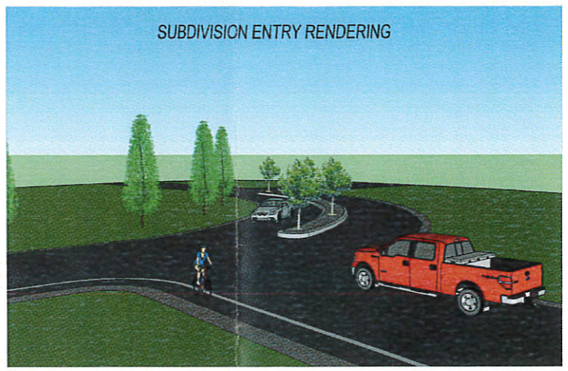
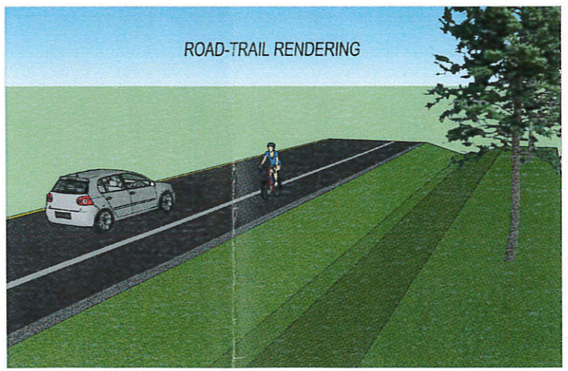
PLANNED UNIT DEVELOPMENT

PROJECT: MONTANA RACEWAY SUBDIVISION

LOCATED IN: SECTION 12, T29N, R22W, PMM

GEOCODE: 07407712101170000 ASSESSOR: 0956300





HORIZONTAL SCALE 1" = 150'

N

PROJECT DATA

1. TOTAL AREA OF SUBDIVISION: 1,774,634 SQ FT OR 40.74 ACRES
2. LOT AREAS: MIN. 0.371 ACRES MAX. 0.698 ACRES
3. NUMBER OF LOTS: 57 SINGLE FAMILY, 3 UTILITY, 1 PARK (61 TOTAL)
4. TOTAL LOT AREA (NET): 26.668 ACRES
5. TOTAL COMMON AREA: 7.329 ACRES
6. TOTAL ROAD R.O.W.: 6.743 ACRES
7. CURRENT ZONING: AG-40
8. PROPOSED ZONING: R-1 PUD
9. PROPOSED LOT USE: SINGLE FAMILY HOMES
10. SURROUNDING ZONING: AG-40, SAG-5
11. MAXIMUM PERMISSIBLE DENSITY: 2 DWELLING UNITS/ACRE
12. SETBACKS: FRONT - 20 FT., BACK - 20 FT., SIDE - 20 FT., SIDE CORNER - 20 FT.
13. MAXIMUM BUILDING HEIGHT: 35 FT.
14. PERMITTED LOT COVERAGE: 40 %

REV	DATE	DES	REVISION DESCRIPTION	CADD	CHK	RVW
1						
2						
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4						
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6						
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PROJECT:
MONTANA RACEWAY SUBDIVISION
LOCATED IN:
SECTION 12, T29N, R22W, PMM, FLATHEAD COUNTY, MONTANA
FOR:
THORNTON MOTORSPORTS, LLC

