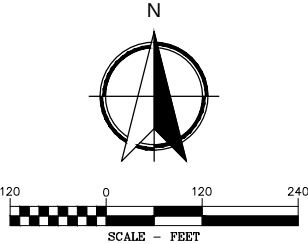
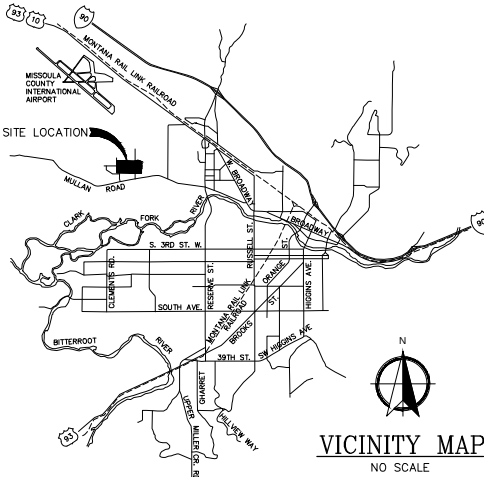


PRELIMINARY PLAT OF
HERON'S LANDING
A SUBDIVISION OF THE CITY OF MISSOULA, COUNTY OF MISSOULA, MONTANA
LOCATED IN THE SE 1/4 OF SECTION 12 AND THE N 1/2 OF SECTION 13,
T. 13 N., R. 20 W., PRINCIPAL MERIDIAN, MONTANA



LEGAL DESCRIPTION
TRACTS 1 AND 2 OF CERTIFICATE
OF SURVEY NO. 5963

BASIS OF BEARINGS
CERTIFICATE OF SURVEY NO. 5963

OWNER/SUBDIVIDER
MULLAN ROAD PARTNERS, LLC

COMPREHENSIVE PLAN
RESIDENTIAL MEDIUM

TYPE OF SUBDIVISION
RESIDENTIAL

ZONING
HERON'S LANDING NEIGHBORHOOD
CHARACTER OVERLAY DISTRICT

VERTICAL DATUM
NORTH AMERICAN VERTICAL DATUM 1988

OVERALL MAP

—SEE SHEETS 3 THROUGH 6 FOR DETAIL MAPS.
—SEE PHASING PLAN SUBMITTED IN SECTION 2 OF THE SUBDIVISION APPLICATION
FOR DETAILS ON PHASING AND DEADLINES TO COMMENCE PHASES.
—SEE BLOCK LENGTH VARIANCE EXHIBIT SUBMITTED IN SECTION 4 OF THE
SUBDIVISION APPLICATION FOR BLOCK LENGTHS.

AREAS

LOT AREA = 41.60 ACRES
COMMON AREA = 7.88 ACRES
STREET AREA = 22.63 ACRES
TOTAL AREA = 72.11 ACRES

NOTE:

SEE SHEET 2 FOR LEGENDS, LOT AREA
TABLE, AND STREET LENGTH TABLE.



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PRELIMINARY

PLOTTED: 4/3/2020
SAVED: 4/3/2020

- THE FOLLOWING NOTES ARE PLACED HEREON AS REQUIRED BY THE CITY OF MISSOULA:
- 1) ACCEPTANCE OF A DEED FOR A LOT WITHIN THIS SUBDIVISION SHALL CONSTITUTE THE ASSENT OF THE OWNERS TO ANY FUTURE SID/RSID, BASED ON BENEFIT, FOR THE UPGRADE OF STREETS WITHIN THIS SUBDIVISION, INCLUDING BUT NOT LIMITED TO PAVING, CURBS AND GUTTERS, NON-MOTORIZED FACILITIES, STREET WIDENING AND DRAINAGE FACILITIES, AND MAY BE USED IN LIEU OF THEIR SIGNATURES ON AN SID/RSID PETITION.
 - 2) THIS PROPERTY IS IN THE AIRPORT INFLUENCE AREA AND SUBJECT TO THE REQUIREMENTS OF THE AIRPORT INFLUENCE AREA RESOLUTION. THE HERON'S LANDING SUBDIVISION MAY ALSO BE WITHIN AN EXTENDED APPROACH AND DEPARTURE ZONE FOR A PROPOSED SECOND RUNWAY AS SHOWN IN THE AIRPORT AUTHORITY'S 2004 PLAN AND LOT OWNERS SHOULD BE AWARE OF THE RESULTANT SAFETY RISK. LOT OWNERS SHOULD CONSULT THE AIRPORT LAYOUT PLAN AND ANY RELEVANT DOCUMENTS TO DETERMINE THE STATUS OF THE PROPOSED RUNWAY LOCATION AT THE TIME OF PURCHASE.
 - 3) THERE ARE NO WATER RIGHTS ASSOCIATED WITH HERON'S LANDING LEGALLY DESCRIBED AS TRACTS 1 AND 2 OF CERTIFICATE OF SURVEY NO. 5963.

1/4 SEC.	T.	R.
☒	12	13N. 20W.
☒	13	13N. 20W.

