

1 BASEMENT FLOOR PLAN
3/16" = 1'-0"

CUP & BLR PERMIT

Issues:

Date	Number	Description
12/22/2022	1	CUP & BLR PERMIT

BUCKS T4 PHASE 3

BIG SKY, MT 59720

NOT FOR CONSTRUCTION

Date: 12/22/2022

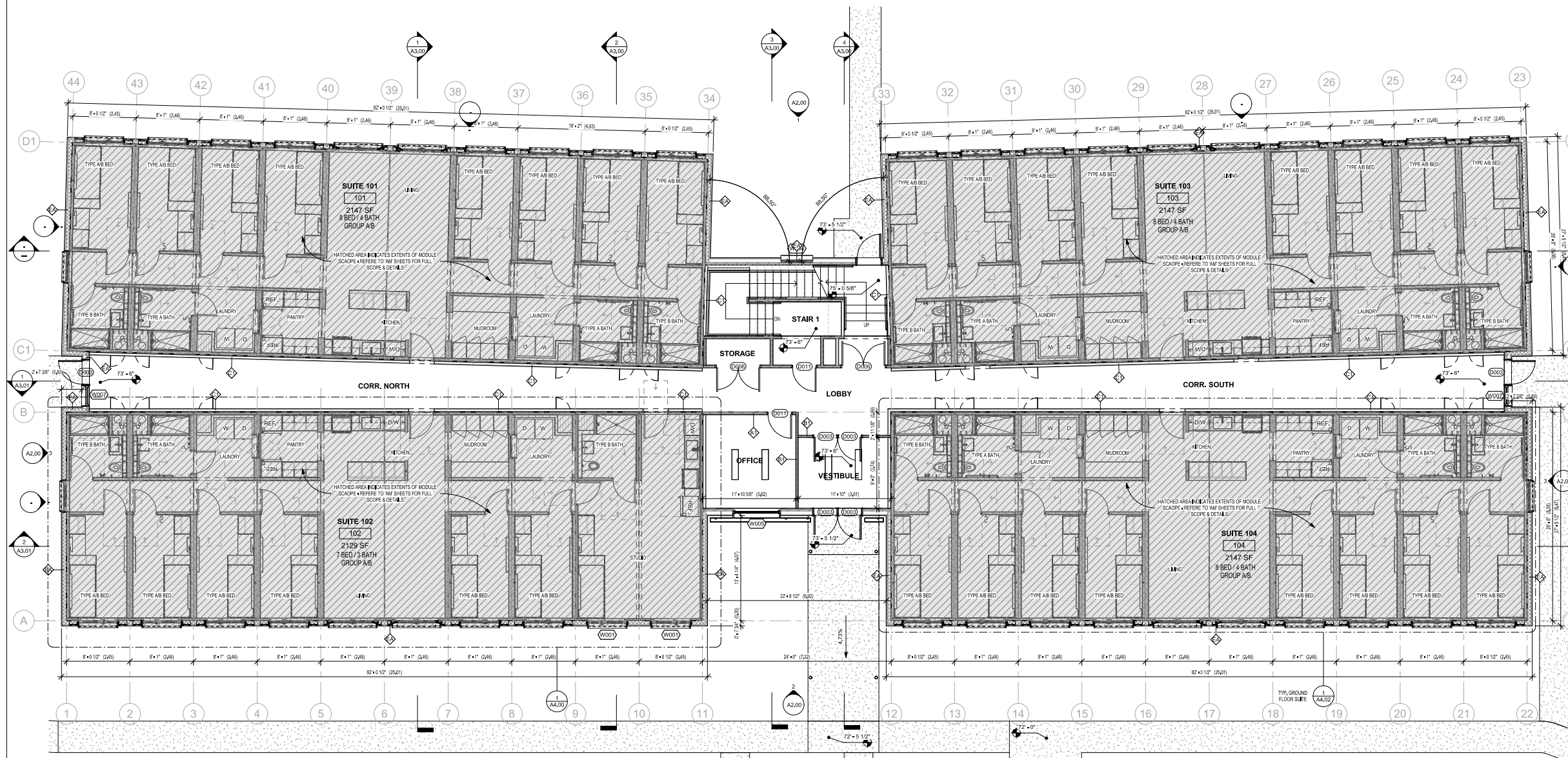
CUP & BLR PERMIT PACKAGE

3/16" = 1'-0"

BASEMENT PLAN

Number
A1.00

NOT FOR CONSTRUCTION



1 LEVEL 01 FLOOR PLAN
3/16" = 1'-0"

CUP & BLR PERMIT

Issues:

12/22/2022 1 CUP & BLR PERMIT

BUCKS T4 PHASE 3

BIG SKY, MT 59720

NOT FOR CONSTRUCTION

Date:

12/22/2022

CUP & BLR PERMIT PACKAGE

Scale:

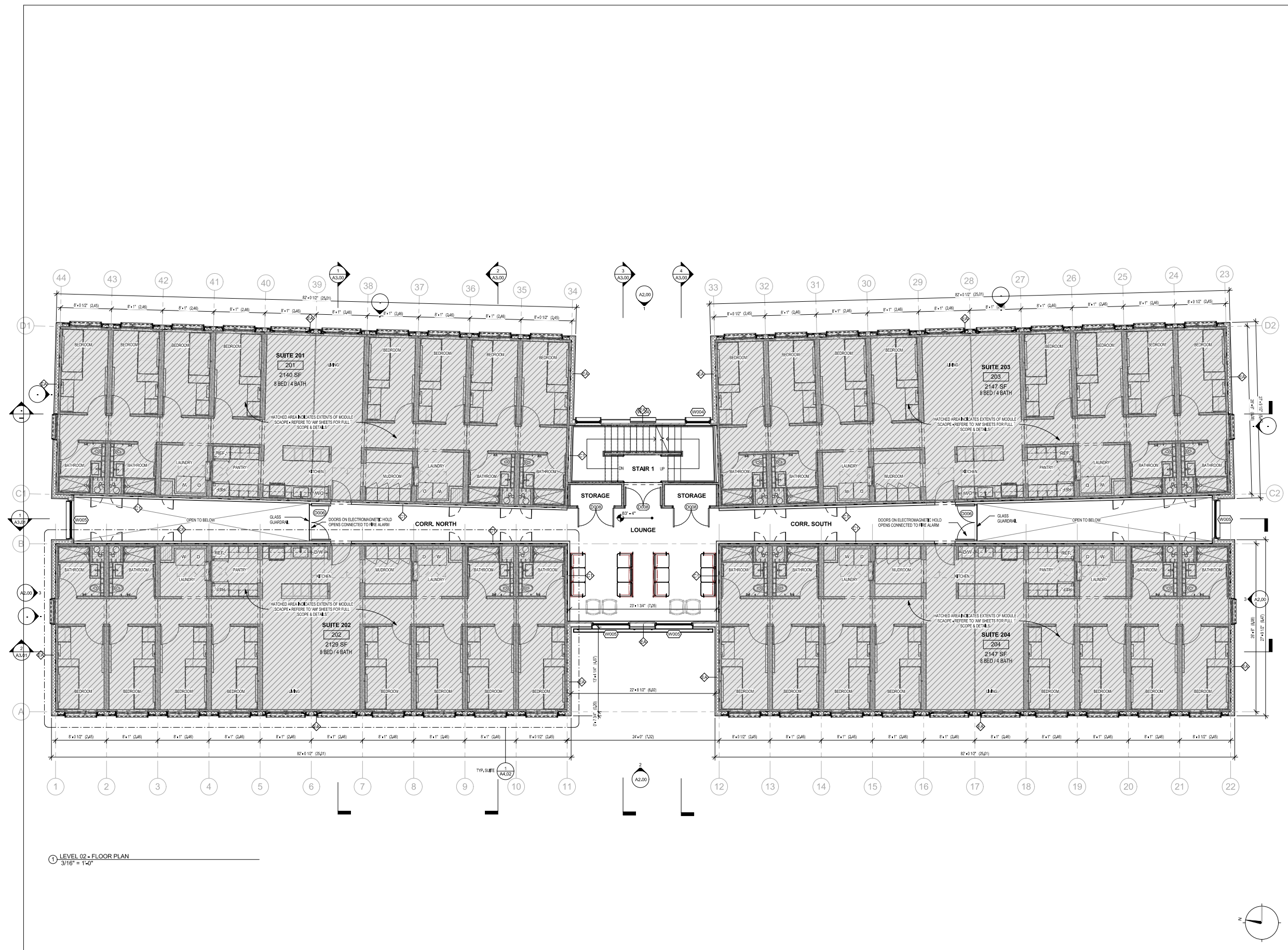
3/16" = 1'-0"

LEVEL 01 FLOOR PLAN

Number:

A1.01

NOT FOR CONSTRUCTION



1 LEVEL 02 - FLOOR PLAN
3/16" = 1'-0"

CUP & BLR PERMIT

Issues:
12/22/2022 1 CLIP & BLR PERMIT

BUCKS T4 PHASE 3

BIG SKY, MT 59720

NOT FOR CONSTRUCTION

Date:
12/22/2022
CUP & BLR PERMIT PACKAGE
Scale:
3/16" = 1'-0"
LEVEL 02 FLOOR PLAN

Number
A1.02

NOT FOR CONSTRUCTION



1 LEVEL 03 - FLOOR PLAN
3/16" = 1'-0"

CUP & BLR PERMIT

ISSUES:

NO.	DATE	DESCRIPTION
1	12/22/2022	CUP & BLR PERMIT

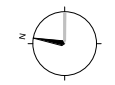
BUCKS T4 PHASE 3

BIG SKY, MT 59720

NOT FOR CONSTRUCTION

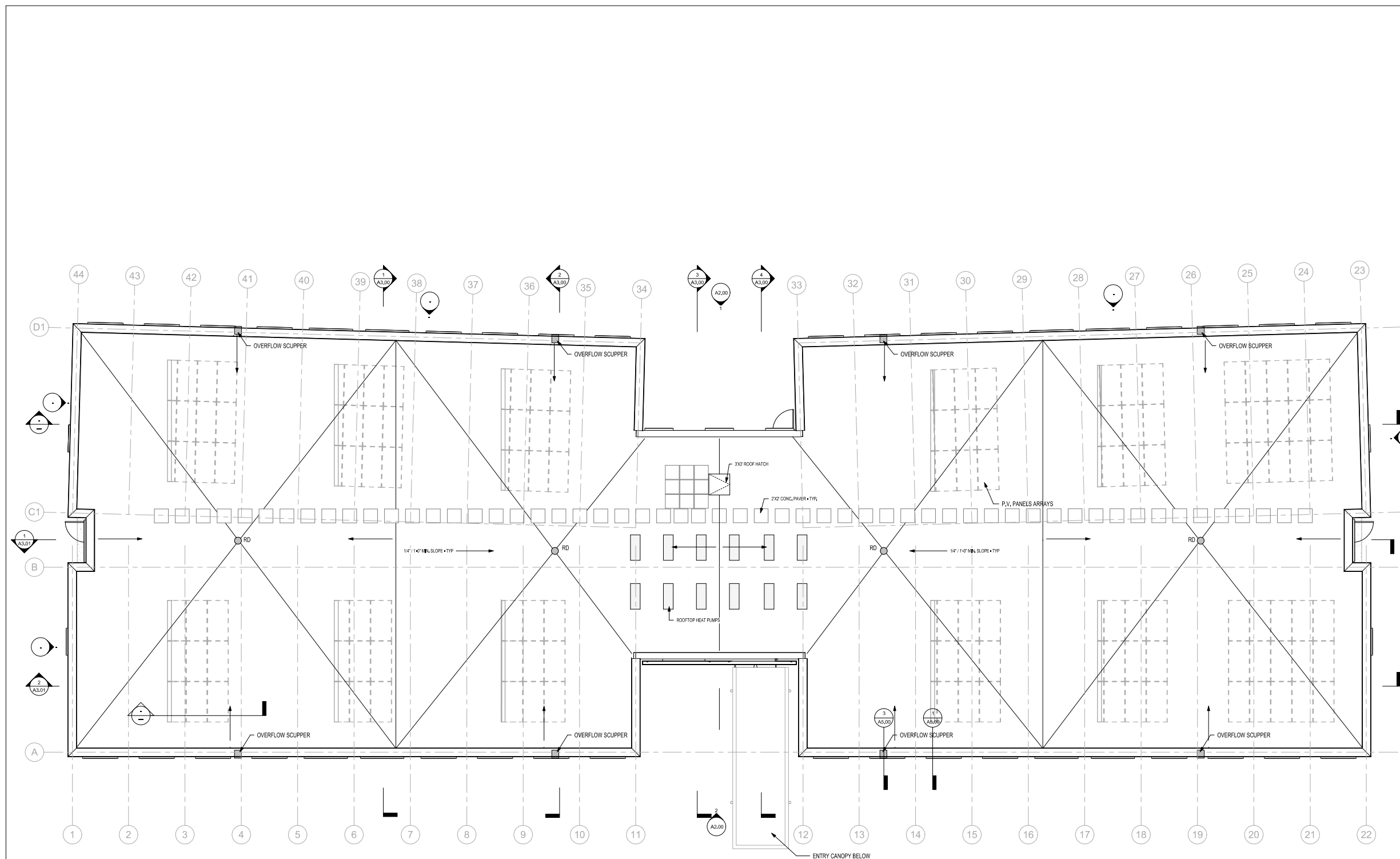
12/22/2022
CUP & BLR PERMIT PACKAGE
3/16" = 1'-0"

LEVEL 03 FLOOR PLAN



A1.03

NOT FOR CONSTRUCTION



1 ROOF PLAN
3/16" = 1'-0"

CUP & BLR PERMIT

Issue	Number	Description
12/22/2022	1	CUP & BLR PERMIT

BUCKS T4 PHASE 3

BIG SKY, MT 59720

NOT FOR CONSTRUCTION

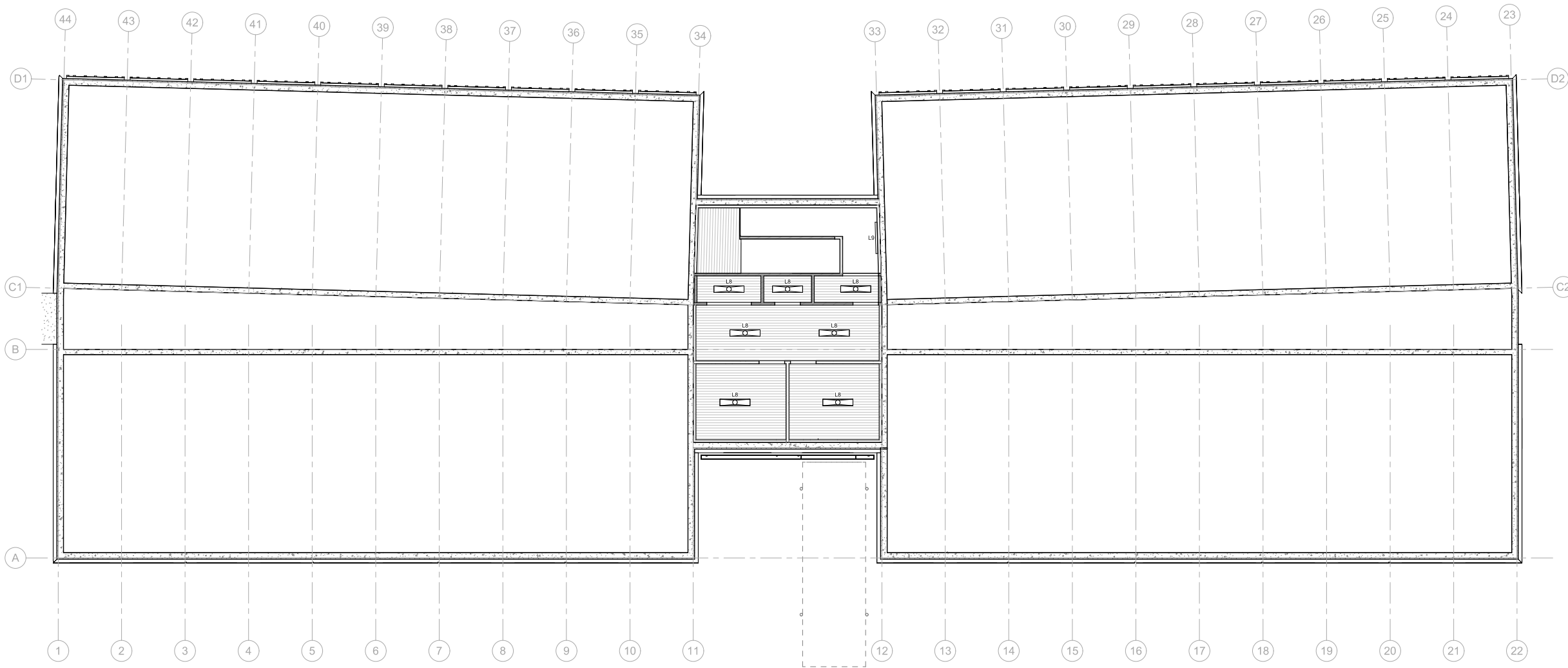
Date: 12/22/2022
CUP & BLR PERMIT PACKAGE
Scale: 3/16" = 1'-0"

ROOF PLAN

Number: **A1.04**



NOT FOR CONSTRUCTION



① BASEMENT - RCP
3/16" = 1'-0"

Issues:

Number	Description

BUCKS T4 PHASE 3

BIG SKY, MT 59720

NOT FOR CONSTRUCTION

Date:
12/22/2022
CUP & BLR PERMIT PACKAGE

Scale:
3/16" = 1'-0"
Title:
BASEMENT - REFLECTED CEILING PLAN

Number:
A1.10

Peter Rose + Partners

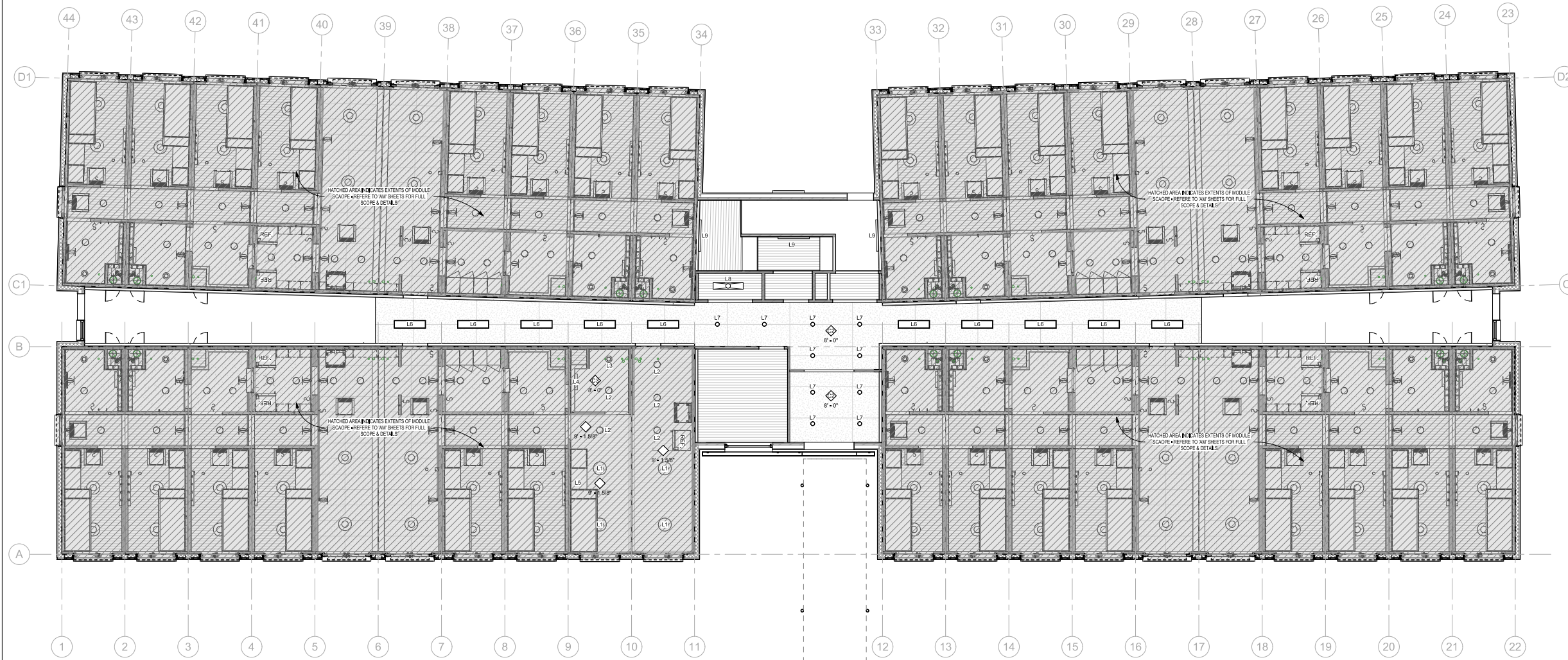
242 E. Berkeley St. 5F
Boston, MA 02118
Tel: 617.494.0202, fax: 617.494.0404

Landscape Architect:
BrightView
1645 Grant St.
Denver, CO 80203
T: 844-332-6069

Structural Engineer:
RSE Associates Inc.
63 Pleasant Street
Suite 300
Watertown, MA 02472
T: 617-928-9300

MEP Engineer:
Energy 1
47 Town Center Ave.
Big Sky, MT 59730
T: 406-551-2917

Fire Protection Engineer:
Coffman Engineers, Inc.
751 Olesman Drive
#104
Baltimore, MT 59715
T: 406-552-1936



LEVEL 01 - RCP
3/16" = 1'-0"

CUP & BLR PERMIT

Issues:

Date	Issue	Description
12/22/2022	1	CUP & BLR PERMIT

BUCKS T4 PHASE 3

BIG SKY, MT 59720

NOT FOR CONSTRUCTION

Date: 12/22/2022

CUP & BLR PERMIT PACKAGE

Scale: 3/16" = 1'-0"

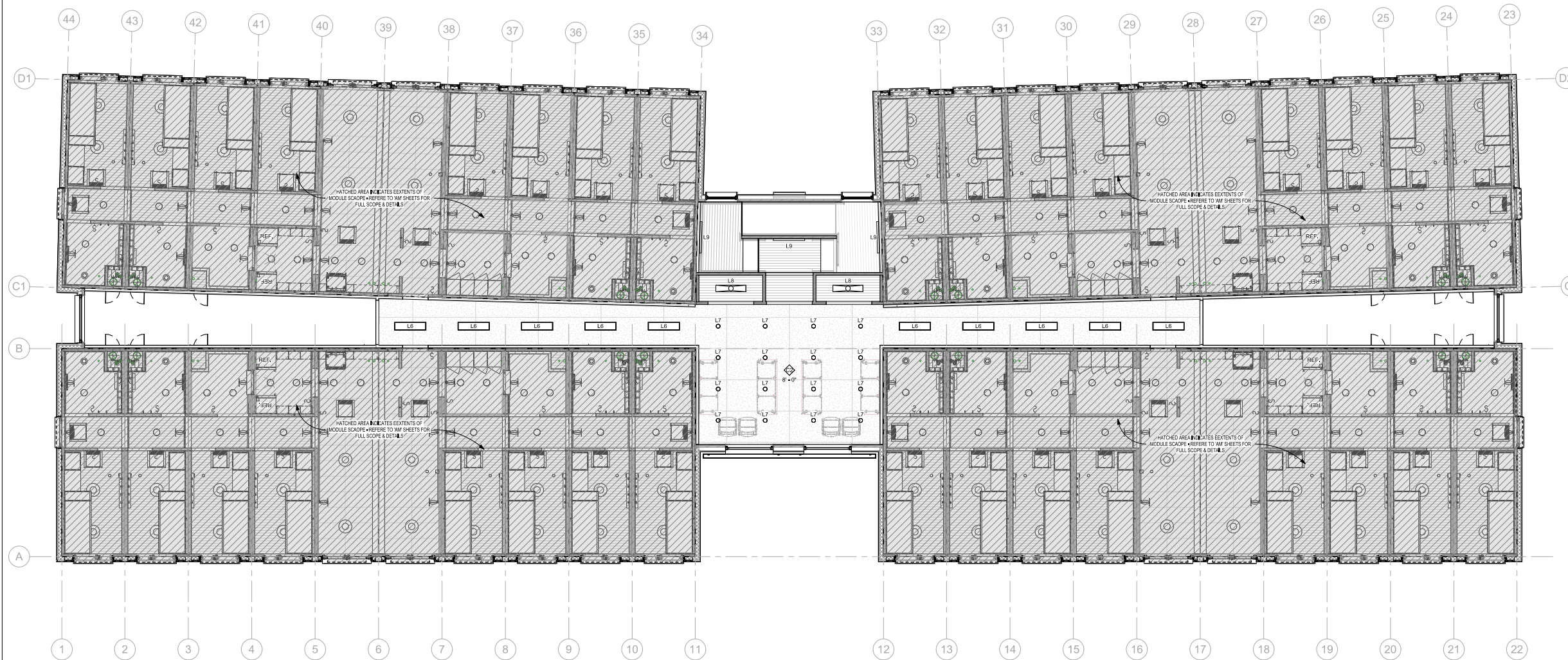
Rev:

LEVEL 01 - REFLECTED
CEILING PLAN

Number:

A1.11

NOT FOR CONSTRUCTION



LEVEL 02 - RCP
3/16" = 1'-0"

CUP & BLR PERMIT

Issues:

Issue	Date	Description
1	12/22/2022	CUP & BLR PERMIT

BUCKS T4 PHASE 3

BIG SKY, MT 59720

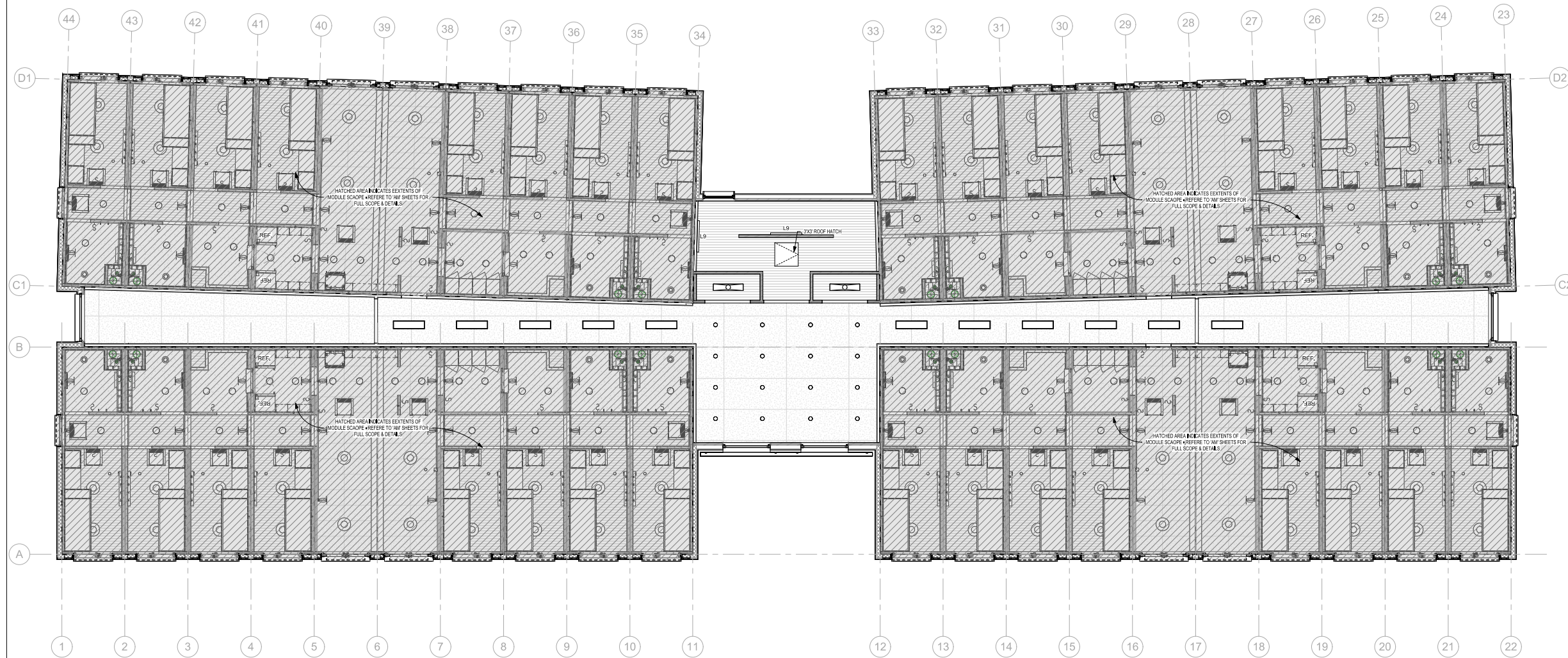
NOT FOR CONSTRUCTION

Date: 12/22/2022
CUP & BLR PERMIT PACKAGE
Scale: 3/16" = 1'-0"

LEVEL 02 - REFLECTED
CEILING PLAN

Number
A1.12

NOT FOR CONSTRUCTION



① LEVEL 03 - RCP
3/16" = 1'-0"

CUP & BLR PERMIT

Issue	Date	Description
1	12/22/2022	CUP & BLR PERMIT

BUCKS T4 PHASE 3

BIG SKY, MT 59720

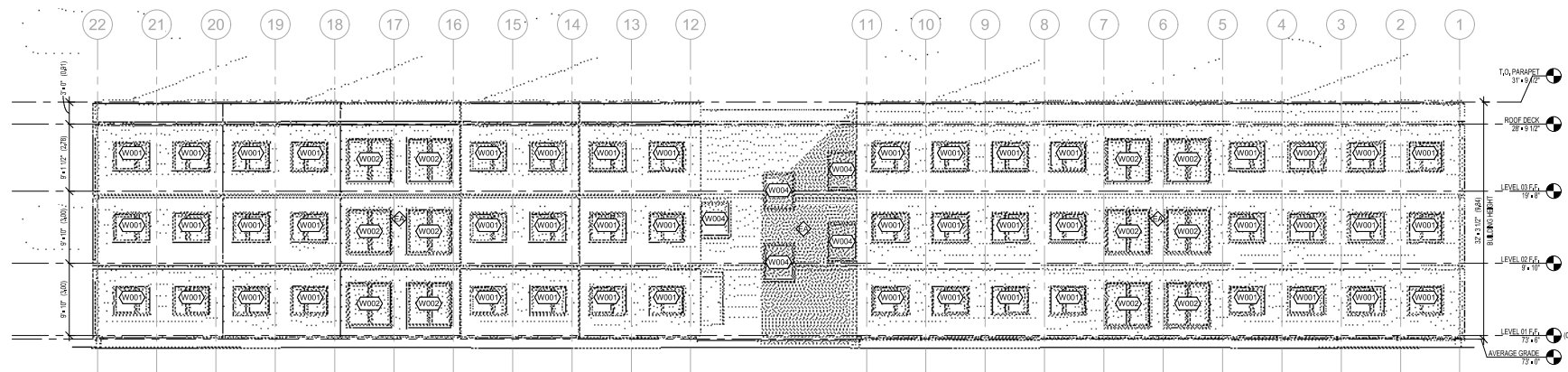
NOT FOR CONSTRUCTION

Date:
12/22/2022
CUP & BLR PERMIT PACKAGE
Scale:
3/16" = 1'-0"

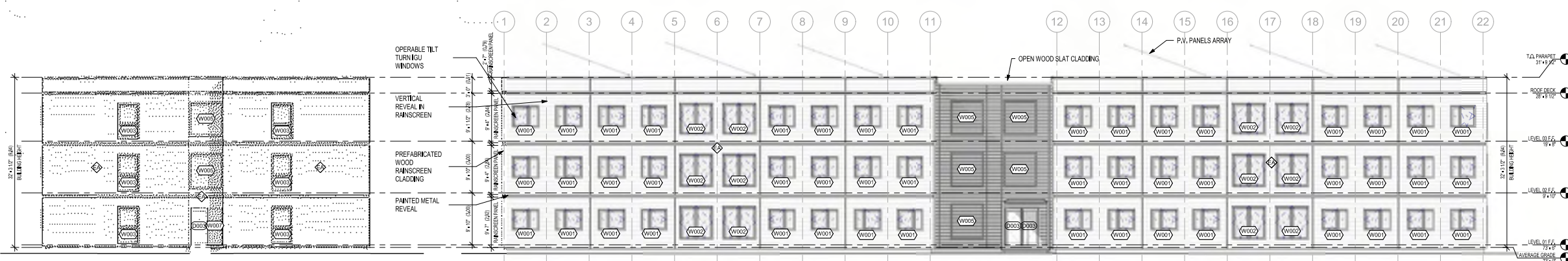
LEVEL 03 - REFLECTED
CEILING PLAN

Number
A1.13

NOT FOR CONSTRUCTION



1 EAST ELEVATION
1/8" = 1'-0"



3 NORTH + SOUTH ELEVATION
1/8" = 1'-0"

2 WEST ELEVATION
1/8" = 1'-0"

CUP & BLR PERMIT

Issues:

Issue	Date	Description
1	12/22/2022	CUP & BLR PERMIT

BUCKS T4 PHASE 3

BIG SKY, MT 59720

NOT FOR CONSTRUCTION

Date:

12/22/2022

CUP & BLR PERMIT PACKAGE

Scale:

