



BASIS OF BEARING
MONTANA STATE PLANE ZONE 2500
GROUND (TRUE) DISTANCES
GRID NORTH

VERTICAL DATUM
NAVD88

LEGEND

- (E) PROPERTY BOUNDARY
- (E) ADJACENT PROPERTY BOUNDARY
- (E) EASEMENT
- (E) WATER LINE
- (E) OVERHEAD UTILITY
- (E) BURIED POWER
- (E) GAS LINE
- (E) TELEPHONE LINE
- (E) FENCE LINE
- (E) STREAM
- (E) MAJOR CONTOUR
- (E) MINOR CONTOUR
- (E) ASPHALT
- (E) GRAVEL
- (E) CONCRETE
- (E) SEWER MANHOLE
- (E) STORM DRAIN MANHOLE
- (E) TELEPHONE JUNCTION BOX
- (E) TELEVISION JUNCTION BOX
- (E) ELECTRICAL TRANSFORMER
- (E) POWER POLE
- (E) GUY WIRE
- (E) LIGHT POLE
- (E) SIGN
- (E) MAILBOX
- ⊙ = FOUND 1-1/4" YPC (SORENSEN)
- = FOUND 1-1/2" ALUM. CAP (12671S)
- = FOUND 1-1/2" ALUM. CAP (2923S)
- = FOUND 5/8" REBAR (NO CAP)
- △ = FOUND 1-1/2" ALUM. CAP (3325S)
- ⊙ = FOUND 1-1/2" ALUM. CAP (ILLEGIBLE)
- ▲ = FOUND 1" YPC 3713S
- YPC = YELLOW PLASTIC CAP
- P.U.E = PUBLIC UTILITY EASEMENT
- R/W = RIGHT-OF-WAY
- U.E. = UTILITY EASEMENT
- BWSE = BACKSLOPE, WATER SERVICE AND SANITARY SEWER EASEMENT
- N.T. = NON TANGENTIAL
- # = RADIAL BEARING
- SSMH = SANITARY SEWER MANHOLE

