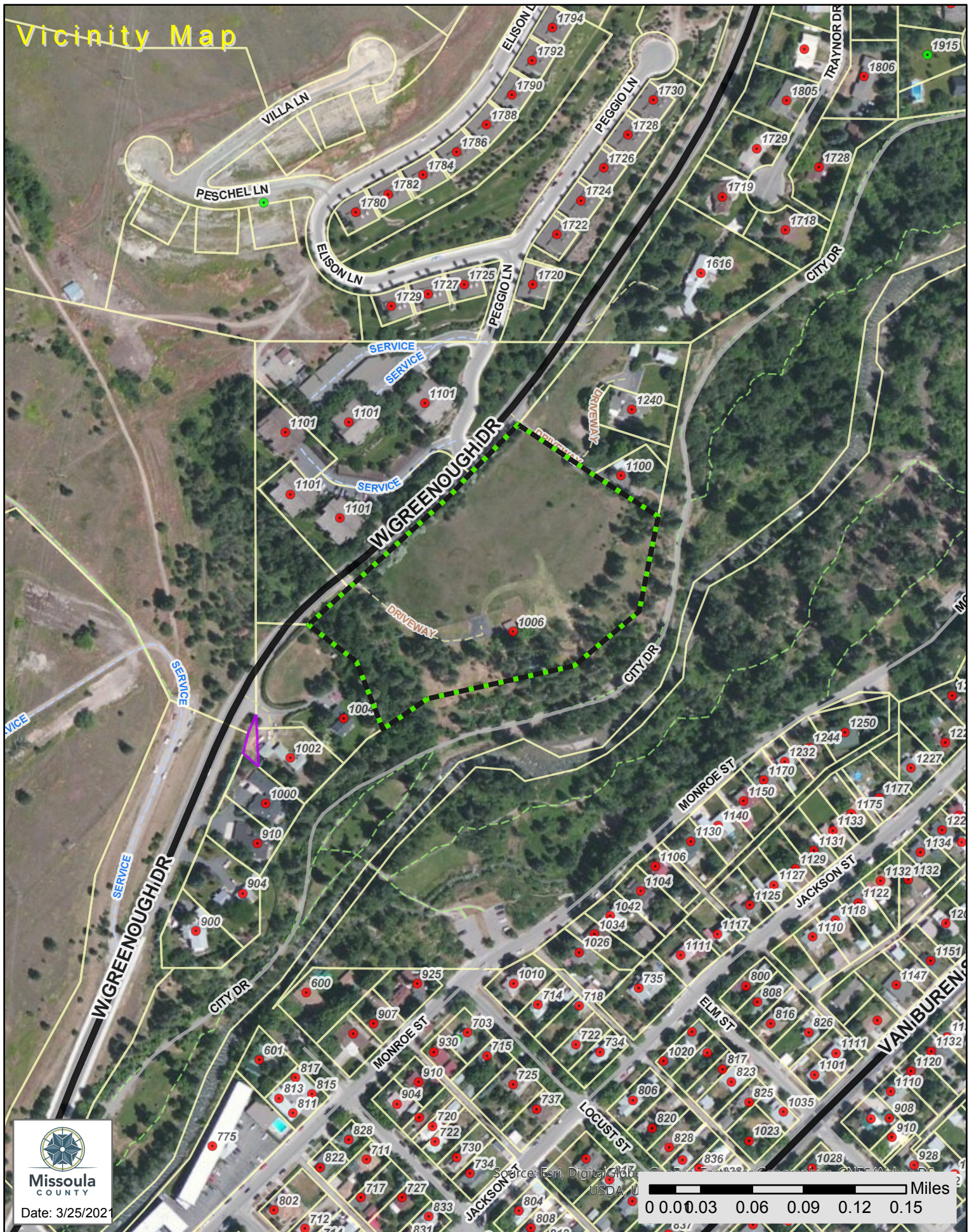


Vicinity Map

Vicinity Map



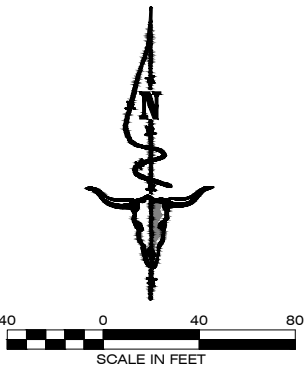

Missoula
 COUNTY
 Date: 3/25/2021

Map Center: X: -113.97976 - Y: 46.87629

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Zoning Map and Zoning District Standards

CURRENT ZONING



LEGEND

- (E) PROPERTY BOUNDARY
- (E) ADJACENT PROPERTY BOUNDARY
- (E) LOT LINE
- (E) EASEMENT
- (S) SEWER LINE
- (ST) STORM DRAIN PIPE
- (OH) OVERHEAD UTILITY
- (E) BURIED POWER
- (G) GAS LINE
- (T) TELEPHONE LINE
- (TV) TELEVISION LINE
- (FO) FIBER OPTIC LINE
- (X) FENCE LINE
- (3430) MAJOR CONTOUR
- (E) MINOR CONTOUR
- (E) ASPHALT
- (E) GRAVEL
- (E) CONCRETE
- (S) SEWER MANHOLE
- (E) SEPTIC TANK
- (E) CULVERT
- (E) TELEPHONE JUNCTION BOX
- (E) POWER VAULT
- (E) TELEVISION JUNCTION BOX
- (E) ELECTRICAL TRANSFORMER
- (E) POWER POLE
- (E) GUY WIRE
- (E) SIGN

IMEG

1817 SOUTH AVE. W. STE. A
MISSOULA, MT 59801

PH: 406.721.0142
FAX: 406.721.5224
www.imegcorp.com

REVISIONS	DATE

DESIGNED: DO
DRAFTED: DO
CHECKED: PF
DATE: 4/28/2020

LOCATION: 1006 W GREENOUGH DRIVE
COS PLAT M
SECTION 22, T19N., R19W., P.M.M.
MISSOULA COUNTY
PREPARED FOR: GREENOUGH HEIGHTS, LLC

PROJECT NO. 20-5651	PROJECT NAME GREENOUGH HEIGHTS
SHEET: 1 OF 1	SHEET TITLE: SPLIT ZONING EXHIBIT

PRELIMINARY

DWG LOCATION: C:\MISSOULA\TUPROJECTS\1 ACTIVE FILES\2020 PROJECTS\20651 - KORNALD GREENOUGH
FEASIBILITY\DRAWINGS\1 DRAWINGS\AUTOCAD\EXHIBIT\95651-90-5651 SUPP DATA.DWG

PROPOSED ZONING

1101 W GREENOUGH DR
MOUNTAINWOOD ESTATES LLC

NO PHYSICAL ADDRESS
GPN DEVELOPMENT LLC

NO RECORD OF SEPTIC PERMIT
OR MUNICIPAL CONNECTION
(ASSUMED CESSPOOL)

1100 GREENOUGH DR
JAMES OLSON

IMPROVEMENT TO GREENOUGH
DRIVE TO INCLUDE 15.5' FROM
CENTERLINE TO BOC. (10' DRIVE
LANE, 5' BIKE LANE, CURB/GUTTER,
7' BOULEVARD, 5' SIDEWALK) (TYP)

PORTION OF FRONTAGE WITH
6' WIDE CURBSIDE SIDEWALK
AND RETAINING WALL
(VARIANCE REQUEST)

SEE ROAD PLANS FOR
PROPOSED GRADING AND
DRAINAGE PLAN

1004 GREENOUGH DR
JACK & NANCY MORTON

APPROX. LOCATION OF EXISTING
SEPTIC SYSTEM (PERMIT #74-137)

