEER/PROJECT MANAGER



APPROVED BY:

NAME, P.E.
ABC ENGINEERING

PLACE SIGNED P.E. STAMP HERE

QA/QC BY:

NAME, P.E.
ABC ENGINEERING

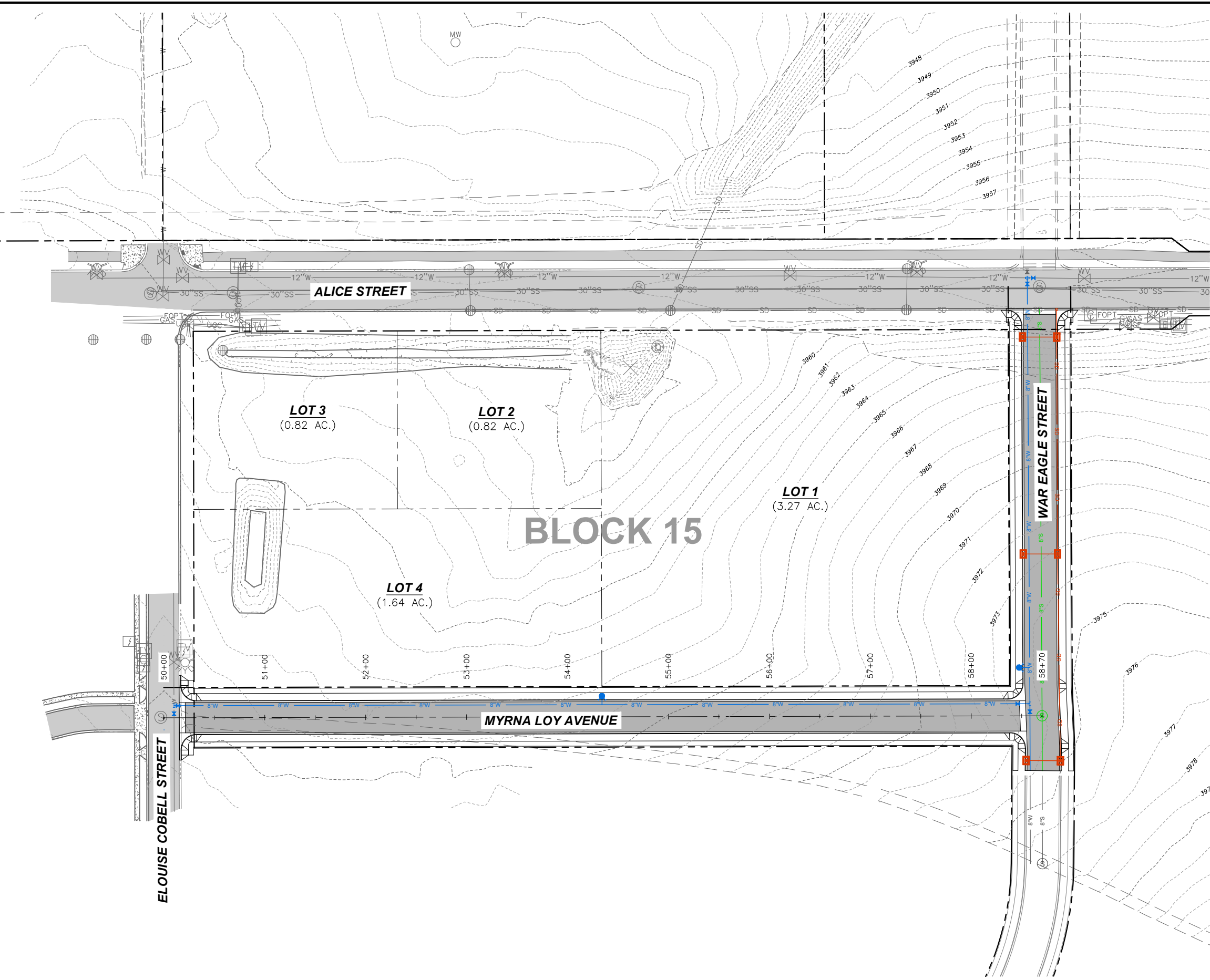
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FUNDING AGENCY - NUMBER
FUNDING AGENCY - NUMBER