DATE	
DESIGNED:	
DRAFTED:	MP
CHECKED:	MJ
DATE:	7-14-22

LOCATION:
503 SIMONS DRIVE
NE 1/4 OF SECTION 5
T.12N., R.19W., P.14M.
MISSOULA COUNTY

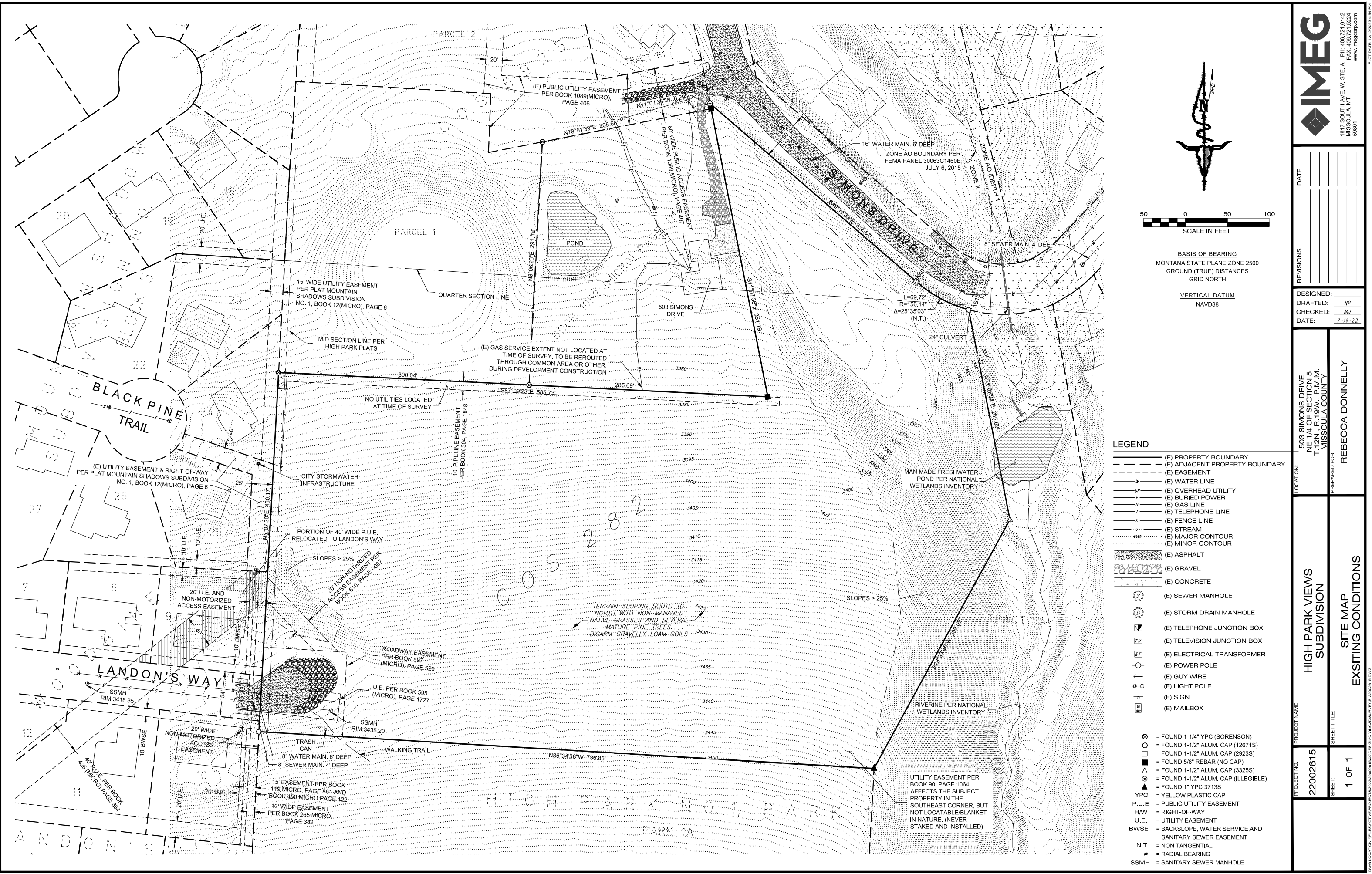
PREPARED FOR:
REBECCA DONNELLY

PROJECT NAME:
HIGH PARK VIEWS
SUBDIVISION

SHEET TITLE:
SITE MAP
ADJACENT PROPERTIES 300'

PROJECT NO.
22002615

SHEET:
1 OF 1



DATE	
REVISIONS	

DESIGNED: *NP*
 DRAFTED: *NP*
 CHECKED: *MJ*
 DATE: 7-14-22

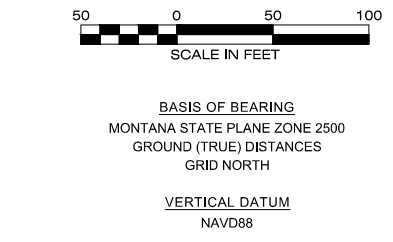
LOCATION: 503 SIMONS DRIVE
 NE 1/4 OF SECTION 5
 T.12N., R.19W., P.M.M.
 MISSOULA COUNTY

PREPARED FOR: REBECCA DONNELLY

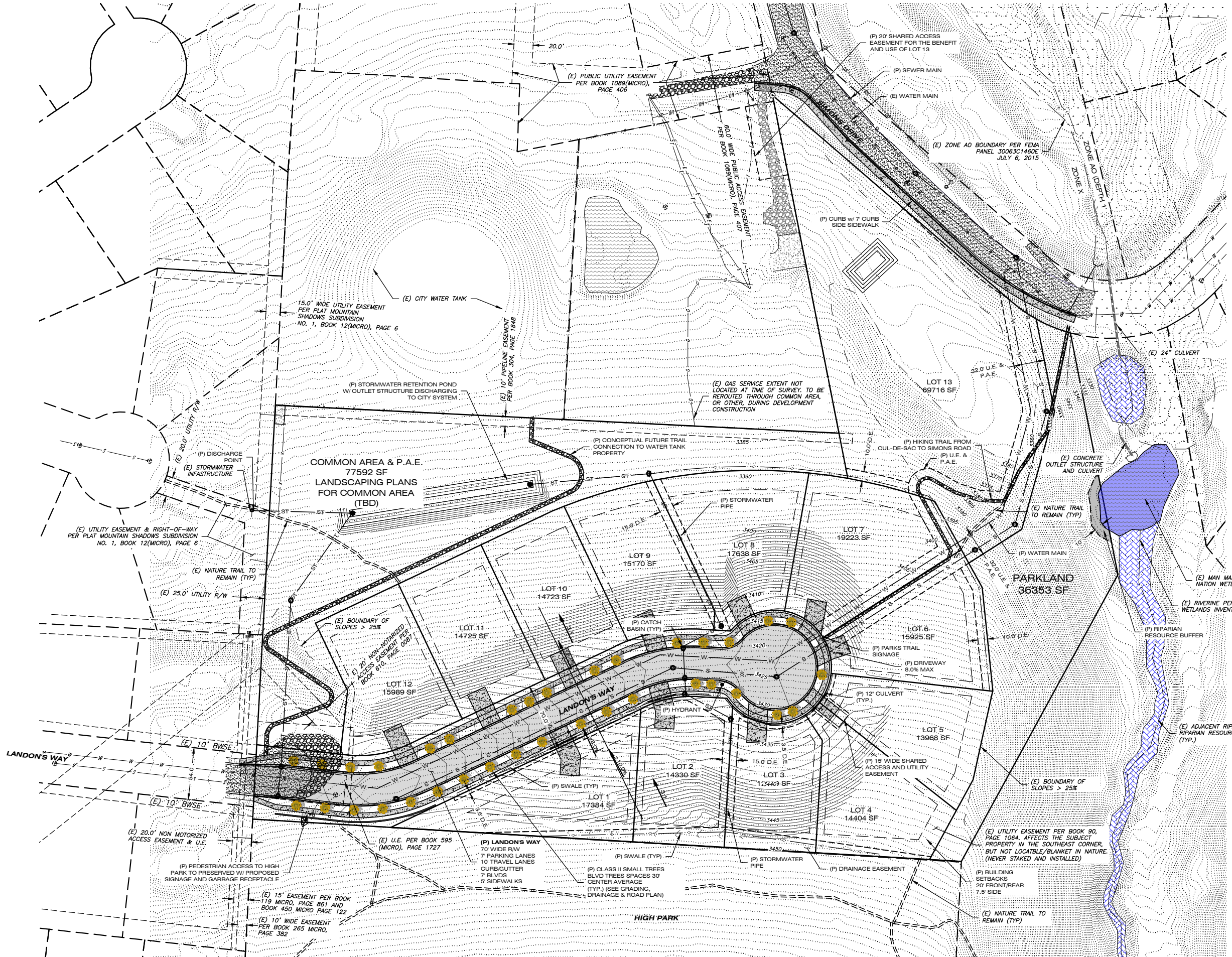
PROJECT NAME: HIGH PARK VIEWS
 SUBDIVISION