AREA OF RIPARIAN
RESOURCE

10' AREA OF
RIPARIAN BUFFER

EXISTING
INTERMITTENT
DRAINAGE

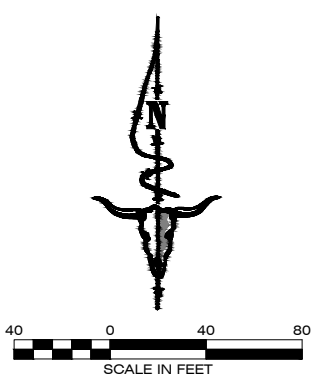
R8

OP1

SETBACKS
FRONT: 20'
SIDE (INTERIOR): 7.5'
SIDE (STREET): 10'
REAR: 20'

LEGEND

- (E) PROPERTY BOUNDARY
- (E) ADJACENT PROPERTY BOUNDARY
- (E) LOT LINE
- (E) EASEMENT
- (S) SEWER LINE
- (ST) STORM DRAIN PIPE
- (OH) OVERHEAD UTILITY
- (E) BURIED POWER
- (G) GAS LINE
- (T) TELEPHONE LINE
- (TV) TELEVISION LINE
- (FO) FIBER OPTIC LINE
- (X) FENCE LINE
- (M) MAJOR CONTOUR
- (M) MINOR CONTOUR
- (E) ASPHALT
- (E) GRAVEL
- (E) CONCRETE
- (E) SEWER MANHOLE
- (E) SEPTIC TANK
- (E) CULVERT
- (E) TELEPHONE JUNCTION BOX
- (E) POWER VAULT
- (E) TELEVISION JUNCTION BOX
- (E) ELECTRICAL TRANSFORMER
- (E) POWER POLE
- (E) GUY WIRE
- (E) SIGN
- (P) EASEMENT
- (W) WATER LINE
- (WS) WATER SERVICE
- (S) SEWER LINE
- (SS) SEWER SERVICE
- (FM) SEWER FORCE MAIN
- (P) MAJOR CONTOUR
- (P) MINOR CONTOUR
- (P) ASPHALT
- (P) GRAVEL
- (P) CONCRETE
- (P) SEWER MANHOLE
- (P) FIRE HYDRANT
- (P) CURB INLET
- (P) CATCH BASIN
- (P) SUMP
- AREA OF RIPARIAN RESOURCE (ARR)
- AREA OF RIPARIAN BUFFER (ARB)



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PH: 406.721.0142
FAX: 406.721.5224
www.imegcorp.com

DATE: _____
DESIGNED: DO
DRAFTED: DO
CHECKED: PF
DATE: 4/28/2020

REVISIONS
DATE: _____
BY: _____
DESCRIPTION: _____

LOCATION: 1006 W GREENOUGH DRIVE
COS PLAT M
SECTION 22, T19N., R19W., P.M.M.
MISSOULA COUNTY
PREPARED FOR: GREENOUGH HEIGHTS, LLC

PROJECT NAME: GREENOUGH HEIGHTS
PROJECT NO: 20-5651
SHEET: 2 OF 3

SHEET TITLE: SUPPLEMENTAL DATA SHEETS
PROPOSED LAYOUT

PRELIMINARY

Map Symbol	District Name
R215	Residential 215
R80	Residential 80
R40	Residential 40
R20	Residential 20
RT10	Residential 10 (two-unit/ townhouse)
R8	Residential 8
R5.4	Residential 5.4
RT5.4	Residential 5.4 (two-unit/ townhouse)
R3	Residential 3
RT2.7	Residential 2.7 (two-unit/ townhouse)
RM2.7	Residential 2.7 (multi-dwelling)
RM2	Residential 2 (multi-dwelling)

Use Category ↳ specific use type	R215	R80	R40	R20	RT10	R8	R5.4	RT5.4	R3	RT2.7	RM2.7	RM2	RM1.5	RM1	RM0.5	RMH	Standards
RESIDENTIAL																	
Household Living (except as noted below)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	20.05.030
↳ Manufactured Housing Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	Title 16
Group Living (except as noted below)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	20.40.070
↳ Community Res. Facility (8 or fewer)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
↳ Community Residential Facility (9+)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	20.40.070
↳ Fraternity/Sorority	-	-	-	-	-	-	-	-	-	-	C	C	P	P	P	-	20.40.070
PUBLIC/CIVIC																	
College/University	-	-	-	-	-	-	-	-	-	C	-	C	C	C	C	C	
Day Care																	
↳ Residential Day Care (1—12)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
↳ Day Care Center (13+)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Library/Cultural Exhibit	-	-	-	-	-	-	-	-	-	-	C	P	P	P	P	P	
Park/Recreation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Preschool																	
↳ Preschool (1—12)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
↳ Preschool Center (13+)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Religious Assembly	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
School	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Utilities and Services																	
↳ Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
↳ Major	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
COMMERCIAL																	
Lodging																	
↳ Bed and Breakfast	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	20.40.030
↳ Tourist Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	20.40.135
Office	-	-	-	-	-	-	-	-	-	-	-	C	C	C[1]	-	-	
Parking, Non-accessory	-	-	-	-	-	-	-	-	-	-	-	C	C	C[1]	-	-	

Personal Improvement Service	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C[1]	-	-	
Residential Support Services	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	P	-	20.40.120
INDUSTRIAL																		
Residential Storage Warehouse	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	C	C	20.40.110
OTHER																		
Agriculture, Animal	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Agriculture, Crop	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Water Testing Laboratory	-	-	-	-	-	-	-	-	-	-	-	-	C	C [1]	-	-	-	
Wireless Communication Facility																		
¹ Ground-mounted support structure	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	20.40.160
¹ Roof-mounted and structure -mounted support structures	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	20.40.160

Building Type	R215	R80	R40	R20	RT10	R8	R5.4	RT5.4	R3	RT2.7	RM2.7	RM2	RM1.5	RM1	RM0.5	RMH	Additional Standards
Residential																	
Detached house	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Lot line house	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	20.40.080
Townhouse																	
¹ 2-unit townhouse	P/C	P/C	P/C	P/C	P	-	-	P	-	P	P	P	P	P	P	P	20.40.140
¹ 3+-unit townhouse	P/C	P/C	P/C	P/C	P/C	-	-	-	-	-	P	P	P	P	P	P	20.40.140
Two-unit house	-	-	-	-	P	-	-	P	-	P	P	P	P	P	P	P	
Multi-dwelling house	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	20.40.100
Multi-dwelling building	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	20.40.090
Mixed-use																	
Mixed-use building *	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	
Vertical mixed-use building	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

Standards	R215	R80	R40	R20	RT10	R8	R5.4	RT5.4	R3	RT2.7	RM2.7	RM2	RM1.5	RM1-35	RM1-45 RMH [1]	RM0.5
CONVENTIONAL DEVT																
Min. District Area (sq. ft.)	None	None	None	None	None	None	None	None	None	30,000	None	None	None	None	None	None
Minimum Parcel Size																
¹ Area (square feet) [8]	215,000	80,000	40,000	20,000	10,000	8,000	5,400	5,400	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
¹ Area per unit (sq. ft.)	215,000	80,000	40,000	20,000	10,000	8,000	5,400	5,400	3,000	2,700	2,700	2,000	1,500	1,000	1,000	500
Minimum Setbacks(feet)																
¹ Front	25	25	25	25	20	20	20	20	10[3]	20	20	20	20	20	20	20
¹ Side (interior)	25	25	15	15	7.5 [4]	7.5 [4]	7.5 [4]	7.5 [4]	3	5	5	5	5	5	5	7.5
¹ Side (street)	12.5	12.5	12.5	12.5	10	10	10	10	10	10	10	10	10	10	10	10
¹ Rear	25	25	25	25	20	20	20	20	10[3]	20	20	20	20	20	20	20
Max. Building Height (feet) [5]	30/35	30/35	30/35	30/35	30/35	30/35	30/35	30/35	30/35	30/35	30/35	45	45	35	45	125

