



**AGENDA**  
**CITY OF LAUREL**  
**CITY/COUNTY PLANNING BOARD**  
**WEDNESDAY, APRIL 17, 2024**  
**6:00 PM**  
**COUNCIL CHAMBER**

**Public Input:** *Citizens may address the committee regarding any item of business that is not on the agenda. The duration for an individual speaking under Public Input is limited to three minutes. While all comments are welcome, the committee will not take action on any item not on the agenda.*

**Disclosure of Ex Parte Communication**

**Public Hearing**

Public Hearing for Annexation and Zoning Assignment of Highway Commercial for a portion of Westbrook Subdivision Lot 7A1 of the amended plat of Tracts 6 and 7 of Westbrook's Subdivision and a portion of Tract 5 of Westbrook's Subdivision

**General Items**

**New Business**

1. Sign Permit - Black Chip Casino
2. Public Hearing for Annexation and Zoning Assignment of Highway Commercial for a portion of Westbrook Subdivision Lot 7A1 of the amended plat of Tracts 6 and 7 of Westbrook's Subdivision and a portion of Tract 5 of Westbrook's Subdivision

**Old Business**

**Other Items**

3. Planning Director updates about Planning Department Activities

**Announcements**

The City makes reasonable accommodations for any known disability that may interfere with a person's ability to participate in this meeting. Persons needing accommodation must notify the City Clerk's Office to make needed arrangements. To make your request known, please call 406-628-7431, Ext. 5100, or write to City Clerk, PO Box 10, Laurel, MT 59044, or present your request at City Hall, 115 West First Street, Laurel, Montana.

**File Attachments for Item:**

Public Hearing for Annexation and Zoning Assignment of Highway Commercial for a portion of Westbrook Subdivision Lot 7A1 of the amended plat of Tracts 6 and 7 of Westbrook's Subdivision and a portion of Tract 5 of Westbrook's Subdivision

# JSA CIVIL

Engineering | Planning | Management

## LOVE'S TRAVEL STOP LAUREL, MT

### ENGINEER'S ESTIMATE OF PROBABLE CONSTRUCTION COST - FOR WORK IN ROW

#	DESCRIPTION	QUANTITY	UNIT	UNIT COST	EXTENSION
<b>SEWER EXTENSION</b>					
1	PVC SANITARY SEWER PIPE 8 IN. DIAM., LESS THAN 10 FT. BELOW FINISHED GRADE	2855	LF	\$65	\$185,575
2	PVC SANITARY SEWER PIPE 8 IN. DIAM., 10 FT. - 14 FT. BELOW FINISHED GRADE	1,385	LF	\$85	\$117,725
3	SANITARY SEWER MANHOLE, 48 IN. DIAM.	13	EA	\$4,500	\$58,500
4	TRENCH RESTORATION (4" ASPHALT OVER 12" BASE COURSE)	1	LS	\$150,000	\$150,000
				SEWER SUBTOTAL	\$511,800
<b>WATER EXTENSION</b>					
5	PVC 900 PIPE FOR WATER MAIN 12 IN. DIAM.	3,950	LF	\$70	\$276,500
6	GATE VALVE AND BLOCKING 12 IN.	15	EA	\$2,000	\$30,000
7	HYDRANT ASSEMBLY	9	EA	\$3,500	\$31,500
8	TRENCH RESTORATION (4" ASPHALT OVER 12" BASE COURSE)	1	LS	\$150,000	\$150,000
				WATER SUBTOTAL	\$488,000
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>					<b>\$999,800</b>