SHEET TITLE: SITE MAP
 EXISTING CONDITIONS

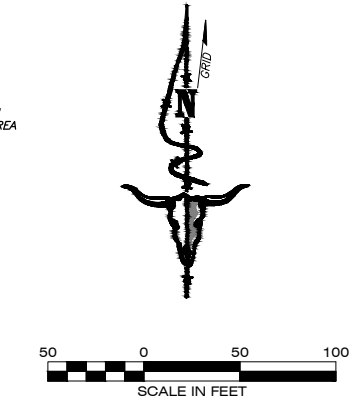
PROJECT NO.: 22002615
 SHEET: 1 OF 1



- LEGEND**
- (E) PROPERTY BOUNDARY
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 - (E) YPC = YELLOW PLASTIC CAP
 - (E) P.U.E. = PUBLIC UTILITY EASEMENT
 - (E) RW = RIGHT-OF-WAY
 - (E) U.E. = UTILITY EASEMENT
 - (E) BWSE = BACKSLOPE, WATER SERVICE AND SANITARY SEWER EASEMENT
 - (E) N.T. = NON TANGENTIAL
 - (E) # = RADIAL BEARING
 - (E) SSMH = SANITARY SEWER MANHOLE



- LEGEND**
- (E) PROPERTY BOUNDARY
 - (E) ADJACENT PROPERTY BOUNDARY
 - (E) EASEMENT
 - (E) NATURE TRAIL TO REMAIN
 - (W) WATER LINE
 - (OH) OVERHEAD UTILITY
 - (B) BURIED POWER
 - (G) GAS LINE
 - (T) TELEPHONE LINE
 - (F) FENCE LINE
 - (S) STREAM
 - (M) MAJOR CONTOUR
 - (m) MINOR CONTOUR
 - (A) ASPHALT
 - (G) GRAVEL
 - (C) CONCRETE
 - (S) SEWER MANHOLE
 - (SD) STORM DRAIN MANHOLE
 - (TJ) TELEPHONE JUNCTION BOX
 - (TV) TELEVISION JUNCTION BOX
 - (ET) ELECTRICAL TRANSFORMER
 - (P) POWER POLE
 - (G) GUY WIRE
 - (L) LIGHT POLE
 - (S) SIGN
 - (M) MAILBOX
 - (P) PROPERTY LINE
 - (E) EASEMENT
 - (W) WATER LINE
 - (WS) WATER SERVICE
 - (S) SEWER LINE
 - (SS) SEWER SERVICE
 - (D) DITCH
 - (M) MAJOR CONTOUR
 - (m) MINOR CONTOUR
 - (P) ASPHALT
 - (G) GRAVEL
 - (C) CONCRETE
 - (S) SEWER MANHOLE
 - (F) FIRE HYDRANT
 - (C) CURB INLET
 - (C) CATCH BASIN
 - P.A.E. PEDESTRIAN ACCESS EASEMENT
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - P.U.A.E. PUBLIC UTILITY & ACCESS EASEMENT
 - SF SQUARE FEET
 - AC ACRES
 - R/W RIGHT-OF-WAY