SHEET 1 OF 8
DATE: APRIL 2020
DRAFT: CEG
PROJECT NO.: 18-11-01
FILE NO.: 18-11-01_PPLAT.DWG
LAYOUT TAB: SHT1

CERTIFICATE OF ENGINEER

I HEREBY CERTIFY THAT THE PRELIMINARY STREET, STORM DRAINAGE, SEWER, AND WATER PLANS WERE PREPARED UNDER MY SUPERVISION.

Ryan J. Salvo

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THE BOUNDARY AND PRELIMINARY LOT DESIGNS OF THIS PROPOSED SUBDIVISION WERE PREPARED UNDER MY SUPERVISION.

W. J. Salvo

PRELIMINARY PLAT OF
HERON'S LANDING
A SUBDIVISION OF THE CITY OF MISSOULA, COUNTY OF MISSOULA, MONTANA
LOCATED IN THE SE 1/4 OF SECTION 12 AND THE N 1/2 OF SECTION 13,
T. 13 N., R. 20 W., PRINCIPAL MERIDIAN, MONTANA

LEGEND-EXISTING

	SUBJECT PROPERTY BOUNDARY
	RIGHT OF WAY
	EASEMENT LINE
	LOT LINE
	CONCRETE SIDEWALK
	EDGE OF ASPHALT
	CURB AND GUTTER
	CURB AND GUTTER W/LAYDOWN
	EDGE OF GRAVEL
	WATER MAIN
	SANITARY SEWER MAIN
	STORM DRAIN
	CULVERT
	FENCE
	CONTOUR (1 FOOT INTERVAL)
	WATER VALVE
	FIRE HYDRANT
	BLOW OFF
	SANITARY SEWER MANHOLE
	DRAINAGE SUMP

LEGEND-PROPOSED

	EDGE OF ASPHALT
	CURB AND GUTTER
	CURB AND GUTTER W/DRIVEWAY OPENING
	4" THICK CONCRETE SIDEWALK
	WATER MAIN
	SANITARY SEWER MAIN
	STORM DRAIN
	CULVERT
	CONTOUR (1 FOOT INTERVAL)
	WATER VALVE
	FIRE HYDRANT
	BLOW OFF
	SANITARY SEWER MANHOLE
	DRAINAGE SUMP
	STORM DRAIN MANHOLE
	DRAINAGE SUMP (CURB BACKED LID)
	MAILBOX CLUSTER
	STREET GRADE
	FUTURE LOT
	COMMON AREA
	UTILITY EASEMENT
	PUBLIC STORM DRAIN EASEMENT
	PUBLIC NON-MOTORIZED ACCESS EASEMENT
	NO ACCESS STRIP (ACCESS CONTROL LINE)
	PRIVATE IRRIGATION DITCH EASEMENT
	NO-BUILD ZONE
	EXISTING UTILITY EASEMENT PER 44 RANCH PLATS
	EXISTING UTILITY EASEMENT PER BOOK ____ MICRO, PAGE ____
	PHASE NO.
	PHASE LINE