## Tasks

### Results

Result layer name
Parcels_Query result

Displayed features:  
41/41

**Taxcode:** D02587  
**Geocode:** 03082108301180000  
**Recording number:**  
**Property owner:** ALLWIN, DENNIS D & GLORIA  
A  
**Subdivision:** UNPLATTED  
**Block number:**  
**Lot number:**  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** C12668  
**Geocode:** 03082108360010000  
**Recording number:** 3061180  
**Property owner:** MILLER TROIS LLC  
**Subdivision:** ROSSMOOR SUB  
**Block number:** 1  
**Lot number:** 2  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** C12667  
**Geocode:** 03082108390010000  
**Recording number:** 3061180  
**Property owner:** MILLER TROIS LLC  
**Subdivision:** ROSSMOOR SUB  
**Block number:** 1  
**Lot number:** 1  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** D02622  
**Geocode:** 03082108402010000  
**Recording number:**  
**Property owner:** KNOP, KENNETH R &  
DEBORAH A  
**Subdivision:** UNPLATTED  
**Block number:**  
**Lot number:**  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** D02621



**Geocode:** 03082108402060000  
**Recording number:**  
**Property owner:** BECKER, WILLIAM THOMAS  
SR & MILA PODINO  
**Subdivision:** UNPLATTED  
**Block number:**  
**Lot number:**  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** B01744  
**Geocode:** 03082108403030000  
**Recording number:**  
**Property owner:** WHITE, LYNET & CHARLES R  
**Subdivision:** VANBUREN SUB  
**Block number:** 2  
**Lot number:** 1  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** B01746  
**Geocode:** 03082108403080000  
**Recording number:** 3669831  
**Property owner:** KNUTSON, CHRIS  
**Subdivision:** VANBUREN SUB  
**Block number:** 2  
**Lot number:** 13  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** B01746B  
**Geocode:** 03082108403120000  
**Recording number:** 3669831  
**Property owner:** COMMERCIAL BUILDING  
DEVELOPMENT LLC  
**Subdivision:** VANBUREN SUB  
**Block number:** 2  
**Lot number:** 17  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** B01746A  
**Geocode:** 03082108403150000  
**Recording number:**  
**Property owner:** HEALEY, JERRY J  
**Subdivision:** VANBUREN SUB  
**Block number:** 2  
**Lot number:** 20  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode: B01740**  
**Geocode:** 03082108404030000  
**Recording number:**  
**Property owner:** PARKS, LYLE F & LAURA GC  
**Subdivision:** VANBUREN SUB  
**Block number:** 1  
**Lot number:** 2  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode: B01740A**  
**Geocode:** 03082108404040000  
**Recording number:** 3848196  
**Property owner:** BECKER, WILLIAM THOMAS  
SR & MILA PODINO  
**Subdivision:** VANBUREN SUB  
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**Tract number:**

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**Recording number:**  
**Property owner:** PARKS, LYLE F & LAURA GC  
**Subdivision:** VANBUREN SUB  
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**Lot number:** 19  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode: D12865**  
**Geocode:** 03082108405060000  
**Recording number:** AB26  
**Property owner:** BECKER, WARREN J &  
MARCHETA M  
**Subdivision:** UNPLATTED  
**Block number:**  
**Lot number:**  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode: D02617**  
**Geocode:** 03082108405090000  
**Recording number:**  
**Property owner:** HERMAN, MICHAEL A  
**Subdivision:**  
**Block number:**  
**Lot number:**  
**Certificate of Survey:** CS 416 AM  
**Tract number:** TR 1

[Click for property tax detail](#)

**Taxcode: D02618**  
**Geocode:** 03082108405130000  
**Recording number:**  
**Property owner:** KRENELKA, PETER E & DORIS  
D  
**Subdivision:**  
**Block number:**  
**Lot number:**  
**Certificate of Survey:** CS 416 AM  
**Tract number:** TR 2

[Click for property tax detail](#)

**Taxcode: D02616A**  
**Geocode:** 03082108405150000  
**Recording number:** 3743789  
**Property owner:** TOWN AND COUNTRY  
SUPPLY ASSOCIATION  
**Subdivision:**  
**Block number:**  
**Lot number:**  
**Certificate of Survey:** CS 3590  
**Tract number:** TR 1

[Click for property tax detail](#)

