OWNER: GSBS HOLDINGS, LLC

BY: TD&H ENGINEERING, INC.
450 CORPORATE DRIVE SUITE 101
KALISPELL, MT. 59901

PHONE: (406) 751-5246

DATE: APRIL, 2020

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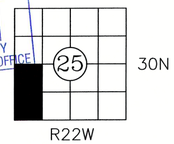


PRELIMINARY PLAT OF

BAKER 80 SUBDIVISION

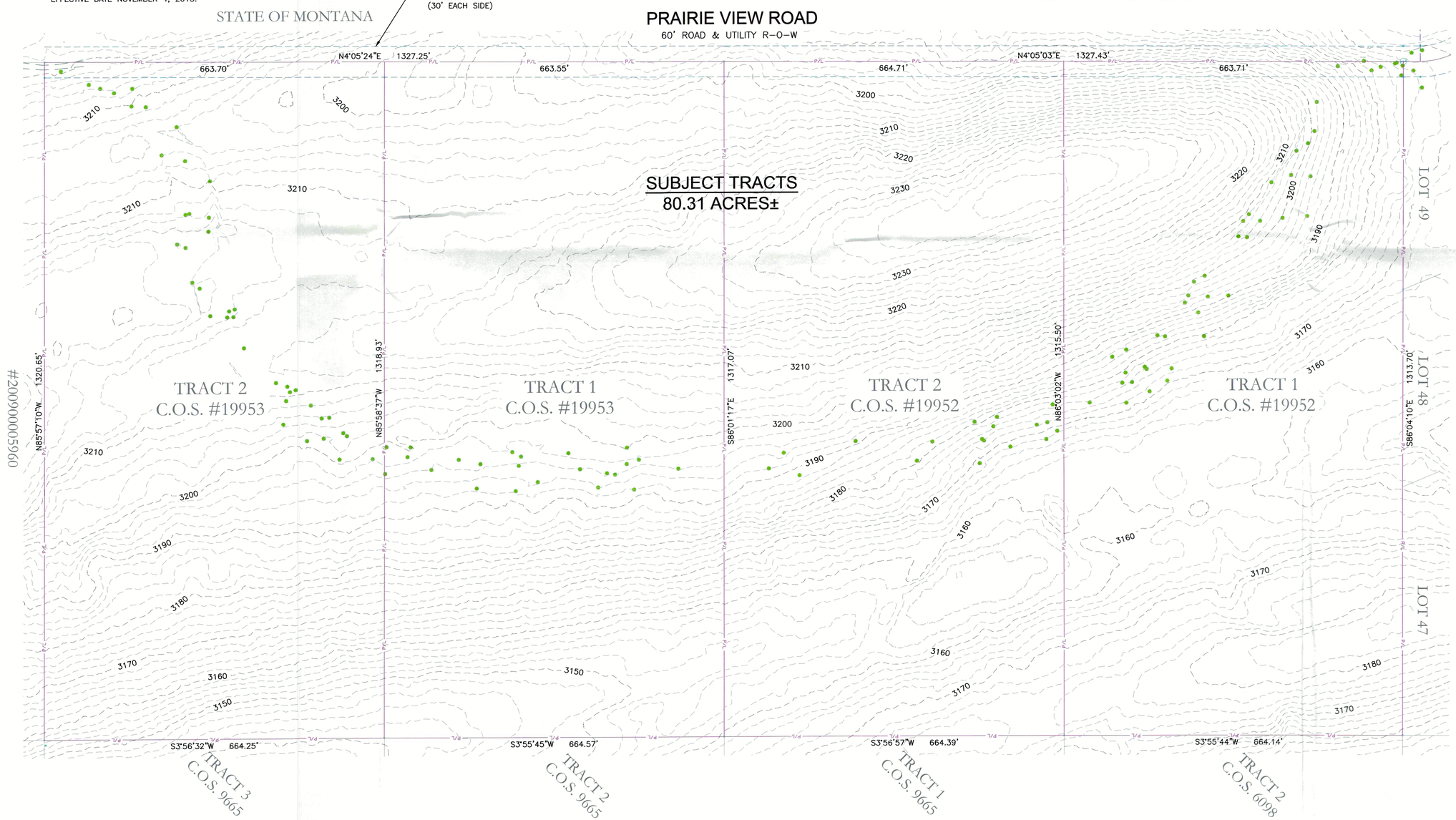
LOCATED IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 30 NORTH, RANGE 22 WEST, P.M.M., FLATHEAD COUNTY, MONTANA.