LOT AREA TABLE

LOTS		LOTS		LOTS		LOTS		LOTS	
LOT NO.	LOT AREA (SQ.FT)	LOT NO.	LOT AREA (SQ.FT)	LOT NO.	LOT AREA (SQ.FT)	LOT NO.	LOT AREA (SQ.FT)	LOT NO.	LOT AREA (SQ.FT)
1	9,091	76	3,466	151	3,389	226	2,160	301	3,420
2	8,584	77	3,500	152	3,291	227	2,610	302	3,420
3	8,575	78	3,421	153	3,319	228	2,610	303	3,420
4	8,715	79	3,227	154	3,398	229	2,160	304	3,420
5	8,946	80	3,774	155	3,747	230	2,160	305	3,420
6	8,949	81	16,100	156	8,282	231	2,955	306	3,420
7	8,950	82	8,386	157	7,280	232	4,632	307	3,420
8	8,638	83	7,509	158	7,232	233	2,880	308	2,880
9	12,631	84	6,360	159	7,752	234	2,880	309	2,880
10	12,108	85	6,062	160	7,800	235	2,880	310	2,880
11	8,952	86	5,333	161	11,350	236	4,633	311	2,825
12	8,953	87	4,451	162	2,555	237	2,825	312	4,633
13	8,788	88	5,072	163	2,160	238	2,880	313	2,880
14	12,993	89	6,608	164	2,610	239	2,880	314	2,880
15	6,340	90	6,070	165	2,610	240	2,880	315	2,880
16	6,252	91	5,193	166	2,160	241	2,880	316	4,632
17	6,300	92	4,979	167	2,610	242	2,880	317	3,225
18	6,300	93	2,438	168	2,610	243	3,420	318	2,880
19	7,443	94	2,261	169	2,160	244	3,452	319	2,610
20	6,300	95	2,252	170	2,160	245	7,292	320	2,160
21	6,300	96	2,208	171	2,610	246	6,765	321	2,160
22	6,299	97	6,087	172	2,610	247	8,940	322	2,160
23	12,796	98	6,107	173	2,160	248	9,526	323	2,745
24	12,816	99	6,128	174	2,731	249	8,495	324	2,745
25	8,660	100	6,148	175	5,694	250	6,252	325	2,160
26	8,660	101	6,095	176	5,797	251	6,345	326	2,160
27	8,660	102	6,612	177	5,955	252	6,574	327	2,610
28	8,611	103	6,660	178	5,976	253	6,554	328	2,880
29	9,725	104	6,660	179	5,976	254	6,565	329	2,880
30	9,173	105	6,660	180	5,976	255	6,575	330	2,880
31	4,382	106	6,660	181	5,946	256	6,586	331	3,878
32	4,351	107	8,763	182	5,946	257	4,647	F332	6,919
33	5,517	108	5,970	183	5,976	258	4,985	F333	2,378
34	5,761	109	6,660	184	5,976	259	4,991	F334	1,968
35	4,321	110	6,660	185	5,976	260	5,197	F335	1,973
36	4,370	111	6,660	186	5,994	261	6,628	F336	3,366
37	4,321	112	6,660	187	6,112	262	6,638	F337	5,587
38	6,021	113	6,660	188	5,924	263	6,649	F338	4,273
39	6,369	114	6,612	189	6,706	264	6,659	F339	7,315
40	5,934	115	6,072	190	6,179	265	6,670	F340	6,417
41	5,862	116	6,120	191	6,360	266	6,680	F341	5,488
42	5,862	117	6,120	192	6,348	267	6,691	F342	5,414
43	8,889	118	6,120	193	6,335	268	8,444	F343	5,625
44	2,724	119	6,120	194	2,763	269	6,167	F344	5,625
45	1,789	120	6,120	195	2,819	270	5,400	F345	5,979
46	1,727	121	6,348	196	4,142	271	5,603	F346	6,239
47	2,079	122	8,293	197	6,257	272	6,120	F347	9,005
48	2,070	123	6,120	198	5,703	273	6,120	CA1	25,271
49	2,061	124	6,120	199	3,915	274	6,120	CA2	9,799
50	2,052	125	6,120	200	3,915	275	5,004	CA3	7,563
51	1,692	126	6,120	201	3,915	276	4,182	CA4	1,148
52	2,314	127	6,072	202	3,860	277	4,182	CA5	4,348
53	2,744	128	6,623	203	7,752	278	4,182	CA6	13,213
54	1,679	129	6,695	204	7,800	279	4,998	CA7	18,068
55	1,743	130	6,719	205	11,350	280	4,998	CA8	2,510
56	1,851	131	6,726	206	2,825	281	4,182	CA9	2,292
57	2,353	132	2,482	207	2,880	282	4,182	CA10	2,157
58	6,809	133	2,372	208	2,700	283	4,182	CA11	177,474
59	7,377	134	2,380	209	2,160	284	5,004	CA12	1,710
60	7,378	135	2,578	210	2,160	285	8,100	CA13	20,193
61	7,378	136	5,247	211	2,700	286	8,100	CA14	1,814
62	7,377	137	5,450	212	2,610	287	9,113	CA15	1,800
63	7,377	138	5,941	213	2,160	288	9,162	CA16	19,393
64	7,377	139	7,053	214	2,610	289	7,176	CA17	1,800
65	7,329	140	4,568	215	2,880	290	7,864	CA18	2,589
66	4,811	141	4,499	216	2,873	291	7,864	CA19	6,046
67	4,050	142	4,499	217	2,930	292	7,864	CA20	4,421
68	4,050	143	4,499	218	2,165	293	8,912	CA21	7,958
69	4,050	144	4,379	219	2,160	294	8,912	CA22	5,776
70	4,050	145	3,621	220	2,610	295	8,912	CA23	1,800
71	6,067	146	3,670	221	2,160	296	7,601	CA24	1,800
72	4,703	147	3,670	222	2,160	297	7,601	FCA25	2,199
73	4,469	148	3,670	223	2,610	298	7,601		
74	3,742	149	3,619	224	2,610	299	7,959		
75	3,319	150	3,746	225	2,160	300	3,581		

STREET LENGTH TABLE	
STREET	LENGTH
CHUCK WAGON DRIVE	1,247 L.F.
LARIAT LOOP	329 L.F.
ROUNDUP DRIVE	701 L.F.
AUDUBON TRAIL	1,552 L.F.
FLYCATCHER LANE	686 L.F.
TENDERFOOT WAY	154 L.F.
RIATA ROAD	333 L.F.
BULRUSH WAY	1,204 L.F.
HERON'S LANDING DRIVE	1,165 L.F.
NESTING LANE	1,361 L.F.
HORSETAIL LANE	1,462 L.F.
MARSH LANE	362 L.F.
GEORGE ELMER DRIVE	1,274 L.F.
ROOKERY TRAIL	1,381 L.F.
WOODPECKER LANE	1,396 L.F.

PRELIMINARY
PLOTTED: 4/3/2020
SAVED: 4/3/2020



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1/4	SEC.	T.	R.
	12	13N.	20W.
	13	13N.	20W.