**Taxcode: C14948**  
**Geocode:** 03082108410010000  
**Recording number:** 3329877  
**Property owner:** CITY OF LAUREL MONTANA  
**Subdivision:** SOLID FOUNDATIONS SUB  
**Block number:** 3  
**Lot number:** 1  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode: C12669**  
**Geocode:** 03082108490010000  
**Recording number:** 3061180  
**Property owner:** MILLER TROIS LLC  
**Subdivision:** ROSSMOOR SUB  
**Block number:** 1  
**Lot number:** 3  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode: D02801**  
**Geocode:** 03082117109010000  
**Recording number:**  
**Property owner:** WOOD'S POWR-GRIP CO INC  
**Subdivision:** WESTBROOKS SUB  
**Block number:** NONE  
**Lot number:** 2

**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode: D02800**  
**Geocode: 03082117109050000**  
**Recording number:**  
**Property owner: HORTON STORAGE LLC**  
**Subdivision: WESTBROOKS SUB**  
**Block number: NONE**  
**Lot number: 1**  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode: D02799**  
**Geocode: 03082117109100000**  
**Recording number:**  
**Property owner: WOOD'S POWR- GRIP CO INC**  
**Subdivision: WESTBROOKS SUB**  
**Block number: NONE**  
**Lot number: 1**  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode: B01738**  
**Geocode: 03082117112010000**  
**Recording number:**  
**Property owner: WOOD'S POWR-GRIP CO**  
**Subdivision: STOUFFER SUB**  
**Block number: 2**  
**Lot number: 12**  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode: B01736**  
**Geocode: 03082117114010000**  
**Recording number: AB26**  
**Property owner: FISCHER, CLAYTON &  
DWIGHT**  
**Subdivision: STOUFFER SUB**  
**Block number: 1**  
**Lot number: 11**  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode: B03040**  
**Geocode: 03082117190010000**  
**Recording number:**  
**Property owner: EVERGREEN INVESTMENT  
PROPERTIES LLC**  
**Subdivision: FIGGINS SUB**

**Block number:** 1  
**Lot number:** 2  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** B03046  
**Geocode:** 03082117190040000  
**Recording number:**  
**Property owner:** KASTELITZ, TOM & ROSINA  
**Subdivision:** FIGGINS SUB AM L:1  
**Block number:** 1  
**Lot number:** 1B  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** B03047  
**Geocode:** 03082117190060000  
**Recording number:**  
**Property owner:** ZIMMERER, STEVE  
**Subdivision:** FIGGINS SUB AM L:1  
**Block number:** 1  
**Lot number:** 1C  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** B03048  
**Geocode:** 03082117190080000  
**Recording number:**  
**Property owner:** TORRES, JOAN  
**Subdivision:** FIGGINS SUB AM L:1  
**Block number:** 1  
**Lot number:** 1D  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** B03041A  
**Geocode:** 03082117190400000  
**Recording number:** 3129124  
**Property owner:** PETERSON FAMILY  
PROPERTIES LLC  
**Subdivision:** FIGGINS SUB AM L:1A  
**Block number:** 1  
**Lot number:** 1A2  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** B03042  
**Geocode:** 03082117190500000  
**Recording number:**  
**Property owner:** MATRIARCH CONSTRUCTION

INC  
**Subdivision:** FIGGINS SUB  
**Block number:** 1  
**Lot number:** 3  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** D02802A  
**Geocode:** 03082117190700000  
**Recording number:**  
**Property owner:** HUTSELL, WILLIARD E &  
PATSY A  
**Subdivision:** WESTBROOKS SUB AM TR 2&3  
**Block number:** NONE  
**Lot number:** 3B  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** D12151  
**Geocode:** 03082117207010000  
**Recording number:**  
**Property owner:** STITZINGER, MICHAEL (50%)  
**Subdivision:** WESTBROOKS SUB AM TR 6A,7A  
& PORTION 5  
**Block number:** NONE  
**Lot number:** 7A1  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** D02804  
**Geocode:** 03082117207200000  
**Recording number:**  
**Property owner:** CITY OF LAUREL  
**Subdivision:**  
**Block number:**  
**Lot number:**  
**Certificate of Survey:** CS 1055  
**Tract number:** TR 1

