

Conditional Use Permit Application

Lot 1 Minor Subdivision 373A

Workforce Housing Dormitory

January 2023

Prepared for:

HF Buck's T-4 LLC
PO Box 160040
Big Sky, MT 59716-0040

Prepared by:



engineers • surveyors • planners • scientists
PO Box 1113 · Bozeman, MT 59771
406-587-0721 · F: 406-922-6702

MMI #: 3958.019

January 12, 2023

Regan Fruh
Gallatin County Planning Department
311 West Main Street
Room 108
Bozeman, MT 59715

RE: Minor Subdivision 373A, Tract 1 (Buck's T-4)
Conditional Use Permit Application – Phase 3 Building

Dear Ms. Fruh:

Please find attached the Conditional Use Permit Application for Tract 1 of Minor Subdivision No. 373A also known as Buck's T-4. The property is located in the Gallatin Canyon/Big Sky Planning and Zoning District and is currently zoned Commercial and Industrial Mixed Use (C-I). The primary objective of this CUP is to allow the applicant to build a 12-unit building to be used for seasonal workforce housing. The proposed use is defined by zoning regulations as Workforce Housing Dormitory which is a Conditional Use in the C-I district.

A Buildings for Lease or Rent application is being submitted concurrently with this application.

The following items are included in this submittal:

- CUP Application and Supporting Documents (12 hard copies + 1 electronic copy)
- Certification of Properties Owners List with three sets of Mailing Labels
- Review Fee

Should you have any questions about this application don't hesitate to contact me, mtuttle@m-m.net or (406) 922-6739.

Sincerely,
Morrison-Maierle, Inc.



Mason Tuttle, PE
Civil Engineer

We create solutions that build better communities.

Permit # _____



GALLATIN COUNTY Conditional Use Permit Application Form

The Undersigned hereby makes application for a **CONDITIONAL USE PERMIT** pursuant to the requirements as outlined in the County Zoning District Regulation.

1. **Property Owner**

Name: HF Bucks T-4 LLC
Address: PO Box 160040, Big Sky, MT 59716
Phone: 406-250-2920 Email: bdominick@lonemountainland.com

2. **Applicant** (If different than property owner.)

Name: Morrison-Maierle, Inc.
Address: PO Box 1113, Bozeman, MT 59771
Phone: 406-581-0721 Email: bhammerquist@m-m.net

3. **Property**

Address: 46625 Gallatin RD, Big Sky MT 59716
Section: 8
Subdivision/COS: MINOR SUB 373
Other legal description: _____

4. DOR#: 06 0339 08 1 01 35 0000
(2) (4) (2) (1) (2) (2) (4)

5. Land area (acres or square feet): 9.69 acres

6. General Location: In near proximity of the intersection of US Highway 191 and Cummings Ln.

7. Zoning District: Gallatin Canyon/Big Sky Sub-District: CI

8. Conditional Use to consist of the following:
Proposed twelve-unit Workforce Housing Dormitory building

9. Are any variances being requested? Yes No
If Yes, please explain: _____

10. Are there any covenants or deed restrictions on the property? Yes No
If Yes, please attach a copy.

Planning Department • 311 West Main, Room 108 • Bozeman, MT 59715
Phone (406) 582-3130 • Fax (406) 582-3135 • Email: planning@gallatin.mt.gov

Proposal _____



GALLATIN COUNTY Certification of Property Owners List

I, Mason Tuttle, applicant for the attached proposal,
hereby certify that:

- To the best of my knowledge, the attached list shows all property owners and purchasers under contract for property:
 - According to the notice requirements of the applicable zoning regulation.
- The names on the list are from the Gallatin County Clerk and Recorder's most recent records.
- The addresses on the list are from Montana Departments of Revenue's most recent tax records, available on the internet at <http://svc.mt.gov/msl/mtcadastral>.
- I understand that an inaccurate list may delay review of the project.

Signature

Date

12/23/22

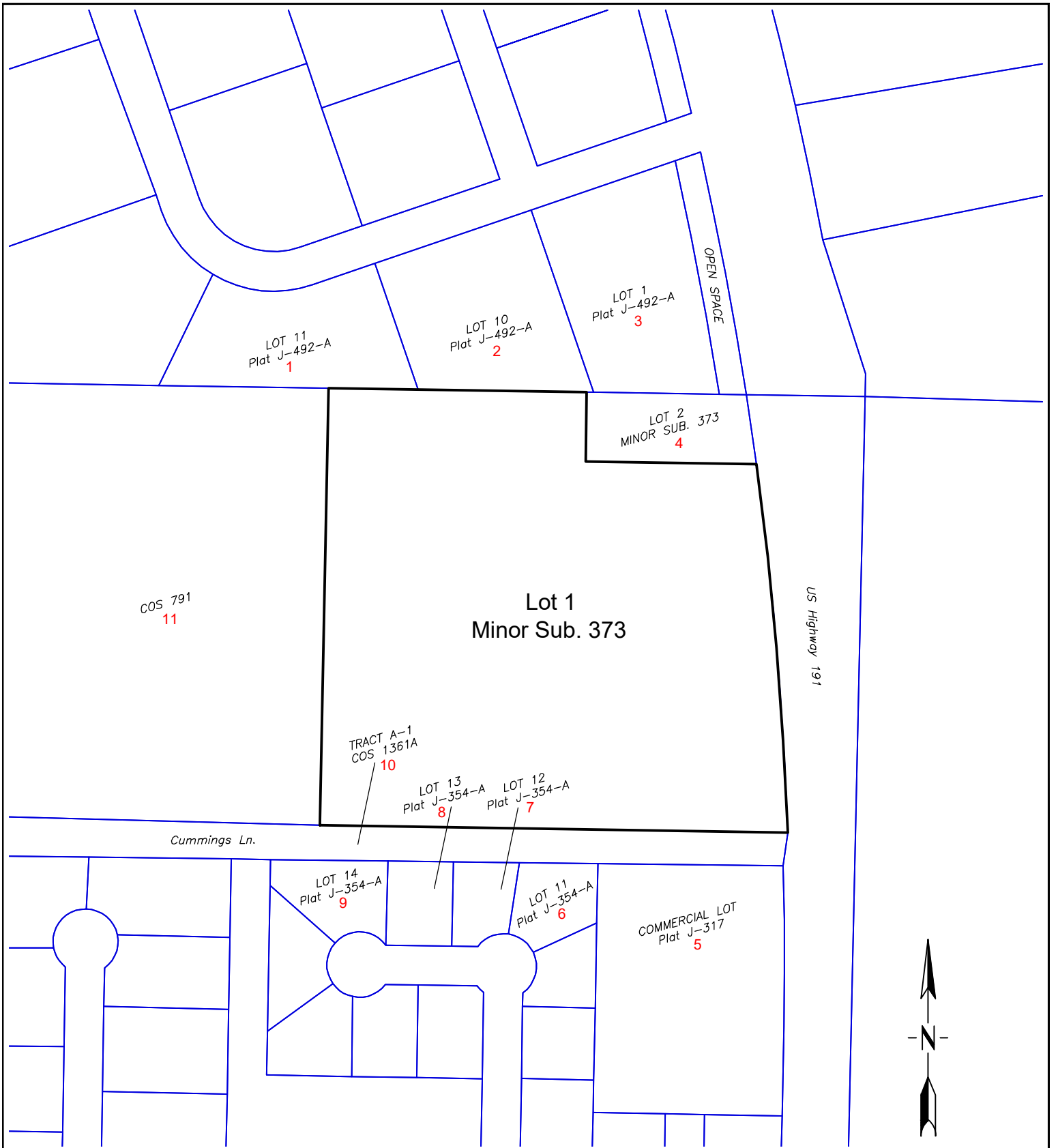
Property Owners

According to the notice requirements of the applicable zoning regulation.

	Legal Description of Property	Property Owner's Name	Mailing Address of Property Owner from Montana Dept. of Revenue
1	RUNNING IRON WAREHOUSE & STORAGE CONDO, S05, T07 S, R04 E, LAZY J SO SUB LOT 11 1.2 ACRES PLAT J-492-A	S & S Management, LLC	1550 Riverview Lane, Big Sky, MT, 59716
2	LAZY J SO SUB, S05, T07 S, R04 E, Lot 10, ACRES 1.416, PLAT J-492-A	CHAMPAGNE BEVERAGE CO INC	PO BOX 161831 BIG SKY, MT 59716-1831
3	LAZY J SO SUB, S05, T07 S, R04 E, Lot 1, ACRES 1.558, PLAT J-492-A	3 RIVERS TELEPHONE COOPERATIVE INC	PO BOX 429 FAIRFIELD, MT 59436-0429
4	MINOR SUB 373A, S08, T07 S, R04 E, Lot 2, ACRES 0.6	WHITEWATER PROPERTIES LLC	46651 GALLATIN RD GALLATIN GTWY, MT 59730-9647
5	RAMSHORN VIEW ESTATES SUB PH 3A, S08, T07 S, R04 E, ACRES 2.509, COMMERCIAL LOT PLAT J-317	CHURCH OF JESUS CHRIST OF LDS	LDS CHURCH TAX ADMINISTRATION SALT LAKE CTY, UT 84150-3620
6	RAMSHORN VIEW ESTATES SUB PH 3B & 4, S08, T07 S, R04 E, BLOCK 10, Lot 11, ACRES 0.339, IN NE4, PLAT J-354A	DOWD KRISTIN S &	128 SAWTOOTH DR GALLATIN GATEWAY, MT 59730-8668
7	RAMSHORN VIEW ESTATES SUB PH 3B & 4, S08, T07 S, R04 E, BLOCK 10, Lot 12, ACRES 0.26, IN NE4, PLAT J-354A	MAHONEY LINDA KAKU TRUSTEE &	2262 PALOMA ST PASADENA, CA 91104-4923
8	RAMSHORN VIEW ESTATES SUB PH 3B & 4, S08, T07 S, R04 E, BLOCK 10, Lot 13, ACRES 0.3, IN NE4, PLAT J-354A	MARTINEZ TYLER MARTIN & JANET MICHIKO ISHIKAWA	152 SAWTOOTH DR GALLATIN GATEWAY, MT 59730-8668
9	RAMSHORN VIEW ESTATES SUB PH 3B & 4, S08, T07 S, R04 E, BLOCK 10, Lot 14, ACRES 0.402, IN NE4, PLAT J-354A	WAGSTAFF SLOANE S	376 E HOLLOW DR COALVILLE, UT 84017
10	S08, T07 S, R04 E, C.O.S. 1361A, PARCEL A-1, ACRES 41.924, NW4NE4	HF NORTH 40 LLC	PO BOX 160040 BIG SKY, MT 59716-0040

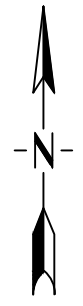
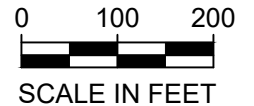
* If road is a state highway, also include Montana Department of Transportation in property owner list.

(If additional pages of this form are needed, download the file entitled "Property Owners List".)



NOTES:

1. PARCEL MAP PER GALLATIN COUNTY GIS DATA (7-01-2021).
2. RED NUMBER INDICATES NUMBER ON THE ATTACHED PROPERTY OWNERS LIST.



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

LOT 1
MINOR SUBDIVISION 373
BIG SKY MONTANA

PROJECT NO.
3958.019

ADJOINING PROPERTY EXHIBIT

FIGURE NUMBER
A

S & S MANAGEMENT, LLC
1550 RIVERVIEW LANE
BIG SKY, MT 59730-9999

CHAMPAGNE BEVERAGE CO INC
PO BOX 161831
BIG SKY, MT 59716-1831

3 RIVERS TELEPHONE COOPERATIVE
INC
PO BOX 429
FAIRFIELD, MT 59436-0429

WHITEWATER PROPERTIES LLC
46651 GALLATIN RD
GALLATIN GTWY, MT 59730-9647

CHURCH OF JESUS CHRIST OF LDS
LDS CHURCH TAX ADMINISTRATION
SALT LAKE CTY, UT 84150-3620

DOWD KRISTIN S
128 SAWTOOTH DR
GALLATIN GATEWAY, MT 59730-8668

MAHONEY LINDA KAKU TRUSTEE &
2262 PALOMA ST
PASADENA, CA 91104-4923

MARTINEZ TYLER MARTIN & JANET
MICHIKO ISHIKAWA
152 SAWTOOTH DR
GALLATIN GATEWAY, MT 59730-8668

WAGSTAFF SLOANE S
376 E HOLLOW DR
COALVILLE, UT 84017

HF NORTH 40 LLC
PO BOX 160040
BIG SKY, MT 59716-0040

HF BUCKS T4 LLC
PO BOX 160040
BIG SKY, MT 59716-0040

Conditional Use Permit Application Narrative

**Minor Sub 373A, Tract 1 (Buck’s T-4)
Proposed 12-Unit Workforce Housing Building
January 2023**

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Conditional Use Permit Application Narrative

The following narration provides a description of the proposed Conditional Use Permit (CUP) and illustrates compliance with the following standards:

- Review Criteria listed in Section 10.4 of Gallatin County "Part 1" Zoning Administrative Regulation
- Workforce Housing Dormitory standards in Section 23 of the Gallatin Canyon/Big Sky Zoning Regulations
- Entry Corridor and View Protection standards described in Section 25 of the Zoning Regulation
- Compliance with Appendix I, Section 6 of the Gallatin County Subdivision Regulation
- Parking Requirements of Section 27 of the Gallatin Canyon/Big Sky Zoning Regulations and other applicable traffic standards

Introduction

Tract 1 of Minor Subdivision 373A 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 currently consists of a 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).

The primary objective of this CUP is to allow the applicant to build a 12-unit building to be used for seasonal workforce housing on the 9.69-acre tract. The building will be three stories tall and contain twelve eight-bedroom units. The proposed use is defined by zoning regulations as Workforce Housing Dormitory which is a Conditional Use in the C-I District. Therefore, a Conditional Use Permit is required.

The existing employee housing Uses which occupy five structures (Buildings E through I) were in place prior to the adoption of the Gallatin Canyon/Big Sky Zoning Regulations in 1996. An Administrative Determination was submitted in October of 2020 and the Uses were granted Approved Non-Conforming Status. These existing buildings (Buildings E through I) will be removed prior to occupancy of the proposed Workforce Housing Dormitory. The attached site plan identifies each of the buildings on the property. The uses of each building and how they relate to this CUP are summarized in Table 1 below.

Table 1 – Existing and Proposed Uses			
Building	Use	Designation	
Existing A	Hotel, Restaurant, Bar, Gift Shop	Permitted Use	To Remain
Existing B	Hotel	Permitted Use	To Remain
Existing C	Hotel	Permitted Use	To Remain
Existing D	Hotel	Permitted Use	To Remain
Existing E	Single-Family Workforce Housing (1 Unit)	Approved Non-Conforming Status	To Be Removed
Existing F	Single-Family Workforce Housing (1 Unit)	Approved Non-Conforming Status	To Be Removed
Existing G	Multi-Family Workforce Housing (4 Units)	Approved Non-Conforming Status	To Be Removed
Existing H	Multi-Family Workforce Housing (4 Units)	Approved Non-Conforming Status	To Be Removed
Existing I	Multi-Family Workforce Housing (4 Units)	Approved Non-Conforming Status	To Be Removed
Existing J	Workforce Housing Dormitory (12 Units)	Approved Conditional Use	To Remain
Proposed	Workforce Housing Dormitory (12 Units)	Conditional Use	Proposed

Additionally, a Buildings for Lease or Rent application will be required and is being submitted concurrently with this application.

Review Criteria

Criteria 10.4.a. The Use conforms to the objectives and intent of the applicable District Regulation and applicable growth policy or neighborhood plan.

Response: The proposed use conforms to the Gallatin Canyon/Big Sky Plan. The Plan generally identifies housing as a challenge for the resort community of Big Sky and endeavors to support development of housing opportunities for both seasonal and year-round employees. This project addresses the need for seasonal employee housing. More specifically, the project relates to the following Goals:

Goal 2: Improved quality, quantity and extent of water supply.

The property has its own public water supply and treatment system to serve the on-site uses, so does not need to take capacity from other external systems or the Big Sky Water and Sewer District.

Goal 4: Improved wastewater collection and treatment system.

The property has its own wastewater treatment system which was originally constructed in the 1970's and has received numerous upgrades over the years. The existing system has capacity for the existing and proposed uses and does not need to take capacity from other external systems or the Big Sky Water and Sewer District.

Goal 12: Affordable housing supply adequate to meet the needs of all District residents.

The project helps provide more affordable housing options for the community and addresses Strategy 12.4 related to employee housing.

Finally, Workforce Housing Dormitory is allowed by the underlying zoning regulation if approved through the CUP process. Therefore, this request is in compliance with the Plan and Zoning Regulation.

Criteria 10.4.b. The Use will not adversely affect nearby properties or their occupants.

Response: The proposed Use will not adversely affect nearby properties or their occupants. The proposed building for Workforce Housing Dormitory will be centrally located within the lot adjacent to the existing buildings in a continuation of the existing clustered development. Disturbance to existing landscaping and natural features is thereby minimized. Adjacent properties to the north and west are also zoned as Commercial and Industrial Mixed Use (C-I) which allow for numerous similar and compatible Uses. The nearby property to the west is a 42-acre parcel zoned as Residential Cluster Single Family (RC-SF-5). Adjacent properties to the south are zoned as Residential Single Family 11,000 (R-SF-11,000) with lots between 0.27 and 0.56 acres in size and one commercial lot zoned as Commercial and Industrial Mixed Use (C-I).

Criteria 10.4.c. The Use meets density, coverage, Yard, Building Height, and all other applicable provisions of the Zoning Regulations.

Response: The proposed Workforce Housing Dormitory Use meets density, coverage, Yard, Building Height, and all other applicable provisions of the Zoning Regulations. The building does not exceed 35 feet in height and provides adequate off-street parking.

Workforce Housing Dormitory Standards

The following narration demonstrates compliance with the General Development Standards related to Workforce Housing Dormitory in Section 23 of the Gallatin Canyon/Big Sky Zoning Regulations.

23.13 Workforce Housing Dormitory:

a. The names of the Employer(s) will be identified during the permitting process.

Potential Employer(s) include Moonlight Basin, Spanish Peaks Mountain Club, Yellowstone Club, and Montage. The Employer(s) will be identified once lease(s) are finalized.

b. A designated property manager shall be identified during the permitting process to ensure that the premises are properly maintained. The name and number of the property manager as well as emergency service numbers shall be posted on all doors of rooms occupied by Employees. The exterior of the Structure(s) and grounds shall be well maintained and tidy (i.e., maintain Landscaping/grounds, Structure upkeep, etc.). Indoor areas must be kept clean and sanitary.

The name and number of the property manager as well as emergency service numbers will be posted on all doors of rooms occupied by Employees once the property manager is selected and

the building is constructed. The exterior of the Structure(s) and grounds will be well maintained and kept tidy by staff at the facility.

c. The following activities are prohibited on the premises:

1. Storage of inoperable vehicles

Inoperable vehicles will not be stored on the premises.

2. Auto repair and/or auto maintenance

Auto repair and/or auto maintenance will not occur on the premises.

3. Outdoor food storage

Outdoor food storage will not occur on the premises.

4. Storage and/or occupation of Recreational Vehicles, boats, and/or trailers.

Storage and/or occupation of Recreational Vehicles, boats, and/or trailers will not be stored on the Workforce Housing Dormitory premises.

5. Outdoor cooking is prohibited unless an Employer sets aside a designated area for Employees to cook and recreate outdoors.

Outdoor cooking and eating will be limited to existing designated areas on the property.

6. Separate beds must be provided for each Employee. Mattresses on the floor are prohibited. There shall be a minimum Floor Area of 45 square feet for each Employee (excluding the common living/recreation area required in #7 below).

Bedrooms are single-occupancy and minimum 96 square feet which provides adequate area for each employee excluding the common areas.

7. Employees must have access to a common living/recreation area either on or off the premises; such facilities will be identified in the Conditional Use Permit process.

Each of the twelve units will have a common living area as shown in the architectural plans.

8. Employees must have access to either an Employee cafeteria plan or furnished kitchen either on or off the premises. Furnished kitchen includes both appliances and cookware.

Each of the twelve units will have a fully furnished kitchen for common use as shown in the architectural plans.

9. Cooking in individual sleeping rooms is limited to a microwave. There shall be no hot plates, toasters, toaster ovens, open flames, or the like in individual sleeping rooms.

Cooking will occur in the kitchens as opposed to individual sleeping rooms.

10. *The Employer shall provide on-site parking at a ratio of one (1) parking space per five (5) Employees and shall comply with all other applicable standards specified in Section 27.*

The proposed 12-unit building has 95 single-occupancy beds. With one employee per bed, there would be 95 employees at full occupancy. This would require 19 parking spaces. Section 27 requires two (2) spaces per unit which equates to 24 spaces for the 12-unit building. The proposed parking lot includes 31 parking spaces.

11. *Rooms shall be furnished by the Employer, including window coverings. Personal items are generally not provided.*

Furniture, window coverings, and appliances will be furnished, however personal items will not.

12. *Bathroom facilities must be provided on the premises. If individual rooms do not have a private bathroom with a shower, sink and toilet, then at least one shower, one sink, and one toilet must be provided for each five Employees.*

Each eight-bedroom unit can house up to eight Employees, therefore two showers, sinks, and toilets are required. Each of the eight-bedroom units provides four showers, four sinks and four toilets. The 7-bedroom unit provides one shower, one sink, and one toilet for the single-occupancy studio, and two showers, two sinks, and two toilets for the other six employees.

13. *The property manager shall enforce quiet hours between 11:00 pm and 7:00 am.*

The property manager will enforce quiet hours between 11:00 pm and 7:00 am.

14. *The Employer shall provide a communal dumpster facility that is screened and is sized commensurate to the size/capacity of the Workforce Housing Dormitory.*

A communal trash receptacle will be placed behind the existing Buck's T-4 lodge as shown in the proposed site plan.

15. *The property manager and/or owner shall be responsible for ensuring compliance with these standards. Gallatin County may pursue available enforcement remedies, including revocation of the Conditional Use Permit and/or fines, in the event of repeated and unresolved violations.*

The property manager and/or owner will be responsible for ensuring compliance with these standards. Compliance will be in the best interest of the owner so as not to interfere with the other lodging uses and guests of the property.

Landscaping

The following narration demonstrates how the landscaping plans comply with applicable entry corridor and view protection standards set forth in Section 25 of the Zoning Regulation. The subject property is adjacent to U.S. 191 and therefore Entry Corridor Guidelines apply to the property. Standards from Section 25 are addressed as follows:

25.5.a. The proposed building is located approximately 375 feet west of U.S. Highway 191. The existing buildings and landscaping will buffer the visual impact of the proposed building from properties to the north and south, and the entry corridor to the east. Proposed landscaping around the building and parking lot will buffer the visual impact of the proposed building to the properties to the west. The proposed Landscaping Plan provides a mixture of trees, shrubs, and groundcover around the proposed improvements that are appropriate for the Zoning District.

25.5.b. It is understood that the existing site features within the 50-foot entry corridor setback predominately existed prior to the adoption of the Gallatin Canyon/Big Sky Zoning Regulations in 1996. Existing landscaping within the entry corridor setback generally consists of a berm, grass, deciduous trees, coniferous trees, and shrubs. It is not proposed to change the existing landscaping within the entry corridor setback. The proposed building and landscaping are located outside of the entry corridor setback area. The proposed Landscaping Plan provides a mixture of trees, shrubs, and groundcover around the proposed improvements that are appropriate for the Zoning District.

25.5.c. It is understood that the existing site features within the 50-foot entry corridor setback predominately existed prior to the adoption of the Gallatin Canyon/Big Sky Zoning Regulations in 1996. It is not proposed to change the existing parking lot and other features within the entry corridor setback.

The proposed parking lot is outside of the entry corridor setback area and on the opposite side of the existing and proposed buildings. Visibility of the proposed parking lot from the entry corridor is therefore minimized.

25.5.d. A landscape border is provided around the proposed parking lot per the landscaping plan.

25.5.e. The proposed parking lot surface area is approximately 8,661 square feet. There is approximately 1,312 square feet of interior landscaping which is about 15.1% of the total parking lot area.

25.5.f. The parking lot area is landscaped with a mixture of trees, shrubs, and groundcover.

25.5.g. The proposed landscaping plants are native plantings that are fire and drought resistant.

25.5. h. Required landscaping will be maintained in a healthy, growing condition at all times.

25.5.i. The proposed parking lot connects to the existing parking lots in two locations which will utilize the two existing accesses to U.S. Highway 191.

25.5.j. There are no proposed facilities within the entry corridor setback. Proposed trash facilities

are located behind (west of) the existing lodge buildings and are therefore screened from view from the entry corridor.

25.6. Tract 1 is not within any known designated view corridors.

25.7. Site plan and architectural drawings are attached.

25.8. Tract 1 is not within any known designated view corridors.

25.9 and **25.10.** Not applicable.

Fire Protection

The existing facility is protected by a combination of in-building fire suppression systems and a fire hydrant on the property which were approved upon Final Plat of Minor Subdivision 363.

