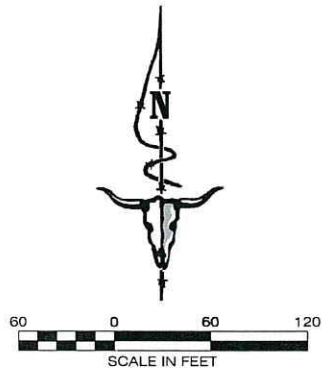


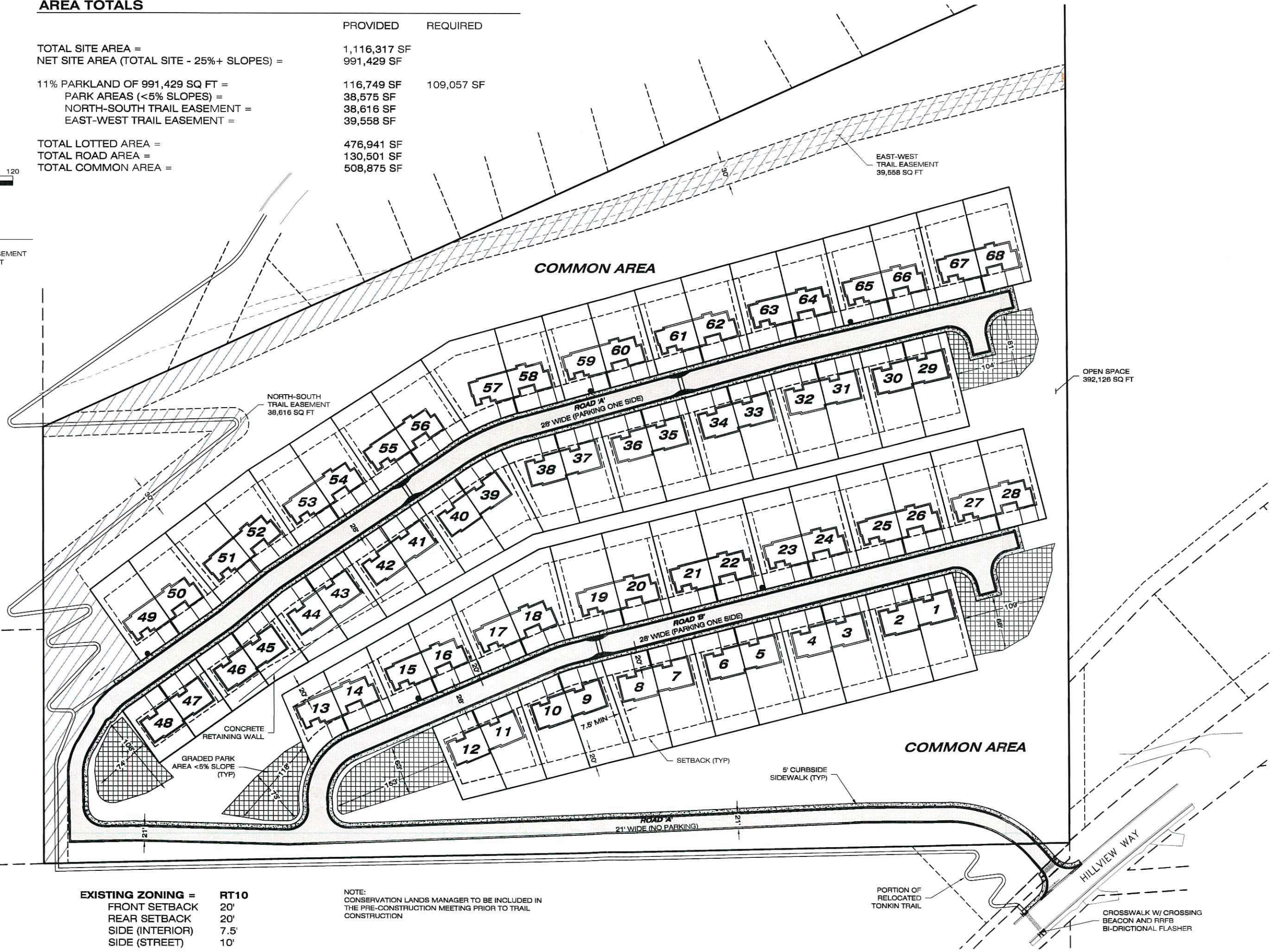
AREA TOTALS

	PROVIDED	REQUIRED
TOTAL SITE AREA =	1,116,317 SF	
NET SITE AREA (TOTAL SITE - 25%+ SLOPES) =	991,429 SF	
11% PARKLAND OF 991,429 SQ FT =	116,749 SF	109,057 SF
PARK AREAS (<5% SLOPES) =	38,575 SF	
NORTH-SOUTH TRAIL EASEMENT =	38,616 SF	
EAST-WEST TRAIL EASEMENT =	39,558 SF	
TOTAL LOTTED AREA =	476,941 SF	
TOTAL ROAD AREA =	130,501 SF	
TOTAL COMMON AREA =	508,875 SF	



LEGEND

- (P) LOT LINE
- (P) SETBACK EASEMENT
- (P) FIRE HYDRANT



EXISTING ZONING = RT10

FRONT SETBACK	20'
REAR SETBACK	20'
SIDE (INTERIOR)	7.5'
SIDE (STREET)	10'

NOTE:
CONSERVATION LANDS MANAGER TO BE INCLUDED IN THE PRE-CONSTRUCTION MEETING PRIOR TO TRAIL CONSTRUCTION

TERRITORIAL LANDWORKS, INC.
 CIVIL ENGINEERING • SURVEYING • LAND USE CONSULTING
 www.TerritorialLandworks.com
 P.O. Box 3651
 Missoula, MT 59806
 Ph: 406/721-0142
 Fax: 406/721-5224

REVISIONS	DATE

DESIGNED: _____
 DRAFTED: JW
 CHECKED: _____
 DATE: 4/19/2018

LOCATION: CITY OF MISSOULA
 12N, 19W, S6
 MISSOULA COUNTY, MONTANA
 PREPARED FOR: HILLVIEW CROSSING, LLC.

PROJECT NAME: HILLVIEW CROSSING - MISSOULA
 SHEET TITLE: CONDITIONAL USE EXHIBIT

PROJECT NO. 14-3592
 SHEET: 1 OF 1

THIS LOCATION IS AN ACTIVE FIRE HAZARD AREA. HILLVIEW CROSSING, MISSOULA, MONTANA IS A DEVELOPMENTAL CHARTERED TOWN. DRAWINGS AUTOMATICALLY REVISIONING COMP. ANGELO@HILLVIEWCROSSING.COM
 PLOT DATE: 04/19/2018 4:05 PM