CLUSTER DEVT																	
Overall Site																	
¹ Min. open space (% site)	30	30	30	30	30	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
¹ Min. area per unit (sq. ft.)	215,000	80,000	40,000	20,000	10,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Minimum Parcel Area (sq. ft.)	None	None	None	None	None	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Minimum Setbacks (feet)																	
¹ Front [2]	25	25	25	25	20	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
¹ Side (interior)	20	15	10	10	7.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
¹ Side (street)	12.5	12.5	12.5	12.5	10	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
¹ Rear	25	25	25	25	20	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Max. Building Height (feet) [5]	30/35	30/35	30/35	30/35	30/35	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
CONSERVATION DEVT																	
Overall Site																	
¹ Min. area (acres, gross)	100	40	20	10	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
¹ Min. open space (% site)	60	60	60	60	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
¹ Min. area per unit (sq. ft.)	177,000	66,000	33,000	16,500	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
¹ Min. open space (% site)	60	60	60	60	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
¹ Min. area per unit (sq. ft.)	177,000	66,000	33,000	16,500	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Minimum Parcel Area (sq. ft.)	None	None	None	None	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Minimum Setbacks (feet)																	
¹ Front [2]	25	25	25	25	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
¹ Side (interior)	20	15	10	10	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
¹ Side (street)	12.5	12.5	12.5	12.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
¹ Rear	25	25	25	25	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Max. Building Height (feet) [5]	30/35	30/35	30/35	30/35	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
PERMANENTLY AFFORDABLE DEVT [6]																	
Minimum Parcel Size																	
¹ Area (sq. ft.)												None	None	None	None	None	None
¹ Area per unit (sq. ft.) [7]												2,160	1,600	1,200	800	800	400
Min. Setbacks (feet)																	
¹ Front												20	20	20	20	20	20
¹ Side (interior)												3	3	3	3	3	3
¹ Side (interior)												3	3	3	3	3	3
¹ Side (street)												10	10	10	10	10	10
¹ Rear												20	20	20	20	20	20
Max. Building Height (feet) [5]												30/35	45	45	35	45	125
Map Symbol						District Name											
OP1						Open Space											
OP2						Open and Resource Lands											
OP3						Public Lands and Institutional											
A						Aviation											

B. Purpose

1. OP1

The OP1 district is primarily intended to preserve open space and sensitive natural resource areas, including environmentally sensitive and agricultural areas.

Use Category Specific Use Type	OP1	OP2	OP3	A	Standards
RESIDENTIAL					
Household Living	-		-	-	
^L Townhouses (in cluster developments)	-	P	-	-	20.40.140
^L Detached Houses	-	P	-	-	
Group Living (except as noted below)	-	C		-	
^L Community Residential Facility (8 or fewer)	-	P	-	-	
^L Community Residential Facility (9+)	-	C	-	-	20.40.070
^L Health Care Facility	-	-	P	-	
PUBLIC/CIVIC					
College/University	-	-	P	-	
Day Care					
^L Residential Day Care (1—12)	-	P	-	-	
^L Day Care Center (13+)	-	C	-	C	
Detention and Correctional Facilities	-	-	P	-	
Detention and Correctional Facilities	-	-	P	-	
Emergency Homeless Shelter	-	-	C	-	20.40.045
Hospital	-	-	P	-	
Library/Cultural Exhibit	-	-	P	P	
Meal Center	-	-	C	-	20.40.085
Parks/Recreation	P	P	P	P	
School	-	-	P	-	
Safety Services	-	-	-	P	
Utilities and Services					
^L Minor	P	P	P	P	
^L Major	C	-	P	C	
COMMERCIAL					
Business Support Services	-	-	-	P	
Eating and Drinking Establishments					
^L Restaurant	-	-	-	P	

^L Tavern or Nightclub	-	-	-	C	
Entertainment and Spectator Sports	-	-	P	-	
Funeral and Interment Service	-	-	P	-	
Lodging					
^L Hotel/Motel	-	-	-	P	
Office					
^L Administrative, Professional or General Office	-	-	-	P	
^L Medical or Government	-	-	P	P	
Parking, Non-accessory	-	-	-	P	
Retail Sales	-	-	-	C	
Vehicle Sales and Service					
^L Light Equipment Sales/Rentals	-	-	-	P	

INDUSTRIAL					
Manufacturing, Production, and Industrial Services	-	-	-	P	
^L Artisan	-	-	-	P	
^L Limited	-	-	-	P	
^L General	-	-	-	P	
Warehousing, Wholesaling and Freight Movement	-	-	-	P	
AVIATION					
Air Medical Services	-	-	-	P	
Mail and Distribution	-	-	-	P	
Private and Public Airports	-	-	-	P	
Airport Facilities	-	-	-	P	
OTHER					
Agriculture, Animal	-	P	-	P	
Agriculture, Crop	P	P	P	P	
Community Garden	P	P	P	P	
Wireless Communication Facility					
Wireless Communication Facility					
^L Ground-mounted support structure	C	C	P	P	
^L Roof-mounted and Structure-mounted support structures	P	P	P	P	

Use Category Specific Use Type	OP1	OP2	OP3	A
CONVENTIONAL DEVELOPMENT				
Minimum Parcel Size				
^L Area (square feet)	None	None	None	None
^L Area per unit (acres)	None	40	None	None
^L Width (feet)	None	None	None	None
Minimum Setbacks (feet)				
^L Front	None	25	30	None
^L Side (interior)	None	50	10	None
^L Side (street)	None	12.5	15	None
^L Rear	None	50	20	None
Maximum Building Height (feet)	35	35	100	None
Max. Building Coverage (% of parcel area)	None	None	45	None
CLUSTER DEVELOPMENT				
Overall Site				
^L Min. open space (% site)	NA	30	NA	NA
^L Min. area per unit (acres)	NA	40	NA	NA
Minimum Parcel Area	NA	None	NA	NA
Minimum Setbacks (feet)				
^L Front [1]	NA	25	NA	NA
^L Side (interior)	NA	15	NA	NA
^L Rear	NA	20	NA	NA
Maximum Building Height (feet)	NA	35	NA	NA