NO.	REVISION DESCRIPTION	BY	DATE	SET NO.
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SHEET NO.
1

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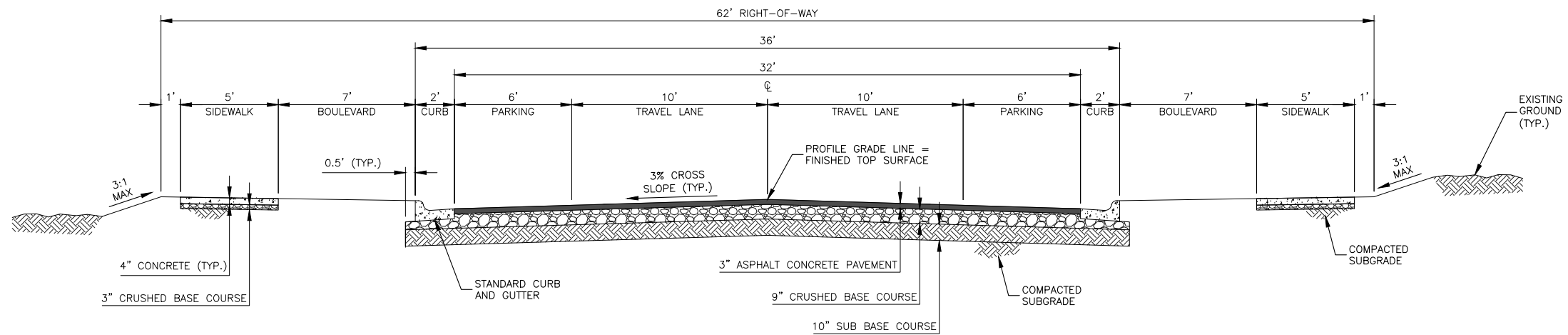


OVERALL CONCEPT PLAN
 0 50 100
 SCALE IN FEET

**COMMERCIAL - PHASE 5
 MOUNTAIN VIEW MEADOWS
 HELENA, MT
 OVERALL CONCEPT PLAN**

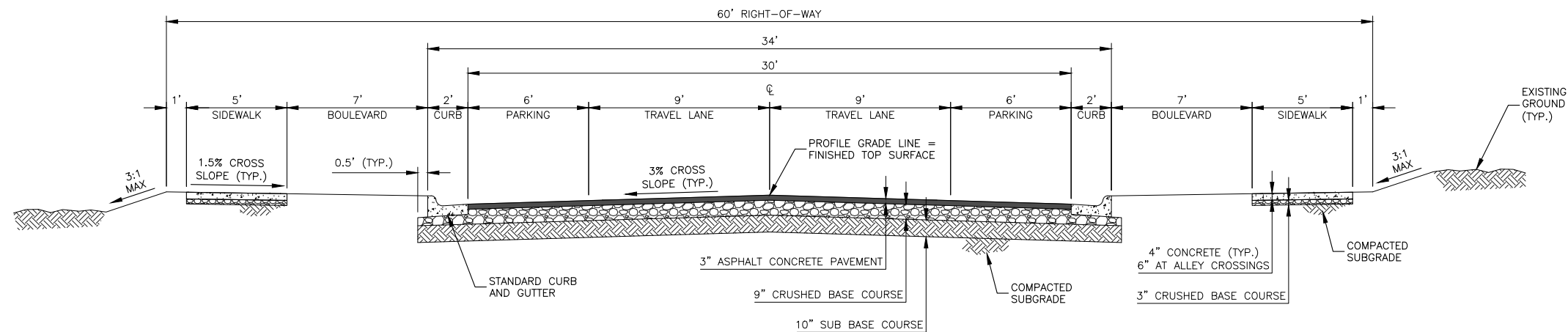


PROJECT: XXXX-XXXX	DESIGNED: ---	NO.	REVISION DESCRIPTION	BY	DATE
DRAWN: ---	CHECKED: ---	△			
APPROVED: ---	DATE: PROJECT DATE	△			
		△			
		△			