[Click for property tax detail](#)

**Taxcode:** D12152  
**Geocode:** 03082117207340000  
**Recording number:**  
**Property owner:** ROCK CREEK VENTURES LLC  
**Subdivision:** WESTBROOKS SUB  
**Block number:** NONE  
**Lot number:** 3  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** D12152A

**Geocode:** 03082117207360000  
**Recording number:** AB-26  
**Property owner:** ROBERTUS, TIMOTHY D (50%)  
**Subdivision:** WESTBROOKS SUB  
**Block number:** NONE  
**Lot number:** 4  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** D02805  
**Geocode:** 03082117207370000  
**Recording number:** 3998692  
**Property owner:** WESTBROOK STORAGE LLC  
**Subdivision:** WESTBROOKS SUB AM L: 4-5  
**Block number:** NONE  
**Lot number:** 5A  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** D02805A  
**Geocode:** 03082117207470000  
**Recording number:** 3998692  
**Property owner:** GROSHELLE, RUDY R &  
**Subdivision:** WESTBROOKS SUB AM L: 4-5  
**Block number:** NONE  
**Lot number:** 4A  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** C12592  
**Geocode:** 03082117290010000  
**Recording number:**  
**Property owner:** CONNIE C LOVE TRUST  
**Subdivision:** STITZINGER-SMITH SUB  
**Block number:** 1  
**Lot number:** 1  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** D02830  
**Geocode:** 03082118101010000  
**Recording number:** 3812272  
**Property owner:** CASE, KRISTINE M &  
**Subdivision:** UNPLATTED  
**Block number:**  
**Lot number:**  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** D02830B

**Geocode:** 03082118105010000  
**Recording number:** 1297698  
**Property owner:** BICKFORD, SARAH D &  
**Subdivision:**  
**Block number:**  
**Lot number:**  
**Certificate of Survey:** CS 2091 AM  
**Tract number:** TR B

[Click for property tax detail](#)

**Taxcode:** D02830A  
**Geocode:** 03082118105070000  
**Recording number:** 1297698  
**Property owner:** KOCHER, MICHAEL  
**Subdivision:**  
**Block number:**  
**Lot number:**  
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**Tract number:** TR A

[Click for property tax detail](#)

**Taxcode:** D02830E  
**Geocode:** 03082118110010000  
**Recording number:**  
**Property owner:** VAR DEVELOPMENT LLP  
**Subdivision:**  
**Block number:**  
**Lot number:**  
**Certificate of Survey:** CS 2361  
**Tract number:** TR C

[Click for property tax detail](#)



## Technical Memorandum

**To:** City of Laurel  
**From:** Nick Wheeler | JSA Civil, LLC  
**Date:** March 13, 2024  
**Subject:** Annexation Request – Project Narrative  
**Project:** Laurel, MT Love’s Travel Stop

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### Project Narrative

**Annexation Overview:**

Love’s Travel Stops & Country Stores, Inc. (Love’s) is requesting the annexation of approximately 23.17 acres into the City of Laurel, Montana city limits as shown on the enclosed preliminary civil engineering plans. The subject site is a portion of Yellowstone County Tax Parcel Number 0382117207010000, legally described as Tract 7A-1 of Westbrook’s Subdivision.

The area to be annexed includes the northern limits of the tax lot, located north of 19<sup>th</sup> Avenue/I-90 Business. The site is located west of the Laurel city limits, with roadway frontages along Old Hwy 10 to the north and 19<sup>th</sup> Avenue/I-90 Business to the southwest. The property is currently assigned a zoning designation of HC – Highway Commercial; we are requesting annexation into the Laurel city limits under the City’s HC zoning designation.