Comprehensive Plan and Growth Policy

Land Use Designation

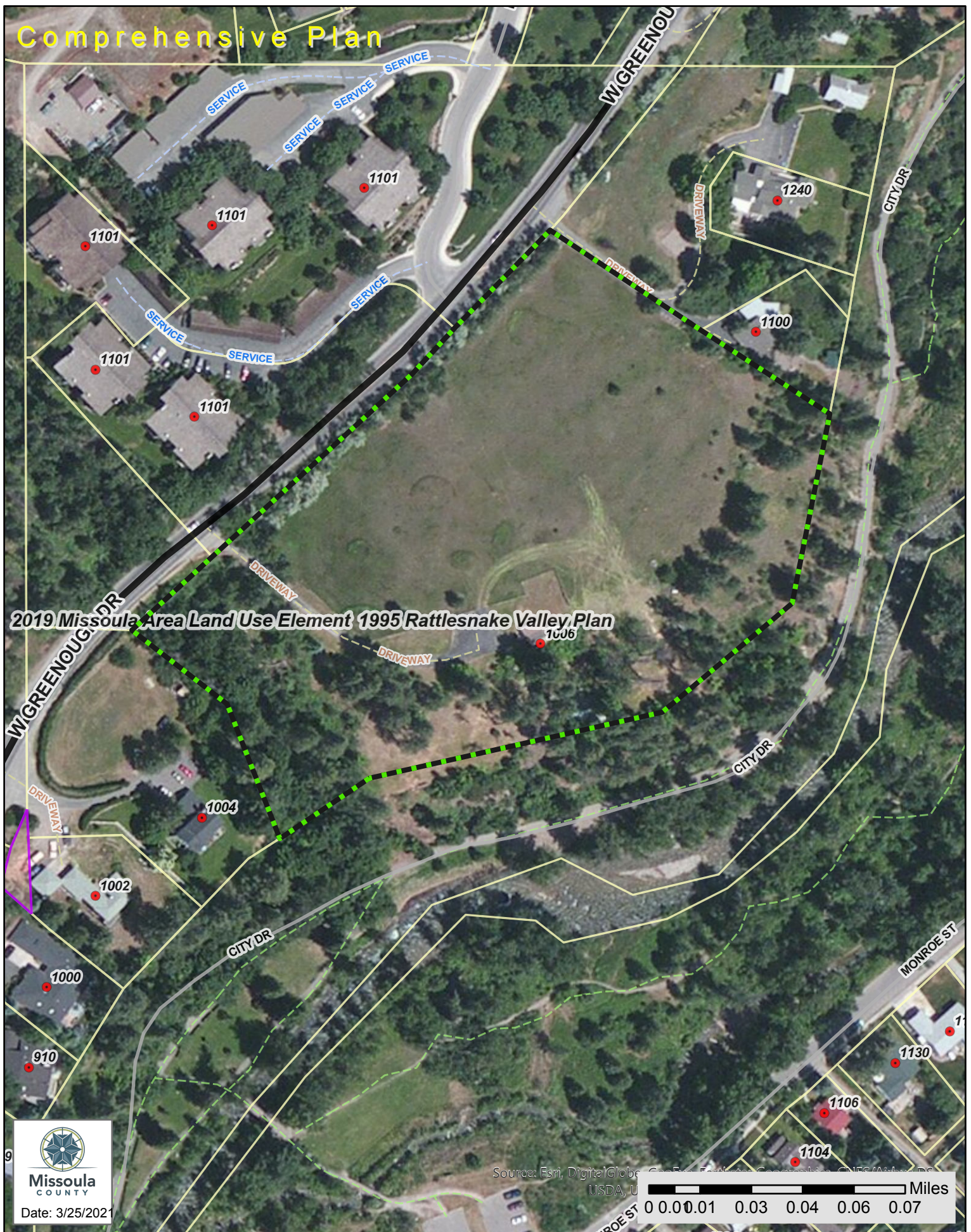
RMD

Parcels: KORKALO CHRISTIAN T

ParcelID	04220022125130000
PropertyID	333.465
TaxAcres	5.79
GISAcres	4.70
Property Address	1006 W GREENOUGH DR, MISSOULA, MT 59802
Owner Name	KORKALO CHRISTIAN T
Owner Address 1	1412 ASHLEY DR
Owner Address 2	
Owner Address 3	
Owner City	VIRGINIA BCH
Owner State	VA
Owner Zip	23454-1650
Legal Description	S22, T13 N, R19 W, C.O.S. PLAT M, NE4 NE4 5.79 AC
Missoula Neighborhood Council	Lower Rattlesnake
Missoula Ward	1
Base Zone	R8
Overlay Zone	
Land Use	RMD
UFDA Region	Rattlesnake

- Community Mixed Use
- Neighborhood Mixed Use
- Urban Center
- Regional Commercial and Services
- Open and Resource
- Perks and Open Lands
- Public and Quasi-Public
- Residential High Density - Greater than 24 units per acre
- Residential Medium High Density - 12 to 23 units per acre
- Residential Medium Density - 3 to 11 units per acre
- Residential Low Density - 1 to 2 units per acre
- Residential Rural - Less than 1 unit per 2 acres
- Industrial Light
- Industrial Heavy

Comprehensive Plan



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RATTLESNAKE VALLEY PLAN AMENDMENT 1995 UPDATE

ADOPTED LAND USES

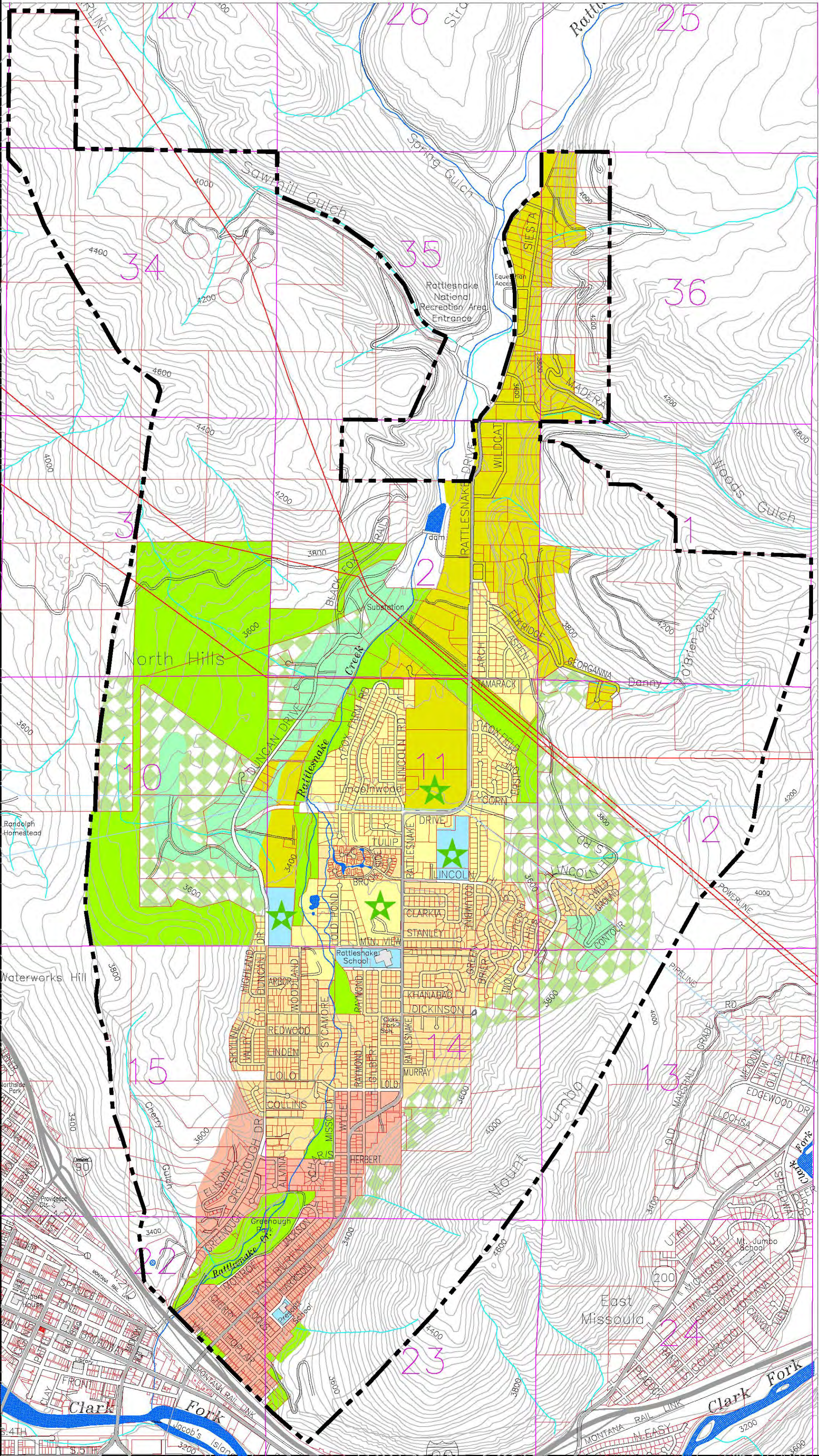
By City Resolution 5765
Oct. 2, 1995 and County
Resolution 95-102,
Nov. 28, 1995

- Plan Boundary
- 6-8 dwelling units/acre
- 4 dwelling units/acre
- 2 dwelling units/acre
- 1 dwelling unit/acre
- 1 dwelling unit per 2 acres
- 1 dwelling unit per 5-10 acres
- Parks and Open Space
- Potential Park
- Public & Quasi-public Lands & Facilities
- 1 dwelling unit per 40 acres
- Property Line



Scale:
1 inch = 1500 feet
0 1500
Contour Interval 40 Feet.

filename: P1320RAT.PLT
Sources: County Surveyors and
Office of Planning & Grants
Reprinted from map by D.Dewing &
E. Benson, 4/5/1996.