FLOOD PLAIN

NO PART OF THE PROPOSED DEVELOPMENT FALLS WITHIN A DESIGNATED FLOOD PLAIN AS SHOWN ON "FEMA FLOOD INSURANCE RATE MAP, FLATHEAD COUNTY, MONTANA, COMMUNITY–PANEL NUMBER 1405 of 3475, MAP NUMBER 30029C1405J" EFFECTIVE DATE NOVEMBER 4, 2015.

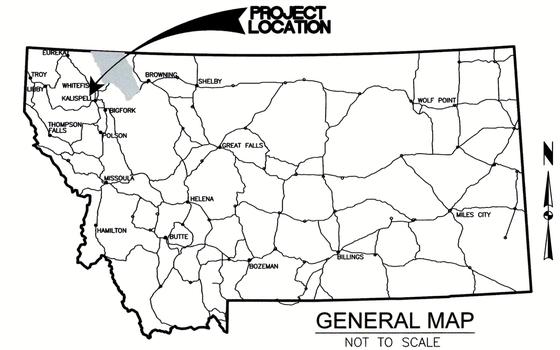
EXISTING CONDITIONS

0 100' 200' 300'
SCALE



GENERAL NOTES

1. PROJECT IS LOCATED IN SECTION 25, T30N, R22W, PMM, FLATHEAD COUNTY, MONTANA. SUBJECT PROJECT AREA CONTAINS 80.31 ACRES±.
2. NATURAL FEATURES INCLUDE MODERATELY SLOPED TIMBERED RAW LAND.
3. NO MUNICIPAL UTILITIES EXIST ON OR NEAR THE SITE. SOME DRY UTILITIES AND A PUBLIC WATER SYSTEM EXIST IN THE ADJACENT RIGHT–OF–WAY TO NORTH.
4. DRAINAGE PATTERNS FOLLOW THE EXISTING TOPOGRAPHY. THERE ARE NO SWALES OR MANMADE STRUCTURES ON THE SUBJECT TRACTS.
5. A 60' RIGHT–OF–WAY EXISTS ON THE WESTERN BOUNDARY (PRAIRIE VIEW ROAD).
6. SUBJECT PROPERTY CONTAINS NO SURFACE WATER RESOURCES.
7. SUBJECT PROPERTY DOES CONTAIN SLOPES OF 15% OR GREATER.
8. SUBJECT PROPERTY CONTAINS NO BEDROCK OR ROCK OUTCROPPINGS.
9. SUBJECT PROPERTY CONTAINS NO KNOWN ARCHEOLOGICAL OR CULTURAL SITES.
10. SUBJECT PROPERTY CONTAINS NO WETLANDS OR DESIGNATED 100–YEAR FLOODPLAIN.
11. THIS TOPOGRAPHIC BASE MAP WAS GENERATED FROM A COMBINATION OF GROUND & AERIAL MAPPING.



GENERAL MAP
NOT TO SCALE

LEGEND

- PERIMETER BOUNDARY
- CONTOUR LINE (2' INTERVAL)
- CONTOUR LINE (10' INTERVAL)
- CONTROL POINT
- EXISTING CURB & GUTTER
- EDGE OF ASPHALT
- GAS DELINEATOR POST
- UTILITY POLE
- TELEPHONE RISER
- SIGN
- TRAFFIC FLOW
- CULVERT
- EXISTING ELECTRIC
- EXISTING GAS
- EXISTING TELEPHONE
- WATER LINE
- EXISTING WATER LINE
- SANITARY SEWER LINE
- EXISTING SEWER LINE
- STORM DRAIN
- EXISTING STORM DRAIN
- FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- MANHOLE
- EXISTING MANHOLE
- EXISTING LOT LINE
- EXISTING INLET
- NEW LOT LINE
- EXISTING RIGHT–OF–WAY
- RIGHT–OF–WAY
- CHAIN LINK FENCE
- STREET LIGHT
- PROPERTY PIN
- TEST PIT LOCATION
- CONIFEROUS TREE
- DECIDUOUS TREE
- EXISTING CONCRETE
- RETAINING WALL
- INFILTRATION DITCH

THIS IS A GENERAL LEGEND. NOT ALL ITEMS APPEARING IN IT WILL NECESSARILY APPEAR ON THE AFFIXED TOPOGRAPHIC MAP.