**Utilities:**

Upon annexation, City of Laurel (City) public water and sanitary sewer services will be extended to the site via utility main extensions along Old Hwy 10, within Montana Department of Transportation (MDT) right-of-way. New service connections will be extended to the Love’s property from the new utility mains along Old Hwy 10 to serve the proposed Love’s Travel Stop development. The new utility mains along Old Hwy 10 will be dedicated to the City as public infrastructure following the construction of the improvements within MDT right-of-way. It is understood that right-of-way and utility permit approvals from MDT, and City utility permit approval must be secured before construction of the new utility mains. Please refer to the enclosed preliminary civil engineering plans for additional information.

## PUBLIC HEARING NOTICE

The Laurel-Yellowstone City-County Planning Board and Laurel's Zoning Commission will conduct a public hearing on April 17, 2024.

**Public Hearing for the annexation into the City of Laurel and assignment of zoning "Highway Commercial" for the property described as Westbrook Subdivision Lot 7A1 of the amended plat of Tracts 6 and 7 of Westbrook's Subdivision and a portion of Tract 5 of Westbrook's Subdivision. The property is located approximately 3,000 feet west of Laurel City Limits on Old Highway 10 West.**

The hearing is scheduled for **6 P.M., in the Laurel City Council Chambers at City Hall, 115 West 1st Street, Laurel, Montana, on Wednesday, April 17<sup>th</sup>, 2024.**

**Public comment is encouraged and can be provided in person at the public hearing on April 17, 2024.** Public comments can also be made via email to the Planning Director, or via letter to the Planning Department office at 115 West 1st Street Laurel, MT 59044. **Emails or letters of comments should be received by 2pm MST April 11, 2024, so they can be transmitted to the Planning Board members prior to the meeting.** Copies of the documentation are available for review upon request at the Planning Department office. Questions regarding this public hearing may be directed to the Planning Director at 406-628-4796 ext. 5305, or via email at [cityplanner@laurel.mt.gov](mailto:cityplanner@laurel.mt.gov)

## Tasks

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Result layer name
Parcels_Query result

Displayed features:  
41/41

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**Recording number:** 3061180  
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**Taxcode:** B01746  
**Geocode:** 03082108403080000  
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**Property owner:** KNUTSON, CHRIS  
**Subdivision:** VANBUREN SUB  
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**Lot number:** 13  
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**Block number:** 2  
**Lot number:** 20  
**Certificate of Survey:**  
**Tract number:**

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**Taxcode: B01740**  
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**Recording number:**  
**Property owner:** PARKS, LYLE F & LAURA GC  
**Subdivision:** VANBUREN SUB  
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**Lot number:** 2  
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**Tract number:**

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**Recording number:** 3848196  
**Property owner:** BECKER, WILLIAM THOMAS  
SR & MILA PODINO  
**Subdivision:** VANBUREN SUB  
**Block number:** 1  
**Lot number:** 20  
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**Tract number:**

[Click for property tax detail](#)

**Taxcode: B01743**  
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**Recording number:**  
**Property owner:** PARKS, LYLE F & LAURA GC  
**Subdivision:** VANBUREN SUB  
**Block number:** 1  
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**Subdivision:** UNPLATTED  
**Block number:**  
**Lot number:**  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode: D02617**  
**Geocode:** 03082108405090000  
**Recording number:**  
**Property owner:** HERMAN, MICHAEL A  
**Subdivision:**  
**Block number:**  
**Lot number:**  
**Certificate of Survey:** CS 416 AM  
**Tract number:** TR 1

[Click for property tax detail](#)

**Taxcode: D02618**  
**Geocode:** 03082108405130000  
**Recording number:**  
**Property owner:** KRENELKA, PETER E & DORIS  
D  
**Subdivision:**  
**Block number:**  
**Lot number:**  
**Certificate of Survey:** CS 416 AM  
**Tract number:** TR 2

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**Geocode:** 03082108405150000  
**Recording number:** 3743789  
**Property owner:** TOWN AND COUNTRY  
SUPPLY ASSOCIATION  
**Subdivision:**  
**Block number:**  
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**Tract number:** TR 1