TYPICAL MINOR COLLECTOR - (WAR EAGLE)

NO SCALE



TYPICAL LOCAL ROADWAY - (MYRNA LOY)

NO SCALE

NO.	REVISION DESCRIPTION	BY	DATE

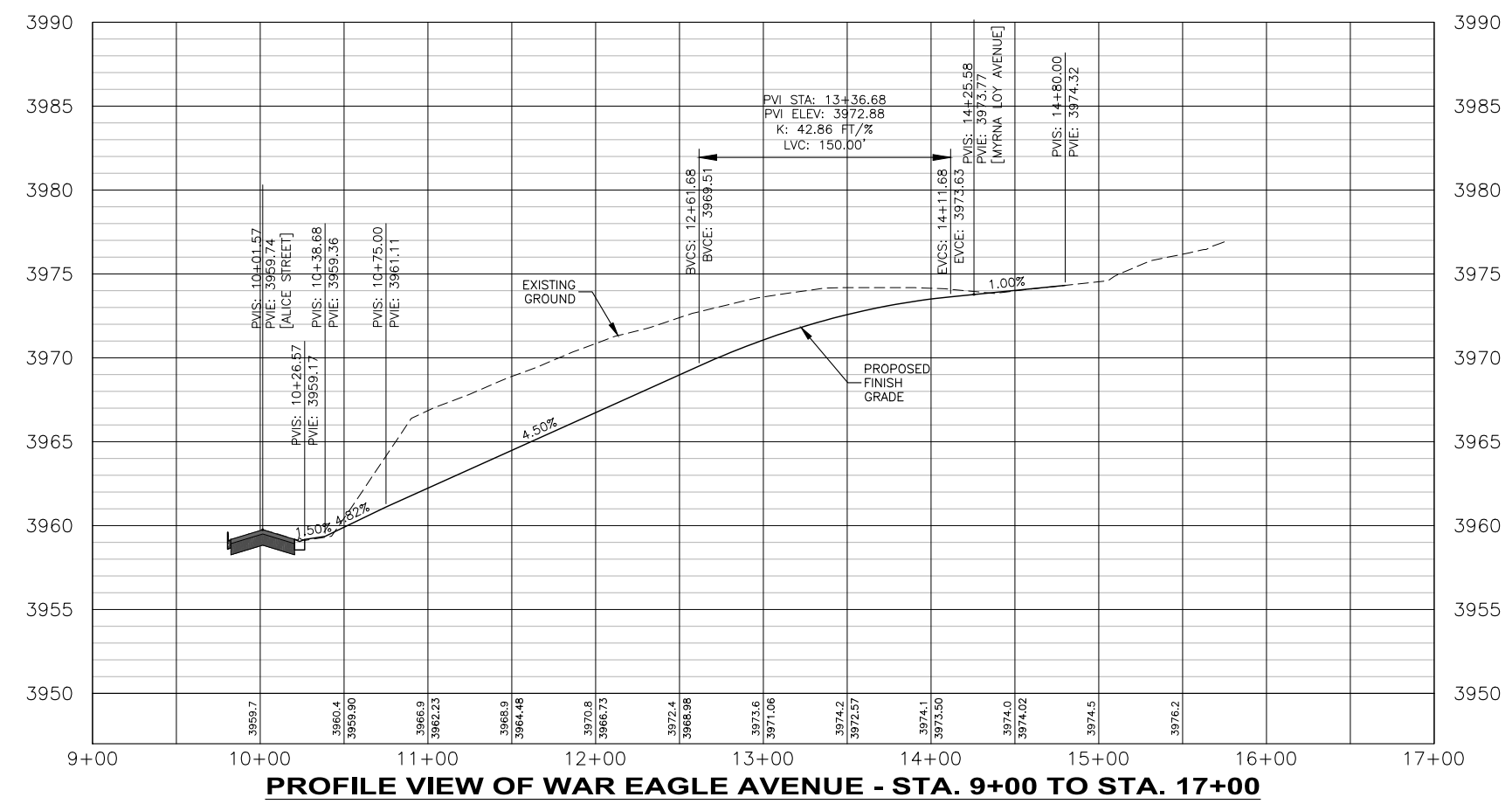