Aerial Photo

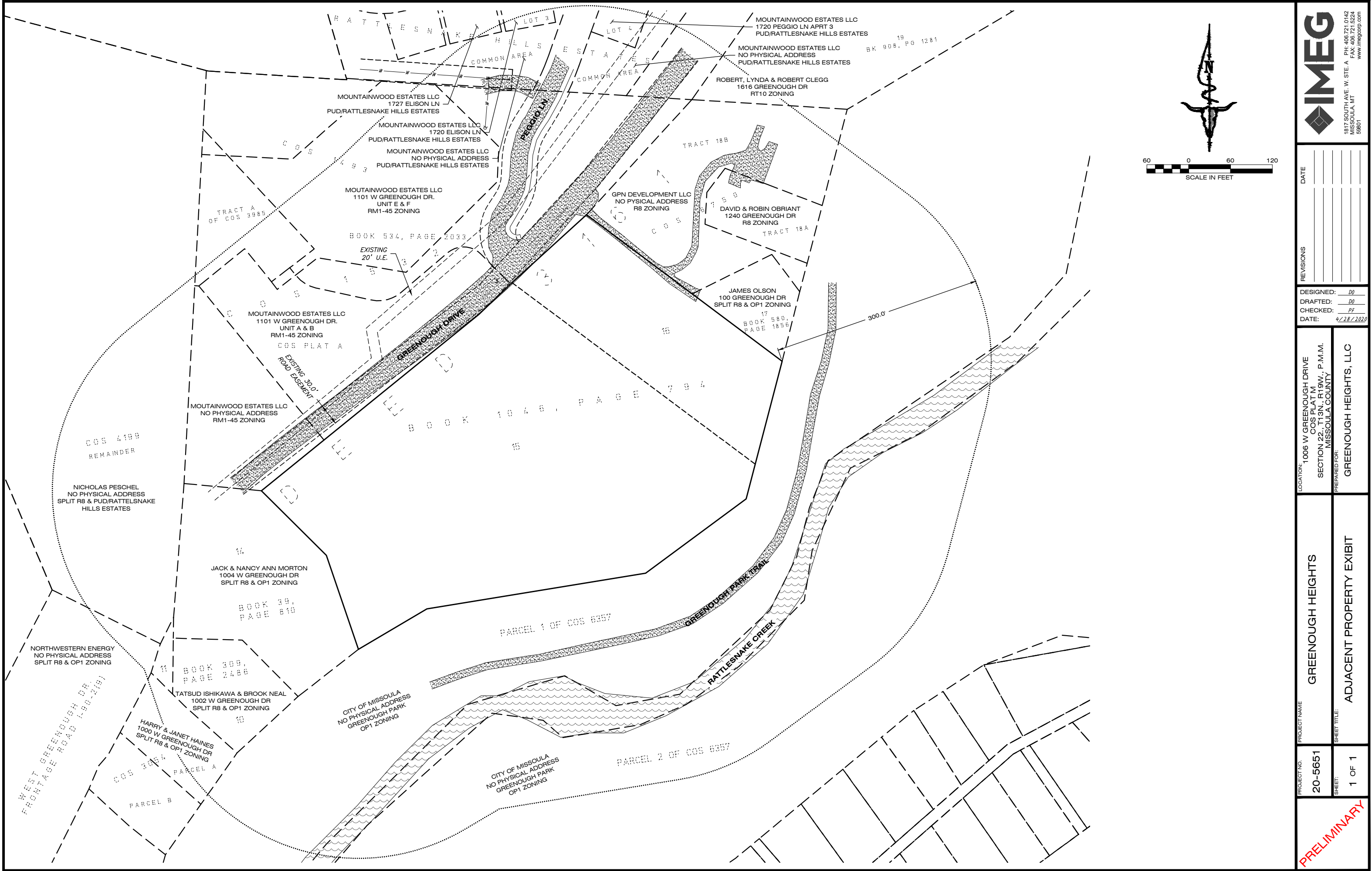
Aerial Photo



Map Center: X: -113.97976 - Y: 46.87629

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Adjacent Properties and Ownership Map



IMEG

1817 SOUTH AVE. W. STE. A
MISSOULA, MT 59801
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FAX: 406.721.5224
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REVISIONS	DATE

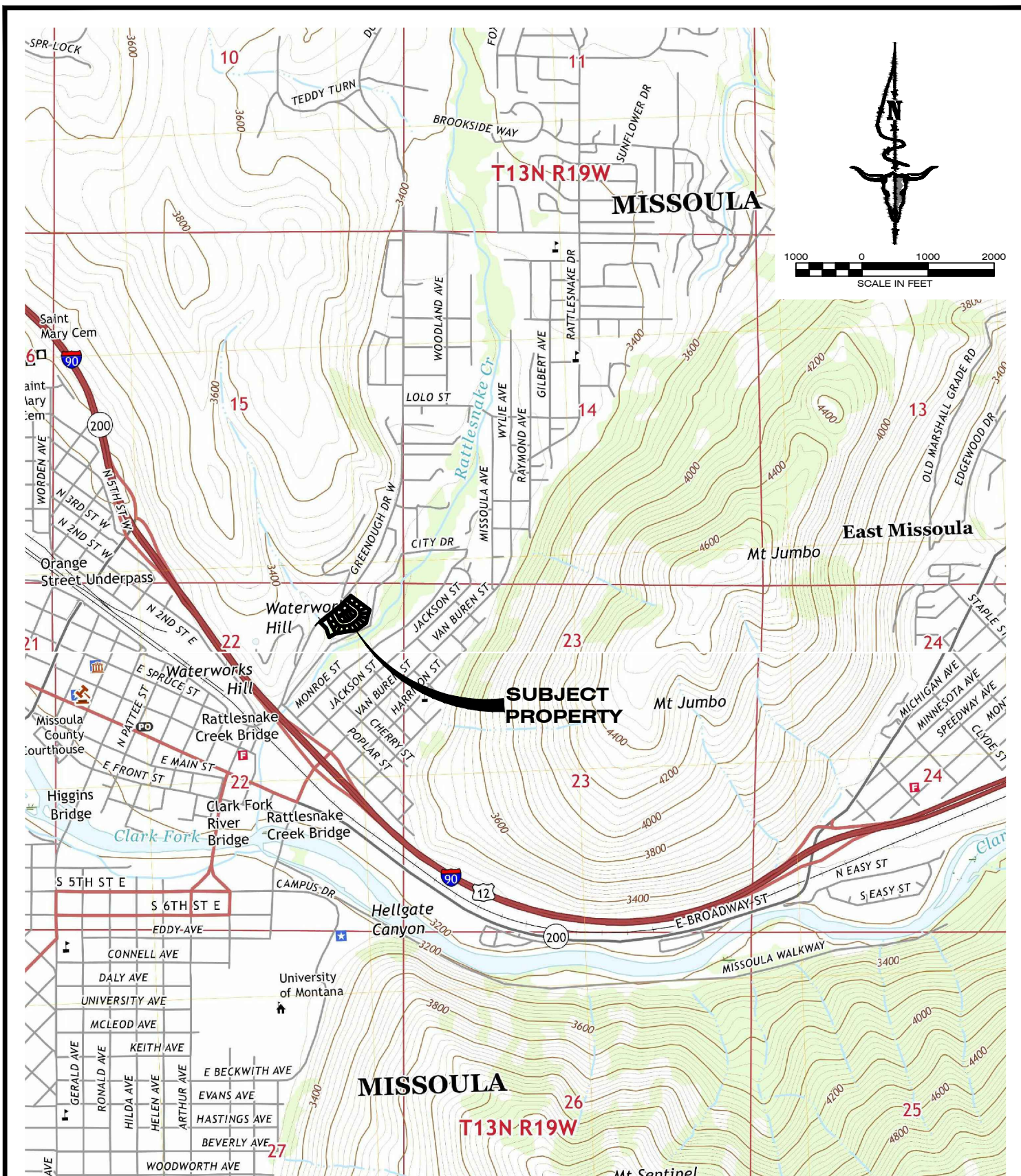
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DRAFTED: DO
CHECKED: PF
DATE: 4/28/2020