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UTILITY PROVIDERS
ELECTRICITY – FLATHEAD ELECTRIC CO–OP
TELEPHONE – CENTURYTEL (LAND LINE)
CABLE TV – SPECTRUM
WATER – SINGLE FAMILY ON–SITE
SANITARY SEWER – SINGLE FAMILY ON–SITE
SOLID WASTE – CONTRACT/REPUBLIC DISPOSAL

PRELIMINARY PLAT OF

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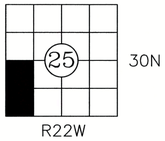
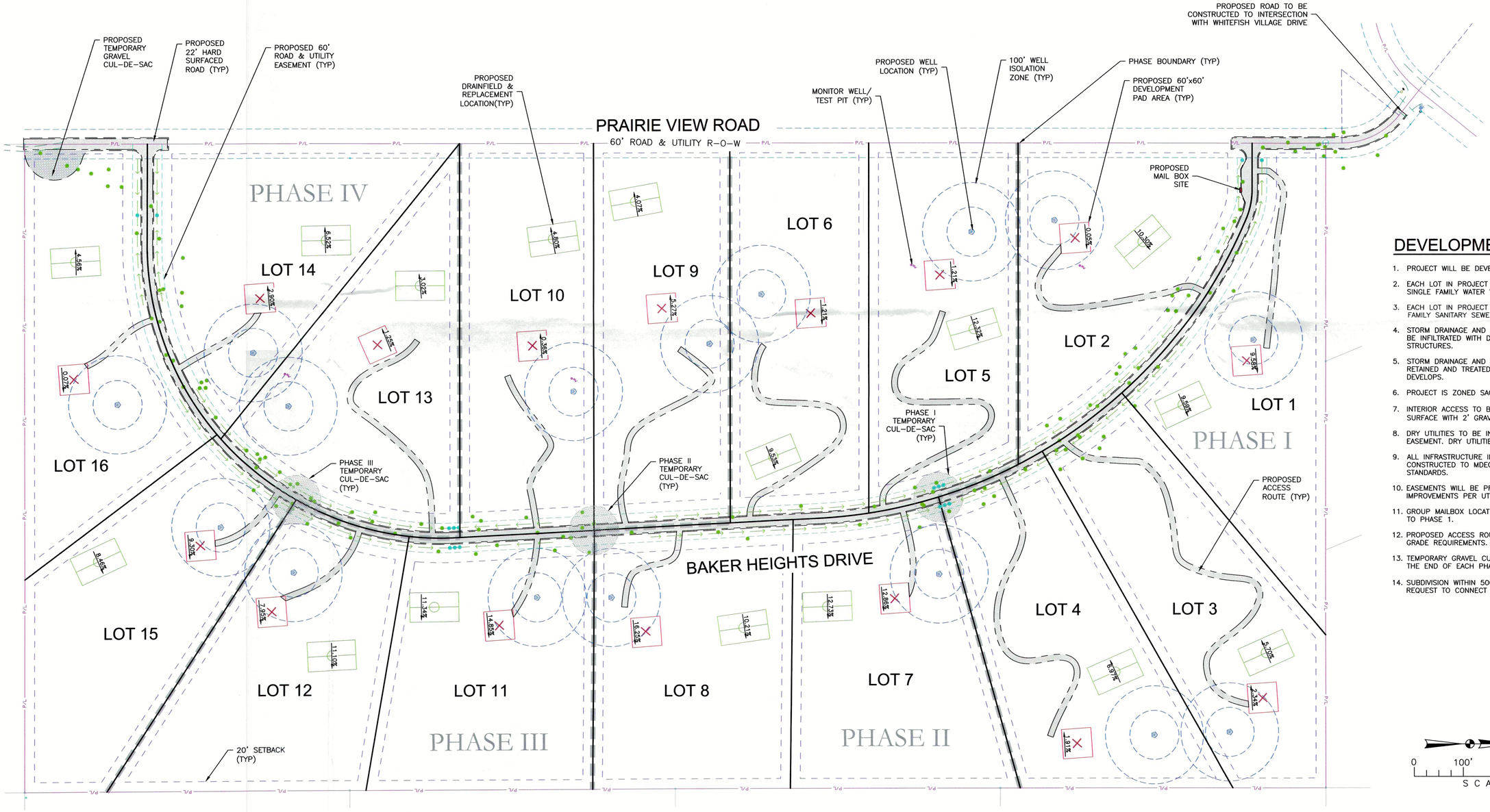


PHASE TABLE

PHASE I	LOTS 1 - 4	JUNE 2024
PHASE II	LOTS 5 - 8	JUNE 2028
PHASE III	LOTS 9 - 12	JUNE 2032
PHASE IV	LOTS 13 - 16	JUNE 2036