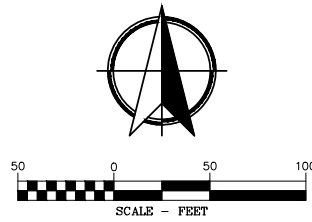
SHEET 2 OF 8
DATE: APRIL 2020
DRAFT: CEG
PROJECT NO.: 18-11-01
FILE NO.: 18-11-01_PPLAT.DWG
LAYOUT TAB: SHT2

PRELIMINARY PLAT OF
HERON'S LANDING
A SUBDIVISION OF THE CITY OF MISSOULA, COUNTY OF MISSOULA, MONTANA
LOCATED IN THE SE 1/4 OF SECTION 12 AND THE N 1/2 OF SECTION 13,
T. 13 N., R. 20 W., PRINCIPAL MERIDIAN, MONTANA



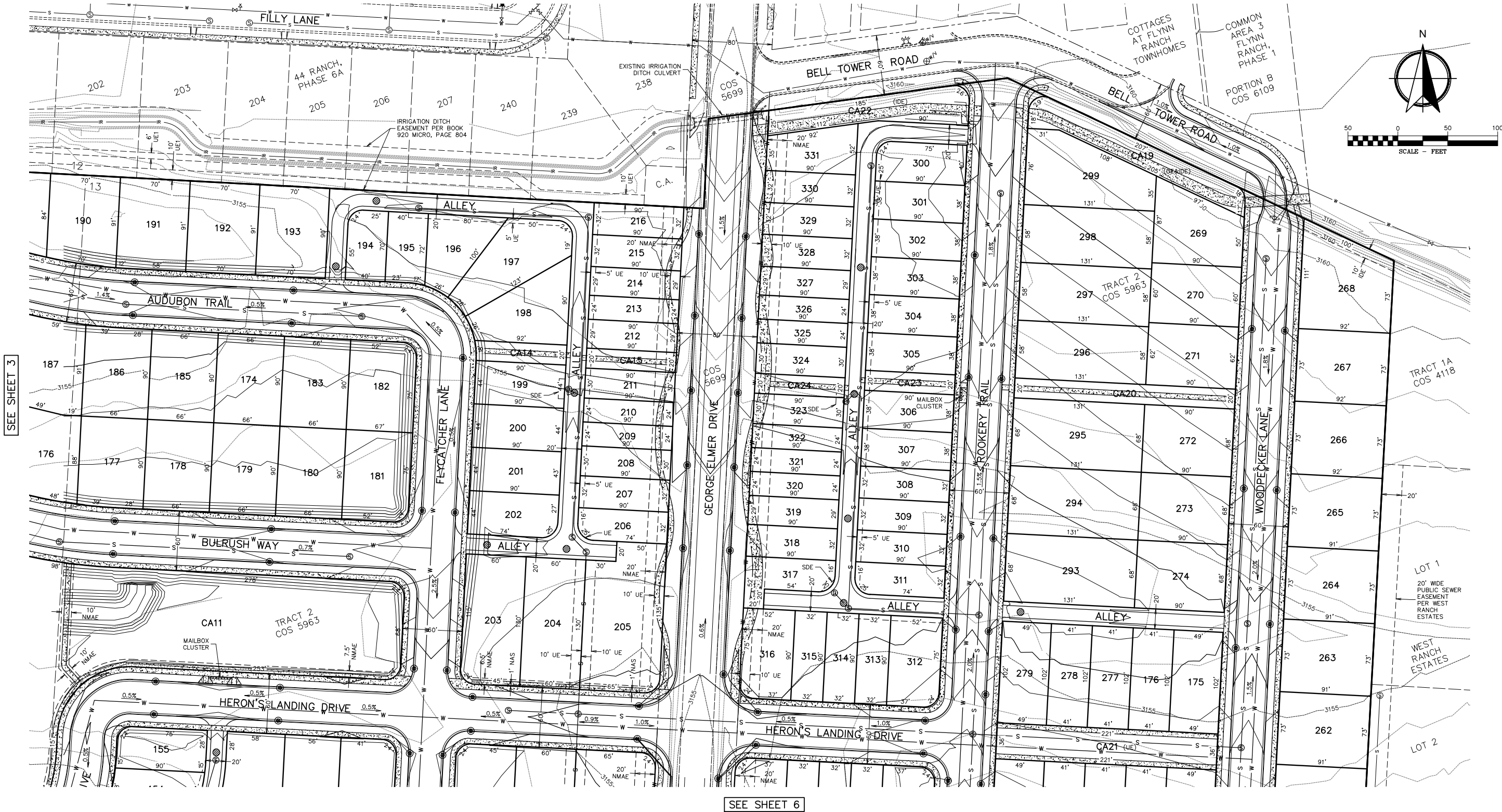
1/4	SEC.	T.	R.
☒	12	13N.	20W.
☒	13	13N.	20W.