LOCATION:	1006 W GREENOUGH DRIVE COS PLAT M SECTION 22, T13N., R19W., P.M.M. MISSOULA COUNTY
PREPARED FOR:	GREENOUGH HEIGHTS, LLC

PROJECT NAME	GREENOUGH HEIGHTS
PROJECT NO.	20-5651
SHEET TITLE	ADJACENT PROPERTY EXHIBIT
SHEET	1 OF 1

PRELIMINARY

USGS Exhibit



TERRITORIAL LANDWORKS, INC.

CIVIL ENGINEERING • SURVEYING • LAND USE CONSULTING

Ph: 406/721-0142

www.TerritorialLandworks.com

P.O. Box 3851

Fax: 406/721-5224

Missoula, MT 59806

VICINITY MAP
GREENOUGH HEIGHTS
1006 W GREENOUGH DRIVE
SECTION 22., T13N., R19W., P.M.M.
MISSOULA COUNTY

PROJECT#: 20-5651

TAB: USGS

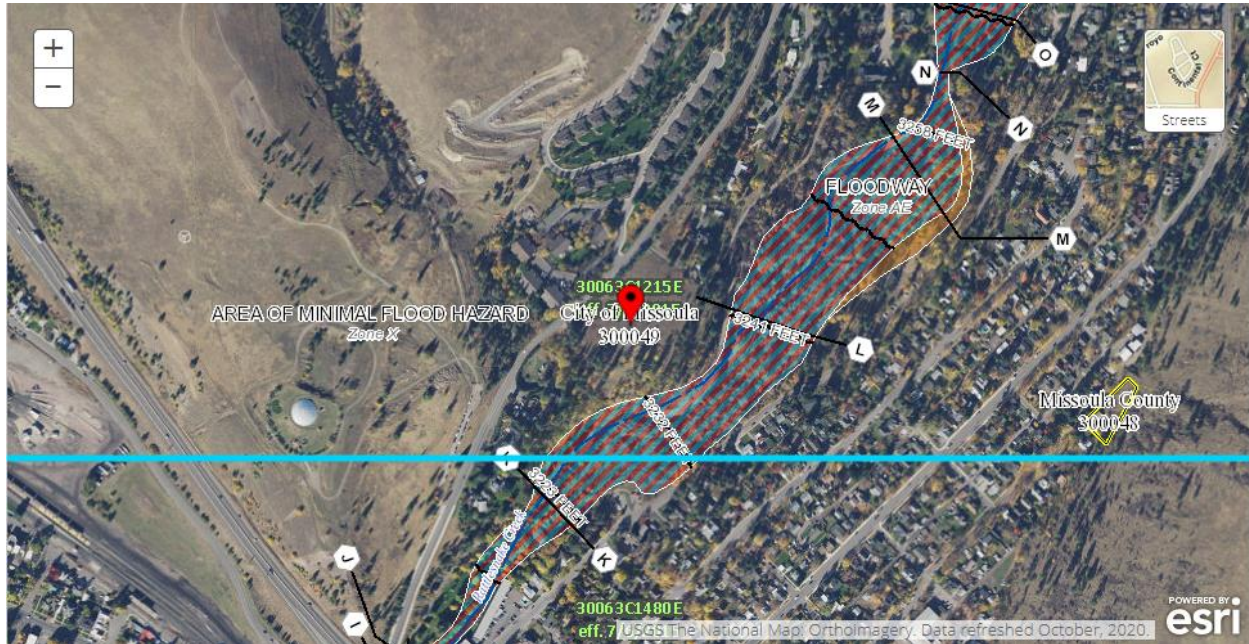
DRAFTER: DO

DATE: 04/2021

SHEET 1 OF 1

Floodplain Map

FLOODPLAIN MAP



Vegetation Map



UNIRRIGATED GRASSES, WEEDS, AND SMALL TREES
AND SHRUBS



INTERMITTENT DRAINAGE, RIPARIAN VEGETATION, TREES,
SHRUBS, AND BUSHES.



MATURE TREES, SHRUBS AND BUSHES.



100 0 100 200
SCALE IN FEET



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VEGETATION EXHIBIT
GREENOUGH HEIGHTS
1006 W GREENOUGH DRIVE
SECTION 22., T13N., R19W., P.M.M.
MISSOULA COUNTY

PROJECT#: 20-5651
TAB: WILDLIFE
DRAFTER: DO
DATE: APRIL, 2021
SHEET 1 OF 1

Wildlife Exhibit



BASED UPON INFORMATION OBTAINED THROUGH MONTANA FISH, WILDLIFE, & PARKS AND MT.GOV WEB SITES.

<http://fwp.mt.gov/doingBusiness/reference/maps/> &
<http://fieldguide.mt.gov/displayClasses.aspx?Kingdom=Animalia>

REGARDING DISTRIBUTION OF WILDLIFE ACROSS THE STATE OF MONTANA, THE FOLLOWING WILDLIFE IS KNOWN
 TO UTILIZE ALL OR A PORTION OF SEC 22, T13N, R19W, P.M.M., MISSOULA COUNTY, MONTANA:

SNOWSHOE HARE	NORTHERN RIVER OTTER	NORTH AMERICAN PORCUPINE	SNOWY OWL
WHITE-TAILED JACKRABBIT	MARTEN	HOUSE MOUSE	BARRED OWL
MOUNTAIN COTTONTAIL	SHORT-TAILED WEASEL	NORWAY RAT	BELTED KINGFISHER
AMERICAN PIKA	LONG-TAILED WEASEL	NORTHERN FLYING SQUIRREL	RED-NAPED SAPSUCKER
MASKED SHREW	AMERICAN MINK	YELLOW-BELLIED MARMOT	BLACK-BACKED WOODPECKER
WESTERN PYGMY SHREW	FISHER	LEAST CHIPMUNK	PEREGRINE FALCON
WESTERN WATER SHREW	AMERICAN BLACK BEAR	RED-TAILED CHIPMUNK	BLUE JAY
VAGRANT SHREW	GRIZZLY BEAR	SNOW GOOSE	BLACK-BILLED MAGPIE
BIG BROWN BAT	MOUNTAIN GOAT	CANADA GOOSE	AMERICAN CROW
SILVER-HAIRED BAT	MULE DEER	WOOD DUCK	COMMON RAVEN
HOARY BAT	BEAVER	BLUE-WINGED TEAL	TREE SWALLOW
LONG-EARED MYOTIS	LONG-TAILED VOLE	CINNAMON TEAL	BARN SWALLOW
LONG-LEGGED MYOTIS	MEADOW VOLE	GADWALL	CANYON WREN
GRAY WOLF	MOUNTAIN VOLE	MALLARD	PACIFIC WREN
RED FOX	SOUTHERN RED-BACKED VOLE	NORTHERN PINTAIL	MOUNTAIN BLUEBIRD
CANADA LYNX	BUSHY-TAILED WOODRAT	OSPREY	VEERY
BOBCAT	MUSKRAT	GOLDEN EAGLE	EUROPEAN STARLING
MOUNTAIN LION	DEER MOUSE	BALD EAGLE	YELLOW-HEADED BLACKBIRD
STRIPED SKUNK	WESTERN HEATHER VOLE	RED-TAILED HAWK	WESTERN MEADOWLARK
WOLVERINE	NORTHERN BOG LEMMING	BARN OWL	YELLOW-THROATED WARBLER
	WESTERN JUMPING MOUSE	GREAT HORNED OWL	