The proposed project has been reviewed by the Big Sky Fire Department. Attached is Land Use Permit approval from the Big Sky Fire Department (BSFD).

Compliance with Appendix I, Section 6 of the Gallatin County Subdivision Regulation is summarized as follows:

6.1 The proposed structure will have a fire suppression system served by the existing water supply system. The building will have a BSFD keyed Knox Box for access to the building during emergency incidents per the attached BSFD land use permit approval.

6.2 The proposed fire protection water supply for the proposed structure meets or exceeds the fire flow and fire duration required by current Fire Code.

6.3 The fire suppression system for the proposed structure will comply with the current edition of the Fire Code. The project has been reviewed and approved by the BSFD per the attached BSFD land use permit approval.

6.4 The proposed structure will have a fire suppression system as noted above. Per the attached BSFD land use permit, a fire hydrant is located 25 feet from the proposed structure on the same property.

6.5 Per the attached BSFD land use permit, a fire hydrant is located 25 feet from the proposed structure on the same property.

6.6 The proposed structure is designed to meet or exceed the current editions of the Fire and Building Codes.

In addition to the above items regarding fire protection, the proposed Structure meets the Wildfire Protection Requirements per Section 23.10 of the Zoning Regulation. The exterior walls of the proposed building are to be surrounded by rock and additional fire-wise groundcover offset per the landscaping plan.

Parking and Traffic

A Shared Parking Analysis below describes how the proposed parking will be adequate for the proposed Structure, as well as how that will affect parking for the existing Structures on the Property.

See Table 2 below for parking requirements for the proposed building. Parking for the existing structures and uses was recently evaluated under the current conditional use permit and spaces were added for approval by the Planning Department. The proposed development is providing 31 spaces when only 20 are required and will therefore not affect parking for the existing structures in any way.

Table 2 – Parking Requirements			
Building	Use	Parking Required	Parking Provided
Proposed	Workforce Housing Dormitory (12 Units)	20	31

Existing approaches and access for the property will be utilized for this project. Montana Department of Transportation has been notified of this project, and any input regarding system impacts will be provided when received. Attached is email correspondence documenting this outreach. Attached are MDT Right-of-Way maps showing the existing approaches.

Existing access utilized for this project complies with the Gallatin County Transportation Design & Construction Standards. The Findings of Fact and Order from the Preliminary Plat Approval of Minor Subdivision 373 includes a finding that states “Access to the proposed subdivision is provided by Gallatin Road (Hwy 191), a state-maintained highway. The Commission found that all lots within the boundaries of the subdivision already gain access from this road, and that no new roads or road improvements will be required. The Commission found that the existing access meets the requirements of MCA 76-3-608 and the Gallatin County Subdivision Regulations.” The access remains as it was in 2004 and it is not proposed to make any changes.

A traffic study will not be required for this project as the proposed development will not generate more than 500 average trips daily. Attached is a trip generation analysis with the estimated average daily trips attributed to the proposed development.

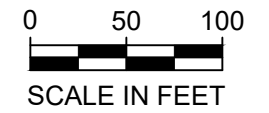
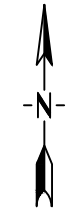
Conclusion

The proposed Workforce Housing Dormitory Use supports Goals and Strategies of the Gallatin Canyon/Big Sky Plan related to providing affordable and employee housing options.

The proposed 12-unit building furthers this goal without burdening other community facilities such as the Big Sky Water and Sewer District. The property is well suited for workforce housing in terms of location, access, existing lodging amenities, and historic use.

Workforce Housing Dormitory Use is allowed by the underlying zoning regulation if approved through the CUP process. Therefore, approval of this CUP will allow the proposed Use to comply with Zoning Regulation.

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

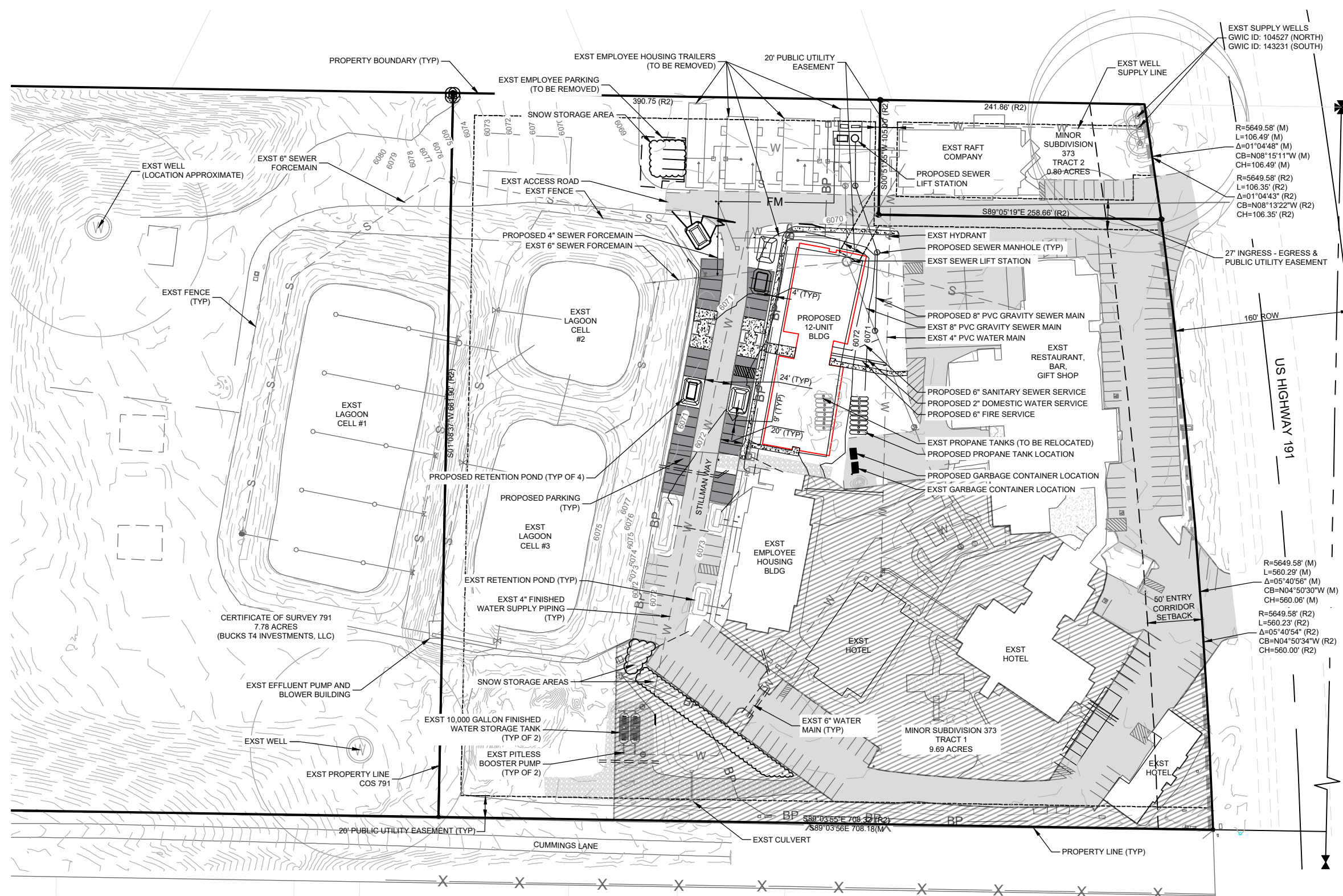


LEGEND

	EXISTING ASPHALT SURFACE
	EXISTING CONCRETE SURFACE
	EXISTING GRAVEL SURFACE
	PROPOSED ASPHALT SURFACE
	PROPOSED CONCRETE SURFACE
	PROPOSED GRAVEL SURFACE
	PROPOSED OPEN SPACE

NOTES:

- GALLATIN COUNTY/BIG SKY ZONING DISTRICT COMMERCIAL AND INDUSTRIAL MIXED USE (C-1).
- PARKING REQUIRED: 24 SPACES (FOR PROPOSED BUILDING)
PARKING PROVIDED: 31 SPACES (FOR PROPOSED BUILDING)
- OPEN SPACE REQUIRED (20.0%): 1.94 ACRES
OPEN SPACE PROVIDED (20.1%): 1.95 ACRES
- SNOW STORAGE REQUIRED (15.0%): 4,000 SF
SNOW STORAGE PROVIDED (15.9%): 4,230 SF



PRELIMINARY - NOT FOR CONSTRUCTION

<p>Morrison Maierle engineers • surveyors • planners • scientists</p>	<p>2880 Technology Blvd West Bozeman, MT 59718 406.587.0721 www.m-m.net COPYRIGHT © MORRISON-MAIERLE, 2023</p>	<p>DRAWN BY: MET DSGN BY: APPR BY: BJH DATE: 12/2022</p>	<p>TRACT 1 MINOR SUBDIVISION 373 MONTANA</p>	<p>PROJECT NO. 3958.019</p>
		<p>BIG SKY</p>	<p>SITE PLAN</p>	<p>FIGURE NUMBER A</p>

Plotted by mason tuttle on Jan/6/2023



BUCK'S T4 PHASE BUILDING

WORKFORCE HOUSING SUITES

BIG SKY, MT 59720

CUP & BLR PERMITTING PACKAGE

Architect:
Peter Rose + Partners
242 E Berkeley Street
Fifth Floor
Boston, MA 02118
T: 617-494-0202

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: 406-857-2917

Fire Protection Engineer:
Coffman Engineers, Inc.
751 Oslerman Drive
#104
Bozeman, MT 59715
T: 406-582-1936

Peter Rose + Partners

242 E Berkeley St, 5F
Boston, MA 02118
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Fire Protection Engineer:
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T: 406-582-1936

CUP & BLR PERMIT

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

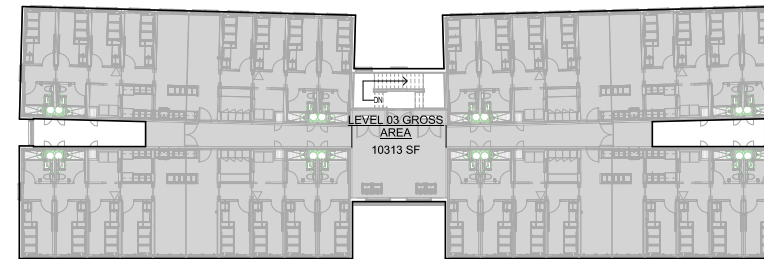
COVER

Sheet
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NOT FOR CONSTRUCTION

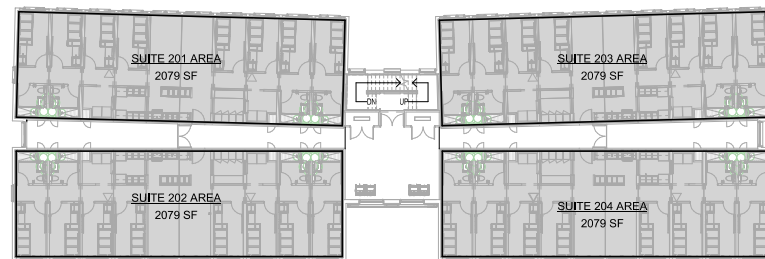
NET AREA		
Name	Level	Area
SUITE 102 AREA	LEVEL 01 F.F.	2079 SF
SUITE 101 AREA	LEVEL 01 F.F.	2079 SF
SUITE 103 AREA	LEVEL 01 F.F.	2079 SF
SUITE 104 AREA	LEVEL 01 F.F.	2079 SF
SUITE 201 AREA	LEVEL 02 F.F.	2079 SF
SUITE 202 AREA	LEVEL 02 F.F.	2079 SF
SUITE 203 AREA	LEVEL 02 F.F.	2079 SF
SUITE 204 AREA	LEVEL 02 F.F.	2079 SF
SUITE 301 AREA	LEVEL 03 F.F.	2079 SF
SUITE 302 AREA	LEVEL 03 F.F.	2079 SF
SUITE 303 AREA	LEVEL 03 F.F.	2079 SF
SUITE 304 AREA	LEVEL 03 F.F.	2079 SF
		24948 SF

GROSS AREA	
LEVEL	AREA
LEVEL 01 F.F.	10682 SF
LEVEL 02 F.F.	10313 SF
LEVEL 03 F.F.	10313 SF
31308 SF	



③ LEVEL 03 F.F.
1/16" = 1'-0"

③ LEVEL 03 F.F.
1/16" = 1'-0"



② LEVEL 02 F.F.
1/16" = 1'-0"

② LEVEL 02 F.F.
1/16" = 1'-0"



① LEVEL 01 F.F.
1/16" = 1'-0"

① LEVEL 01 F.F.
1/16" = 1'-0"

CUP & BLR PERMIT

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

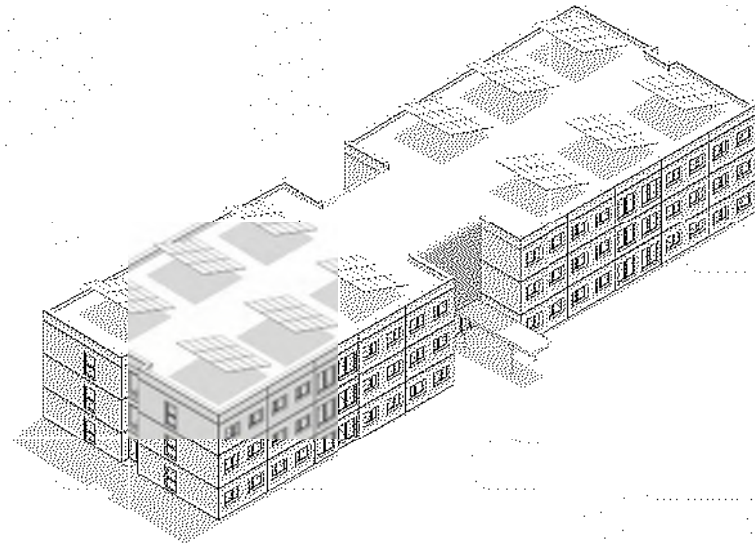
BUCKS T4 PHASE 3

BIG SKY, MT 59720

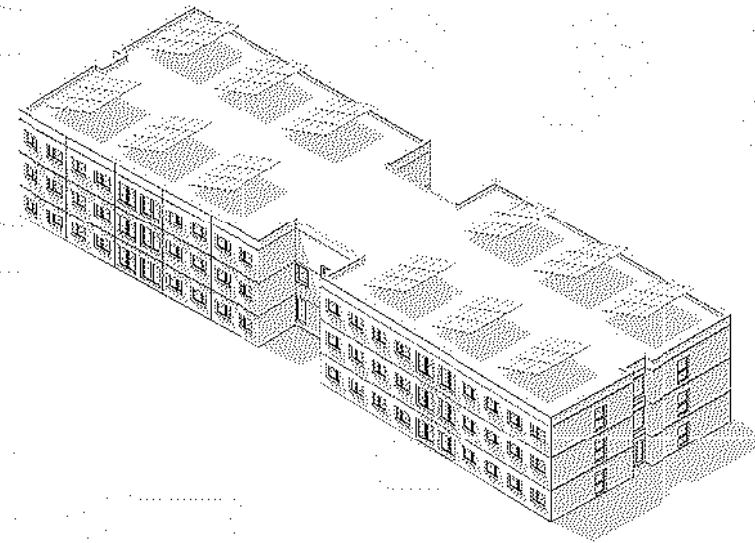
NOT FOR CONSTRUCTION

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

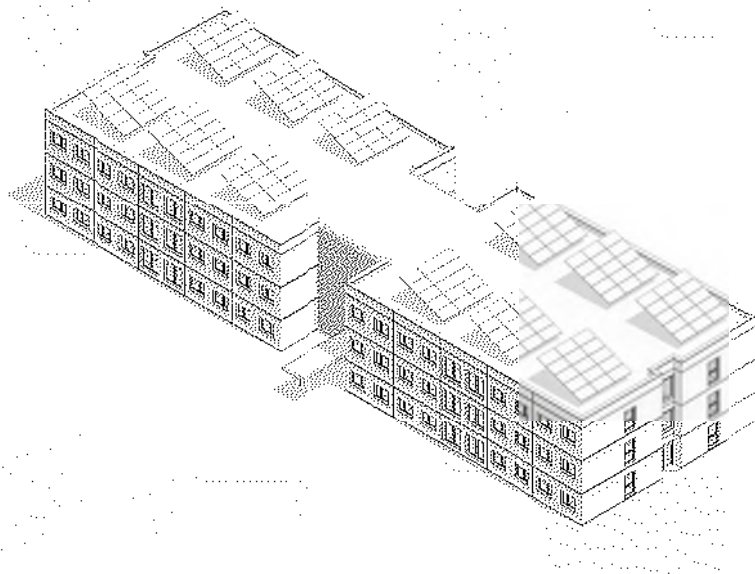
AREA PLANS



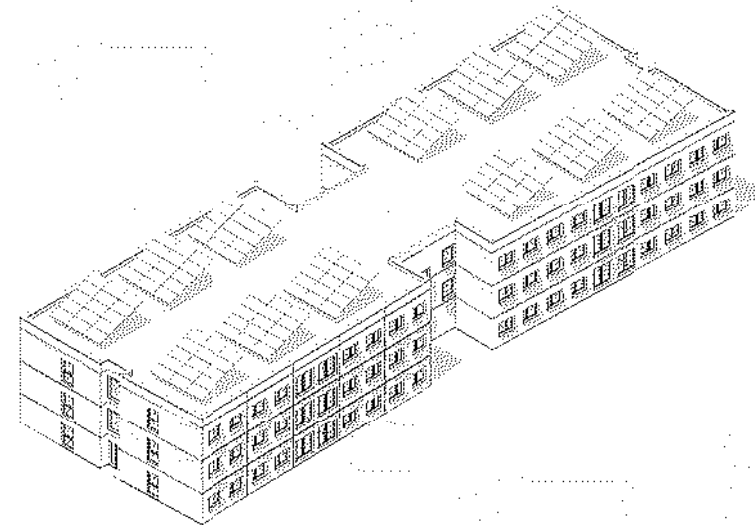
2 AXONOMETRIC - FROM NORTHWEST



3 AXONOMETRIC - FROM NORTHEAST



1 AXONOMETRIC - FROM SOUTHWEST



4 AXONOMETRIC - FROM SOUTHEAST

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CUP & BLR PERMIT

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

BUCKS T4 PHASE 3

863 SKY, MT 59720

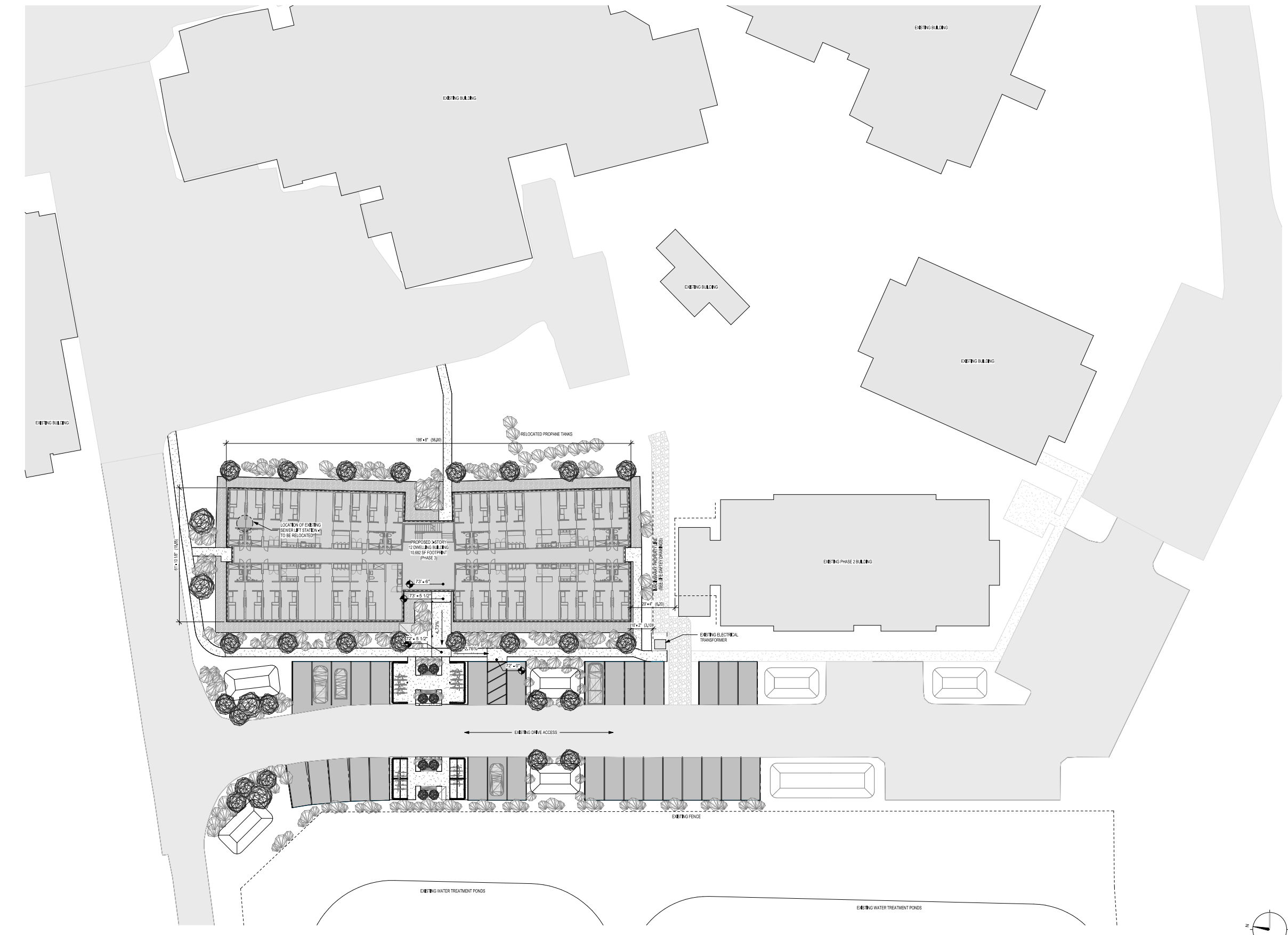
NOT FOR CONSTRUCTION

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

AXONOMETRIC VIEWS

Sheet:
A0.03

NOT FOR CONSTRUCTION



1 ARCHITECTURAL SITE PLAN
1/16" = 1'-0"

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CUP & BLR PERMIT

Issues:

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

BUCKS T4 PHASE 3

BIG SKY, MT 59720

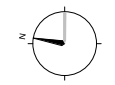
NOT FOR CONSTRUCTION

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

ARCH SITE PLAN

Sheet: A0.10

NOT FOR CONSTRUCTION



LIFE SAFETY LEGEND

- FIRE PARTITION - 30 MINUTE RATED PARTITION
- 1 HOUR RATED PARTITION
- 2 HOUR RATED PARTITION
- 3 HOUR RATED PARTITION
- 12'-0" → EGRESS PATH AND DIRECTION
- ▲ EXIT / DISCHARGE POINT
- ▲ EE EMERGENCY ESCAPE WINDOW (MIN. 5.7 SF CLR.)