APEC Engineering
somers, montana
www.apec-mt.com
406.393-2127

PUD
SITE PLAN

REVIEW SET - NOT FOR CONSTRUCTION

PROJECT NO. 150601		
DESIGN	TML	2/17/2017
CADD		
CHECK	TML	2/17/2017
REVIEW		

C102

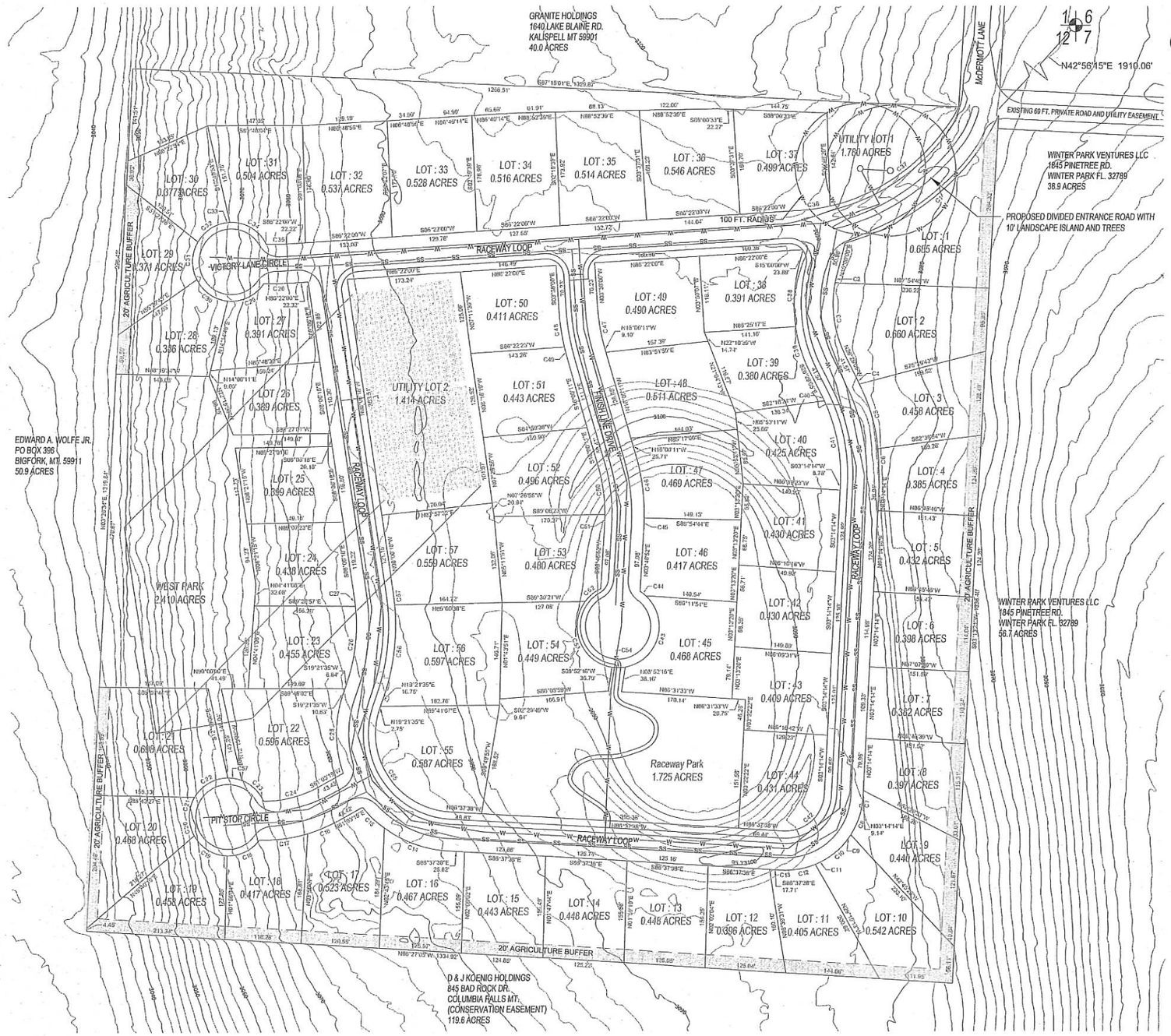
FEB 21 2017

PRELIMINARY PLAT

PROJECT: MONTANA RACEWAY SUBDIVISION

LOCATED IN: SECTION 12, T29N, R22W, PMM

GEOCODE: 07407712101170000 ASSESSOR: 0956300



OWNER/DEVLOPER
GILES THORNTON
THORNTON MOTORSPORTS LLC
(P) 3790 HIGHWAY 93 N. KALISPELL, MT 59901
(M) P.O. BOX 280 WHITEFISH, MT 59937
PHONE: (406) 862-6688