100 0 100 200
 SCALE IN FEET



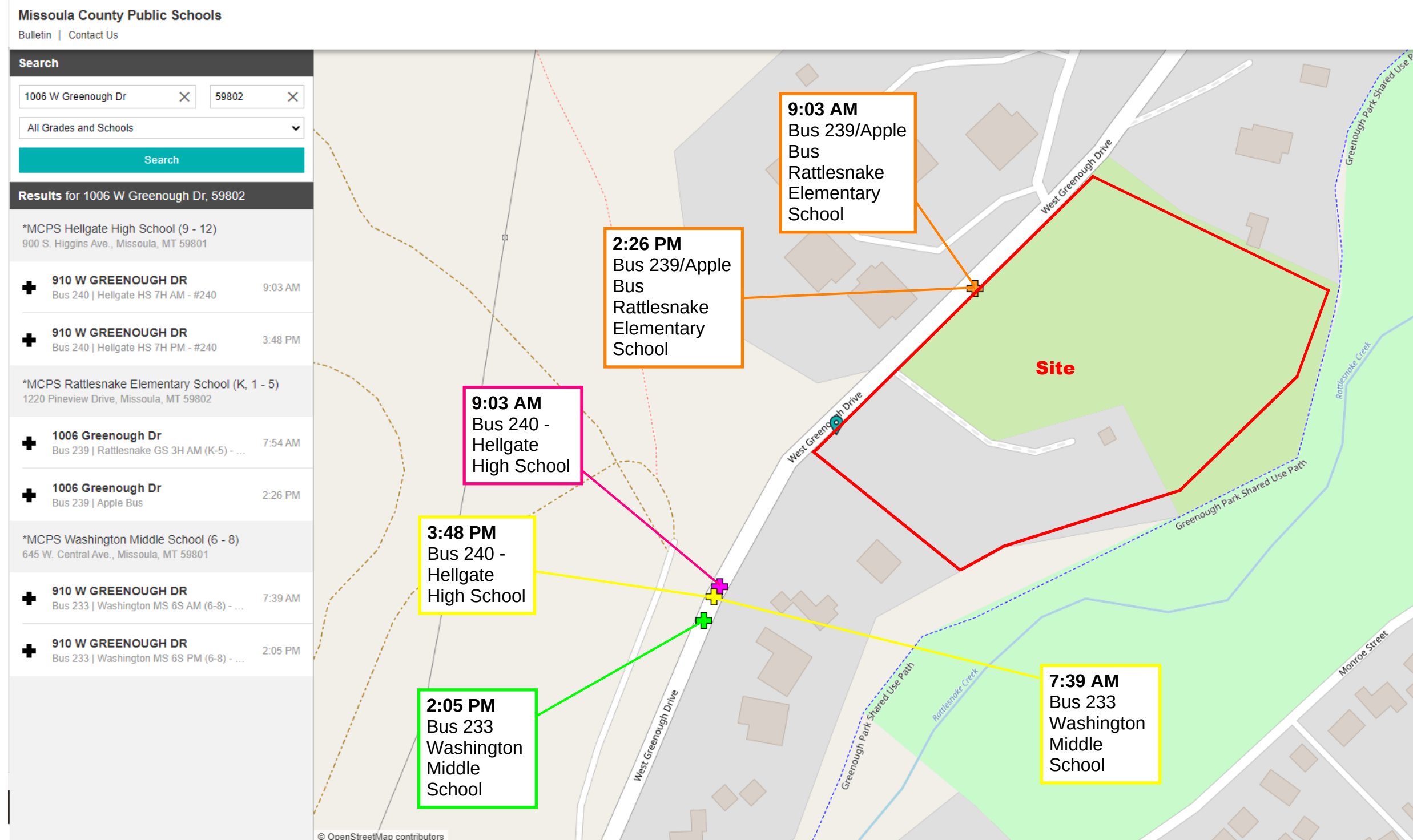
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WILDLIFE EXHIBIT
GREENOUGH HEIGHTS
1006 W GREENOUGH DRIVE
SECTION 22., T13N., R19W., P.M.M.
MISSOULA COUNTY