SHEET 3 OF 8
DATE: APRIL 2020
DRAFT: CEG
PROJECT NO.: 18-11-01
FILE NO.: 18-11-01_PPLAT.DWG
LAYOUT TAB: SHT3



PRELIMINARY
PLOTTED: 4/3/2020
SAVED: 4/3/2020

PRELIMINARY PLAT OF
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A SUBDIVISION OF THE CITY OF MISSOULA, COUNTY OF MISSOULA, MONTANA
LOCATED IN THE SE 1/4 OF SECTION 12 AND THE N 1/2 OF SECTION 13,
T. 13 N., R. 20 W., PRINCIPAL MERIDIAN, MONTANA



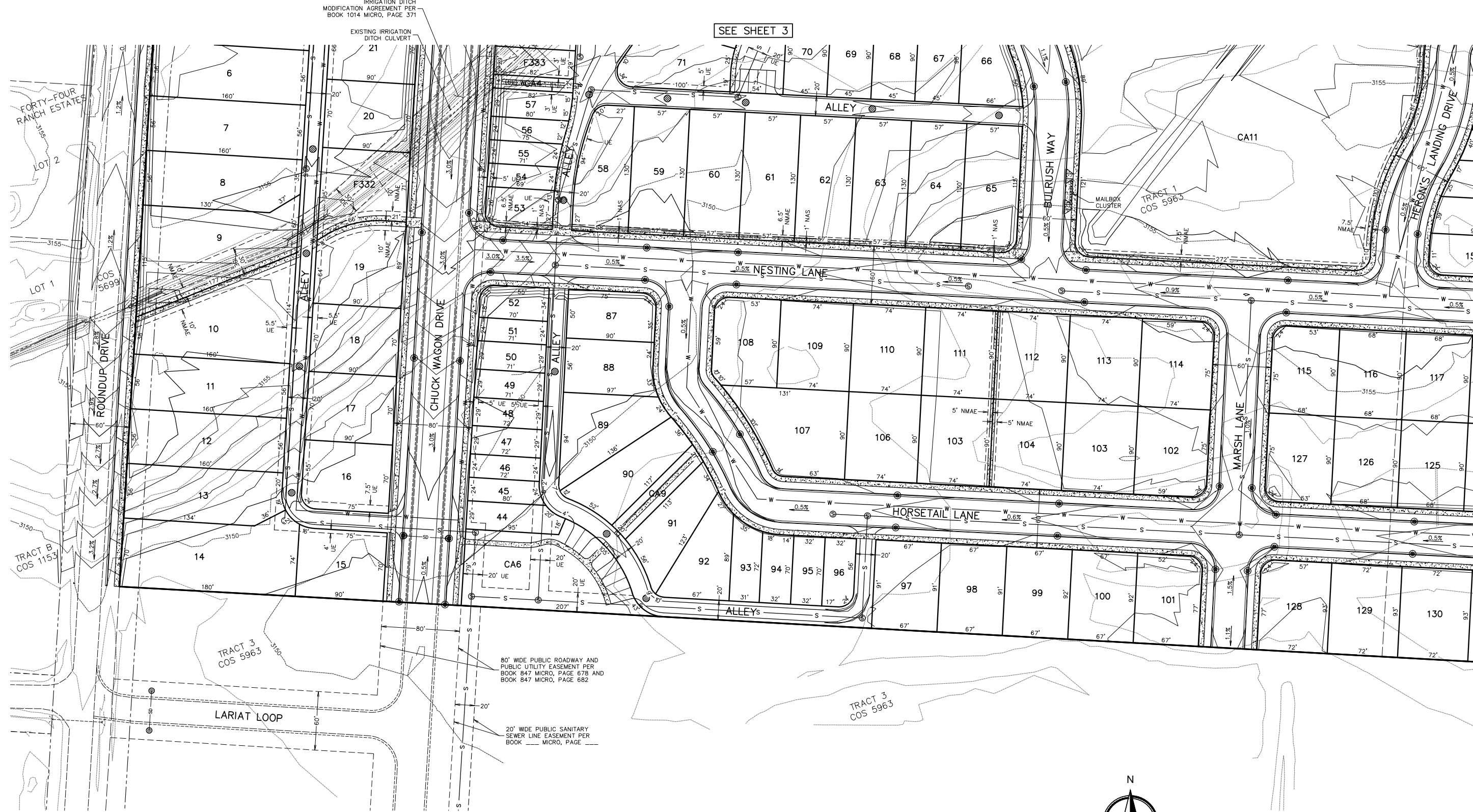
1/4	SEC.	T.	R.
☒	12	13N.	20W.
☒	13	13N.	20W.