ENGINEER
APEC ENGINEERING INC.
(P) 75 SOMERS ROAD SOMERS, MT 59932
(M) 75 SOMERS ROAD SOMERS, MT 59932
PHONE: (406) 393-2127
EMAIL: INFO@APEC-MT.COM

PROJECT DATA

1. TOTAL AREA OF SUBDIVISION: 1,774,634 SQ FT OR 40.74 ACRES
2. LOT AREAS: MIN. 0.371 ACRES MAX. 0.698 ACRES
3. NUMBER OF LOTS: 57 SINGLE FAMILY, 2 UTILITY, 2 PARK (61 TOTAL)
4. TOTAL LOT AREA (NET): 26.668 ACRES
5. TOTAL COMMON AREA: 7.329 ACRES
6. TOTAL ROAD R.O.W.: 6.743 ACRES
7. CURRENT ZONING: AG-40
8. PROPOSED ZONING: R-1 PUD
9. PROPOSED LOT USE: SINGLE FAMILY HOMES
10. WATER SUPPLY: NEW PUBLIC WATER SYSTEM
11. SANITARY SEWER: NEW PUBLIC SEWER SYSTEM
12. THERE ARE NO DRAINFIELDS, KNOWN OR PERMITTED, WITHIN 100 FEET OF THE PROPERTY BOUNDARY
13. THERE ARE NO WELLS, KNOWN OR PERMITTED, WITHIN 100 FEET OF THE PROPERTY BOUNDARY
14. CONTOUR INTERVAL= 2 FEET, ELEVATIONS AND DATUM ARE BASED ON FLATHEAD COUNTY LIDAR DATA

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS
C1	315.08'	360.000'
C2	11.83'	170.000'
C3	111.29'	170.000'
C4	9.85'	330.000'
C5	103.39'	293.997'
C6	58.18'	710.995'
C7	20.84'	120.000'
C8	41.95'	120.000'
C9	12.91'	120.000'
C10	42.61'	120.000'
C11	16.50'	120.000'
C12	41.95'	120.000'
C13	12.01'	120.000'
C14	104.72'	160.000'
C15	46.35'	160.000'
C16	50.29'	230.000'
C17	76.65'	230.000'
C18	57.50'	60.000'
C19	62.14'	60.000'
C20	30.00'	60.000'
C21	32.00'	60.000'
C22	62.14'	60.000'
C23	47.83'	60.000'
C24	89.18'	170.000'
C25	121.61'	160.000'
C26	118.47'	270.000'
C27	10.95'	270.000'
C27	10.95'	270.000'
C28	46.69'	530.000'
C29	64.46'	60.000'
C30	60.04'	60.000'
C31	60.04'	60.000'

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS
C32	52.04'	60.000'
C33	8.01'	60.000'
C34	66.48'	60.000'
C35	38.47'	470.000'
C36	50.41'	300.000'
C37	256.42'	300.000'
C38	94.79'	260.992'
C39	71.69'	199.655'
C40	8.46'	270.000'
C41	131.67'	270.000'
C42	94.39'	60.000'
C43	140.61'	63.000'
C44	11.29'	63.000'
C45	15.16'	330.000'
C46	99.03'	330.000'
C47	58.29'	270.000'
C48	54.69'	330.000'
C49	16.38'	330.000'
C50	76.74'	270.000'
C51	16.64'	270.000'
C52	31.39'	63.000'
C53	129.73'	63.000'
C54	20.35'	63.000'
C55	221.56'	129.000'
C56	140.78'	339.000'
C57	21.78'	60.000'
C57	17.41'	333.000'
C58	10.95'	270.000'
C59	10.95'	270.000'
C60	118.47'	270.000'