BASIS OF BEARING
MONTANA STATE PLANE ZONE 2500
GROUND (TRUE) DISTANCES
GRID NORTH

VERTICAL DATUM
NAVD88

DATE	
REVISIONS	
DESIGNED:	DD
DRAFTED:	BRB
CHECKED:	JD
DATE:	JUNE, 2023

LOCATION: 503 SIMONS DRIVE
NE 1/4 OF SECTION 5
T.12N., R.19W., P.M.M.
MISSOULA COUNTY

PREPARED FOR: REBECCA DONNELLY

PROJECT NAME: HIGH PARK VIEWS
SUBDIVISION

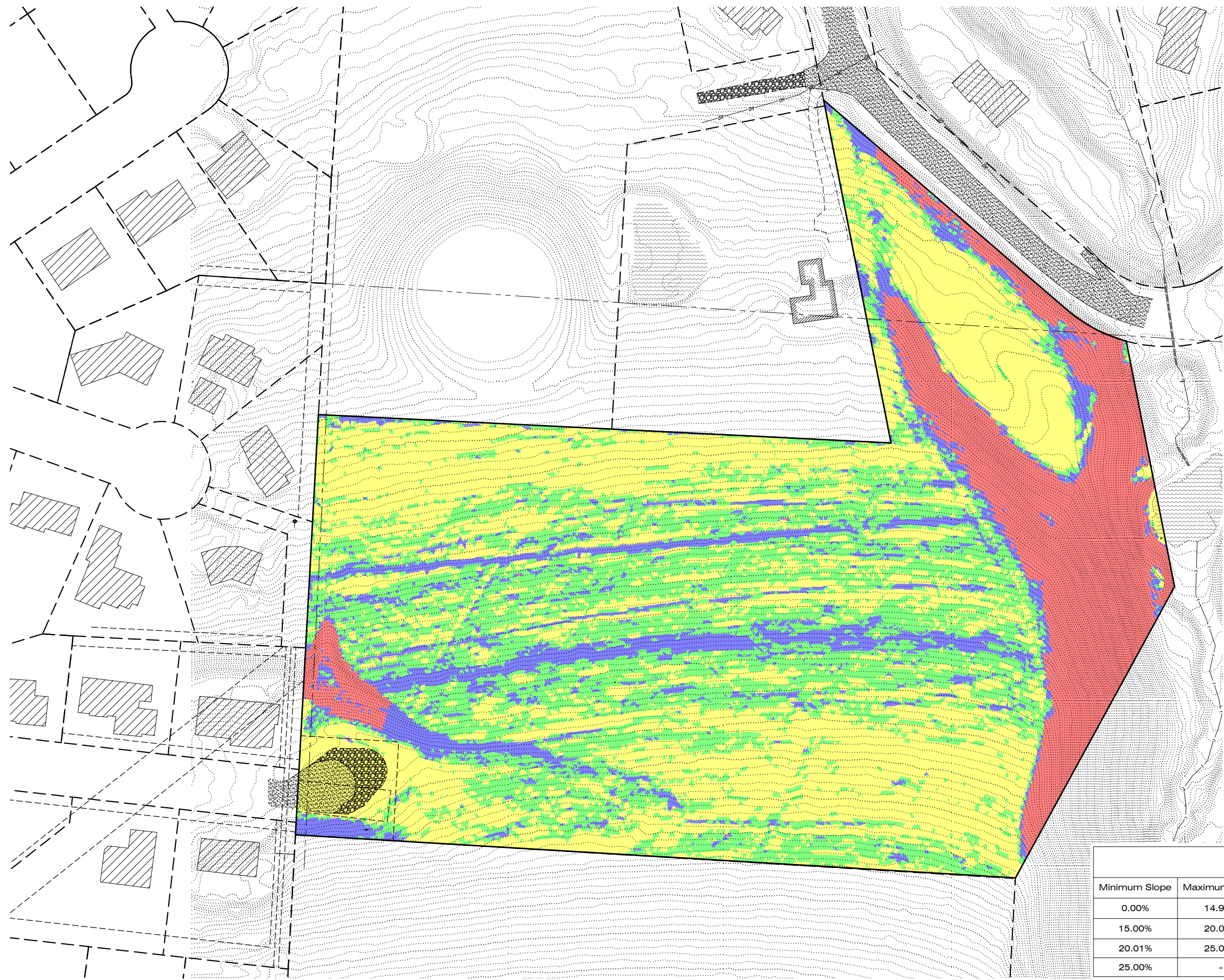
SHEET TITLE: SUPPLEMENTAL DATA SHEET
PROPOSED SITE PLAN

PROJECT NO.: 22002615

SHEET: 1 OF 1

PRELIMINARY

PLOT DATE: 30/03/2024 11:59 AM



BASIS OF BEARING
MONTANA STATE PLANE ZONE 2500
GROUND (TRUE) DISTANCES
GRID NORTH

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Slopes Table					
Minimum Slope	Maximum Slope	Area	Color	Reduc Ratio	Density
0.00%	14.99%	4.23 AC	Yellow	1.00	34 Units
15.00%	20.00%	2.94 AC	Green	1.43	17 Units
20.01%	25.00%	0.82 AC	Blue	2.0	3 Units
25.00%	-	1.59 AC	Red	Prohibited	
					54 Units