LOT LAYOUT DETAIL, UTILITIES, & PHASING



DEVELOPMENT NOTES

1. PROJECT WILL BE DEVELOPED IN FOUR PHASES.
2. EACH LOT IN PROJECT WILL BE SERVED BY WITH A SINGLE FAMILY WATER WELL.
3. EACH LOT IN PROJECT WILL BE SERVED BY A SINGLE FAMILY SANITARY SEWER SYSTEM.
4. STORM DRAINAGE AND RUNOFF FROM ROAD WAY WILL BE INFILTRATED WITH DITCHES AND DRYWELL STRUCTURES.
5. STORM DRAINAGE AND RUNOFF FROM LOTS WILL BE RETAINED AND TREATED ON–SITE AS EACH LOT DEVELOPS.
6. PROJECT IS ZONED SAG–5.
7. INTERIOR ACCESS TO BE 22' WIDE ASPHALT PAVED SURFACE WITH 2' GRAVEL SHOULDERS.
8. DRY UTILITIES TO BE INSTALLED IN ROAD & UTILITY EASEMENT. DRY UTILITIES NOT SHOWN FOR CLARITY.
9. ALL INFRASTRUCTURE IMPROVEMENTS TO BE CONSTRUCTED TO MDEQ AND FLATHEAD COUNTY STANDARDS.
10. EASEMENTS WILL BE PROVIDED FOR INFRASTRUCTURE IMPROVEMENTS PER UTILITY REQUIREMENTS.
11. GROUP MAILBOX LOCATION IS PROPOSED AT ENTRANCE TO PHASE 1.
12. PROPOSED ACCESS ROUTES PER FLATHEAD COUNTY GRADE REQUIREMENTS.
13. TEMPORARY GRAVEL CUL–DE–SAC TO BE INSTALLED AT THE END OF EACH PHASE.
14. SUBDIVISION WITHIN 500' OF PUBLIC WATER SYSTEM. REQUEST TO CONNECT WAS DENIED BY OWNER.

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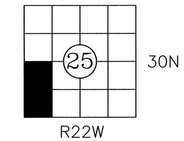
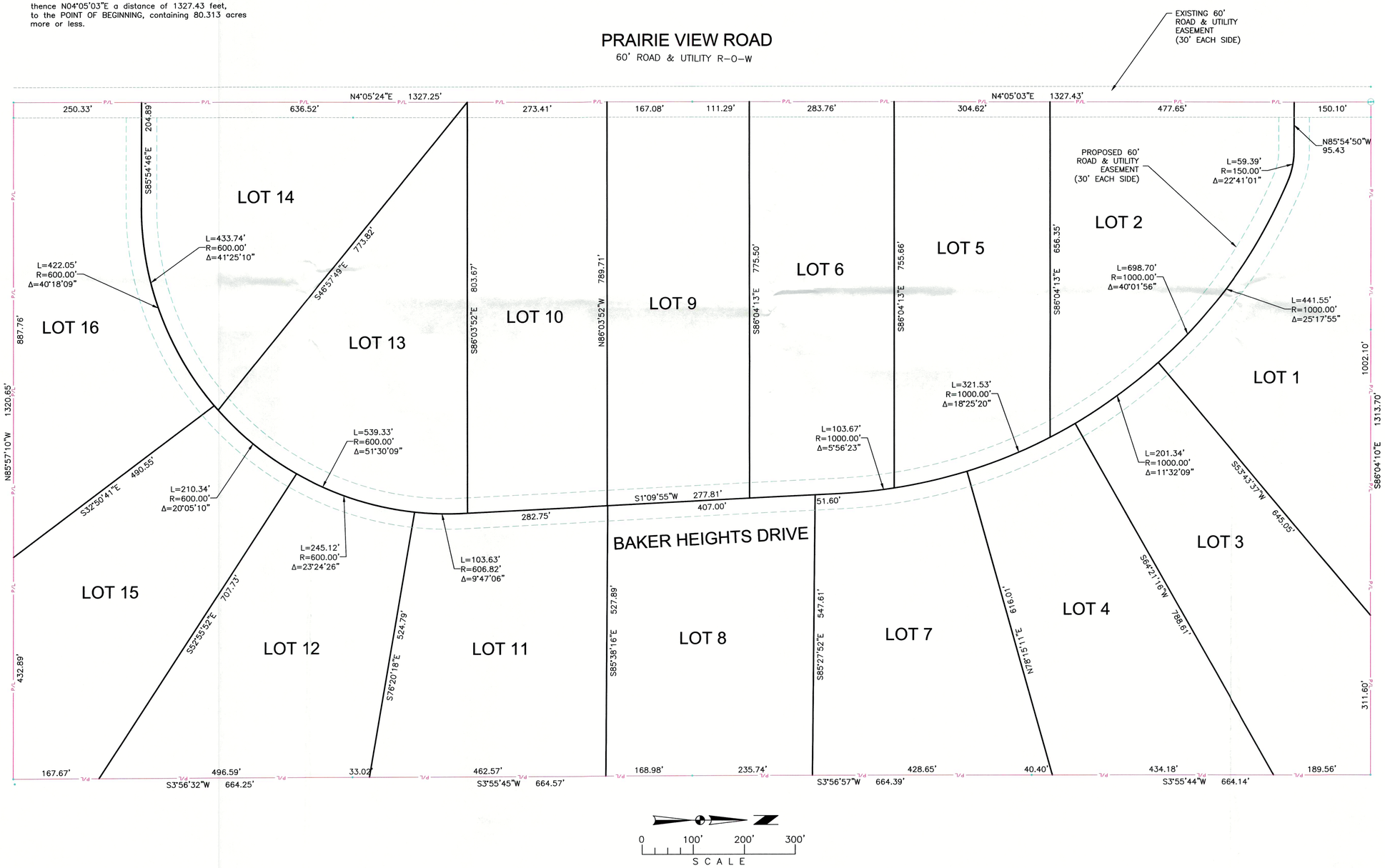