PROJECT LOCATION

HORIZONTAL SCALE 1" = 80'

REV	DATE	DES	REVISION DESCRIPTION	CADD	CHK	RVW
1						
2						
3						
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8						

PROJECT:
MONTANA RACEWAY SUBDIVISION
LOCATED IN:
SECTION 12, T29N, R22W, PMM, FLATHEAD COUNTY, MONTANA
FOR:
THORNTON MOTORSPORTS, LLC

APEC Engineering
somers, montana
www.apec-mt.com
406.393-2127

PERLIMINARY PLAT

REVIEW SET - NOT FOR CONSTRUCTION

PROJECT NO. 150601

DESIGN	TML	2/17/2017
CADD	TML	2/17/2017
CHECK		
REVIEW		

C101

FEB 21 2017

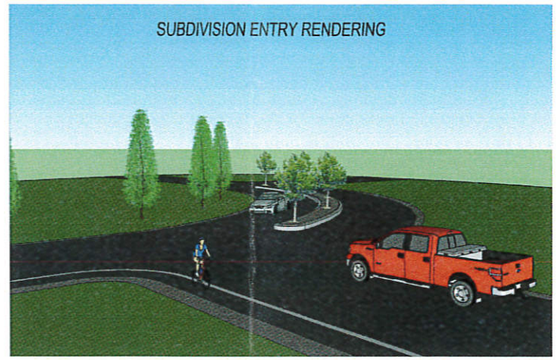
PLANNED UNIT DEVELOPMENT

PROJECT: MONTANA RACEWAY SUBDIVISION

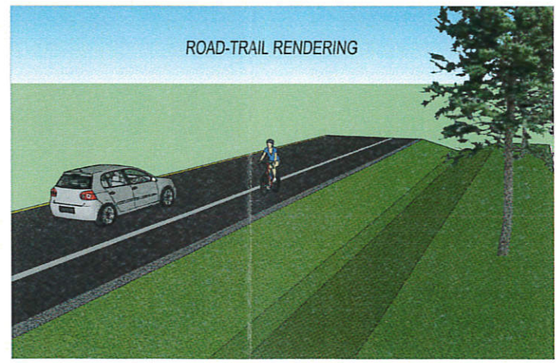
LOCATED IN: SECTION 12, T29N, R22W, PMM

GEOCODE: 07407712101170000 ASSESSOR: 0956300

SUBDIVISION ENTRY RENDERING



ROAD-TRAIL RENDERING



HORIZONTAL SCALE 1" = 80'

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FOR:
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somers, montana
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406.393-2127

PUD
SITE PLAN

REVIEW SET - NOT FOR CONSTRUCTION

PROJECT NO. 150601		
DESIGN	TML	2/17/2017
CADD	TML	2/17/2017
CHECK		
REVIEW		

C103

PHASING PLAN

PROJECT: MONTANA RACEWAY SUBDIVISION

LOCATED IN: SECTION 12, T29N, R22W, PMM

GEOCODE: 07407712101170000 ASSESSOR: 0956300

OWNER/DEVLOPER
GILES THORNTON
THORNTON MOTORSPORTS LLC
(P) 3790 HIGHWAY 93 N. KALISPELL, MT 59901
(M) P.O. BOX 280 WHITEFISH, MT 59937
PHONE: (406) 862-6688

ENGINEER
APEC ENGINEERING INC.
(P) 75 SOMERS ROAD SOMERS, MT 59932
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PHONE: (406) 393-2127
EMAIL: INFO@APEC-MT.COM

	PHASE NO.	DEADLINE TO FILE PLAT	ROADS (LF)	WATER (LF)	SEWER (LF)
	1	2020	1746	2023	1729
	2	2022	1044	1206	874
	3	2025	1676	1244	1688

PROJECT LOCATION

N

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PHASING PLAN

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PROJECT NO. 150601		
DESIGN	TML	2/17/2017
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CHECK		
REVIEW		

C104

REC'D 2-7-2017