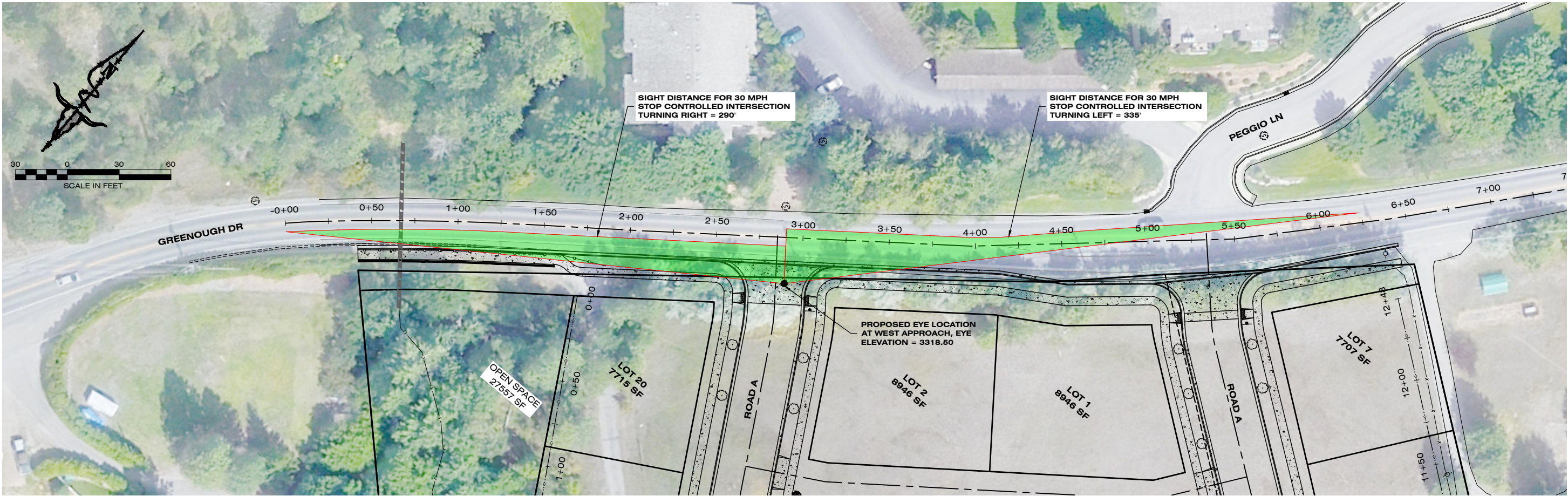
PROJECT#: 20-5651
 TAB: WILDLIFE
 DRAFTER: DO
 DATE: APRIL, 2021
 SHEET 1 OF 1

Bus Route Map

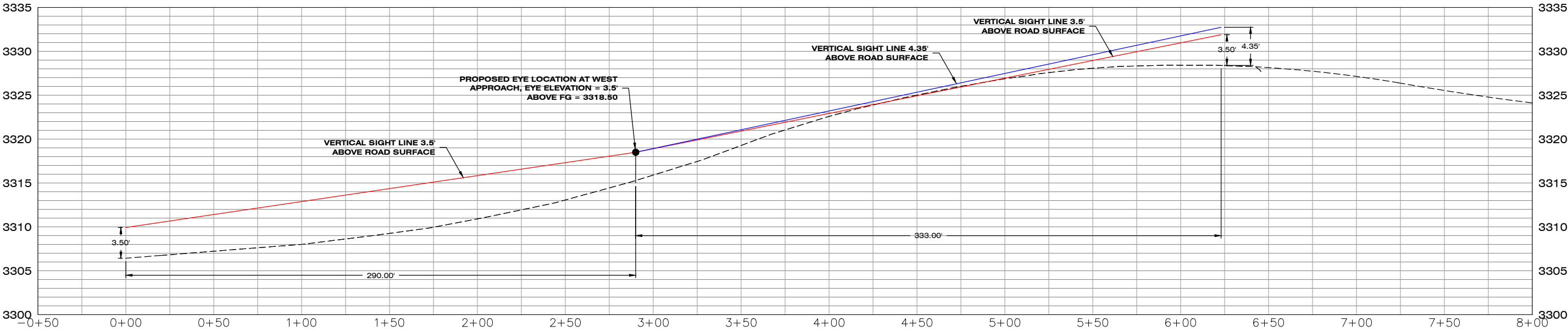
BUS ROUTE MAP



Site Triangles



Alignment: GREENOUGH CL
Vert Exaggeration: 1:5





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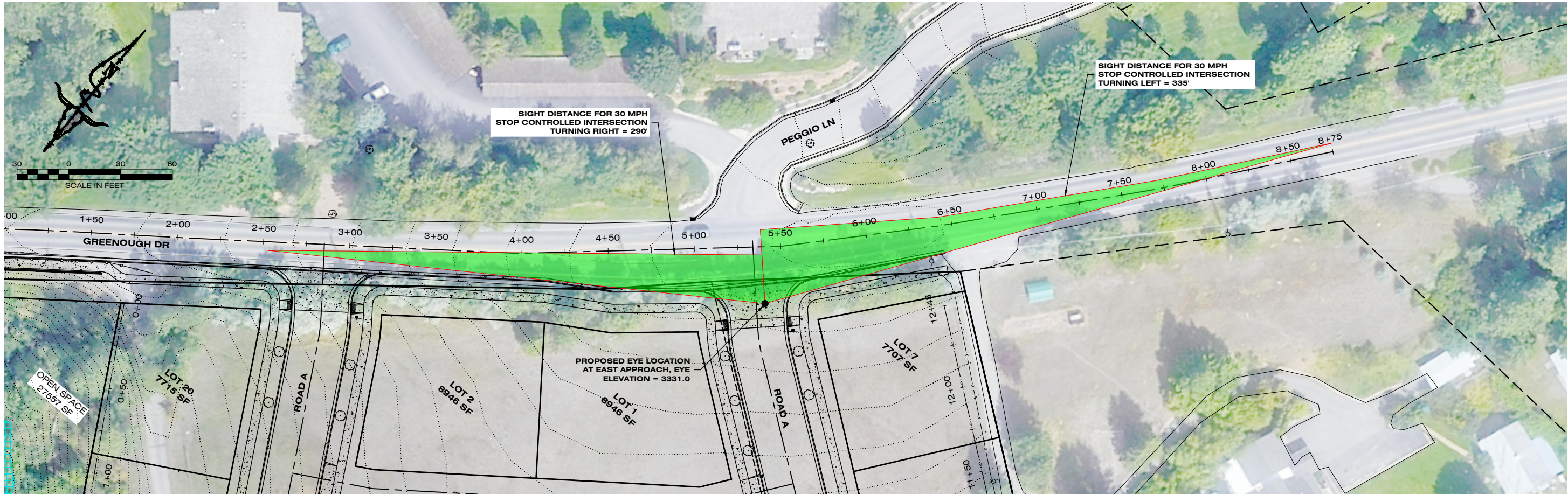
DATE	
DESIGNED:	JW
DRAFTED:	JW
CHECKED:	
DATE:	6/01/2021

LOCATION:	1006 W GREENOUGH DRIVE COS PLAT M SECTION 22, T13N., R19W., P.M.M. MISSOULA COUNTY
PREPARED FOR:	KORKALO FAMILY

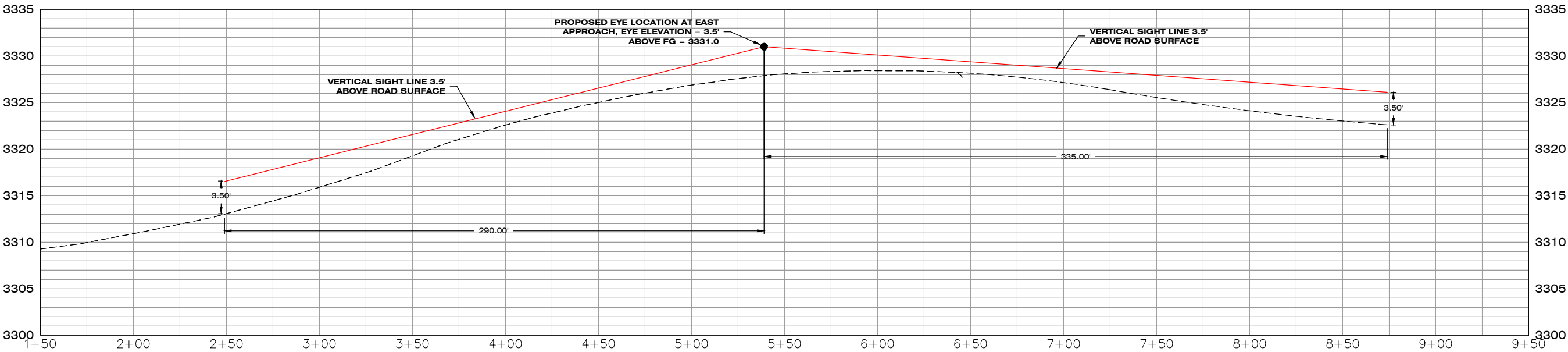
PROJECT NAME	GREENOUGH HEIGHTS
PROJECT NO.	20-5651
SHEET	1 OF 1
SHEET TITLE	SIGHT DISTANCE ANALYSIS WEST APPROACH

PRELIMINARY

DWG LOCATION: G:\MISSOULA\TUPROJECTS\1 ACTIVE FILES\2020 PROJECTS\9651 - KORKALO GREENOUGH
FEASIBILITY\DRAWINGS\1 DRAWINGS\AUTOCAD\EXHIBITS\9651-SIGHT TRS.DWG



Alignment: GREENOUGH CL
Vert Exaggeration: 1:5





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DATE	
REVISIONS	
DESIGNED:	JW
DRAFTED:	JW
CHECKED:	
DATE:	6/01/2021

LOCATION:	1006 W GREENOUGH DRIVE COS PLAT M SECTION 22, T13N., R19W., P.M.M. MISSOULA COUNTY
PREPARED FOR:	KORKALO FAMILY

PROJECT NAME	GREENOUGH HEIGHTS
PROJECT NO.	20-5651
SHEET	1 OF 1
SHEET TITLE:	SIGHT DISTANCE ANALYSIS EAST APPROACH

PRELIMINARY

DWG LOCATION: G:\MISSOULA\TUPROJECTS\1 - ACTIVE FILES\2020 PROJECTS\205651 - KORKALO GREENOUGH
FEASIBILITY\DRAWINGS\1 DRAWINGS\AUTOCAD\BIB1925H-20-5651 - SIGHT TR.DWG