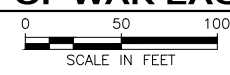
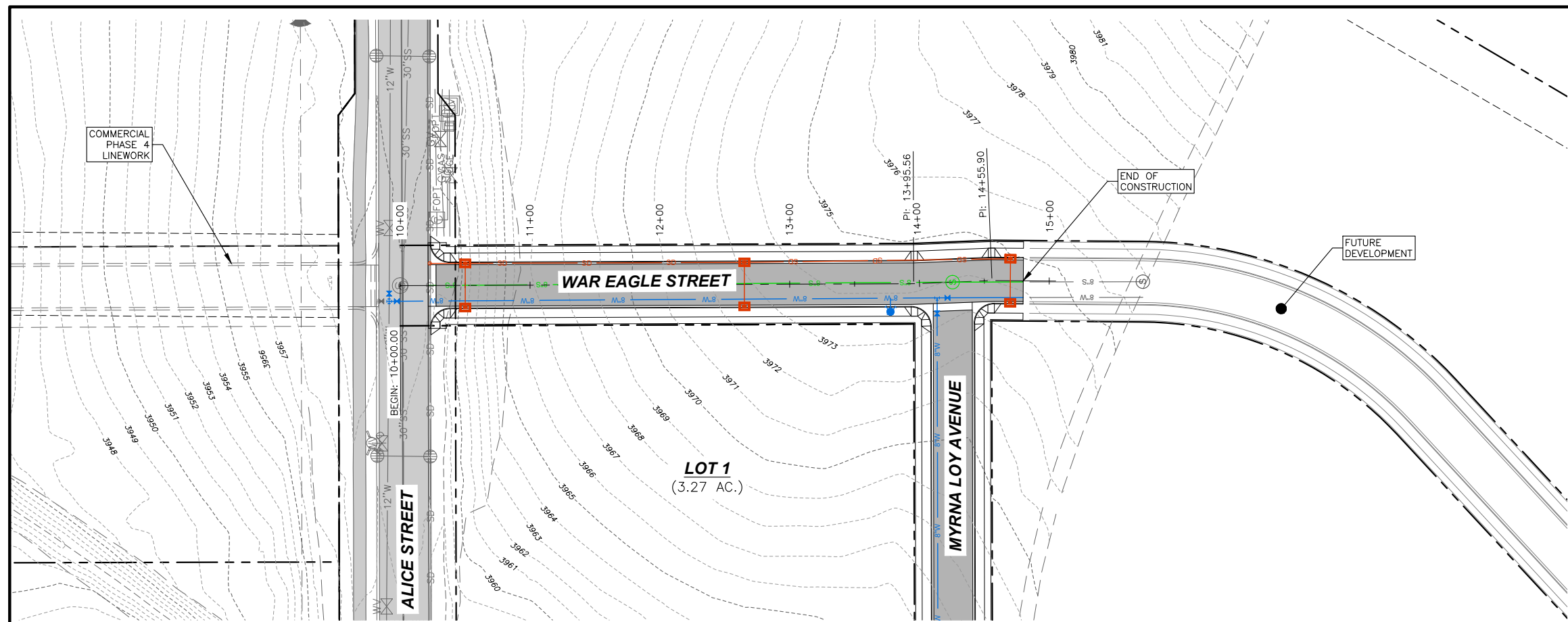
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DATE: PROJECT DATE