DATE	
DESIGNED:	DD
DRAFTED:	BRB
CHECKED:	JD
DATE:	JUNE, 2023

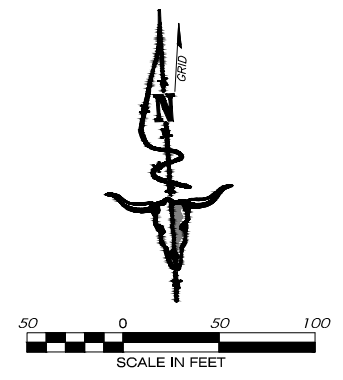
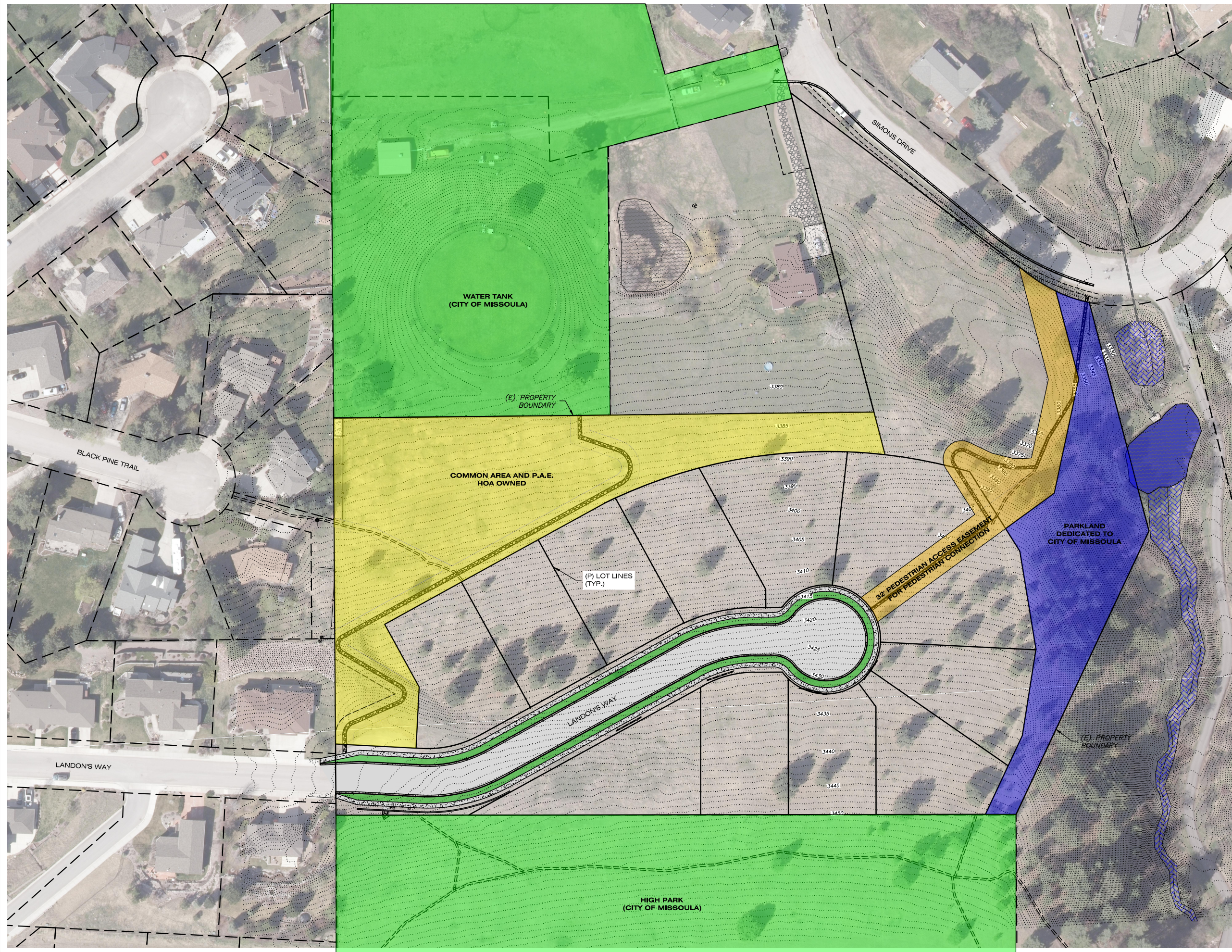
LOCATION:	503 SIMONS DRIVE NE 1/4 OF SECTION 5 T.12N., R.19W., P.M.M. MISSOULA COUNTY
PREPARED FOR:	REBECCA DONNELLY