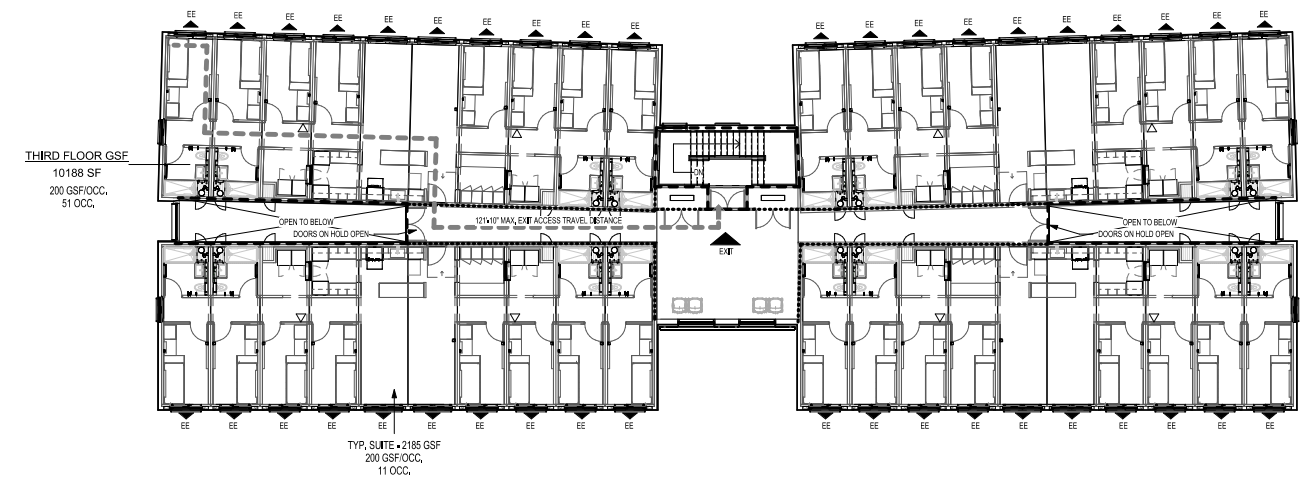
BUILDING CODE SUMMARY

BUILDING CODE:	INTERNATIONAL BUILDING CODE, 2021 EDITION
ACCESSIBILITY:	ICC A117.1, 2017 EDITION
PLUMBING CODE:	UNIFORM PLUMBING CODE, 2021 EDITION
MECHANICAL CODE:	INTERNATIONAL MECHANICAL CODE, 2021 EDITION
ELECTRICAL CODE:	NATIONAL ELECTRICAL CODE, 2020 EDITION
ENERGY CODE:	INTERNATIONAL ENERGY CONSERVATION CODE, 2021 EDITION
ELEVATORS:	ASME A17.1, 2019 EDITION

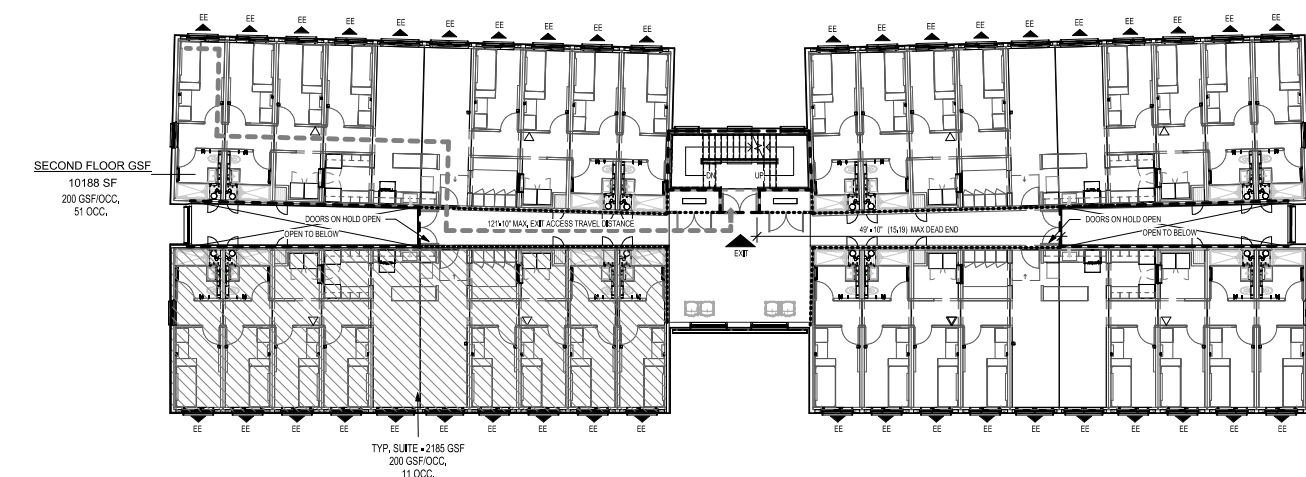
310 OCCUPANCY CLASSIFICATION:	R-2
CONSTRUCTION TYPE:	TYPE V-B (STR. SPRINKLERED)
503.1 ALLOWABLE HEIGHT:	60'
504.4 ALLOWABLE STORES:	3
506.2.1 BUILDING AREA:	A ₁ = A ₁ + (NS - N) 12,250 SF/FLOOR
506.2 ALLOWABLE AREA FACTOR:	7.00
506.3 FRONTAGE INCREASE FACTOR:	0.75

601 FIRE RESISTANCE RATINGS:	PRIMARY STRUCTURAL FRAME	0
	EXTERIOR BEARING WALLS	0
	INTERIOR BEARING WALLS	0
	EXTERIOR NON-BEARING WALLS	0
	INTERIOR NON-BEARING WALLS	0
	FLOOR CONSTRUCTION	0
	ROOF CONSTRUCTION	0

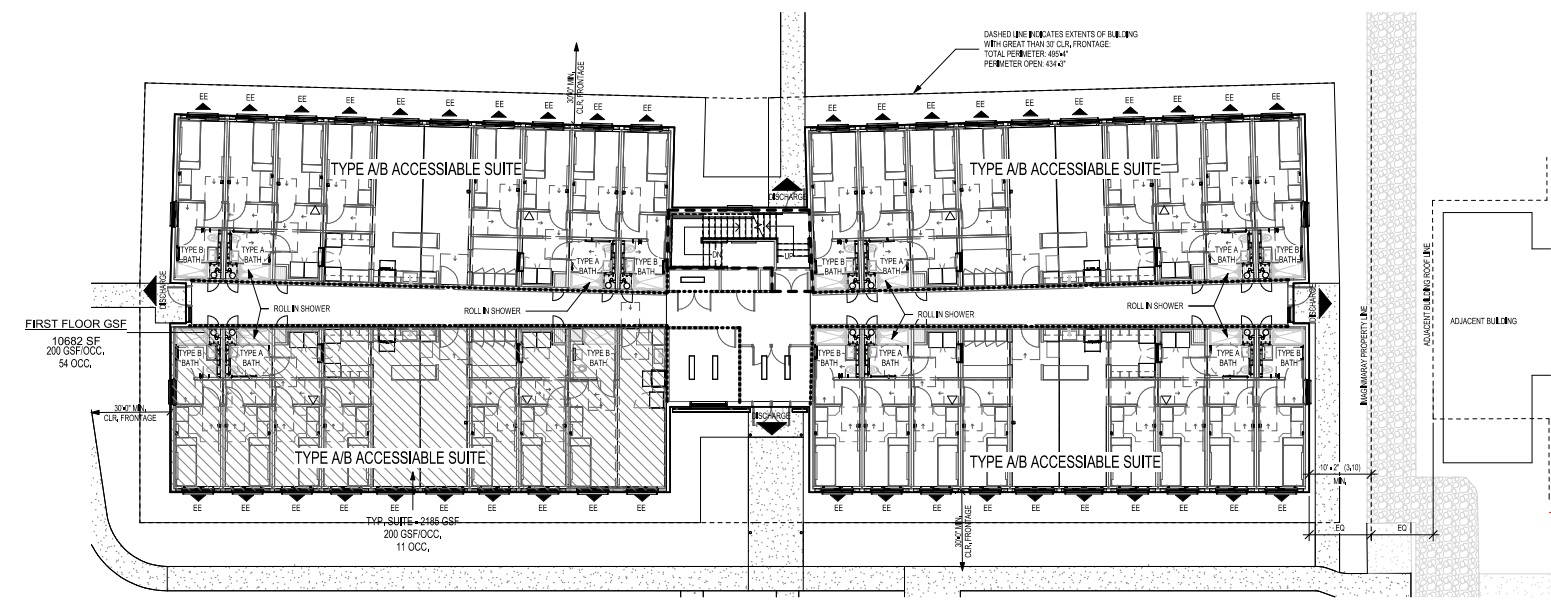
708 FIRE PARTITIONS:	CORRIDOR WALLS: 30 MIN RATED PARTITION
	DWELLING UNIT WALLS: 30 MIN RATED PARTITION
712.4.3 FLOOR AND ROOF ASSEMBLIES:	HORIZONTAL ASSEMBLIES: 30 MIN FIRE RESISTANCE RATED
713 SHAFT ENCLOSURE:	1 HOUR FIRE RESISTANCE RATED
801.3 INTERIOR FINISH REQUIREMENTS:	INTERIOR SURFACES IN COMMON AREAS: C
	CORRIDORS & ENCLOSURES FOR EXIT ACCESS: C
	ROOMS AND ENCLOSED SPACES: C



③ LIFE SAFETY - LEVEL 03
3/32" = 1'-0"



② LIFE SAFETY - LEVEL 02
3/32" = 1'-0"



① LIFE SAFETY - LEVEL 01
3/32" = 1'-0"

CUP & BLR PERMIT

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

BUCKS T4 PHASE 3

885 SKY, MT 59720

NOT FOR CONSTRUCTION

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

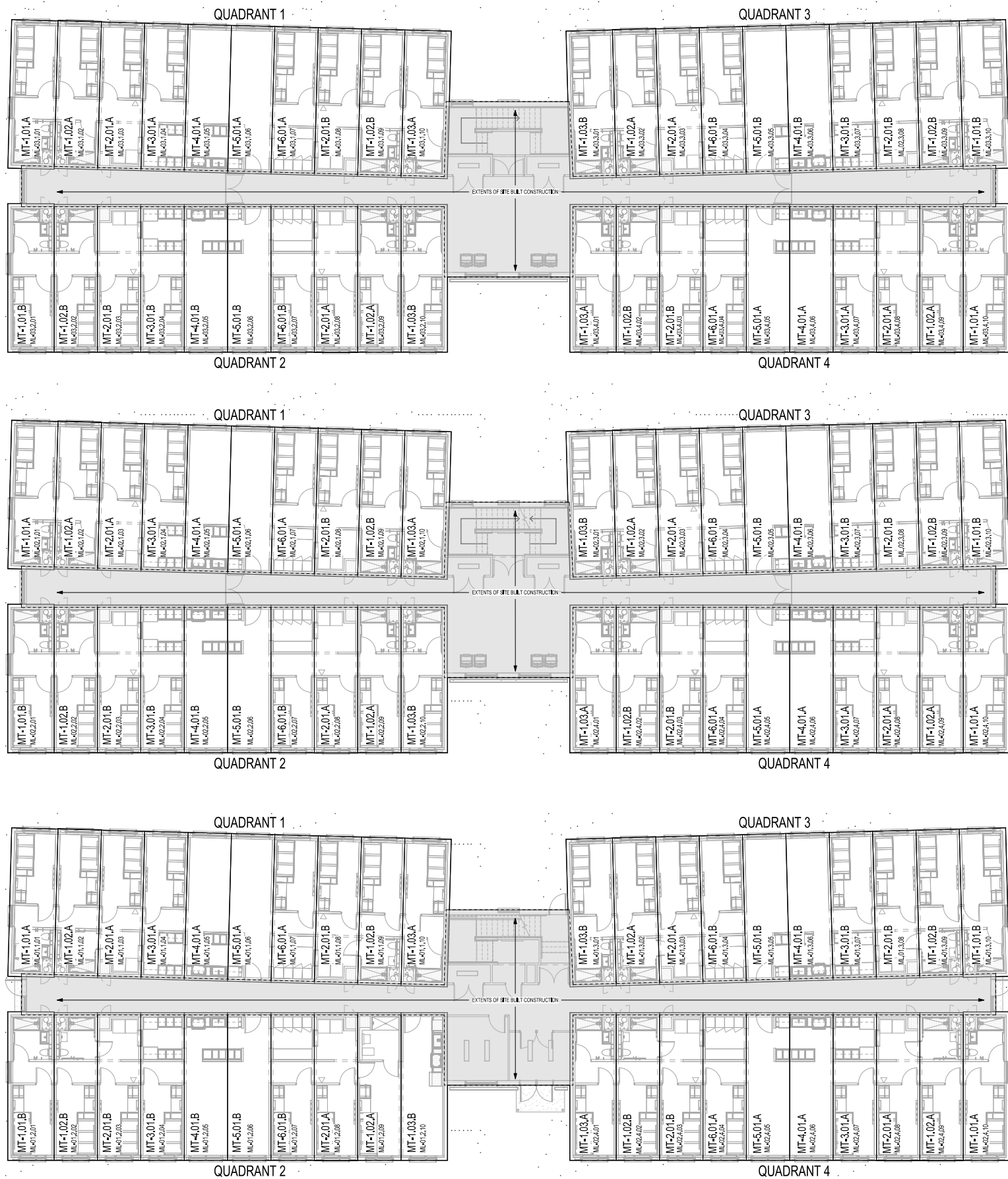
LIFE SAFETY

Number: A0.20

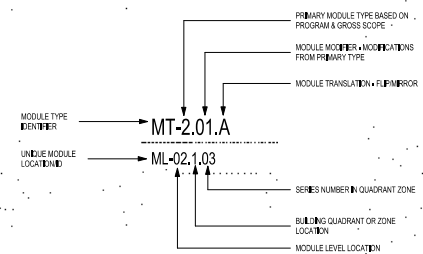
LEVEL 3

LEVEL 2

LEVEL 1



MODULE NAMING CONVENTION



MODULE TYPE SCHEDULE

MODULE TYPE	DESCRIPTION	STATUS	QUANTITY
MT-1 MODULE:			
MT-1.01.A	BEDHALLBATH	OUTSIDE CORNER	ASTANDARD 4
MT-1.01.B	BEDHALLBATH	OUTSIDE CORNER	SHIPPED 4
MT-1.02.A	BEDHALLBATH	INTERIOR MODULE	ASTANDARD 8
MT-1.02.B	BEDHALLBATH	INTERIOR MODULE	SHIPPED 8
MT-1.03.A	BEDHALLBATH	INSIDE CORNER	ASTANDARD 4
MT-1.03.B	BEDHALLBATH	INSIDE CORNER	SHIPPED 4
MT-1.04.A	BEDHALLBATH	OUTSIDE CORNERACCESSIBLE	ASTANDARD 2
MT-1.04.B	BEDHALLBATH	OUTSIDE CORNERACCESSIBLE	SHIPPED 2
MT-1.05.A	BEDHALLBATH	INTERIOR MODULEACCESSIBLE	ASTANDARD 4
MT-1.05.B	BEDHALLBATH	INTERIOR MODULEACCESSIBLE	SHIPPED 4
MT-1.06.A	BEDHALLBATH	INSIDE CORNERACCESSIBLE	ASTANDARD 2
MT-1.06.B	BEDHALLBATH	INSIDE CORNERACCESSIBLE	SHIPPED 2
MT-1 MODULE TOTAL: 48			
MT-2 MODULE:			
MT-2.01.A	BEDHALLLAUNDRY	TYPICAL	ASTANDARD 8
MT-2.01.B	BEDHALLLAUNDRY	TYPICAL	SHIPPED 8
MT-2.02.A	BEDHALLLAUNDRY	ACCESSIBLE	ASTANDARD 4
MT-2.02.B	BEDHALLLAUNDRY	ACCESSIBLE	SHIPPED 4
MT-2 MODULE TOTAL: 24			
MT-3 MODULE:			
MT-3.01.A	BEDHALLMID	TYPICAL	ASTANDARD 4
MT-3.01.B	BEDHALLMID	TYPICAL	SHIPPED 4
MT-3.02.A	BEDHALLMID	ACCESSIBLE	ASTANDARD 2
MT-3.02.B	BEDHALLMID	ACCESSIBLE	SHIPPED 2
MT-3 MODULE TOTAL: 12			
MT-4 MODULE:			
MT-4.01.A	UNIFORMENTRY	TYPICAL	ASTANDARD 6
MT-4.01.B	UNIFORMENTRY	TYPICAL	SHIPPED 6
MT-4 MODULE TOTAL: 12			
MT-5 MODULE:			
MT-5.01.A	UNIFORMENTRY	TYPICAL	ASTANDARD 6
MT-5.01.B	UNIFORMENTRY	TYPICAL	SHIPPED 6
MT-5 MODULE TOTAL: 12			
MT-6 MODULE:			
MT-6.01.A	BEDHALLPANTRY	TYPICAL	ASTANDARD 4
MT-6.01.B	BEDHALLPANTRY	TYPICAL	SHIPPED 4
MT-6.02.A	BEDHALLPANTRY	ACCESSIBLE	ASTANDARD 2
MT-6.02.B	BEDHALLPANTRY	ACCESSIBLE	SHIPPED 2
MT-6 MODULE TOTAL: 12			

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CUP & BLR PERMIT

Issues:

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

BUCKS T4 PHASE 3

BIG SKY, MT 59720

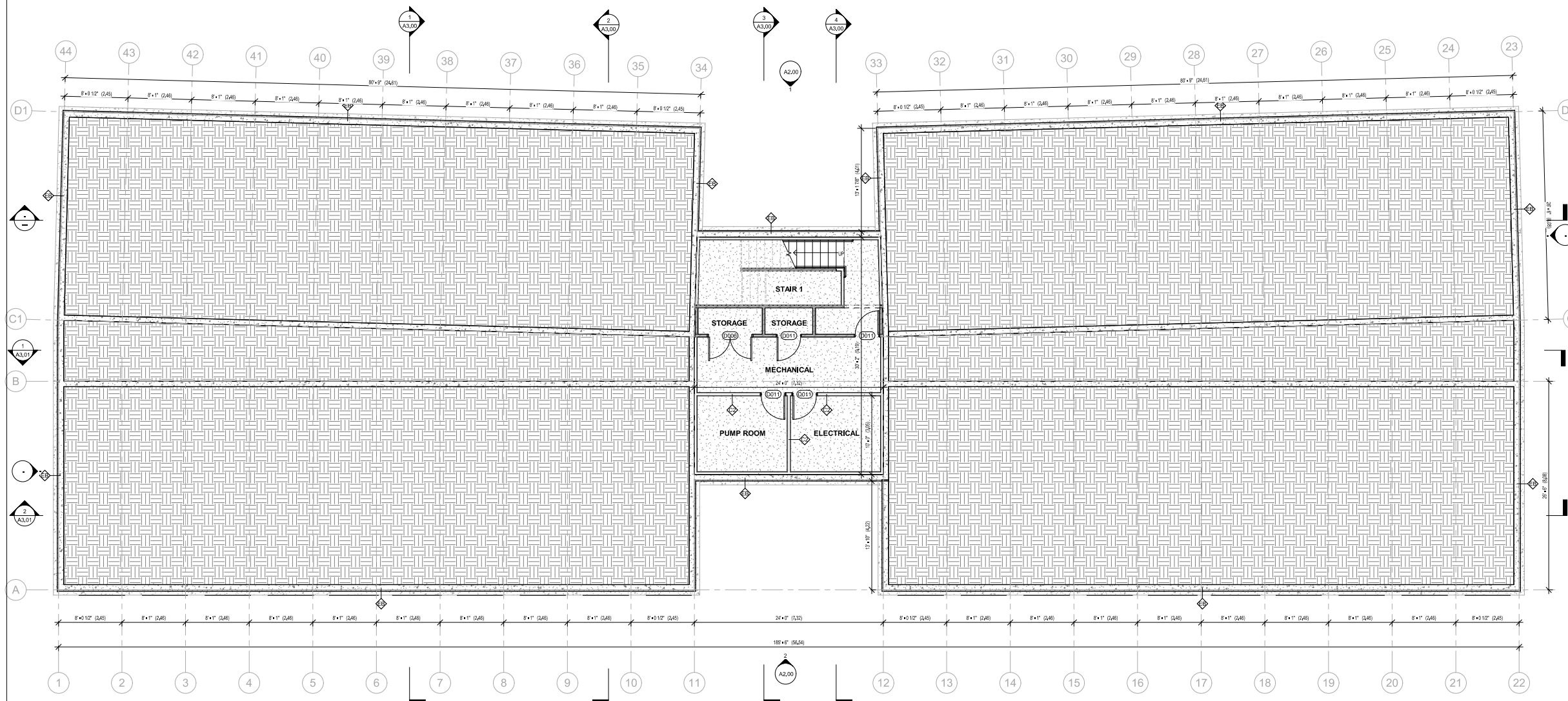
NOT FOR CONSTRUCTION

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

MODULE KEY PLAN

A0.30

NOT FOR CONSTRUCTION



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

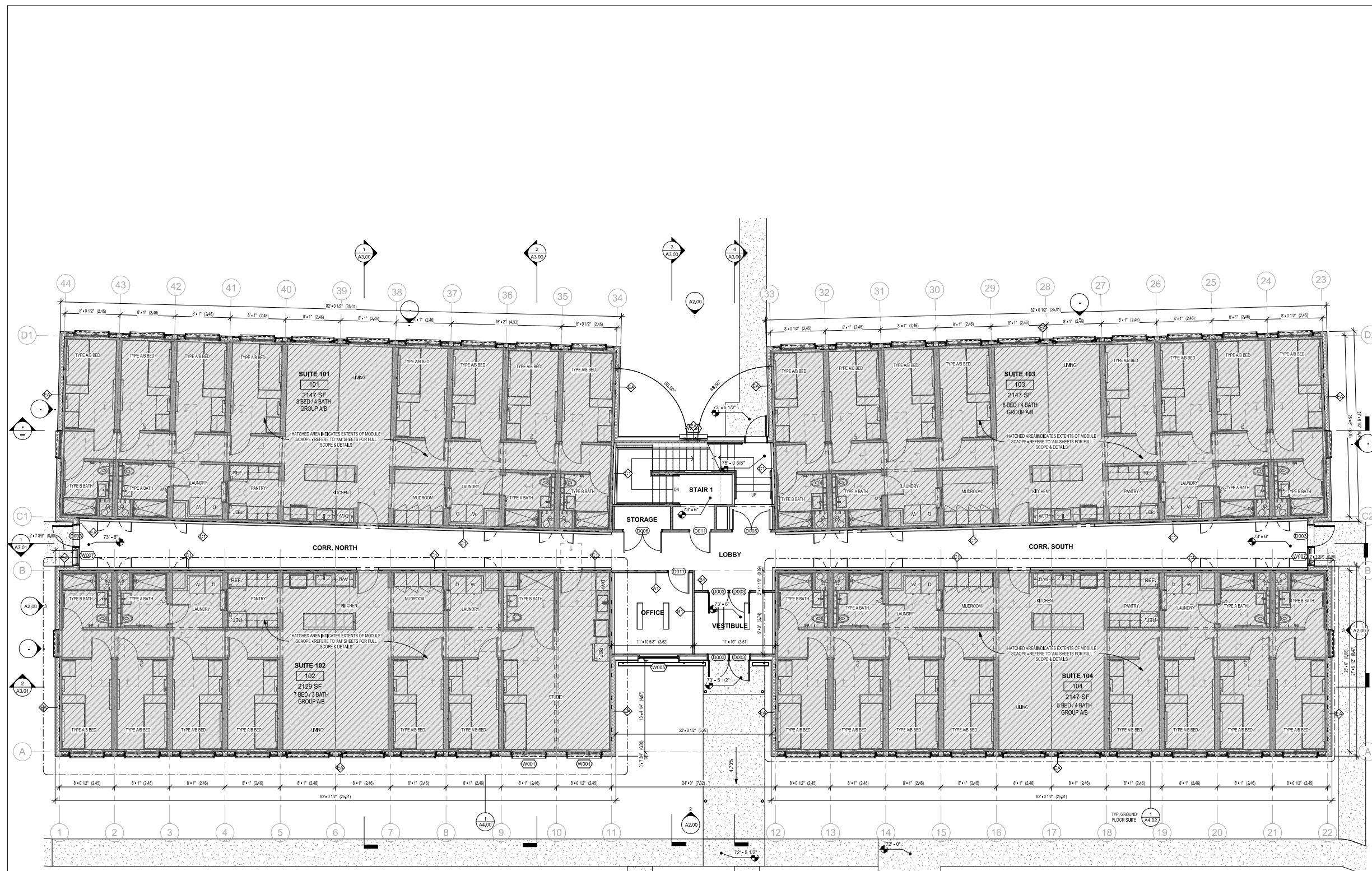
CUP & BLR PERMIT PACKAGE

Scale: 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:

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

BUCKS T4 PHASE 3

BIG SKY, MT 59720

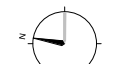
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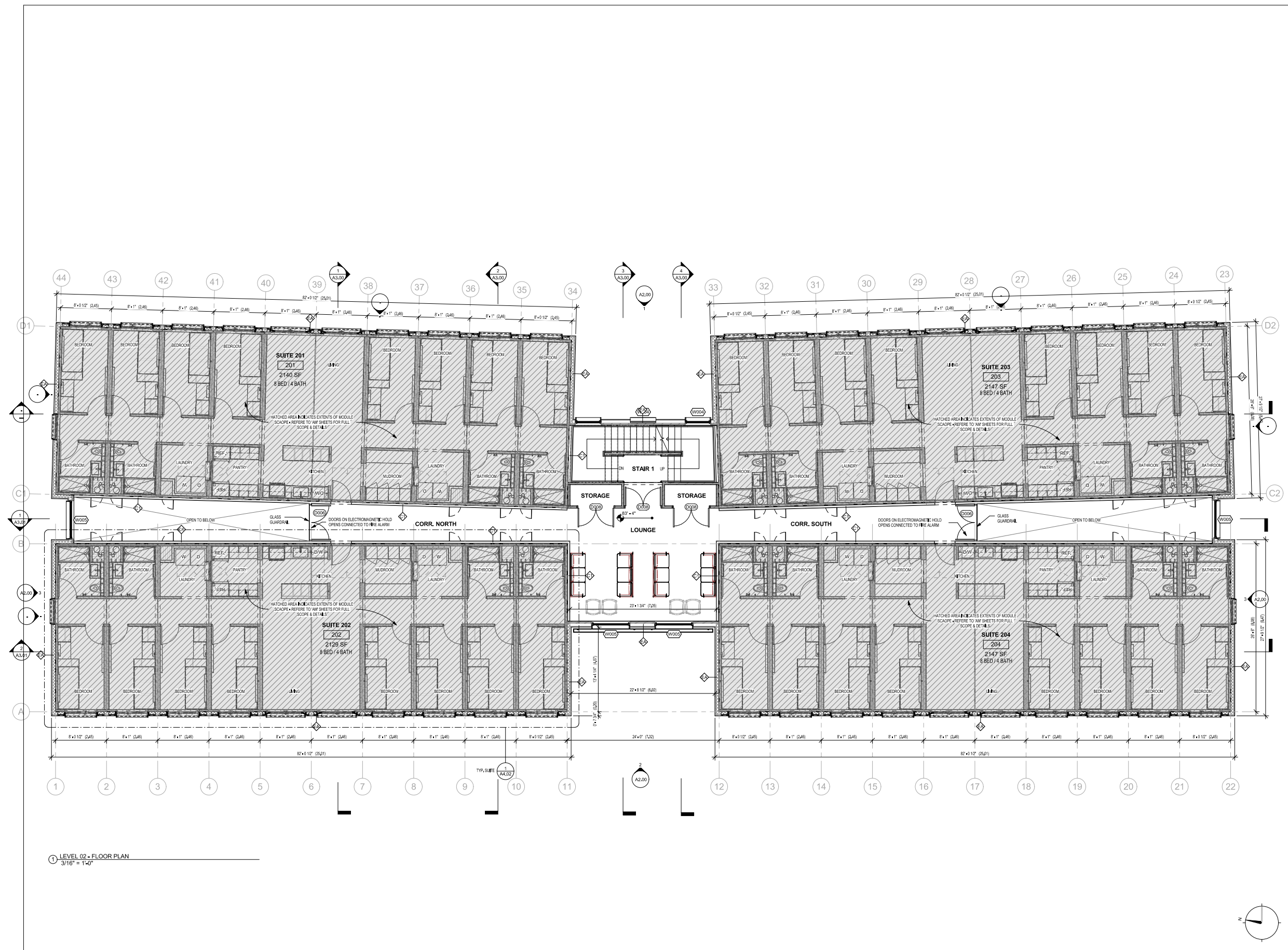
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CUP & BLR PERMIT PACKAGE
3/16" = 1'-0"

LEVEL 01 FLOOR PLAN

Number: A1.01

NOT FOR CONSTRUCTION





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

CUP & BLR PERMIT

Issues:

Issue No.	Date	Description
1	12/22/2022	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

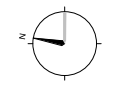
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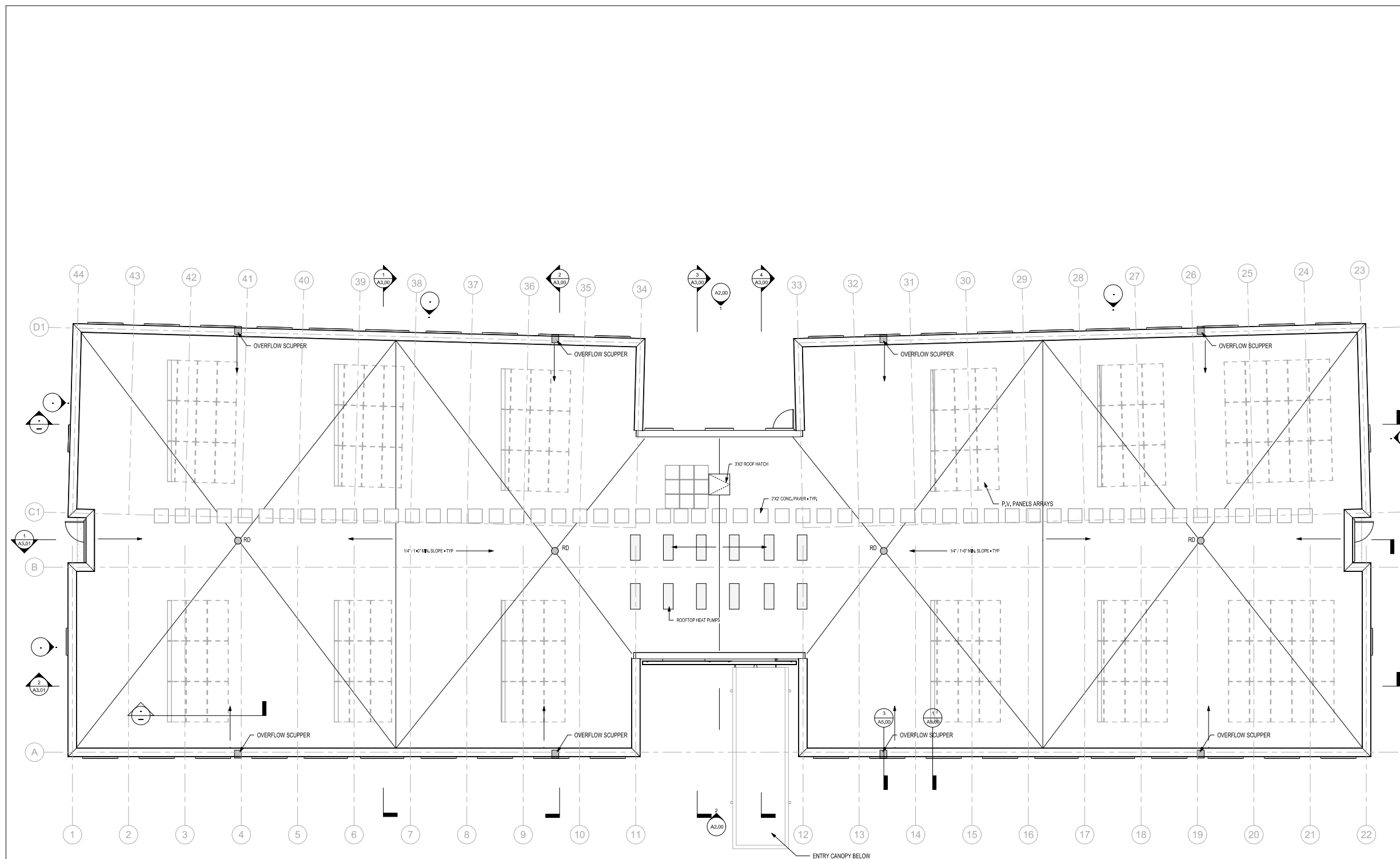
3/16" = 1'-0"

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

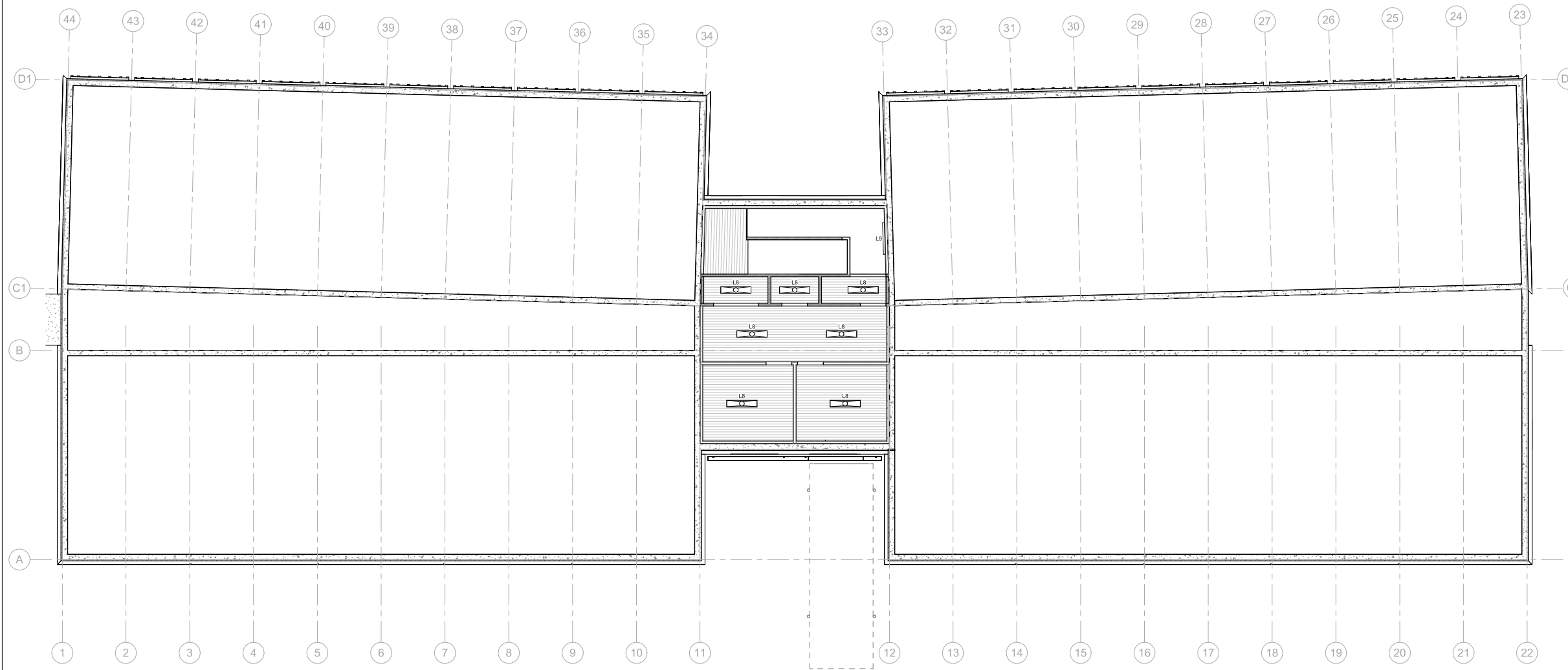
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CUP & BLR PERMIT PACKAGE
Scale: 3/16" = 1'-0"

ROOF PLAN

Number: **A1.04**



NOT FOR CONSTRUCTION



① BASEMENT - RCP
3/16" = 1'-0"

Issue	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

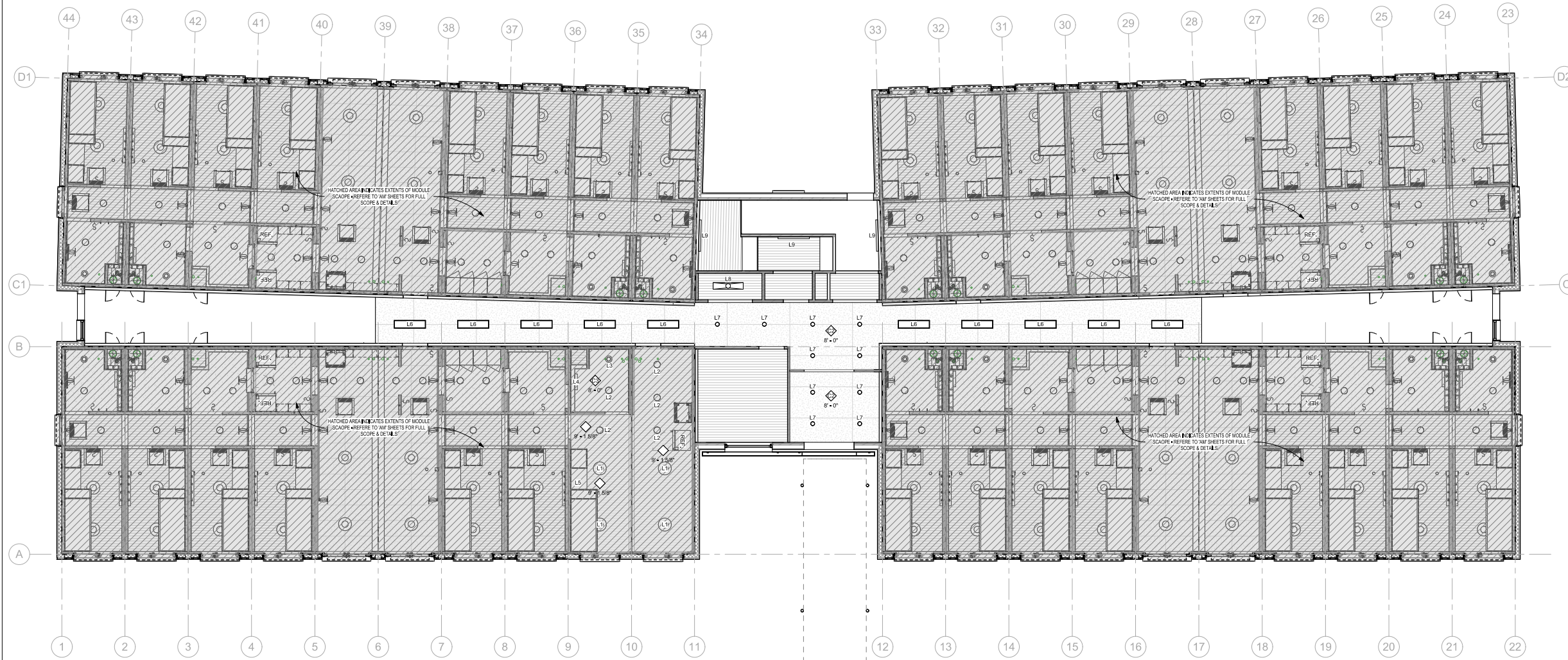
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① LEVEL 01 - RCP
3/16" = 1'-0"

CUP & BLR PERMIT

Issues:

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

BUCKS T4 PHASE 3

BIG SKY, MT 59720

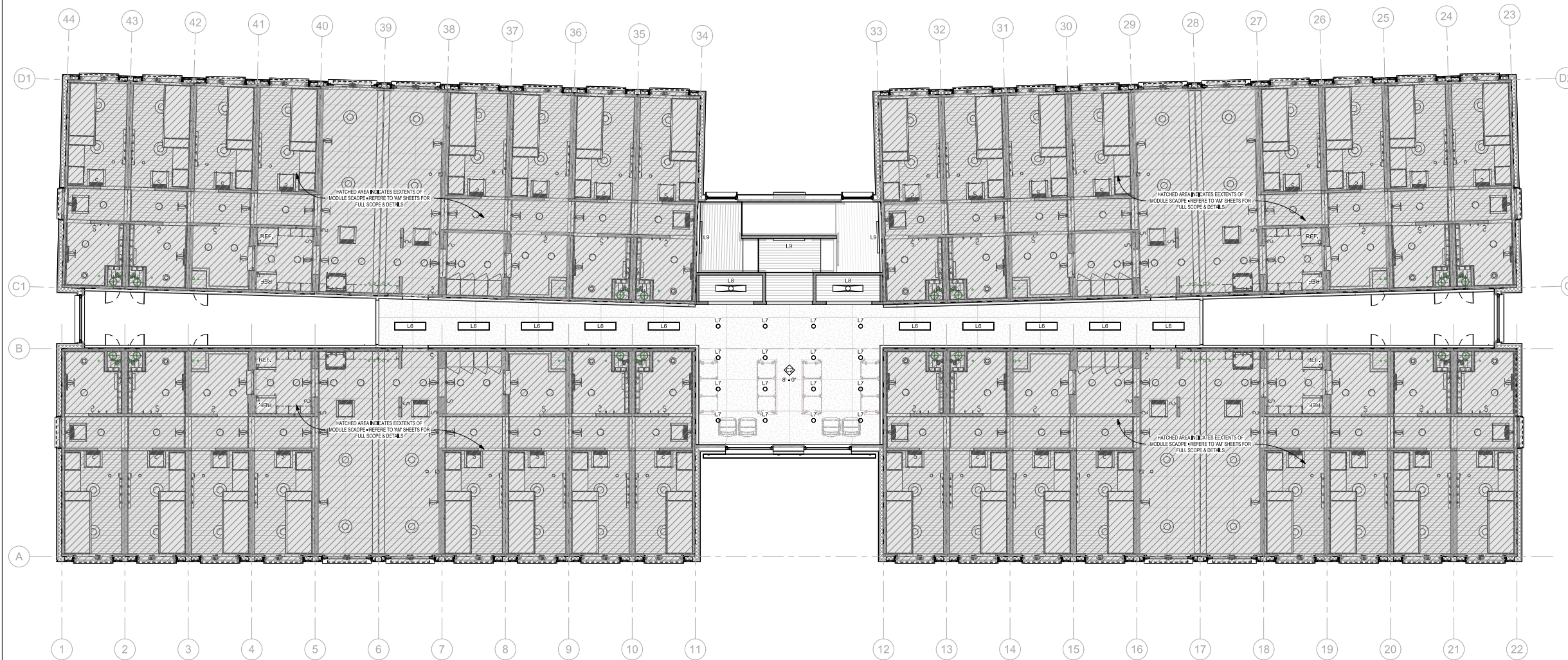
NOT FOR CONSTRUCTION

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

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

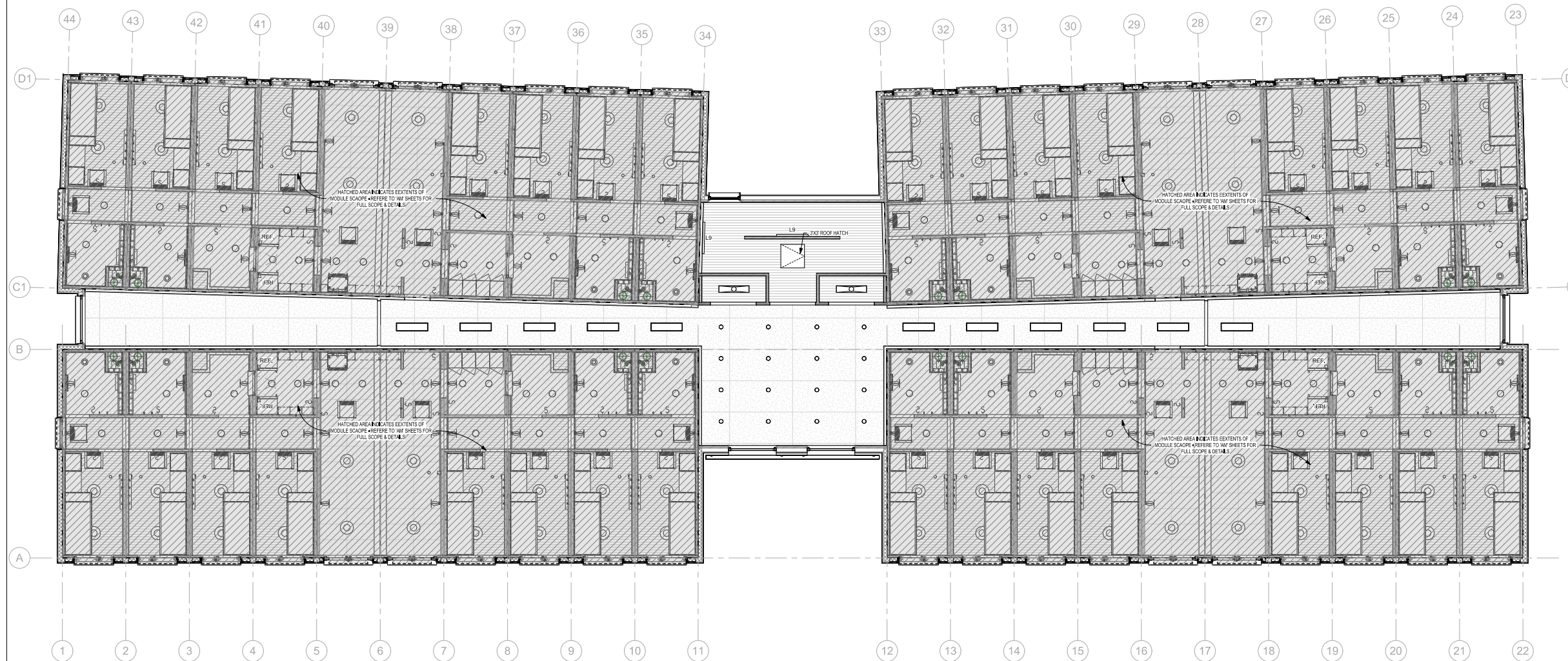
NOT FOR CONSTRUCTION

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	Number
12/22/2022	1	CUP & BLR PERMIT

BUCKS T4 PHASE 3

BIG SKY, MT 59720

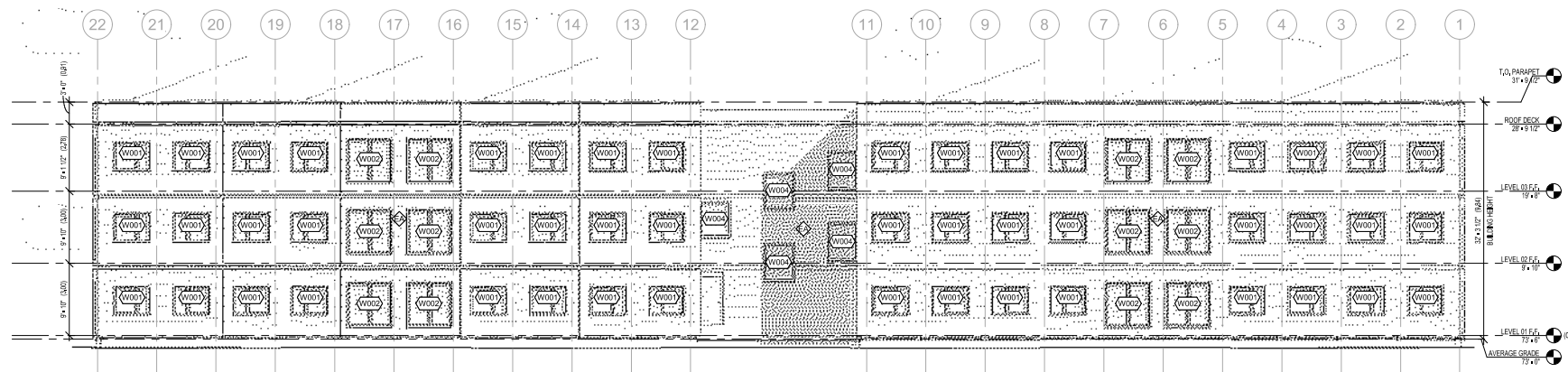
NOT FOR CONSTRUCTION

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

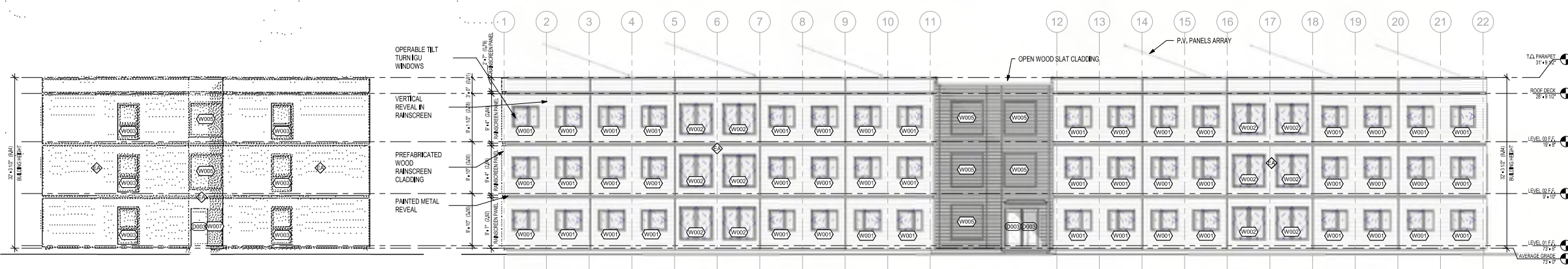
LEVEL 03 - REFLECTED CEILING PLAN

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:

Date	Issue
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:

1/8" = 1'-0"

BUILDING ELEVATIONS

Number:

A2.00

NOT FOR CONSTRUCTION

CUP & BLR PERMIT

Issues:

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

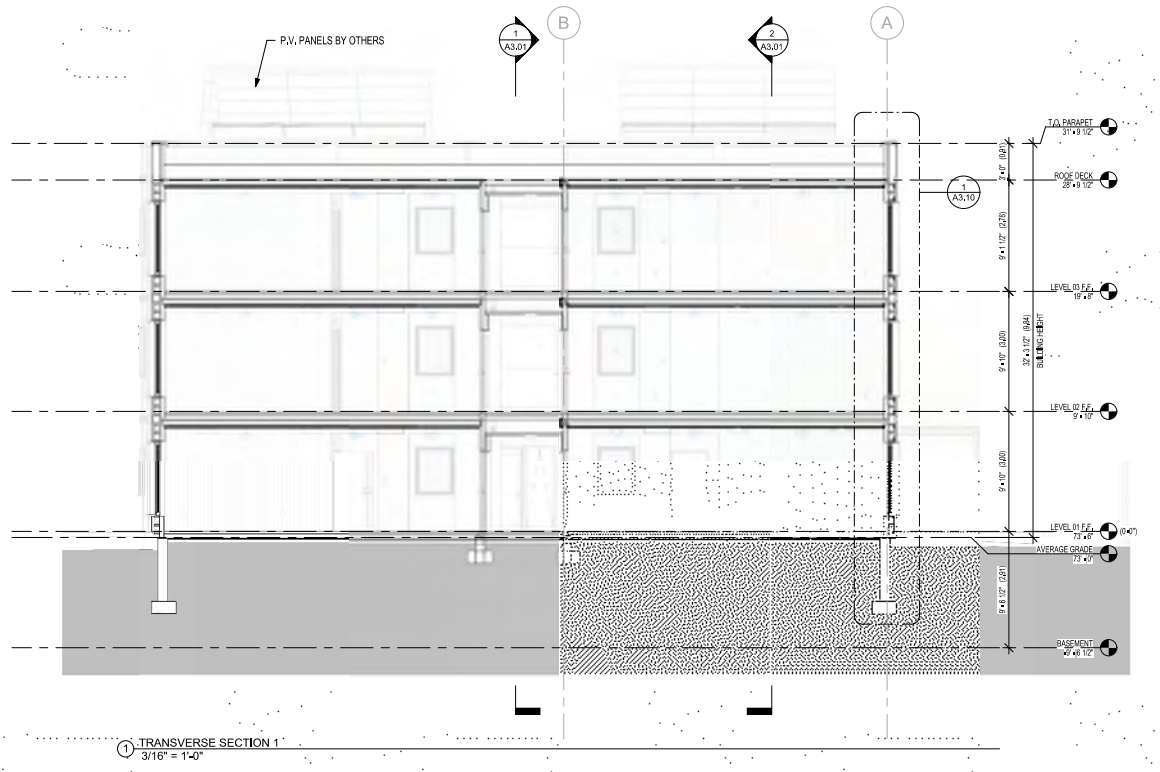
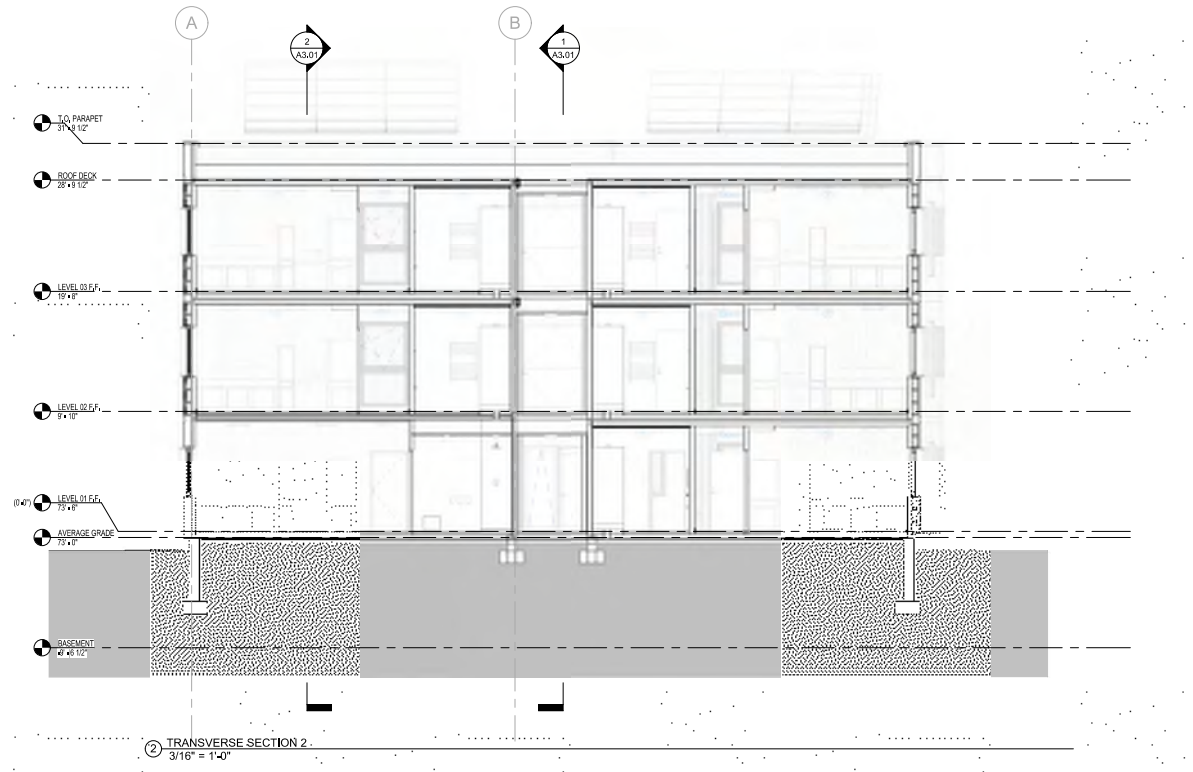
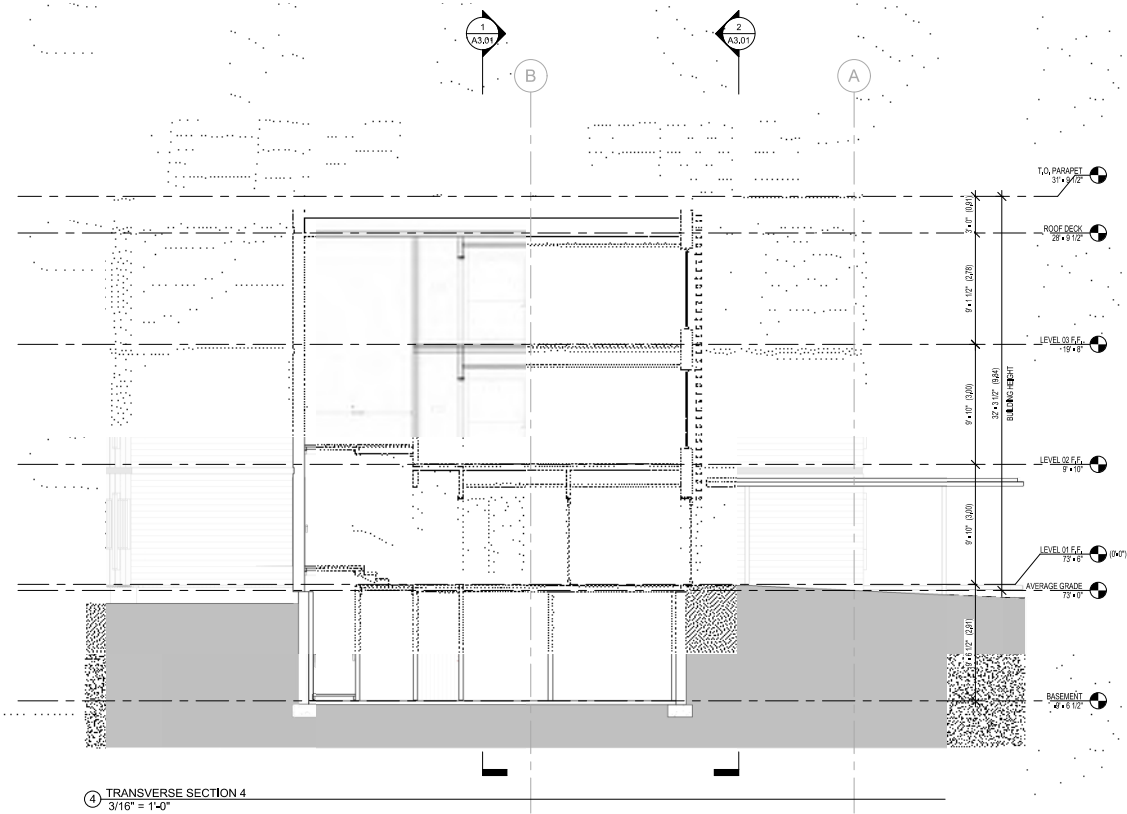
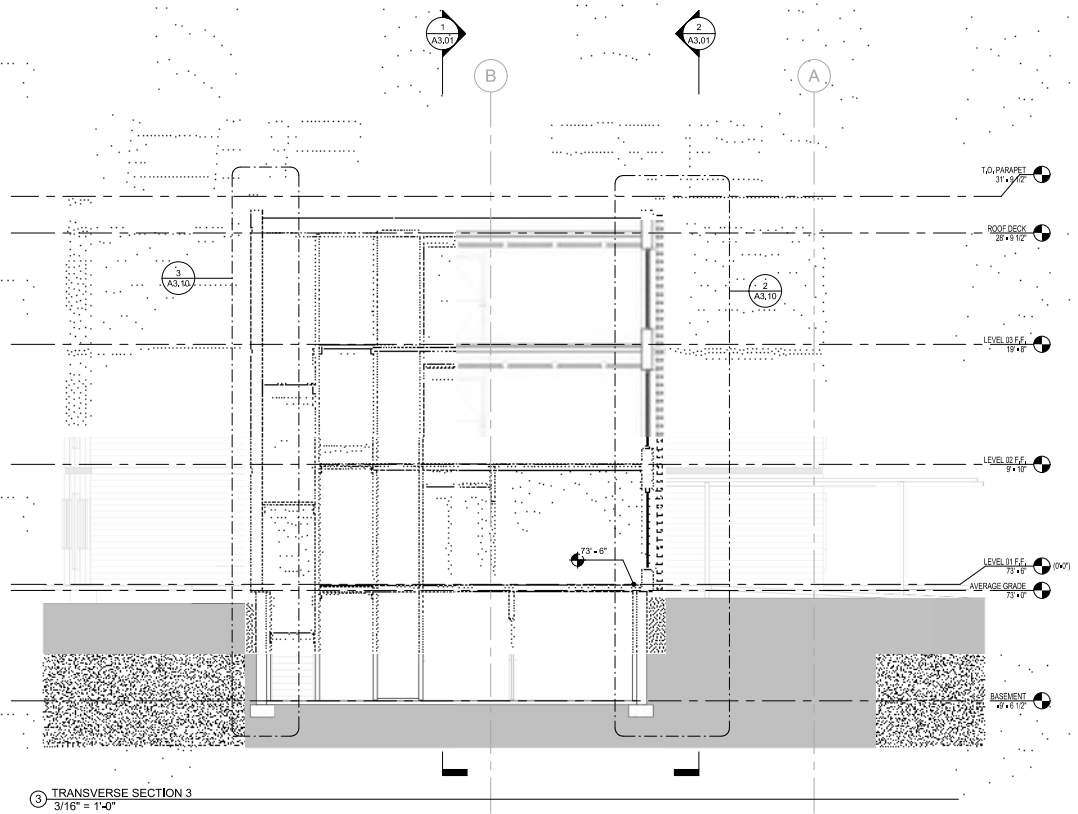
CUP & BLR PERMIT PACKAGE

Scale:

3/16" = 1'-0"

BUILDING SECTIONS

Number
A3.00



NOT FOR CONSTRUCTION

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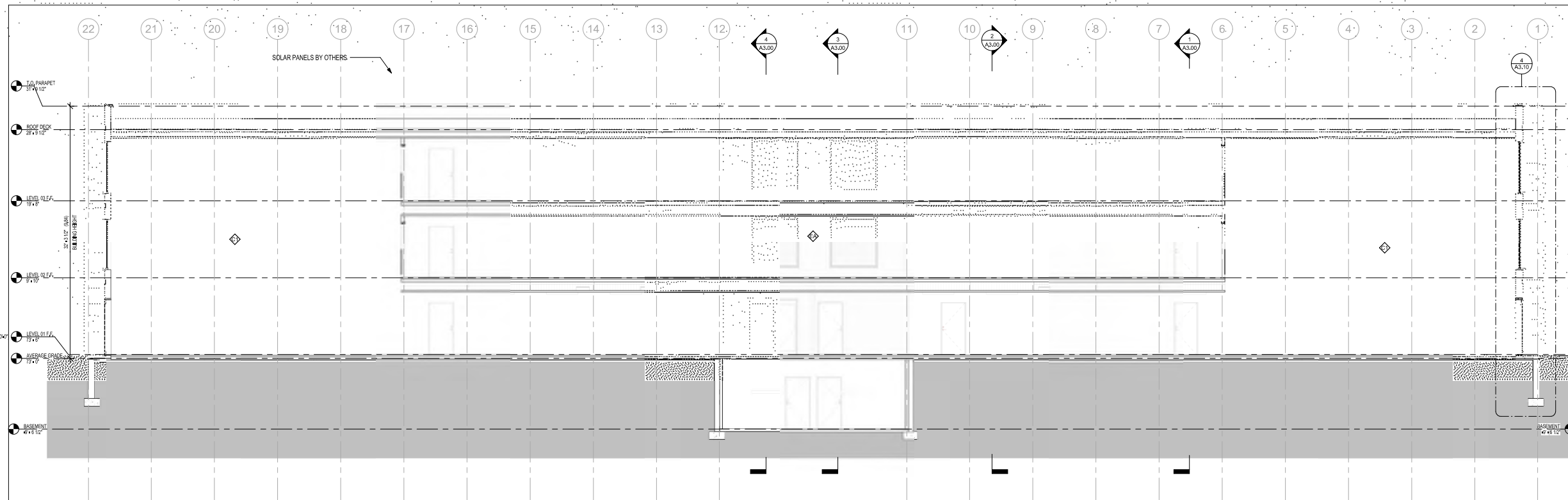
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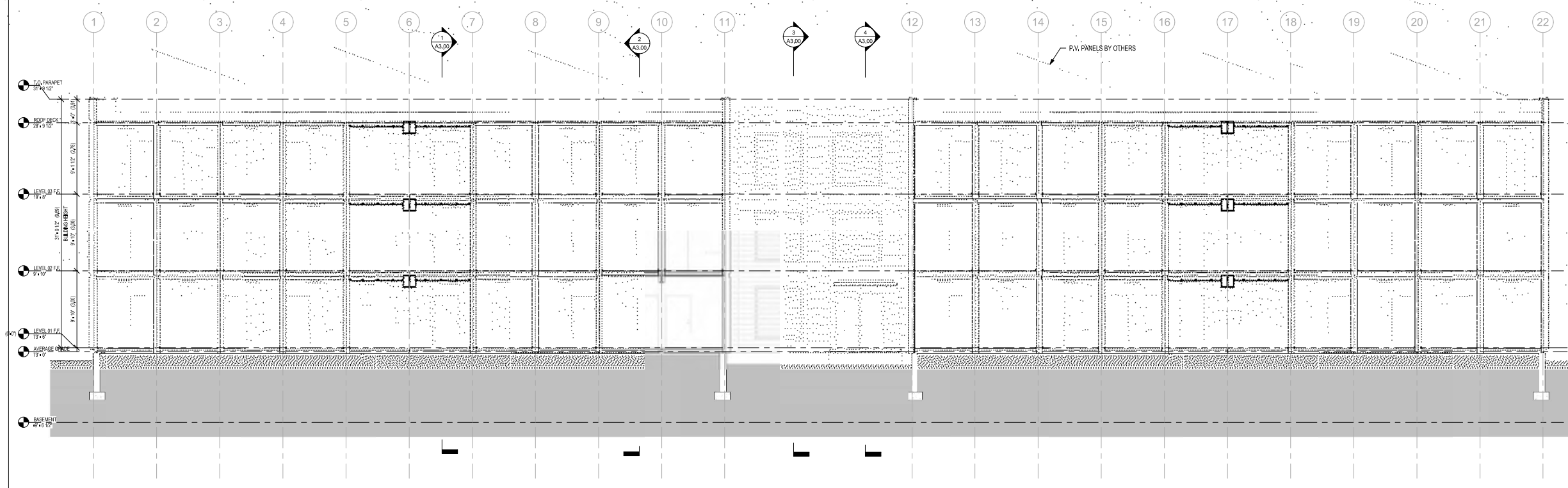
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Baltimore, MD 21211
T: 410-582-1936



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



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

CUP & BLR PERMIT

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

BUCKS T4 PHASE 3

BIG SKY, MT 59720

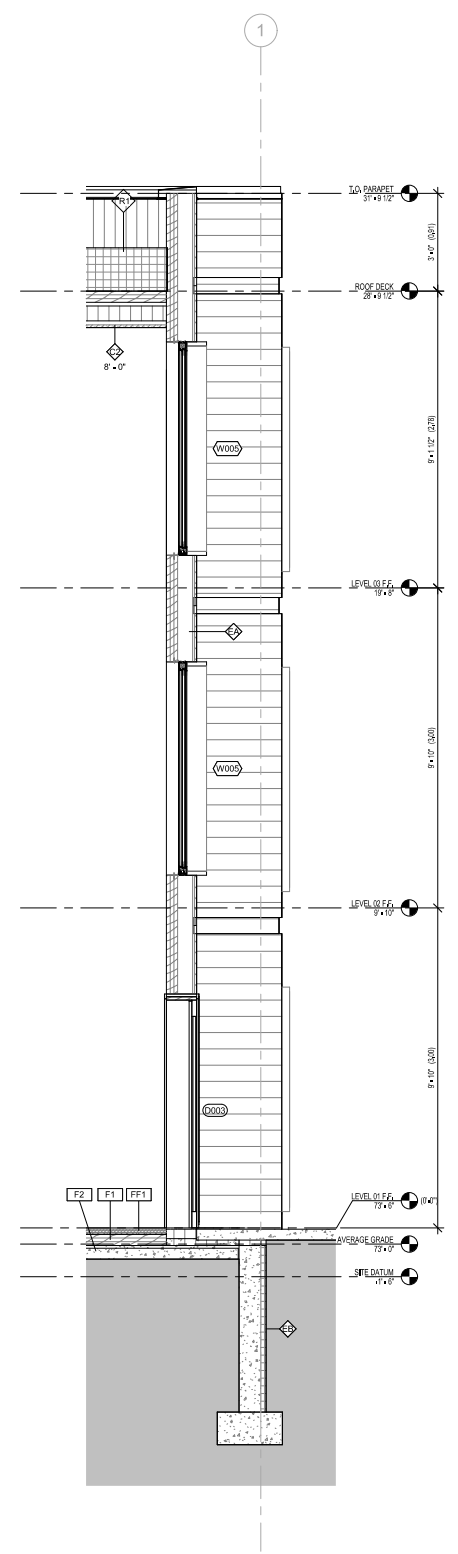
NOT FOR CONSTRUCTION

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

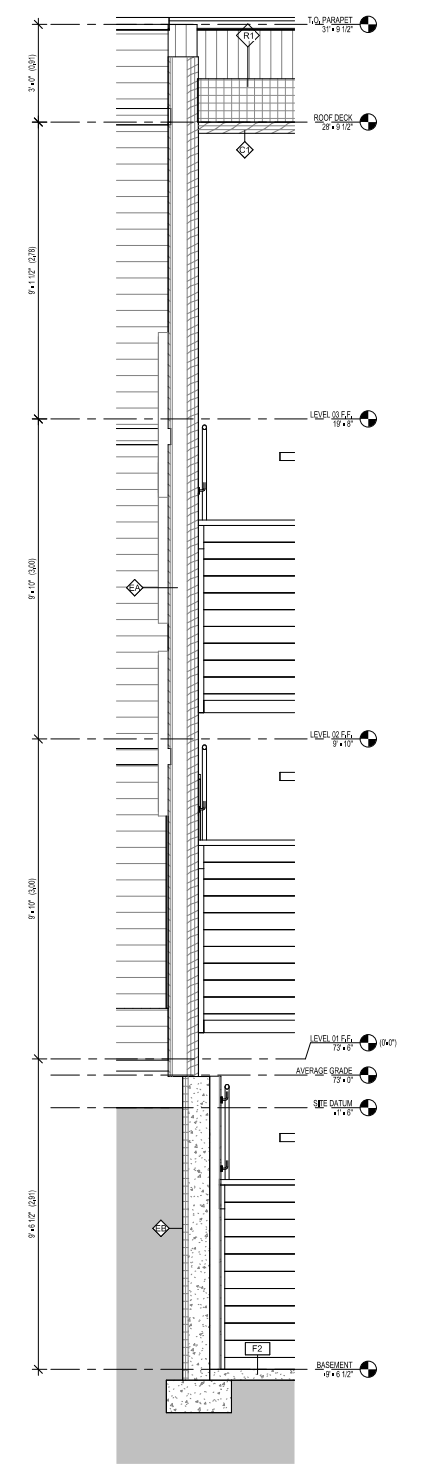
BUILDING SECTIONS

A3.01

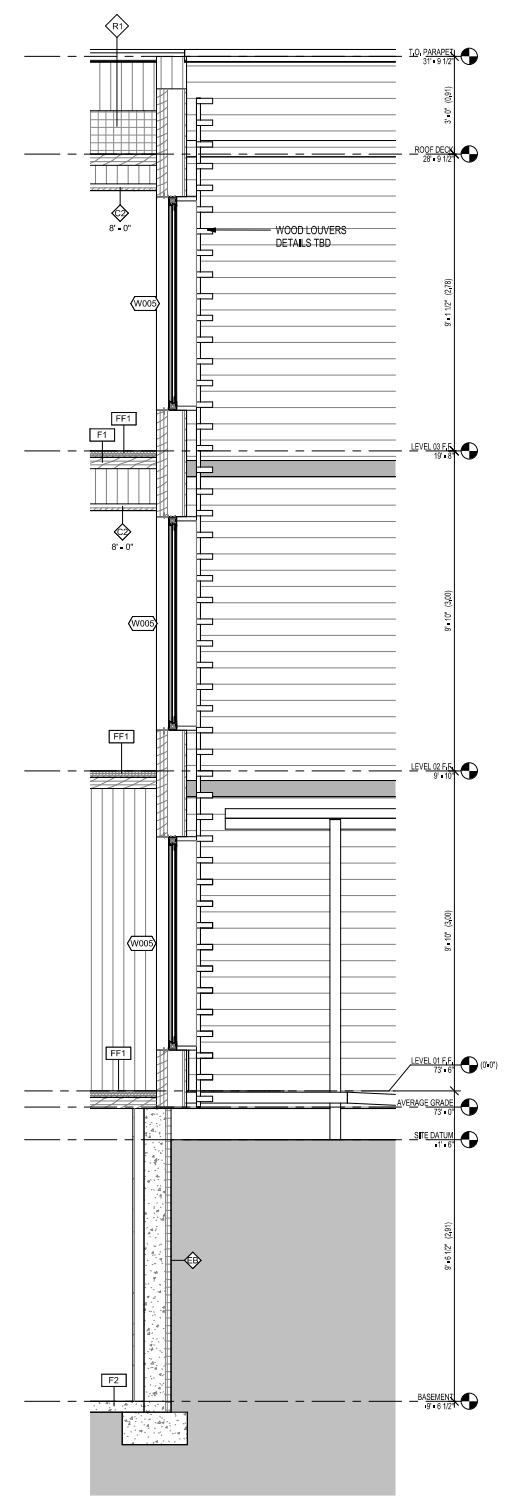
NOT FOR CONSTRUCTION



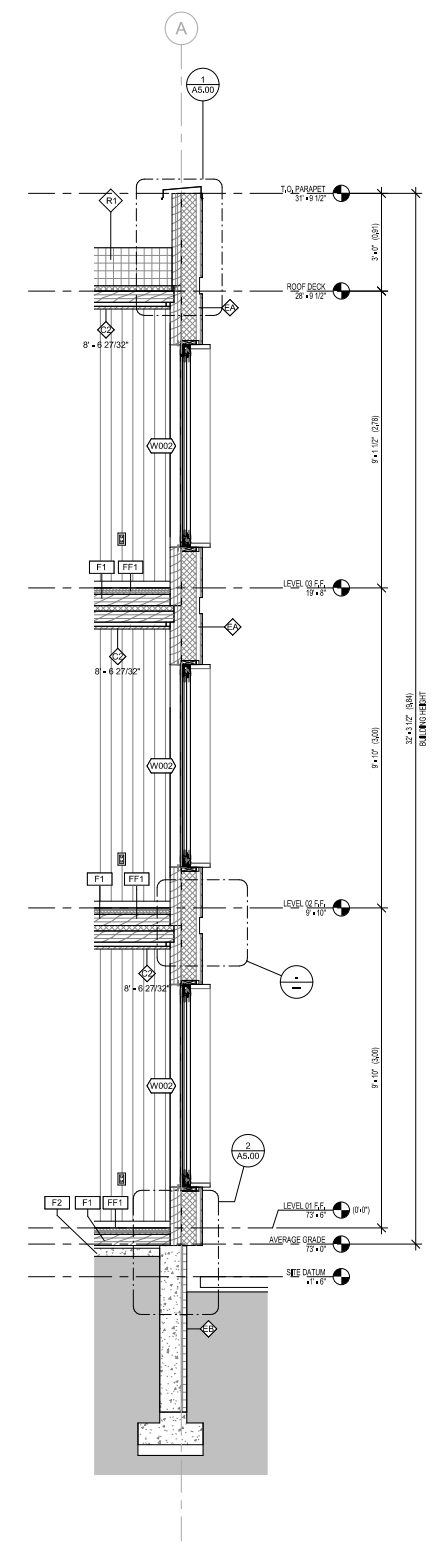
4 WALL SECTION @ CORRIDOR ENDS
1/2" = 1'-0"



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	

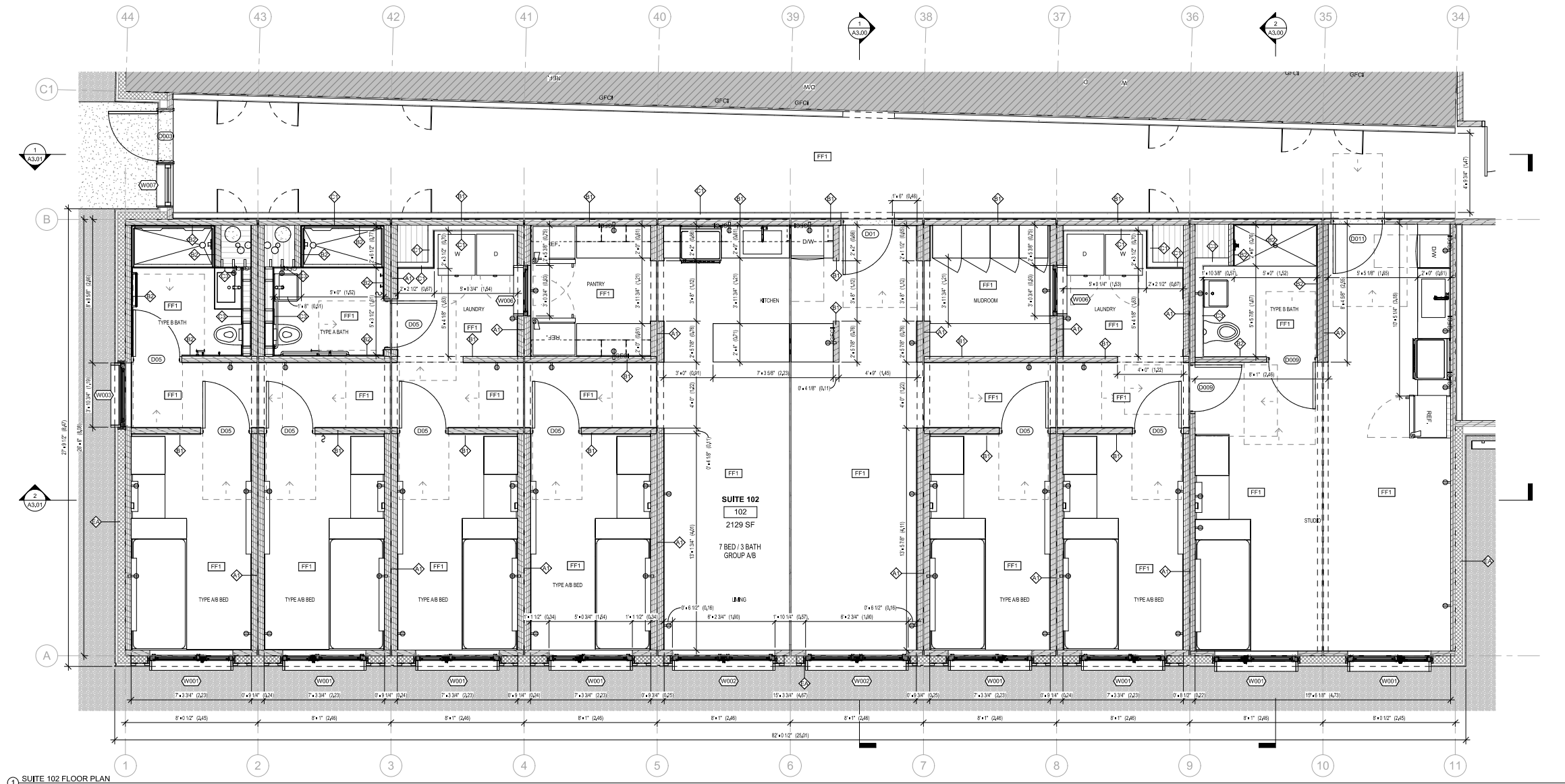
BUCKS T4 PHASE 3

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

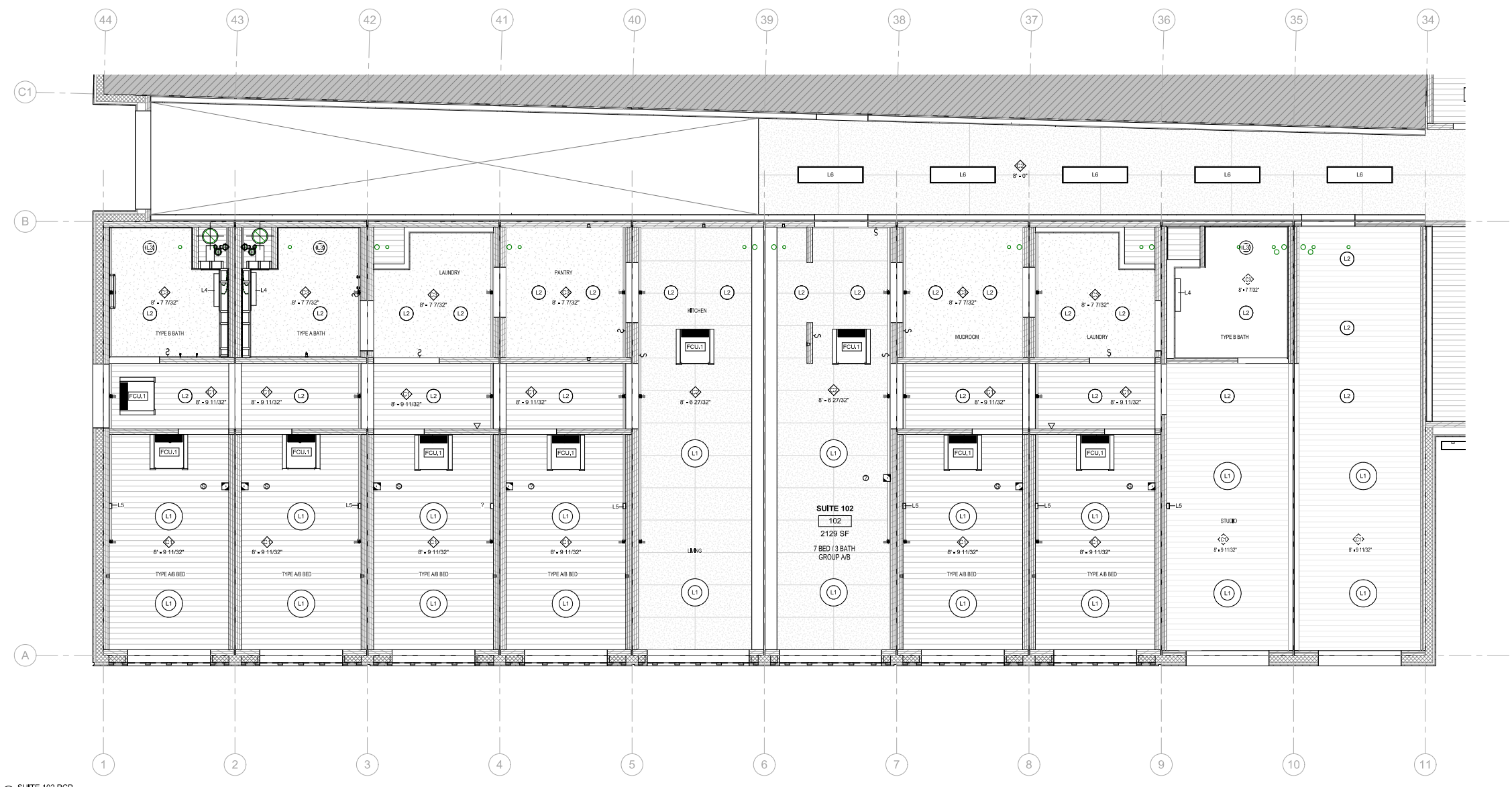
CUP & BLR PERMIT PACKAGE

3/8" = 1'-0"

SUITE 102 FLOOR PLAN

Number
A4.00

NOT FOR CONSTRUCTION



① SUITE 102 RCP
3/8" = 1'-0"

CUP & BLR PERMIT

Issue	Number	Description
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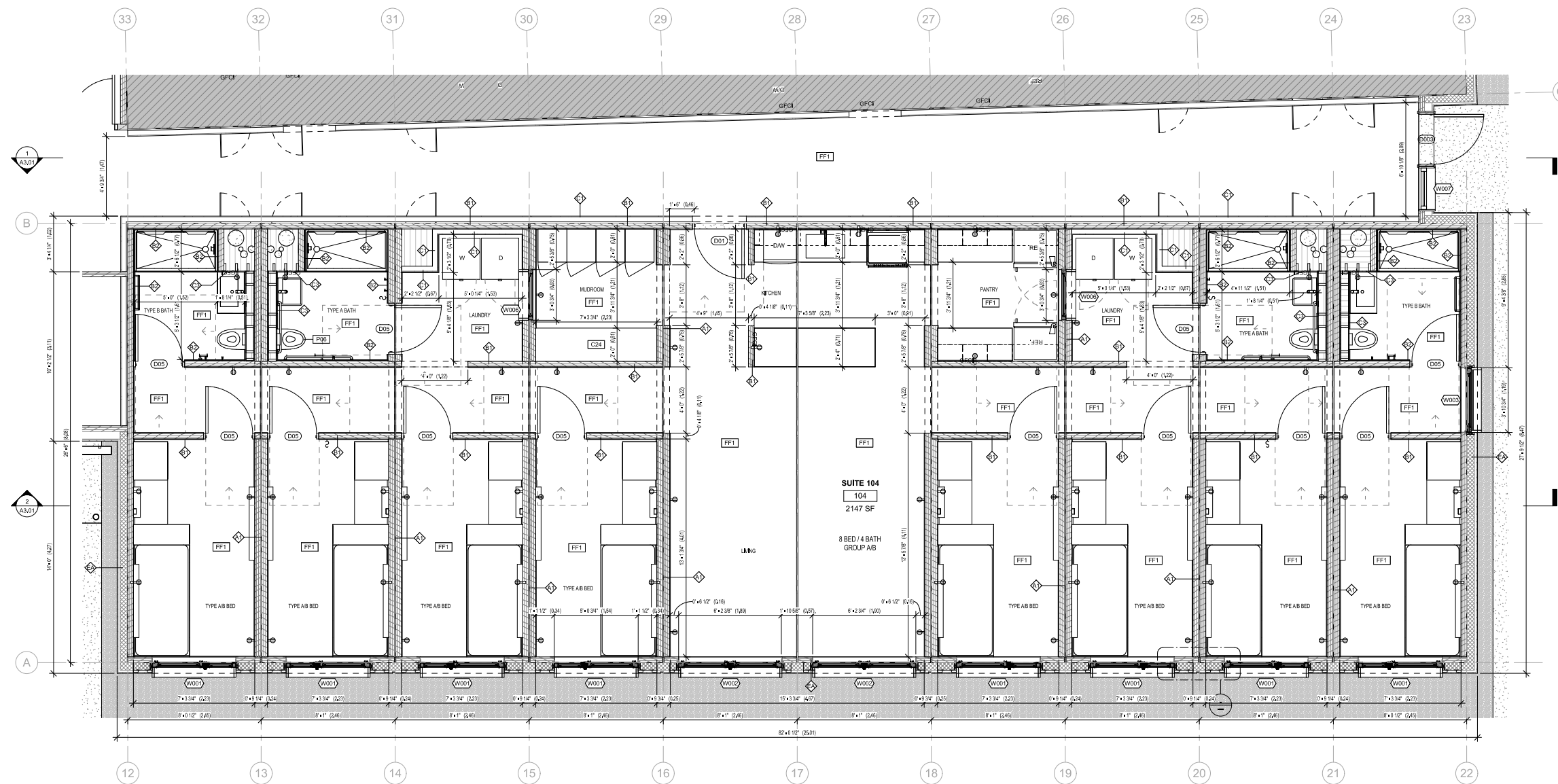
BUCKS T4 PHASE 3

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

Issues:

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:

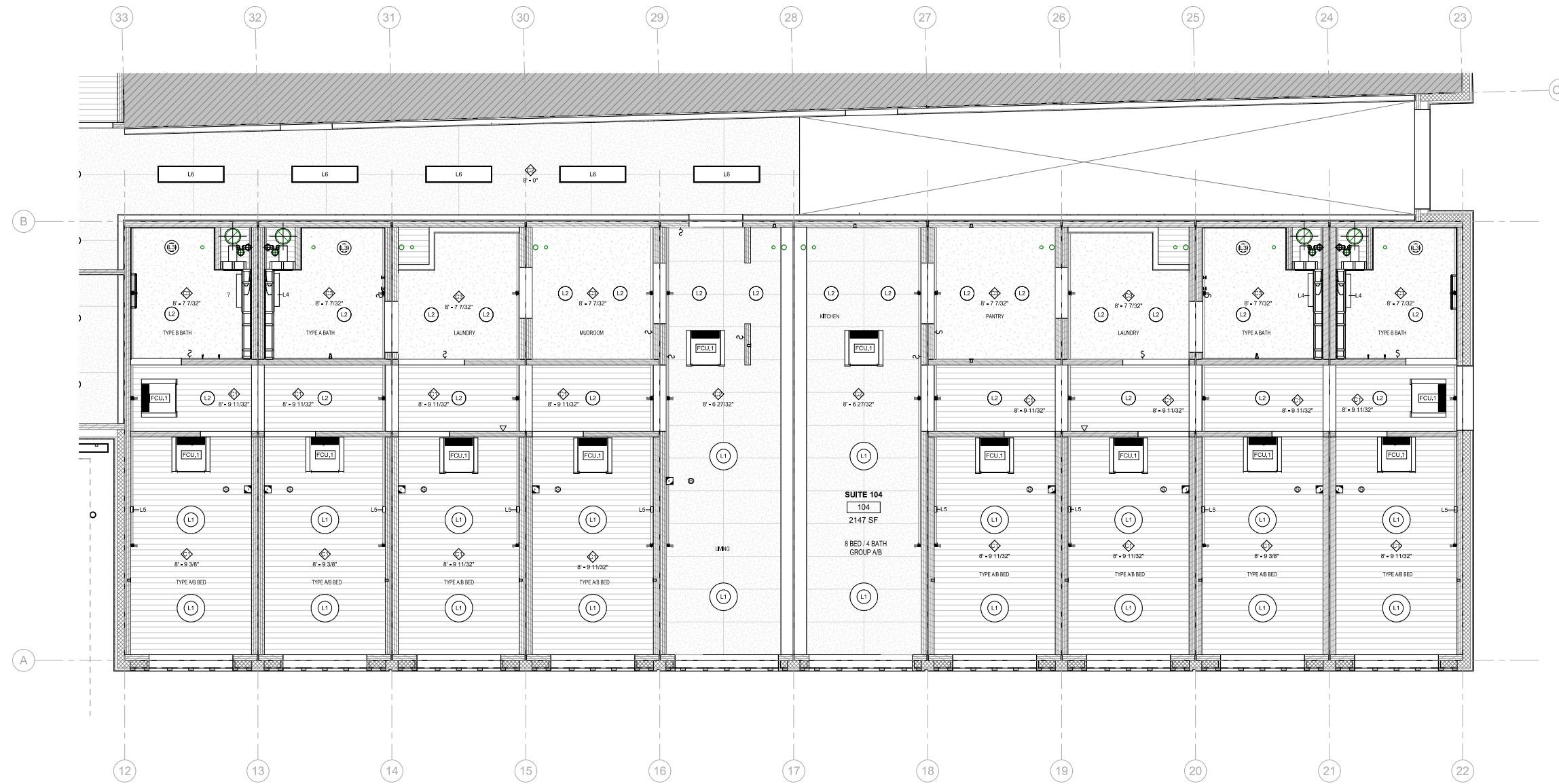
3/8" = 1'-0"

SUITE 104 FLOOR PLAN

Number:

A4.02

NOT FOR CONSTRUCTION



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

CUP & BLR PERMIT

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

BUCKS T4 PHASE 3

883 SKY, MT 59720

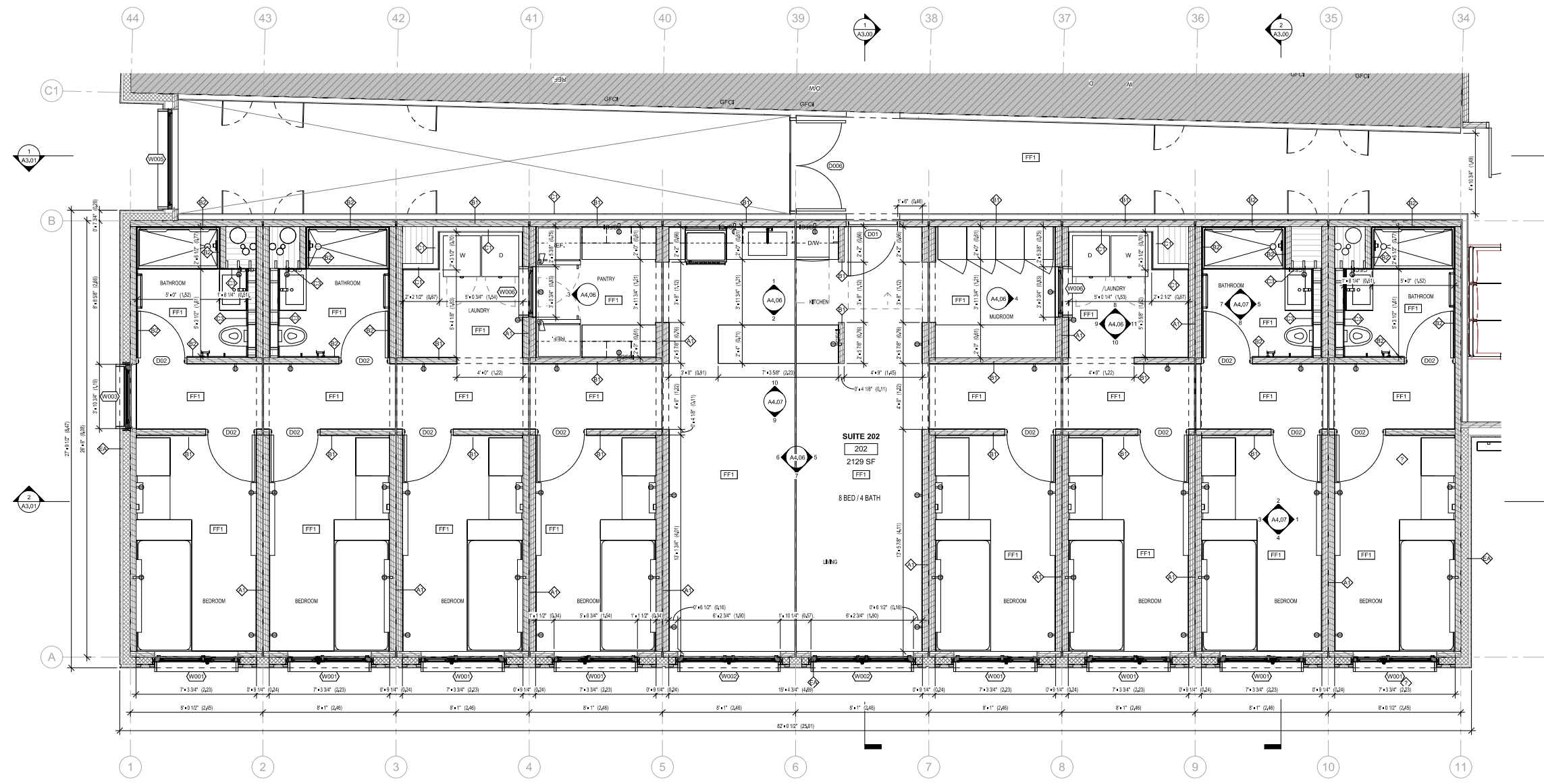
NOT FOR CONSTRUCTION

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

SUITE 104 RCP

Number
A4.03

NOT FOR CONSTRUCTION



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

CUP & BLR PERMIT

Issues:

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

BUCKS T4 PHASE 3

883 SKY, MT 59720

NOT FOR CONSTRUCTION

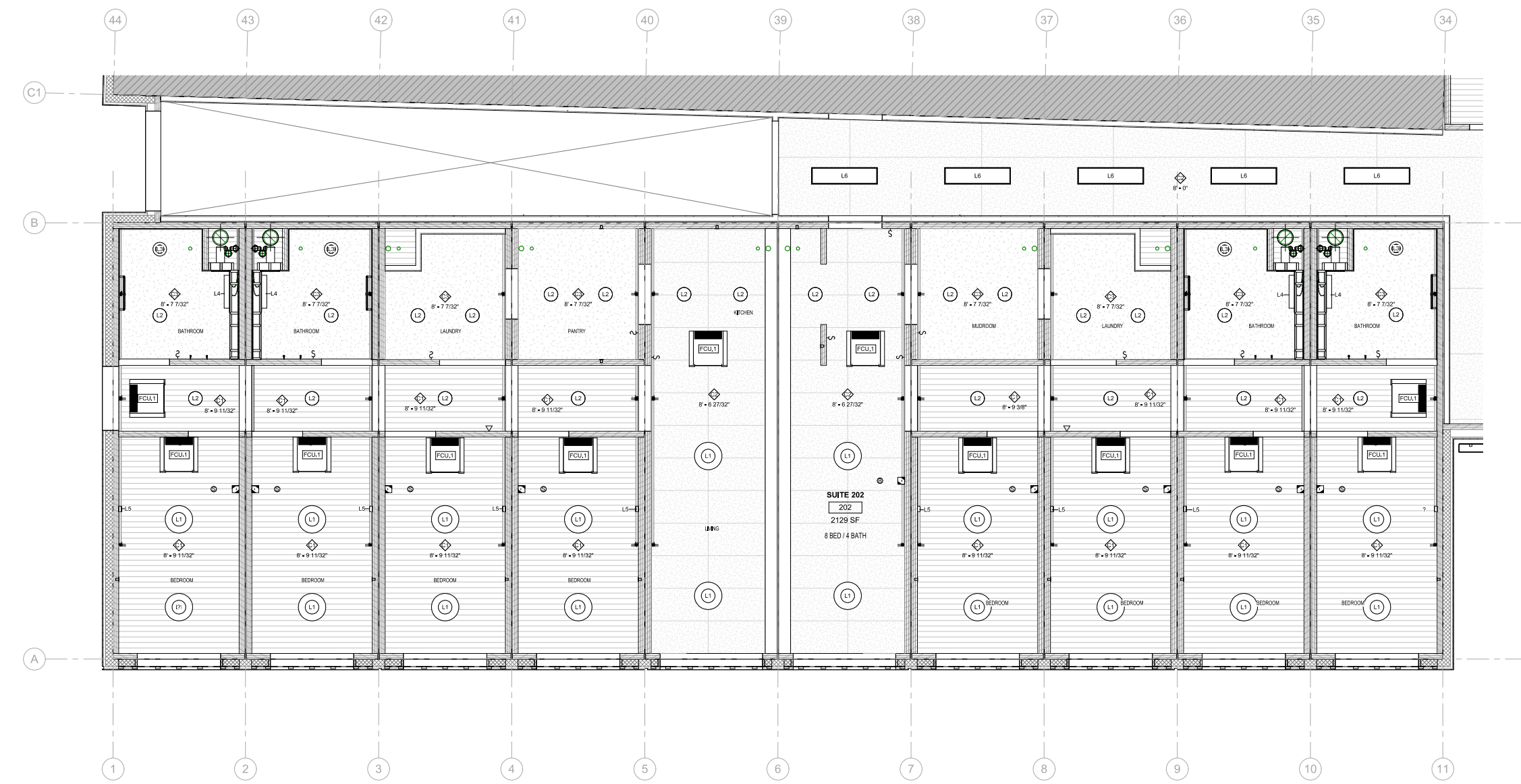
12/22/2022
CUP & BLR PERMIT PACKAGE

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

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

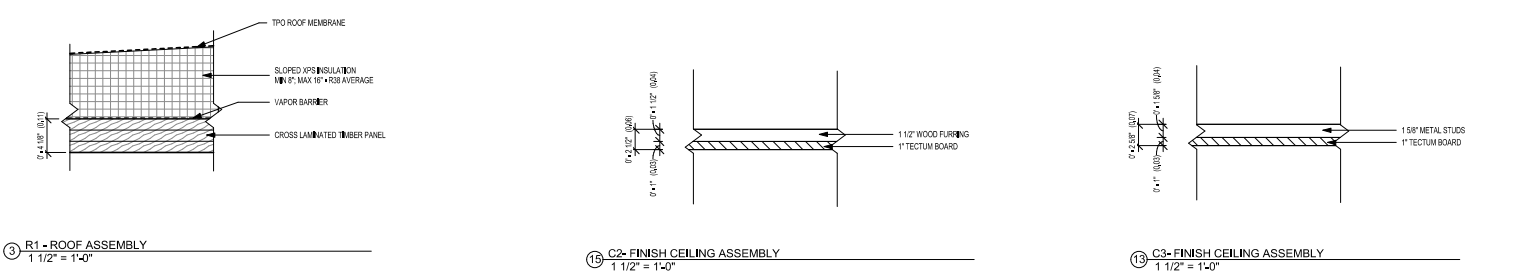
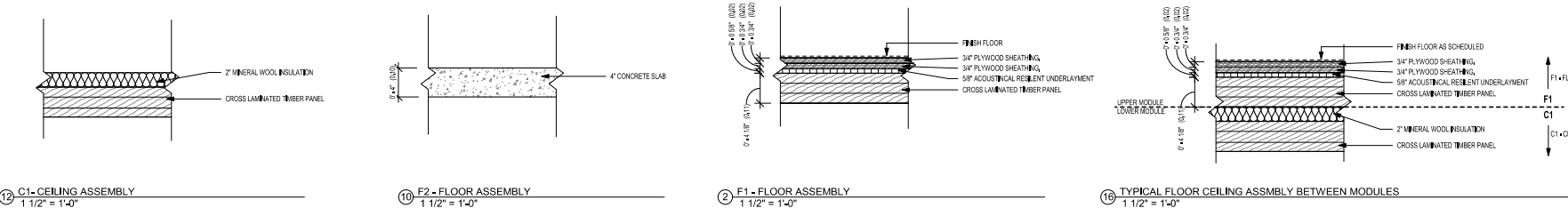
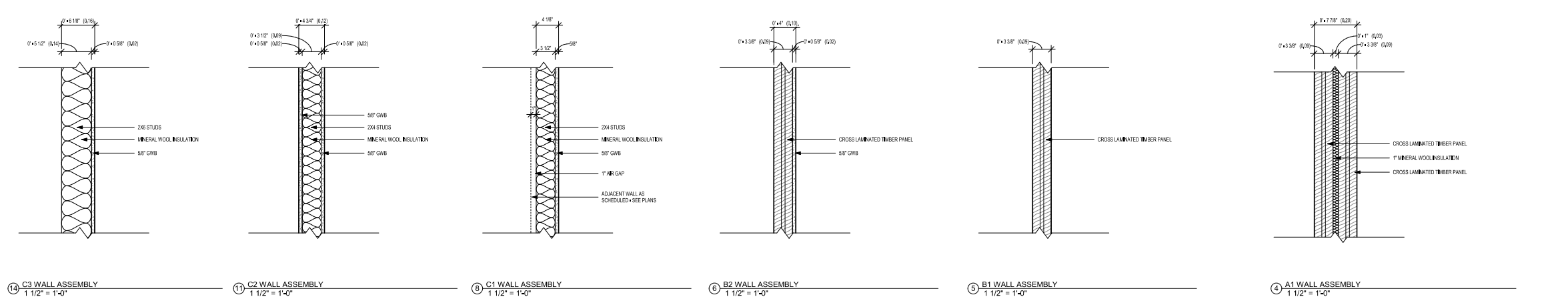
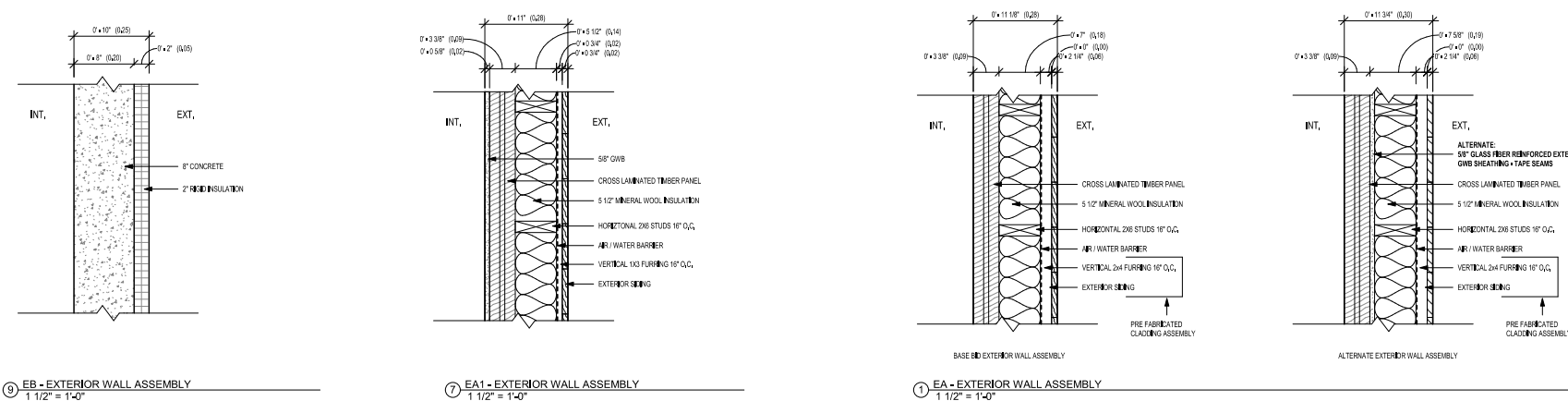
BUCKS T4 PHASE 3

BIG SKY, MT 59720

NOT FOR CONSTRUCTION

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

SUITE 202 RCP



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:



**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"

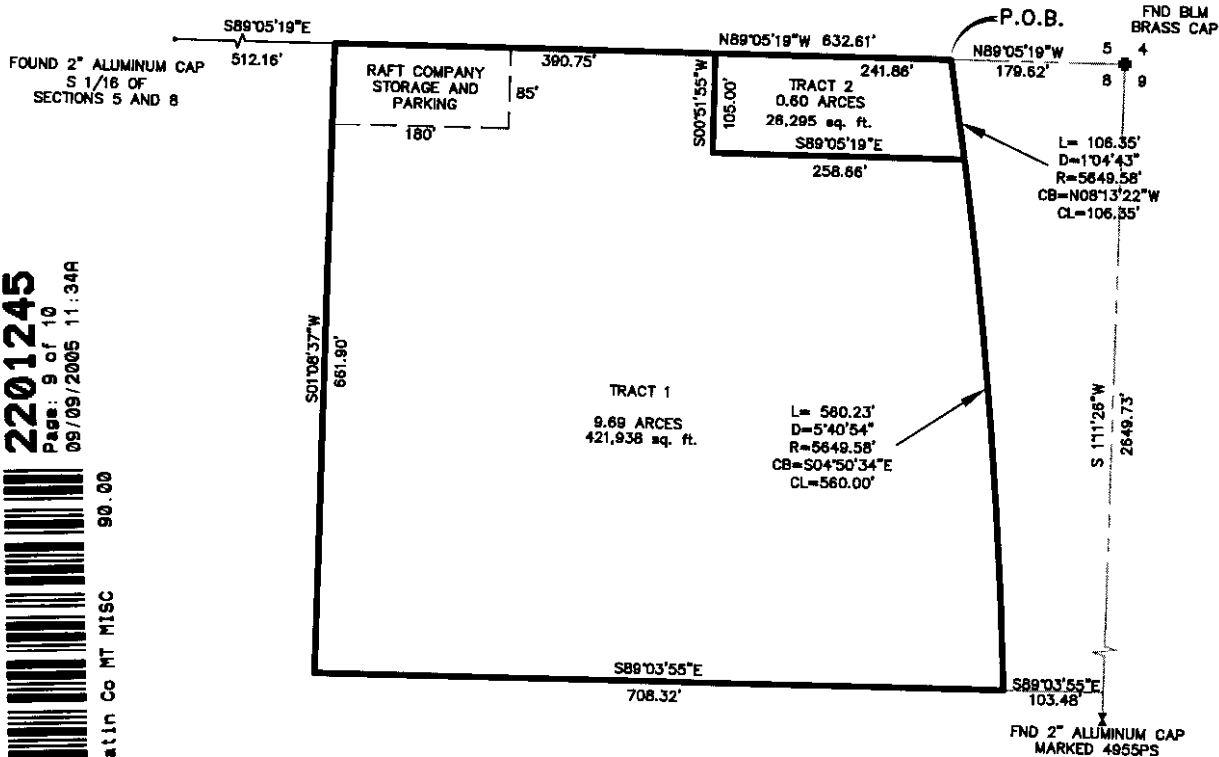
TO

**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.

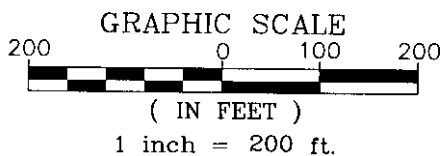
EXHIBIT B



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



Shelley Vance-Gallatin Co MT MISC 90.00



MORRISON MAIERLE, INC.
An Employee-Owned Company

ENGINEERS
SCIENTISTS
SURVEYORS
PLANNERS
SINCE 1945

PO Box 1113, 901 Technology Blvd, Bozeman, MT 59721 - Phone (406) 587-0721 Fax (406) 587-1178

CLIENT: _____

FIELD WORK: _____	DATE: 1/10/05	PLOTTED DATE: Jul/01/2005 - 10:42:52 am DRAWING NAME: H:\1547\009\ACAD\EXHIBITS\Ex_B.dwg SHEET 1 OF 1
DRAWN BY: SJM	SCALE: 1"=200'	
CHECKED BY: JS	PROJ #: 1547.009	

EXHIBIT B

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

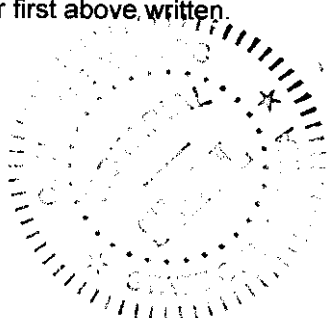
STATE OF MONTANA)

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.

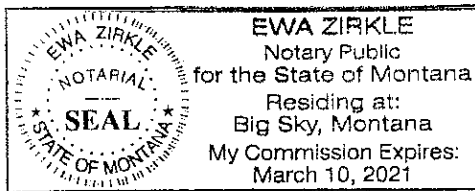
Michael Scholz
By: Michael Scholz
Its: *PRESIDENT*

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



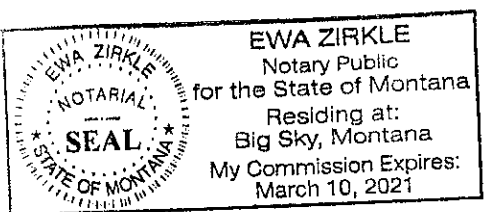
Ewa Zirkle
(Print Name: EWA ZIRKLE)
Notary Public for the State of MONTANA
Residing at: BIG SKY
My Commission Expires: 03/10/2021

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

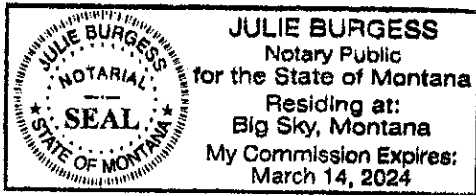

BY: David O'Connor
Its: Secy/Treasurer

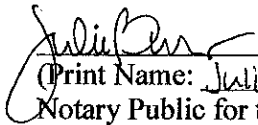
STATE OF MONTANA)

: 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



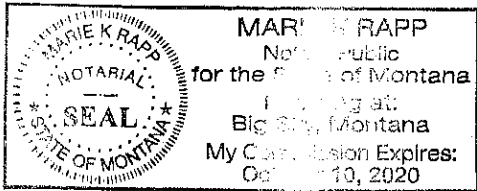
BY: Eric Becker
Its: Managing member

STATE OF MONTANA)

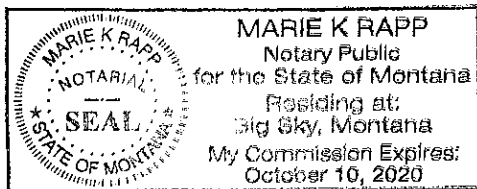
: ss.

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. 5th Fl.
 1000 Broadway
 98101-4842022, Box 617/4842024

Landscape Architect
 Brighton, CO
 1600 S. Broadway
 Denver, CO 80203
 T: 303.440.3688

Structural Engineer
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 837 Highland Street
 Suite 300
 Minneapolis, MN 55412
 T: 612.626.0300

MEP Engineer
 1000 Broadway
 4th Fl.
 Big Sky, MT 59730
 T: 406.681.9217

Fire Protection Engineer
 Coffman Engineers, Inc.
 751 Oberman Drive
 #104
 Big Sky, MT 59715
 T: 406.626.1158

BUCK'S T4 WORKFORCE HOUSING

46625 GALLATIN ROAD
 BIG SKY, MT 59716

SITE CONTEXT



SHEET INDEX		
SHEET	DESCRIPTION	CUP + CLR SUBMITTAL
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
 1.02" = 1'-0"

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 OWNERS 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 ENGINEERS 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 OWNERS 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 OWNERS REPRESENTATIVE PRIOR TO CONSTRUCTION. NOTIFY THE OWNERS REPRESENTATIVE 72 HOURS IN ADVANCE.
- CONTRACTOR SHALL PROVIDE MOCKUPS AND SHOP DRAWINGS TO THE OWNERS 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 ALL INFORMATION. ALL INFORMATION 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

300 E. Main Street
Boston, MA 02118
Tel: 617.464.2052 Fax: 617.464.0484

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

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

MEP Engineer:
The Mechanical Center
477 Main Center Ave
Bldg SV, MT 59230
Tel: 409.657.9317

Fire Protection Engineer:
Cushman Engineers, Inc.
751 Otisman Drive
Bridgewater, MA 01924
Tel: 508.550.9138

CUP & BLR PERMIT

12/22/2023
1 CUP & BLR PERMIT

BUCKS T4 PHASE 3

860 SW, 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: 802-249-1234 Fax: 802-249-1235

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

Structural Engineer
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63 Pleasant Street
Suite 300
Burlington, VT 05401
Tel: 802-249-1234

MEP Engineer
Perry
171 Center Ave.
Burlington, VT 05401
Tel: 802-249-1234

Fire Protection Engineer
Coffey Engineers, Inc.
751 Oberlin Drive
Burlington, VT 05401
Tel: 802-249-1234

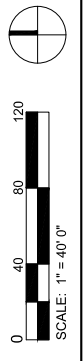
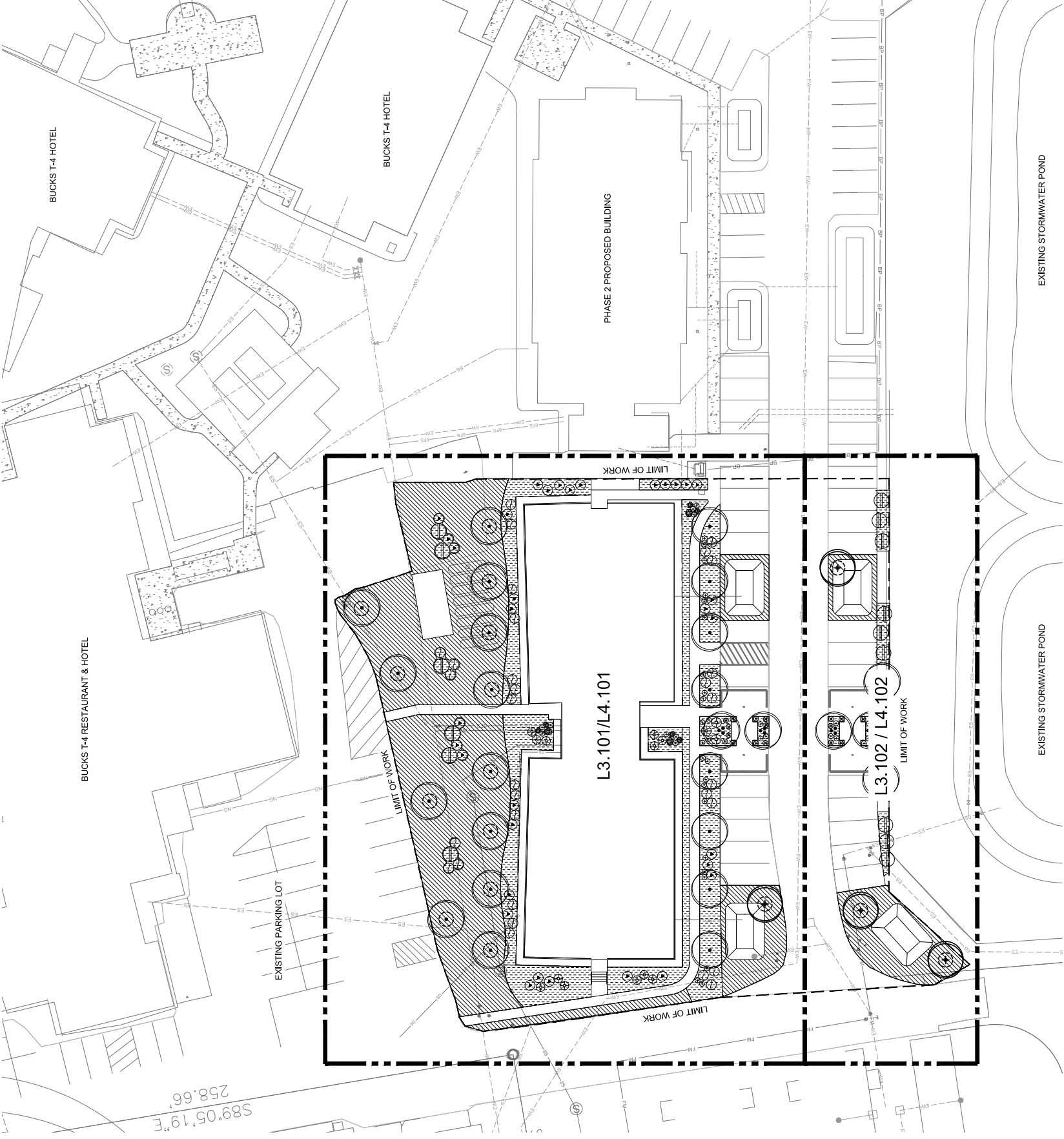
CUP & BLR PERMIT
Name:
12222022
1 CUP & BLR PERMIT

BUCKS T4 PHASE 3
485 SWY. MT 59220

NOT FOR CONSTRUCTION
12222022
CUP & BLR PERMIT PACKAGE
1:12" = 1'0"

GENERAL KEY MAP

L0.002

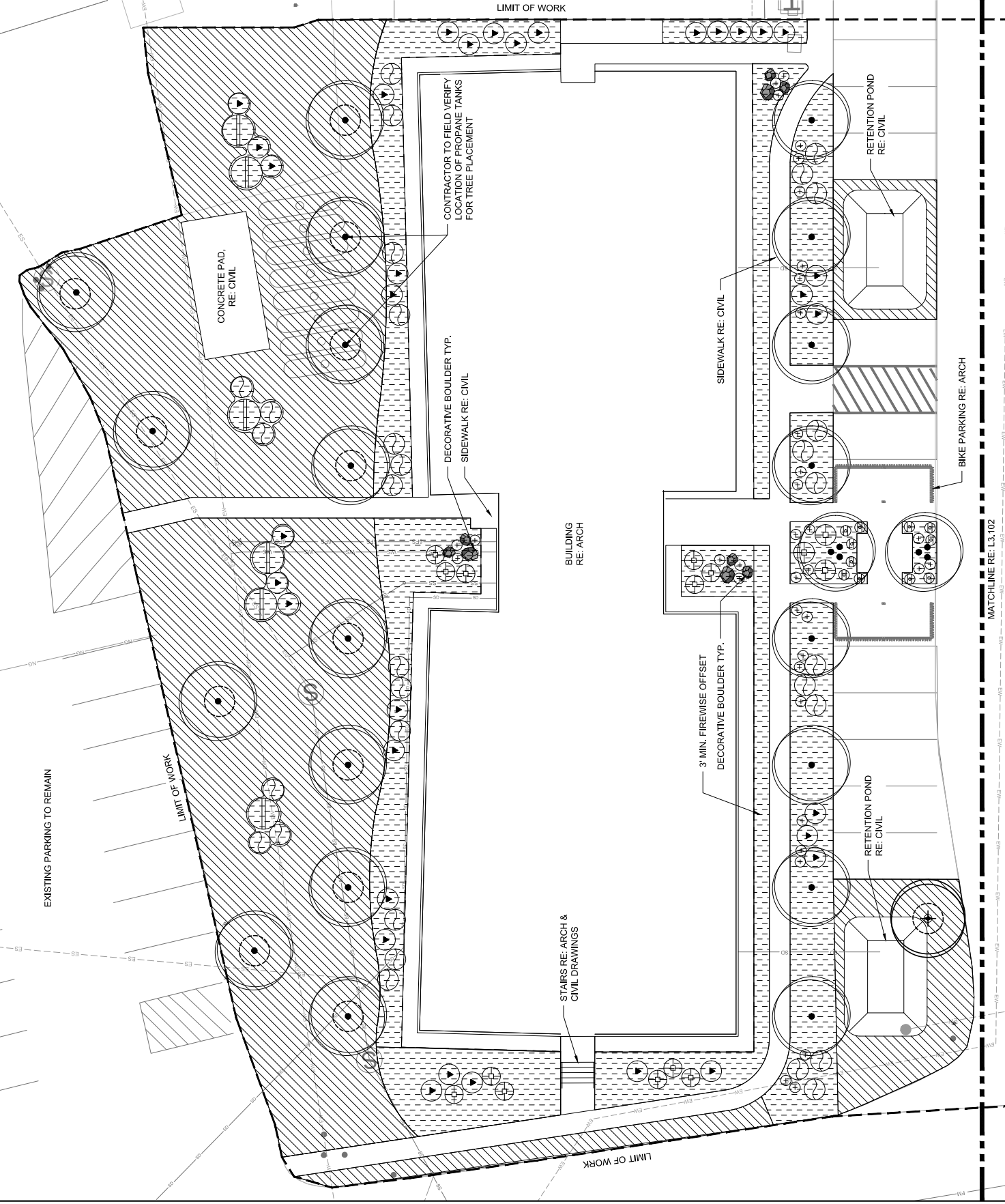


NOT FOR CONSTRUCTION

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.
 Portland, ME 04101
 Tel: 617-464-0202 Fax: 617-464-0494

Landscape Architect
 Brighton St.
 Portland, ME 04101
 Tel: 617-464-0202

Structural Engineer
 83 Pleasant Street
 Portland, ME 04101
 Tel: 617-464-0202

MEP Engineer
 477 Congress Ave.
 Portland, ME 04101
 Tel: 617-464-0202

Fire Protection Engineer
 751 Oldmarket Drive
 Portland, ME 04101
 Tel: 617-464-0202

CUP & BLR PERMIT

12222022
 1 CUP & BLR PERMIT

BUCKS T4 PHASE 3

480 SWY. MT 59220

NOT FOR CONSTRUCTION

12222022
 CUP & BLR PERMIT PACKAGE
 1:12" = 1'42"

IRRIGATION DIAGRAM

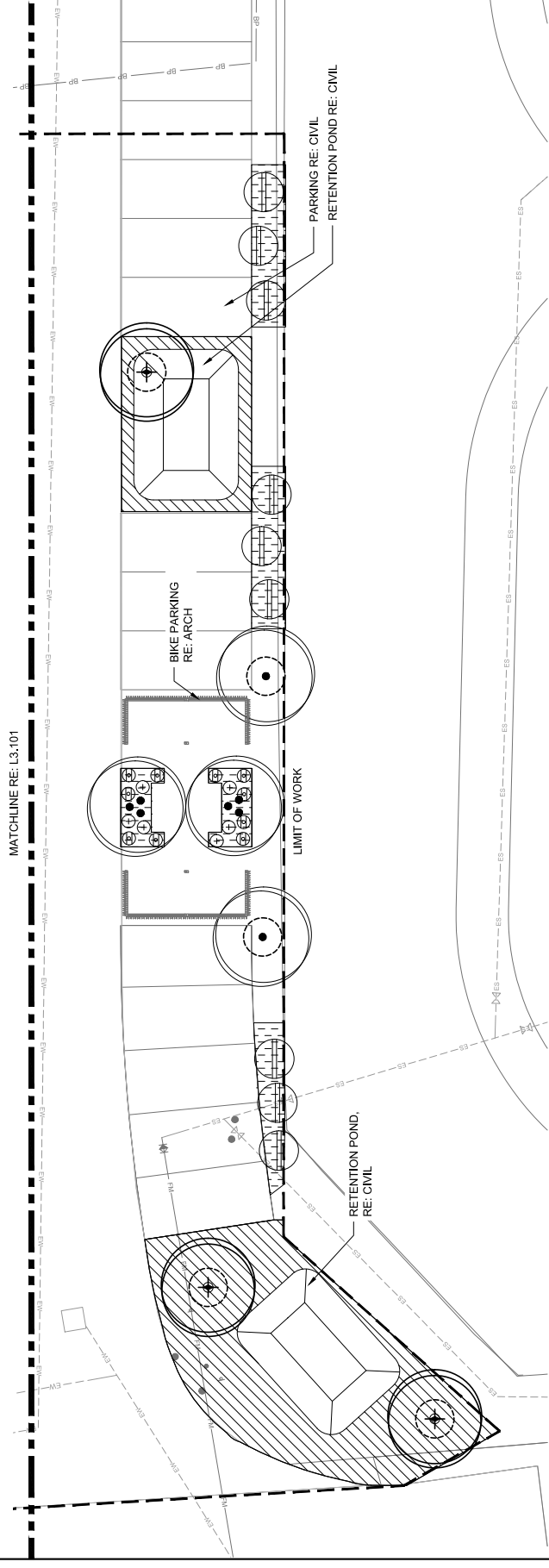


L3.101

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 200
 Middletown, CT 06457
 T: 860-336-6688

Principal Engineer:
 Peter Rose
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 Suite 300
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 T: 860-336-6688

MEP Engineer:
 Michael J. Conner
 47 Pleasant Street
 Middletown, CT 06457
 T: 860-336-6688

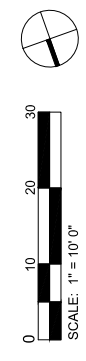
Site Production Engineer:
 Christopher J. Conner
 47 Pleasant Street
 Middletown, CT 06457
 T: 860-336-6688

CUP & BLR PERMIT
 Name: 12222022
 Date: 12/22/2022
 Description: CUP & BLR PERMIT

BUCKS T4 PHASE 3
 880 S.W. Mt. 59720

NOT FOR CONSTRUCTION
 12/22/2022
 CUP & BLR PERMIT PACKAGE
 Scale: 1/32" = 1' = 1/2"

IRRIGATION DIAGRAM



L3.102

NOT FOR CONSTRUCTION

202 E. Bayberry St. #2
 400 S. Main St. #200
 400 S. Main St. #200
 400 S. Main St. #200

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 Brighton, CO
 Denver, CO 80203
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 T: 617.629.6300

MFP Engineer
 4777 Center Ave.
 Big Sky, MT 59730
 T: 406.681.9217

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 OPIULIFOLIUS '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	PSEDOROGNERIA 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.
- 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
 400 S. Main St. #200

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

PLANTING NOTES & LEGEND

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

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

Principal Engineer
 100 N. Main St.
 Denver, CO 80203
 T: 303.733.6688

MEP Engineer
 100 N. Main St.
 Denver, CO 80203
 T: 303.733.6688

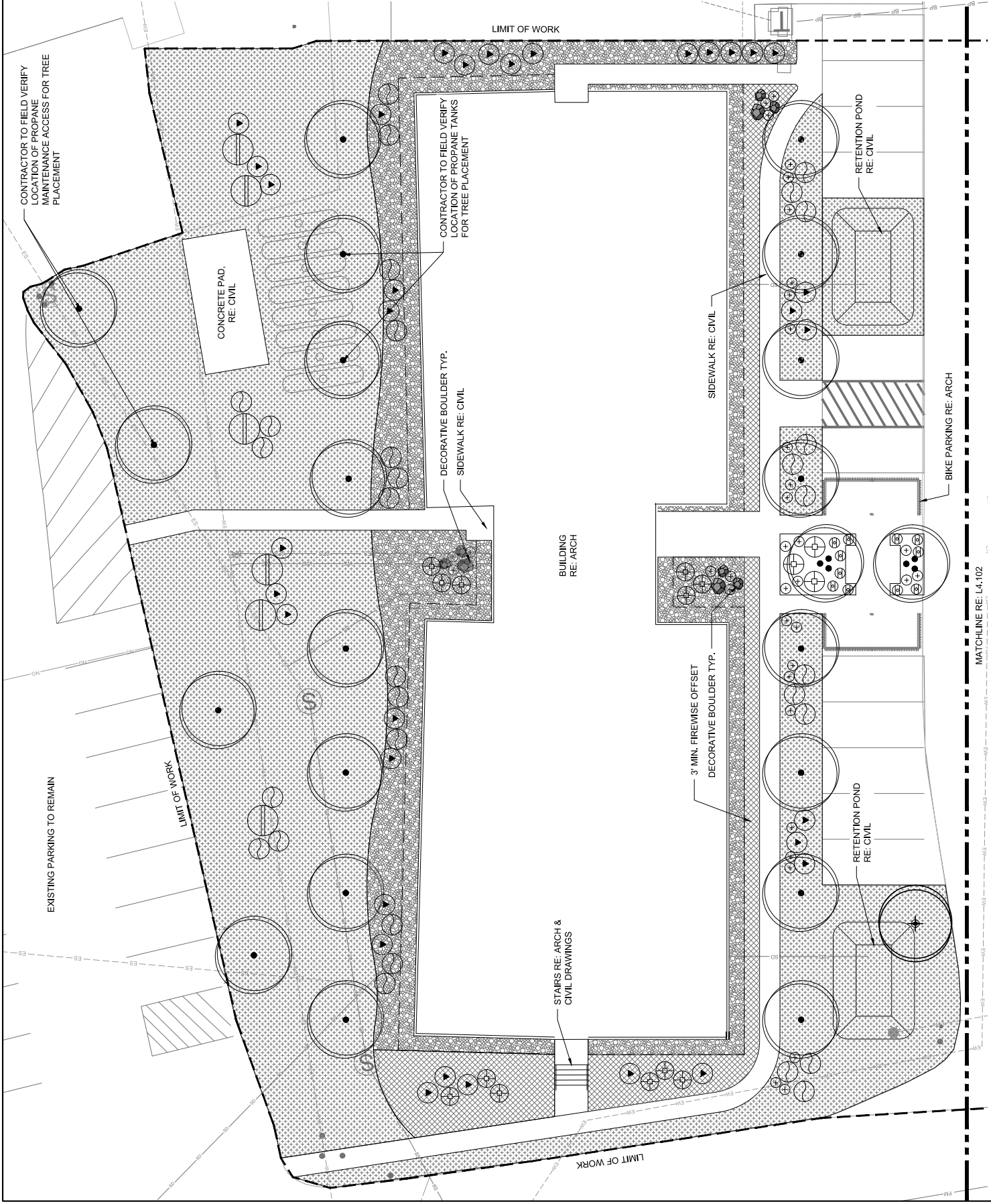
Fire Protection Engineer
 100 N. Main St.
 Denver, CO 80203
 T: 303.733.6688

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 ALPIMUM '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
	RX	ROCK MULCH 1-3" RIVER ROCK
		DECORATIVE BOULDER



MATCHLINE RE: L4.102

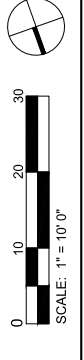
NOT FOR CONSTRUCTION

12/22/2022
 CUP & BLR PERMIT PACKAGE

1:1/2" = 1'0"

PLANTING PLAN

NOTE:
 CONTRACTOR SHALL ABIDE BY MONTANA FIREWISE
 LANDSCAPING REQUIREMENTS.



L4.101

NOT FOR CONSTRUCTION

200 E. Main Street, 5th Floor
 Denver, CO 80202
 T: 303.733.8800
 F: 303.733.8801
 www.peterrose.com

Landscape Architect
 Brighton, CO
 Denver, CO 80203
 T: 303.733.8800

Structural Engineer
 3500 East Colfax Avenue
 Denver, CO 80202
 T: 303.733.8800

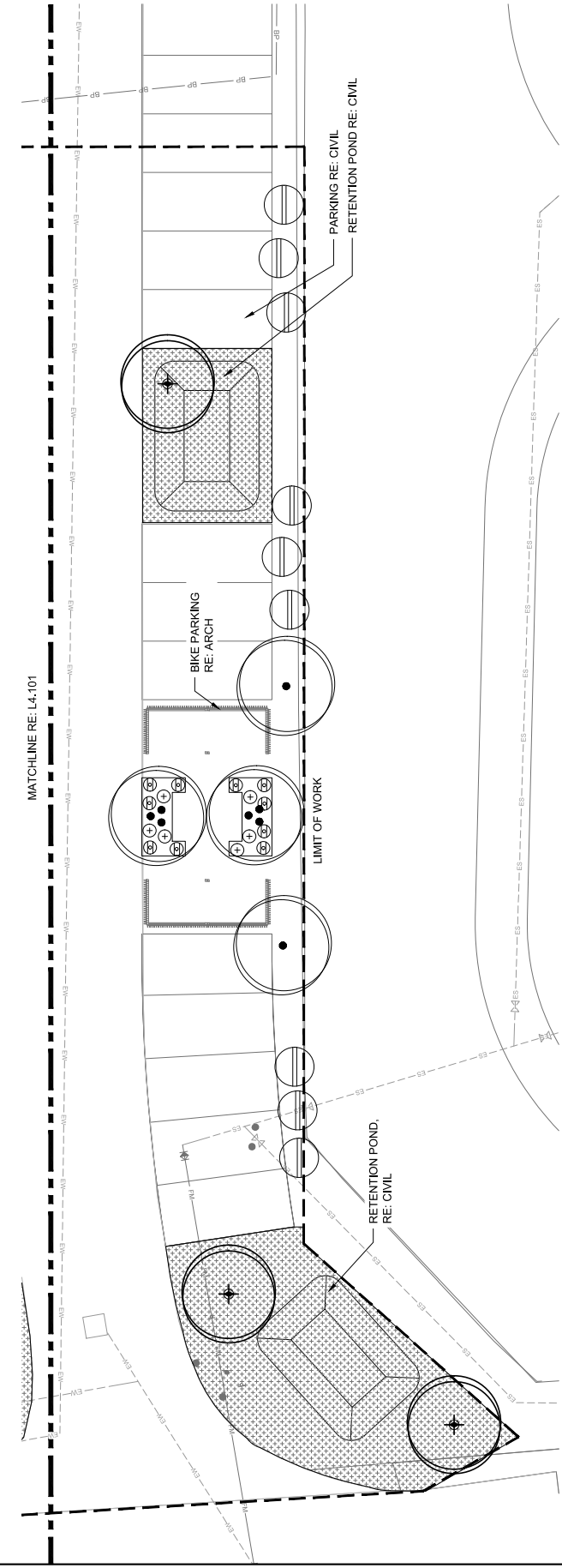
MEP Engineer
 1700 East Colfax Avenue
 Denver, CO 80202
 T: 303.733.8800

Fire Protection Engineer
 751 Oberlin Drive
 Boulder, CO 80501
 T: 303.440.1100

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
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BUCKS T4 PHASE 3

880 SKY, MT 59220

NOT FOR CONSTRUCTION

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

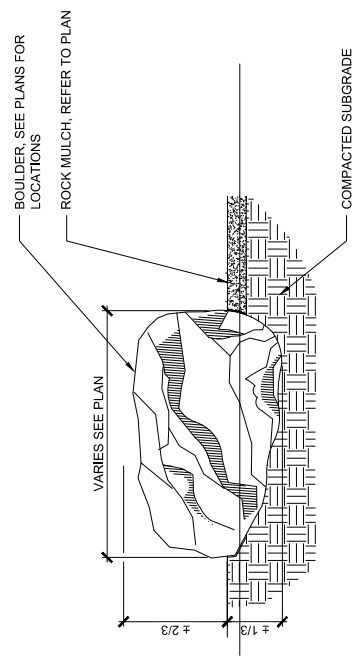
PLANTING PLAN

NOTE:
 CONTRACTOR SHALL ABIDE BY MONTANA FIREWISE
 LANDSCAPING REQUIREMENTS.

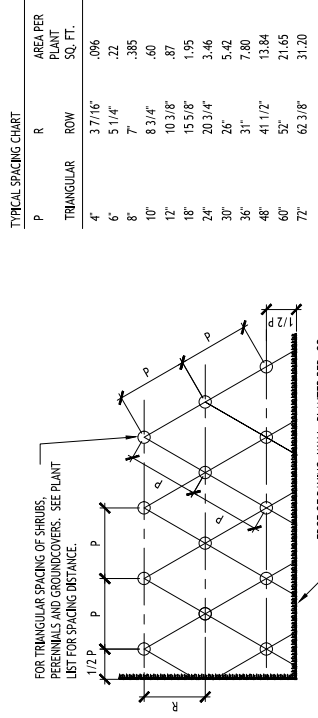


L4.102

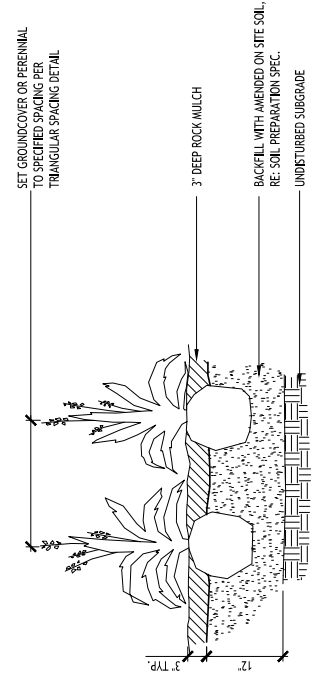
NOT FOR CONSTRUCTION



H LANDSCAPE BOULDER
SCALE: NOT TO SCALE

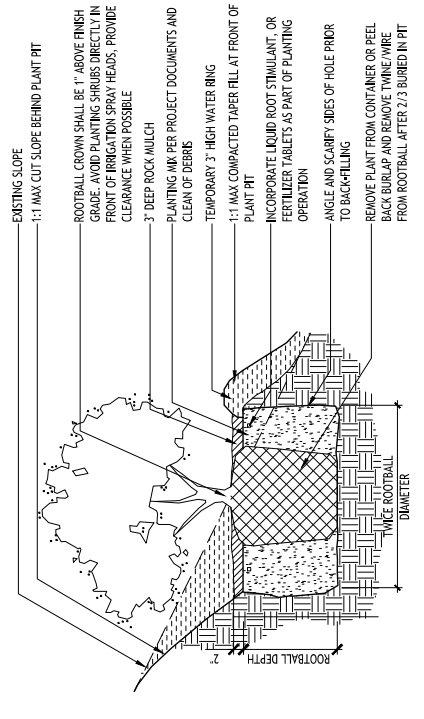


G SHRUB PLANTING SPACING
SCALE: NOT TO SCALE

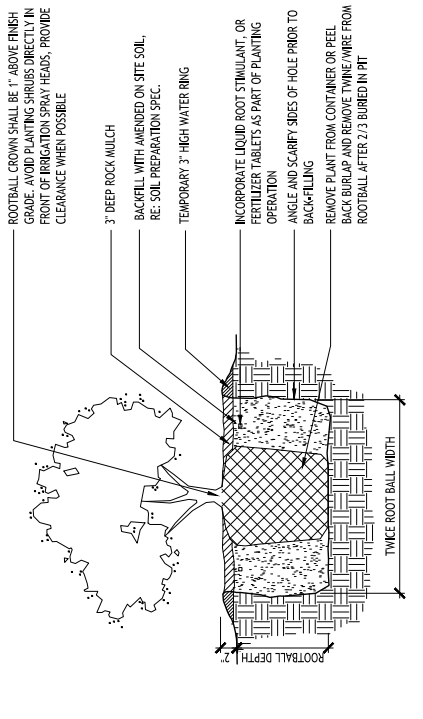


NOTE:
1. MIN. ROOT SPREAD TO BE IN ACCORDANCE WITH AMERICAN STANDARDS FOR NURSERY STOCK
2. PRUNE ALL DAMAGED, DISEASED, OR WEAK LIMBS AND ROOTS.
3. CLEANLY PRUNE ALL DAMAGED ROOT ENDS.
4. DO NOT ALLOW ROOTS TO DRY OUT DURING INSTALLATION PROCESS

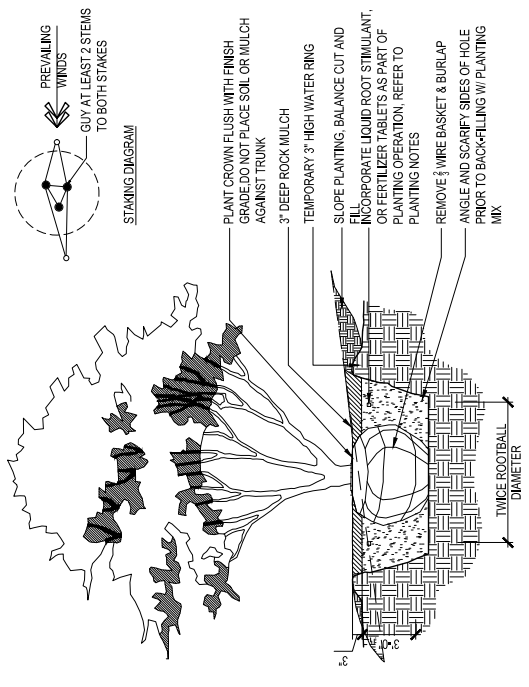
E GROUNDCOVER AND PERENNIAL PLANTING
SCALE: NOT TO SCALE



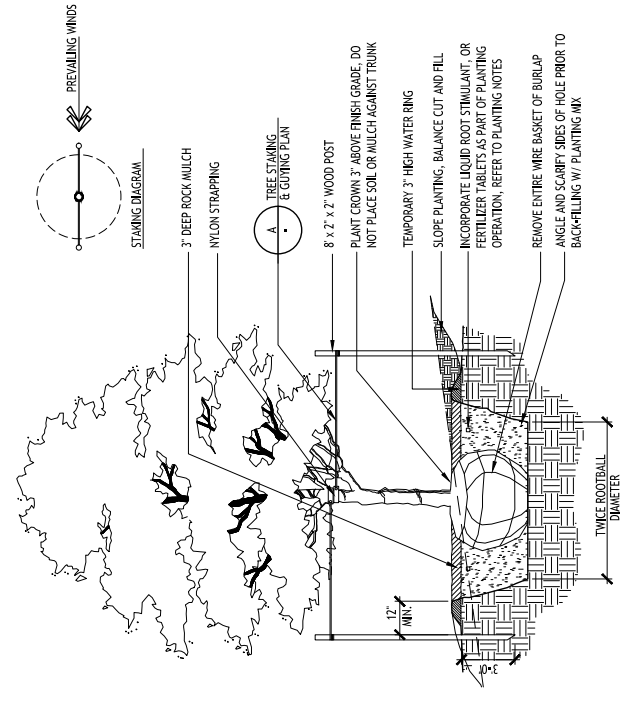
D SHRUB PLANTING ON SLOPE
NOT TO SCALE



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



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

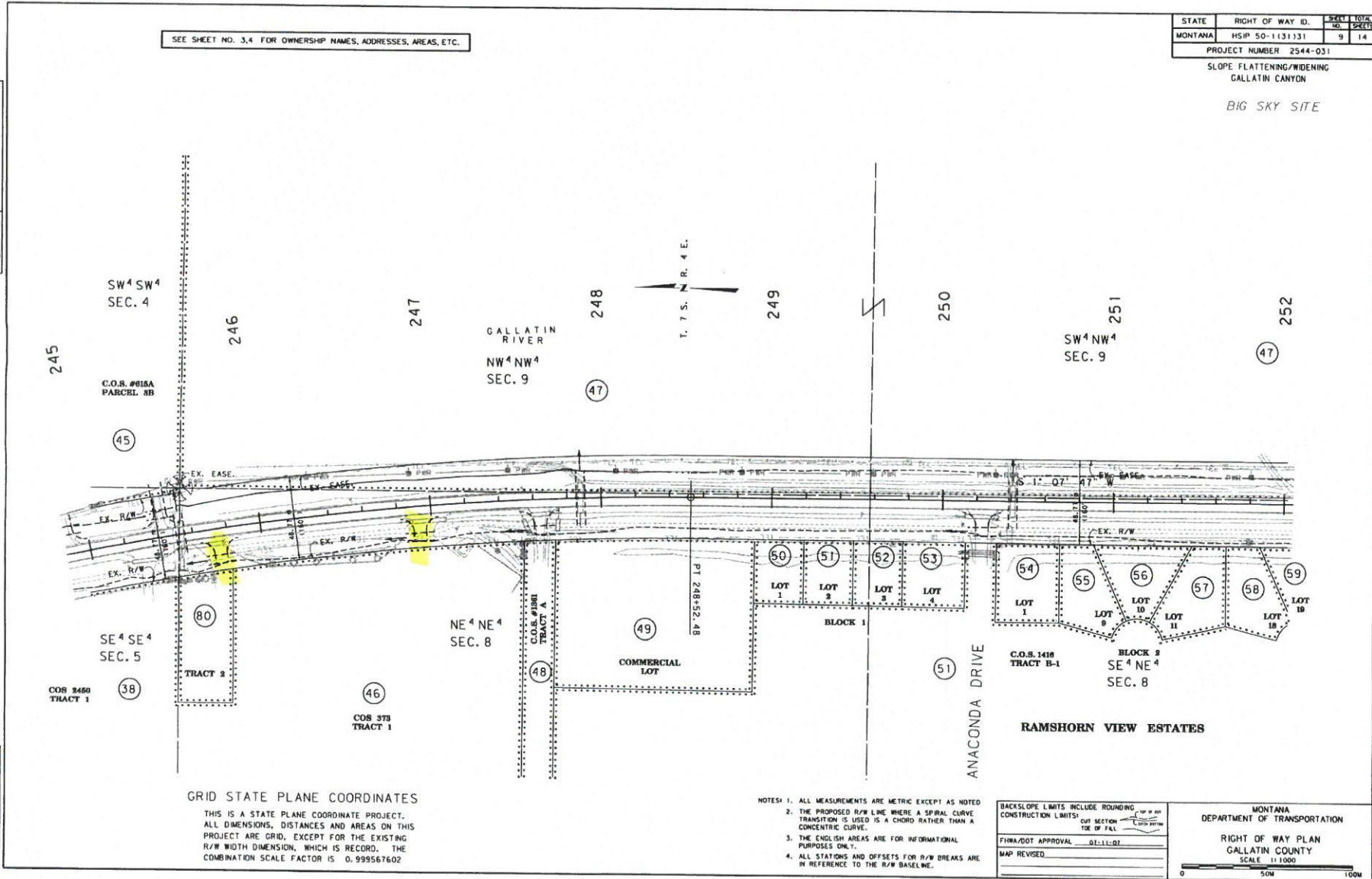
Notes:

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 2544-03
SLOPE FLATTENING/WIDENING
GALLATIN CANYON

BIG SKY SITE

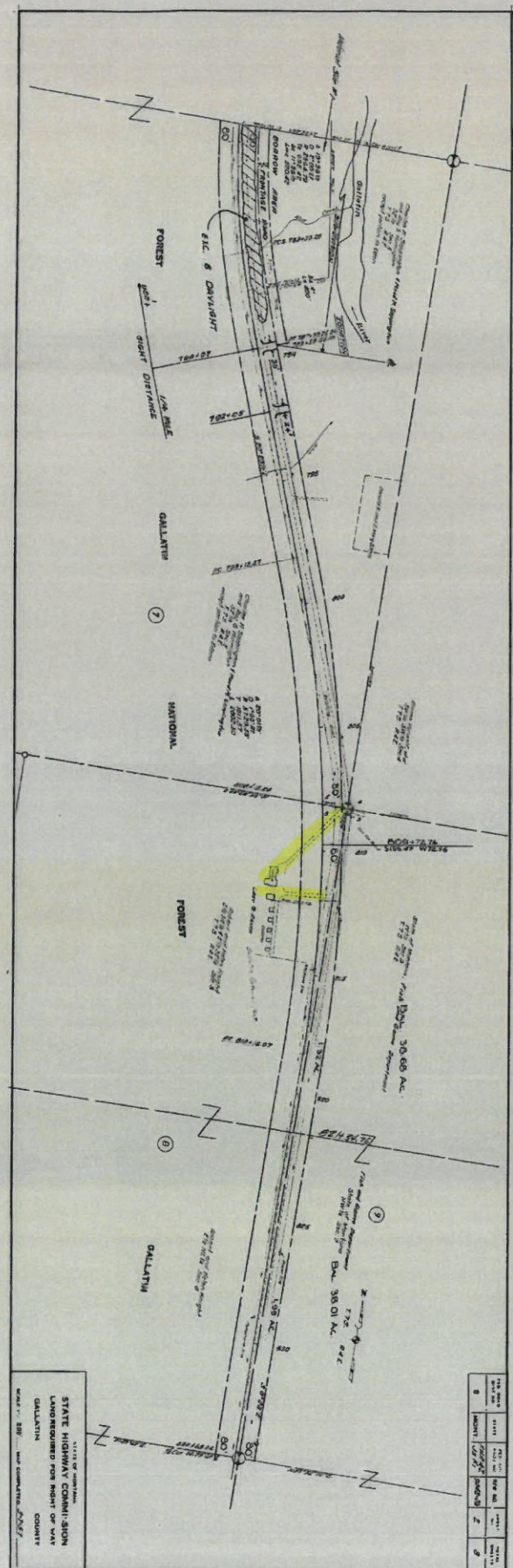


GRID STATE PLANE COORDINATES
THIS IS A STATE PLANE COORDINATE PROJECT.
ALL DIMENSIONS, DISTANCES AND AREAS ON THIS
PROJECT ARE GRID, EXCEPT FOR THE EXISTING
R/W WIDTH DIMENSION, WHICH IS RECORD. THE
COMBINATION SCALE FACTOR IS 0.999567602

- 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'



STATE HIGHWAY COMMISSION
 LAND REQUIRED FOR RIGHT OF WAY
 GALLATI
 MAP 1-189 AND CORRECTIVE 2587

DATE	BY	REVISION
11/11/11	WJG	REVISED
11/11/11	WJG	REVISED
11/11/11	WJG	REVISED


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

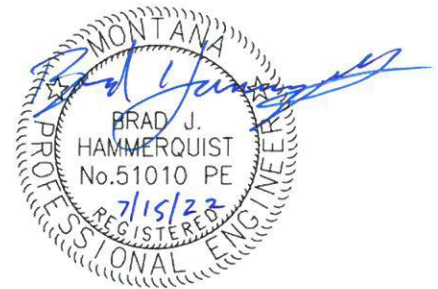
TECHNICAL MEMORANDUM

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