**COMMERCIAL - PHASE 5
MOUNTAIN VIEW MEADOWS
HELENA, MT**

TYPICAL ROAD SECTIONS

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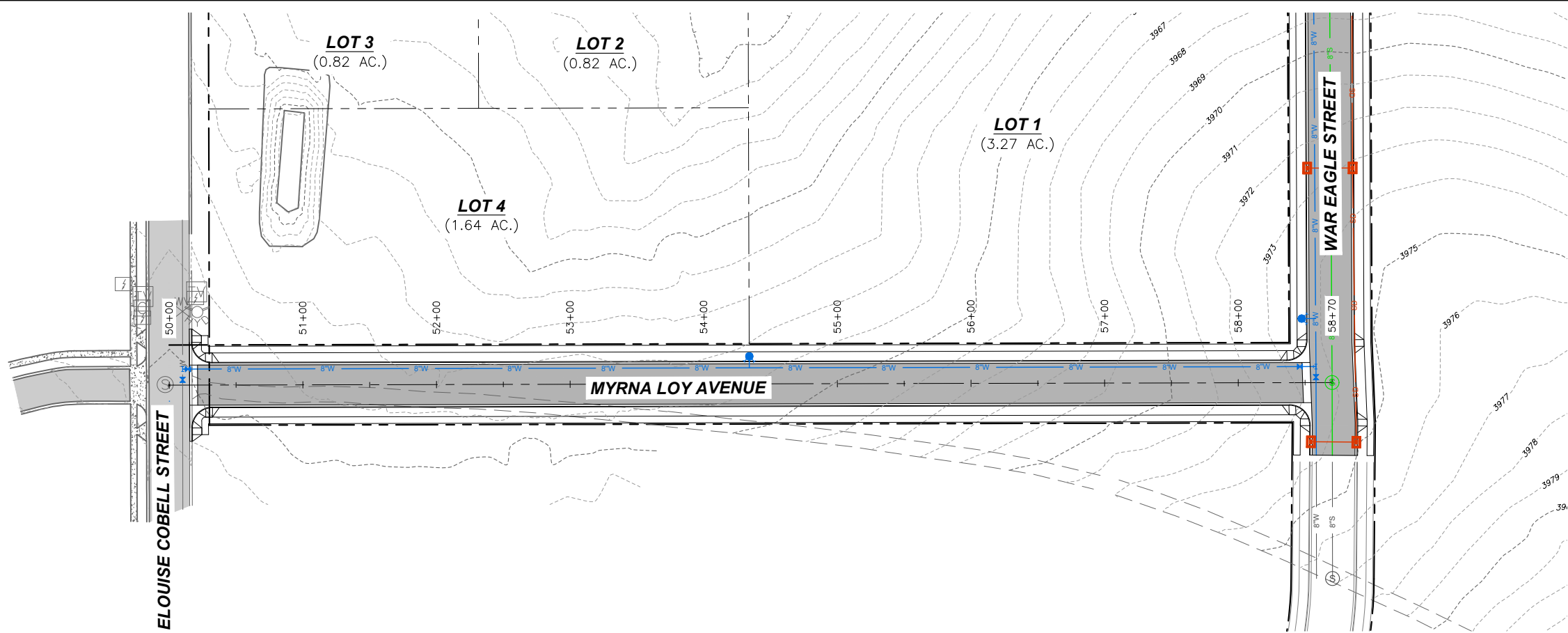
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 VERTICAL SCALE: 1" = 10'