PROJECT NAME	HIGH PARK VIEWS
SHEET TITLE:	SUPPLEMENTAL DATA SHEET SLOPE CATEGORY MAP

PROJECT NO.	22002615
SHEET:	1 OF 1

PRELIMINARY

D:\GIS\PROJECTS\2022\2002615\000\DESIGN\CALC\2022\NA\BTR\LDAR\SLOPE.CAT.DWG



DATE	
DESIGNED:	AE
DRAFTED:	AE
CHECKED:	DO
DATE:	JULY 2022

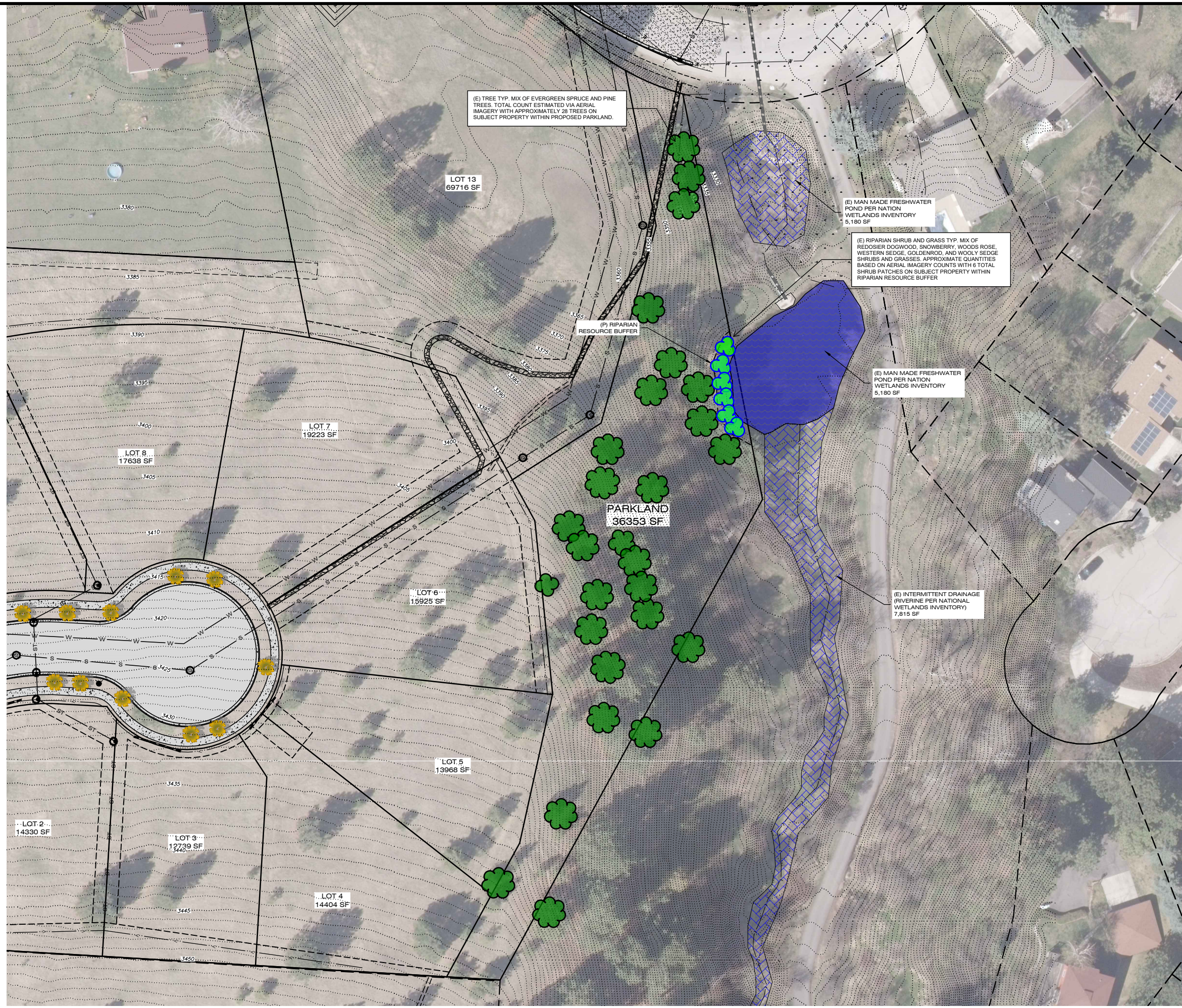
LOCATION:	503 SIMONS DRIVE SECTION 5, T.13N., R.19W., P.M.M. MISSOULA COUNTY, MONTANA
PREPARED FOR:	REBECCA DONNELLY