SHEET 4 OF 8
DATE: APRIL 2020
DRAFT: CEG
PROJECT NO.: 18-11-01
FILE NO.: 18-11-01_PPLAT.DWG
LAYOUT TAB: SHT4



PRELIMINARY
PLOTTED: 4/3/2020
SAVED: 4/3/2020

PRELIMINARY PLAT OF
HERON'S LANDING
A SUBDIVISION OF THE CITY OF MISSOULA, COUNTY OF MISSOULA, MONTANA
LOCATED IN THE SE 1/4 OF SECTION 12 AND THE N 1/2 OF SECTION 13,
T. 13 N., R. 20 W., PRINCIPAL MERIDIAN, MONTANA



PRELIMINARY PLAT OF
HERON'S LANDING
A SUBDIVISION OF THE CITY OF MISSOULA, COUNTY OF MISSOULA, MONTANA
LOCATED IN THE SE 1/4 OF SECTION 12 AND THE N 1/2 OF SECTION 13,
T. 13 N., R. 20 W., PRINCIPAL MERIDIAN, MONTANA

SEE SHEET 4



SEE SHEET 5

TRACT 3
COS 5963

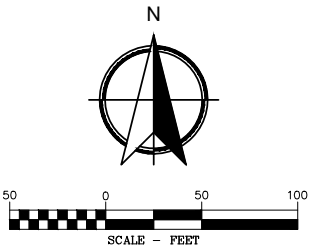
80' WIDE PUBLIC
ROADWAY EASEMENT
PER BOOK 728 MICRO,
PAGE 567

10' WIDE PUBLIC SANITARY
SEWER LINE EASEMENT
PER BOOK 728 MICRO, PAGE 567

TRACT 3
COS 5963

1/4	SEC.	T.	R.
☒	12	13N.	20W.
☒	13	13N.	20W.

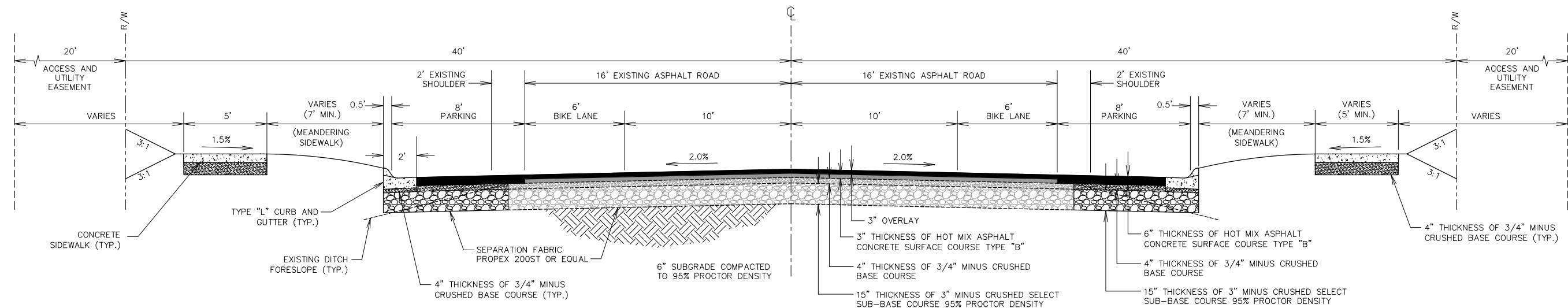
SHEET 6 OF 8
DATE: APRIL 2020
DRAFT: CEG
PROJECT NO.: 18-11-01
FILE NO.: 18-11-01_PPLAT.DWG
LAYOUT TAB: SHT6



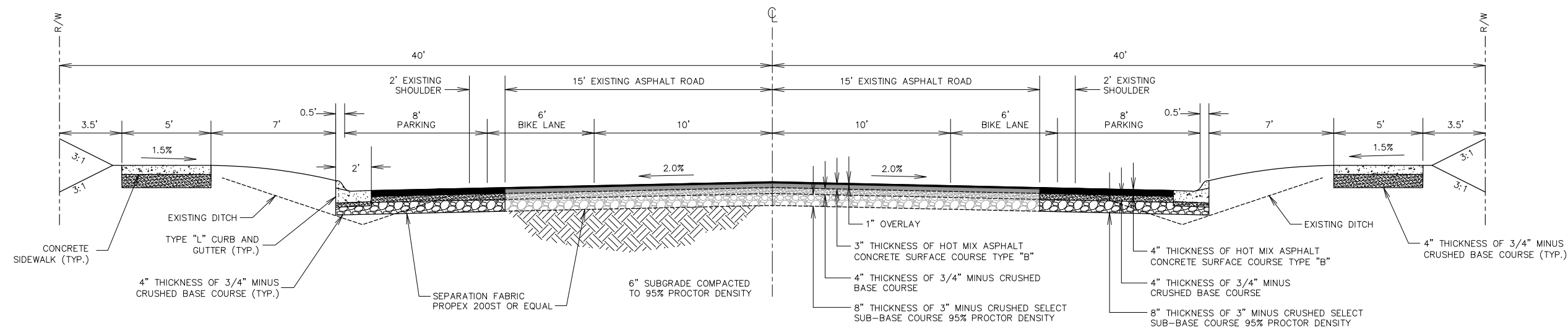
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PRELIMINARY
PLOTTED: 4/3/2020
SAVED: 4/3/2020

PRELIMINARY PLAT OF
HERON'S LANDING
A SUBDIVISION OF THE CITY OF MISSOULA, COUNTY OF MISSOULA, MONTANA
LOCATED IN THE SE 1/4 OF SECTION 12 AND THE N 1/2 OF SECTION 13,
T. 13 N., R. 20 W., PRINCIPAL MERIDIAN, MONTANA



(LOOKING NORTH)
TYPICAL STREET SECTION - GEORGE ELMER DRIVE
NO SCALE



TYPICAL STREET SECTION - CHUCK WAGON DRIVE
NO SCALE

1/4	SEC.	T.	R.
☒	12	13N.	20W.
☒	13	13N.	20W.

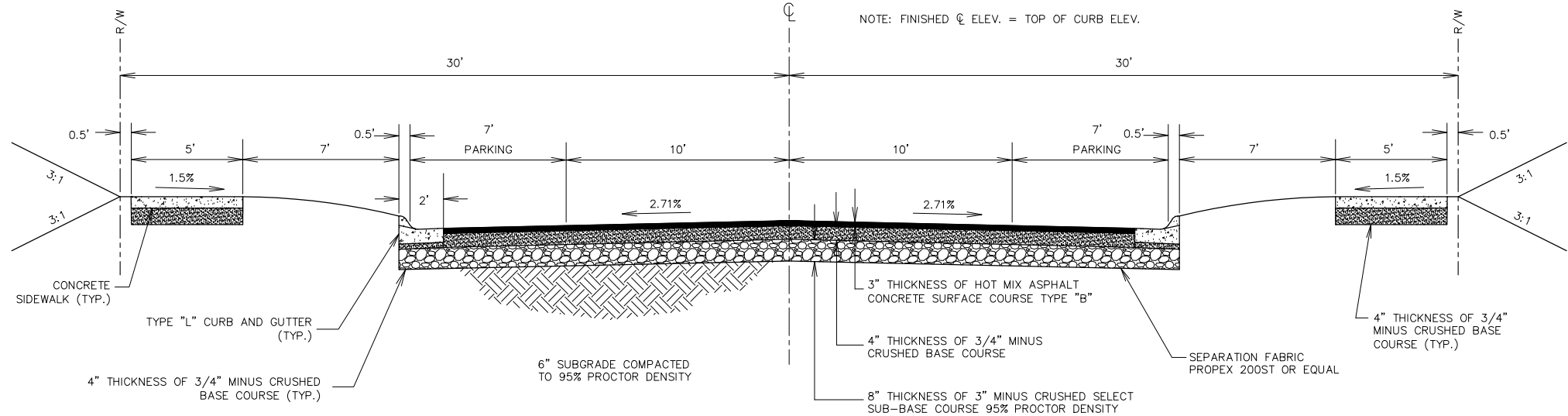
SHEET 7 OF 8
DATE: APRIL 2020
DRAFT: CEG
PROJECT NO.: 18-11-01
FILE NO.: 18-11-01_PPLAT.DWG
LAYOUT TAB: SHT7



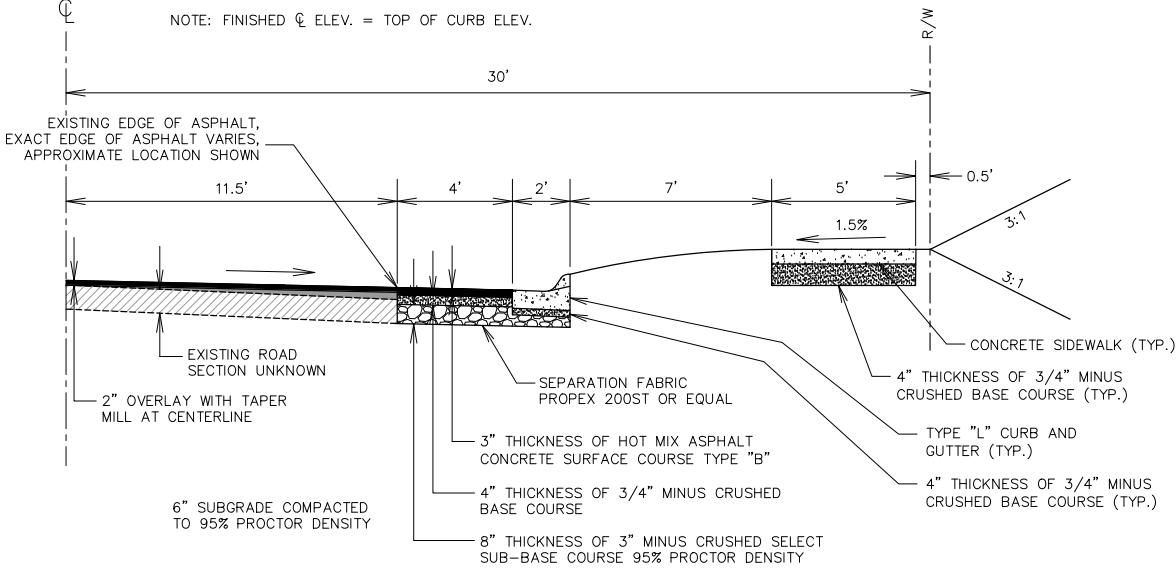
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PRELIMINARY
PLOTTED: 4/3/2020
SAVED: 4/3/2020