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**Recording number:** 3329877  
**Property owner:** CITY OF LAUREL MONTANA  
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**Recording number:** 3061180  
**Property owner:** MILLER TROIS LLC  
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**Block number:** 1  
**Lot number:** 3  
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**Tract number:**

[Click for property tax detail](#)

**Taxcode: D02801**  
**Geocode:** 03082117109010000  
**Recording number:**  
**Property owner:** WOOD'S POWR-GRIP CO INC  
**Subdivision:** WESTBROOKS SUB  
**Block number:** NONE  
**Lot number:** 2

**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode: D02800**  
**Geocode: 03082117109050000**  
**Recording number:**  
**Property owner: HORTON STORAGE LLC**  
**Subdivision: WESTBROOKS SUB**  
**Block number: NONE**  
**Lot number: 1**  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode: D02799**  
**Geocode: 03082117109100000**  
**Recording number:**  
**Property owner: WOOD'S POWR- GRIP CO INC**  
**Subdivision: WESTBROOKS SUB**  
**Block number: NONE**  
**Lot number: 1**  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode: B01738**  
**Geocode: 03082117112010000**  
**Recording number:**  
**Property owner: WOOD'S POWR-GRIP CO**  
**Subdivision: STOUFFER SUB**  
**Block number: 2**  
**Lot number: 12**  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode: B01736**  
**Geocode: 03082117114010000**  
**Recording number: AB26**  
**Property owner: FISCHER, CLAYTON &  
DWIGHT**  
**Subdivision: STOUFFER SUB**  
**Block number: 1**  
**Lot number: 11**  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode: B03040**  
**Geocode: 03082117190010000**  
**Recording number:**  
**Property owner: EVERGREEN INVESTMENT  
PROPERTIES LLC**  
**Subdivision: FIGGINS SUB**

**Block number:** 1  
**Lot number:** 2  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** B03046  
**Geocode:** 03082117190040000  
**Recording number:**  
**Property owner:** KASTELITZ, TOM & ROSINA  
**Subdivision:** FIGGINS SUB AM L:1  
**Block number:** 1  
**Lot number:** 1B  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** B03047  
**Geocode:** 03082117190060000  
**Recording number:**  
**Property owner:** ZIMMERER, STEVE  
**Subdivision:** FIGGINS SUB AM L:1  
**Block number:** 1  
**Lot number:** 1C  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** B03048  
**Geocode:** 03082117190080000  
**Recording number:**  
**Property owner:** TORRES, JOAN  
**Subdivision:** FIGGINS SUB AM L:1  
**Block number:** 1  
**Lot number:** 1D  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** B03041A  
**Geocode:** 03082117190400000  
**Recording number:** 3129124  
**Property owner:** PETERSON FAMILY  
PROPERTIES LLC  
**Subdivision:** FIGGINS SUB AM L:1A  
**Block number:** 1  
**Lot number:** 1A2  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** B03042  
**Geocode:** 03082117190500000  
**Recording number:**  
**Property owner:** MATRIARCH CONSTRUCTION



INC  
**Subdivision:** FIGGINS SUB  
**Block number:** 1  
**Lot number:** 3  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** D02802A  
**Geocode:** 03082117190700000  
**Recording number:**  
**Property owner:** HUTSELL, WILLIARD E &  
PATSY A  
**Subdivision:** WESTBROOKS SUB AM TR 2&3  
**Block number:** NONE  
**Lot number:** 3B  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** D12151  
**Geocode:** 03082117207010000  
**Recording number:**  
**Property owner:** STITZINGER, MICHAEL (50%)  
**Subdivision:** WESTBROOKS SUB AM TR 6A,7A  
& PORTION 5  
**Block number:** NONE  
**Lot number:** 7A1  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** D02804  
**Geocode:** 03082117207200000  
**Recording number:**  
**Property owner:** CITY OF LAUREL  
**Subdivision:**  
**Block number:**  
**Lot number:**  
**Certificate of Survey:** CS 1055  
**Tract number:** TR 1