NO.	REVISION DESCRIPTION	BY	DATE

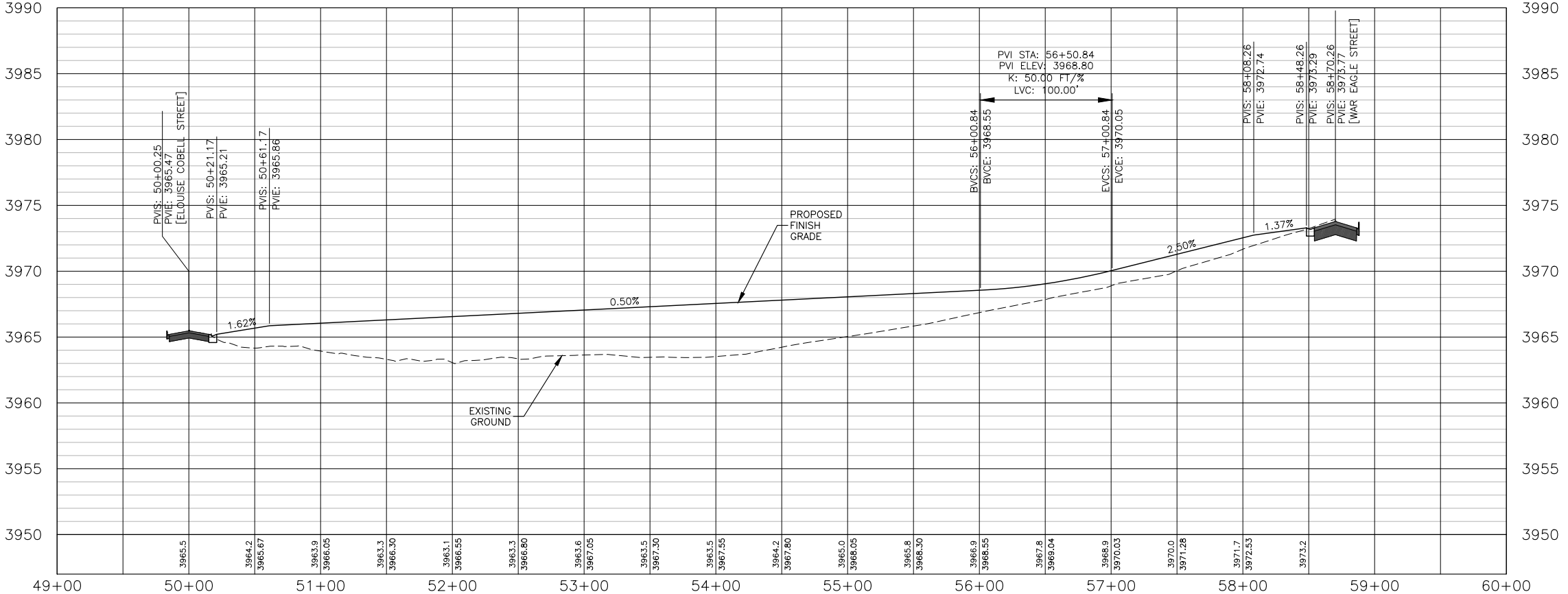
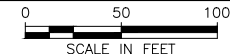
PROJECT: XXXX-XXXX
DESIGNED: ---
DRAWN: ---
CHECKED: ---
APPROVED: ---
DATE: PROJECT DATE



COMMERCIAL - PHASE 5
MOUNTAIN VIEW MEADOWS
HELENA, MT
 WAR EAGLE STREET
 CONCEPT PLAN & PROFILE



PLAN VIEW OF MYRNA LOY AVENUE



PROFILE VIEW OF MYRNA LOY STREET - STA. 49+00 TO STA. 60+00

HORIZONTAL SCALE: 1" = 100'
VERTICAL SCALE: 1" = 10'



NO.	REVISION DESCRIPTION	BY	DATE

PROJECT: XXXX-XXXX
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COMMERCIAL - PHASE 5
MOUNTAIN VIEW MEADOWS
HELENA, MT
MYRNA LOY AVENUE
CONCEPT PLAN & PROFILE

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