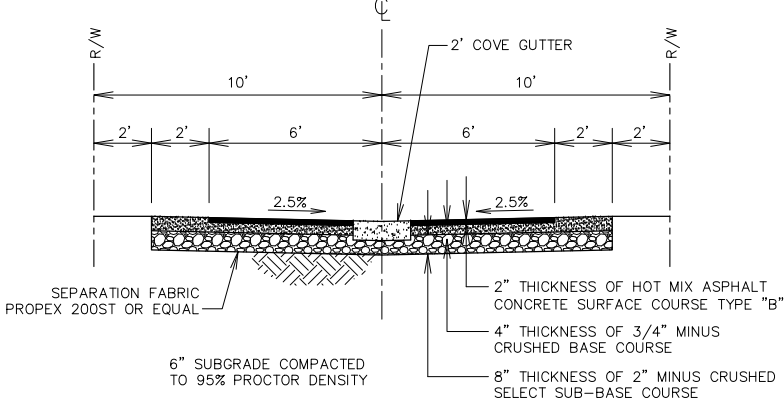
PRELIMINARY PLAT OF
HERON'S LANDING
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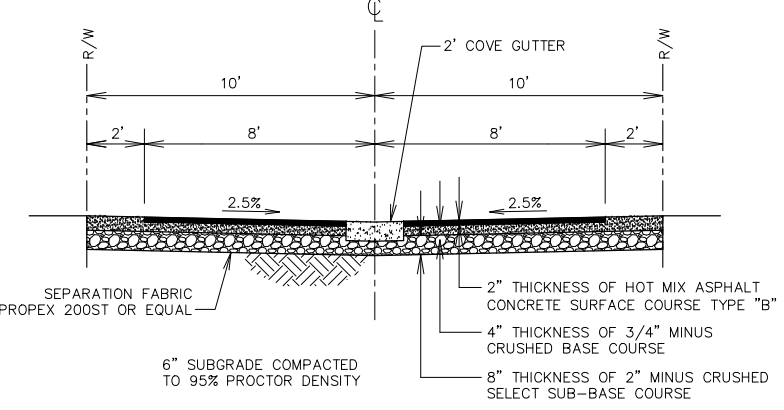
LARIAT LOOP, AUDUBON LOOP, TENDERFOOT WAY,
RIATA ROAD, BULRUSH WAY, HERON'S LANDING DRIVE,
NESTING LANE, MARSH LANE, AND ROOKERY LOOP
TYPICAL STREET SECTION - LOCAL RESIDENTIAL STREET
NO SCALE



ROUNDUP DRIVE (LOOKING NORTH)
TYPICAL STREET SECTION - LOCAL RESIDENTIAL STREET
NO SCALE

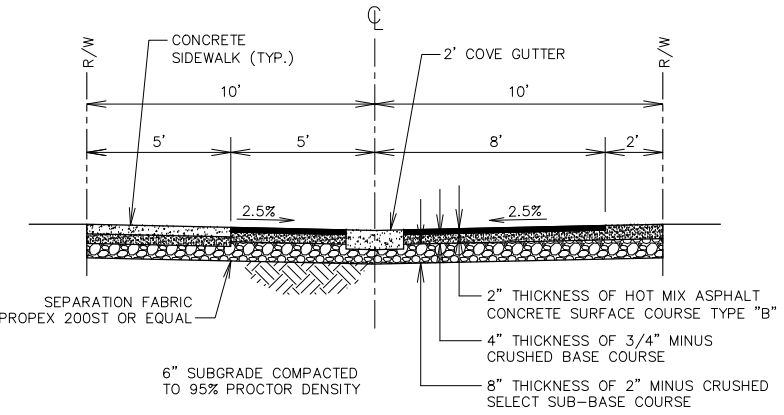


TYPICAL 16' ALLEY SECTION
NO SCALE



APPLIES TO ALLEYS DEPICTED ON FIRE MARSHALL APPROVAL OF FIRE HYDRANT SPACING EXHIBIT, SUBMITTED IN SECTION 5 OF THE SUBDIVISION APPLICATION.

TYPICAL 20' ALLEY SECTION
NO SCALE



APPLIES TO ALLEYS DEPICTED ON FIRE MARSHALL APPROVAL OF FIRE HYDRANT SPACING EXHIBIT, SUBMITTED IN SECTION 5 OF THE SUBDIVISION APPLICATION.

TYPICAL 20' ALLEY/PEDESTRIAN CORRIDOR SECTION
NO SCALE

1/4	SEC.	T.	R.
☒	12	13N.	20W.
☒	13	13N.	20W.

SHEET 8 OF 8
DATE: APRIL 2020
DRAFT: CEG
PROJECT NO.: 18-11-01
FILE NO.: 18-11-01_PPLAT.DWG
LAYOUT TAB: SHT8



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PRELIMINARY
PLOTTED: 4/3/2020
SAVED: 4/3/2020