LEGAL DESCRIPTION

A parcel of land in the South Half of the Southwest Quarter of the of Section 25, Township 30 North, Range 22 West, P.M.M., Flathead County, Montana, being more particularly described as follows:

Beginning at the West Quarter corner of Section 25, thence S86°04'10"E a distance of 1313.70 feet, thence S03°55'44"W a distance of 664.14 feet, thence S03°56'57"W a distance of 664.39 feet, thence S03°55'45"W a distance of 664.57 feet, thence S03°56'32"W a distance of 664.25 feet, thence N88°57'10"W a distance of 1320.65 feet, thence N04°05'24"E a distance of 1327.25 feet, thence N04°05'03"E a distance of 1327.43 feet, to the POINT OF BEGINNING, containing 80.313 acres more or less.

AREAS & DIMENSIONS



AREA TABLE

LOT 1	221,836 SF	5.093 AC
LOT 2	217,820 SF	5.001 AC
LOT 3	219,167 SF	5.031 AC
LOT 4	218,275 SF	5.011 AC
LOT 5	217,820 SF	5.001 AC
LOT 6	217,820 SF	5.001 AC
LOT 7	218,127 SF	5.008 AC
LOT 8	218,059 SF	5.006 AC
LOT 9	217,820 SF	5.001 AC
LOT 10	217,820 SF	5.001 AC
LOT 11	218,141 SF	5.008 AC
LOT 12	218,119 SF	5.007 AC
LOT 13	217,950 SF	5.003 AC
LOT 14	217,951 SF	5.004 AC
LOT 15	218,101 SF	5.007 AC
LOT 16	223,589 SF	5.133 AC

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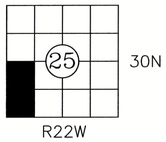