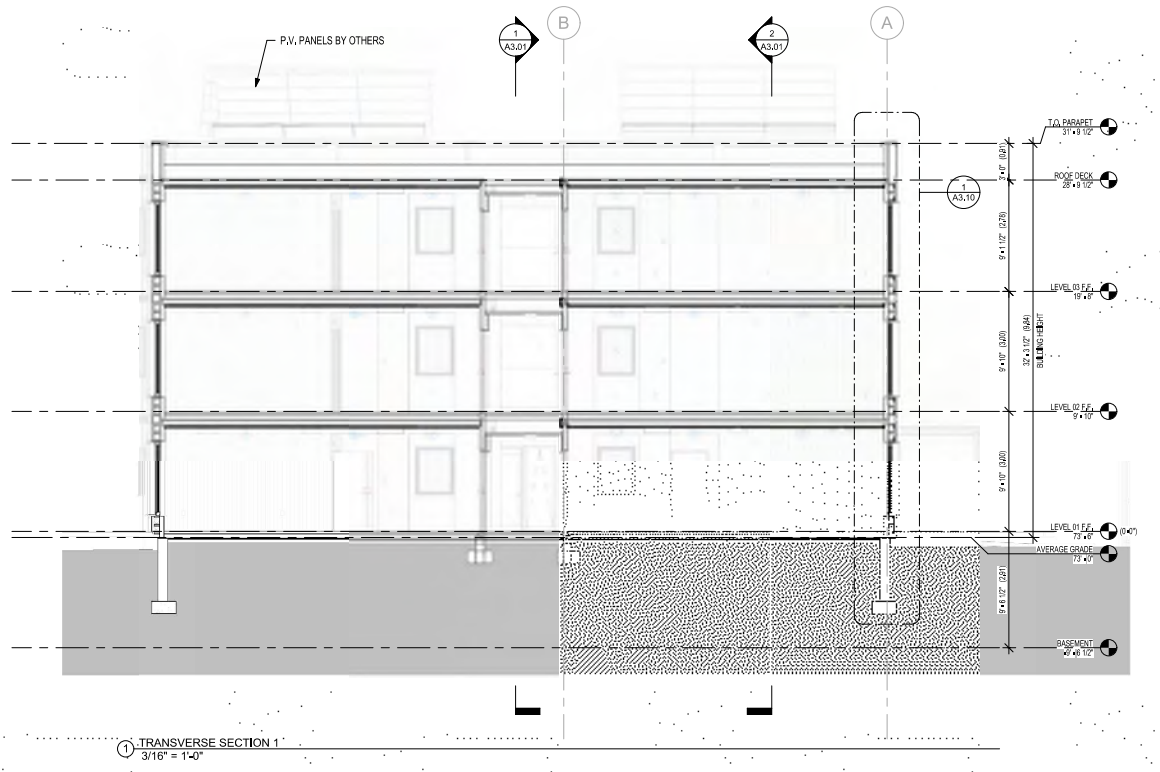
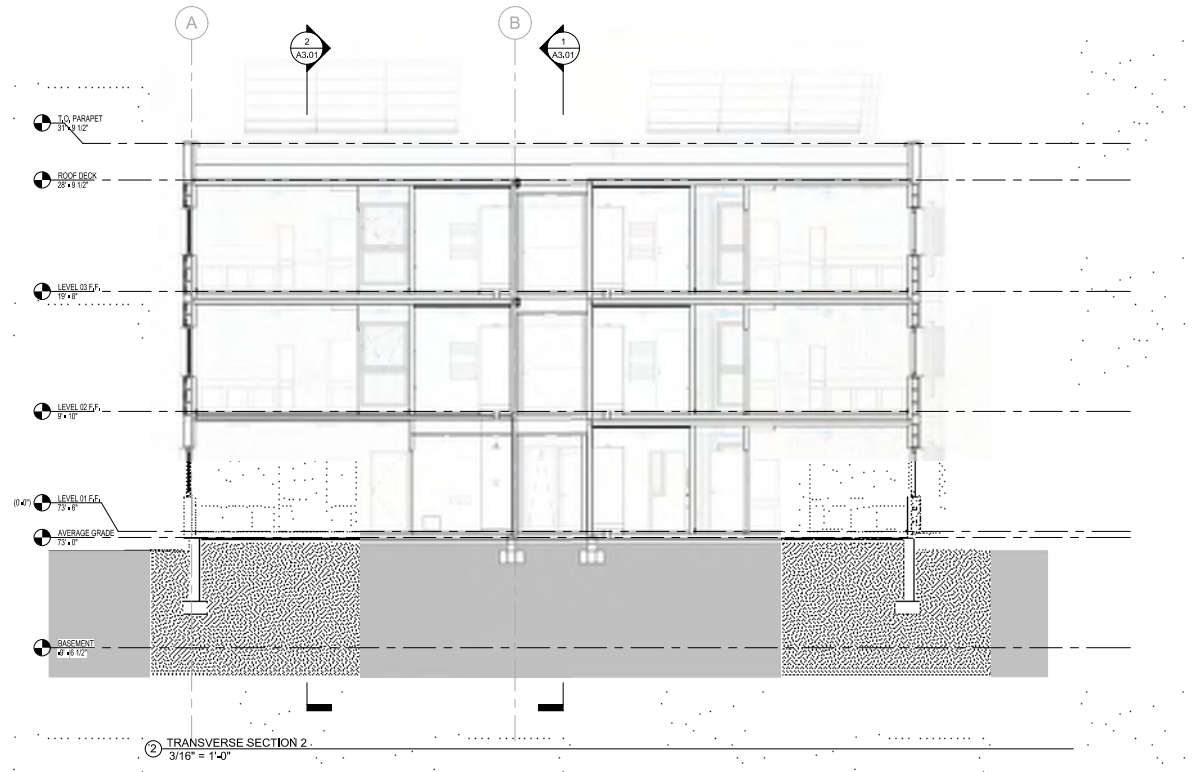
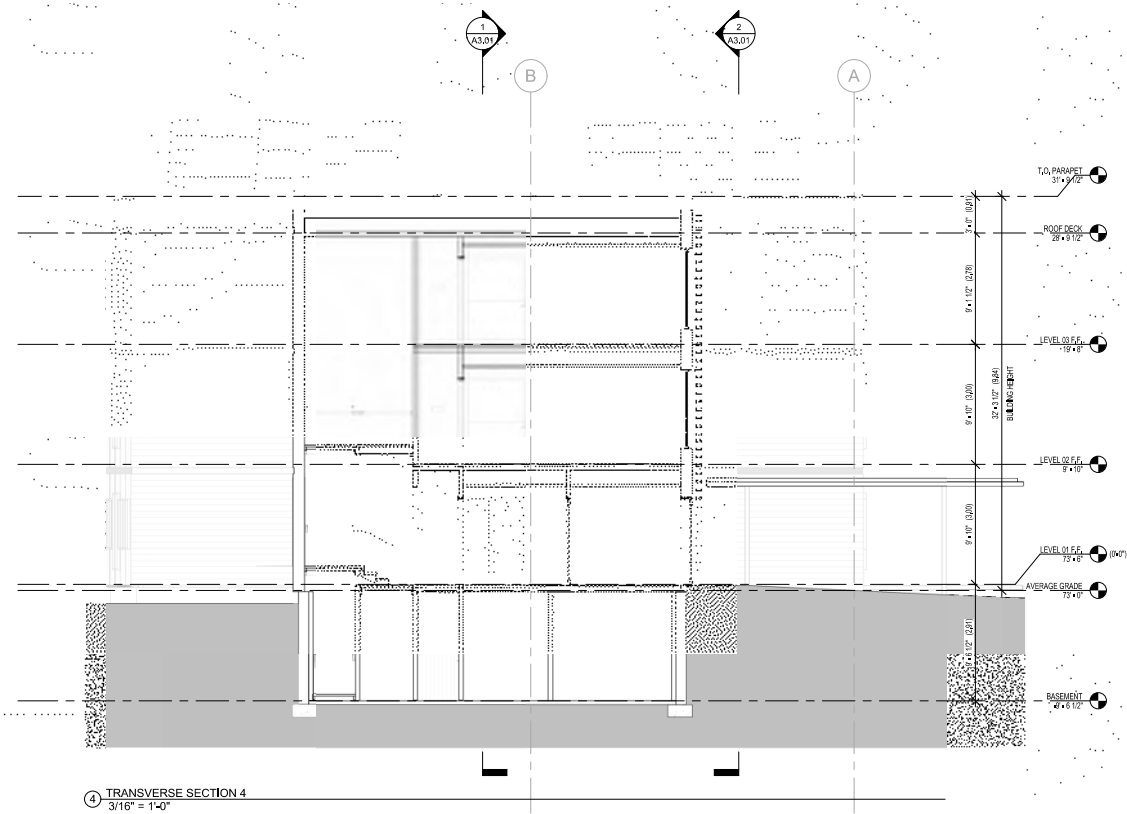
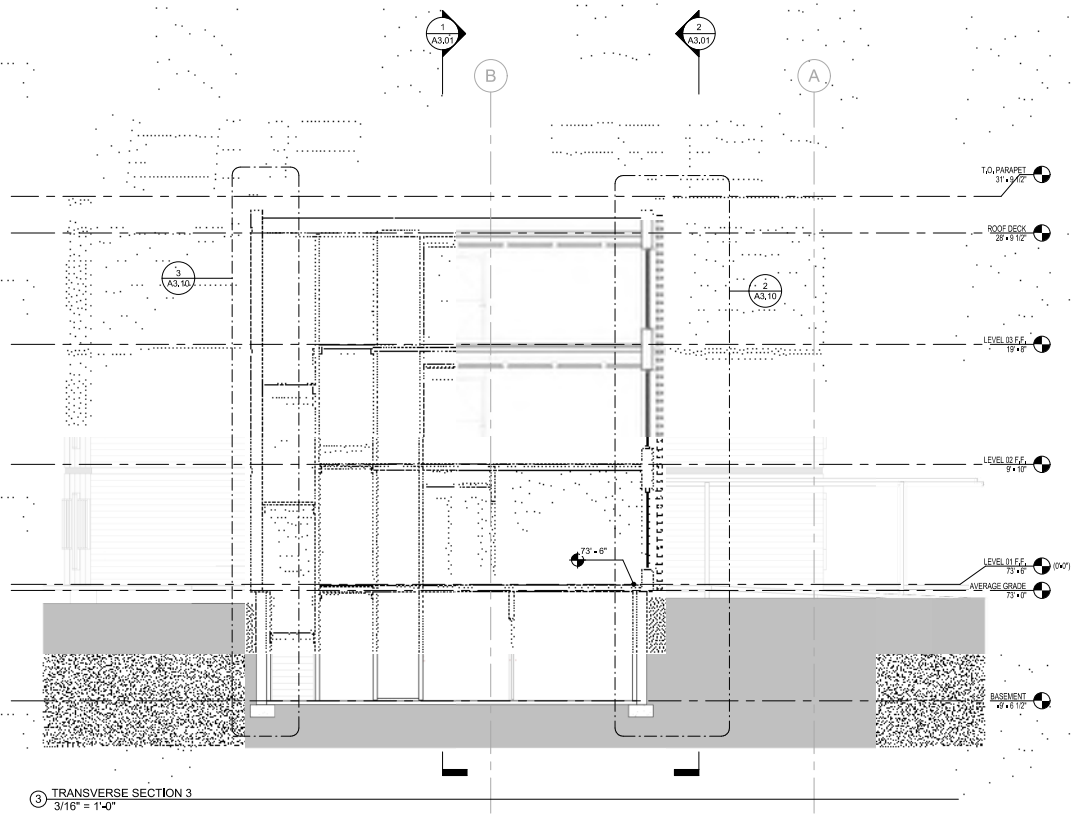
1/8" = 1'-0"

BUILDING ELEVATIONS

Number:

A2.00

NOT FOR CONSTRUCTION



CUP & BLR PERMIT

Issue	Number	Description
12/22/2022	1	CUP & BLR PERMIT

BUCKS T4 PHASE 3

BIG SKY, MT 59720

NOT FOR CONSTRUCTION

Date: 12/22/2022
CUP & BLR PERMIT PACKAGE
Scale: 3/16" = 1'-0"
BUILDING SECTIONS

Number: A3.00

NOT FOR CONSTRUCTION

Peter Rose + Partners

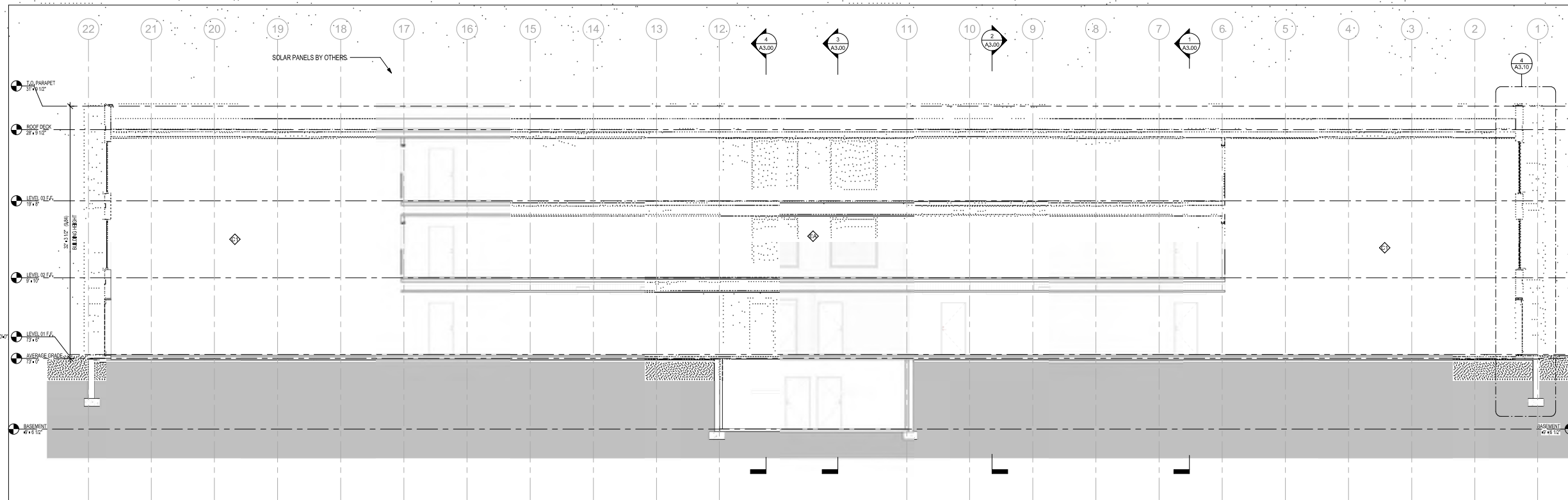
242 E Berkeley St, 5F
Boston, MA 02118
Tel: 617.494.0202, fax: 617.494.0404

Landscape Architect:
BrightView
1645 Grant St.
Denver, CO 80203
T: 844-332-6069

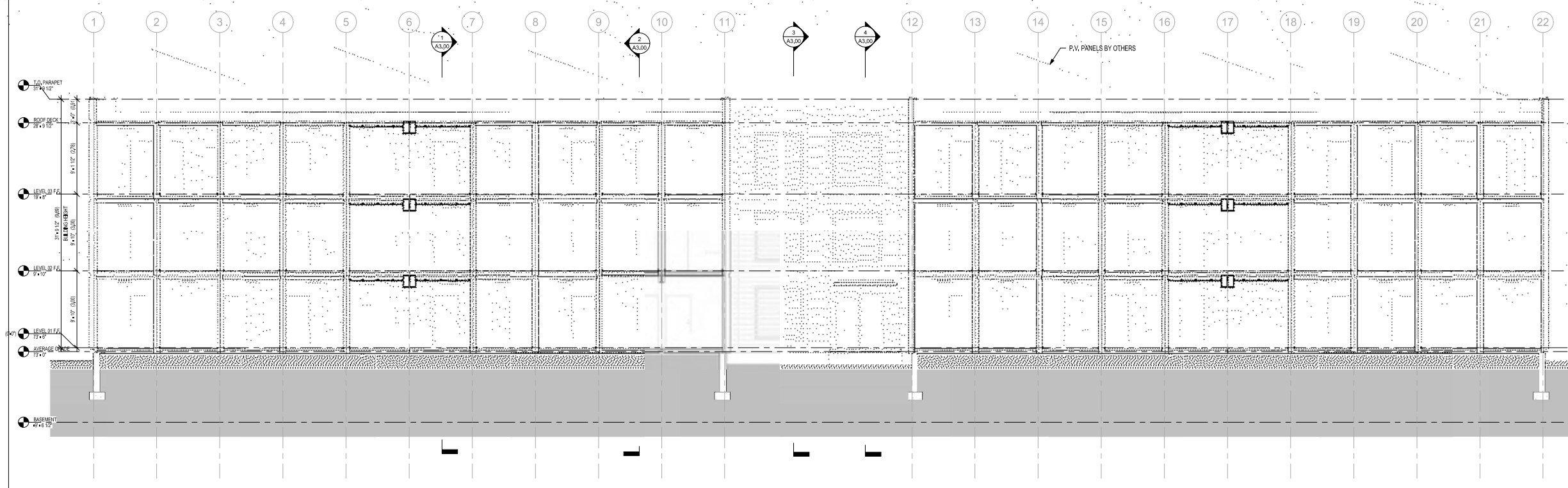
Structural Engineer:
RSE Associates Inc.
63 Pleasant Street
Suite 300
Watertown, MA 02472
T: 617-928-9330

MEP Engineer:
Energy 1
47 Town Center Ave.
Big Sky, MT 59730
T: 406-557-2917

Fire Protection Engineer:
Coffman Engineers, Inc.
751 Oslerman Drive
#104
Baltimore, MD 21211
T: 410-582-1936



① LONGITUDINAL SECTION 1
3/16" = 1'-0"



② LONGITUDINAL SECTION 2
3/16" = 1'-0"

CUP & BLR PERMIT

Issue	Date	Description
12/22/2022	1	CUP & BLR PERMIT

BUCKS T4 PHASE 3

BIG SKY, MT 59720

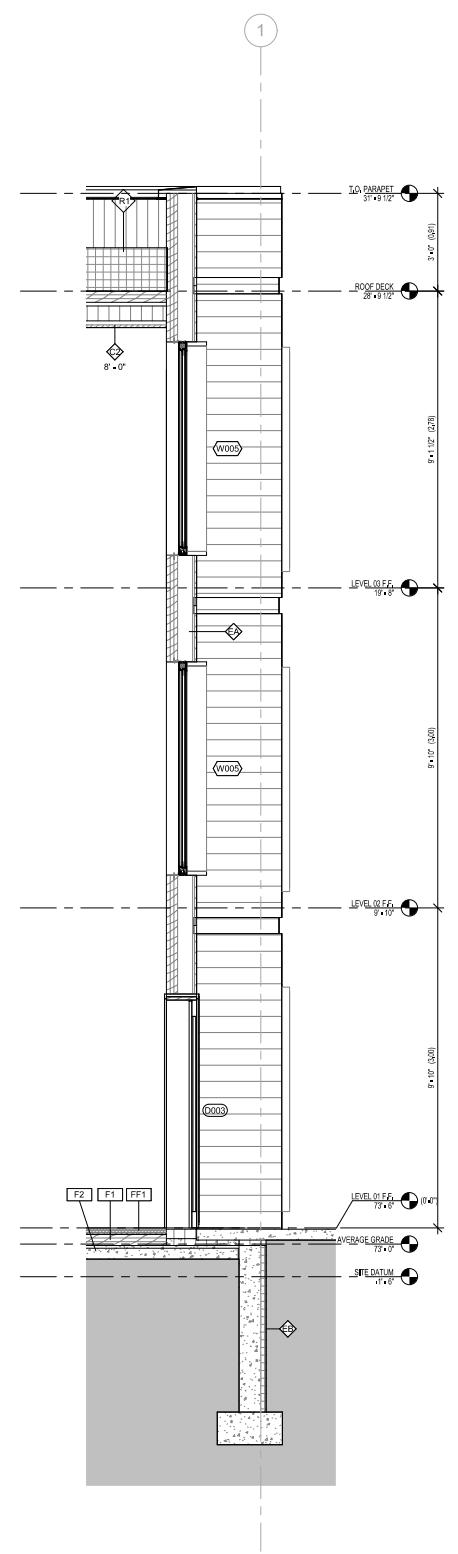
NOT FOR CONSTRUCTION

Date: 12/22/2022
CUP & BLR PERMIT PACKAGE
Scale: 3/16" = 1'-0"

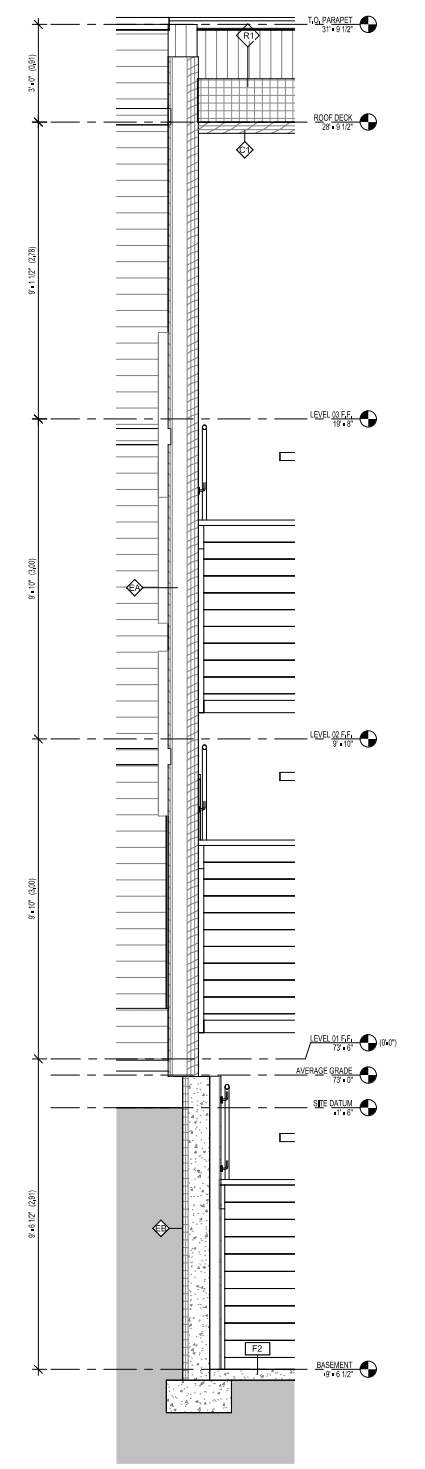
BUILDING SECTIONS

A3.01

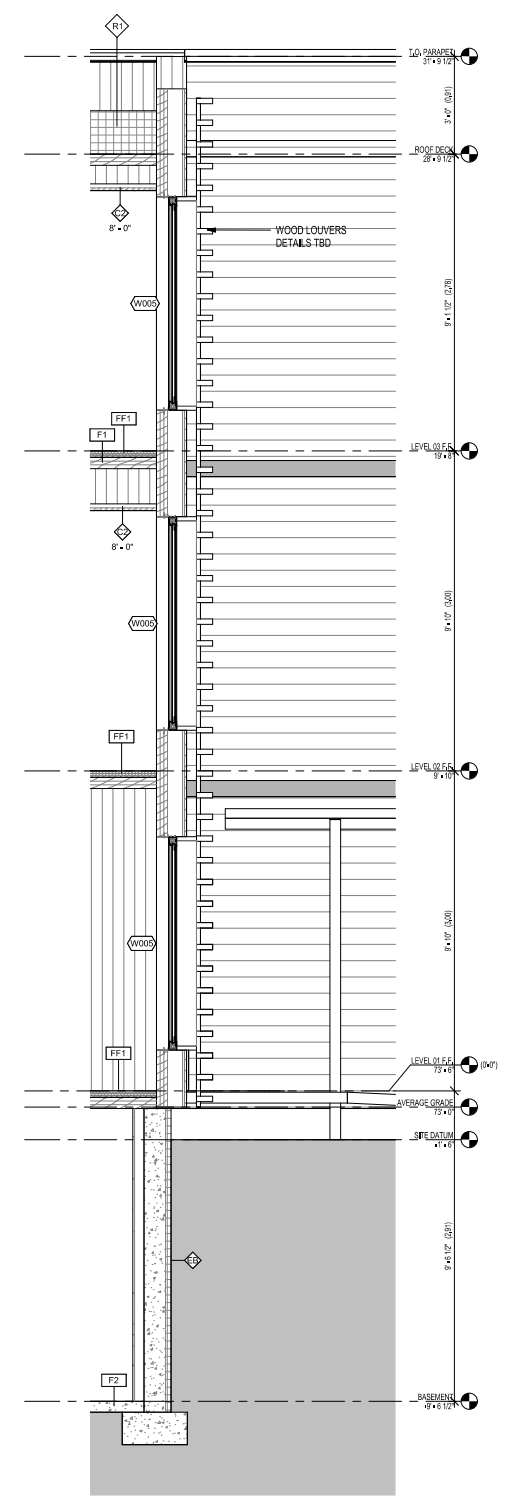
NOT FOR CONSTRUCTION



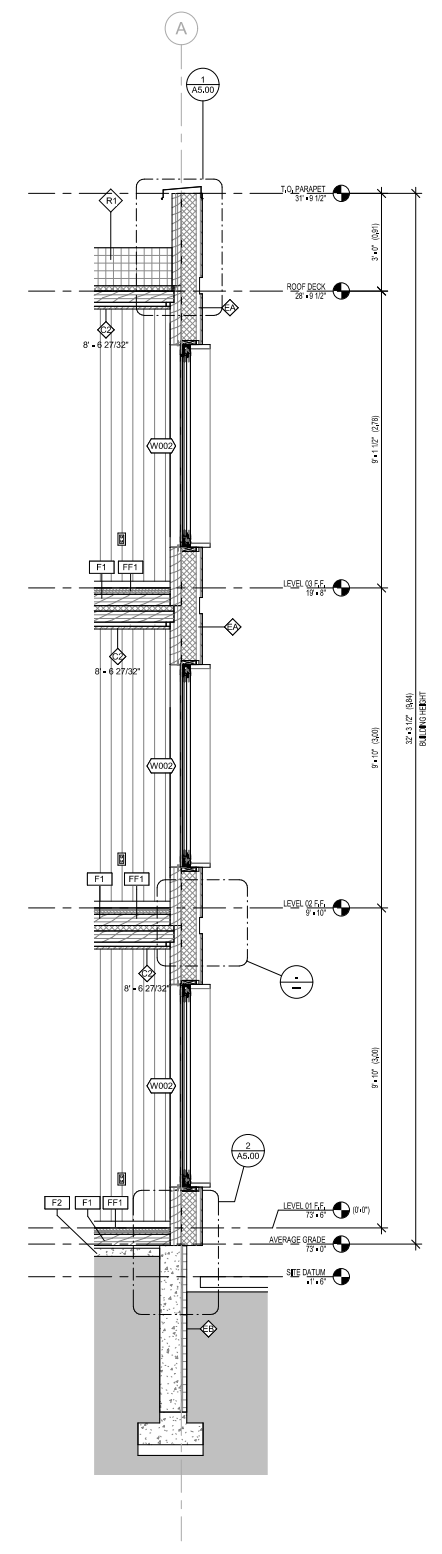
4 WALL SECTION @ CORRIDOR ENDS
1/2" = 1'-0"



3 WALL SECTION @ STAIRS
1/2" = 1'-0"



2 WALL SECTION @ LOBBY
1/2" = 1'-0"



1 WALL SECTION @ BEDROOM
1/2" = 1'-0"

Issues:

Number	Description
1	
2	

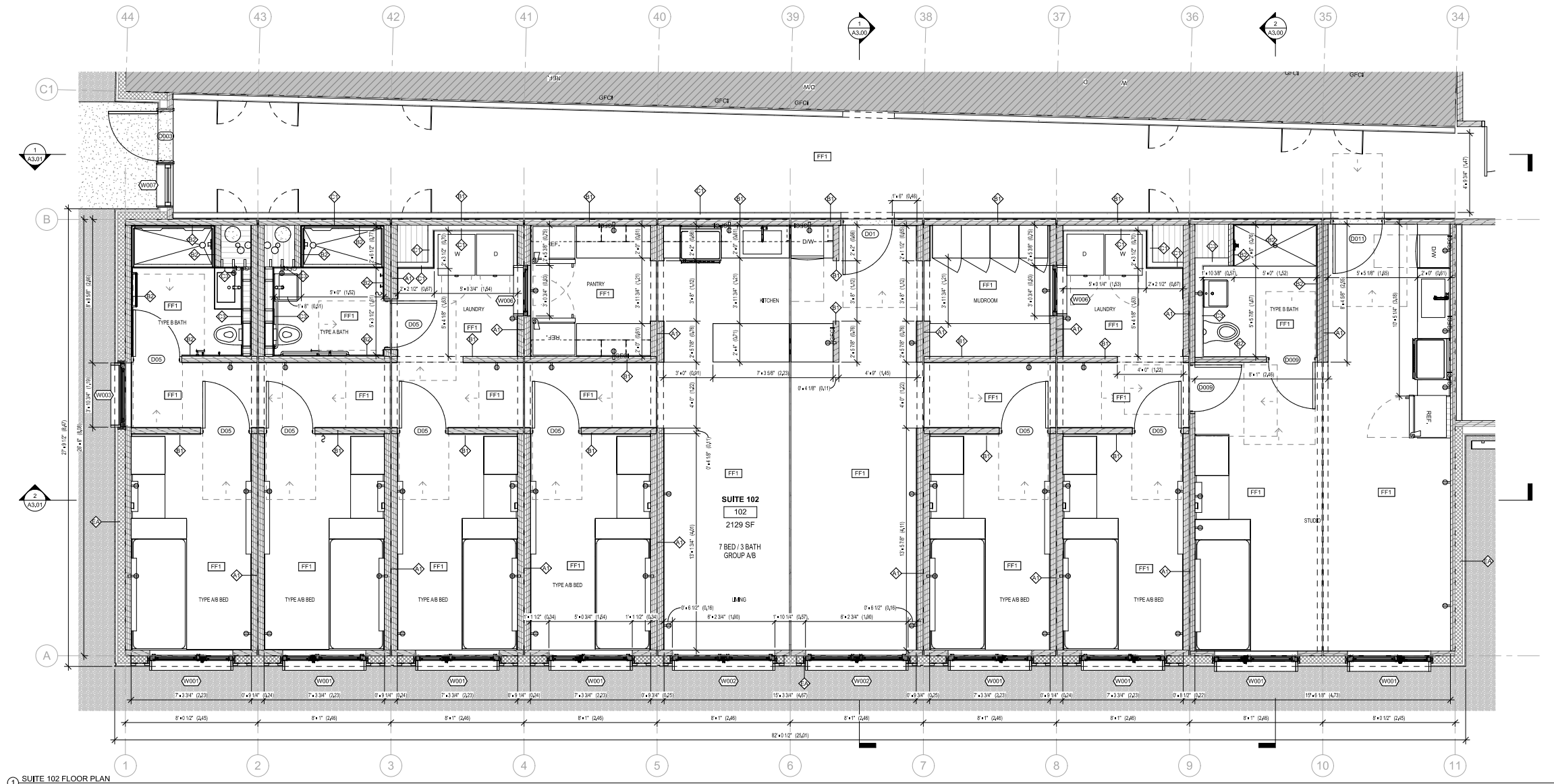
BUCKS T4 PHASE 3

BIG SKY, MT 59720

NOT FOR CONSTRUCTION

Date: 12/22/2022
CUP & BLR PERMIT PACKAGE
1/2" = 1'-0"

WALL SECTIONS



1 SUITE 102 FLOOR PLAN
3/8" = 1'-0"

CUP & BLR PERMIT

Issues:

Issue	Number	Description
12/22/2022	1	CLIP & BLR PERMIT

BUCKS T4 PHASE 3

883 SKY, MT 59720

NOT FOR CONSTRUCTION

12/22/2022

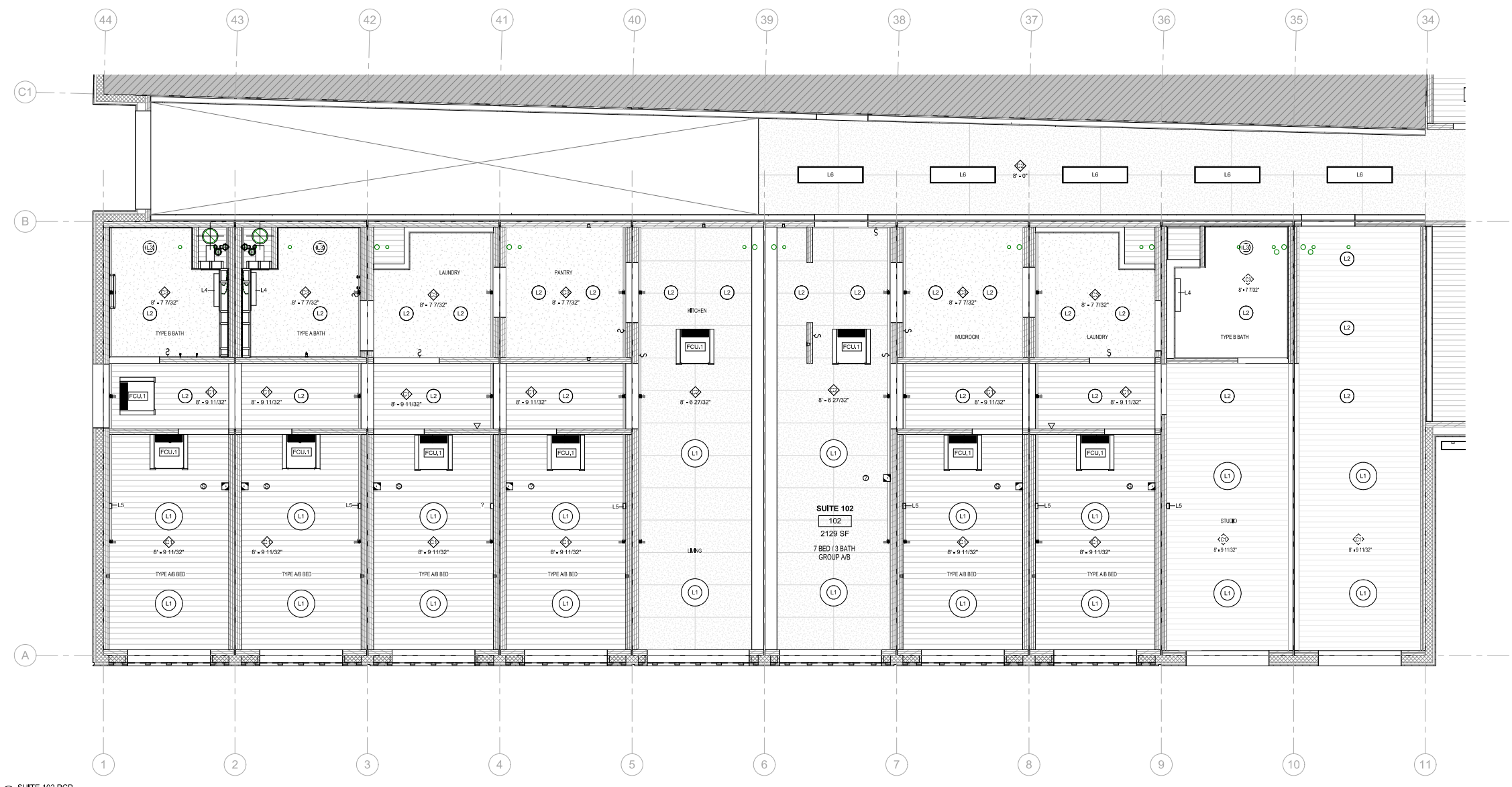
CUP & BLR PERMIT PACKAGE

3/8" = 1'-0"

SUITE 102 FLOOR PLAN

A4.00

NOT FOR CONSTRUCTION



① SUITE 102 RCP
3/8" = 1'-0"

CUP & BLR PERMIT

Issue	Number	Description
12/22/2022	1	CUP & BLR PERMIT

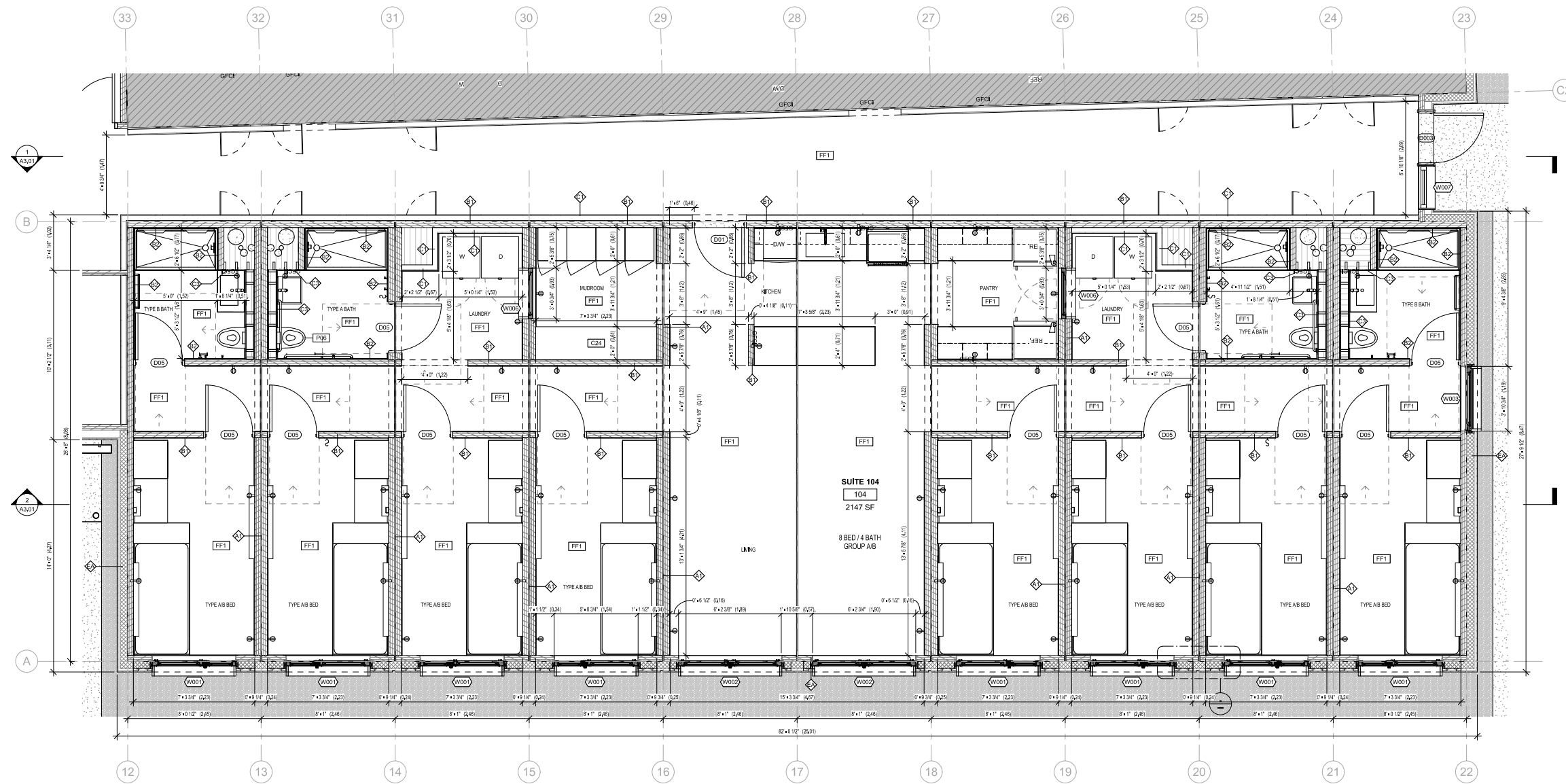
BUCKS T4 PHASE 3

BIG SKY, MT 59720

NOT FOR CONSTRUCTION

Date: 12/22/2022
CUP & BLR PERMIT PACKAGE
Scale: 3/8" = 1'-0"

SUITE 102 RCP



1 SUITE 104 FLOOR PLAN
3/8" = 1'-0"

CUP & BLR PERMIT

Issue	Date	Description
12/22/2022	1	CLIP & BLR PERMIT

BUCKS T4 PHASE 3

883 SKY, MT 59720

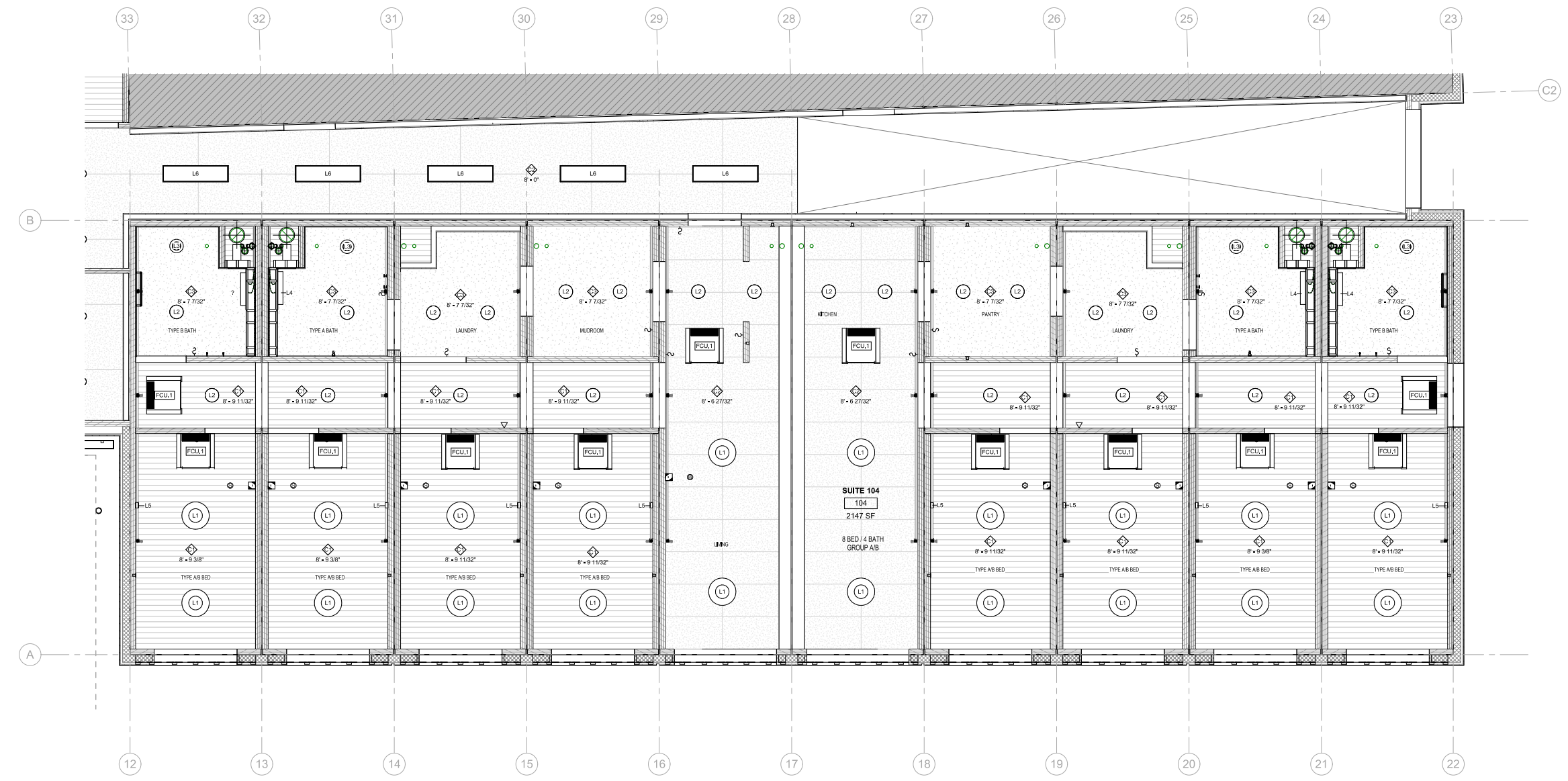
NOT FOR CONSTRUCTION

Date: 12/22/2022
CUP & BLR PERMIT PACKAGE
Scale: 3/8" = 1'-0"

SUITE 104 FLOOR PLAN

Number: A4.02

NOT FOR CONSTRUCTION



1 SUITE 104 RCP
3/8" = 1'-0"

CUP & BLR PERMIT

Issue	Number	Date
12/22/2022	1	CUP & BLR PERMIT

BUCKS T4 PHASE 3

BIG SKY, MT 59720

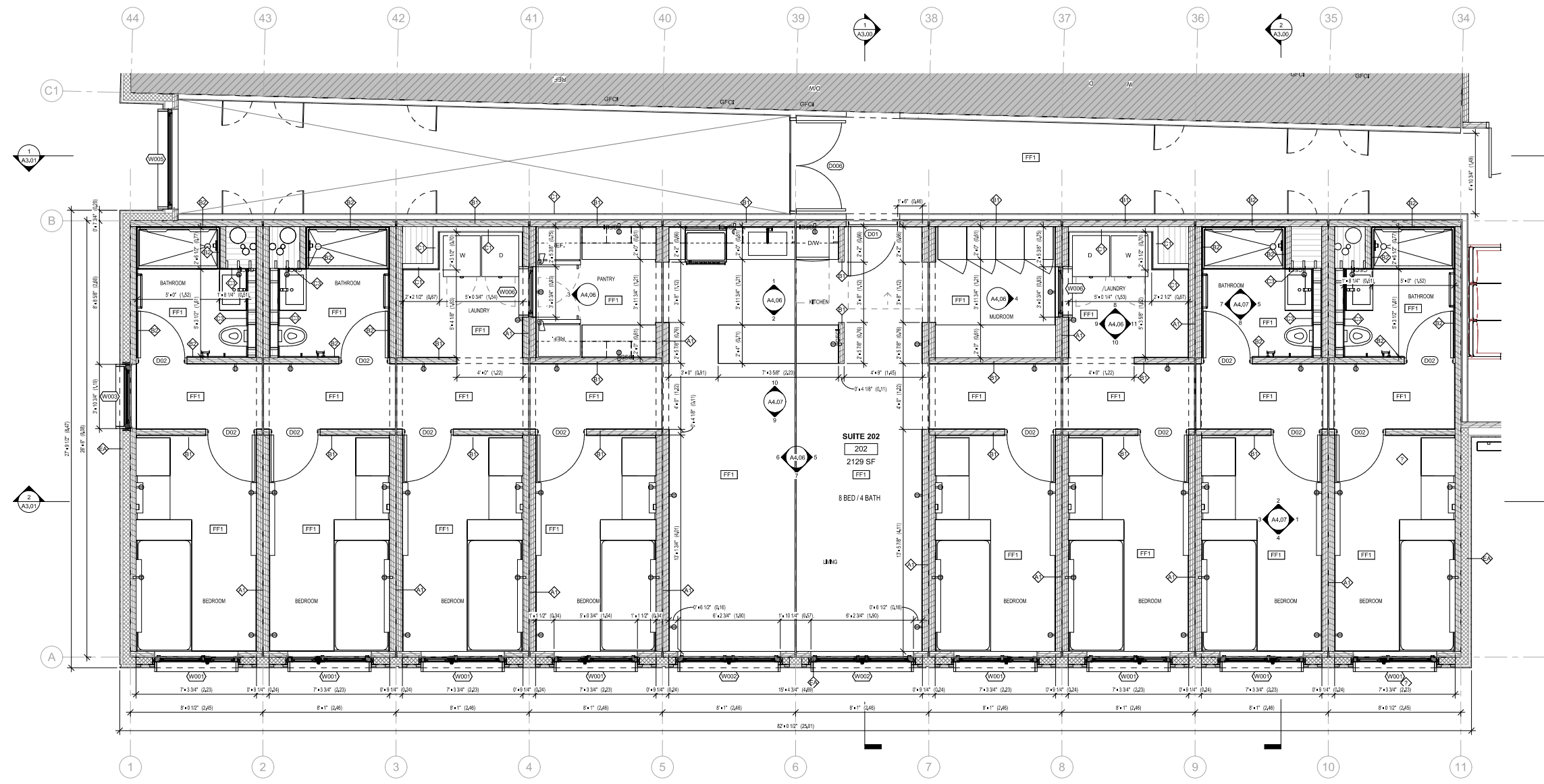
NOT FOR CONSTRUCTION

Date: 12/22/2022
CUP & BLR PERMIT PACKAGE
Scale: 3/8" = 1'-0"

SUITE 104 RCP

Number
A4.03

NOT FOR CONSTRUCTION



1 SUITE 202 FLOOR PLAN
3/8" = 1'-0"

CUP & BLR PERMIT

Issue	Date	Description
12/22/2022	1	CLIP & BLR PERMIT

BUCKS T4 PHASE 3

883 SKY, MT 59720

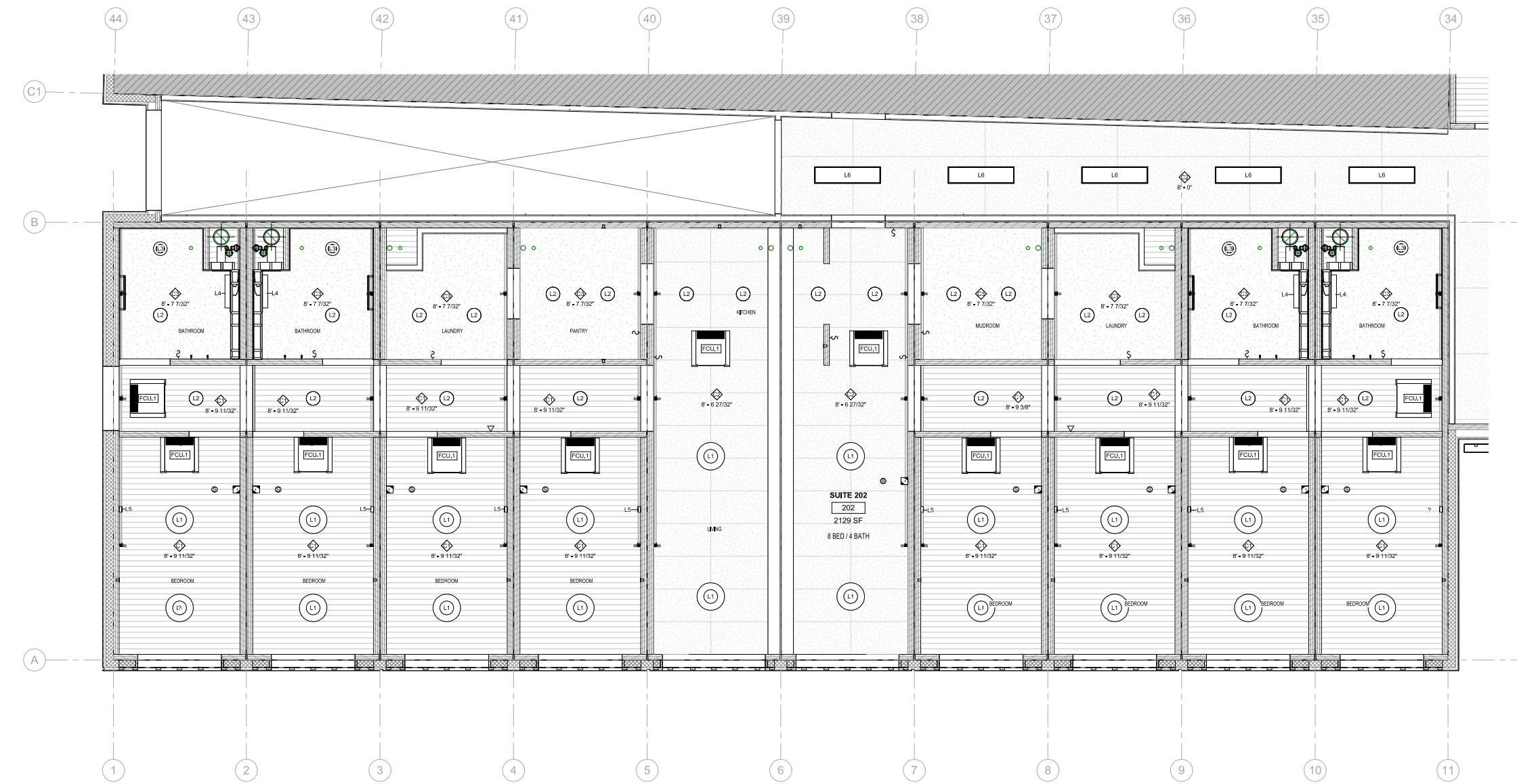
NOT FOR CONSTRUCTION

12/22/2022
CUP & BLR PERMIT PACKAGE
3/8" = 1'-0"

SUITE 202 FLOOR PLAN

Number
A4.04

NOT FOR CONSTRUCTION



1 SUITE 202 RCP
3/8" = 1'-0"

CUP & BLR PERMIT

Issues:

Date	Issue	Description
12/22/2022	1	CUP & BLR PERMIT

BUCKS T4 PHASE 3

BIG SKY, MT 59720

NOT FOR CONSTRUCTION

Date: 12/22/2022

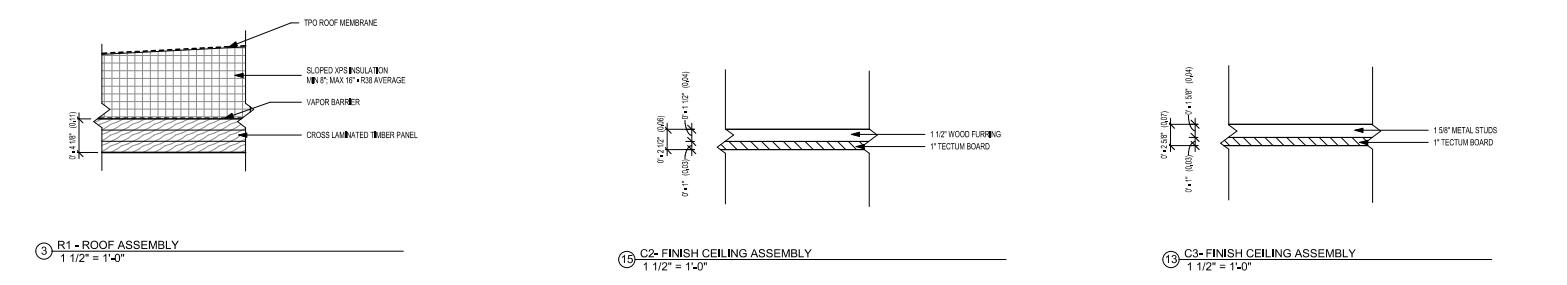
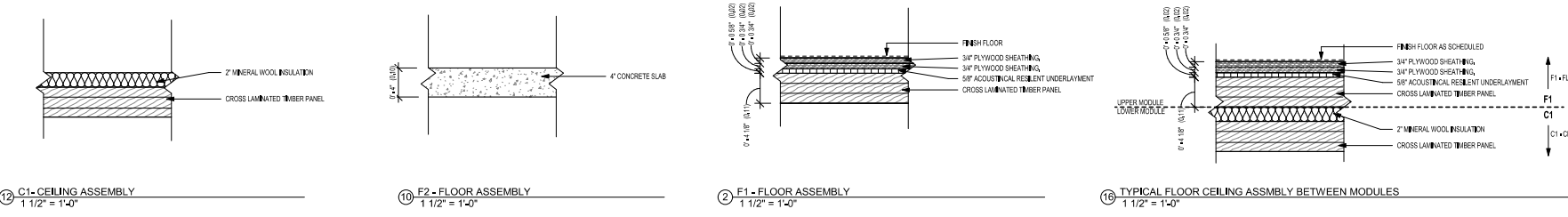
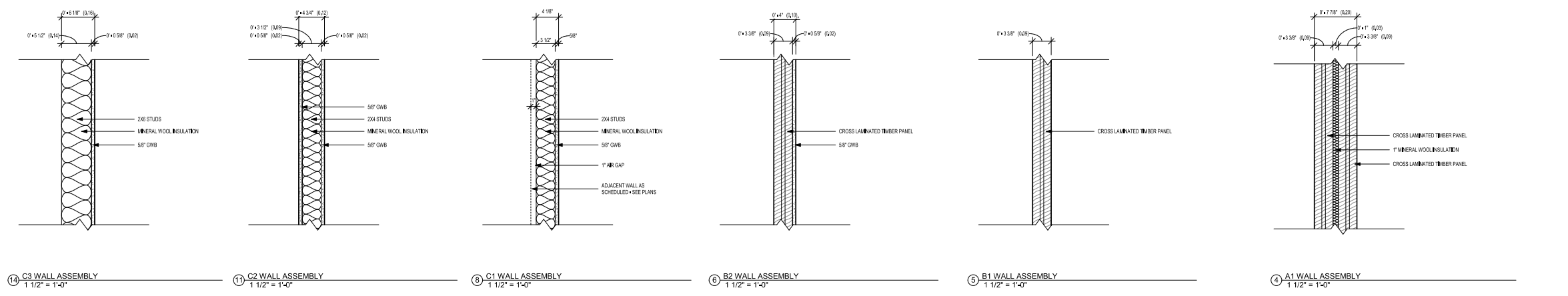
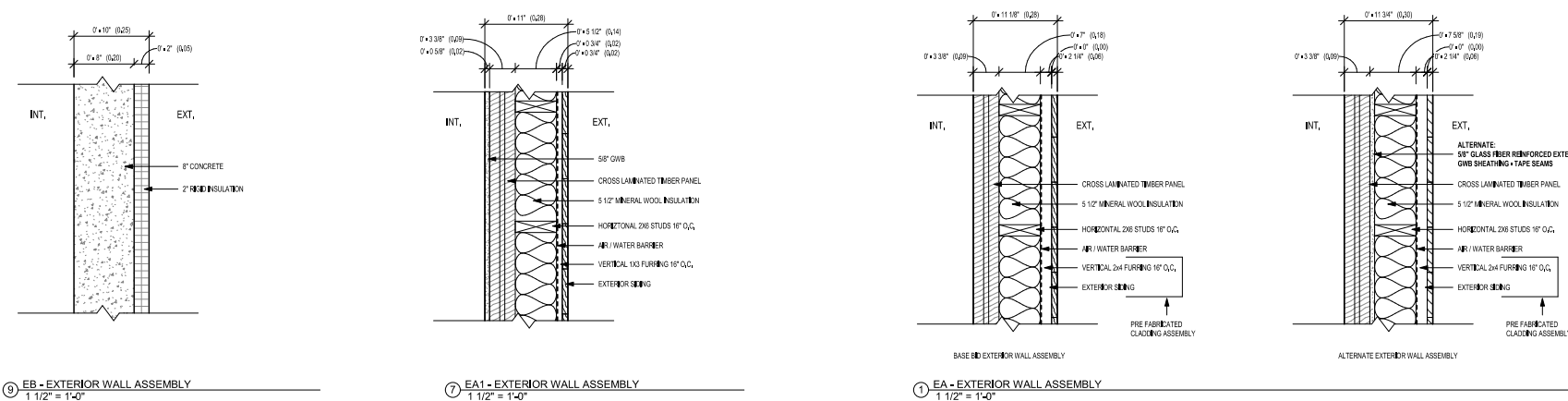
CUP & BLR PERMIT PACKAGE

Scale: 3/8" = 1'-0"

SUITE 202 RCP

Sheet:
A4.05

NOT FOR CONSTRUCTION



CUP & BLR PERMIT

Issue	Number	Description
12/22/2022	1	CUP & BLR PERMIT

BUCKS T4 PHASE 3

BIG SKY, MT 59720

NOT FOR CONSTRUCTION

Date: 12/22/2022
CUP & BLR PERMIT PACKAGE
Scale: 1 1/2" = 1'-0"

ASSEMBLIES

Number: A7.00

NOT FOR CONSTRUCTION

After Recording, Return To:

Return To:
Security Title Company
P.O. Box 6550
Bozeman, MT 59771-6550
① **STC-G-20-157**

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt of which is acknowledged, **Bucks T4 Investments, LLC**, who took title as **Buck's T4 Investments, LLC**, with a mailing address of Attn: David O'Connor or Chuck Schommer, PO Box 160279, Big Sky, Montana 59716 ("Grantor"), grants unto **HF Buck's T4 LLC**, a Delaware limited liability company, with a mailing address of PO Box 160040, Big Sky, Montana 59716 ("Grantee"), real property located in Gallatin County, Montana more particularly described below as:

Parcel I:

Tract 1, of The Final Plat of Minor Subdivision No. 373, in Gallatin County, Montana, according to the official plat thereof and of record in the office of the Clerk and Recorder, Gallatin County, Montana.

Parcel II:

The NW1/4NE1/4NE1/4 of Section 8, Township 7 South, Range 4 East, M.P.M., Gallatin County, Montana, EXCEPTING THEREFROM the East 150 feet of the NW1/4NE1/4NE1/4, more particularly described as follows: Begin at the Northeast corner of said Section 8, thence South 89°37'37" West on and along the North line of said Section 8, a distance of 812.23 feet to the true point of beginning. Thence South 0°07'58" East, a distance of 662.10 feet, thence South 89°39'04" West, a distance of 511.86 feet, thence North 0°09'56" West a distance of 661.88 feet to the North line of said Section 8. Thence North 89°37'37" East, on and along said North line, a distance of 512.23 feet to the true point of beginning, according to Certificate of Survey No. 791.

TOGETHER with all buildings, fixtures and improvements thereon and all rights-of-way, tenements, hereditaments, water rights, privileges and appurtenances thereto.

TO HAVE AND TO HOLD unto Grantee, and Grantee's successors and assigns, forever, SUBJECT TO THE FOLLOWING:


Warranty Deed: Bucks T4 Investments, LLC to HF Buck's T4 LLC
Page 2 of 2

- (a) Reservations and exceptions in patents from the United States and the State of Montana.
- (b) Existing easements and rights-of-way of record, and existing encroachments of record, if any.
- (c) Mineral and royalty reservations and conveyances of record.
- (d) Building, use, zoning, sanitary and environmental restrictions, requirements, notices, waivers and all other items of record, excepting and excluding monetary liens of record.
- (e) Taxes and assessments for 2020 and subsequent years.

EXCEPT with reference to the items referred to in paragraphs (a) to (e) inclusive, this deed is given with the usual covenants expressed in Montana Code Annotated § 30-11-110.

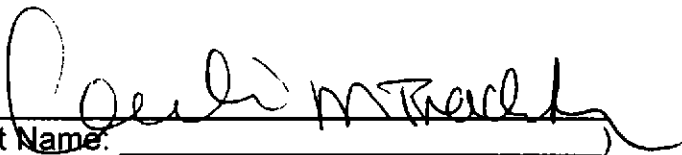
DATED this 1st day of June, 2020.

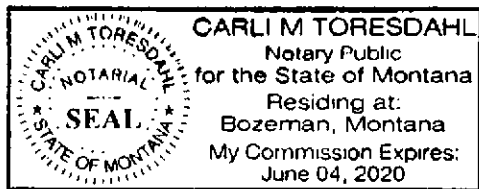
BUCKS T4 INVESTMENTS, LLC


 By: David R.F. O'Connor
 Its: Member

STATE OF MONTANA)
) ss.
 COUNTY OF GALLATIN)

On this 1st day of June, 2020, before me personally appeared David R.F. O'Connor, whose identity was proven to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that he executed the same as a member, of, for and on behalf of BUCKS T4 INVESTMENTS, LLC.


 (Print Name: _____)
 Notary Public for the State of _____
 Residing at: _____
 My Commission Expires: _____





SECURITY TITLE COMPANY

INQUIRIES TO:

Title Officer:
Direct Line:

Cory Berkram (cberkram@sectitle.com)
(406) 522-5540

COPIES TO:

Bayard Dominick, Lone Mountain Land Company
Cryder Bancroft, Lone Mountain Land Company

COMMITMENT FOR TITLE INSURANCE

SELLER: HF Buck's T4 LLC

BUYER: To Be Determined

ORDER #: G-22-2285

ADDRESS: 46625 Gallatin Road
Gallatin Gateway, MT 59730

Serving Gallatin, Madison and Park Counties



ALTA Commitment for Title Insurance

Issued By Old Republic National Title Insurance Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Florida Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

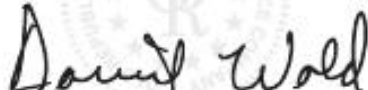
If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

Issued through the Office of
Security Title Company of Montana
600 South 19th Avenue
Bozeman, MT 59718

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

Cory Berkram, License #: _____
Authorized Signatory

By  President
Attest  Secretary

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements;
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

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- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I— Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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Schedule A

ALTA COMMITMENT

Order Number: **G-22-2285**

Property Address: **46625 Gallatin Road, Gallatin Gateway, MT 59730**

1. Effective Date: **12/15/2022 at 7:30 AM**

2. Policy to be issued:

(a) ALTA Owner's Policy

Standard Coverage	<input checked="" type="checkbox"/>	Amount:	\$ To Be Determined
Extended Coverage	<input type="checkbox"/>	Premium:	\$ To Be Determined

Endorsements: **\$**

*Proposed Insured: **To Be Determined and Approved by the Company***

3. The estate or interest in the Land described or referred to in this Commitment and covered herein is fee simple and title thereto is at the effective date hereof vested in:

HF Buck's T4 LLC, a Delaware Limited Liability Company

4. The Land is described as follows:

See legal description in Exhibit "A" attached hereto and made a part hereof.

Old Republic National Title Insurance Company

Authorized Signatory
Security Title Company of Montana,
1160 South 29th Avenue, Bozeman, MT 59718

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Exhibit A

ALTA COMMITMENT

Property Description

Parcel I:

Tract 1, of Minor Subdivision No. 373A, being Correction to the Amended Final Plat of Tract One, Minor Subdivision 373, in Gallatin County, Montana, according to the official plat thereof and of record in the office of the Clerk and Recorder, Gallatin County, Montana.

Parcel II:

The NW1/4NE1/4NE1/4 of Section 8, Township 7 South, Range 4 East, M.P.M., Gallatin County, Montana, EXCEPTING THEREFROM the East 150 feet of the NW1/4NE1/4NE1/4, more particularly described as follows: Begin at the Northeast corner of said Section 8, thence South 89°37'37" West on and along the North line of said Section 8, a distance of 812.23 feet to the true point of beginning. Thence South 0°07'58" East, a distance of 662.10 feet, thence South 89°39'04" West, a distance of 511.86 feet, thence North 0°09'56" West a distance of 661.88 feet to the North line of said Section 8. Thence North 89°37'37" East, on and along said North line, a distance of 512.23 feet to the true point of beginning, according to Certificate of Survey No. 791.

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Schedule B-I

ALTA COMMITMENT

Requirements

All of the following Requirements must be met:

1. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
2. Pay us the premiums, fees and charges for the policy.
3. Documents satisfactory to the Company creating the interest in the Land and/or the Mortgage to be insured must be signed, delivered and recorded.
4. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
5. If any document in the completion of this transaction is to be executed by an attorney-in-fact, the Power of Attorney form must be submitted for review prior to closing.
6. We require the borrower/seller to execute a Seller or Borrower Affidavit and Indemnity.

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Schedule B-II

ALTA COMMITMENT

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. **Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.**
2. **Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.**
3. **Easements, claims of easement or encumbrances which are not shown by the public records.**
4. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records.**
5. **(a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.**
6. **Any liens, or rights to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.**
7. **Any right, title or interest in any minerals, mineral rights or related matters, including but not limited to oil, gas, coal and other hydrocarbons, sand, gravel or other common variety materials, whether or not shown by the public records.**
8. General and special taxes and assessments for the year 2022. First installment shows paid; second installment shows payable.
9. General and special taxes and assessments for the year 2021. First installment shows delinquent in the amount of \$35,608.12, plus penalty and interest; second installment shows payable in the amount of \$35,608.09. Parcel No. RLF19110. (Affects Parcel I)
10. General and special taxes and assessments for the year 2021. First installment shows paid in the amount of \$410.75; second installment shows payable in the amount of \$410.73. Parcel No. RLF24748. (Affects Parcel II)

11. General and special taxes and assessments for the year 2022 for a 1980 Champion Clifton Mobile Home, Serial #CIDA1364CIDA1365, Title #AA1528845; first installment shows paid in the amount of \$121.19; second installment shows paid in the amount of \$121.18. Parcel No. MMM4912.
12. General and special taxes and assessments for the year 2022 for a 1980 Champion Clifton Mobile Home, Serial #CIDA1368CIDA1369, Title #AA1528846; first installment shows paid in the amount of \$121.19; second installment shows paid in the amount of \$121.18. Parcel No. MMM4922.
13. General and special taxes and assessments for the year 2022 for a 1980 Champion Clifton Mobile Home, Serial #CIDA1366CIDA1367, Title #AA1528847; first installment shows paid in the amount of \$121.19; second installment shows paid in the amount of \$121.18. Parcel No. MMM4923.
14. General and special taxes and assessments for the year 2022 for a 2014 MHE Mobile Home, Serial #M039161; first installment shows paid in the amount of \$243.95; second installment shows paid in the amount of \$243.95. Parcel No. MMM7164.
15. General and special taxes and assessments for the year 2022 for a 2014 MHE Mobile Home, Serial #M039162; first installment shows paid in the amount of \$243.95; second installment shows paid in the amount of \$243.95. Parcel No. MMM7166.
16. County road rights-of-way not recorded and indexed as a conveyance in the office of the Clerk and Recorder pursuant to Title 70, Chapter 21, M.C.A.
17. Right of Way Easement granted to The Montana Power Company, recorded October 13, 1949 in Book 99 of Deeds, Page 335, records of Gallatin County, Montana.

Deed conveying all existing easements from Northwestern Energy, L.L.C., formerly known as The Montana Power, L.L.C., successor by merger to the remaining utility business of The Montana Power Company to Northwestern Corporation, recorded December 4, 2002, Document No. 2089795, records of Gallatin County, Montana.

18. All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by the recorded plat of Minor Subdivision No. 373, recorded September 9, 2005, Document No. 2201241, and Minor Subdivision No. 373A, a Correction to the Amended Plat of Tract One, recorded October 2, 2020, Document No. 2703066, records of Gallatin County, Montana, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
19. Terms, conditions, restrictions and all other disclosures contained in the Declaration of Protective Covenants and Restrictions and Grant of Easements for Tract II of Minor Subdivision #, recorded September 9, 2005, Document No. 2201245, records of Gallatin County, Montana.

Second Amendment to Declaration of Protective Covenants and Restriction and Grant of Easements, recorded April 27, 2020, Document No. 2679683, records of Gallatin County, Montana.

BUT DELETING FROM THE HEREINABOVE Covenants and Amendments any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

20. Reservations and restrictions contained in Certificate of Subdivision Plat Approval, recorded September 9, 2005, Document No. 2201243, records of Gallatin County, Montana.

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21. Terms, conditions, restrictions and all other disclosures contained in the Subdivision Plat or Certificate of Survey Local Health Officer Approval, recorded September 9, 2005, Document No. 2201244, records of Gallatin County, Montana.
22. Terms, conditions, restrictions and all other disclosures contained in the Subdivision Plat or Certificate of Survey Local Health Officer Approval, recorded November 27, 2020, Document No. 2710561, records of Gallatin County, Montana.
23. Reservations and restrictions contained in Certificate of Subdivision Plat Approval, recorded November 27, 2020, Document No. 2710562, records of Gallatin County, Montana.
24. Terms, conditions, restrictions and all other disclosures contained in the Underground Electric Easement, recorded December 4, 2020, Document No. 2711216, records of Gallatin County, Montana.
25. Terms, conditions, restrictions and all other disclosures contained in the Notice of Decision by the Gallatin Canyon/Big Sky Planning and Zoning Commission Regarding File No. Z2021-013, recorded January 13, 2021, Document No. 2716353, records of Gallatin County, Montana.
26. Terms, conditions, restrictions and all other disclosures contained in the Amended and Restated Bylaws of the Lazy J Utility Association, Inc., recorded January 14, 2021, Document No. 2716571, records of Gallatin County, Montana.

Resolution of Board of Directors of Lazy J Utility Association, Inc., recorded September 21, 2021, Document No. 2751423, records of Gallatin County, Montana.

Resolution of Board of Directors of Lazy J Utility Association, Inc., recorded January 6, 2022, Document No. 2763752, records of Gallatin County, Montana.

BUT DELETING FROM THE HEREINABOVE Covenants and Amendments any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

27. Terms, conditions, restrictions and all other disclosures contained in the Rules and Regulations for Lazy J Utility Association, Inc., recorded January 14, 2021, Document No. 2716572, records of Gallatin County, Montana, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
28. Terms, conditions, restrictions and all other disclosures contained in the Notice of Decision by the Gallatin County Commission Regarding File No. BLR2021-001, recorded February 19, 2021, Document No. 2721377, records of Gallatin County, Montana.
29. DEED OF TRUST to secure an indebtedness and any other amounts and/or obligations secured thereby:

Dated: May 20, 2020

Grantor: HF Buck's T4 LLC

Trustee: Security Title Company

Beneficiary: Stockman Bank of Montana

Amount: \$7,044,812.60

Recorded: June 1, 2020, Document No. 2683650, records of Gallatin County, Montana.

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30. CONSTRUCTION DEED OF TRUST to secure an indebtedness and any other amounts and/or obligations secured thereby:

Dated: October 30, 2020

Grantor: HF Buck's T4 LLC

Trustee: Security Title Company

Beneficiary: Stockman Bank of Montana

Amount: \$5,357,402.05

Recorded: December 4, 2020, Document No. 2711235, records of Gallatin County, Montana.

31. Notice of the Right to Claim a Lien to Bucks T4 Investments LLC by Western States Fire Protection Company, filed June 22, 2020, Document No. 2686034, records of Gallatin County, Montana.

Continuation of Notice of a Right to Claim a Lien, filed June 7, 2021, Document No. 2736784, records of Gallatin County, Montana.

Continuation of Notice of a Right to Claim a Lien, filed June 7, 2022, Document No. 2777805, records of Gallatin County, Montana.

NOTES:

A Realty Transfer Certificate must be submitted before forthcoming instruments of transfer can be placed of record and when property is not served by a public service water supply, a statement concerning transfer or non-transfer of water right must appear thereon.

Title is to vest in a person(s) or entity(s) not yet disclosed and when so disclosed will be subject to a search of the public records in regard to said disclosure.

No liability is assumed hereunder until full policy premium is paid.

Regulations imposed on the title insurance industry by the Montana State Insurance Commission require that a fee be charged for cancellation.

END OF EXCEPTIONS

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**FACTS****WHAT DOES OLD REPUBLIC TITLE
DO WITH YOUR PERSONAL INFORMATION?**

Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"> • Social Security number and employment information • Mortgage rates and payments and account balances • Checking account information and wire transfer instructions <p>When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.</p>
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Old Republic Title share?	Can you limit this sharing?
For our everyday business purposes — such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes — to offer our products and services to you	No	We don't share
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For non-affiliates to market to you	No	We don't share

Go to www.oldrepublictitle.com (Contact Us)

Who we are	
Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.

What we do	
How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit https://www.oldrepublictitle.com/privacy-policy
How does Old Republic Title collect my personal information?	<p>We collect your personal information, for example, when you:</p> <ul style="list-style-type: none"> • Give us your contact information or show your driver’s license • Show your government-issued ID or provide your mortgage information • Make a wire transfer <p>We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.</p>
Why can’t I limit all sharing?	<p>Federal law gives you the right to limit only:</p> <ul style="list-style-type: none"> • Sharing for affiliates’ everyday business purposes - information about your creditworthiness • Affiliates from using your information to market to you • Sharing for non-affiliates to market to you <p>State laws and individual companies may give you additional rights to limit sharing. See the State Privacy Rights section location at https://www.oldrepublictitle.com/privacy-policy for your rights under state law.</p>

Definitions	
Affiliates	<p>Companies related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> • <i>Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys’ Title Fund Services, LLC, Lex Terrae National Title Services, Inc., Mississippi Valley Title Services Company, and The Title Company of North Carolina.</i>
Non-affiliates	<p>Companies not related by common ownership or control. They can be financial and non-financial companies.</p> <ul style="list-style-type: none"> • <i>Old Republic Title does not share with non-affiliates so they can market to you</i>
Joint marketing	<p>A formal agreement between non-affiliated financial companies that together market financial products or services to you.</p> <ul style="list-style-type: none"> • <i>Old Republic Title doesn’t jointly market.</i>

Affiliates Who May be Delivering This Notice				
American First Title & Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.	eRecording Partners Network, LLC
Genesis Abstract, LLC	Guardian Consumer Services, Inc.	iMarc, Inc.	Kansas City Management Group, LLC	L.T. Service Corp.
Lenders Inspection Company	Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mississippi Valley Title Services Company	National Title Agent's Services Company
Old Republic Branch Information Services, Inc.	Old Republic Diversified Services, Inc.	Old Republic Escrow of Vancouver, Inc.	Old Republic Exchange Company	Old Republic National Ancillary Services, Inc.
Old Republic National Commercial Title Services, Inc.	Old Republic Title and Escrow of Hawaii, Ltd.	Old Republic National Title Insurance Company	Old Republic Title Company	Old Republic Title Companies, Inc.
Old Republic Title Company of Conroe	Old Republic Title Company of Indiana	Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma	Old Republic Title Company of Oregon
Old Republic Title Company of St. Louis	Old Republic Title Company of Tennessee	Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc.	Old Republic Title, Ltd.
RamQuest Software, Inc.	Republic Abstract & Settlement, LLC	Sentry Abstract Company	Surety Title Agency, Inc.	The Title Company of North Carolina
Trident Land Transfer Company, LLC				



**DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS
AND GRANT OF EASEMENTS FOR TRACT II OF MINOR SUBDIVISION #**

THIS DECLARATION is made this 30 day of June, 2005,
by Michael Scholz, hereinafter referred to as "Declarant";

WITNESSETH:

WHEREAS, Declarant is the owner of the following described property situated in Gallatin County, Montana:

THE LEGAL DESCRIPTION OF THE REAL PROPERTY DESCRIBED ABOVE IS ATTACHED HERETO AS EXHIBIT "A" AND BY THIS REFERENCE FULLY AND COMPLETELY INCORPORATED HEREIN; and

WHEREAS, Declarant intends to develop, sell and convey the above-described real property, hereinafter referred to as Tract 2

WHEREAS, Declarant desires to subject all of said real property, together with the lots contained therein, to the covenants, conditions, restrictions and reservations herein set forth and referred to as "Covenants"; and

NOW, THEREFORE, Declarant does hereby establish, dedicate, declare, publish and impose upon the property the following Protective and Restrictive Covenants, which shall run with the land, and shall be binding upon and be for the benefit of all persons claiming such property, their grantors, legal representatives, heirs, successors and assigns, and shall be for the purpose of maintaining a uniform and stable value, character, architectural design, use, and development of the property. Such Covenants shall apply to the entire property, and all improvements placed or erected thereon, unless otherwise specifically accepted herein. The Covenants shall inure to and pass with each and every tract.

Said Covenants shall be as follows:

**ARTICLE I
DEFINITIONS**

Section 1. The term "owner" or "lot owner" shall mean any person or entity owning a fee simple interest in a lot or a contract purchaser, whether one or more persons or entities, owning or purchasing a lot, but excluding those having a mortgage or an interest merely as security for the performance of an obligation; provided, however, that prior to the first conveyance of a lot for value, the term "owner" shall mean "Declarant" or its



successors or assigns. The term "person" hereinafter shall include any person, persons or entities.

Section 2. The term "contract purchaser" shall mean a person buying a lot pursuant to a contract for deed, Montana Trust Indenture or mortgage.

Section 3. The term "Declarant" shall mean and refer to We Five, Inc., and its successors and assigns.

Section 4. Other definitions may be found throughout these covenants and those definitions are binding upon all owners. Any term not specifically defined shall be deemed to have a common and ordinary meaning.

ARTICLE II

COUNTY REQUIRED COVENANTS AND PROPERTY USE

COUNTY REQUIRED COVENANTS:

Any covenant included throughout these Covenants, which have been required by Gallatin County as part of its subdivision process, may not be altered or amended except in accordance with the County of Gallatin. Section 1.a. and Section 13 of Article II are covenants required by Gallatin County.

Section 1. Structures

a. All new structures and structural renovations shall be constructed in compliance with the current Montana State adopted codes for construction, which includes standards for structures in earthquake susceptible areas.

b. All structures placed on Tract 2 shall have an exterior surface of natural wood, stone, steel, brick, glass or a combination thereof, colored consistent with surrounding earth tones. Any outbuildings shall be constructed so the exterior is in substantial conformity with the main structure.

c. Construction of any structure on the property must be completed within fifteen (15) months after commencement of construction.

d. Tract 2 and the structures built thereon may not be used for a bar or transient lodging facility such as a hotel or motel. A fast-food breakfast and lunch restaurant is allowed, so long as no mechanical dishwasher is installed to insure compliance with DEQ permitted capacities (900 gallons per day) relative to the sewer and water system for Tract 2. Any residential or commercial use of Tract 2 shall be limited by the present Montana Department of Environmental Quality Permit, which allocates sewer capacity for this property to 900 gallons per day average use. Any desired increase in sewer capacity for Tract 2 shall be negotiated with the owner of Tract 1.



e. Tract 1 and the structures built thereon may not be used for as a rafting outfitter or a bicycle, boat, snowmobile, or ski rental operation.

Section 2. Offensive Activity.

a. No noxious odors or offensive activity shall take place upon any portion of the above-described property, nor shall anything be done thereon which may be, or may become, an annoyance to the neighborhood.

b. No fireworks of any kind may be bought, sold, brought into, discharged or stored on the above-described property.

c. No firearms shall be discharged on the above-described property.

d. Dogs and other pets must be under the control of their owner at all times.

e. Property owners will adhere to the Gallatin County approved weed management plan.

Any violation of county ordinances or other regulations shall be a violation of these covenants and can be enforced by the County or individual lot owners.

Section 3. Inoperable Vehicles.

No inoperable vehicles, including trucks, RVs, boats, cars, vans, buses and the like, shall be kept or stored upon the real property described on Exhibit "A" and "B" unless the same are housed in a structure and kept from view of neighboring tracts.

Section 4. Trash and Burning

No trash, waste, garbage, litter, junk, leaves, brush, building materials or refuse shall be thrown, dumped or left on any portion of the property described on Exhibit "A" and "B", no burning of the same shall be permitted. Each owner shall provide suitable receptacles for the containment and collection of trash and garbage, which shall be screened from public view.

Section 5. No Further Subdividing.

Tract 2 may not be further subdivided or partitioned.

Section 6. Outward Appearance.

Tract 2, the grounds and buildings thereon shall be maintained in a professional, businesslike and clean fashion.



Section 7. Snow Plowing.

Snow plowing on Tract 2 shall be accomplished by a contractor selected by the owner of Tract 1. As has been historically been the case, snow from Tract 1 and Tract 2 shall be deposited, stockpiled and stored on the eastern portion of Tract 2 at least 25 feet from the present building in the designated green space area. The owners of Tract 1 shall be responsible for maintaining adequate storm water drainage over, through, and across Tract 1 so that reasonable steps are taken for the protection of Tract 2 in this regard. Storm water drainage shall also comply with any County regulation imposed upon this property.

Section 8. Parking Lot Use and Easement Grant.

The paved parking lot area existing on Tract 1 and Tract 2 shall be for the reciprocal use and benefit of the owners of Tracts 1 and 2, their guests, invitees and employees, subject to any reasonable restrictions or limitations placed upon those properties by the owners to facilitate the operations of their respective businesses without detriment to the other. The parking lot shall be repaired, replaced and maintained as needed and as directed by the owner of Tract 1 with the owner of Tract 2 to pay five percent (5%) of the repair, replacement, maintenance, striping, sealing or other work or labor to be performed to the total parking area. The 5% shall not exceed \$1,000 in any one year or \$2,000 in any five-year period. The easement granted, conveyed and given in this section shall run with the land and bind the same in perpetuity. The parties anticipate that 100 parking spaces shall be required to satisfy the parking requirements for Tract 2 during normal business hours from 7:00 a.m. to 6:00 p.m., seven days a week and twenty-five parking spaces at all other times.

Seller and Buyer reserve an easement on the respective paved parking lot areas on Tract 1 and Tract 2 for the purpose of ingress and egress to Buyer and Seller's properties and associated lands.

Section 9. Raft and Bus Parking Area.

In the northwestern corner of Tract 1 and as shown and depicted on Exhibit "B" attached hereto, there has been an area used for the storage of buses and rafts in conjunction with the operation of a rafting outfitting business conducted upon Tract 2. For so long as a rafting outfitting business is operated from Tract 2, the owners of Tract 2 shall have the right to park buses and store rafts in the area delineated on Tract 1 as shown on Exhibit "B". The license granted in this section shall be subject to conditions and restrictions imposed by Gallatin County Subdivision and Big Sky Zoning rules and enforced by owner of Tract 2. The license contained and set forth herein has been given for good and valuable consideration, the receipt and legal sufficiency of which is acknowledged by the Declarant.



Section 10. Access Easements.

Buyer hereby establishes, grants, conveys and gives perpetually, ingress, egress and utility easements, including public utility easements, water lines, sewer lines, power, and wells as shown, set forth and depicted on the Certificate of Survey for the property to the Seller. These easements shall run with and bind the land in perpetuity and be appurtenant thereto.

There is further reserved herein an easement for the existence of and access to the wells located upon Tract 2, which serve Tract 1 and Tract 2, together with the electricity, utilities, underground piping and equipment associated therewith. The owner of Tract 1 may enter upon Tract 2 to repair, replace, expand, maintain and keep operational the wells, well equipment and the lines supplying water to Tract 1 and Tract 2 which are included in this easement. Such activities are to be conducted in a manner as to minimally impact the operation of Tract 2 as possible.

The easement conveyed and granted herein includes a perpetual easement for the continued existence, placement, repair and replacement of a pump house located in the western portion of the existing building located upon Tract 2, which pump house is part of the sewer and water facility serving Tract 1 and Tract 2. The owner of Tract 1 exclusively shall be allowed to repair, replace, maintain, operate, oversee, install and upgrade the pump, pump house and associated facilities and shall be allowed access to the pump house at all reasonable hours for purposes associated with the operation, maintenance, repair, replacement and oversight of the pump house and pump. The owner of Tract 1 shall be obligated to obtain a lessor's insurance policy covering approximately 10 feet by 22 feet, for loss or damage. Building coverage being the responsibility of the owner of Tract 2.

Section 11. Location of Mailboxes.

In the southeastern corner of Tract 2 there is presently existing a facility for mailboxes. This mailbox facility shall continue to be located in its present position as required by the U.S. Postmaster and shall be enjoyed by the owners of Tracts 1 and 2 and the businesses operating therein. In the event the mailbox facility must be repaired, replaced, maintained or restored, the owner of Tract 1 shall each pay such cost.

Section 12. Infrastructure Maintenance Fee.

The owner of Tract 2 shall pay unto the owner of Tract 1 a fee, in at least quarterly installments if not more frequent, equal to an annualized payment of \$2,400.00 to offset the routine maintenance of water and sewer infrastructure facilities and lawn care benefiting the east and north grass areas of Tract 2.



The annualized payment set forth in this paragraph shall be adjusted each January and increased based upon an increase of the consumer price index not to exceed 4% per year.

At any time in the future should a public or community water or waste water system become available and be determined by the owner of Tract I to be in the best interest to switch over to from the present system, both Tract I and Tract II will do so at their own expense. Maintenance fees would be adjusted according to the owner's association agreement. Any Improvement Agreement with Gallatin County specific to both Tracts will be binding on both parties.

Section 13. Control of Noxious Weeds – the control of noxious weeds by the owner's association on these areas for which the association is responsible and the control of noxious weeds by individual owners on their respective lots shall be as set forth and specified under the Montana Noxious Weed Control Act (7-22-201 through 7-22-2153 MCA) and the rules and regulations of the Gallatin County Weed Control District.

ARTICLE III

TERM, ENFORCEMENT, APPLICABILITY AND CHANGE

Section 1. These Covenants shall be perpetual.

Section 2. Enforcement of these Covenants shall be by proceedings either at law or in equity against any person or persons violating, or attempting to violate, any Covenant; and the legal proceedings may either be to restrain violation of these Covenants, to recover damages, or both.

Should any lawsuit or other legal proceeding be instituted by an owner against an owner alleged to have violated one or more of the provisions of these Covenants and should the owner enforcing the provisions of the Covenants be wholly or partially successful in such proceedings, the offending owner shall be obligated to pay the costs of such proceeding, including reasonable attorney's fees for all time associated with the action.

Section 3. The failure of Declarant or an owner to enforce any Covenant or restriction contained herein shall not be deemed a waiver or in any way prejudice the rights to later enforce that Covenant, or any other Covenant thereafter, or to collect damages for any subsequent breach of Covenants.

Section 4. Invalidation of any one of these Covenants by judgment or by Court order shall in no way affect any of the other Covenants or provisions, all of which shall remain in full force and effect.

Section 5. In any conveyance of the above described real property or of any Tract thereon, it shall be sufficient to insert a provision in any deed or conveyance to the effect that the property is subject to protective or restrictive Covenants without setting forth



such restrictions and Covenants verbatim or in substance in said deed nor referring to the recording data. All of the above described real property and lots shall be subject to the restrictions and Covenants set forth herein, whether or not there is a specific reference to the same in a deed or conveyance.

Section 6. A breach of any of the foregoing restrictions or Covenants shall not defeat or render invalid the lien of any mortgage or deed of trust made in good faith and for value upon any lot or portion of the real property or any improvements thereon. However, the Covenants shall be binding upon and shall inure to the benefit of any subsequent owner whose title thereto was acquired by foreclosure, trustee sale or otherwise.

Section 7. The provisions of these Covenants may be changed or amended or additional Covenants added, in whole or in part, by the Declarant upon unanimous consent of all of the owners affected by the change. Any covenant required as a condition of subdivision approval shall not be altered or amended without the agreement of the governing body.

Any change of these Covenants shall be effective upon the filing and recording of such an instrument in the office of the Gallatin County Clerk and Recorder. Any change in these Covenants shall not affect existing structures and uses of the lots.

IN WITNESS WHEREOF, Declarant has hereunto set its hand as of this 30th day of June, 2004. ⁵

WE FIVE, INC.

BY:

Its:

President

STATE OF MONTANA)
) :ss
County of Gallatin)

On this 30 day of June, 2004⁵, before me, the undersigned, a Notary Public of the State of Montana, personally appeared Michael Scholz, known to me to be the President of **WE FIVE, INC.**, and acknowledged to me that he executed the same on behalf of the corporation by and through the authority vested in him.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal as of the day and year first above written.

Printed

name: Linda M. Nelson
(SEAL)

NOTARY PUBLIC for the State of

Montana _____
Residing at Bozeman, MT
My Commission expires 11/03/2005



EXHIBIT "A"

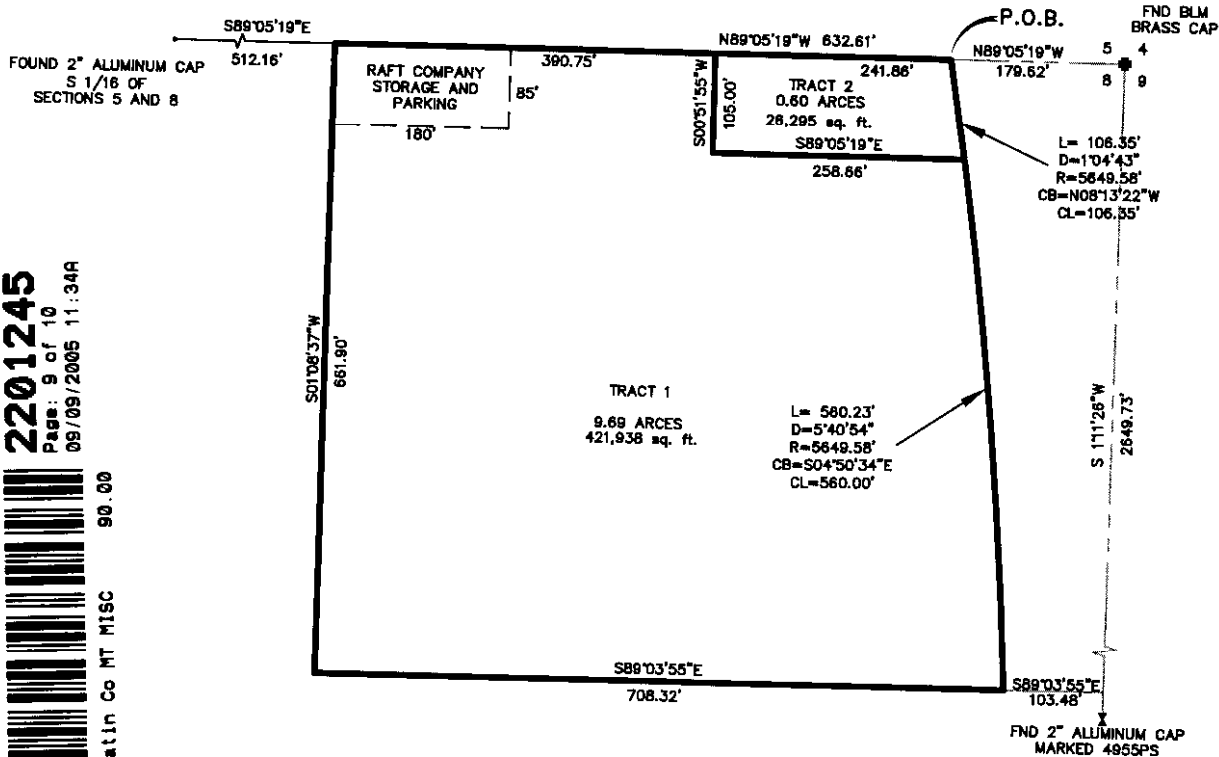
TO

**DECLARATION OF PROTECTIVE COVENANTS
AND RESTRICTIONS FOR MINOR SUBDIVISION # 373**

Legal description

Minor Subdivision No. 373, as filed in the records of Gallatin County, located in the NE1/4 of the NE1/4 of Section 8, Township 7 South, Range 4 East, P.M.M., Gallatin County, Montana.

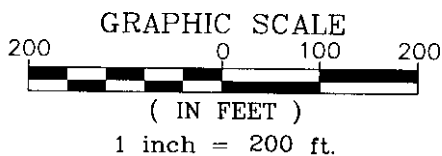
EXHIBIT B



2201245
Page: 9 of 10
09/09/2005 11:34A



Shelley Vance-Gallatin Co MT MISC 90.00



<p>MORRISON MAIERLE, INC. <i>An Employee-Owned Company</i></p> <p>ENGINEERS SCIENTISTS SURVEYORS PLANNERS SINCE 1945</p> <p>PO Box 1113, 901 Technology Blvd, Bozeman, MT 59721 - Phone: (406) 587-0721 Fax: (406) 587-1178</p>		<p>EXHIBIT B</p>
<p>CLIENT: _____</p>		
<p>FIELD WORK: _____</p> <p>DRAWN BY: <u>SJM</u></p> <p>CHECKED BY: <u>JS</u></p>	<p>DATE: <u>1/10/05</u></p> <p>SCALE: <u>1"=200'</u></p> <p>PROJ #: <u>1547.009</u></p>	<p>PLOTTED DATE: <u>Jul/01/2005 - 10:42:52 am</u></p> <p>DRAWING NAME: <u>H:\1547\009\ACAD\EXHIBITS\Ex_B.dwg</u></p> <p>SHEET <u>1</u> OF <u>1</u></p>

Amendment #1

DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS AND GRANT OF EASEMENTS FOR TRACT II OF Buck's T-4 MINOR SUBDIVISION

Section 13. Control of Noxious Weeds the control of noxious weeds by the owner's association on these areas for which the association is responsible and the control of noxious weeds by individual owners on their respective lots shall be as set forth and specified under the Montana Noxious Weed Control Act (7-22-201 through 7-22-2153 MCA) and the rules and regulations of the Gallatin County Weed Control District.

The control of the noxious weeds by the Owners Association on those areas for which the Owners Association is responsible and the control of noxious weeds by the individual owners on their respective lots shall be as set forth and specified under the Montana Noxious Weed Control Act (MCA 7-22-2101 through 7-22-2153) and the rules and regulations of the Gallatin County Weed Control District. The Owners Association is responsible for control of state and county declared noxious weeds in the subdivisions parks, open spaces, community areas, trails, and roadways. The landowner shall be responsible for the control of the state and county declared noxious weeds on his or her own lot. Both unimproved and improved lots shall be managed for noxious weeds. In the event a landowner does not control the noxious weeds, after 10 days notice from the Owners Association, the Owners Association may cause the noxious weeds to be controlled. The cost and expense associated with such weed management shall be assessed to the lot and such assessment may become a lien if not paid within thirty (30) days of the mailing of such assessment.

Any change of these Covenants shall be effective upon the filing and recording of such an instrument in the office of the Gallatin County Clerk and Recorder. Any change in these Covenants shall not affect existing structures and uses of the lots.

IN WITNESS WHEREOF, Declarant has hereunto set its hand as of this 2nd day of SEPTEMBER 2005.

WE FIVE, INC.

BY: [Signature]
Its: PRESIDENT

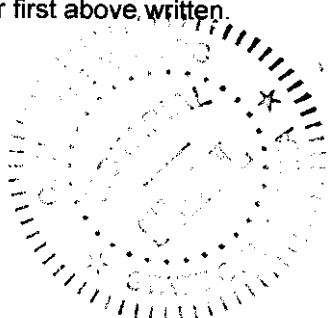
STATE OF MONTANA)

County of Gallatin) :ss

On this 2nd day of September, 2005, before me, the undersigned, a Notary Public of the State of Montana, personally appeared Michael Scholz, known to me to be the President of WE FIVE, INC., and acknowledged to me that he executed the same on behalf of the corporation by and through the authority vested in him.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal as of the day and year first above written.

(SEAL)



[Signature]
Printed name: Candice Kamp's
NOTARY PUBLIC for the State of Montana
Residing at [Address]
My Commission expires August 30, 2009

When Recorded return to:

Berg Liffly, PC
Attn: Jeremy J. Liffber
1 West Main St.
Bozeman, MT 59715

2679683

Page: 1 of 4 04/27/2020 04:45:31 PM Fee: \$28.00
Eric Semerad - Gallatin County, MT MISC



**Second Amendment to Declaration of Protective Covenants and Restrictions
and Grant of Easements**

This Second Amendment to Declaration of Protective Covenants and Restrictions and Grant of Easements ("Second Amendment") is hereby made and entered into by Michael Scholz and We Five, Inc. (collectively the "Declarant"), Bucks T-4 Investments, LLC and Whitewater Properties, LLC . This Second Amendment amends the Declaration of Protective Covenants and Restrictions and Grant of Easements and Amendment #1 thereto, both of which were recorded in Gallatin County, Montana on September 9, 2005 as Document No. 2201245 (collectively the "Declaration").

The Declaration is hereby amended as follows:

1. Tract 1 shall mean and be defined as that certain real property designated as Tract 1 on Exhibit B to the Declaration.
2. Tract 2 shall mean and be defined as that certain real property designated as Tract 2 on Exhibit B to the Declaration.

Except as modified in this Second Amendment, all terms and conditions of the Declaration shall remain in full force and effect. In the event of a conflict between the Declaration and this Second Amendment, this Second Amendment shall control. The undersigned hereby certify that this Second Amendment has amended the Declaration in accordance with Article III, Section 7 of the Declaration, in that the Declarant and all of the owners of the real property affected by this Second Amendment have executed this instrument.

In Witness Whereof, the undersigned have executed this Second Amendment to the Declaration.

Declarant:

Michael Scholz
Michael Scholz

We Five, Inc.

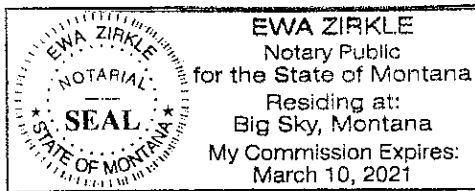
Michael Scholz
By: Michael Scholz
Its: *PRESIDENT*

STATE OF MONTANA)

: ss.

COUNTY OF GALLATIN)

On this 27th day of FEBRUARY, 2020, before me personally appeared Michael Scholz, whose identity was proven to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that he executed the same



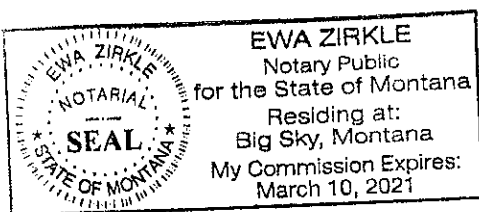
Ewa Zirkle
(Print Name: EWA ZIRKLE)
Notary Public for the State of MONTANA
Residing at: BIG SKY
My Commission Expires: 03/10/2021

STATE OF MONTANA)

: ss.


COUNTY OF GALLATIN)

On this 27th day of FEBRUARY, 2020, before me personally appeared Michael Scholz, whose identity was proven to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that he executed the same as the *PRESIDENT*, of, for and on behalf of We Five, Inc..



Ewa Zirkle
(Print Name: EWA ZIRKLE)
Notary Public for the State of MONTANA
Residing at: BIG SKY
My Commission Expires: 03/10/2021

Bucks T4 Investments, LLC

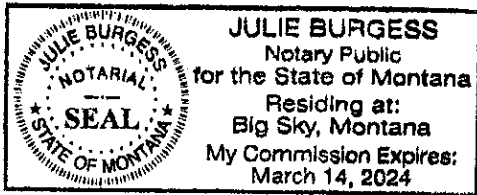

BY: David O'Connor
Its: Secy/Treasurer

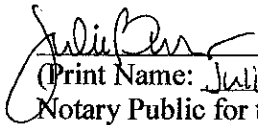
STATE OF MONTANA)

: ss.

COUNTY OF GALLATIN)

On this 25th day of March, 2020, before me personally appeared David O'Connor, whose identity was proven to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that he executed the same as the Owner/Manager, of, for and on behalf of Bucks T4 Investments, LLC.




(Print Name: Julie Burgess)
Notary Public for the State of Montana
Residing at: Big Sky
My Commission Expires: 3/14/24

Whitewater Properties, LLC



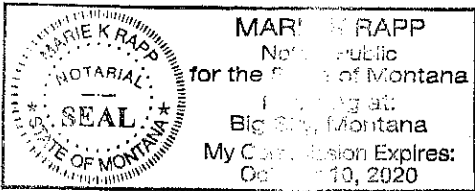
BY: Eric Becker
Its: Managing member

STATE OF MONTANA)

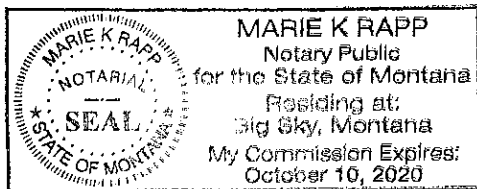
: ss.

COUNTY OF GALLATIN)

On this 25 day of March, 2020, before me personally appeared Eric Becker, whose identity was proven to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that he executed the same as the managing member, of, for and on behalf of Whitewater Properties, LLC.



Marie K Rapp
(Print Name: MARIE K RAPP)
Notary Public for the State of Montana
Residing at: Big Sky
My Commission Expires: October 10, 2020



**Peter Rose +
Partners**
200 E. Main St. 5F
Big Sky, MT 59716
406.537.4400

Landscape Architect
BrightView
10000 E. Harvard Ave.
Denver, CO 80231
T: 303.751.4400

Structural Engineer
RSC
837 Highland Street
Suite 300
Big Sky, MT 59716
T: 406.537.4400

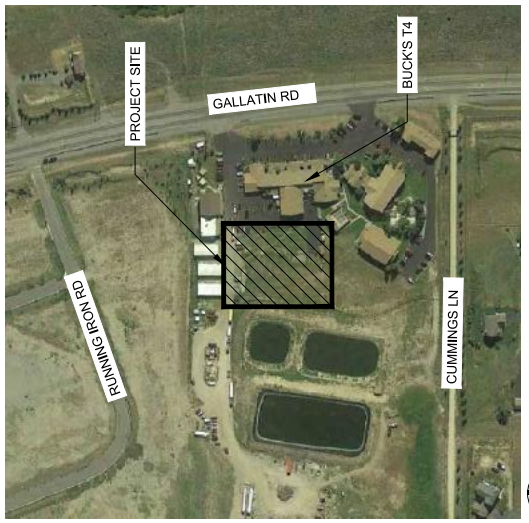
MEP Engineer
Creston
1471 Central Ave.
Big Sky, MT 59716
T: 406.537.4400

Fire Protection Engineer
Creston Engineers, Inc.
751 Oberman Drive
Big Sky, MT 59716
T: 406.537.4400

BUCK'S T4 WORKFORCE HOUSING

46625 GALLATIN ROAD
BIG SKY, MT 59716

SITE CONTEXT



SHEET INDEX		
SHEET	DESCRIPTION	CUP + CLR SUBMITAL
L0.000	COVER SHEET	●
L0.001	GENERAL NOTES & LEGEND	●
L0.002	GENERAL KEY MAP	●
L3.101	IRRIGATION DIAGRAM	●
L3.102	IRRIGATION DIAGRAM	●
L4.001	PLANTING NOTES & LEGEND	●
L4.101	PLANTING PLAN	●
L4.102	PLANTING PLAN	●
L4.401	PLANTING DETAILS	●

CUP & BLR PERMIT
DATE: 12/22/2022
PROJECT: 1 CUP & BLR PERMIT

BUCKS T4 PHASE 3
BIG SKY, MT 59716

NOT FOR CONSTRUCTION
12/22/2022
CUP & BLR PERMIT PACKAGE
SCALE: 1" = 140'

COVER SHEET

L0.000

NOT FOR CONSTRUCTION

GENERAL NOTES

- ALL BASE AND SURVEY INFORMATION PROVIDED BY OWNER. CONTRACTOR SHALL FIELD VERIFY ALL INFORMATION PRIOR TO INITIATING OPERATIONS. CONTRACTOR SHALL COORDINATE ALL WORK WITH OWNER'S REPRESENTATIVE PRIOR TO ALL WORK.
- CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS PRIOR TO INITIATING CONSTRUCTION ACTIVITIES, INFORMATION INCLUDING, BUT NOT LIMITED TO, STREET GRADES, UTILITIES, PROPERTY LINES, LIMITS OF ROADWAYS, CURBS AND GUTTERS TAKEN FROM THE SURVEY OR CIVIL ENGINEER'S DRAWINGS.
- CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 72 HOURS MINIMUM AND AS REQUIRED BY UTILITY COMPANY PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES, IRRIGATION AND ALL OTHER OBSTRUCTIONS AND COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO INITIATING OPERATIONS. DRAWINGS ARE PREPARED ACCORDING TO INFORMATION AVAILABLE AT THE TIME OF PREPARING THESE DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES.
- CONTRACTOR SHALL LOCATE, MARK, PROTECT AND MAINTAIN ALL UTILITY LOCATIONS DURING ALL PHASES OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE AND REPAIR OF UTILITY LINES / STRUCTURES AND INJURIES THEREFROM. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BEFORE STARTING ANY WORK.
- CONTRACTOR SHALL THOROUGHLY REVIEW THE SITE CONDITIONS, DRAWINGS, AND SPECIFICATIONS PRIOR TO BIDDING AND CONSTRUCTION. CONTRACTOR WILL BE REQUIRED TO COMPLETE THE WORK OF THIS PROJECT IN ACCORDANCE WITH THESE DOCUMENTS. ANY INCONSISTENCIES SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE BEFORE COMMENCING WITH ANY WORK. PROVIDE WRITTEN NOTIFICATION OF ALL DISCREPANCIES BETWEEN EXISTING AND PROPOSED SITE IMPROVEMENTS.
- PERMITS TO BE OBTAINED BY CONTRACTOR BEFORE WORK BEGINS. CONTRACTOR IS RESPONSIBLE FOR LICENSING AND BONDS REQUIRED BY THE MUNICIPALITY OR APPLICABLE ENTITIES FOR THE PROPOSED WORK.
- ALL WORKS SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST ADOPTED EDITION OF THE APPLICABLE BUILDING CODE AND ALL OTHER APPLICABLE MUNICIPAL CODES, ORDINANCES, AND REGULATIONS.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT IN ORDER NOT TO IMPED THE PROGRESS OF THE WORK OF OTHERS OR THE CONTRACTOR'S OWN WORK. CONTRACTOR SHALL ALSO COORDINATE ACCESS AND STAGING AREA WITH THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL LAYOUT ALL CONSTRUCTION LINES AND VERIFY WITH OWNERS REPRESENTATIVE PRIOR TO BEGINNING OF ANY CONSTRUCTION OPERATIONS.
- REFERENCES TO NORTH REFERS TO TRUE NORTH UNLESS OTHERWISE INDICATED ON DRAWINGS. REFERENCES TO SCALE IS FOR FULL SIZED DRAWINGS ONLY. DO NOT SCALE FROM DRAWINGS.
- TAKE ALL DIMENSIONS FROM BACK OF CURB, FACE OF WALL OR BUILDING, AND CENTERLINE OF TREES UNLESS OTHERWISE INDICATED ON DRAWINGS. ALL DIMENSIONS CALLED OUT AS 'EQUAL' ARE EQUIDISTANT MEASUREMENTS. ALL DIMENSIONS ARE PERPENDICULAR TO ANY REFERENCE LINE, FACE OF BUILDING, FACE OF WALL, CENTERLINE, OR BACK OF CURB. ALL ANGLES ARE TO BE 90 DEGREES UNLESS OTHERWISE INDICATED ON DRAWINGS. MAINTAIN HORIZONTAL ALIGNMENT OF ADJACENT ELEMENTS AS INDICATED ON DRAWINGS.
- ALL DIMENSIONS DERIVED FROM SURVEY AND ORIGINAL SITE CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS NECESSARY TO ASSURE FOR THE ACCURATE COMPLETION OF THE PROJECT PRIOR TO INITIATING WORK. WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS. DO NOT SCALE DRAWINGS. IF THERE IS A QUESTION OR DISCREPANCY REGARDING DIMENSIONS, CONTACT THE OWNER'S REPRESENTATIVE FOR VERIFICATION.
- CONTRACTOR SHALL PROVIDE SUBMITTALS AND/OR SHOP DRAWINGS AS INDICATED IN DOCUMENTS AND FOR ALL PROPOSED MATERIALS FOR THE PROJECT FOR REVIEW BY THE OWNER'S REPRESENTATIVE A MINIMUM OF TWENTY-ONE DAYS BEFORE COMMENCING WORK OR AS OUTLINED BY MINIMUM REQUIREMENTS IN THE CONTRACT DOCUMENTS, WHICHEVER IS MORE STRINGENT. CONTRACTOR CANNOT COMMENCE WORK OR USE OF SUBMITTED MATERIALS UNTIL REVIEW AND COMMENTS ARE ADDRESSED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ANY SUBSTITUTIONS REQUIRED REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO COMMENCING ANY WORK.
- VERIFY EXISTING SITE INFORMATION INCLUDING, BUT NOT LIMITED TO, STREET GRADES, UTILITIES, PROPERTY LINES, LIMITS OF ROADWAYS, CURBS AND GUTTERS TAKEN FROM THE SURVEYOR'S DRAWINGS.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY MEASURES DURING CONSTRUCTION OPERATIONS TO PROTECT THE PUBLIC ACCORDING TO ALL APPLICABLE CODES AND RECOGNIZED LOCAL PRACTICES.
- WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS.
- STAKE ALL WALL, STEP, AND FEATURE FOUNDATIONS FOR REVIEW BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE 72 HOURS IN ADVANCE.
- CONTRACTOR SHALL PROVIDE MOCKUPS AND SHOP DRAWINGS TO THE OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO CONSTRUCTION. ALL IMPROVEMENTS SHALL BE CONSTRUCTED TO MEET THE APPROVED MOCKUP OR SHOP DRAWING.
- THIS SET OF PLANS ILLUSTRATES HEIGHTS OF SITE ELEMENTS AND APPROXIMATE RELATIONSHIPS OF FINAL ELEVATIONS OF PAVING, PLANTERS, BUILDING ELEVATIONS, ETC.
- ALL GRADING SHALL BE SMOOTH AND EVEN IN ALL ELEVATION TRANSITION AND VOID OF DEPRESSIONS AND SURFACE IRREGULARITIES. ALL PROPOSED WORK SHALL BLEND UNIFORMLY WITH EXISTING SITE CONDITIONS, PROVIDING SMOOTH TRANSITIONS TO NEW CONSTRUCTION.
- ALL WALL TOPS AND BENCH TOPS ARE LEVEL UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL SPOT ELEVATIONS ARE FINISH GRADE UNLESS OTHERWISE INDICATED ON PLANS.

- REFER TO PLANS, PROJECT MANUAL, AND SPECIFICATIONS FOR ELEVATION, GRADING, FILL, AND COMPACTION REQUIREMENTS. REFER TO GRADING PLANS, EXISTING CONDITIONS, AND DEMOLITION PLANS, PAVING, WALLS, AND SITE FURNISHING PLANS, AND PLANTING PLANS FOR ADDITIONAL NOTES AND OTHER PERTINENT INFORMATION.
- ALL CROSS SLOPES ON SIDEWALKS, PATHWAYS, AND ROADWAYS SHALL BE 2% MAXIMUM UNLESS OTHERWISE INDICATED.
- ALL DIRECTIONAL SLOPES ON SIDEWALKS AND PATHWAYS SHALL NOT EXCEED 5.000% UNLESS OTHERWISE INDICATED.
- ALL SLOPES IN LANDSCAPE AREAS SHALL BE A MINIMUM OF 2.0% UNLESS OTHERWISE INDICATED
- ALL SITE AREA SHALL SLOPE TO DRAIN AND LOW POINTS AS INDICATED IN THE CIVIL ENGINEER'S GRADING PLAN (BY OTHERS). PONDING OR POOLING OF DRAINAGE FLOWS IS NOT PERMITTED.
- ANYTHING MENTIONED IN THE TECHNICAL SPECIFICATIONS AND NOT SHOWN ON THE DRAWINGS, OR SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE TECHNICAL SPECIFICATIONS SHALL BE OF LIKE EFFECT AS IF SHOWN ON OR MENTIONED IN BOTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION BEING IMMEDIATELY SUBMITTED TO THE OWNER'S REPRESENTATIVE WITHOUT THE OWNER REPRESENTATIVE'S DECISION. SAID DISCREPANCY SHALL NOT BE ADJUSTED BY THE CONTRACTOR.
- REFER TO PAVEMENT DETAILS FOR ALL CONCRETE ISOLATION JOINTS AND CONTROL/CONSTRUCTION JOINT DETAILS. PROVIDE ISOLATION JOINTS AS INDICATED IN DETAILS AND AT ALL INTERSECTIONS, WHERE NEW CONCRETE PAVING ABUTS EXISTING CONCRETE PAVING, BUILDINGS, CURBS AND WALLS UNLESS OTHERWISE NOTED. PROVIDE CONTROL JOINTS EVENLY SPACED BETWEEN ISOLATION JOINTS AS SHOWN ON DRAWINGS.
- LIMITS OF CONSTRUCTION (WORK) ARE NOTED ON THE DRAWINGS UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL SUBMIT STAMPED, ENGINEERED SHOP DRAWINGS FOR ALL WALLS, PAVING, FOUNDATIONS, DECK SYSTEMS, STEPS, ELECTRICAL SYSTEMS, AND MECHANICAL SYSTEMS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL SUBMIT AS-BUILT OR RECORD DRAWINGS, MANUALS AND WARRANTY INFORMATION FOR ALL WORK PRIOR TO FINAL ACCEPTANCE.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, IN FULL, ALL WORK UNTIL FINAL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL WARRANT ALL WORK FOR A MINIMUM OF ONE YEAR FOLLOWING ISSUE OF FINAL ACCEPTANCE IN WRITING BY THE OWNER'S REPRESENTATIVE, UNLESS OTHERWISE NOTED IN THE CONTRACT DOCUMENTS.