[Click for property tax detail](#)

**Taxcode:** D12152  
**Geocode:** 03082117207340000  
**Recording number:**  
**Property owner:** ROCK CREEK VENTURES LLC  
**Subdivision:** WESTBROOKS SUB  
**Block number:** NONE  
**Lot number:** 3  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** D12152A

**Geocode:** 03082117207360000  
**Recording number:** AB-26  
**Property owner:** ROBERTUS, TIMOTHY D (50%)  
**Subdivision:** WESTBROOKS SUB  
**Block number:** NONE  
**Lot number:** 4  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** D02805  
**Geocode:** 03082117207370000  
**Recording number:** 3998692  
**Property owner:** WESTBROOK STORAGE LLC  
**Subdivision:** WESTBROOKS SUB AM L: 4-5  
**Block number:** NONE  
**Lot number:** 5A  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** D02805A  
**Geocode:** 03082117207470000  
**Recording number:** 3998692  
**Property owner:** GROSHELLE, RUDY R &  
**Subdivision:** WESTBROOKS SUB AM L: 4-5  
**Block number:** NONE  
**Lot number:** 4A  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** C12592  
**Geocode:** 03082117290010000  
**Recording number:**  
**Property owner:** CONNIE C LOVE TRUST  
**Subdivision:** STITZINGER-SMITH SUB  
**Block number:** 1  
**Lot number:** 1  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** D02830  
**Geocode:** 03082118101010000  
**Recording number:** 3812272  
**Property owner:** CASE, KRISTINE M &  
**Subdivision:** UNPLATTED  
**Block number:**  
**Lot number:**  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** D02830B

**Geocode:** 03082118105010000  
**Recording number:** 1297698  
**Property owner:** BICKFORD, SARAH D &  
**Subdivision:**  
**Block number:**  
**Lot number:**  
**Certificate of Survey:** CS 2091 AM  
**Tract number:** TR B

[Click for property tax detail](#)

**Taxcode:** D02830A  
**Geocode:** 03082118105070000  
**Recording number:** 1297698  
**Property owner:** KOCHER, MICHAEL  
**Subdivision:**  
**Block number:**  
**Lot number:**  
**Certificate of Survey:** CS 2091 AM  
**Tract number:** TR A

[Click for property tax detail](#)

**Taxcode:** D02830E  
**Geocode:** 03082118110010000  
**Recording number:**  
**Property owner:** VAR DEVELOPMENT LLP  
**Subdivision:**  
**Block number:**  
**Lot number:**  
**Certificate of Survey:** CS 2361  
**Tract number:** TR C

[Click for property tax detail](#)



March 6, 2024

Kurt Markegard, Planning Director  
City of Laurel  
115 West 1<sup>st</sup> Street  
Laurel, MT 59044

Re: Letter of Authorization  
Laurel, MT Love's Development Project

Dear Mr. Markegard:

This letter will serve as authorization for Love's Travel Stops and Country Stores, Inc. (Love's), and their Agent, JSA Civil, LLC, to prepare and process the necessary documents relative to the annexation, zoning assignment, utility extensions, and site development permitting for Tract 7A-1 of the Westbrook's Subdivision (Yellowstone County TPN 03082117207010000).

Signed:

Hans Stitzinger *Hans Stitzinger* 3/13/24  
Signature Date

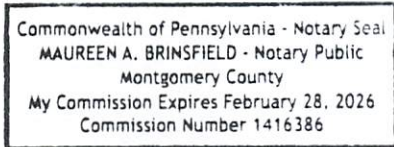
STATE OF Pennsylvania )  
) ss.  
County of Montgomery )

On this 13 day of March, 2024, personally appeared before me, Hans Stitzinger proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to this instrument, and acknowledged the he/she/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal on the day and year in this certificate first above written.

Maureen A. Brinsfield  
Notary Public for the State of Pennsylvania  
Residing at: Horsham, PA  
My Commission Expires: 2/28/26

(SEAL)



**CITY OF LAUREL, MONTANA  
REQUEST FOR ANNEXATION  
AND PLAN OF ANNEXATION**

**Applicant is required to meet with the City Planner prior to filling out this application. All blanks of this application are to be filled in with explanation by the applicant. Incomplete applications will not be accepted.**

1. Only parcels of land adjacent to the City of Laurel municipal limits will be considered for annexation. “Adjacent to” also includes being across a public right of way. If the parcel to be annexed is smaller than one city block in size (2.06 acres), the city council must approve consideration of the request; the applicant must make a separate written request to the city council stating their wish to annex a parcel of land less than one city block in. Once the council approves the request, the applicant can apply for annexation.

2. Applicant landowner’s name: Michael Stitzinger, Hans Stitzinger, James F. Stitzinger, Jr.  
Address: Michael Stitzinger, 5931 Ridgeview Dr, Doylestown, PA 18902-1379  
Phone: \_\_\_\_\_

3. Parcel to be annexed: (If it is not surveyed or of public record, it must be of public record PRIOR to applying for annexation.)  
Legal description: WESTBROOKS SUBD, S17, T02 S, R24 E, Lot 7A1, AMND TR 6A & 7A & POR TR 5 LESS HWY ROW (18)  
Lot size: +/- 23.17 Acres  
Present use: Vacant/Undeveloped  
Planned use: HC – Highway Commercial for Love’s Travel Stop Development  
Present zoning: HC – Highway Commercial  
(Land which is being annexed automatically becomes zoned R-7500 when it is officially annexed [City ordinance 17.12.220])

4. City services: The extension of needed city services shall be at the cost of the applicant after annexation by the city has been approved. As part of the application process, each of the following city services must be addressed with an explanation:

Water Service:

Location of existing main: 8<sup>th</sup> Avenue & Old Hwy 10 W Intersection  
Cost of extension of approved service: \$488,000  
How cost determined: Engineer’s estimate of probable cost  
Timeframe for installation: Spring 2025

Sewer Service:

Location of existing main: 8<sup>th</sup> Avenue & Old Hwy 10 W Intersection  
Cost of extension of approved service: \$511,800

How cost determined: Engineer's estimate of probable cost  
Timeframe for installation: Spring 2025  
How financed: Private

Streets:

Is there any adjoining County ROW to the proposed annexation: the site fronts Old Hwy 10 W and 19<sup>th</sup> Ave W  
Location of existing paved access: there are currently no paved accesses  
Cost of paving: N/A  
How cost determined: N/A  
Timeframe for construction: N/A

**Other required improvements: Provide above information on attached pages.**

5. A map suitable for review of this application of the proposed area to be annexed must be submitted with this application.
6. A written Waive of Protest must accompany this application, suitable for recording and containing a covenant to run with the land to be annexed, waiving all right of protest to the creation by the city of any needed improvement district for construction or maintenance of municipal services. This Waiver of Protest must be signed by the applicant **prior** to annexation by the city.
7. Requests for annexations are referred to the City-County Planning Board for recommendation to the City Council. Within 30 days after receiving the properly filled out application with all required accompaniments and after conducting a duly advertised public hearing, the City-County Planning Board shall make recommendation to the City Council as to this Request for Annexation. If more information is needed from the applicant during the review of the application, such application shall be deemed incomplete and the timeframe for reporting to the City Council extended accordingly, in needed.
8. A **non-refundable** application fee of \$300 + \$25.00 per acre (80 acres or less); \$300 + \$35.00 per acres (81 acres or more) must accompany the submission of this application.

The City Council of the City of Laurel, Montana, after review and consideration of this Application for Annexation, found such to be in the best interest of the City, that it complied with state code, and approved this request at its City Council meeting of \_\_\_\_\_.











March 6, 2024

Kurt Markegard, Planning Director  
City of Laurel  
115 West 1<sup>st</sup> Street  
Laurel, MT 59044

Re: Letter of Authorization  
Laurel, MT Love's Development Project

Dear Mr. