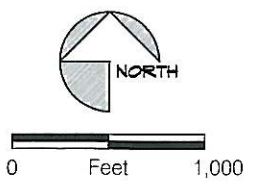


Lot #	Owner Name	Address
1	Thomas S. Plumb & Gail S. Foresman Plumb	1320 ELK LN BOZEMAN, MT 59718-7400
2	William A. & Ramona Salos	1390 BEATTY RD BOZEMAN, MT 59718-9403
3	John & Wilma Belschwender	85 STARNER DR BOZEMAN, MT 59718-9062
4	Ottwell Wood Jones IV & Joan M. Jones	4671 SHANDALYN LN BOZEMAN, MT 59718-7922
5	Marc K. Lion & Clarice S. Lion	2310 N 7TH AVE BOZEMAN, MT 59715-2539
6	Donoven L. Savage	317 S 16TH AVE APT B BOZEMAN, MT 59715-4170
7	Gene E. & Marlys W. Cook Carl III & Sarah Lehrkind	1970 STADIUM DR STE 3 BOZEMAN, MT 59715-0655
8	Kevin G. & Heather Cook	1970 STADIUM DR STE 3 BOZEMAN, MT 59715-0655
9	Richard A. Brenden	8404 HUFFINE LN BOZEMAN, MT 59718-9421
10	Richard A. & Robert D. Brenden	8404 HUFFINE LN BOZEMAN, MT 59718-9421
11	Winship Living Trust	PO BOX 169 ISSAQUAH, WA 98027-0008
12	Gary A. & Pam M. Pletan	12176 BLUEBIRD CT STURGIS, SD 57785-6914
13	Sunspots, INC	663 SUNNY ACRES DR BOZEMAN, MT 59718-9356
14	Elhard Properties, LLC	551 GILLIS CT ENUMCLAW, WA 98022-6434
15	MG Properties 2, LLC	1718 W BABCOCK ST BOZEMAN, MT 59715-4004
16	Common Open Space Minor Sub # 246	
17	San Juan Investments, LLC	411 STAUDAHER ST BOZEMAN, MT 59715-6123
18	Windy Peaks, LLC	PO BOX 2913 JACKSON, WY 83001-2913
19	W. Mark & Trisha L. Easton	23 W FIELDVIEW CIR BOZEMAN, MT 59715-7189
20	Big Sky R.V., Inc	PO BOX 3766 BOZEMAN, MT 59772-3766
21	Cook Lehrkind Investments Michael A. & Jane E. Basile	2001 STADIUM DR STE A BOZEMAN, MT 59715-0617
22	Gooch Hill Investments, LLC	2056 STADIUM DR STE 202 BOZEMAN, MT 59715-0639
23	Lawrence J. & Bridie C. Kelley Trust	5393 GOOCH HILL RD BOZEMAN, MT 59718-9057
24	Myron & Doris Vinger	5455 GOOCH HILL RD BOZEMAN, MT 59718-7507
25	Bonnie G. Hougen	4205 TOWN LN BILLINGS, MT 59106-1515
26	Ronald & Mary Ann Johnson	518 S 14TH AVE BOZEMAN, MT 597154226
27	Jesse G. & Vicki R. Armitage	5555 GOOCH HILL RD BOZEMAN, MT 59718-9058
28	OPM, LLC	PO BOX 1566 BOZEMAN, MT 59771-1566
29	Kenneth J. & Mary F. Shepherd	PO BOX 1886 BOZEMAN, MT 59771-1886
30	Tom & Judith Dabele	3590 ROUND BOTTOM RD # PMB2672 CINCINNATI, OH 45244-3026
31	Shawn M. Moran & Kenneth J. Shepherd	1510 PARK VIEW PL BOZEMAN, MT 59715-8377
32	Thomas Paul Hougen	PO BOX 3445 BOZEMAN, MT 59772-3445
33	Roger B. Hougen	PO BOX 21873 BILLINGS, MT 59104-1873
34	Kevin LG & Catheryn L. Joyce	5809 GOOCH HILL RD BOZEMAN, MT 59718-9060
35	James C. & Darla Orestad	5855 GOOCH HILL RD BOZEMAN, MT 59718-9060
36	Robert H. Harvard	1293 NW WALL ST # 1333 BEND, OR 97701-1936
37	Gregory W. & Kara H. Neil	6039 GOOCH HILL RD BOZEMAN, MT 59718-9007
38	Betty H. Fellerhoff Testamentary Trust	6355 GOOCH HILL RD BOZEMAN, MT 59718-9034

**R. DALE BELAND, LLC.**  
 PLANNING CONSULTANT  
 2023 STADIUM DRIVE SUITE 2B  
 BOZEMAN, MT 59715



**LEGEND**

- Proposed Boundary for Neighborhood Area
- Four Corners Plan Area
- Gallatin County/Bozeman Area Zoning District
- Approximate Gallatin County Section Corner

Source: Gallatin County Aerial Photo and parcels from <http://maps2.nris.mt.gov>.  
 Note: This is not a legal document; rather, the approximate property lines presented are made for the purpose of this presentation only!

**GOOCH HILL WEST  
 NEIGHBORHOOD PLAN**




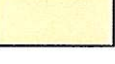


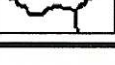
Exhibit 1  
 Aerial Photo Vicinity Map  
 & Land Ownership

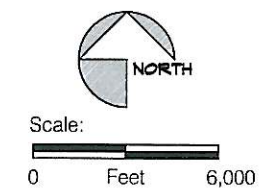
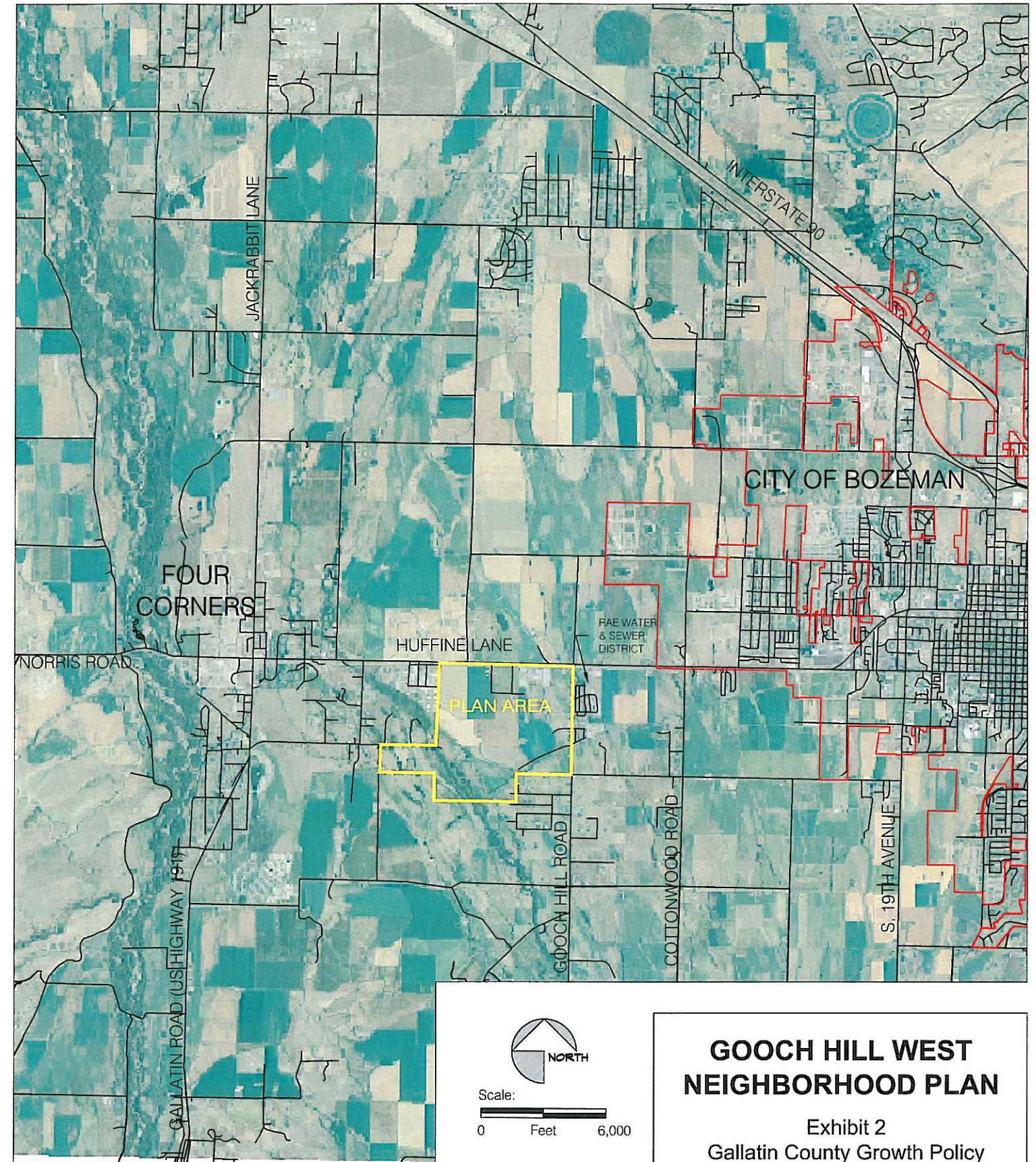
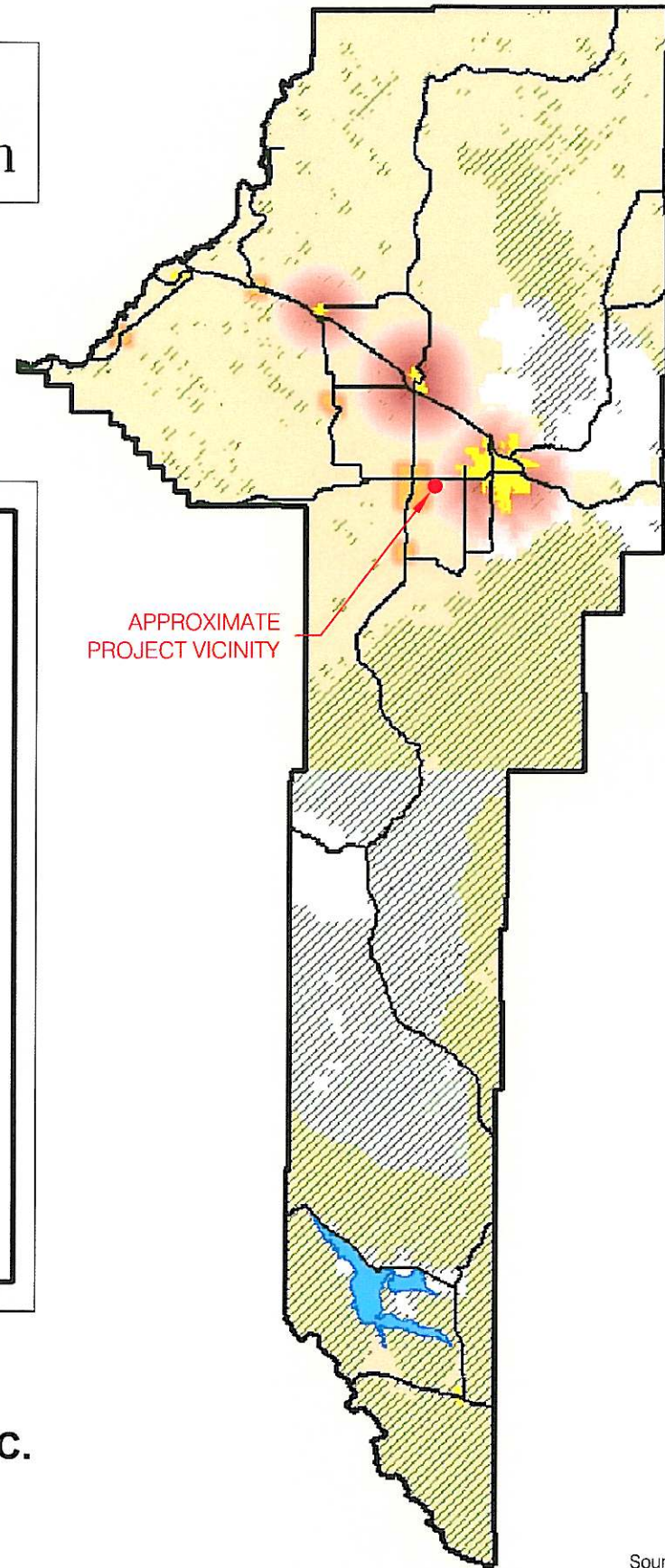
BOZEMAN, MONTANA



# Growth Policy Land Use Diagram

**Legend**

- Incorporated Cities with Urban Areas 
- Unincorporated Communities 
- Zoned Areas 
- Rural Areas 
- Existing Conservation Easements 
- Public Lands 
- Major Roads 



**GOOCH HILL WEST  
NEIGHBORHOOD PLAN**

Exhibit 2  
Gallatin County Growth Policy  
Land Use Diagram

BOZEMAN, MONTANA

Source: Scanned Gallatin County Growth Policy Land Use Diagram from Gallatin County GIS Dept.

Note: This is not a legal document; rather, the approximate property lines presented are made for the purpose of this presentation only!

**R. DALE BELAND, LLC.**  
PLANNING CONSULTANT  
2023 STADIUM DRIVE SUITE 2B  
BOZEMAN, MT 59715






© Copyright, 2006 by Hyalite Engineers, PLLC

\\Server1\projects-cad\051194\dwg\Neighborhood Plan Exhibits\Exhibit 2.dwg







## GALLATIN COUNTY/BOZEMAN AREA FUTURE LAND USE

### Boundaries




-  Gallatin County Bozeman Area Planning Jurisdiction
-  Gallatin County Bozeman Area Zoning Jurisdiction
-  Bozeman City Limits

### Proposed Land Use



-  Moderate Intensity Developments
-  Low Intensity/Conservation Developments
-  Agricultural/Rural Residential Transitional Area
-  Riparian Corridor

Future anticipated use areas depicted on the map do not represent zoning. They are intended to identify areas that possess current attributes that will support future development of the type depicted.

### Land Ownership

-  Federal Land
-  State Land
-  Conservation Easement

### Proposed Major Road Improvements\*\*

-  Committed
-  Recommended

\*\*Greater Bozeman Area Transportation Plan 2001 Update






-  Structure
-  Interstate
-  Major Road
-  Minor Road
-  Section Boundary

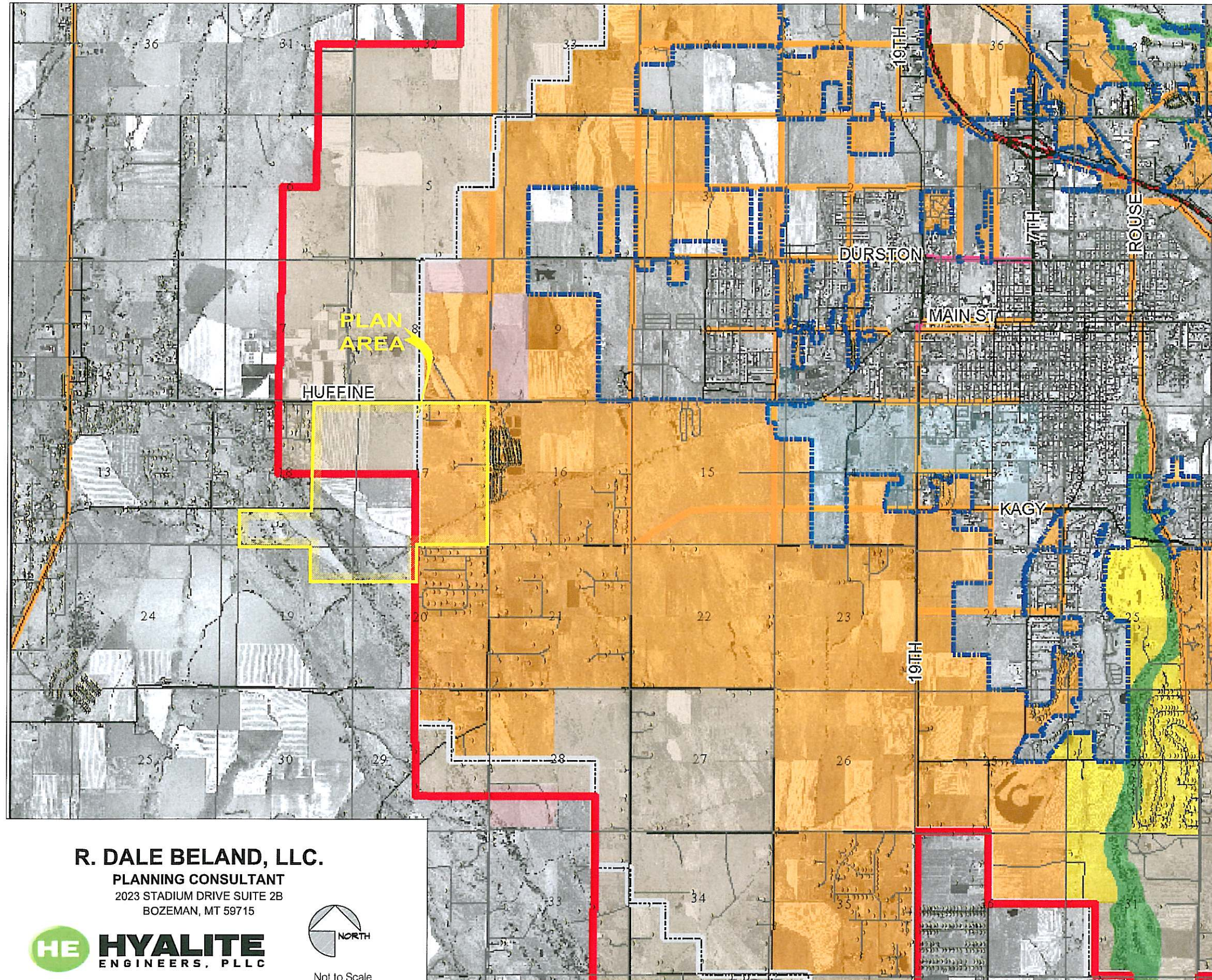
Photo Base: 2001 Aerial Photography

Note: This is not a legal document; rather, the approximate property lines presented are made for the purpose of this presentation only!

## GOOCH HILL WEST NEIGHBORHOOD PLAN

Exhibit 3  
Gallatin County/Bozeman Area  
Future Land Use Plan

BOZEMAN, MONTANA



**R. DALE BELAND, LLC.**

PLANNING CONSULTANT  
2023 STADIUM DRIVE SUITE 2B  
BOZEMAN, MT 59715

**HE HYALITE**  
ENGINEERS, PLLC

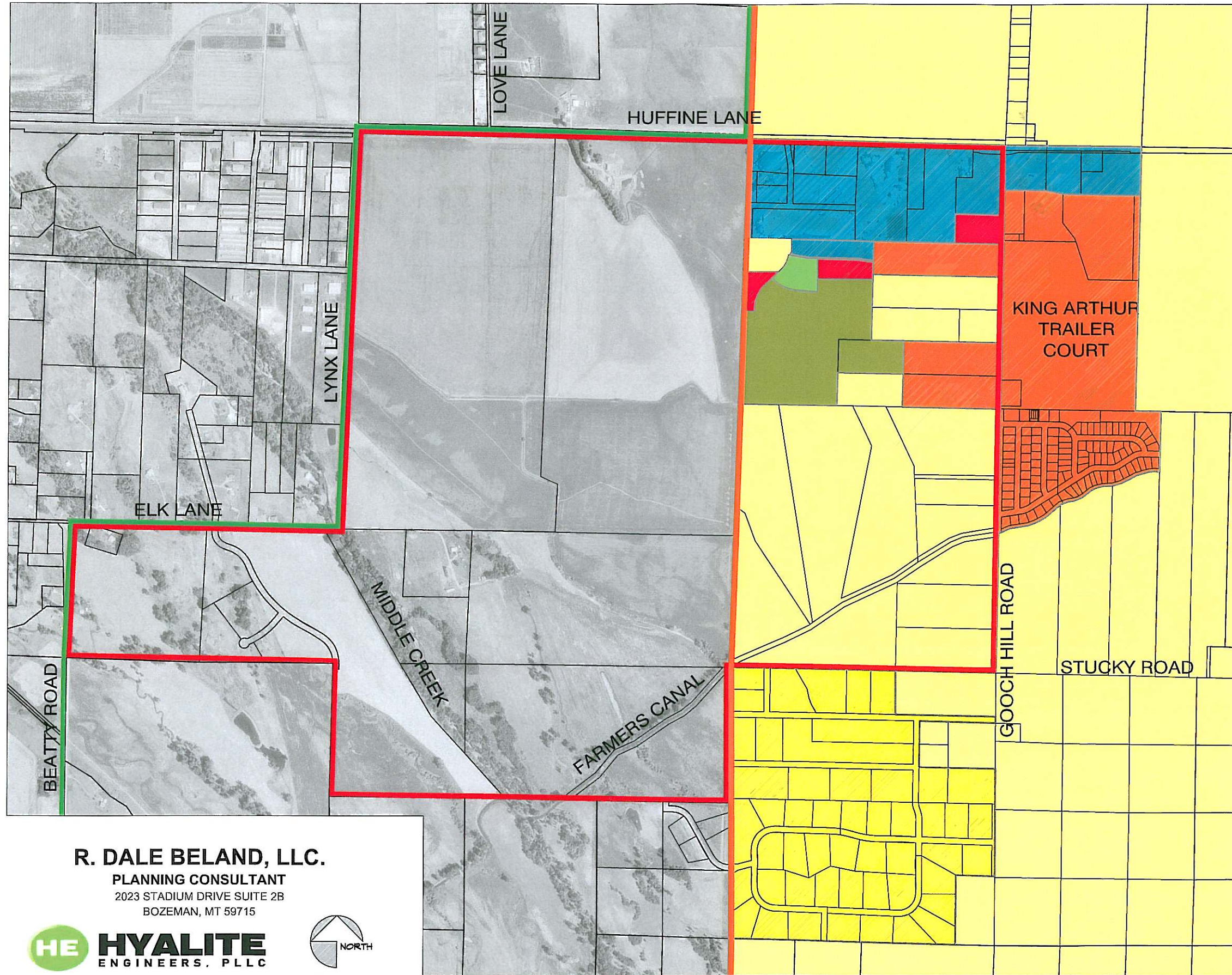


Not to Scale

© Copyright, 2006 by Hyalite Engineers, PLLC

Source: Gallatin County Planning Department - Gallatin County/Bozeman Area Future Land Use Plan.





- LEGEND**
- Proposed Boundary for Neighborhood Area
  - Four Corners Plan Area
  - Gallatin County/Bozeman Area Zoning District
  - Agriculture Suburban District (A-S)
  - Residential Suburban District (R-S)
  - Residential Medium Density District (R-3)
  - Light Manufacturing District (M-1)
  - Neighborhood Service District (B-1)
  - Public Lands and Institutions District (PLI)
  - Residential Single-Family Medium Density District (R-2)

Note: This is not a legal document; rather, the approximate property lines presented are made for the purpose of this presentation only!

**R. DALE BELAND, LLC.**  
 PLANNING CONSULTANT  
 2023 STADIUM DRIVE SUITE 2B  
 BOZEMAN, MT 59715



0 Feet 1,000

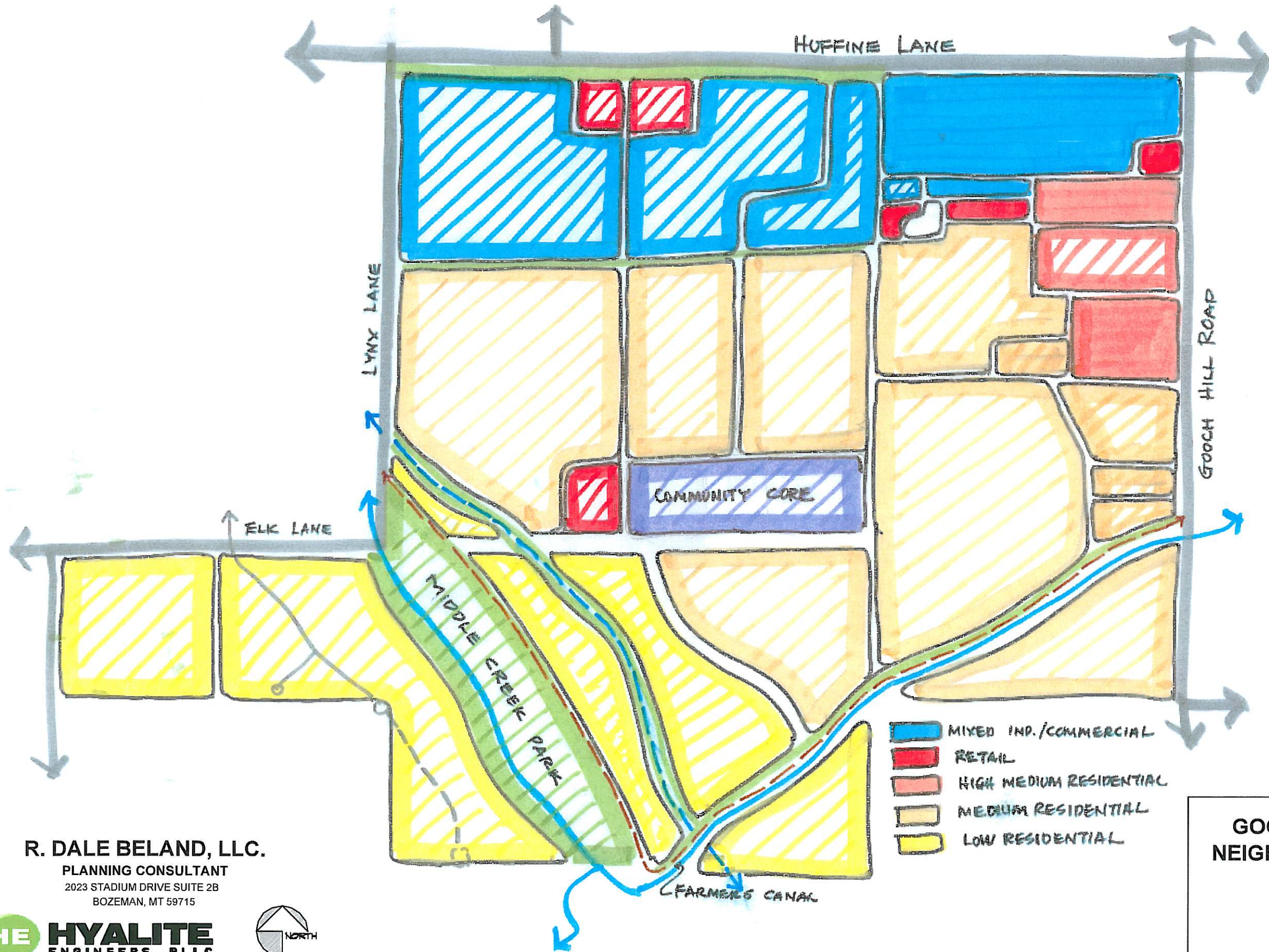
Source: Gallatin County Aerial Photo, Gallatin County/Bozeman Area Zoning Map and parcels from NRIS.

**GOOCH HILL WEST  
 NEIGHBORHOOD PLAN**

Exhibit 4  
 County Zoning District  
 and Plan Area

BOZEMAN, MONTANA





**R. DALE BELAND, LLC.**  
 PLANNING CONSULTANT  
 2023 STADIUM DRIVE SUITE 2B  
 BOZEMAN, MT 59715



Not to Scale

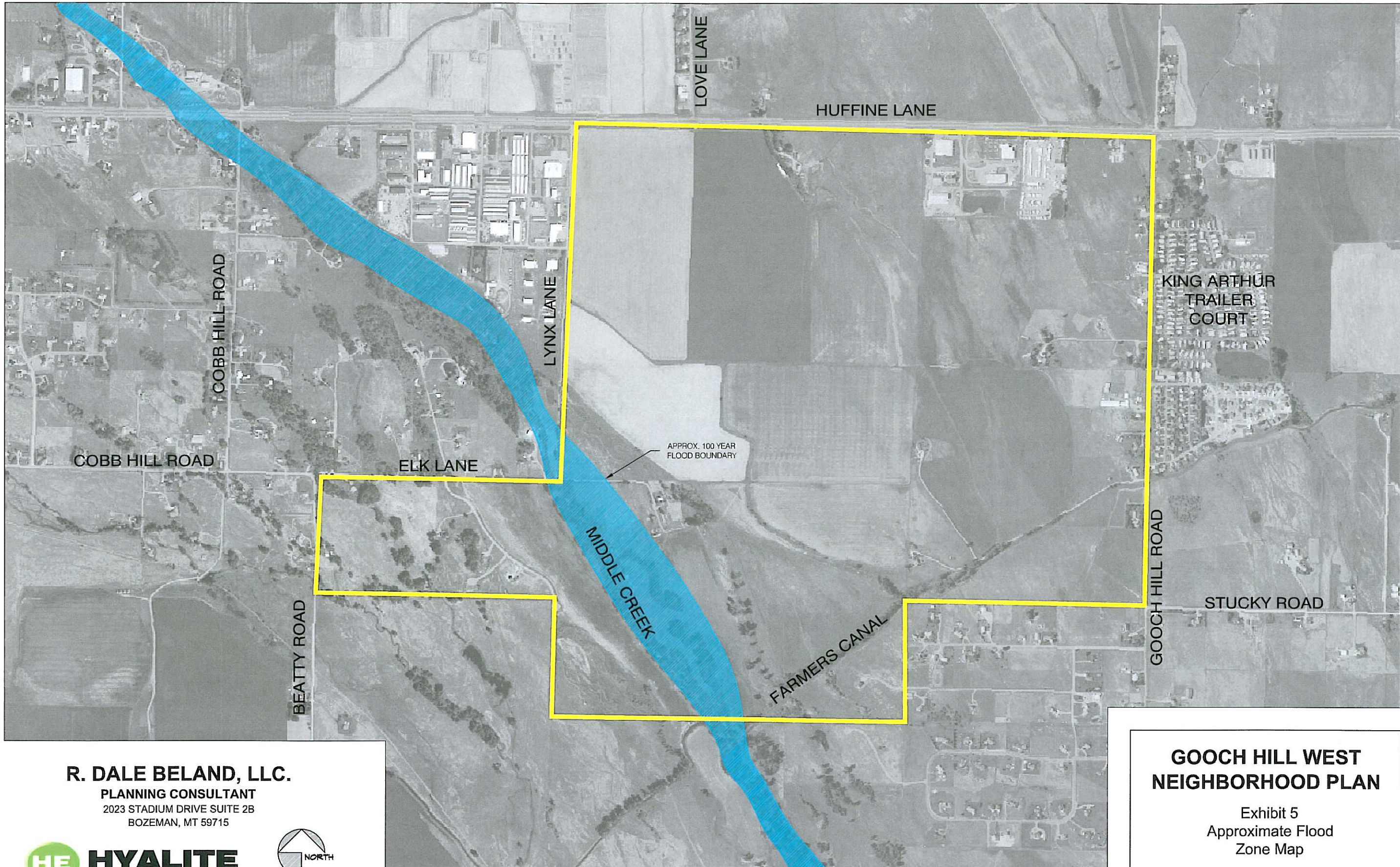
- MIXED IND./COMMERCIAL
- RETAIL
- HIGH MEDIUM RESIDENTIAL
- MEDIUM RESIDENTIAL
- LOW RESIDENTIAL

**GOOCH HILL WEST  
 NEIGHBORHOOD PLAN**

Exhibit 4-A  
 Future Land  
 Use Plan

BOZEMAN, MONTANA





**R. DALE BELAND, LLC.**  
 PLANNING CONSULTANT  
 2023 STADIUM DRIVE SUITE 2B  
 BOZEMAN, MT 59715



0 Feet 1,000

Source: Gallatin County Aerial Photo and NRCS Soil Data.  
 Note: This is not a legal document; rather, the approximate property lines presented are made for the purpose of this presentation only!

**GOOCH HILL WEST  
 NEIGHBORHOOD PLAN**

Exhibit 5  
 Approximate Flood  
 Zone Map

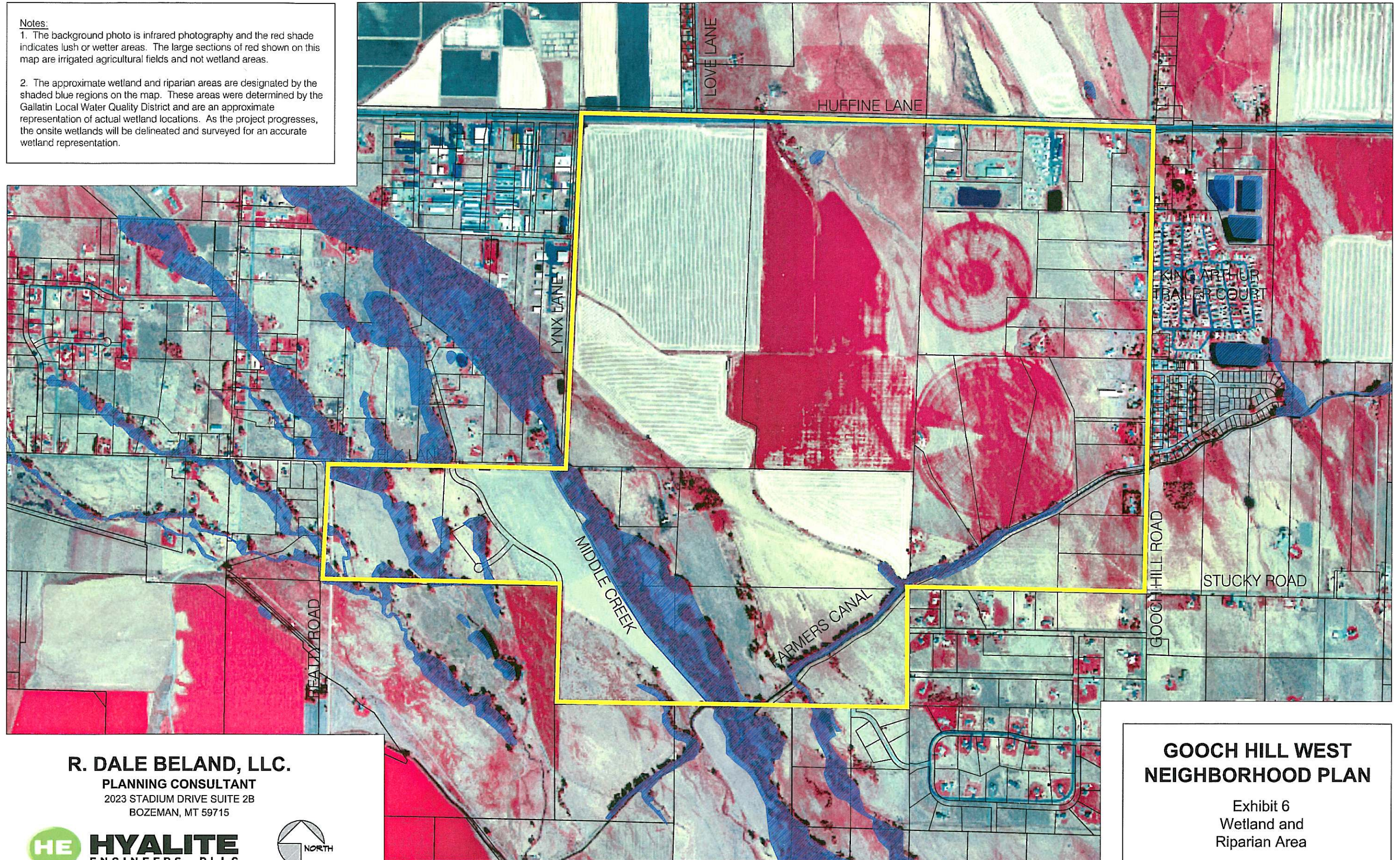
BOZEMAN, MONTANA



**Notes:**

1. The background photo is infrared photography and the red shade indicates lush or wetter areas. The large sections of red shown on this map are irrigated agricultural fields and not wetland areas.

2. The approximate wetland and riparian areas are designated by the shaded blue regions on the map. These areas were determined by the Gallatin Local Water Quality District and are an approximate representation of actual wetland locations. As the project progresses, the onsite wetlands will be delineated and surveyed for an accurate wetland representation.



**R. DALE BELAND, LLC.**  
PLANNING CONSULTANT  
2023 STADIUM DRIVE SUITE 2B  
BOZEMAN, MT 59715



0 Feet 1,000

Source: Gallatin County GIS for Color Infrared Photography and GLWQD for Wetland and Riparian areas.

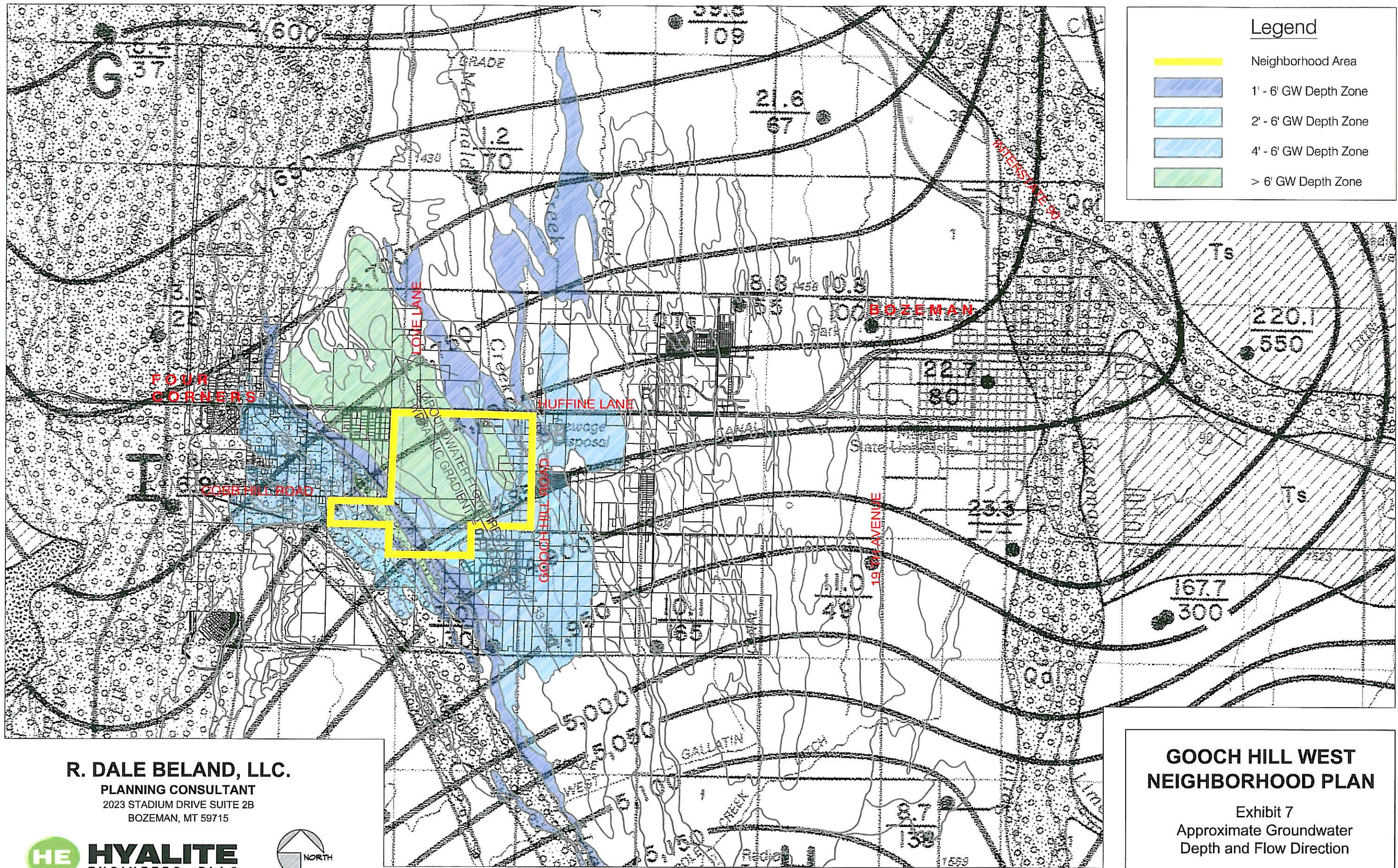
Note: This is not a legal document; rather, the approximate property lines presented are made for the purpose of this presentation only!

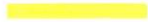




**GOOCH HILL WEST  
NEIGHBORHOOD PLAN**

Exhibit 6  
Wetland and  
Riparian Area

BOZEMAN, MONTANA





Legend	
	Neighborhood Area
	1' - 6' GW Depth Zone
	2' - 6' GW Depth Zone
	4' - 6' GW Depth Zone
	> 6' GW Depth Zone

**R. DALE BELAND, LLC.**  
 PLANNING CONSULTANT  
 2023 STADIUM DRIVE SUITE 2B  
 BOZEMAN, MT 59715



0 Feet 4,000

**GOOCH HILL WEST  
 NEIGHBORHOOD PLAN**

Exhibit 7  
 Approximate Groundwater  
 Depth and Flow Direction

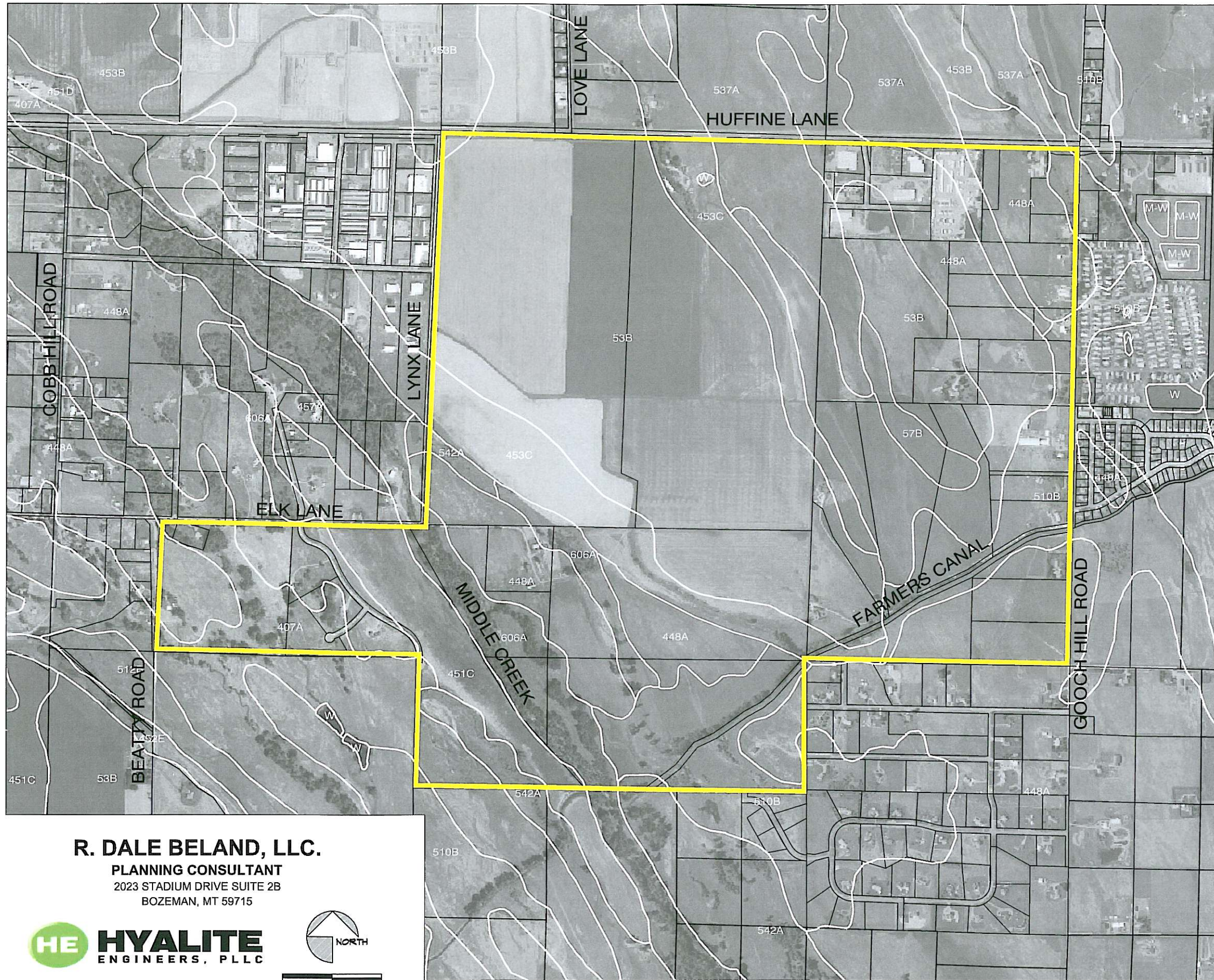
BOZEMAN, MONTANA

Source: US Geological Survey Groundwater Contours and NRCS Soil Data from <http://maps2.nris.mt.gov>.  
 Note: This is not a legal document; rather, the approximate property lines presented are made for the purpose of this presentation only!

\\server1\projects-cad\051194\dwg\Neighborhood Plan Exhibit\Exhibit 7.dwg

© Copyright, 2006 by Hyalite Engineers, PLLC





SOIL TYPE	SOIL DESCRIPTION
53B	AMSTERDAM SILT LOAM, 0-8" Silt Loam, 8-15" Very Fine Sandy Loam, Silty Clay Loam, Silt Loam, 15-42" Very Fine Sandy Loam, Silt Loam, 42-60" Silt Loam, Very Fine Sandy Loam
57B	TURNER LOAM, 0-6" Loam, 6-12" Gravelly Loam, Silty Clay Loam, Clay Loam, 12-26" Loam, Clay Loam, Gravelly Loam, 26-60" Very Gravelly Sand, Extremely Gravelly Sand, Very Gravelly Loamy Sand
407A	SUDWORTH-NESDA LOAMS, SUDWORTH 0-24" Loam, 24-29" Clay Loam, Silt Loam, Loam, 29-60" Extremely Gravelly Sand, Very Gravelly Loamy Sand, Extremely Cobbly Loamy Sand
407A	SUDWORTH-NESDA LOAMS, NESDA 0-11" Loam, 11-60" Very Gravelly Sand, Extremely Gravelly Sand, Very Gravelly Loamy Sand
448A	HYALITE BEAVERTON COMPLEX, HYALITE 0-5" Loam, 5-8" Loam, Clay Loam, Silty Clay Loam, 8-17" Clay Loam, Silty Clay Loam, Gravelly Loam, 17-26" Extremely Cobbly Sandy Loam, Very Cobbly Sandy Loam, Very Cobbly Sandy Clay Loam, 26-60" Very Cobbly Loamy Sand, Extremely Cobbly Coarse Sand, Very Cobbly Sand
448A	HYALITE BEAVERTON COMPLEX, BEAVERTON, 0-4" Cobbly Loam, 4-14" Very Cobbly Sandy Clay Loam, Very Cobbly Clay Loam, 14-60" Very Cobbly Loamy Sand, Extremely Cobbly Sand, Extremely Cobbly Loamy Sand
451C	QUAGLE-BRODYK SILT LOAMS, QUAGLE, 0-6" Silt Loam, 6-9" Silt Loam, 9-60" Silt Loam
451C	QUAGLE-BRODYK SILT LOAMS, BRODYK, 0-6" Silt Loam, 6-30" Silt Loam, 30-60" Very Fine Sandy Loam, Silt Loam
453B	AMSTERDAM-QUAGLE SILT LOAMS, AMSTERDAM, 0-8" Silt Loam, 8-15" Silt Loam, Silty Clay Loam, Very Fine Sandy Loam, Silt Loam 15-42" Very Fine Sandy Loam, Silt Loam, 42-60" Very Fine Sandy Loam, Silt Loam
453B	AMSTERDAM-QUAGLE SILT LOAMS, QUAGLE, 0-6" Silt Loam, 6-9" Silt Loam, 9-60" Silt Loam
453C	AMSTERDAM-QUAGLE SILT LOAMS, AMSTERDAM, 0-8" Silt Loam, 8-15" Silt Loam, Silty Clay Loam, Very Fine Sandy Loam, 15-42" Very Fine Sandy Loam, Silt Loam, 42-60" Very Fine Sandy Loam, Silt Loam
453C	AMSTERDAM-QUAGLE SILT LOAMS, QUAGLE, 0-6" Silt Loam, 6-9" Silt Loam, 9-60" Silt Loam
457A	TURNER LOAM, 0-6" Loam, 6-12" Gravelly Loam, Silty Clay Loam, Clay Loam, 12-26" Gravelly Loam, Clay Loam, Loam, 26-60" Very Gravelly Sand, Very Gravelly Loamy Sand, Extremely Gravelly Sand
510B	MEADOWCREEK LOAM, 0-11" Loam, 11-25" Loam, Sandy Loam, Silt Loam, 25-60" Very Gravelly Sand, Very Gravelly Loamy Sand, Extremely Gravelly Sand
537A	LAMOOSSE SILT LOAM, 0-9" Silt Loam, 9-27" Gravelly Loam, Silt Loam, Loam, 27-60" Very Gravelly Sand, Very Gravelly Loamy Sand, Extremely Gravelly Sand
542A	BLOSSBERG LOAM, 0-15" Loam, 15-24" Sandy Clay Loam, Gravelly Loam, Clay Loam, 24-60" Very Cobbly Sand, Extremely Gravelly Loamy Coarse Sand, Very Gravelly Loamy Coarse Sand
606A	BANDY-RIVERWASH-BONEBASIN COMPLEX, BANDY, 0-8" Loam, 8-17" Gravelly Loam, Cobbly Sandy Loam, Sandy Loam, 17-60" Very Cobbly Loamy Sand, Extremely Gravelly Loamy Coarse Sand, Very Gravelly Sand
606A	BANDY-RIVERWASH-BONEBASIN COMPLEX, BONEBASIN, 0-4" Muck, 4-15" Loam, 15-25" Stratified Sandy Loam to Silty Clay Loam, 25-60" Extremely Cobbly Loamy Sand, Very Gravelly Coarse Sand, Very Cobbly Loamy Coarse Sand

Note: This is not a legal document; rather, the approximate property lines presented are made for the purpose of this presentation only!

## GOOCH HILL WEST NEIGHBORHOOD PLAN

Exhibit 8  
NRCS Soil Data

BOZEMAN, MONTANA

**R. DALE BELAND, LLC.**  
PLANNING CONSULTANT  
2023 STADIUM DRIVE SUITE 2B  
BOZEMAN, MT 59715



0 Feet 1,000

© Copyright, 2006 by Hyalite Engineers, PLLC

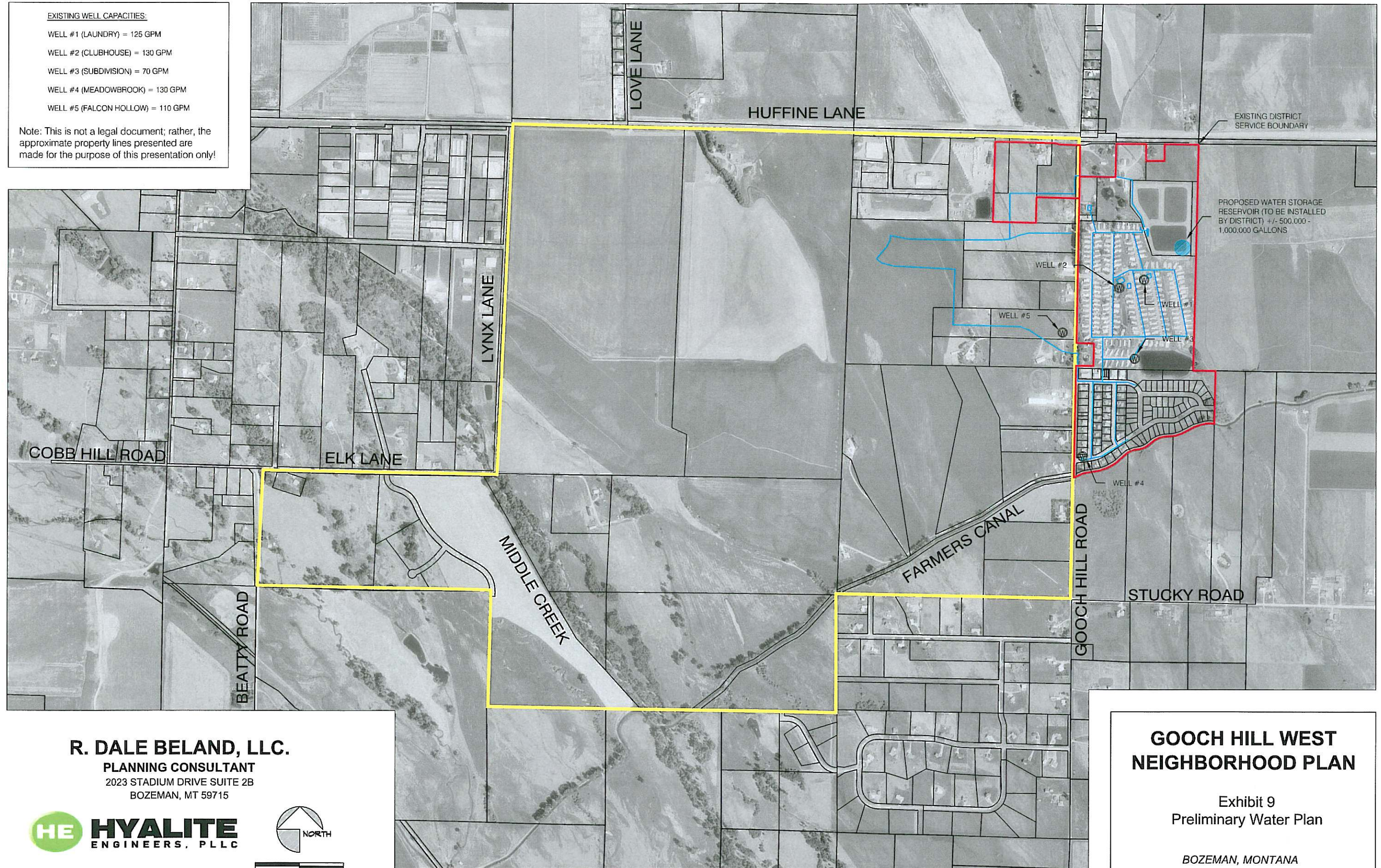
Source: Gallatin County Aerial Photo and NRCS Soil Data.



**EXISTING WELL CAPACITIES:**

- WELL #1 (LAUNDRY) = 125 GPM
- WELL #2 (CLUBHOUSE) = 130 GPM
- WELL #3 (SUBDIVISION) = 70 GPM
- WELL #4 (MEADOWBROOK) = 130 GPM
- WELL #5 (FALCON HOLLOW) = 110 GPM

Note: This is not a legal document; rather, the approximate property lines presented are made for the purpose of this presentation only!



**R. DALE BELAND, LLC.**  
PLANNING CONSULTANT  
2023 STADIUM DRIVE SUITE 2B  
BOZEMAN, MT 59715



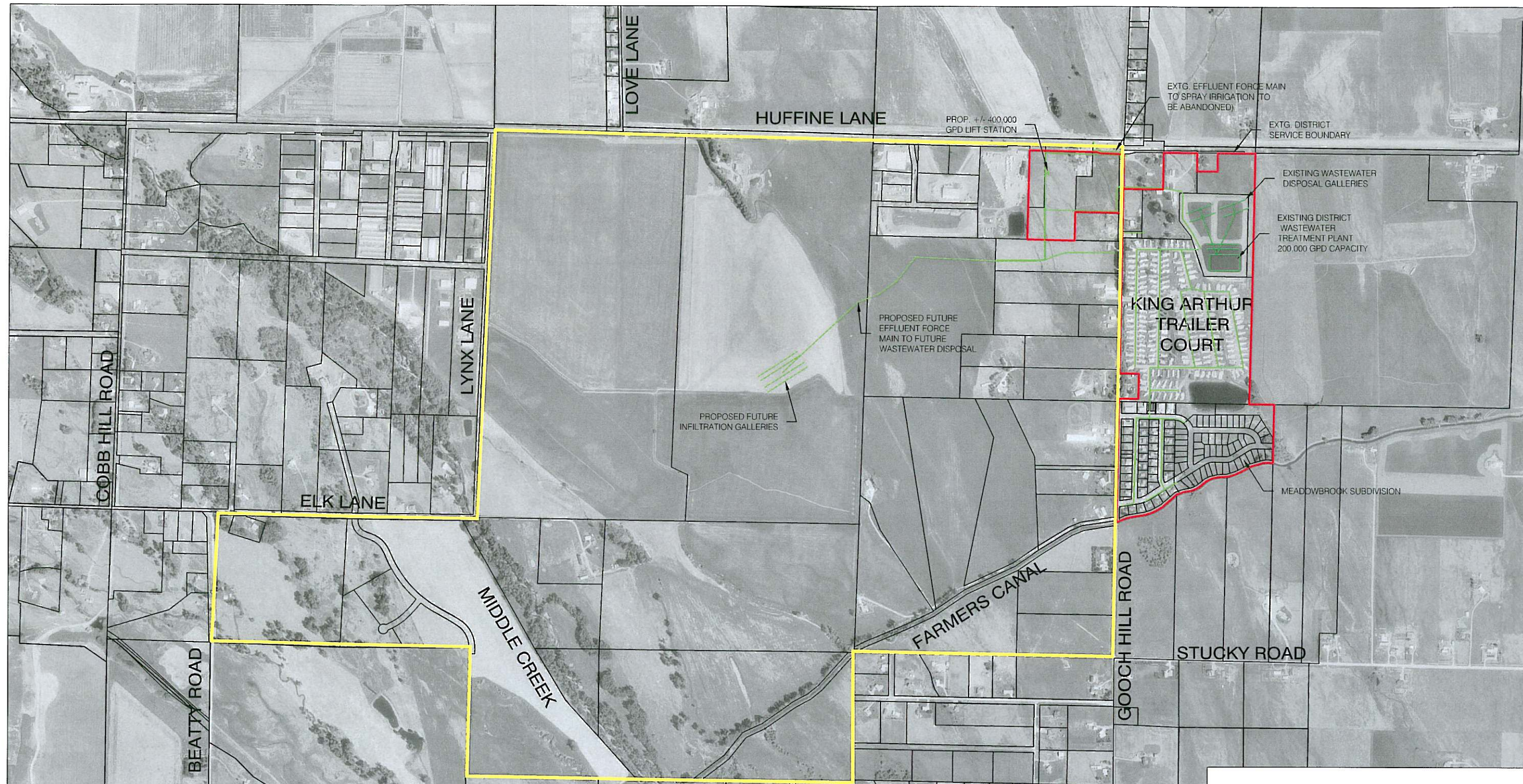
0 Feet 1,000

**GOOCH HILL WEST  
NEIGHBORHOOD PLAN**

Exhibit 9  
Preliminary Water Plan

BOZEMAN, MONTANA





**R. DALE BELAND, LLC.**  
 PLANNING CONSULTANT  
 2023 STADIUM DRIVE SUITE 2B  
 BOZEMAN, MT 59715



0 Feet 1,000

Source: Bozeman and Bozeman Hot Springs DOQQ and NRIS land parcel data from <http://maps2.nris.mt.gov>.

Note: This is not a legal document; rather, the approximate property lines presented are made for the purpose of this presentation only!

**GOOCH HILL WEST  
 NEIGHBORHOOD PLAN**






Exhibit 10  
 Preliminary Sewer Plan

BOZEMAN, MONTANA



\\server1\projects-cact\051194\dwg\Neighborhood Plan Exhibits\Exhibit 11.dwg

**Legend**

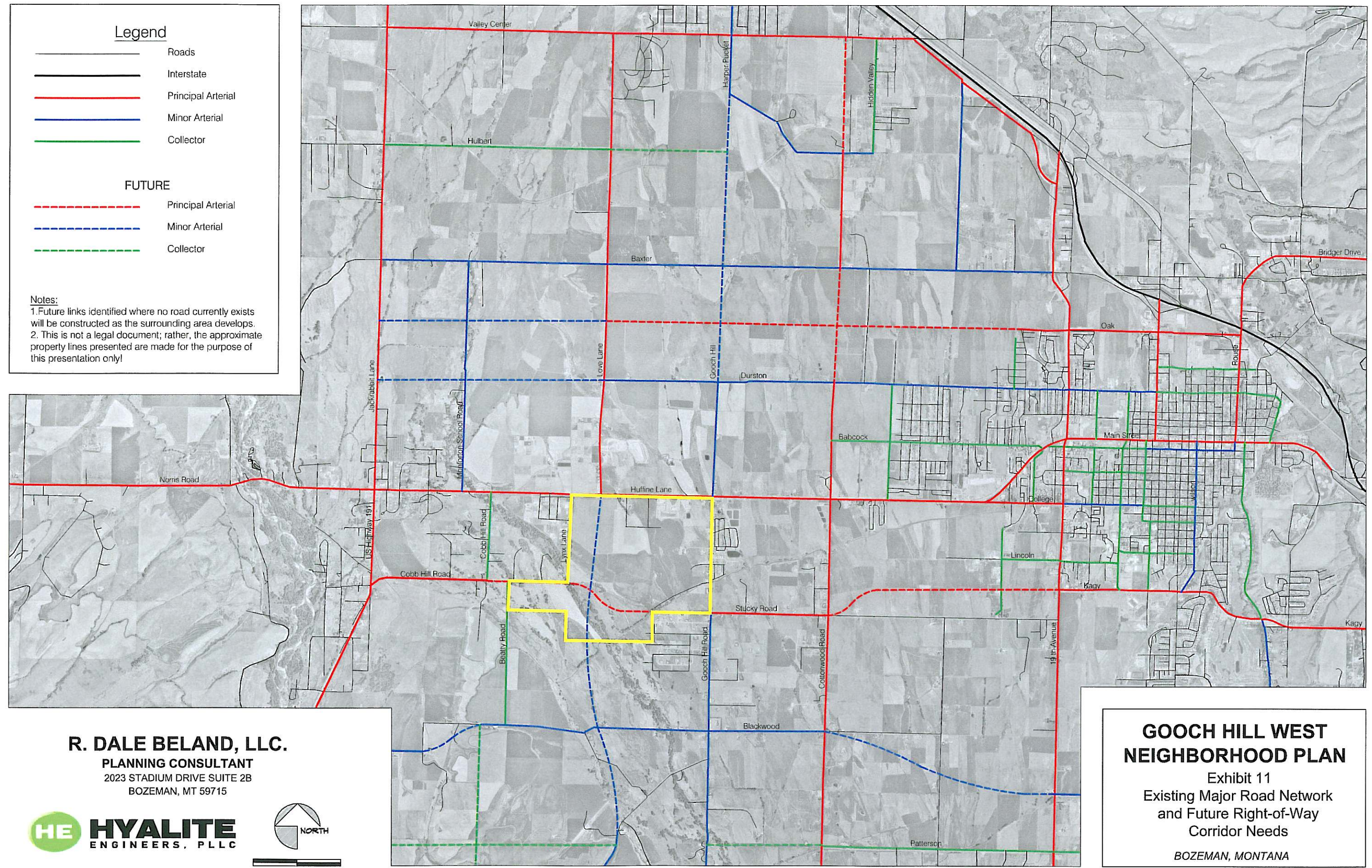
-  Roads
-  Interstate
-  Principal Arterial
-  Minor Arterial
-  Collector

**FUTURE**

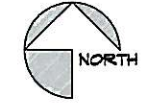
-  Principal Arterial
-  Minor Arterial
-  Collector

**Notes:**

1. Future links identified where no road currently exists will be constructed as the surrounding area develops.
2. This is not a legal document; rather, the approximate property lines presented are made for the purpose of this presentation only!



**R. DALE BELAND, LLC.**  
 PLANNING CONSULTANT  
 2023 STADIUM DRIVE SUITE 2B  
 BOZEMAN, MT 59715



0 Feet 4,000

**GOOCH HILL WEST  
 NEIGHBORHOOD PLAN**

Exhibit 11  
 Existing Major Road Network  
 and Future Right-of-Way  
 Corridor Needs

BOZEMAN, MONTANA



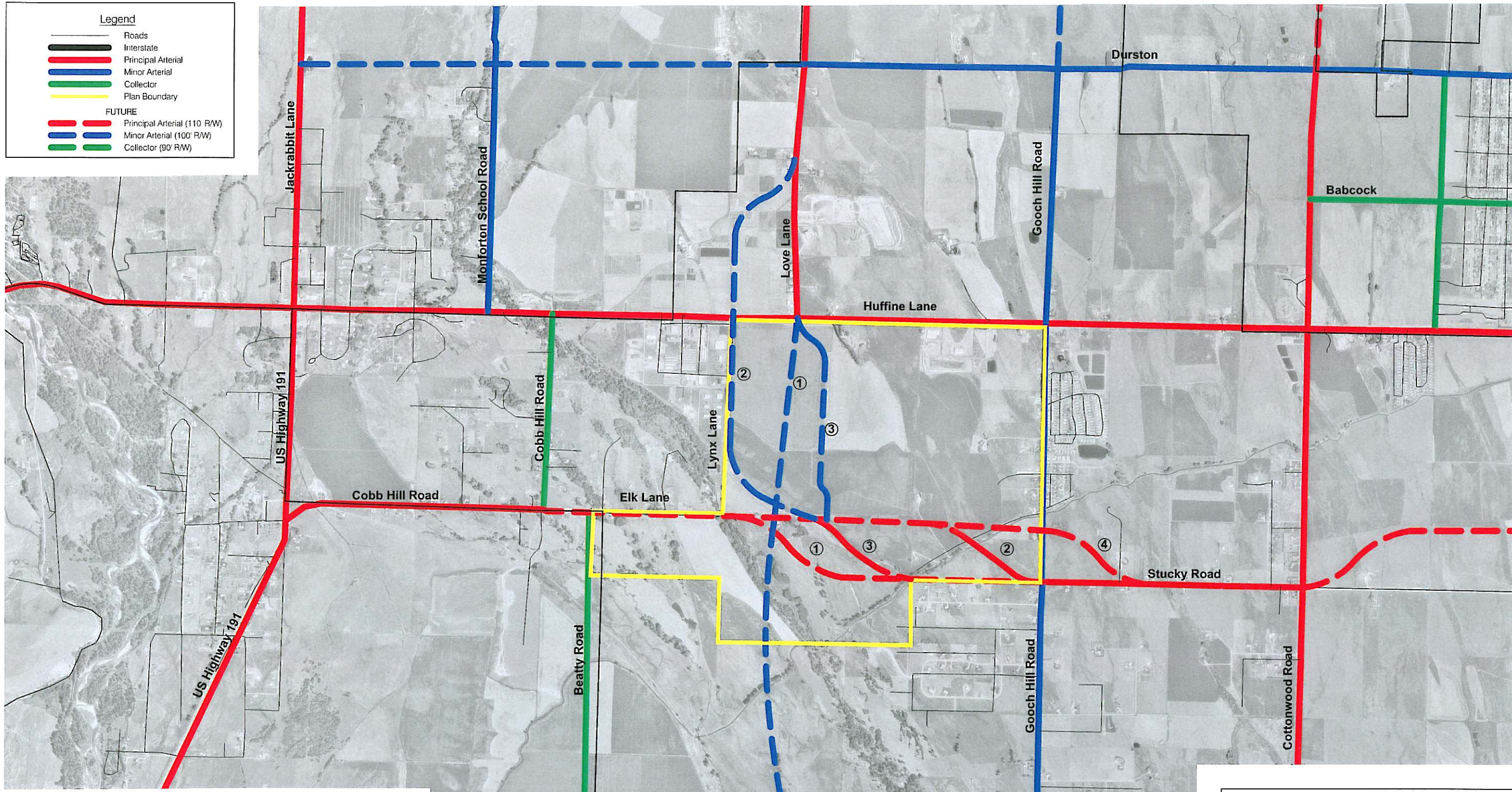
\\server1\projects-cad\051194\dwg\Neighborhood Plan Exhibits\Exhibit 11-A.dwg

**Legend**

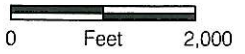
- Roads
- Interstate
- Principal Arterial
- Minor Arterial
- Collector
- Plan Boundary

**FUTURE**

- Principal Arterial (110' R/W)
- Minor Arterial (100' R/W)
- Collector (90' R/W)



**R. DALE BELAND, LLC.**  
 PLANNING CONSULTANT  
 2023 STADIUM DRIVE SUITE 2B  
 BOZEMAN, MT 59715



**GOOCH HILL WEST  
 NEIGHBORHOOD PLAN**

Exhibit 11-A  
 Adopted Road Plan  
 with Alternatives

BOZEMAN, MONTANA

© Copyright, 2006 by Hyalite Engineers, PLLC

Source: Greater Bozeman Area Transportation Plan Year 2001 Update, Parcels from NRIS.