GENERAL LEGEND

SYMBOL	TYPE	SYMBOL	TYPE
	DETAIL NUMBER		MATCH LINE
	DETAIL KEY		LIMIT OF LANDSCAPE WORK
	SIMILAR (IF INDICATED)		LIMIT OF STRUCTURE
	SHEET NUMBER		PROPERTY LINE
	SECTION KEY		EXISTING BUILDING OUTLINE
	ENLARGEMENT KEY		WORK POINT, POINT OF BEGINNING
			ALIGN
			FLUSH
			SLOPE, PERCENTAGE, DIRECTION OF FLOW

Peter Rose +
Partners

300 E. Main Street
Suite 100
Boston, MA 02108
Tel: 617.464.0202 Fax: 617.464.0404

Landscape Architect:

Benji Viner
477 Main Street
Denville, CO 80203
Tel: 844.333.6688

Structural Engineer:

325 Jackson Ave.
637 Pleasant Street
Suite 300
Boston, MA 02112
Tel: 617.626.6200

MEP Engineer:

477 Main Street
8th Fl., Suite 800
Boston, MA 02112
Tel: 617.626.6200

Fire Protection Engineer:

751 Otisman Drive
Boston, MA 02118
Tel: 617.626.6200

CUP & BLR PERMIT

12/22/2023

1 CUP & BLR PERMIT

BUCKS T4 PHASE 3

860 SWY. MT. 59230

NOT FOR CONSTRUCTION

12/22/2023
CUP & BLR PERMIT PACKAGE

1:12" = 1' = 0"

GENERAL NOTES &
LEGEND

L0.001

NOT FOR CONSTRUCTION

Peter Rose +
Partners
202 E. Main St. 5F
Burlington, VT 05401
Tel: 802-540-1234

Landscape Architect
BrightView
1000 North Street
Denver, CO 80203
Tel: 844-333-6688

Structural Engineer
RSC
63 Pleasant Street
Suite 300
Burlington, VT 05401
Tel: 877-626-6300

MEP Engineer
Perry
175 North Center Ave.
Burlington, VT 05401
Tel: 802-487-9217

Fire Protection Engineer
Coffey Engineers, Inc.
751 Oberlin Drive
Burlington, VT 05401
Tel: 405-624-1358

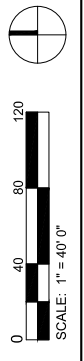
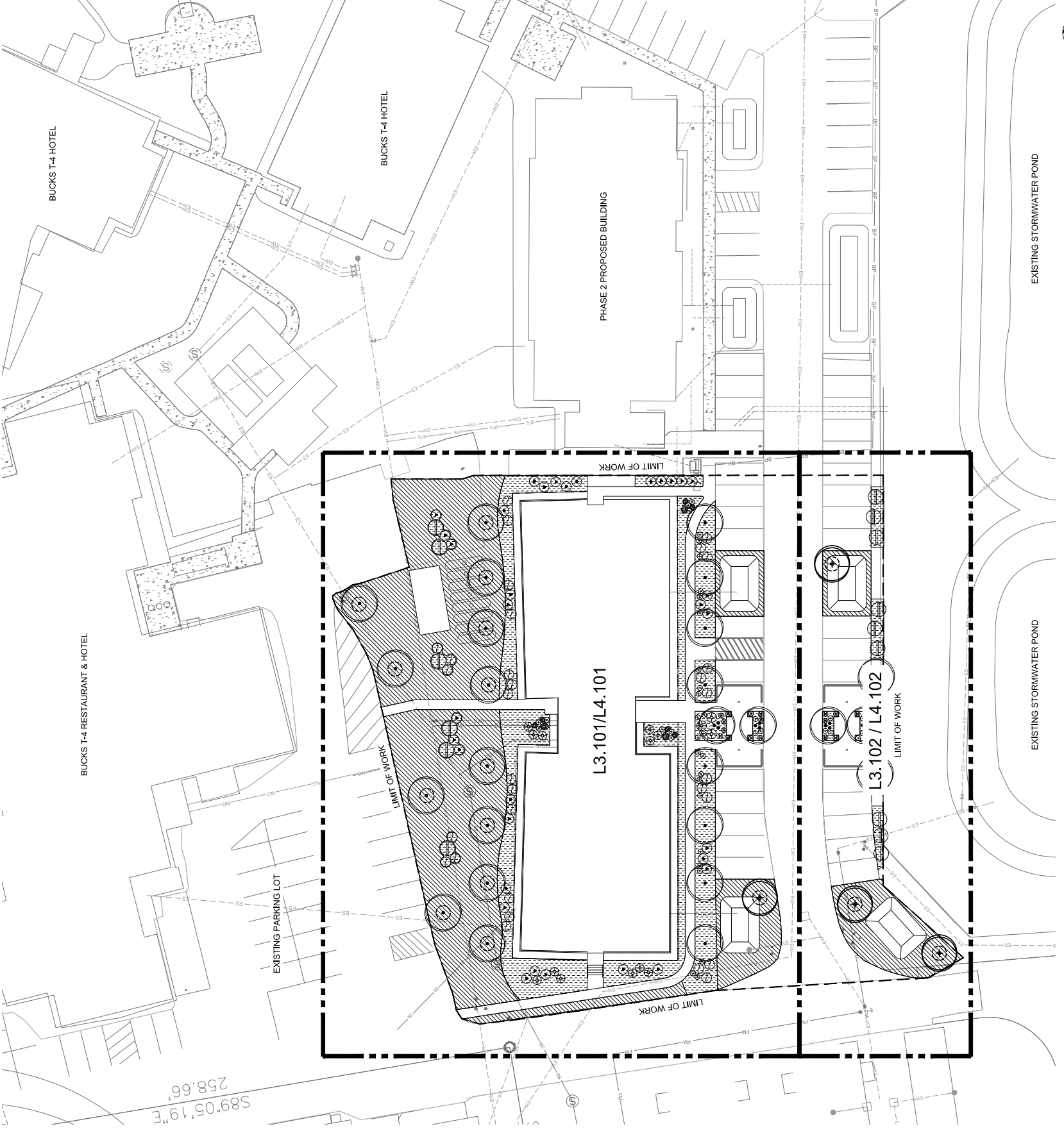
CUP & BLR PERMIT
Name:
12222022
1 CUP & BLR PERMIT

BUCKS T4 PHASE 3
485 SWY, MT 59220

NOT FOR CONSTRUCTION
12222022
CUP & BLR PERMIT PACKAGE
Scale:
1:12" = 140'

GENERAL KEY MAP

L0.002

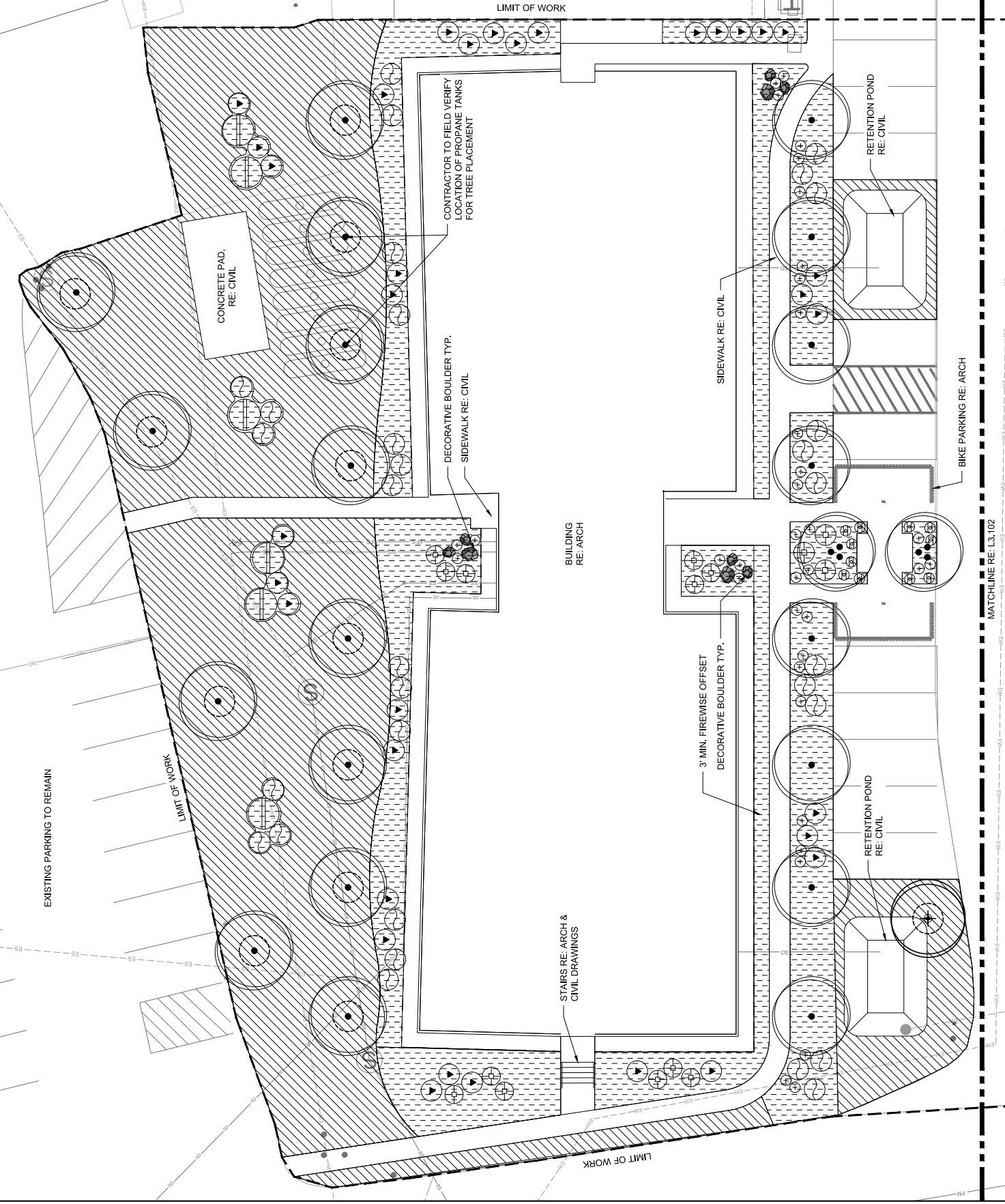


NOT FOR CONSTRUCTION

IRRIGATION DIAGRAM LEGEND

SYM.	DESCRIPTION	QTY.
	AREA TO RECEIVE DRIP IRRIGATION	5,638 SQ FT
	AREA TO RECEIVE TEMP. SPRAY IRRIGATION	12,309 SQ FT
	TREE DRIPLINE	252 LF

NOTES
 1. HOLD ALL IRRIGATION 18" OFF OF HARDSCAPE SURFACES AND PARKING AREAS



Peter Rose + Partners
 202 E. Main St. 3rd Fl.
 603 State St. 3rd Fl.
 603 State St. 3rd Fl.
 603 State St. 3rd Fl.

Landscape Architect
 603 State St. 3rd Fl.
 603 State St. 3rd Fl.
 603 State St. 3rd Fl.

Structural Engineer
 603 State St. 3rd Fl.
 603 State St. 3rd Fl.
 603 State St. 3rd Fl.

MEP Engineer
 603 State St. 3rd Fl.
 603 State St. 3rd Fl.
 603 State St. 3rd Fl.

Fire Protection Engineer
 603 State St. 3rd Fl.
 603 State St. 3rd Fl.
 603 State St. 3rd Fl.

CUP & BLR PERMIT

Permit

1	CUP & BLR PERMIT
---	------------------

BUCKS T4 PHASE 3

480 S.W. Mt. 5920

NOT FOR CONSTRUCTION

12/22/2022
 CUP & BLR PERMIT PACKAGE
 1:12" = 1'42"

IRRIGATION DIAGRAM

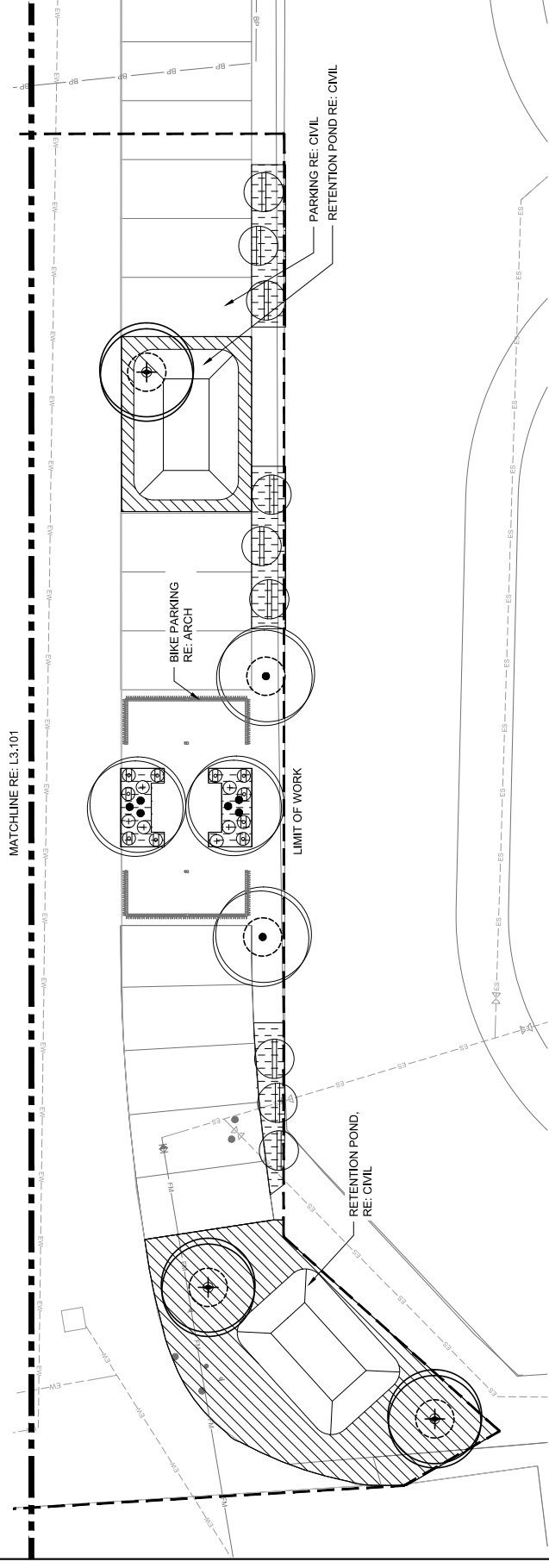


L3.101

NOT FOR CONSTRUCTION

IRRIGATION DIAGRAM LEGEND		
SYM.	DESCRIPTION	QTY.
	AREA TO RECEIVE DRIP IRRIGATION	5,638 SQ FT
	AREA TO RECEIVE TEMP. SPRAY IRRIGATION	12,309 SQ FT
	TREE DRIPLINE	252 LF

NOTES
 1. HOLD ALL IRRIGATION 18" OFF OF HARDSCAPE SURFACES AND PARKING AREAS



Peter Rose +
Partners

200 E. Main St.
 Suite 300
 Middletown, CT 06457
 T: 860.442.2000

Landscape Architect
 Brighton, MA
 12222022

Structural Engineer
 83 Pleasant Street
 Suite 300
 Middletown, CT 06457
 T: 860.442.2000

MEP Engineer
 477 Main Street
 Suite 300
 Middletown, CT 06457
 T: 860.442.2000

Fire Protection Engineer
 751 Oberlin Drive
 Middletown, CT 06457
 T: 860.442.2000

CUP & BLR PERMIT

12222022
 1 CUP & BLR PERMIT

BUCKS T4 PHASE 3

860.442.2000

NOT FOR CONSTRUCTION

12222022
 CUP & BLR PERMIT PACKAGE
 1.12" = 1'42"

IRRIGATION DIAGRAM



L3.102

NOT FOR CONSTRUCTION

202 E. Bayberry St. #2
 4000 Valley Forge Blvd. #200
 4800 Valley Forge Blvd. #200
 4800 Valley Forge Blvd. #200

Landscape Architect
 Brighton, CO
 Denver, CO 80203
 T: 303.440.2688

Structural Engineer
 83 Highland Street
 Suite 300
 Salem, MA 01970
 T: 617.626.6200

MFP Engineer
 4777 Center Ave.
 Big Sky, MT 59730
 T: 406.687.9217

Fire Protection Engineer
 751 Oberlin Drive
 #104
 Colton, MT 59715
 T: 406.524.1356

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	PT	22	POPULUS TREMULOIDES	QUAKING ASPEN MULTI TRUNK	2" CAL.
	PT2	4	POPULUS TREMULOIDES	QUAKING ASPEN	2" CAL.
	SD	4	SORBUS DECORA	SHOWY MOUNTAIN ASH	2" CAL.
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	CT	42	COREOPSIS TINCTORIA	PLAINS COREOPSIS	1 GAL
	CI	31	CORNUS SERICEA 'ISANTII'	ISANTII RED TWIG DOGWOOD	5 GAL
	PB	15	PHYSOCARPUS OPULIFOLIUS 'MONLO'	DIABLO® NINEBARK	5 GAL
	RG	15	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	5 GAL
	SC	21	SALVIA NEMOROSA 'CARADONNA'	CARDONNA MEADOW SAGE	1 GAL
	SA	34	SYMPHORICARPOS ALBUS	COMMON WHITE SNOWBERRY	5 GAL
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	AU	160	ARCTOSTAPHYLOS UVA-URSI	KINNIKINICK	1 GAL 24" O.C SPACING
SEED MIX	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	NA	13,835 SF	NATIVE SEED	NATIVE SEED	--
		8.9 LBS/AC	KOELERIA MACRANTHA	PRairie Junegrass	
		1 LB/AC	PSEDOROEGNERIA SPICATA	Bluebunch Wheatgrass	
		.1 LB/AC	LINUM LEWISII	Blue Flax	
		.25 LB/AC	ACHILLEA MILLEFOLIUM	Western Yarrow	
		1 LB/AC	HELOMERS MULTIFLORA	Showy Goldeneye	
		1 LB/AC	PENSTEMON STRICTUS	Rocky Mountain Penstemon	
HARDSCAPE	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	RX	3,281 SF	ROCK MULCH	1.5" RIVER ROCK, 3" DEPTH COLOR: BOZEMAN	2' - 3'
			DECORATIVE BOULDER	WEBSITE: valleysandgravelhelenia.com	VARIES RE: PLAN

PLANTING NOTES

- CONTRACTOR SHALL BECOME FAMILIAR WITH EXISTING SITE CONDITIONS, LAYOUT, GRADING AND CIVIL ENGINEERING DOCUMENTS AND ALL PLANTING INFORMATION TO COORDINATE ACTUAL LOCATION OF TREES AND SHRUBS PRIOR TO INITIATING PLANTING INSTALLATION. ALL EXISTING PLANTING SHALL REMAIN INTACT AND UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS.
- CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND SERVICES AND COORDINATE WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCING EXCAVATION WORKS. DAMAGE TO UNDERGROUND UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- WHEN CONDITIONS ON SITE ARE CONSIDERED DETRIMENTAL TO THE PLANTS, SUCH AS RUBBLE, ONGOING WORKS OR OBSTRUCTIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT IN ORDER NOT TO IMPED E THE PROGRESS OF THE WORK OF OTHERS OR THE CONTRACTOR'S OWN WORK.
- ALL PLANTS NOTED FOR REMOVAL SHALL BE REMOVED AND PROPERLY DISPOSED OFF OF-SITE AT CONTRACTOR'S EXPENSE UNLESS OTHERWISE NOTED.
- EXISTING TREES SHALL BE PROTECTED AND MAINTAINED IN ACCORDANCE WITH THE SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING TREES CAUSED BY NEGLIGENCE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING EXISTING GROUND COVER FOR ALL PLANTING BEDS AS SPECIFIED PRIOR TO PLANTING INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ALL PORTIONS OF EXISTING LAWN AREAS DAMAGED WHILE COMPLETING PLANTING INSTALLATION WITH SAME GRASS SPECIES TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF EXISTING SOILS, IMPORTED SOILS, AND AMENDMENTS ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS, PRIOR TO COMMENCEMENT OF THE LANDSCAPE PLANTING WORK. CONTRACTOR SHALL PROVIDE COMPLETE SOIL TESTS FOR AT LEAST THREE PLANTS. CONTRACTOR SHALL AMEND SOIL AS RECOMMENDED BY SOIL TEST FOR LANDSCAPE USE.
- CONTRACTOR SHALL IMPORT AMENDED SOIL FROM A VENDOR APPROVED BY THE OWNER'S REPRESENTATIVE AND SHALL MEET THE REQUIREMENTS PER THE SPECIFICATIONS AND/OR AS IDENTIFIED BY SOIL TESTING RESULTS AND RECOMMENDATIONS. ALL TOP SOIL SHALL BE CLEAN, LOAM OR SANDY LOAM THAT MEETS RECOGNIZED REGIONAL BEST STANDARDS AND MUNICIPAL RECOMMENDATIONS FOR LANDSCAPE USE.
- ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1-2004.
- ALL PLANT SIZES NOTED ON THE PLANT SCHEDULE ARE MINIMUM SPECIFICATIONS. INCREASE SIZE IF NECESSARY TO CONFORM TO PLANT SIZE.
- ANY TREE WITH A TRUNK FORMED "V" SHAPE CROTCH WILL BE REJECTED.
- EROSION CONTROL FABRIC SHALL BE INSTALLED IN ALL SHRUB AND GROUND COVER PLANTING AREAS AS PER SPECIFICATIONS FOR ALL SLOPES THAT EXCEED 3:1. SEE GRADING PLANS FOR LOCATION OF SLOPES GREATER THAN 3:1.
- TYPICAL SHRUB AND GROUND COVER PLANTINGS ARE SHOWN AS MASS PLANTING BEDS. PLANTS SHALL BE PLACED ON A TRIANGULAR SPACING CONFIGURATION PER THE PLANTING DETAILS.
- CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL TREE AND PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE OWNER'S REPRESENTATIVE.
- CONTRACTOR TO LOCATE PLANTING BED LINES IN FIELD FOR THE OWNER'S REPRESENTATIVE APPROVAL PRIOR TO COMMENCEMENT OF PLANTING.
- ALL PLANT MATERIAL AND FINAL LOCATION OF ALL PLANT MATERIALS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- CONTRACTOR REPRESENTATIVE RESERVES THE RIGHT TO ADJUST THE LOCATION OF PLANT MATERIAL DURING OR IMMEDIATELY AFTER INSTALLATION AS APPROPRIATE TO THE PROJECT.
- CONTRACTOR SHALL CONFORM TO SPECIFICATIONS AND PLANTING DETAILS FOR STAKING METHODS, PLANT PIT DIMENSIONS, AND BACKFILL REQUIREMENTS.
- ANY SUBSTITUTIONS IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY THE OWNER'S REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
- ALL PLANT MATERIAL SHALL BE PROTECTED DURING TRANSPORT AND DELIVERY TO PREVENTION. JOB SITE WITH SHADE CLOTH OR OTHER ACCEPTABLE MEANS OF WINDBURN PREVENTION.
- THREE SHALL BE NO CHAINS OR CABLES USED ON TREES. HANDLE WITH 2" MINIMUM WIDTH NYLON STRAPS OR EQUAL.
- CONTRACTOR SHALL FURNISH PLANT MATERIALS FREE OF PESTS, SUN SCALD, OR PLANT DISEASES, PRE-SELECTED OR "TAGGED" MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTOR'S OBLIGATION TO WARRANTY ALL PLANT MATERIALS.
- ALL PLANT MATERIAL SHALL BE INSTALLED IN A SOUND, WORKMANLIKE MANNER AND ACCORDING TO ACCEPTED GOOD PLANTING PROCEDURES, WITH THE QUALITY OF PLANT MATERIALS AS HEREINAFTER DESCRIBED. ALL ELEMENTS OF LANDSCAPING SHALL BE INSTALLED SO AS TO MEET ALL APPLICABLE ORDINANCE AND CODE REQUIREMENTS.

BUCKS T4 PHASE 3
 480 S.W. 1st Street
 Big Sky, MT 59730

NOT FOR CONSTRUCTION
 12/22/2022
 CUP & BLR PERMIT PACKAGE
 1:12" = 1'-0"

PLANTING NOTES & LEGEND

L4.001

NOT FOR CONSTRUCTION

202 E. Main St. 2nd Fl.
 800 N. 1st St.
 100 N. 1st St.
 100 N. 1st St.
 100 N. 1st St.

Landscape Architect
 100 N. 1st St.
 Denver, CO 80203
 T: 303.733.6688

Principal Engineer
 100 N. 1st St.
 83 Pleasant Street
 Suite 300
 100 N. 1st St.
 T: 303.733.6688

MEP Engineer
 100 N. 1st St.
 4717 Canyon Ave.
 Big Sky, MT 59730
 T: 406.581.7017

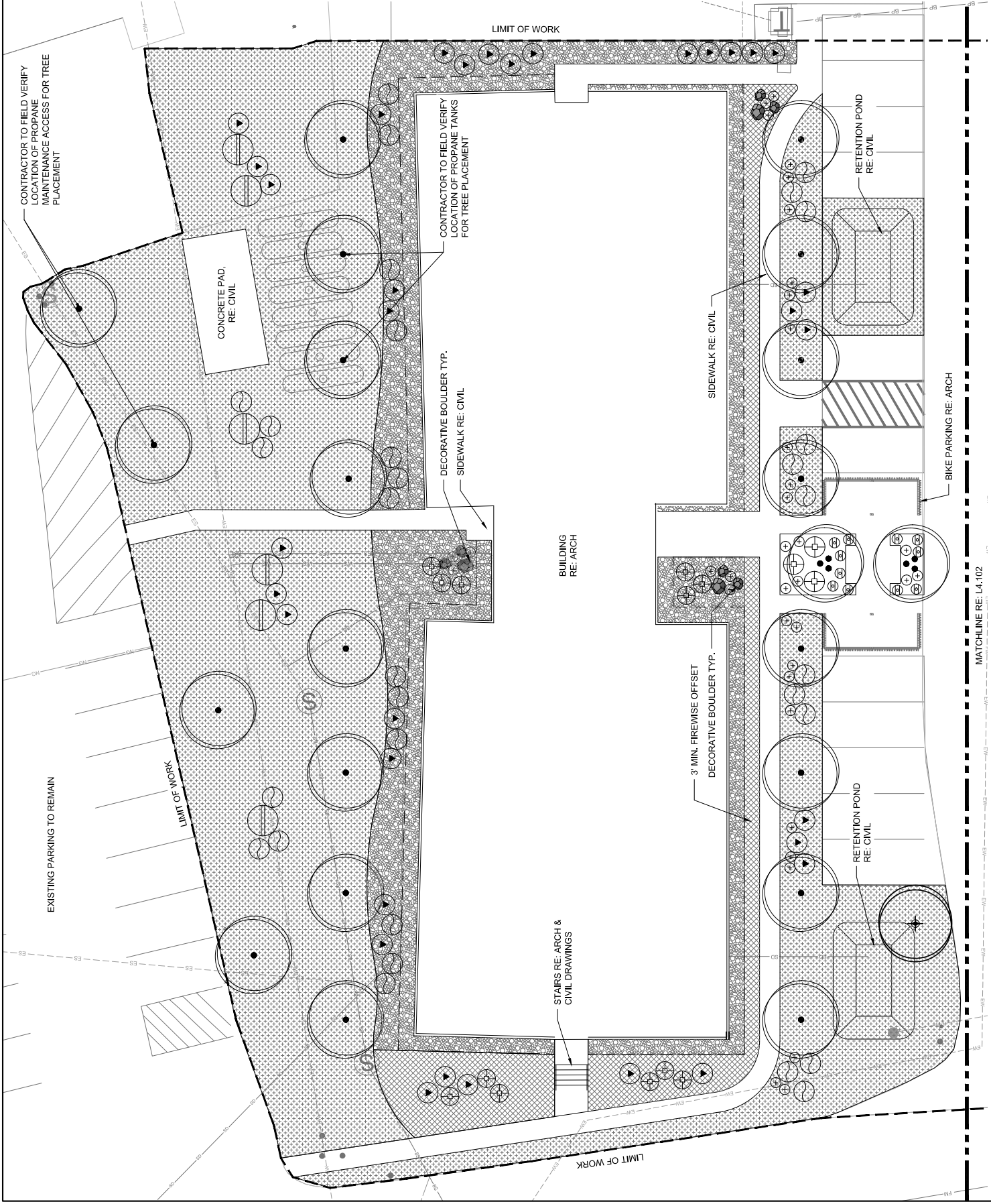
Fire Protection Engineer
 100 N. 1st St.
 751 Oberlin Drive
 #104
 Big Sky, MT 59715
 T: 406.524.1358

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	PT	POPULUS TREMULOIDES QUAKING ASPEN
	PT2	POPULUS TREMULOIDES QUAKING ASPEN
	SD	SORBUS DECORA SHOWY MOUNTAIN ASH

SHRUBS	CODE	BOTANICAL / COMMON NAME
	CT	COREOPSIS TINCTORIA PLAINS COREOPSIS
	CI	CORNUS SERICEA 'ISANTII' ISANTII RED TWIG DOGWOOD
	PB	PHYSCARPUS OPULOFOLIUS 'MONLO' DIABOLO® NINEBARK
	RG	RIBES ALPINUM 'GREEN MOUND' GREEN MOUND ALPINE CURRANT
	SC	SALVIA NEMOROSA 'CARADONNA' CARDONNA MEADOW SAGE
	SA	SYMPHORICARPOS ALBUS COMMON WHITE SNOWBERRY

GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	AU	ARCTOSTAPHYLOS UVA-URSI KINKINNICK
	SEED MIX	NATIVE SEED NATIVE SEED
	NA	NATIVE SEED NATIVE SEED
	RX	ROCK MULCH 1-3" RIVER ROCK
		DECORATIVE BOULDER



BUCKS T4 PHASE 3

480 S.W. 1st ST. MT 59720

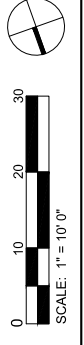
NOT FOR CONSTRUCTION

12/22/2022
 CUP & BLR PERMIT PACKAGE

PLANTING PLAN

1:12" = 1'-0"

NOTE:
 CONTRACTOR SHALL ABIDE BY MONTANA FIREWISE
 LANDSCAPING REQUIREMENTS.



SCALE: 1" = 10'-0"

NOT FOR CONSTRUCTION

L4.101

200 E. Main St. 5th Fl.
 800 N. 1st St.
 81714-0202, Box 6171-640494
 Minneapolis, MN 55414
 T: 612-338-8888
 F: 612-338-8889

Landscape Architect
 Brighton, CO
 Denver, CO 80203
 T: 303-440-6688

Structural Engineer
 2500 E. 1st Ave.
 83 Pleasant Street
 Suite 300
 Minneapolis, MN 55412
 T: 612-626-6300

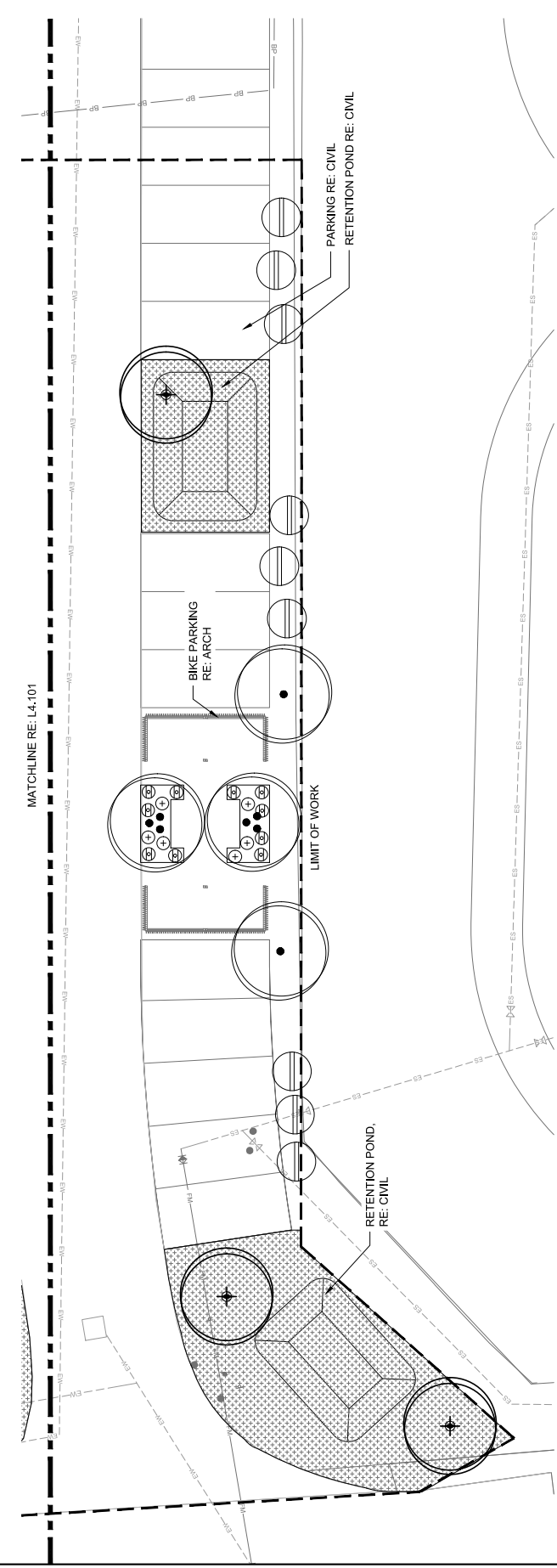
MEP Engineer
 10000 Center Ave.
 47
 Big Sky, MT 59730
 T: 406-687-9217

Fire Protection Engineer
 751 Oberlin Drive
 #104
 Big Sky, MT 59715
 T: 406-524-1358

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	PT	POPULUS TREMULOIDES QUAKING ASPEN
	PT2	POPULUS TREMULOIDES QUAKING ASPEN
	SD	SORBUS DECORA SHOWY MOUNTAIN ASH
SHRUBS	CODE	BOTANICAL / COMMON NAME
	CT	COREOPSIS TINCTORIA PLAINS COREOPSIS
	CI	CORNUS SERICEA 'ISANTT' ISANTT RED TWIG DOGWOOD
	PB	PHYSOCARPUS OPULIFOLIUS 'MONLO' DIABOLO® NINEBARK
	RG	RYBES ALPINUM 'GREEN MOUND' GREEN MOUND ALPINE CURRANT
	SC	SALVIA NEMOROSA 'CARADONNA' CARDONNA MEADOW SAGE
	SA	SYMPHORICARPOS ALBUS COMMON WHITE SNOWBERRY

GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	AU	ARCTOSTAPHYLOS UVA-URSI KINKINNICK
SEED MIX	CODE	BOTANICAL / COMMON NAME
	NA	NATIVE SEED NATIVE SEED
HARDSCAPE	CODE	BOTANICAL / COMMON NAME
	RX	ROCK MULCH 1-3" RIVER ROCK
		DECORATIVE BOULDER



CUP & BLR PERMIT

1	CUP & BLR PERMIT
---	------------------

BUCKS T4 PHASE 3

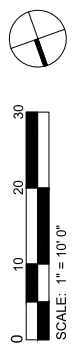
800 SKY, MT 59720

NOT FOR CONSTRUCTION

12/22/2022
 CUP & BLR PERMIT PACKAGE
 1:12" = 1'0"

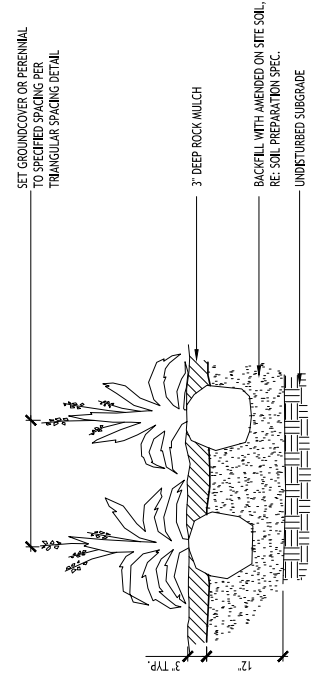
PLANTING PLAN

NOTE:
 CONTRACTOR SHALL ABIDE BY MONTANA FIREWISE
 LANDSCAPING REQUIREMENTS.



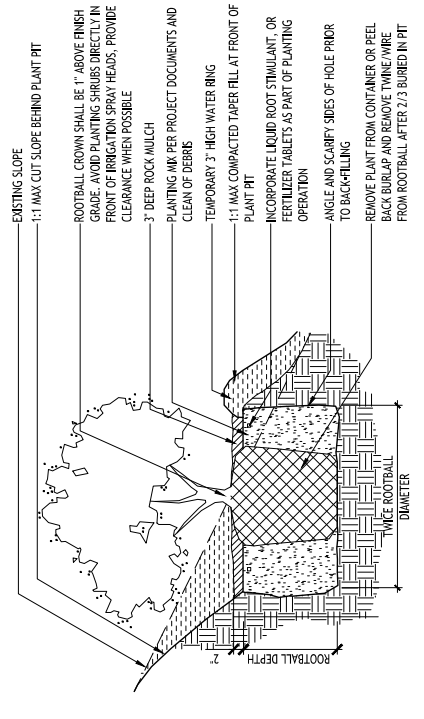
L4.102

NOT FOR CONSTRUCTION

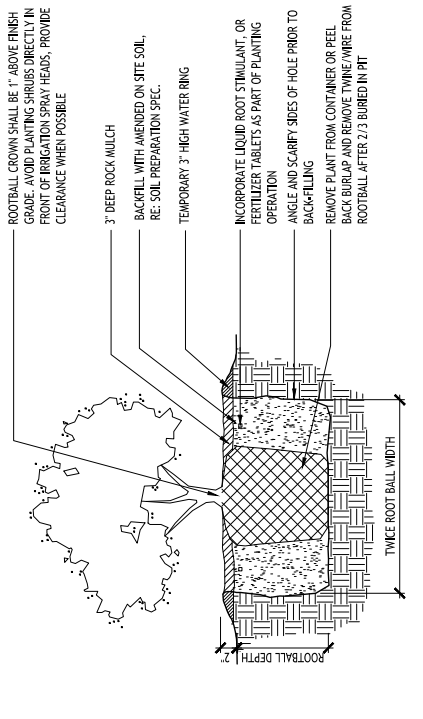


- NOTE:
1. MIN. ROOT SPREAD TO BE IN ACCORDANCE WITH AMERICAN STANDARDS FOR NURSERY STOCK
 2. PRUNE ALL DAMAGED, DISEASED, OR WEAK LIMBS AND ROOTS.
 3. CLEANLY PRUNE ALL DAMAGED ROOT ENDS.
 4. DO NOT ALLOW ROOTS TO DRY OUT DURING INSTALLATION PROCESS

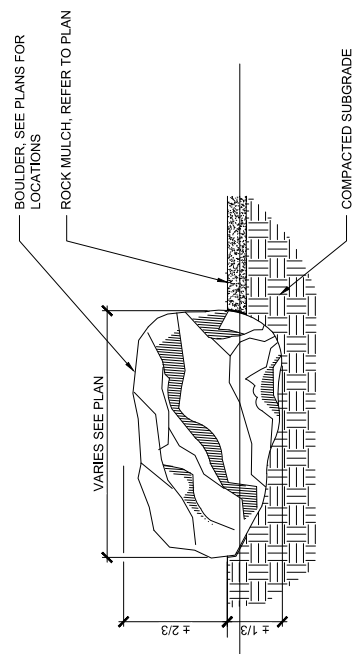
E GROUNDCOVER AND PERENNIAL PLANTING
 SCALE: NOT TO SCALE



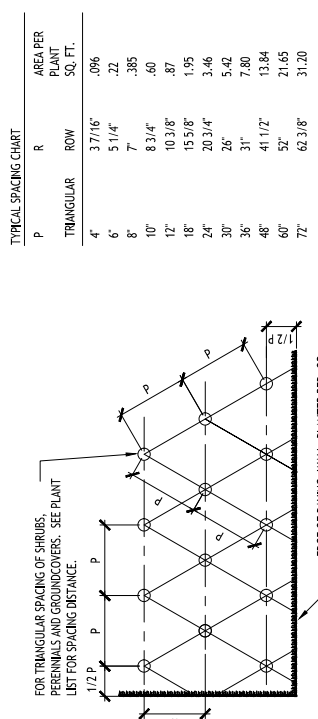
D SHRUB PLANTING ON SLOPE
 NOT TO SCALE



C SHRUB PLANTING
 SCALE: NOT TO SCALE

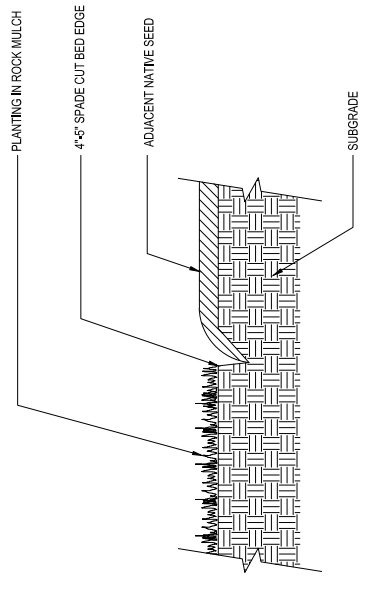


H LANDSCAPE BOULDER
 SCALE: NOT TO SCALE

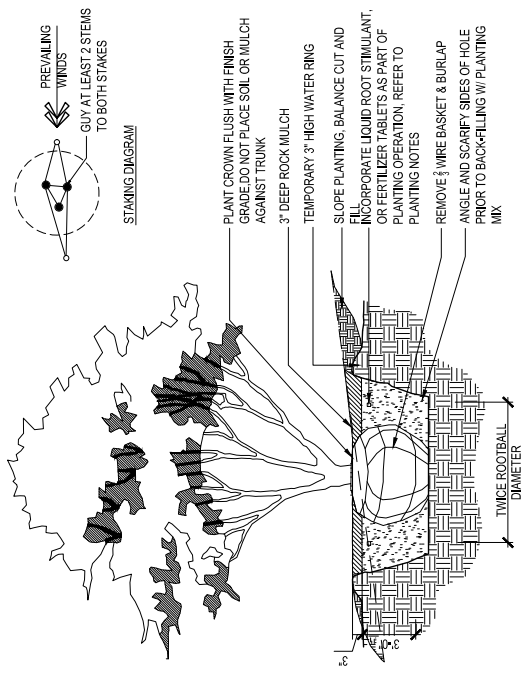


- NOTE:
1. SPACING AND PLANT QUANTITY SHALL BE VERIFIED IN FIELD BY LANDSCAPE CONTRACTOR. ANY INDIFFERENCES BETWEEN THE BUILT LANDSCAPE AND THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT BEFORE PLANTING INSTALLATION.

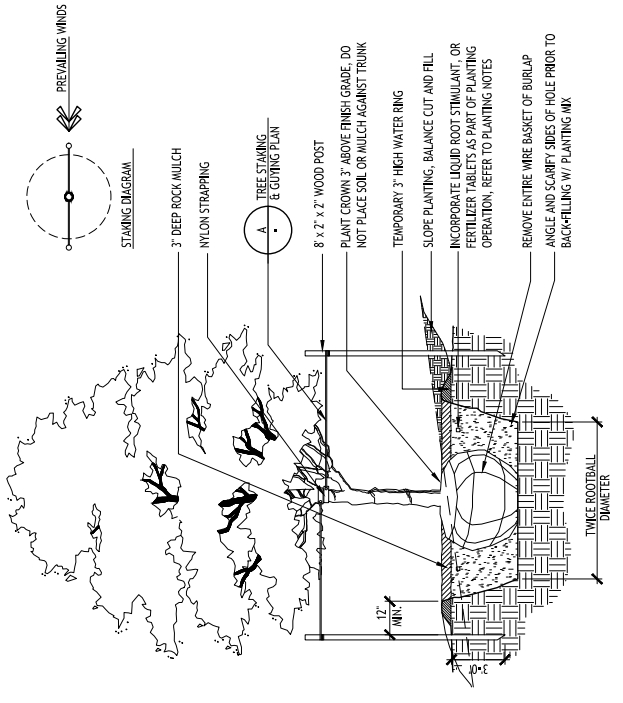
G SHRUB PLANTING SPACING
 SCALE: NOT TO SCALE



F SPADE BED EDGING
 SCALE: NOT TO SCALE



B MULTI-TRUNK TREE PLANTING WITH GUYING STAKING
 SCALE: NOT TO SCALE



A DECIDUOUS TREE PLANTING
 SCALE: NOT TO SCALE



Big Sky Fire Department

P.O. Box 160382 Big Sky, MT 59716 (406) 995-2100

Gallatin Co Land Use Permit & Madison Co Pre-Construction Safety Review Form

Please note that all projects must adhere to the standards set forth in the property development and annexation documents we have posted on our website. <https://bigskyfire.org/building-insurance-information/> A complete set of drawings, including driveway specifications, are required in addition to all questions in the form being answered. A reduced file size or link to cloud documents are welcomed.

- Driveways cannot exceed a 10% grade, in addition to other standards found [HERE](#), per Big Sky Fire District policy.
- Structure over 3,600 sq ft or over 1,000 ft from a firefighting water supply must have a sprinkler system per [Big Sky Fire District policy](#)
- Sprinkler plans must be submitted and approved by Big Sky Fire prior to installation. [Sprinkler Plans Submittal Link](#)

Owner Name, Address, Phone #, Email Address:	HF Buck's T-4, LLC / PO BOX 160040 BIG SKY, MT 59716 / bdominick@lonemountainland.com
Builder Name, Phone #, Email Address:	TBD / TBD

Property Legal Description	Address, County:	46625 Gallatin Rd. Big Sky, MT 59716 - Gallatin						
	Lat / Long:	-111.25256230647298 / 45.24561409055392						
	Subdivision:	Minor Sub 373	Block:		Lot:			
	Parcel ID, GEO Code:	06-	06-0339-08-1-01-35-0000	-	-	-	-	-
Property Use: Workforce Housing Dormitory	Total Square Footage of the Structure:	31,308						
Distance from Main Road:	335	Structure Water System: Pressurized						

Length & Width of Driveway:	335 / 25	Average & Maximum Driveway Grade %	1
Fire Sprinkler System: Yes	Sprinkler Plans Submitted to BSFD: Yes		
Distance from Firefighting Water Supply (hydrant or improved draft site):	25		



Big Sky Fire Department

P.O. Box 160382 Big Sky, MT 59716 (406) 995-2100

Gallatin Co Land Use Permit & Madison Co Pre-Construction Safety Review Form

Submitted by: Mason Tuttle PE

Signature: 

Relationship to Project: Civil Engineer

Date: December 23, 2022 2:41 PM

Address and Phone Number: 2880 Technology Blvd W, Bozeman, MT 59718 4,069,226,739

Email Address: mtuttle@m-m.net

Important Items:

For the Big Sky Fire Department to provide adequate service and meet our standards, this structure must always meet the stipulations outlined below and be maintained permanently by the current owner:

- Smoke detectors are **REQUIRED** on each floor of the structure and one outside of each sleeping area
- Carbon monoxide detectors are **REQUIRED** on each floor and by any device that uses propane (fireplaces, furnaces, stoves, water heaters)
- Comply with State of MT adopted International Fire Code, all State of MT building codes, local HOA rules and regulations, and County planning and zoning requirements
- Commercial and residential properties with automatic fire sprinklers are required to have a BSFD keyed Knox Box® for access to the building during emergency incidents. For more information on BSFD approved models email Matt mmohr@bigskyfire.org or visit <http://www.knoxbox.com/>
- Utilize a class-A (non-combustible) roof covering for this project
- Adhere to the National Fire Protection Association's Firewise USA construction and landscape principles <http://bigskyfire.org/wildland/>
- Review the Ready, Set Go guide and enroll cell phones in the Gallatin County Emergency Preparedness Notification System; both can be found on our website <http://bigskyfire.org/wildland/>
- Building address must be visible from the primary street frontage and use a minimum of contrasting 4-inch letters and mounted in an area that will not be obstructed by snow
- Keep the driveway plowed so that there is always adequate access to the structure and the fire department connection on the home accessible

Thank you for keeping your home and property safe and for helping us stay safe and assist you in the event of an emergency. If you have questions or need further assistance, please do not hesitate to call 406-995-2100 to speak to Deputy Fire Marshal, Crystal Beckman.

This permit is valid for 46625 Gallatin Rd. Big Sky, MT 59716 Gallatin with signature affixed to the document:



1/3/23

Dustin Tetrault, Deputy Chief / Fire Marshal

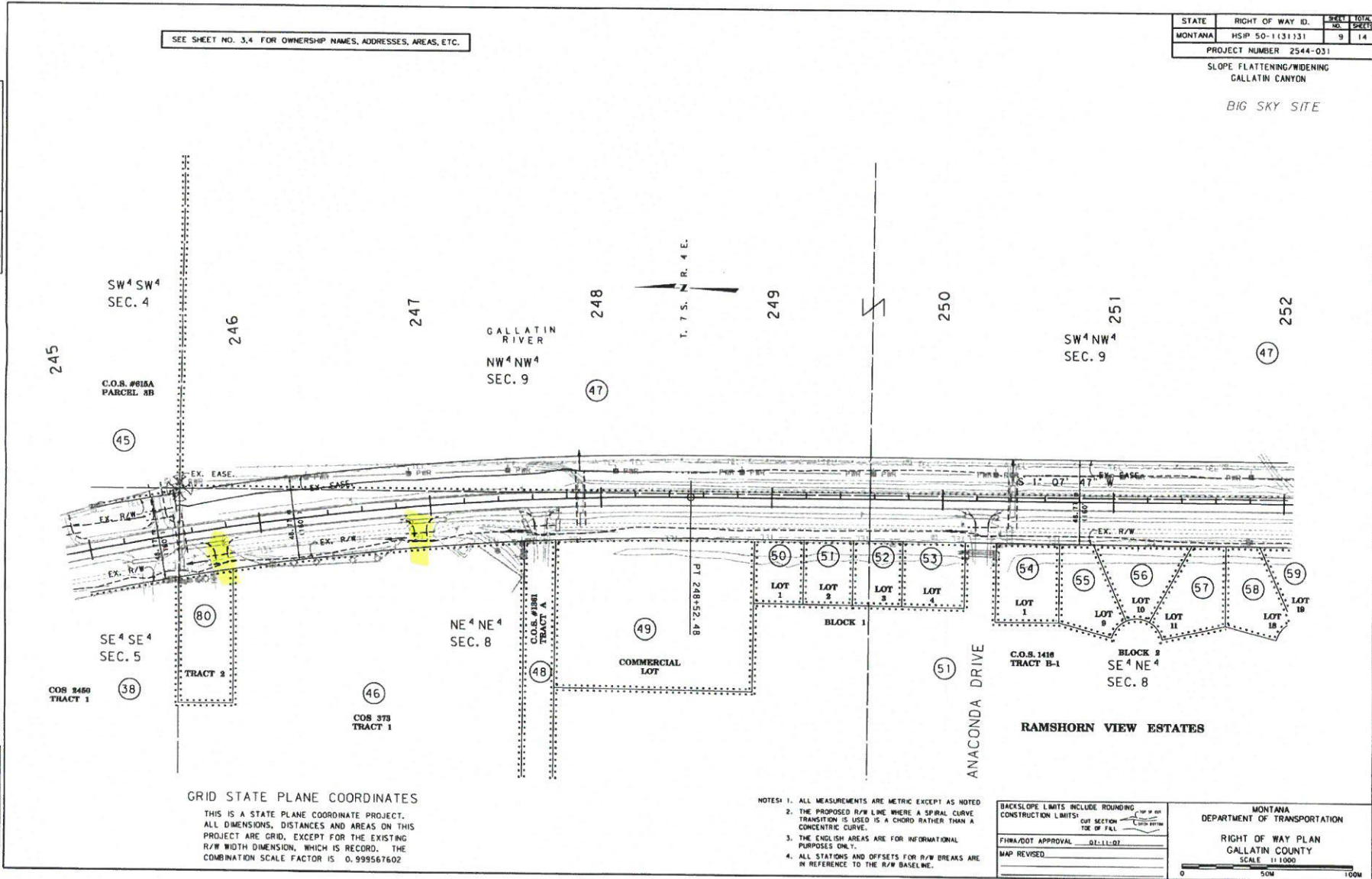
Date

Notes:

SEE SHEET NO. 3,4 FOR OWNERSHIP NAMES, ADDRESSES, AREAS, ETC.

STATE	RIGHT OF WAY ID.	SHEET NO.	TOTAL SHEETS
MONTANA	HSP 50-1(31)31	9	14

PROJECT NUMBER 2544-031
SLOPE FLATTENING/WIDENING
GALLATIN CANYON
BIG SKY SITE



GRID STATE PLANE COORDINATES
THIS IS A STATE PLANE COORDINATE PROJECT. ALL DIMENSIONS, DISTANCES AND AREAS ON THIS PROJECT ARE GRID, EXCEPT FOR THE EXISTING R/W WIDTH DIMENSION, WHICH IS RECORD. THE COMBINATION SCALE FACTOR IS 0.999567602

- NOTES: 1. ALL MEASUREMENTS ARE METRIC EXCEPT AS NOTED
2. THE PROPOSED R/W LINE WHERE A SPIRAL CURVE TRANSITION IS USED IS A CHORD RATHER THAN A CONCENTRIC CURVE.
3. THE ENGLISH AREAS ARE FOR INFORMATIONAL PURPOSES ONLY.
4. ALL STATIONS AND OFFSETS FOR R/W BREAKS ARE IN REFERENCE TO THE R/W BASELINE.

BACKSLOPE LIMITS INCLUDE ROUNDING	CONSTRUCTION LIMITS:	TOP OF ASPHALT
	TOP OF SECTION	TOP OF ASPHALT
	TOE OF P&L	TOE OF ASPHALT
FHWA/DOT APPROVAL	DATE: 11/07	
MAP REVISED		

MONTANA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY PLAN
GALLATIN COUNTY
SCALE 1"=1000'
0 50M 100M


From: Mason Tuttle
Sent: Friday, July 15, 2022 1:13 PM
To: kdemars@mt.gov
Cc: Brad Hammerquist
Subject: Buck's T-4 Building - MDT Impacts
Attachments: 3958.019-VIC MAP-BT4.pdf; 3958.019-SITE PLAN-MDT.pdf; Buck's T-4_MDT ROW Maps.pdf; Trip Gen Memo.pdf

Hello Kyle,

We are working on a project to construct a new 12-Unit building at Buck's T-4 which is located on Tract 1 of Minor Subdivision 373 approximately 1.3 miles south of the intersection of Lone Mountain Trail and U.S. Highway 191 in Big Sky. As part of the County review process we are requesting input from MDT regarding system impacts. The property has two existing approaches to HWY 191 which will continue to be used for the existing lodge and proposed building.

Attached please find a vicinity map, site plan showing the proposed building (highlighted in green), MDT right-of-way maps, and a trip generation estimate. Since the proposed building is estimated to generate less than 500 average daily trips, we are not proposing to perform a Traffic Impact Study.

I received your contact info from a colleague of mine so please feel free to pass this email to the appropriate person at MDT if needed. Don't hesitate to let me know if you have any questions or need more information. Thanks and have a good weekend.

 **Mason Tuttle, PE**
Civil Engineer, Morrison-Maierle
+14069226739 direct | +14065816013 mobile
2880 Technology Blvd W, Bozeman, MT 59718

From: Mason Tuttle
Sent: Thursday, June 1, 2023 11:05 AM
To: tejones@mt.gov
Subject: Buck's T-4 Building - MDT Impacts
Attachments: [3958.019-VIC MAP-BT4.pdf](#); [3958.019-SITE PLAN-MDT.pdf](#); [Buck's T-4_MDT ROW Maps.pdf](#); [Trip Gen Memo.pdf](#)

Hello Ted,


Thank you for taking my call today. As I mentioned, we are working on a project to construct a new 12-unit employee housing building at Buck's T-4 which is located on Tract 1 of Minor Subdivision 373 approximately 1.3 miles south of the intersection of Lone Mountain Trail and U.S. Highway 191 in Big Sky. As part of the County review process we are requesting input from MDT regarding applicable access, encroachments, and systems-impacts as they relate to County permitting such as the Buildings for Lease or Rent application process. The property has two existing approaches to HWY 191 which will continue to be used for the existing lodge and proposed building.

Attached please find a vicinity map, site plan showing the proposed building (highlighted in green), MDT right-of-way maps, and a trip generation estimate. Since the proposed building is estimated to generate less than 500 average daily trips, we are not proposing to perform a Traffic Impact Study.

Don't hesitate to let me know if you have any questions or need more information.

Thank you,

Mason

 **Mason Tuttle, PE**
Civil Engineer, Morrison-Maierle
[+14069226739](tel:+14069226739) direct | [+14065816013](tel:+14065816013) mobile
2880 Technology Blvd W, Bozeman, MT 59718

A 100% Employee-Owned Company


From: Mason Tuttle
Sent: Friday, July 15, 2022 1:13 PM
To: kdemars@mt.gov
Cc: Brad Hammerquist
Subject: Buck's T-4 Building - MDT Impacts
Attachments: 3958.019-VIC MAP-BT4.pdf; 3958.019-SITE PLAN-MDT.pdf; Buck's T-4_MDT ROW Maps.pdf; Trip Gen Memo.pdf

Hello Kyle,

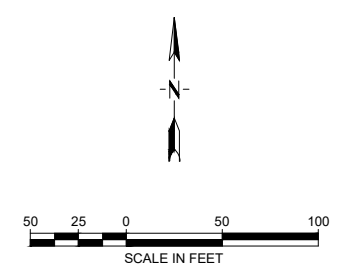
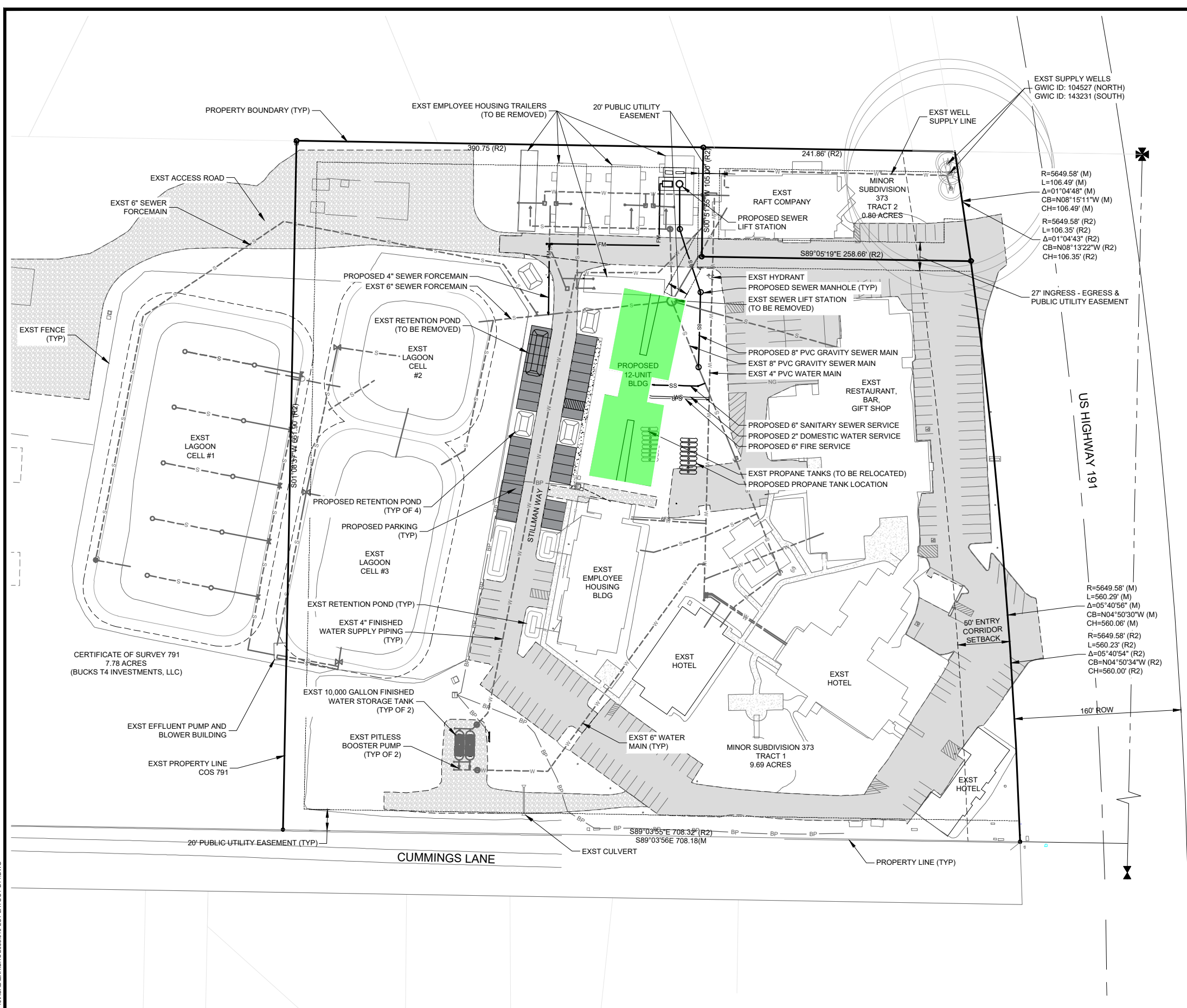
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 **Mason Tuttle, PE**
Civil Engineer, Morrison-Maierle
+14069226739 direct | +14065816013 mobile
2880 Technology Blvd W, Bozeman, MT 59718

**MINOR SUBDIVISION NO. 373
TRACT 1**
SITUATED IN THE NE ¼ SE¼ OF S8, T7S, R4E,
PRINCIPAL MERIDIAN, GALLATIN COUNTY, MONTANA.



LEGEND

	EXISTING ASPHALT SURFACE
	EXISTING CONCRETE SURFACE
	EXISTING GRAVEL SURFACE
	PROPOSED ASPHALT SURFACE
	PROPOSED CONCRETE SURFACE
	PROPOSED GRAVEL SURFACE

- NOTES:**
- GALLATIN COUNTY/BIG SKY ZONING DISTRICT COMMERCIAL AND INDUSTRIAL MIXED USE (C-1).

PRELIMINARY
07/2022

VERIFY SCALE!		REVISIONS	
NO.	DESCRIPTION	BY	DATE

THESE PRINTS MAY BE REDUCED. LINE BELOW MEASURES ONE INCH ON ORIGINAL DRAWING.

MODIFY SCALE ACCORDINGLY!

Morrison Maierle
 engineers • surveyors • planners • scientists

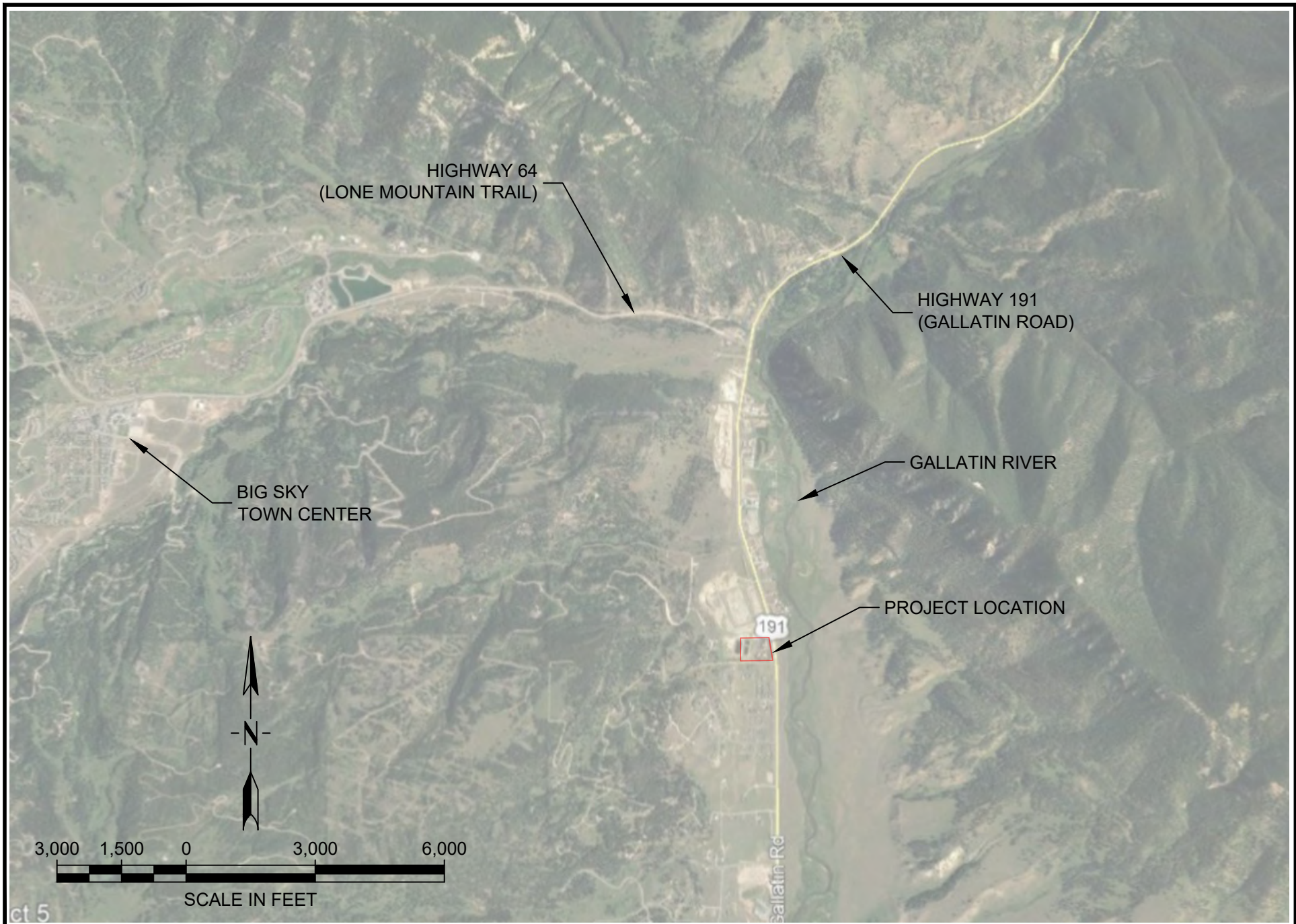
2880 Technology Blvd West
 Bozeman, MT 59718
 406.587.0721
 www.m-m.net

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DRAWN BY: MET
 DSGN BY: _____
 APPR BY: BJH
 DATE: 07/2022
 Q.C. REVIEW BY: _____
 DATE: _____

BIG SKY	TRACT 1 MINOR SUBDIVISION 373	PROJECT NUMBER 3958.019
	MONTANA	SHEET NUMBER
SITE PLAN	DRAWING NUMBER A	

N:\3958\019 - BUCKS T4 - NORTH 40ACAD\EA\HBIT\3958.019\LOT_LAYOUT\B14.DWG
PLOTTED BY MASON TUTTLE ON JUL 15/2022



ct 5



2880 Technology Blvd West
Bozeman, MT 59718
406.587.0721
www.m-m.net

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DRAWN BY: NJA
 DSGN. BY: _____
 APPR. BY: MET
 DATE: 03/2020

BIG SKY

MINOR SUB 373, TRACT 1

MT

PROJECT NO.
6544.002

VICINITY MAP

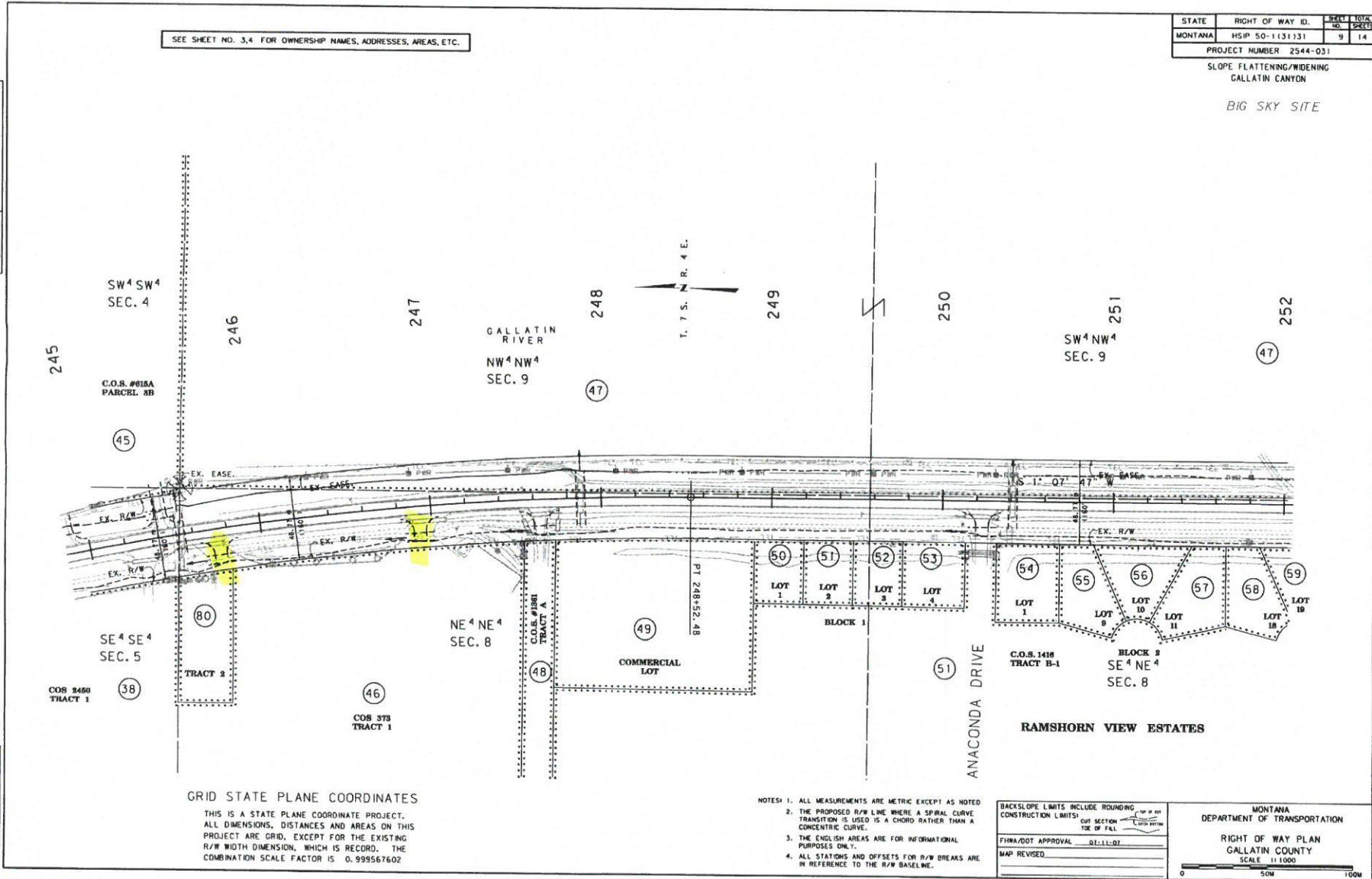
FIGURE NUMBER
FIG.A

SEE SHEET NO. 3,4 FOR OWNERSHIP NAMES, ADDRESSES, AREAS, ETC.

STATE	RIGHT OF WAY ID.	SHEET NO.	TOTAL SHEETS
MONTANA	HSP 50-1(31)31	9	14

PROJECT NUMBER 2544-03
SLOPE FLATTENING/WIDENING
GALLATIN CANYON

BIG SKY SITE

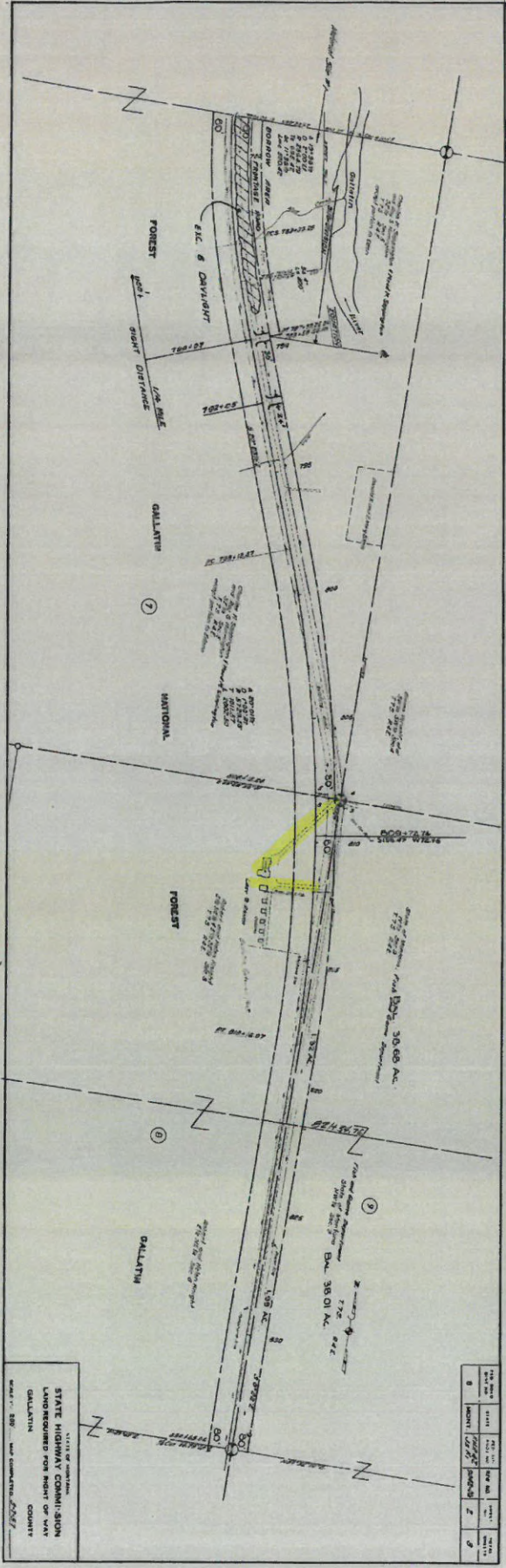


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FHWA/DOT APPROVAL	DATE: 11/07	
MAP REVISED		

MONTANA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY PLAN
GALLATIN COUNTY
SCALE 1"=1000'



STATE HIGHWAY COMMISSION
 LAND REQUIRED FOR RIGHT OF WAY
 GALLATIN
 MAP NO. 100 AND CORRECTED 25/57

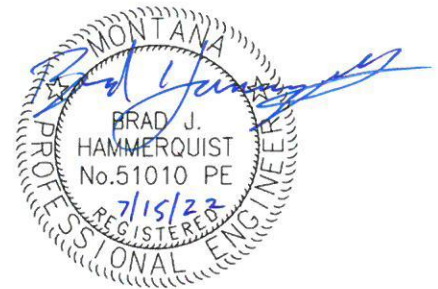
NO.	DATE	BY	REVISION
1	11/11/57	J. J. [unclear]	PRELIMINARY
2	1/15/58	J. J. [unclear]	REVISED
3	2/10/58	J. J. [unclear]	REVISED

TECHNICAL MEMORANDUM

Buck's T-4 12-Unit Building Trip Generation Estimate

PREPARED BY: Brad Hammerquist, P.E.

DATE: July 15, 2022



Proposed Development

The proposed development includes the construction of a 12-Unit Workforce Housing building on the Tract 1 of Minor Subdivision 373. Tract 1 is located approximately 1.3 miles south of the intersection of Lone Mountain Trail and U.S. Highway 191 in Big Sky, Montana. The property is the site of Buck's T-4 Lodge which consists of an existing hotel, restaurant, bar, gift shop, and employee housing. The property is in the Gallatin Canyon/Big Sky Zoning District and is designated as Commercial and Industrial Mixed Use (C-I). It is understood that the existing uses, structures, and site configuration predominately existed prior to the creation of Minor Subdivision 373 in 2005. The purpose of this memorandum is to summarize a trip generation estimate that was performed for the proposed 12-Unit building.

Development Trip Generation

Trip generation is a measure or forecast of the number of trips that begin or end at the development site. The traffic generated is a function of the extent and type of proposed development. This estimate utilized trip generation rates found in Trip Generation, 9th Edition published by the Institute of Transportation Engineers (ITE). Average vehicle trip ends (Trip ends are defined as a single or one-directional travel movement with either the origin or the destination of the trip inside the study site.) were estimated using Land Use Code 220 – Apartment.

For the apartment land use, the unit of persons was used to estimate trip generation for the proposed development. The total estimated trip generation for the proposed development is provided in Table 1 below. The proposed development generates an estimated 196 average weekday trips. Table 2 summarizes the Land Use Code calculations that were used.

Land Use Description	Independent Variable	Units	Average Weekday Trips		
			Enter	Exit	Total
Apartment ¹	Dwelling Units	12	98	98	196

Table 2 Estimated Trip Generation Calculations			
¹ Apartment - ITE Land Use Code 220 <i>Independent Variable: Dwelling Units</i>			
Average Vehicle Trip Ends On a: Weekday	Fitted Curve Trip Generation Rate Equation: $T = 6.06(X) + 123.56$ T = Average Vehicle Trip Ends X = Independent Variable Units	Directional Distribution: 50% Entering 50% Exiting	Coefficient of Determination: $R^2 = 0.87$

¹Source: Trip Generation Manual, 9th Edition - Volume 2: Data, Institute of Transportation Engineers (Washington, DC), 2012

Lot 1 Minor Subdivision 373A

Buildings for Rent or Lease Application – Workforce Housing Dormitory

The following narrative is intended to address parking related requirements outlined in Section 27 of the Gallatin Canyon/Big Sky Zoning Regulations. The blue text following each sub-section below addresses each requirement as they relate to the BLR application for this project submitted on 1/31/2023.

SECTION 27 PARKING

- 27.1 Purpose: The purpose of these standards is to prevent traffic congestion by requiring provision of adequate Off-street Parking and loading areas.
- 27.2 Off-Street Parking Required: All Uses and Structures shall provide the minimum number of Off-street Parking Spaces required by Table 27.1. Parking Lots shall be properly graded and drained, paved surfaces and parking spaces shall be at least nine (9) feet by 18 feet in size for parking of any motor vehicle. A storm water runoff management plan will be required for any Parking Lot of more than 20,000 square feet in size.

There are 13 units in the proposed building. Based on Table 27.1, the 13 units will require 26 Off-Street Parking Spaces. As shown in the Site Plan, there are 31 new Off-Street Parking Spaces proposed exceeding the minimum requirement of this section. The new spaces are nine (9) feet by twenty (20) feet. The paved parking area is designed to drain stormwater runoff to designated stormwater handling facilities at the site. A storm water runoff management plan for this project has been reviewed and approved by DEQ, however a plan is not required by zoning in this case since the proposed Parking Lot is <20,000 square feet in area.

- 27.3 Off-Street Parking Requirements for Uses Not Listed: The classification of Uses and the Off-street Parking requirements for Uses not listed in Table 27.1 shall be determined by the Zoning Enforcement Agent. Any person who disputes a decision of the Zoning Enforcement Agent may request a review of that decision using the appeals procedure of the Gallatin County “Part 1” Zoning Administrative Regulation.

The use is listed in Table 27.1.

- 27.4 Location of Off-Street Parking: Off-street Parking shall be located on the same Lot or within 600 feet of the Structure or Use served, except for spaces serving a Dwelling Unit, which shall be within 100 feet of the Dwelling Unit.

All proposed Off-Street Parking is within 100 feet of the dwelling units.

- 27.5 Shared Parking: Two (2) or more Uses may share parking where:
- The parties sharing parking spaces must enter into a long-term joint use agreement only revocable with Planning and Zoning Commission approval, running with the term of the designated Uses.
 - The Structure(s) or Use(s) for which application is being made to utilize the Off-street Parking facilities provided by another Structure or Use must be located within 600 feet of such parking facilities as measured by the route of travel from the nearest parking space to the commonly used entrance of the Principal Use served.
 - The applicant must demonstrate that there is no substantial overlap in the operating hours of the Structures or Uses for which joint use of Off-street Parking facilities is proposed.
-

- d. A properly drawn legal instrument, executed by the parties concerned for joint use of Off-street Parking facilities, duly approved as to form and manner of execution by the County Attorney, must be filed with the Gallatin County Clerk and Recorder.

There is no shared parking proposed with this project.

27.6 Reduction of Required Parking:

- a. The Planning and Zoning Commission may authorize a reduction in the number of required parking spaces if the above shared parking conditions are met.
- b. Up to 30 percent of the required parking spaces may be reduced through the Conditional Use Permit or Planned Unit Development process if the applicant provides water runoff and/or quality protection measures, including, but not limited to: pervious pavers, bioswales, additional plantings of native vegetation, or water retention and filtration systems. Parking reduction applications must meet the following requirements:
 1. Applications for parking reductions must provide evidence that the mitigation proposed will limit water runoff and improve local water quality.
 2. Prior to construction of any Parking Lot with a parking reduction a document must be recorded with the County Clerk and Recorder's Office providing for the perpetual provision and maintenance of the water runoff and protection measures.
 3. Water runoff and protection measures shall be constructed prior to the use of the Parking Lot.
 4. Any modification to the proposed water runoff and/or protection measures shall require a modified Conditional Use Permit or Planned Unit Development.
 5. All Parking Lots requesting parking reductions may use an alternate surface to asphalt paving but must be reinforced in such a way that the surface material of the Parking Lot does not erode and the parking surface remains stable under normal Parking Lot use and weather conditions. Pervious pavers, green and/or reinforced grass Parking Lots are permitted, however dirt or gravel Parking Lots are not permitted.
 6. The Planning and Zoning Commission may require paving, curb and gutter and striping of the Parking Lot as conditions of approval with any parking reduction approval.
 7. Water runoff and protection measures shall not be used for snow storage. Separate snow storage facilities/areas must be provided with all parking reduction applications.
- c. Parking reductions do not authorize a reduction in the number of accessible parking spaces as required by the Americans with Disabilities Act (ADA).

There are no parking reductions proposed with this project.

- 27.7 Passenger Loading Areas: Childcare Facilities and Schools, shall provide at least one (1) safe, properly signed off-street passenger loading area of at least nine (9) feet by 18 feet.

The proposed project does not include Childcare Facilities or Schools.

- 27.8 Freight Loading Areas: Commercial and Industrial Structures and Uses shall provide one (1) safe, properly signed off-street freight loading area for each 10,000 square feet of Floor Area and/or outdoor storage area. Off-street freight loading areas shall be on the same Lot

and under the same ownership as the Structure or Use they serve, be designed to accommodate the largest vehicle that may reasonably be anticipated, and have the following minimum dimensions:

- a. Vertical clearance of 14 feet.
- b. Width of 12 feet.
- c. Depth or length of 35 feet.

No vehicle parked in an off-street freight loading area shall extend into a roadway.

The proposed building is not Commercial or Industrial, so no Freight Loading Areas are proposed.

- 27.9 Access to Off-Street Parking and Loading Areas: Properly graded and drained driveways shall be provided for safe access to Off-street Parking and loading areas, including the Off-street Parking for Single-family Dwelling Units. No parking or loading area shall create a situation in which vehicles are required to back onto a roadway. Parking areas for Single-family Dwelling Units with access to local and collector roadways are exempt from this requirement.

The access to the Off-Street Parking has been designed to drain storm water runoff. A storm water runoff management plan for this project, which includes the parking access, has been reviewed and approved by DEQ. The access is from the Buck's T-4 parking lot and is a safe distance (~400') from Highway 191.

- 27.10 Circulation in Off-street Parking Areas: The pattern of circulation within Parking Lots shall be designed to provide safe and efficient access to individual parking spaces, protect pedestrians moving through the Parking Lot, and facilitate safe access to roadways.

- a. Minimum aisle widths shall be as follows:

<i>Two way circulation and 90° parking:</i>	<i>24 feet.</i>
<i>One-way/ two-way circulation and 60° parking:</i>	<i>16/21 feet.</i>
<i>One-way/ two-way circulation and 45° parking:</i>	<i>13/18 feet.</i>
<i>One-way/ two-way circulation and 30° parking:</i>	<i>13/18 feet.</i>

The aisle within the proposed parking area is 24 feet with two-way circulation and 90-degree parking.

- b. Where one-way circulation is used, directional Signs shall be installed at all access points to the Parking Lot.

There are no one-way circulation areas proposed with this project.

- c. No Parking Lot shall be designed so that circulation from one portion of the area to another relies on a roadway.

Circulation from one portion of the area to another will not rely on a roadway. All proposed parking is connected by a drive aisle meeting requirement of this section.

- d. Concrete sidewalks a minimum of three (3) feet in width must be provided between any existing or proposed Structure and adjacent Parking Lot.

A proposed concrete sidewalk four (4) feet in width is provided between the proposed structure and associated parking as shown on the Site Plan.

- e. All Parking Lots shall provide adequate snow storage and removal space. Snow
-
-

storage areas shall be located away from sidewalks, driveways, entries and exits.

Proposed snow storage area totaling 4,230 square feet is provided and located away from sidewalks, driveways, entries and exits as shown on the Site Plan.

- f. A landscape border not less than 15 feet wide shall be provided around the perimeter of all Parking Lots.

Proposed and existing landscape borders the parking area and exceeds 15 feet as shown on the Site Plan.

- g. In any Parking Lot which includes more than 15 spaces, 10 percent of all Parking Lot area shall be used for internal Landscaping.

Internal landscaping is provided as shown on the Site Plan. The total area of internal landscaping is 15.1% exceeding the requirements of this section.

- h. Parking Lots shall be designed so that a landscaped area separates every 10 spaces.

The maximum number of uninterrupted spaces is nine (9) in the proposed parking area. Landscape area separates spaces in groups of nine (9) or fewer exceeding the requirements of this section.

- i. Total parking areas shall be broken into sections that do not exceed 40 cars each. Each section shall be separated by Landscaping and traffic circulation lanes.

This section is not applicable since the total parking spaces proposed is less than 40.

- j. Landscaped areas shall be designed to accommodate snow piles without damage to Landscaping.

Snow storage areas are located where landscaped areas consisting of lawn and trees that are not susceptible to damage from snow piles.

- k. All Parking Lot landscape areas shall be landscaped with a combination of trees, shrubs and ground covers.

The proposed landscape areas at the parking area will contain a combination of trees, shrubs, and groundcover as shown on the landscape plans submitted with the BLR application.

- l. Required Landscaping must be maintained in a healthy, growing condition at all times.

The landscaping plans include irrigation systems intended to maintain the landscaping in a healthy, growing condition at all times. The Buck's T-4 facility has full-time maintenance staff that maintain landscaping on the property and ensure the irrigation systems are functioning properly.

- m. Required Landscaping must be native, drought and fire-resistant plantings.

The landscaping plans include native, drought and fire-resistance plantings and hardscape as shown on Sheet L4.001. The plans also include fire-resistant hardscape around the structure in addition to a 3-foot minimum firewise offset as shown on Sheet L4.101.

- n. Parking and Landscape plans shall be submitted in accordance with the requirements of the Gallatin Canyon/Big Sky Zoning Regulation.

Parking and Landscape plans have been submitted with this BLR application in accordance with the requirements of the Gallatin Canyon/Big Sky Zoning Regulation.



Table 27.1: Minimum Parking Space Standards

Land Use	Parking Spaces
Dwelling Units	2 per Unit
Hotels and Bed and Breakfast Inns	1.2 per room
Primary and Junior High Schools	1 per Employee plus .2 per student
Senior housing, rest homes, and similar Uses	1 per Dwelling Unit
High School	1 per Employee plus .25 per student
Convention center	0.5 per maximum attendee
Gasoline sales and service stations	0.75 per fueling station

Land Use	Parking Spaces per 1,000 Square Feet of Floor Area
Restaurants and Bars	15
Financial, real estate and insurance Uses	3
Other Personal Services, misc. services	3
Medical Offices, Clinics and Centers	4
Fast food Restaurants	10
Industrial Uses	1
Childcare Facilities	3
Professional services	3
Office Uses	3
Building Materials, Farm equipment, and furniture	1.5
Other Retail Uses	2
General merchandise, groceries, and pharmacies	2.5
Gambling Enterprise	6
Warehousing and Mini-storage	0.5
Mini-Warehouse	0.1
Veterinarian Clinics	1.5
Places of Worship	15
Health and Exercise Establishments	5

27.11 Big Sky Town Center: The provisions of Sections 27.11 through 27.1 and the provisions set forth in this Section (27.11) shall apply to Big Sky Town Center. The Town Center's County-approved Parking Regulation, Management Plan and Ordinance supersedes Section 27 of the Zoning Regulation in its entirety, except where that document refers to a specific section of [Section 27](#) of the Zoning Regulation (see also: [Section 27.11.a.8](#) below). In these cases, that specific section of [Section 27](#) shall apply. Where the provisions set

forth in this Section conflict with any other parking provisions, they shall supersede such other provisions.

- a. Parking district: A parking district or similar community services district shall be created for all or some of Town Center. All parking within Town Center shall be administered and enforced by the Town Center Parking District. The Parking District shall provide, among other things, for the following:
 1. Execution and administration of contractual arrangements related to parking, shared parking, and reduction in required parking including contractual arrangements linking land Uses to the provision of required parking spaces
 2. To ensure that there is adequate and accessible parking for each Structure, including the number and location of handicap-accessible spaces.
 3. Formulation and enforcement of parking regulations.
 4. To provide a unified approach to the construction, maintenance, and management of parking within the Big Sky Town Center.
 5. To ensure that at any given time the supply of parking spaces satisfies the total demand for parking spaces
 6. Preparation and adoption of a parking regulation, management plan, and ordinance that should include, but not be limited to, procedures for determining shared parking and reduction of required parking.
 7. To provide surface Parking Lots and related improvements that meet the minimum needs of the Big Sky Town Center, without building large areas of underutilized parking.
 8. To ensure compliance with all minimum parking standards, including minimum parking supply, for the Big Sky Town Center, as set forth in the Gallatin Canyon/Big Sky Zoning Regulations.
- b. On-street Parking: On-street Parking Spaces shall be included in the calculation of the supply of parking spaces. In calculating parking requirements for individual Commercial and/or mixed-Use Structures, On-street Parking Spaces shall be included only if they are not previously allocated to another Structure or Use.
- c. Pedestrian Circulation: Separate pedestrian pathways shall not be required within Parking Lots due to the practical considerations concerning snow plowing and snow removal (supersedes [27.10.d](#)).
- d. Landscaping: Reference the Big Sky Town Center Design Standards and Guidelines manual.
- e. Freight Loading Area: Freight loading docks and service entrances shall be located within rear or side yards only, and shall be screened from adjacent Uses and property. The size of the loading dock or area shall be designed to accommodate the largest vehicle that may reasonably be anticipated. A developer may choose to install more than one freight loading area serving the Structure if the demand so warrants.

This section is not applicable since the project is not located in the Big Sky Town Center.

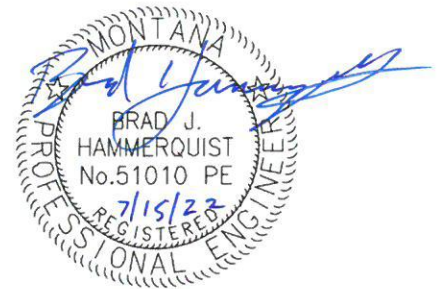
TECHNICAL MEMORANDUM

Buck's T-4 12-Unit Building

Trip Generation Estimate

PREPARED BY: Brad Hammerquist, P.E.

DATE: July 15, 2022



Proposed Development

The proposed development includes the construction of a 12-Unit Workforce Housing building on the Tract 1 of Minor Subdivision 373. Tract 1 is located approximately 1.3 miles south of the intersection of Lone Mountain Trail and U.S. Highway 191 in Big Sky, Montana. The property is the site of Buck's T-4 Lodge which consists of an existing hotel, restaurant, bar, gift shop, and employee housing. The property is in the Gallatin Canyon/Big Sky Zoning District and is designated as Commercial and Industrial Mixed Use (C-I). It is understood that the existing uses, structures, and site configuration predominately existed prior to the creation of Minor Subdivision 373 in 2005. The purpose of this memorandum is to summarize a trip generation estimate that was performed for the proposed 12-Unit building.

Development Trip Generation

Trip generation is a measure or forecast of the number of trips that begin or end at the development site. The traffic generated is a function of the extent and type of proposed development. This estimate utilized trip generation rates found in Trip Generation, 9th Edition published by the Institute of Transportation Engineers (ITE). Average vehicle trip ends (Trip ends are defined as a single or one-directional travel movement with either the origin or the destination of the trip inside the study site.) were estimated using Land Use Code 220 – Apartment.

For the apartment land use, the unit of persons was used to estimate trip generation for the proposed development. The total estimated trip generation for the proposed development is provided in Table 1 below. The proposed development generates an estimated 196 average weekday trips. Table 2 summarizes the Land Use Code calculations that were used.

Land Use Description	Independent Variable	Units	Average Weekday Trips		
			Enter	Exit	Total
Apartment ¹	Dwelling Units	12	98	98	196

Table 2 Estimated Trip Generation Calculations			
¹ Apartment - ITE Land Use Code 220 <i>Independent Variable: Dwelling Units</i>			
Average Vehicle Trip Ends On a: Weekday	Fitted Curve Trip Generation Rate Equation: $T = 6.06(X) + 123.56$ T = Average Vehicle Trip Ends X = Independent Variable Units	Directional Distribution: 50% Entering 50% Exiting	Coefficient of Determination: $R^2 = 0.87$

¹Source: Trip Generation Manual, 9th Edition - Volume 2: Data, Institute of Transportation Engineers (Washington, DC), 2012

From: English, Leata <LEnglish@mt.gov>
Sent: Thursday, September 15, 2022 11:31 AM
To: Mason Tuttle
Subject: RE: Minor Sub 373 Tract 1 COSA Rewrite (Buck's T-4)

This message originated from an **External Source**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

Mason,
We received the file 8/5/22, EQ#23-1158 Buck's T Minor Sub #373 Tract 1 2nd Rewrite (EQ#23-1159 for the stormwater portion of the file). The file has not been assigned yet, it is at # 7 in line to be assigned. We have been assigning 3-4 file a week trying to catch up on the back log. If you have any questions, please call.

Leata English / Program DataTech
Montana Department of Environmental Quality
Office: 406-444-4224



How did we do? >>

From: Mason Tuttle <mtuttle@m-m.net>
Sent: Thursday, September 15, 2022 9:29 AM
To: English, Leata <LEnglish@mt.gov>
Cc: Jenks, Jeremy <Jeremy.Jenks@gallatin.mt.gov>
Subject: [EXTERNAL] Minor Sub 373 Tract 1 COSA Rewrite (Buck's T-4)

Hello Leata,

We submitted a Joint Application for a COSA Rewrite on July 27 (delivered hard copies to GCCHD). We didn't get an elements review letter, so I'm just following up to make sure DEQ has this. Can you confirm?

Thanks,

Mason



Mason Tuttle, PE
Civil Engineer, Morrison-Maierle
+14069226739 direct | +14065816013 mobile
[\[m-m.net\]](http://m-m.net) 2880 Technology Blvd W, Bozeman, MT 59718

February 1, 2023

Gallatin County Weed District
John Ansley, Weed Department Coordinator
903 North Black Avenue
Bozeman, Montana 59715

Submitted via email: John.Ansley@gallatin.mt.gov

Subject: Bucks T4 BLR – Transmittal of Noxious Weed Management and Revegetation Plan
MMI#: 3958.019

Dear John:

Please find enclosed a copy of the BLR Noxious Weed Management and Revegetation Plan (Weed Plan) for the Bucks T4 Building for Lease or Rent Project. A check for \$150 will be dropped off at your office within the next day or so to cover the review fee. At this time, a weed map detailing the distribution of species of noxious weeds is not available due to seasonal constraints (snow cover). However, we will submit a noxious weed map and management plan no later than May 30, 2023 for your review and approval. At this time, we are requesting a provisional approval so the project may move forward.

The purpose of this project is construct workforce housing and associated infrastructure behind Bucks T4 Resort in Big Sky, Montana. At this time, one apartment building is planned for construction.

Please review the enclosed information at your earliest convenience. If you have any questions regarding the information provided, please feel free to contact me at (406) 922-6847.

Sincerely,

 MORRISON-MAIERLE, INC.



Christine Pearcy
Environmental Scientist

Enclosures

cc: Mason Tuttle P.E., MMI

We create solutions that build better communities



Gallatin County Weed District
903 North Black
Bozeman, MT 59715
406.582.3265
www.gallatin.mt.gov
weeddistrict@gallatin.mt.gov

NOXIOUS WEED MANAGEMENT AND REVEGETATION PLAN

LANDOWNER		
Name: HF Buck's T4 LLC		
Mailing Address: PO Box 160040		
City: Big Sky	State: Montana	ZIP: 59716-0040
Phone(s): 406-250-2920	Email: bdominick@lonemountainland.com	
ENGINEERING FIRM (If Applicable)		
Firm Name: Morrison Maierle, Inc.		Engineer: Christine Percy, Environmental Scientist
Email: cpearcy@m-m.net	Phone: 406-922-6846	

Requirements for Building for Lease or Rent Weed Management Plan approval include:

- Brief cover letter stating current and future uses of the property
- Map detailing distribution and species of noxious weeds present (Pending weed survey)
- Completion of this Plan
- Written contract with commercial applicator (if contracting weed control)
- Review fee: \$150 for a Minor (5 or fewer buildings) or \$300 for a Major (6 or more buildings)

PROJECT DESCRIPTION

Project name: Buck's T-4 Minor Subdivision 373A, Tract 1 BLR

Physical address: 46625 Gallatin Rd. Big Sky, MT 59716

Legal description: T 7S N/S R 4E E/W Sec 8 1/4 NE 1/4 SE

Total number of buildings: 1 (BLR involves adding one building)

Total acres in project: Project area is ~1.6 acres (parcel is 9.69 ac)

Total road miles in project: 0

Expected date of project completion: 12/31/2023

NOXIOUS WEED MANAGEMENT

NOXIOUS WEED SPECIES ON PROPERTY (*identify on map with weed inventory*):

Due to seasonal constraints, noxious weed species cannot be evaluated on the subject property. A noxious weed survey and management plan will be developed and implemented by May 30, 2023.

METHOD OF WEED CONTROL YOU INTEND TO USE (*mark all that apply*):

CHEMICAL MECHANICAL CULTURAL BIOLOGICAL

Describe specific control measures and timing of control for the duration of the project. If using herbicides, include type of herbicide and rates. Attach additional pages if necessary (*all such pages are hereby incorporated by reference*).

Due to seasonal constraints, control measures cannot be recommended at this time. A noxious weed survey and management plan will be developed and implemented by May 30, 2023.

ESTIMATED COSTS OF WEED CONTROL

Who will complete work: Self Contracted

Contractor name (*if applicable*) Unknown at this time. A contractor will be in place by May 30, 2023

If hiring a contractor, a written contract with that contractor is required. Please provide a copy of this contract.

When applying herbicides, use the proper equipment and safety measures. Read and follow the herbicide label!

	Herbicide/Applicator Cost	Cultural/Mechanical Cost	Biological Cost
Cost/Year*			
Total Cost			

* Estimated costs for the time until all construction is completed and landscaping is established

REVEGETATION

MANDATORY REVEGETATION REQUIREMENTS:

A layer of topsoil shall be redistributed onto areas disturbed during construction that are outside the building footprint. Disturbed areas must be seeded to an appropriate grass seed mix for the site. During the first and second years of grass establishment, areas seeded to grass shall be mowed as appropriate to prevent weed seed development and dispersal.

Describe in detail the revegetation to mitigate all disturbances that will occur on this property. List type and amount of seed/sod, seeding methods and timing, and fertilization. Attach additional pages if necessary (*all such pages are hereby incorporated by reference*).

Revegetation will be installed as designed by landscape architect BrightView. Plans are attached.

ESTIMATED COSTS OF REVEGETATION

Who will complete the work: Self Contracted

Contractor name (*if applicable*) BrightView

Total cost for all landscaping and revegetation of disturbed areas \$10,000

GRAVEL SOURCE (Complete this section if using an outside supply of gravel)

List source of gravel/pit run/road mix/topsoil/etc. brought on-site for disturbance mitigation and/or construction.

Name of gravel pit: TMC

Location: Story

Contact person: Ken Stoeber

***Be aware that gravel sources and topsoil may contain noxious weed seeds; therefore, we recommend using a source that is actively controlling noxious weeds on their property, consistent with an approved Weed Management Plan.**

STATUS

APPROVED NOT APPROVED

RECOMMENDATIONS AND/OR CONDITIONS:

APPROVED ON CONDITION THAT COMPLETE WMP IS
RECEIVED NO LATER THAN MAY 30 2023

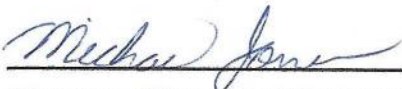
Additional terms and conditions apply – see attached

This Noxious Weed Management and Revegetation Plan ("Plan") is a binding agreement between the Gallatin County Weed District ("District") and the LANDOWNER. The Plan applies to the project and entire property identified above. The Plan is effective upon approval by the District Board ("Board"). The Plan remains in effect until all construction is finished, all disturbed ground has been built upon or fully revegetated, and all landscaping is established and provides a cover of desired plants which minimizes invasion by noxious weeds. After all of these conditions are met and the Plan expires, noxious weeds on the property shall continue to be managed by the LANDOWNER as required by Montana Code Annotated 7-22-2116.

By entering this Plan, LANDOWNER agrees that the Board or its Representatives shall have the right to revise this Plan as necessary to effectuate the purposes of the Gallatin County Noxious Weed Management Plan or Montana County Weed Act. LANDOWNER agrees that the Board or its Representatives may inspect the property prior to granting approval of the Plan and, if approved, may perform such reasonable inspections as necessary to determine compliance with this Plan.

By entering this Plan, LANDOWNER recognizes that noxious weeds exist on the property, and that failure to abide by the terms of this Plan is a violation of the Montana County Weed Act. LANDOWNER waives any statutory requirement for the District to inspect the land, and the District may enforce the violation upon giving 10 day notice to comply with the Plan. LANDOWNER shall provide documentation as required by the District to demonstrate that the Plan has been implemented.

LANDOWNER agrees that this Plan is supported by good valid consideration and this Plan constitutes a *binding contract* and may be enforced as such.



(Signature of Weed Board Chairman/Representative)

MICHAEL JONES

(Type/Print name of Chairman/Representative)

2/7/2023

(Date)



(Signature of Landowner)

Matthew E. Kidd

(Type/Print name of Landowner)

2/1/2023

(Date)

Peter Rose + Partners
 300 E. Main St. 5F
 96171-484202, Box 617-484204

Landscape Architect
 Brighton
 10000
 Denver, CO 80203
 T: 844.334.6888

Structural Engineer
 855 1st Street
 83 Pleasant Street
 Suite 300
 04404
 T: 603.662.0300

MEP Engineer
 10000
 Brighton Center Ave
 47
 Big Sky, MT 59730
 T: 406.687.0217

Fire Protection Engineer
 Coffey Engineers, Inc.
 751 Osborn Drive
 8104
 Big Sky, MT 59715
 T: 406.624.1858

BUCK'S T4 WORKFORCE HOUSING

46625 GALLATIN ROAD
 BIG SKY, MT 59716

SITE CONTEXT



SHEET INDEX		
SHEET	DESCRIPTION	CUP + CLR SUBMITAL
L0.000	COVER SHEET	●
L0.001	GENERAL NOTES & LEGEND	●
L0.002	GENERAL KEY MAP	●
L3.101	IRRIGATION DIAGRAM	●
L3.102	IRRIGATION DIAGRAM	●
L4.001	PLANTING NOTES & LEGEND	●
L4.101	PLANTING PLAN	●
L4.102	PLANTING PLAN	●
L4.401	PLANTING DETAILS	●

CUP & BLR PERMIT
 12/22/2022
 1 CUP & BLR PERMIT

BUCKS T4 PHASE 3
 BIG SKY, MT 59730

NOT FOR CONSTRUCTION
 12/22/2022
 CUP & BLR PERMIT PACKAGE
 1:1/2" = 1'4/2"
COVER SHEET

L0.000

NOT FOR CONSTRUCTION

GENERAL NOTES

- ALL BASE AND SURVEY INFORMATION PROVIDED BY OWNER. CONTRACTOR SHALL FIELD VERIFY ALL INFORMATION PRIOR TO INITIATING OPERATIONS. CONTRACTOR SHALL COORDINATE ALL WORK WITH OWNER'S REPRESENTATIVE PRIOR TO ALL WORK.
- CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS PRIOR TO INITIATING CONSTRUCTION ACTIVITIES, INFORMATION INCLUDING, BUT NOT LIMITED TO STREET GRADES, UTILITIES, PROPERTY LINES, LIMITS OF ROADWAYS, CURBS AND GUTTERS TAKEN FROM THE SURVEY OR CIVIL ENGINEER'S DRAWINGS.
- CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 72 HOURS MINIMUM AND AS REQUIRED BY UTILITY COMPANY PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES, IRRIGATION AND ALL OTHER OBSTRUCTIONS AND COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO INITIATING OPERATIONS. DRAWINGS ARE PREPARED ACCORDING TO INFORMATION AVAILABLE AT THE TIME OF PREPARING THESE DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES.
- CONTRACTOR SHALL LOCATE, MARK, PROTECT AND MAINTAIN ALL UTILITY LOCATIONS DURING ALL PHASES OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE AND REPAIR OF UTILITY LINES / STRUCTURES AND INJURIES THEREFROM. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BEFORE STARTING ANY WORK.
- CONTRACTOR SHALL THOROUGHLY REVIEW THE SITE CONDITIONS, DRAWINGS, AND SPECIFICATIONS PRIOR TO BIDDING AND CONSTRUCTION. CONTRACTOR WILL BE REQUIRED TO COMPLETE THE WORK OF THIS PROJECT IN ACCORDANCE WITH THESE DOCUMENTS. ANY INCONSISTENCIES SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE BEFORE COMMENCING WITH ANY WORK. PROVIDE WRITTEN NOTIFICATION OF ALL DISCREPANCIES BETWEEN EXISTING AND PROPOSED SITE IMPROVEMENTS.
- PERMITS TO BE OBTAINED BY CONTRACTOR BEFORE WORK BEGINS. CONTRACTOR IS RESPONSIBLE FOR LICENSING AND BONDS REQUIRED BY THE MUNICIPALITY OR APPLICABLE ENTITIES FOR THE PROPOSED WORK.
- ALL WORKS SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST ADOPTED EDITION OF THE APPLICABLE BUILDING CODE AND ALL OTHER APPLICABLE MUNICIPAL CODES, ORDINANCES, AND REGULATIONS.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT IN ORDER NOT TO IMPED THE PROGRESS OF THE WORK OF OTHERS OR THE CONTRACTOR'S OWN WORK. CONTRACTOR SHALL ALSO COORDINATE ACCESS AND STAGING AREA WITH THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL LAYOUT ALL CONSTRUCTION LINES AND VERIFY WITH OWNERS REPRESENTATIVE PRIOR TO BEGINNING OF ANY CONSTRUCTION OPERATIONS.
- REFERENCES TO NORTH REFERS TO TRUE NORTH UNLESS OTHERWISE INDICATED ON DRAWINGS. REFERENCES TO SCALE IS FOR FULL SIZED DRAWINGS ONLY. DO NOT SCALE FROM DRAWINGS.
- TAKE ALL DIMENSIONS FROM BACK OF CURB, FACE OF WALL OR BUILDING, AND CENTERLINE OF TREES UNLESS OTHERWISE INDICATED ON DRAWINGS. ALL DIMENSIONS CALLED OUT AS 'EQUAL' ARE EQUIDISTANT MEASUREMENTS. ALL DIMENSIONS ARE PERPENDICULAR TO ANY REFERENCE LINE, FACE OF BUILDING, FACE OF WALL, CENTERLINE, OR BACK OF CURB. ALL ANGLES ARE TO BE 90 DEGREES UNLESS OTHERWISE INDICATED ON DRAWINGS. MAINTAIN HORIZONTAL ALIGNMENT OF ADJACENT ELEMENTS AS INDICATED ON DRAWINGS.
- ALL DIMENSIONS DERIVED FROM SURVEY AND ORIGINAL SITE CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS NECESSARY TO ASSURE FOR THE ACCURATE COMPLETION OF THE PROJECT PRIOR TO INITIATING WORK. WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS. DO NOT SCALE DRAWINGS. IF THERE IS A QUESTION OR DISCREPANCY REGARDING DIMENSIONS, CONTACT THE OWNER'S REPRESENTATIVE FOR VERIFICATION.
- CONTRACTOR SHALL PROVIDE SUBMITTALS AND/OR SHOP DRAWINGS AS INDICATED IN DOCUMENTS AND FOR ALL PROPOSED MATERIALS FOR THE PROJECT FOR REVIEW BY THE OWNER'S REPRESENTATIVE A MINIMUM OF TWENTY-ONE DAYS BEFORE COMMENCING WORK OR AS OUTLINED BY MINIMUM REQUIREMENTS IN THE CONTRACT DOCUMENTS, WHICHEVER IS MORE STRINGENT. CONTRACTOR CANNOT COMMENCE WORK OR USE OF SUBMITTED MATERIALS UNTIL REVIEW AND COMMENTS ARE ADDRESSED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ANY SUBSTITUTIONS REQUIRED REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO COMMENCING ANY WORK.
- VERIFY EXISTING SITE INFORMATION INCLUDING, BUT NOT LIMITED TO, STREET GRADES, UTILITIES, PROPERTY LINES, LIMITS OF ROADWAYS, CURBS AND GUTTERS TAKEN FROM THE SURVEYOR'S DRAWINGS.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY MEASURES DURING CONSTRUCTION OPERATIONS TO PROTECT THE PUBLIC ACCORDING TO ALL APPLICABLE CODES AND RECOGNIZED LOCAL PRACTICES.
- WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS.
- STAKE ALL WALL, STEP, AND FEATURE FOUNDATIONS FOR REVIEW BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE 72 HOURS IN ADVANCE.
- CONTRACTOR SHALL PROVIDE MOCKUPS AND SHOP DRAWINGS TO THE OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO CONSTRUCTION. ALL IMPROVEMENTS SHALL BE CONSTRUCTED TO MEET THE APPROVED MOCKUP OR SHOP DRAWING.
- THIS SET OF PLANS ILLUSTRATES HEIGHTS OF SITE ELEMENTS AND APPROXIMATE RELATIONSHIPS OF FINAL ELEVATIONS OF PAVING, PLANTERS, BUILDING ELEVATIONS, ETC.
- ALL GRADING SHALL BE SMOOTH AND EVEN IN ALL ELEVATION TRANSITION AND VOID OF DEPRESSIONS AND SURFACE IRREGULARITIES. ALL PROPOSED WORK SHALL BLEND UNIFORMLY WITH EXISTING SITE CONDITIONS, PROVIDING SMOOTH TRANSITIONS TO NEW CONSTRUCTION.
- ALL WALL TOPS AND BENCH TOPS ARE LEVEL UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL SPOT ELEVATIONS ARE FINISH GRADE UNLESS OTHERWISE INDICATED ON PLANS.

- REFER TO PLANS, PROJECT MANUAL, AND SPECIFICATIONS FOR ELEVATION, GRADING, FILL, AND COMPACTION REQUIREMENTS. REFER TO GRADING PLANS, EXISTING CONDITIONS AND DEMOLITION PLANS, PAVING, WALLS, AND SITE FURNISHING PLANS, AND PLANTING PLANS FOR ADDITIONAL NOTES AND OTHER PERTINENT INFORMATION.
- ALL CROSS SLOPES ON SIDEWALKS, PATHWAYS, AND ROADWAYS SHALL BE 2% MAXIMUM UNLESS OTHERWISE INDICATED.
- ALL DIRECTIONAL SLOPES ON SIDEWALKS AND PATHWAYS SHALL NOT EXCEED 5.000% UNLESS OTHERWISE INDICATED.
- ALL SLOPES IN LANDSCAPE AREAS SHALL BE A MINIMUM OF 2.0% UNLESS OTHERWISE INDICATED
- ALL SITE AREA SHALL SLOPE TO DRAIN AND LOW POINTS AS INDICATED IN THE CIVIL ENGINEER'S GRADING PLAN (BY OTHERS). PONDING OR POOLING OF DRAINAGE FLOWS IS NOT PERMITTED.
- ANYTHING MENTIONED IN THE TECHNICAL SPECIFICATIONS AND NOT SHOWN ON THE DRAWINGS, OR SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE TECHNICAL SPECIFICATIONS SHALL BE OF LIKE EFFECT AS IF SHOWN ON OR MENTIONED IN BOTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE IMMEDIATELY SUBMITTED TO THE OWNER'S REPRESENTATIVE WITHOUT THE OWNER REPRESENTATIVE'S DECISION. SAID DISCREPANCY SHALL NOT BE ADJUSTED BY THE CONTRACTOR.
- REFER TO PAVEMENT DETAILS FOR ALL CONCRETE ISOLATION JOINTS AND CONTROL/CONSTRUCTION JOINT DETAILS. PROVIDE ISOLATION JOINTS AS INDICATED IN DETAILS AND AT ALL INTERSECTIONS, WHERE NEW CONCRETE PAVING ABUTS EXISTING CONCRETE PAVING, BUILDINGS, CURBS AND WALLS UNLESS OTHERWISE NOTED. PROVIDE CONTROL JOINTS EVENLY SPACED BETWEEN ISOLATION JOINTS AS SHOWN ON DRAWINGS.
- LIMITS OF CONSTRUCTION (WORK) ARE NOTED ON THE DRAWINGS UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL SUBMIT STAMPED, ENGINEERED SHOP DRAWINGS FOR ALL WALLS, PAVING, FOUNDATIONS, DECK SYSTEMS, STEPS, ELECTRICAL SYSTEMS, AND MECHANICAL SYSTEMS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL SUBMIT AS-BUILT OR RECORD DRAWINGS, MANUALS AND WARRANTY INFORMATION FOR ALL WORK PRIOR TO FINAL ACCEPTANCE.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, IN FULL, ALL WORK UNTIL FINAL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL WARRANT ALL WORK FOR A MINIMUM OF ONE YEAR FOLLOWING ISSUE OF FINAL ACCEPTANCE IN WRITING BY THE OWNER'S REPRESENTATIVE, UNLESS OTHERWISE NOTED IN THE CONTRACT DOCUMENTS.

GENERAL LEGEND

SYMBOL	TYPE	SYMBOL	TYPE
	DETAIL NUMBER		MATCH LINE
	DETAIL KEY		LIMIT OF LANDSCAPE WORK
	SIMILAR (IF INDICATED)		LIMIT OF STRUCTURE
	SHEET NUMBER		PROPERTY LINE
	SECTION KEY		EXISTING BUILDING OUTLINE
	ENLARGEMENT KEY		WORK POINT, POINT OF BEGINNING
			ALIGN
			FLUSH
			SLOPE, PERCENTAGE, DIRECTION OF FLOW

Peter Rose +
Partners

200 E. Main St.
Suite 200
Boston, MA 02108
Tel: 617.464.2262 Fax: 617.464.0484

Landscape Architect:
BrightView
1000 Main St.
Denver, CO 80203
Tel: 844.332.6688

Structural Engineer:
RSC Associates
637 Pleasant Street
Suite 300
Boston, MA 02112
Tel: 617.626.6200

MEP Engineer:
The Design Center
477 Main Center Ave.
Bldg SV, MT 59230
Tel: 408.657.9217

Fire Protection Engineer:
Cushman Engineers, Inc.
751 Oshman Drive
Boston, MA 02114
Tel: 617.552.9158

CUP & BLR PERMIT

12/22/2023 1 CUP & BLR PERMIT

BUCKS T4 PHASE 3

Bldg SV, MT 59230

NOT FOR CONSTRUCTION

12/22/2023
CUP & BLR PERMIT PACKAGE

1" = 10'

GENERAL NOTES &
LEGEND

L0.001

NOT FOR CONSTRUCTION

Peter Rose + Partners
 200 E. Main Street, 5th Floor
 485 S.W. 10th Avenue, Suite 100
 Miami, FL 33135
 Tel: 305.375.1234

Landscape Architect
 BrightView
 10000 W. 11th Avenue, Suite 100
 Denver, CO 80233
 Tel: 303.440.3688

Structural Engineer
 RSC
 63 Pleasant Street
 Suite 300
 Boston, MA 02172
 Tel: 617.452.6200

MEP Engineer
 Energy
 471 Main Street, Suite 400
 Big Sky, MT 59730
 Tel: 406.587.9217

Fire Protection Engineer
 Cofano Engineers, Inc.
 751 Oberlin Drive
 #104
 Boston, MA 02115
 Tel: 617.452.4138

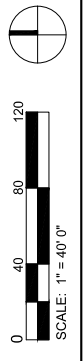
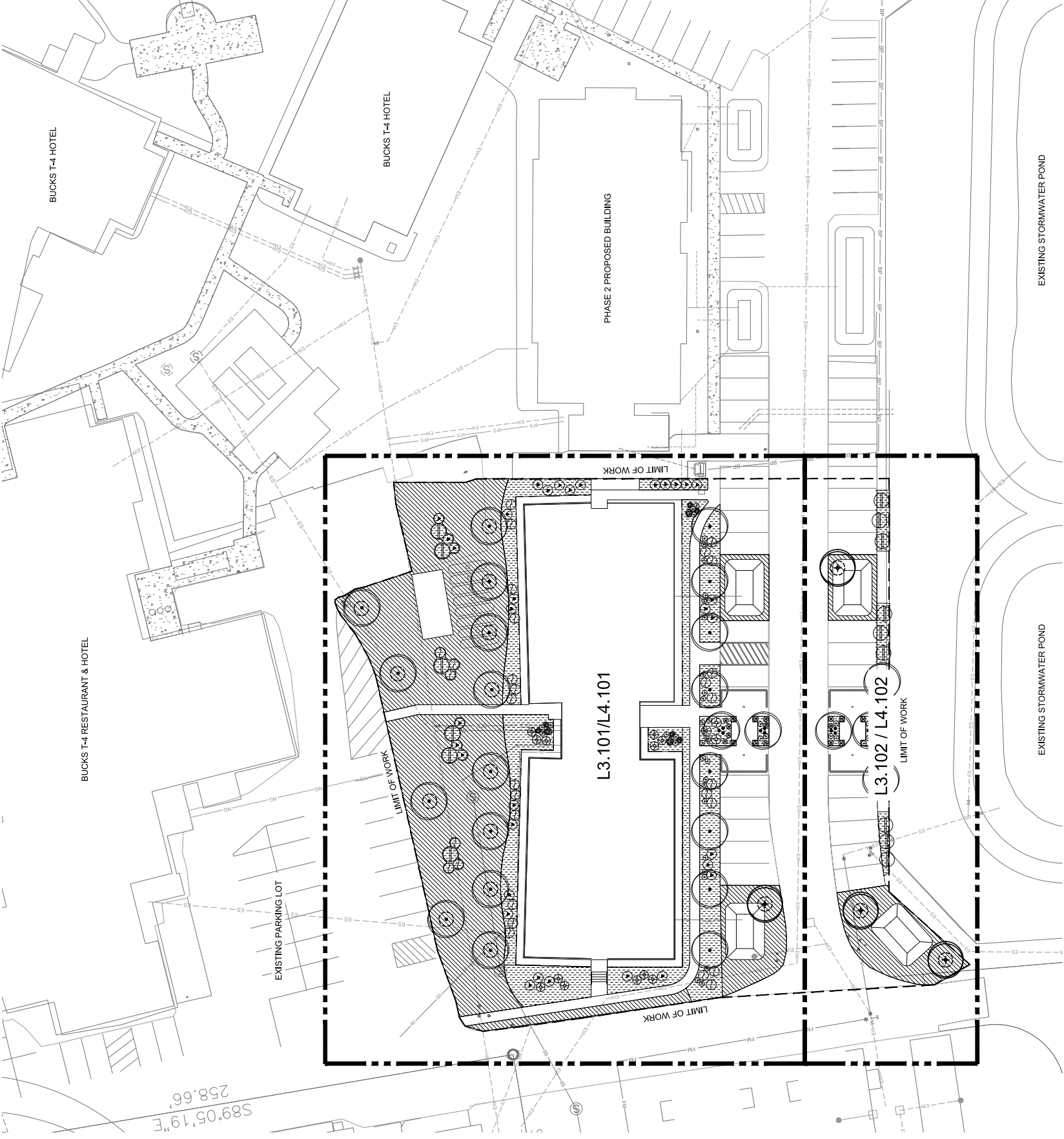
CUP & BLR PERMIT
 Name: 12222022
 1 CUP & BLR PERMIT

BUCKS T4 PHASE 3
 485 SW 10th Street

NOT FOR CONSTRUCTION
 12222022
 CUP & BLR PERMIT PACKAGE
 1:1/2" = 1/4"

GENERAL KEY MAP

L0.002

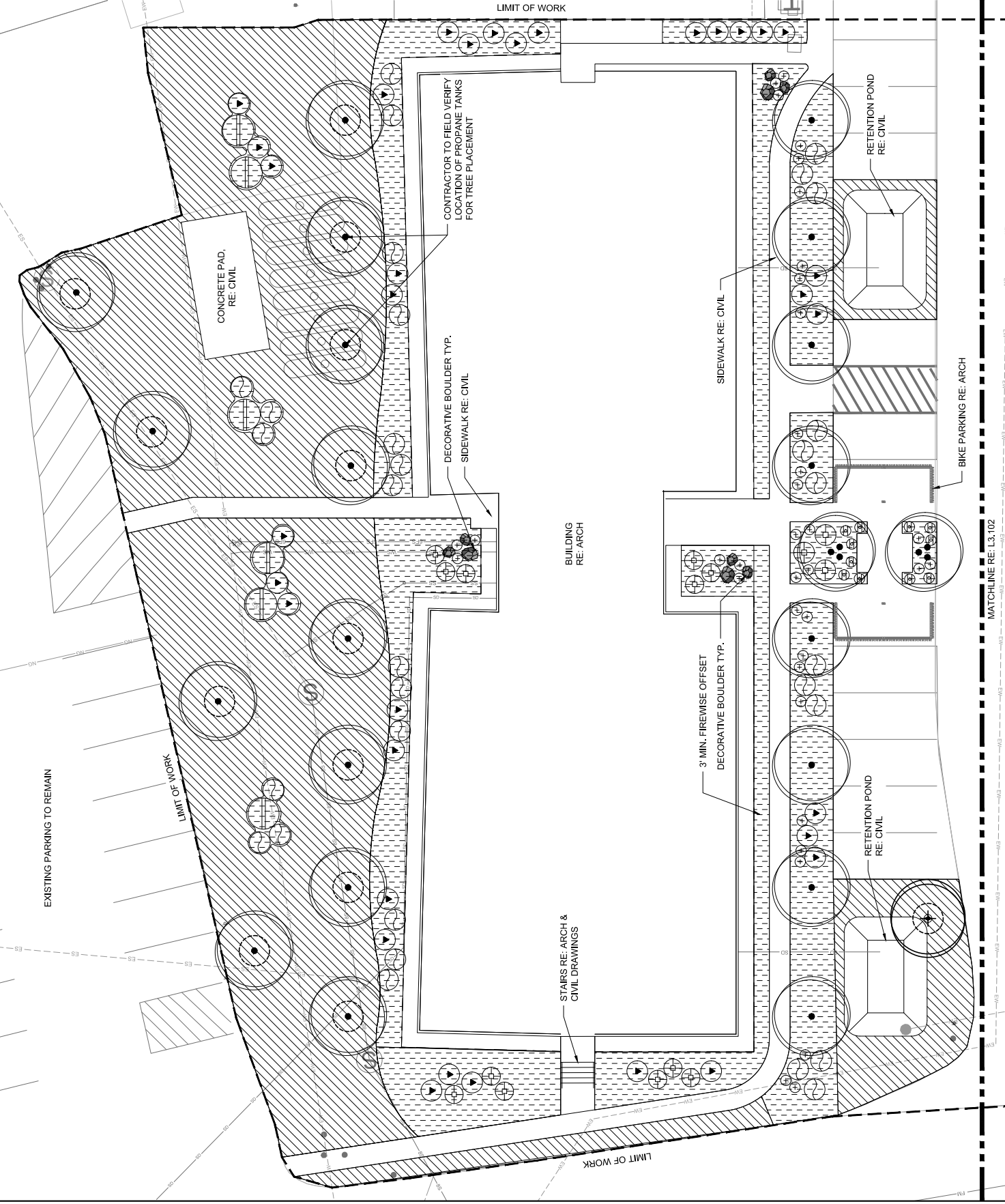


NOT FOR CONSTRUCTION

IRRIGATION DIAGRAM LEGEND

SYM.	DESCRIPTION	QTY.
	AREA TO RECEIVE DRIP IRRIGATION	5,638 SQ FT
	AREA TO RECEIVE TEMP. SPRAY IRRIGATION	12,309 SQ FT
	TREE DRIPLINE	252 LF

NOTES
 1. HOLD ALL IRRIGATION 18" OFF OF HARDSCAPE SURFACES AND PARKING AREAS



Peter Rose + Partners
 202 E. Main St. 2nd Fl.
 100 State St. 10th Fl.
 100 State St. 10th Fl.
 100 State St. 10th Fl.

Landscape Architect
 100 State St. 10th Fl.
 100 State St. 10th Fl.
 100 State St. 10th Fl.

Structural Engineer
 100 State St. 10th Fl.
 100 State St. 10th Fl.
 100 State St. 10th Fl.

MEP Engineer
 100 State St. 10th Fl.
 100 State St. 10th Fl.
 100 State St. 10th Fl.

Fire Protection Engineer
 100 State St. 10th Fl.
 100 State St. 10th Fl.
 100 State St. 10th Fl.

CUP & BLR PERMIT

12/22/2022
 1 CUP & BLR PERMIT

BUCKS T4 PHASE 3

480 S.W. Mt. 59720

NOT FOR CONSTRUCTION

12/22/2022

CUP & BLR PERMIT PACKAGE

1:1/2" = 1'0"

IRRIGATION DIAGRAM

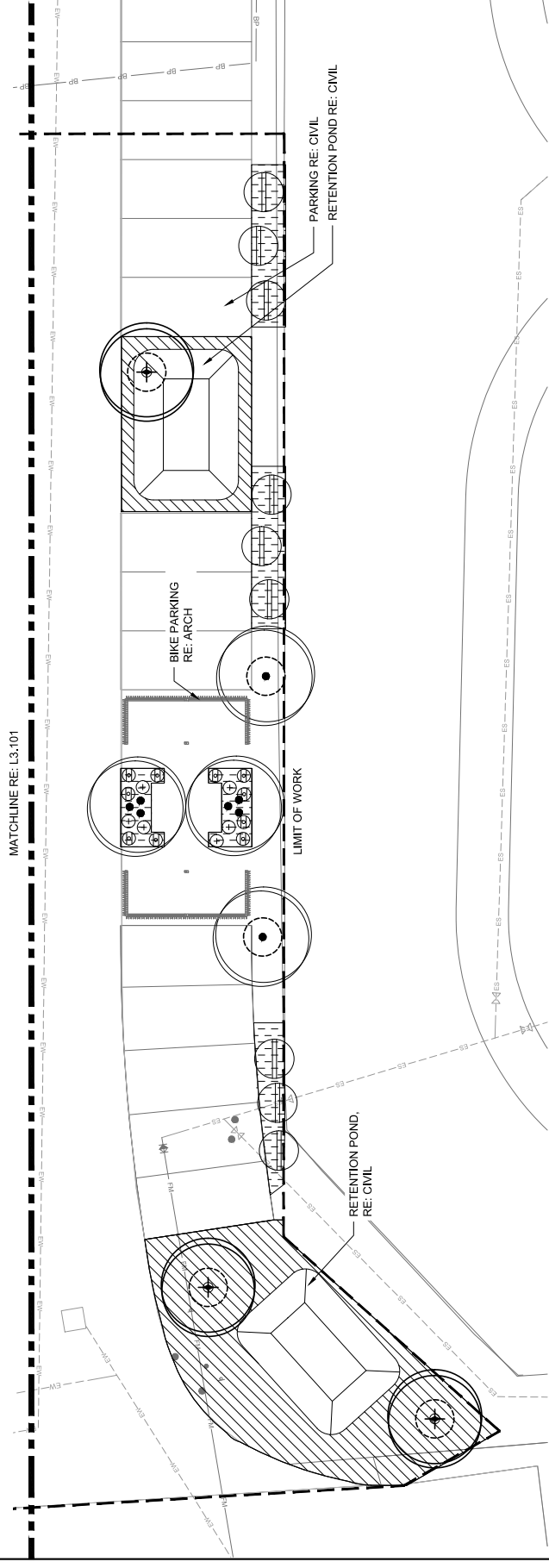


L3.101

NOT FOR CONSTRUCTION

IRRIGATION DIAGRAM LEGEND		
SYM.	DESCRIPTION	QTY.
	AREA TO RECEIVE DRIP IRRIGATION	5,638 SQ FT
	AREA TO RECEIVE TEMP. SPRAY IRRIGATION	12,309 SQ FT
	TREE DRIPLINE	252 LF

NOTES
 1. HOLD ALL IRRIGATION 18" OFF OF HARDSCAPE SURFACES AND PARKING AREAS



Peter Rose +
Partners

300 E. Main St.
 Suite 200
 Westport, NY 11791
 T: 815-484-2022, Fax: 815-484-0494

Landscape Architect
 Brighton, NY
 10010
 T: 516-433-2688

Structural Engineer
 8525 New York Ave.
 63 Pleasant Street
 Suite 300
 MA 02472
 T: 617-629-6200

MEP Engineer
 1000 Main Street
 477
 Big Sky, MT 59730
 T: 406-687-0217

Fire Protection Engineer
 Cushman Engineering, Inc.
 751 Oberlin Drive
 #104
 Big Sky, MT 59715
 T: 406-624-1158

CUP & BLR PERMIT

Project:	12222022
Sheet:	1 CUP & BLR PERMIT

BUCKS T4 PHASE 3

Big Sky, MT 59720

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12/22/2022
 CUP & BLR PERMIT PACKAGE
 1:1/2" = 1' = 0"

IRRIGATION DIAGRAM



L3.102

NOT FOR CONSTRUCTION

202 E. Broadway, 18th Fl.
 Seattle, WA 98101
 206.461.4000 Fax: 206.461.4004

Landscape Architect

BrightView
 10000 1st Ave.
 Denver, CO 80233
 T: 303.733.2688

Structural Engineer

3525 1st Avenue
 63 Pleasant Street
 Suite 300
 Seattle, WA 98107
 T: 206.462.6200

M/E/P Engineer

1717 1st Avenue
 4700 1st Avenue
 Big Sky, MT 59730
 T: 406.587.9217

Fire Protection Engineer

Chelms Engineering, Inc.
 751 Oberlin Drive
 #104
 Big Sky, MT 59730
 T: 406.524.1358

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	PT	22	POPULUS TREMULOIDES	QUAKING ASPEN MULTI TRUNK	2" CAL.
	PT2	4	POPULUS TREMULOIDES	QUAKING ASPEN	2" CAL.
	SD	4	SORBUS DECORA	SHOWY MOUNTAIN ASH	2" CAL.
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	CT	42	COREOPSIS TINCTORIA	PLAINS COREOPSIS	1 GAL
	CI	31	CORNUS SERICEA 'ISANTII'	ISANTII RED TWIG DOGWOOD	5 GAL
	PB	15	PHYSOCARPUS OPULIFOLIUS 'MONLO'	DIABOLO® NINEBARK	5 GAL
	RG	15	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	5 GAL
	SC	21	SALVIA NEMOROSA 'CARADONNA'	CARDONNA MEADOW SAGE	1 GAL
	SA	34	SYMPHORICARPOS ALBUS	COMMON WHITE SNOWBERRY	5 GAL
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	AU	160	ARCTOSTAPHYLOS UVA-URSI	KINNIKINICK	1 GAL 24" O.C SPACING
SEED MIX	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	NA	13,835 SF	NATIVE SEED	NATIVE SEED	--
		8.9 LBS/AC	KOELERIA MACRANTHA	PRAIRIE JUNEGRASS	
		1 LB/AC	PSEDOROEGNERIA SPICATA	BLUEBUNCH WHEATGRASS	
		.1 LB/AC	LINUM LEWISII	BLUE FLAX	
		.25 LB/AC	ACHILLEA MILLEFOLIUM	WESTERN YARROW	
		1 LB/AC	HELOMERS MULTIFLORA	SHOWY GOLDENEYE	
		1 LB/AC	PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON	
HARDSCAPE	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	RX	3,281 SF	ROCK MULCH	1.5" RIVER ROCK, 3" DEPTH COLOR: BOZEMAN	2' - 3'
			DECORATIVE BOULDER	WEBSITE: valleysandgravelhelenia.com	VARIES RE: PLAN

PLANTING NOTES

- CONTRACTOR SHALL BECOME FAMILIAR WITH EXISTING SITE CONDITIONS, LAYOUT, GRADING AND CIVIL ENGINEERING DOCUMENTS AND ALL PLANTING INFORMATION TO COORDINATE ACTUAL LOCATION OF TREES AND SHRUBS PRIOR TO INITIATING PLANTING INSTALLATION. ALL EXISTING PLANTING SHALL REMAIN INTACT AND UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS.
- CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND SERVICES AND COORDINATE WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCING EXCAVATION WORKS. DAMAGE TO UNDERGROUND UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- WHEN CONDITIONS ON SITE ARE CONSIDERED DETRIMENTAL TO THE PLANTS, SUCH AS RUBBLE, ONGOING WORKS OR OBSTRUCTIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT IN ORDER NOT TO IMPED E THE PROGRESS OF THE WORK OF OTHERS OR THE CONTRACTOR'S OWN WORK.
- ALL PLANTS NOTED FOR REMOVAL SHALL BE REMOVED AND PROPERLY DISPOSED OFF OF-SITE AT CONTRACTOR'S EXPENSE UNLESS OTHERWISE NOTED.
- EXISTING TREES SHALL BE PROTECTED AND MAINTAINED IN ACCORDANCE WITH THE SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING TREES CAUSED BY NEGLIGENCE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING EXISTING GROUND COVER FOR ALL PLANTING BEDS AS SPECIFIED PRIOR TO PLANTING INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ALL PORTIONS OF EXISTING LAWN AREAS DAMAGED WHILE COMPLETING PLANTING INSTALLATION WITH SAME GRASS SPECIES TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF EXISTING SOILS, IMPORTED SOILS, AND AMENDMENTS ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS, PRIOR TO COMMENCEMENT OF THE LANDSCAPE PLANTING WORK. CONTRACTOR SHALL PROVIDE COMPLETE SOIL TESTS FOR AT LEAST THREE PLANTS. CONTRACTOR SHALL AMEND SOIL AS RECOMMENDED BY SOIL TEST FOR LANDSCAPE USE.
- CONTRACTOR SHALL IMPORT AMENDED SOIL FROM A VENDOR APPROVED BY THE OWNER'S REPRESENTATIVE AND SHALL MEET THE REQUIREMENTS PER THE SPECIFICATIONS AND/OR AS IDENTIFIED BY SOIL TESTING RESULTS AND RECOMMENDATIONS. ALL TOPSOIL SHALL BE CLEAN, LOAM OR SANDY LOAM THAT MEETS RECOGNIZED REGIONAL BEST STANDARDS AND MUNICIPAL RECOMMENDATIONS FOR LANDSCAPE USE.
- ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1-2004.
- ALL PLANT SIZES NOTED ON THE PLANT SCHEDULE ARE MINIMUM SPECIFICATIONS. INCREASE SIZE IF NECESSARY TO CONFORM TO PLANT SIZE.
- ANY TREE WITH A TRUNK FORMED "V" SHAPE CROTCH WILL BE REJECTED.
- EROSION CONTROL FABRIC SHALL BE INSTALLED IN ALL SHRUB AND GROUND COVER PLANTING AREAS AS PER SPECIFICATIONS FOR ALL SLOPES THAT EXCEED 3:1. SEE GRADING PLANS FOR LOCATION OF SLOPES GREATER THAN 3:1.
- TYPICAL SHRUB AND GROUND COVER PLANTINGS ARE SHOWN AS MASS PLANTING BEDS. PLANTS SHALL BE PLACED ON A TRIANGULAR SPACING CONFIGURATION PER THE PLANTING DETAILS.
- CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL TREE AND PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE OWNER'S REPRESENTATIVE.
- CONTRACTOR TO LOCATE PLANTING BED LINES IN FIELD FOR THE OWNER'S REPRESENTATIVE APPROVAL PRIOR TO COMMENCEMENT OF PLANTING.
- ALL PLANT MATERIAL AND FINAL LOCATION OF ALL PLANT MATERIALS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- CONTRACTOR'S REPRESENTATIVE RESERVES THE RIGHT TO ADJUST THE LOCATION OF PLANT MATERIAL DURING OR IMMEDIATELY AFTER INSTALLATION AS APPROPRIATE TO THE PROJECT.
- CONTRACTOR SHALL CONFORM TO SPECIFICATIONS AND PLANTING DETAILS FOR STAKING METHODS, PLANT PIT DIMENSIONS, AND BACKFILL REQUIREMENTS.
- ANY SUBSTITUTIONS IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY THE OWNER'S REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
- ALL PLANT MATERIAL SHALL BE PROTECTED DURING TRANSPORT AND DELIVERY TO PREVENTION. JOB SITE WITH SHADE CLOTH OR OTHER ACCEPTABLE MEANS OF WINDBURN PREVENTION.
- TREES SHALL BE NO CHAINS OR CABLES USED ON TREES, HANDLE WITH 2" MINIMUM WIDTH NYLON STRAPS OR EQUAL.
- CONTRACTOR SHALL FURNISH PLANT MATERIALS FREE OF PESTS, SUN SCALD, OR PLANT DISEASES, PRE-SELECTED OR "TAGGED" MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTOR'S OBLIGATION TO WARRANTY ALL PLANT MATERIALS.
- ALL PLANT MATERIAL SHALL BE INSTALLED IN A SOUND, WORKMANLIKE MANNER AND ACCORDING TO ACCEPTED GOOD PLANTING PROCEDURES, WITH THE QUALITY OF PLANT MATERIALS AS HEREINAFTER DESCRIBED. ALL ELEMENTS OF LANDSCAPING SHALL BE INSTALLED SO AS TO MEET ALL APPLICABLE ORDINANCE AND CODE REQUIREMENTS.

BUCKS T4 PHASE 3
 485 SW 1st St
 Big Sky, MT 59730

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12/22/2022
 CUP & BLR PERMIT PACKAGE
 1:12" = 1'0"

PLANTING NOTES & LEGEND

202 E. Main St. 3rd Fl.
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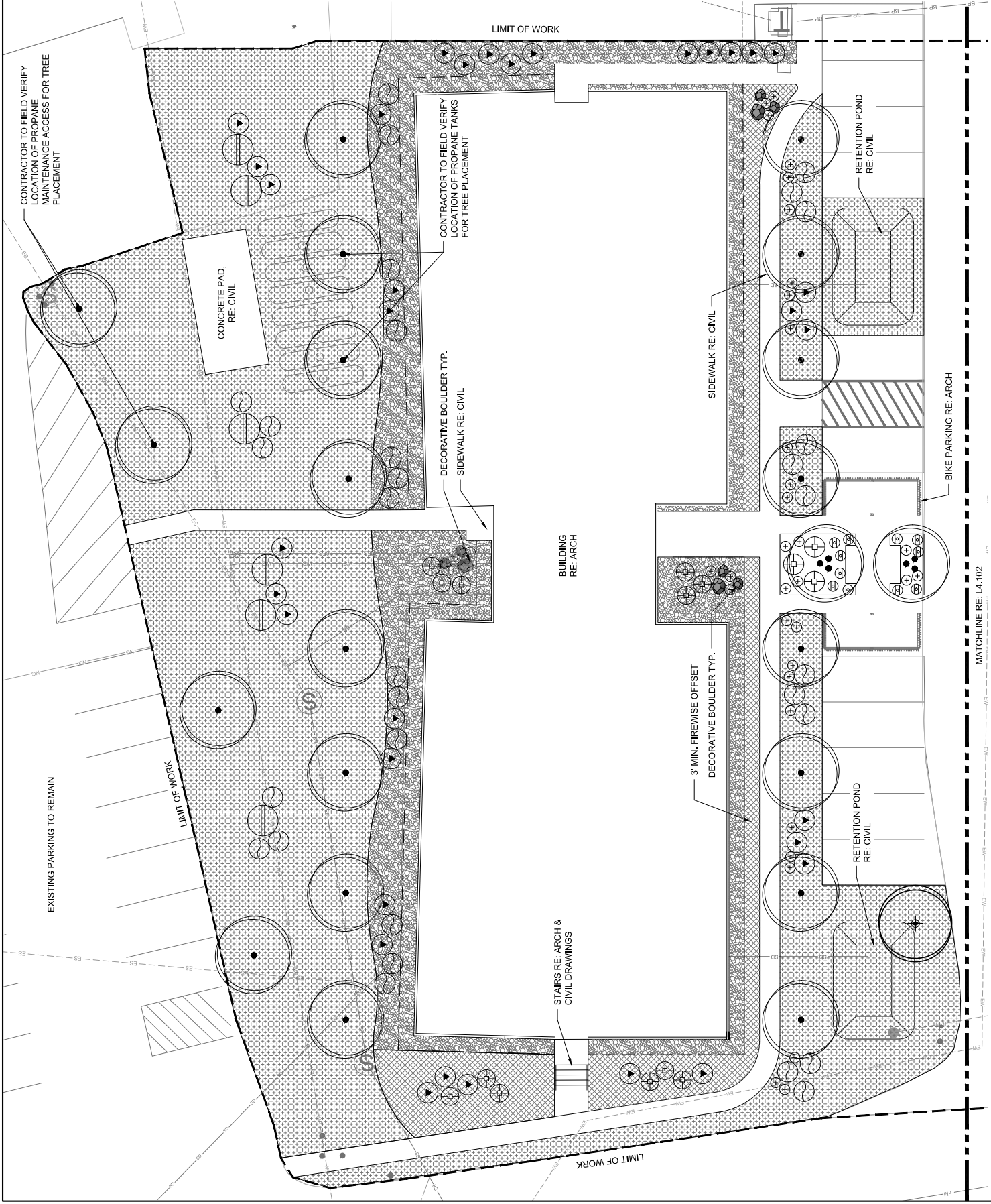
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PLANT SCHEDULE

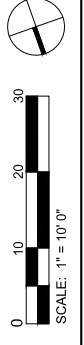
TREES	CODE	BOTANICAL / COMMON NAME
	PT	POPULUS TREMULOIDES QUAKING ASPEN
	PT2	POPULUS TREMULOIDES QUAKING ASPEN
	SD	SORBUS DECORA SHOWY MOUNTAIN ASH

SHRUBS	CODE	BOTANICAL / COMMON NAME
	CT	COREOPSIS TINCTORIA PLAINS COREOPSIS
	CI	CORNUS SERICEA 'ISANTII' ISANTII RED TWIG DOGWOOD
	PB	PHYSCARPUS OPULIFOLIUS 'MONLO' DIABOLO® NINEBARK
	RG	RIBES ALPINUM 'GREEN MOUND' GREEN MOUND ALPINE CURRANT
	SC	SALVIA NEMOROSA 'CARADONNA' CARDONNA MEADOW SAGE
	SA	SYMPHORICARPOS ALBUS COMMON WHITE SNOWBERRY

GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	AU	ARCTOSTAPHYLOS UVA-URSI KINKINNICK
	NA	NATIVE SEED NATIVE SEED
	RX	ROCK MULCH 1-3" RIVER ROCK
		DECORATIVE BOULDER



NOTE:
 CONTRACTOR SHALL ABIDE BY MONTANA FIREWISE
 LANDSCAPING REQUIREMENTS.



SCALE: 1" = 10'-0"

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12/22/2022

CUP & BLR PERMIT PACKAGE

1:1/2" = 1'40"

PLANTING PLAN

BUCKS T4 PHASE 3

800 SW, MT 59720

CUP & BLR PERMIT

12/22/2022

1 CUP & BLR PERMIT

200 E. Main Street, 5th Floor
 Boston, MA 02102, Tel: 617.464.0494

Landscape Architect
 Brighton, MA
 Denver, CO 80203
 T: 844.332.6888

Structural Engineer
 850 Massachusetts Avenue
 63 Pleasant Street
 Suite 300
 Boston, MA 02172
 T: 617.629.6200

MEP Engineer
 1000 Centre Ave
 47
 Big Sky, MT 59730
 T: 406.687.9217

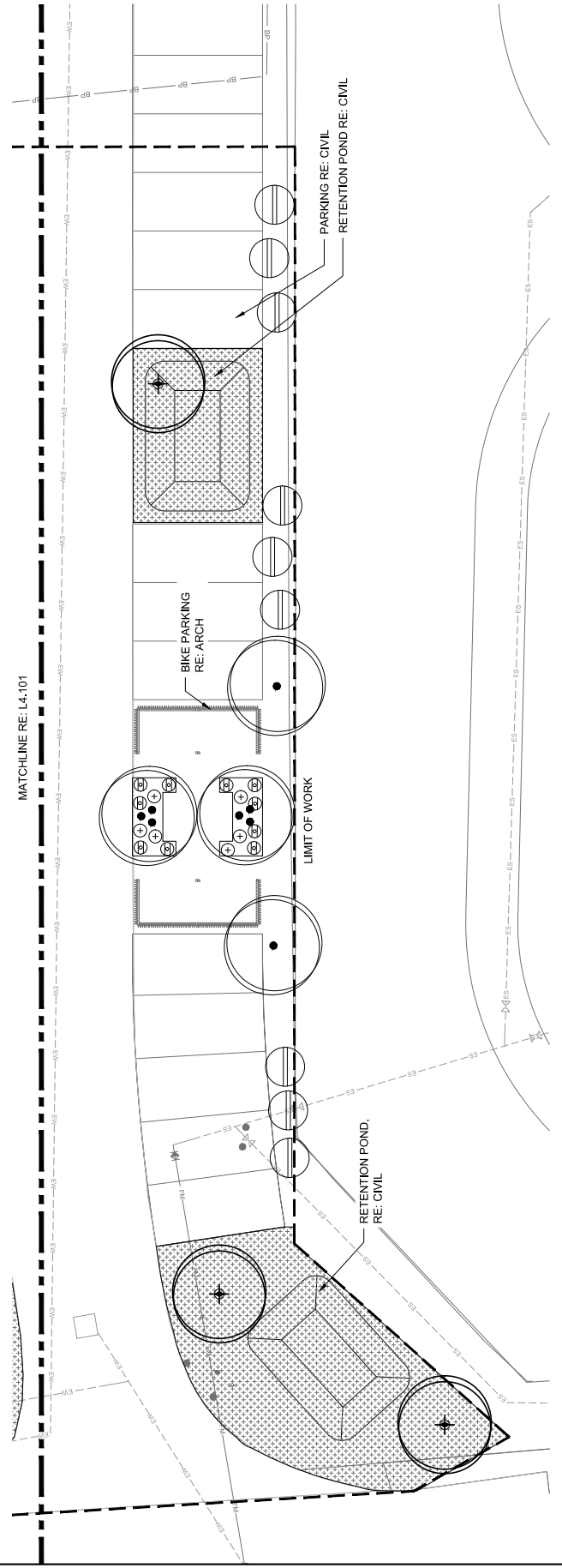
Fire Protection Engineer
 751 Oberlin Drive
 #104
 Big Sky, MT 59715
 T: 406.624.1358

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	PT	POPULUS TREMULOIDES QUAKING ASPEN
	PT2	POPULUS TREMULOIDES QUAKING ASPEN
	SD	SORBUS DECORA SHOWY MOUNTAIN ASH

SHRUBS	CODE	BOTANICAL / COMMON NAME
	CT	COREOPSIS TINCTORIA PLAINS COREOPSIS
	CI	CORNUS SERICEA 'ISANTT' ISANTT RED TWIG DOGWOOD
	PB	PHYSOCARPUS OPULIFOLIUS 'MONLO' DIABOLO® NINEBARK
	RG	RYBES ALPINUM 'GREEN MOUND' GREEN MOUND ALPINE CURRANT
	SC	SALVIA NEMOROSA 'CARADONNA' CARDONNA MEADOW SAGE
	SA	SYMPHORICARPOS ALBUS COMMON WHITE SNOWBERRY

GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	AU	ARCTOSTAPHYLOS UVA-URSI KINKINNICK
SEED MIX	CODE	BOTANICAL / COMMON NAME
	NA	NATIVE SEED NATIVE SEED
HARDSCAPE	CODE	BOTANICAL / COMMON NAME
	RX	ROCK MULCH 1-3" RIVER ROCK
		DECORATIVE BOULDER



CUP & BLR PERMIT

12/22/2022
 1 CUP & BLR PERMIT

BUCKS T4 PHASE 3

Big Sky, MT 59730

NOT FOR CONSTRUCTION

12/22/2022

CUP & BLR PERMIT PACKAGE

1:1/2" = 1'0"

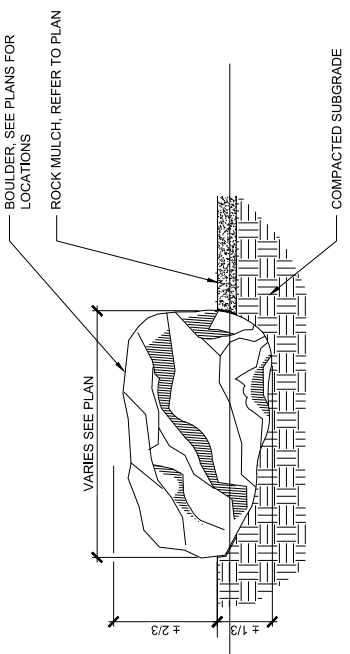
PLANTING PLAN

NOTE:
 CONTRACTOR SHALL ABIDE BY MONTANA FREEMISE
 LANDSCAPING REQUIREMENTS.



L4.102

NOT FOR CONSTRUCTION



H LANDSCAPE BOULDER
 SCALE: NOT TO SCALE

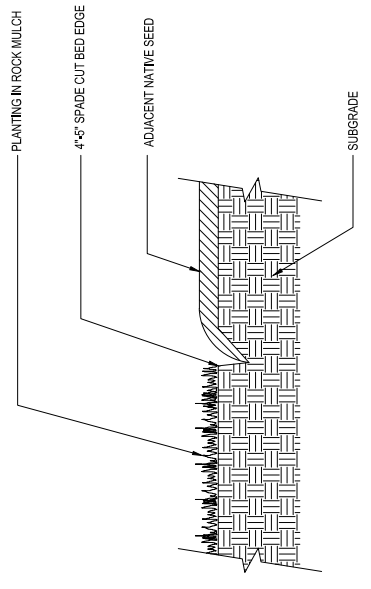
FOR TRIANGULAR SPACING OF SHRUBS, PERENNIALS AND GROUNDCOVERS, SEE PLANT LIST FOR SPACING DISTANCE.

P	R	AREA PER PLANT SQ. FT.
4"	3 7/16"	.096
6"	5 1/4"	.22
8"	7"	.385
10"	8 3/4"	.60
12"	10 3/8"	.87
18"	15 5/8"	1.95
24"	20 3/4"	3.46
30"	26"	5.42
36"	31"	7.80
48"	41 1/2"	13.84
60"	52"	21.65
72"	62 3/8"	31.20

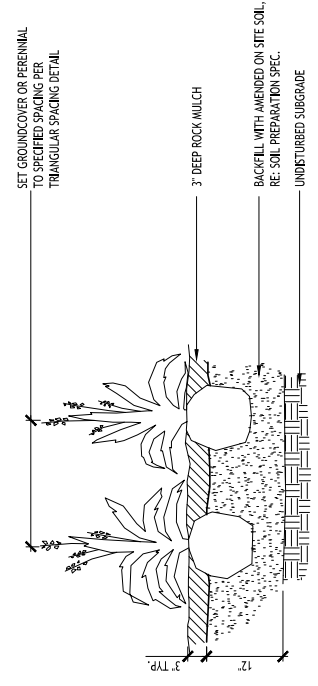
TYPICAL SPACING CHART

NOTE:
 1. SPACING AND PLANT QUANTITY SHALL BE VERIFIED IN FIELD BY LANDSCAPE CONTRACTOR. ANY INDIFFERENCES BETWEEN THE BUILT LANDSCAPE AND THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT BEFORE PLANTING INSTALLATION.

G SHRUB PLANTING SPACING
 SCALE: NOT TO SCALE

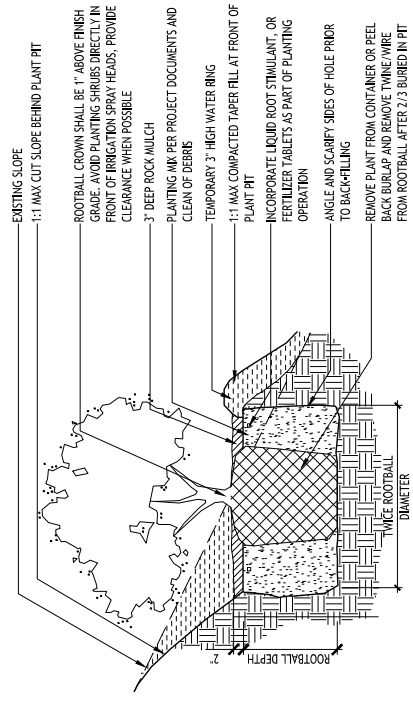


F SPADE BED EDGING
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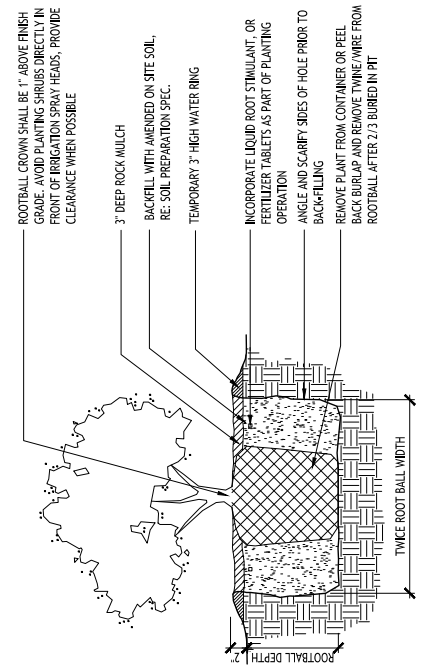


NOTE:
 1. MIN. ROOT SPREAD TO BE IN ACCORDANCE WITH AMERICAN STANDARDS FOR NURSERY STOCK
 2. PRUNE ALL DAMAGED, DISEASED, OR WEAK LIMBS AND ROOTS.
 3. CLEANLY PRUNE ALL DAMAGED ROOT ENDS.
 4. DO NOT ALLOW ROOTS TO DRY OUT DURING INSTALLATION PROCESS

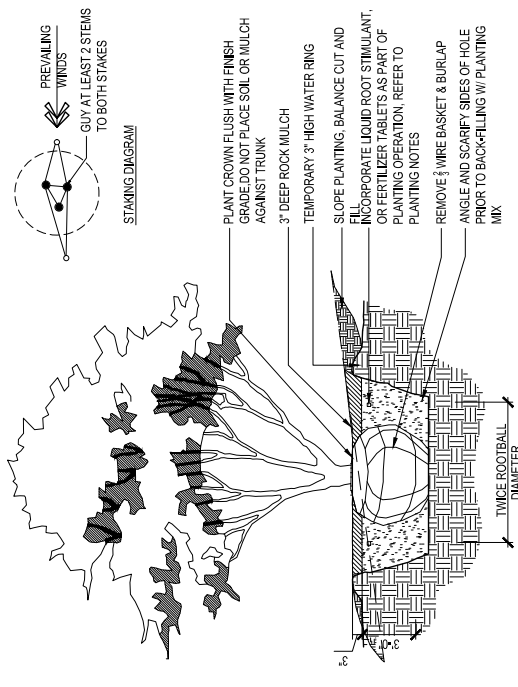
E GROUNDCOVER AND PERENNIAL PLANTING
 SCALE: NOT TO SCALE



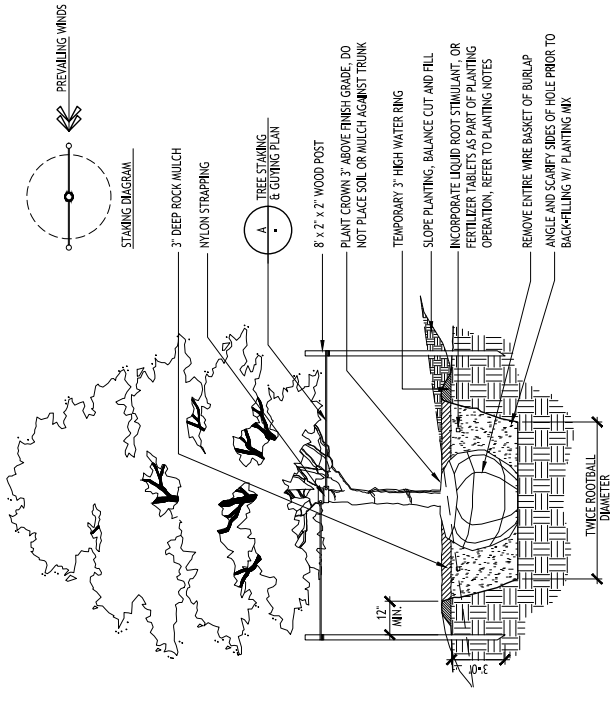
D SHRUB PLANTING ON SLOPE
 NOT TO SCALE



C SHRUB PLANTING
 SCALE: NOT TO SCALE



B MULTI-TRUNK TREE PLANTING WITH GUYING STAKING
 SCALE: NOT TO SCALE



A DECIDUOUS TREE PLANTING
 SCALE: NOT TO SCALE

CUP & BLR PERMIT

1 CUP & BLR PERMIT

BUCKS T4 PHASE 3

480 SWY, MT 59270

NOT FOR CONSTRUCTION

1:1/2" = 1'0"

PLANTING DETAILS