PRELIMINARY PLAT OF

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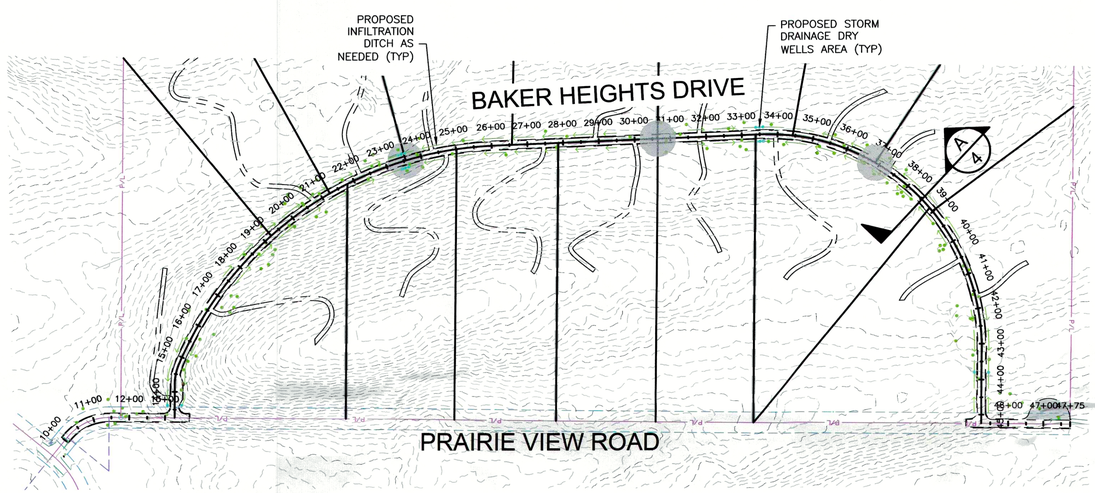
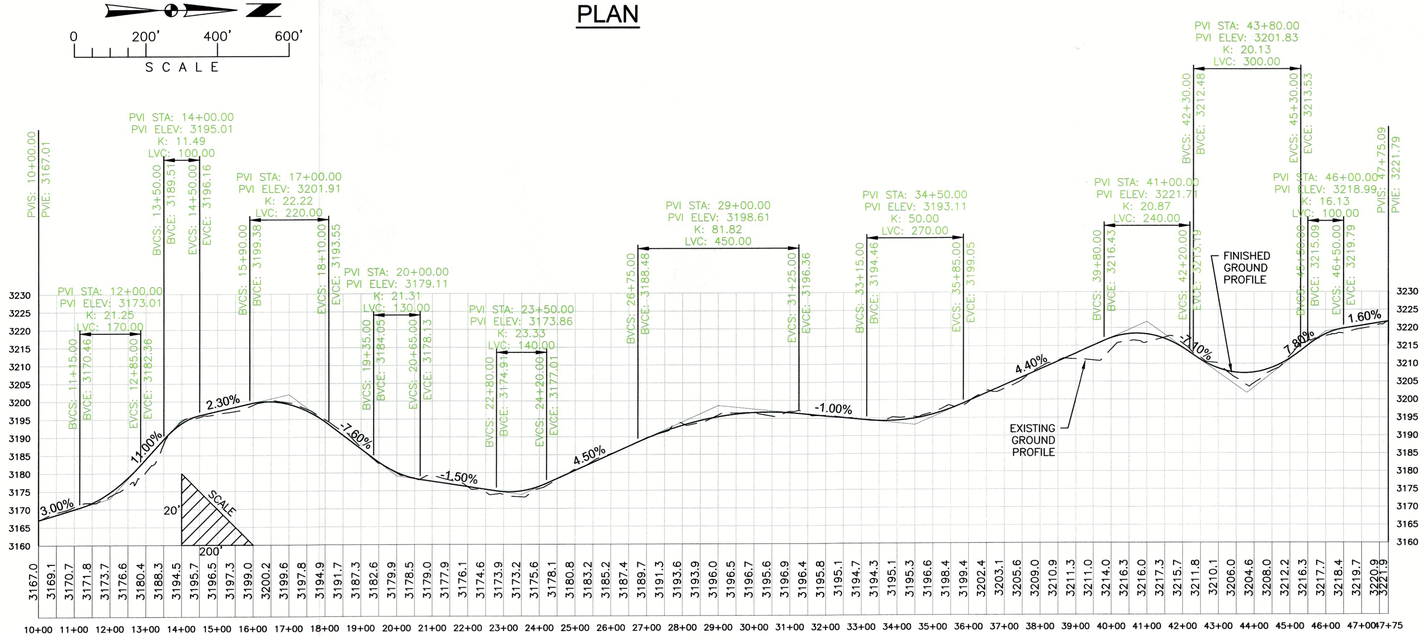
CONCEPTUAL GRADING & STORM DRAINAGE

GENERAL NOTES

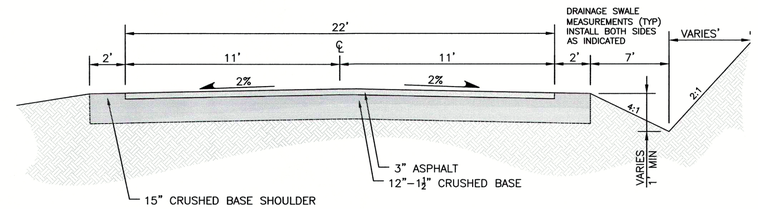
1. STORM DRAINAGE AND RUNOFF WILL BE RETAINED AND TREATED ON-SITE, THEN INFILTRATED THROUGH DRYWELLS OR INFILTRATION TRENCH.
2. STREET IS CROSS SLOPED @2% AND GRADED TO DRAIN TO PROPOSED INFILTRATION DITCH & DRYWELLS.
3. ALL LOTS WILL BE REQUIRED TO PRODUCE SITE STORM DRAINAGE PLAN AT TIME OF DEVELOPMENT.
4. STANDARD DITCHES WILL BE CONSTRUCTED IN ALL AREAS NOT DELINEATED AS INFILTRATION DITCH.



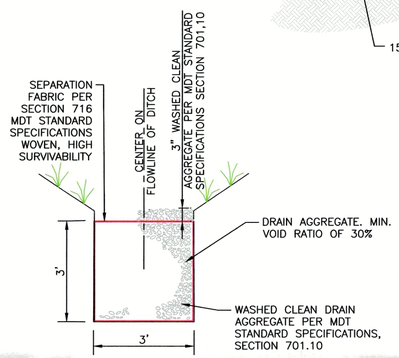
PLAN



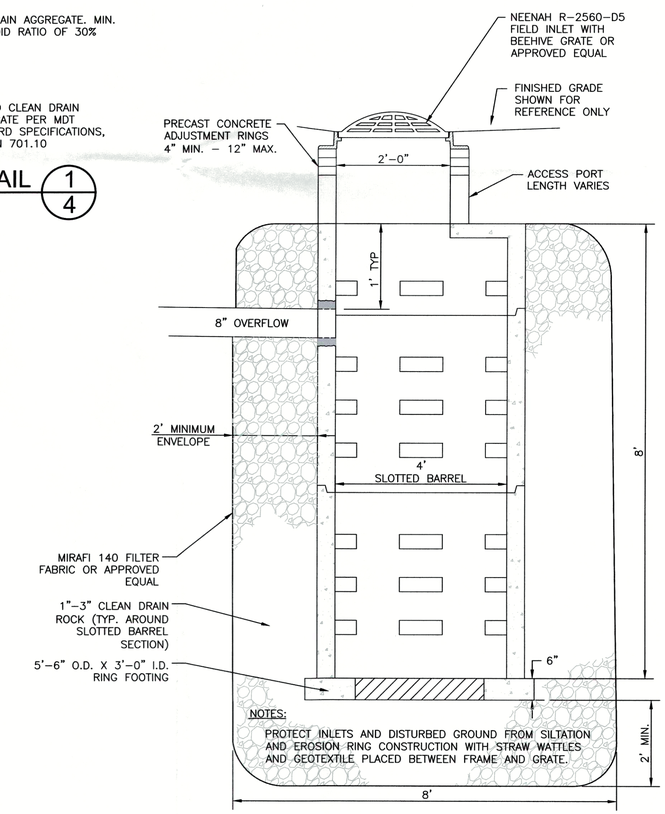
ROAD PROFILE



TYPICAL ROAD SECTION (A/4)
NOT TO SCALE



INFILTRATION DITCH DETAIL (1/4)
NOT TO SCALE



DRYWELL DETAIL (2/4)
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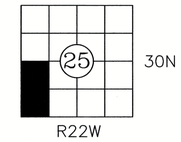
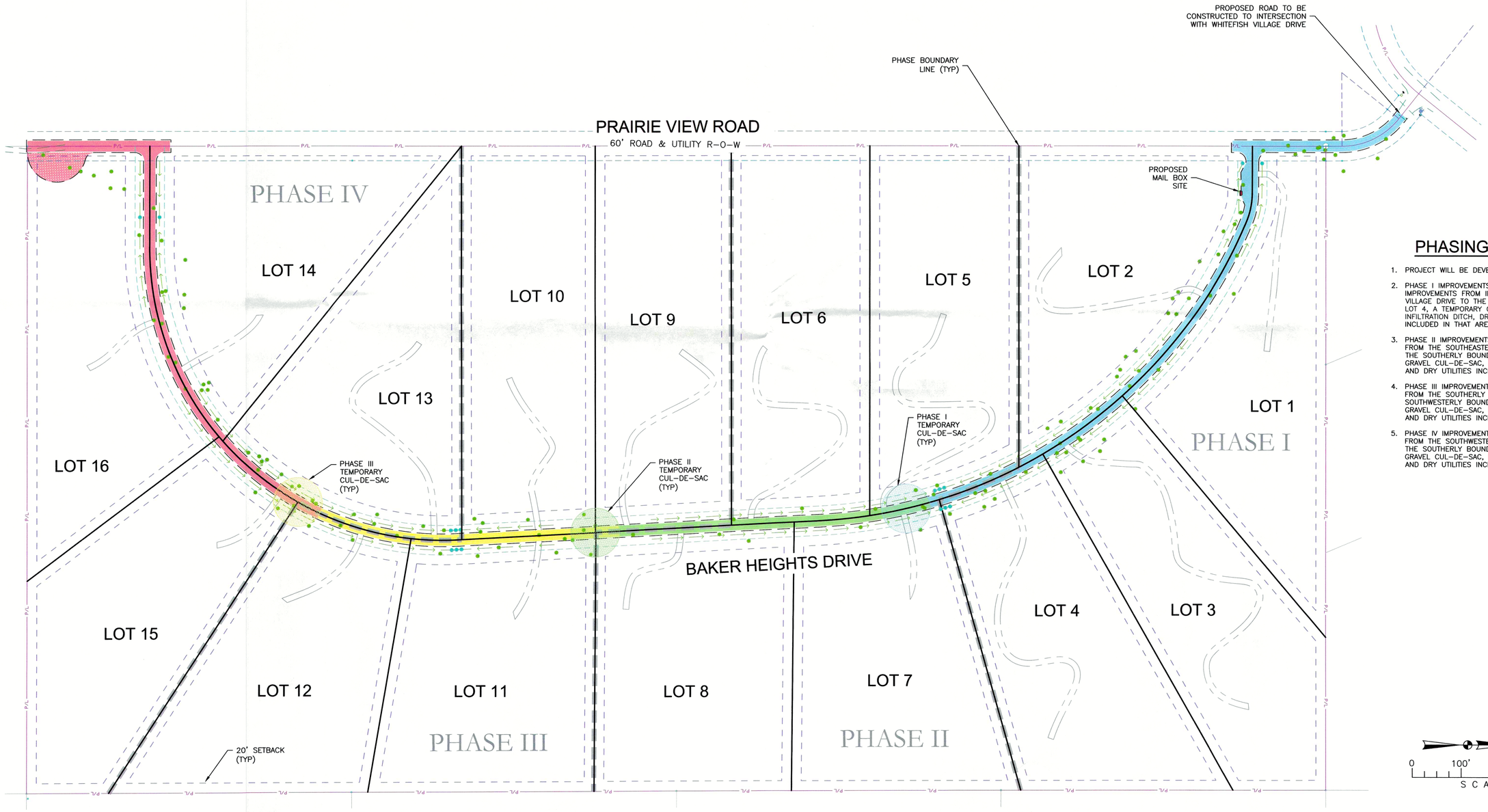
PUBLIC FACILITIES IMPROVEMENT PLAN



PHASE AREA

- PHASE I
- PHASE II
- PHASE III
- PHASE IV



PHASING NOTES

1. PROJECT WILL BE DEVELOPED IN FOUR PHASES.
2. PHASE I IMPROVEMENTS INCLUDE MAIL BOX, ROAD IMPROVEMENTS FROM INTERSECTION WITH WHITEFISH VILLAGE DRIVE TO THE SOUTHEASTERLY BOUNDARY OF LOT 4, A TEMPORARY GRAVEL CUL-DE-SAC, INFILTRATION DITCH, DRYWELLS, AND DRY UTILITIES INCLUDED IN THAT AREA.
3. PHASE II IMPROVEMENTS INCLUDE ROAD IMPROVEMENTS FROM THE SOUTHEASTERLY BOUNDARY OF LOT 4 TO THE SOUTHERLY BOUNDARY OF LOT 8, A TEMPORARY GRAVEL CUL-DE-SAC, INFILTRATION DITCH, DRYWELLS, AND DRY UTILITIES INCLUDED IN THAT AREA.
4. PHASE III IMPROVEMENTS INCLUDE ROAD IMPROVEMENTS FROM THE SOUTHERLY BOUNDARY OF LOT 8 TO THE SOUTHWESTERLY BOUNDARY OF LOT 12, A TEMPORARY GRAVEL CUL-DE-SAC, INFILTRATION DITCH, DRYWELLS, AND DRY UTILITIES INCLUDED IN THAT AREA.
5. PHASE IV IMPROVEMENTS INCLUDE ROAD IMPROVEMENTS FROM THE SOUTHWESTERLY BOUNDARY OF LOT 12 TO THE SOUTHERLY BOUNDARY OF LOT 16, A PARTIAL GRAVEL CUL-DE-SAC, INFILTRATION DITCH, DRYWELLS, AND DRY UTILITIES INCLUDED IN THAT AREA.