PROJECT NAME	HIGH PARK VIEWS SUBDIVISION
SHEET TITLE:	PARKLAND AND PED CIRCULATION EXHIBIT

PROJECT NO.	22002615
SHEET:	1 OF 1

PRELIMINARY

DWG LOCATION: G:\2022\22002615\GIS\DRAWING\CD\3D\MAT\FIG22002615_15_LSU_PP_DATA.DWG PLOT DATE: 22/06/2024 10:28 AM



(E) TREE TYP. MIX OF EVERGREEN SPRUCE AND PINE TREES. TOTAL COUNT ESTIMATED VIA AERIAL IMAGERY WITH APPROXIMATELY 28 TREES ON SUBJECT PROPERTY WITHIN PROPOSED PARKLAND.

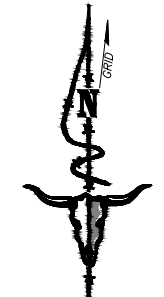
(E) MAN MADE FRESHWATER POND PER NATION WETLANDS INVENTORY 5,180 SF

(E) RIPARIAN SHRUB AND GRASS TYP. MIX OF REDOSIER DOGWOOD, SNOWBERRY, WOODS ROSE, WESTERN SEDGE, GOLDENROD, AND WOOLY SEDGE SHRUBS AND GRASSES. APPROXIMATE QUANTITIES BASED ON AERIAL IMAGERY COUNTS WITH 6 TOTAL SHRUB PATCHES ON SUBJECT PROPERTY WITHIN RIPARIAN RESOURCE BUFFER

(E) MAN MADE FRESHWATER POND PER NATION WETLANDS INVENTORY 5,180 SF

(E) INTERMITTENT DRAINAGE (RIVERINE PER NATIONAL WETLANDS INVENTORY) 7,815 SF

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 - (P.A.E.) PEDESTRIAN ACCESS EASEMENT
 - (U.E.) UTILITY EASEMENT



BASIS OF BEARING
MONTANA STATE PLANE ZONE 2500
GROUND (TRUE) DISTANCES
GRID NORTH

VERTICAL DATUM
NAVD88

DATE	
REVISIONS	

DESIGNED: *DD*
DRAFTED: *BRB*
CHECKED: *JD*
DATE: *JUNE, 2023*

LOCATION: 503 SIMONS DRIVE
NE 1/4 OF SECTION 5
T.12N., R.19W., P.M.M.
MISSOULA COUNTY

PREPARED FOR: REBECCA DONNELLY

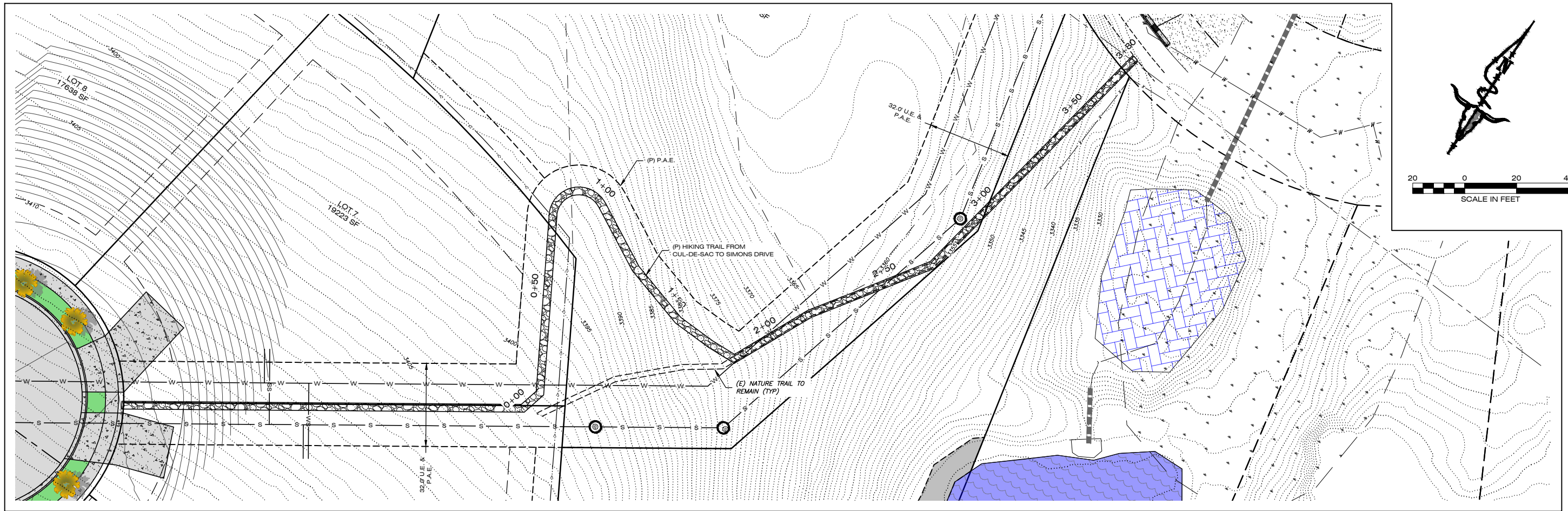
PROJECT NAME: HIGH PARK VIEWS
SUBDIVISION

