

**OWNER/APPLICANT**  
 5840 EXPRESSWAY LLC  
 2829 GREAT NORTHERN LP STE 200  
 PHONE: (406) 203-4547  
 CONTACT: MATT MELLOTT  
 EMAIL: matt@sterlingcreadvisors.com

**CIVIL ENGINEER**  
 ETHOS CIVIL  
 1901 65TH AVE W, SUITE 250  
 TACOMA, WA 98466  
 PHONE: (253) 606-8381  
 CONTACT: DON MELLOTT  
 EMAIL: don@ethoscivil.com

**SURVEYOR**  
 PROFESSIONAL CONSULTANTS INC.  
 3115 RUSSELL ST. / P.O. BOX 1750  
 MISSOULA, MT 59806  
 PHONE: (406) 728-1880  
 CONTACT: TOBY DUMONT  
 EMAIL: tobyd@pcimontana.com

**ARCHITECT**  
 ENCOMPASS DESIGN INC.  
 1535 LIBERTY LANE SUITE 110B  
 MISSOULA, MT 59808  
 PHONE: (406) 540-4437  
 CONTACT: TODD SCHAPER  
 EMAIL: todd@encompassdesigninc.com

**GEOTECHNICAL ENGINEER**  
 LORENZEN SOIL MECHANICS, INC.  
 2720 PALMER DRIVE, UNIT C  
 MISSOULA, MT 59808  
 PHONE: (406) 830-0633  
 CONTACT: TODD LORENZEN  
 EMAIL: tlorenzen76@charter.net



VICINITY MAP  
 NOT TO SCALE

**EXISTING LEGEND**

- SD — STORM DRAIN CULVERT
- RD — ROOF DRAIN
- - - G - - - GAS LINE
- - - P - - - UNDERGROUND POWER LINE
- - - T - - - TELEPHONE LINE
- x - x - FENCE LINE
- L - C- L" CURB
- WV X GATE VALVE
- X — CURB STOP
- SR SPRINKLER / FIRE HYDRANT
- ICV IRRIGATION CONTROL VALVE
- MANHOLE COVER
- SD STORM DRAIN MANHOLE
- DS DRAINAGE SUMP
- RD ROOF DRAIN
- CI CURB INLET
- G GAS METER
- E ELECTRIC RISER
- TR TELEPHONE RISER
- LIGHT POLE
- SIGN
- MB MAILBOX
- 3221' CONTOUR LINES
- TREES
- SHRUB
- ASPHALT
- CONCRETE
- U.E. UTILITY EASEMENT

**TOPOGRAPHIC NOTE**

THE EXISTING CULTURAL AND TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ETHOS CIVIL CANNOT ENSURE ACCURACY AND THIS IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

**AUTOCAD FILE**

AN AUTOCAD DRAWING FILE IS AVAILABLE TO ASSIST WITH SITE LAYOUT. PLEASE NOTE THAT ELECTRONIC FILES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE AND SHALL NOT REPLACE NOR BE USED TO SUBSTITUTE THE CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR PROJECT LAYOUT ACCORDING TO CONTRACT DOCUMENTS AND COST FOR ELECTRONIC AUTOCAD FILES.

CONTACT: WILLIAM THOMPSON  
 EMAIL: william@ethoscivil.com  
 PHONE: (509) 703-4050

**UTILITY NOTE**

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES THAT INCUR DUE TO THE CONTRACTOR'S FAILURE TO LOCATE EXACTLY AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. ETHOS CIVIL ASSUMES NO LIABILITY FOR THE LOCATION OF UNDERGROUND UTILITIES.

**FILL SPECIFICATION**

FILL MATERIAL SHALL NOT CONTAIN PETROLEUM PRODUCTS, OR SUBSTANCES WHICH ARE HAZARDOUS, DANGEROUS, TOXIC, OR WHICH OTHERWISE VIOLATE ANY STATE, FEDERAL, OR LOCAL LAW, ORDINANCE, CODE, REGULATION, RULE, ORDER, OR STANDARD.

**AS-BUILT NOTE**

CONTRACTOR SHALL FURNISH AS-BUILT RIM ELEVATIONS, PIPE INVERT ELEVATIONS, AND STRUCTURE LOCATIONS (COORDINATES) TO THE NEAREST 0.01 FOOT FOR ALL STORM DRAINAGE AND UTILITY STRUCTURES, AND AS-BUILT SLOPE MEASUREMENTS TO THE NEAREST 0.01% FOR ALL CURB RAMP AND LANDING PANEL JOINTS. CONTRACTOR SHALL ENGAGE WITH A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF MONTANA TO FURNISH AS-BUILT INFORMATION.

**PARCEL NUMBER**

3639203

**SITE ADDRESS**

5840 EXPRESSWAY  
 MISSOULA, MT 59808

**VERTICAL DATUM**

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

**BASIS OF BEARING**

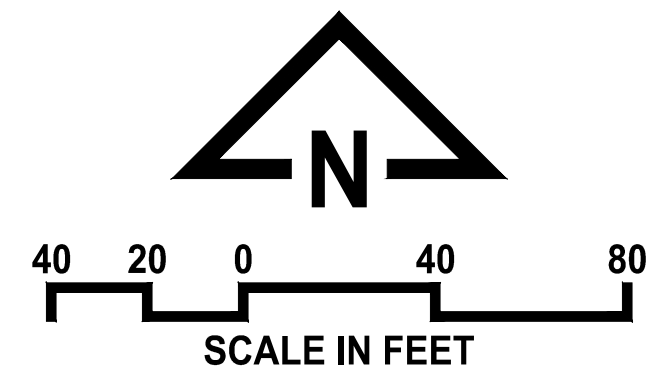
MONTANA 2500 STATE PLANE GRID COORDINATE SYSTEM

**LEGAL DESCRIPTION**

MISSOULA DEVELOPMENT PARK - PHASE 3A, S36, T14 N, R20 W, BLOCK 7, LOT 1A (PER MISSOULA COUNTY WEBSITE)

**ZONING / SITE AREA**

M1-2 / 3.81 ACRES



5840 EXPRESSWAY MISSOULA  
 5840 EXPRESSWAY MISSOULA, MT

PERMIT SET

**ETHOS CIVIL**  
 Engineering · Entitlement · Project Management  
 ethoscivil.com info@ethoscivil.com 253.414.1989



DESIGNED	MLC
CHECKED	WAT
DRAWN	DWW
CHECKED	WAT

#	DATE	DESCRIPTION

22055  
 8/21/2024  
 COVER SHEET

SHEET INDEX	
NUMBER	TITLE
C0.0	COVER SHEET
C1.0	TESC AND DEMOLITION PLAN
C1.1	TESC AND DEMOLITION NOTES AND DETAILS
C2.0	PAVING AND HORIZONTAL CONTROL PLAN
C2.1	PAVING AND HORIZONTAL CONTROL NOTES AND DETAILS
C3.0	GRADING PLAN
C3.1	GRADING PLAN NOTES AND DETAILS
C4.0	STORM PLAN
C4.1	STORM PLAN NOTES AND DETAILS
C5.0	UTILITY PLAN
C5.1	UTILITY PLAN NOTES AND DETAILS



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