

PROJECT SUMMARY

Owner/Developer -

**John (Jack) E. DeMarois
PO Box 18003
Missoula, MT 59808**

Representative Name and Company - **WGM Group, Inc.**

**Attn: Jeff R. Smith, P.E.
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Subdivision Name - **Windemere Place**

Number of Lots Proposed - **This project proposes a five (5) lot subdivision.**

Number of Acres - **25.24 acres**

Legal Description - **Lot 15A of Certificate of Survey No. 6517, located in the SW 1/4 of Section 8 and the NW 1/4 of Section 17, Township 13 North, Range 20 West, Principal Meridian, Montana**

The Windemere Place Subdivision is located in Sections 8 and 17 of Township 13 North, Range 20 West. The existing 25.2-acre property is Tract 15A, COS 6517. Five single-family lots ranging in size from 2.82 acres to 7.29 acres are proposed. Lots 1-4 of the property are accessed via Big Flat Road onto proposed Luna Lane. Lot 5 will be accessed via Windemere Drive, which is accessed from Big Flat Road. An 18-foot-wide road with a cul-de-sac turnaround is proposed to provide access to Lots 1 through 4.

The property sits in the valley floor west of the Clark Fork River. Local topography generally slopes to the northeast; however, most of the proposed subdivision property slopes internally to a local depression that bisects Lots 1, 2, and 4. Slopes range from less than one to eighteen percent.

Summary of Roads: This development proposes a private road, Luna Lane. Luna Lane is proposed to be within a forty (40) foot wide "Proposed Private Access and Utility Easement" and will have an 18' wide 4" thickness of 3/4" minus gravel surfacing and 8" thickness of 3" minus sub-base, and 2' shoulders on both sides. Luna Lane will have a roadside ditch, approximately one-foot deep. All new driveways shall provide 18" culverts where they cross this ditch. The proposed road will be gravel and crowned. Dry-well infiltration sumps will be installed in the ditch to accommodate infiltration of storm water. Maintenance of the proposed ditches, sumps, and culverts will be the responsibility of the Windemere Place Homeowners' Association.

Summary of Non-Motorized Facilities: There are no non-motorized facilities adjacent or within the proposed development.

Variations Requested: None.

Zoning and Growth Policy Compliance: The entire site and adjacent parcels are zoned C-A3 Residential. This district provides for low density residential development of an open and rural

character. The maximum residential density in district C-A3 Residential is 1 dwelling unit per five acres. This development substantially complies to this zoning district with a total lot area of 25.24 acres, for an average lot size of 5.05 acres.

The 1998 Comprehensive Land Use Plan designates this site and adjacent parcels as 1 dwelling unit per 5-10 acres. This development substantially complies to this land use plan with a total lot area of 25.24 acres, for an average lot size of 5.05 acres.