SHEET TITLE: SUPPLEMENTAL DATA SHEET
RIPARIAN RESOURCE PLAN

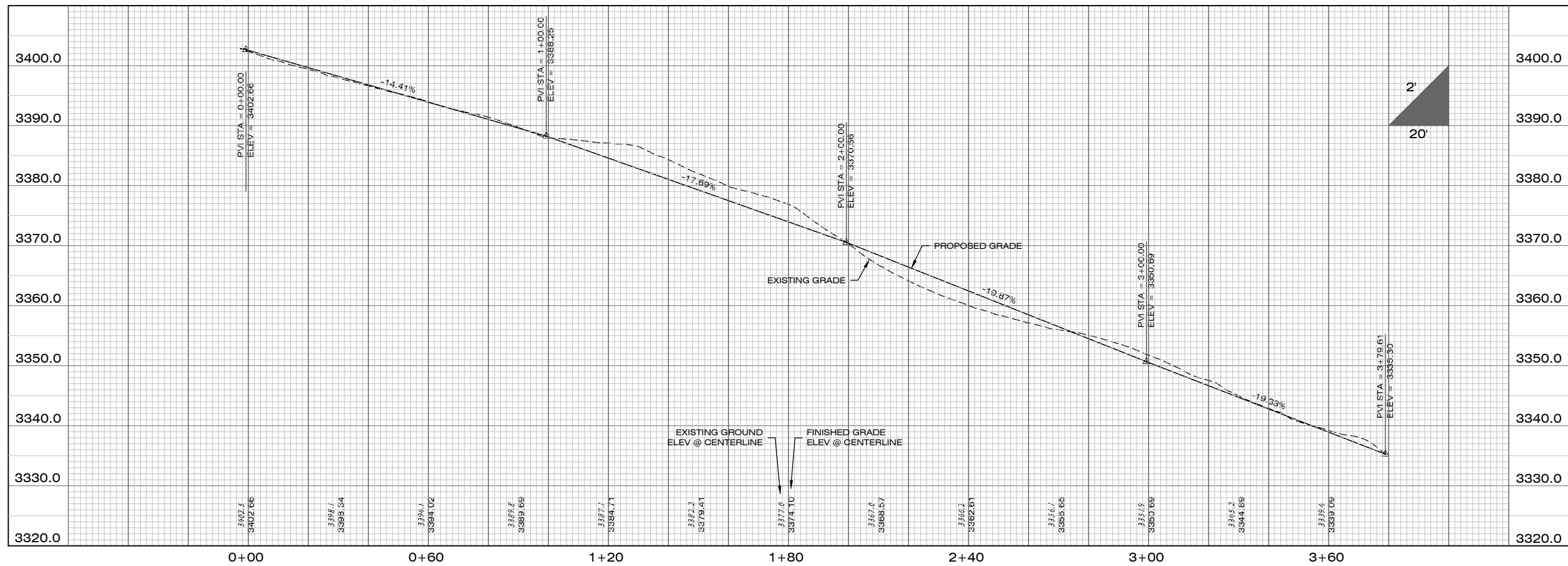
PROJECT NO. 22002615
SHEET: 1 OF 1

PRELIMINARY

DRAWN LOCATION: W:\PROJECTS\2022\22002615\000\DESIGN\CALC\CDRAW\BRIP20220615_18.PRP.DWG



PLAN VIEW



PROFILE VIEW

DATE	
REVISIONS	

DESIGNED: *DO*
 DRAFTED: *BRB*
 CHECKED: *JW*
 DATE: *JAN. 2024*

LOCATION: 503 SIMONS DRIVE
 NE 1/4 OF SECTION 5
 T.12N., R.19W., P.M.M.
 MISSOULA COUNTY
 PREPARED FOR: REBECCA DONNELLY

PROJECT NAME: HIGH PARK VIEWS
 SUBDIVISION
 SUPPLEMENTAL DATA SHEET
 PROPOSED HIKING TRAIL

PROJECT NO. 22002615
 SHEET: 1 OF 1

PRELIMINARY

D:\GIS\PROJECTS\2022\22002615\00\DESIGN\CALC\DATA\BP\22002615_1500P_DATA.DWG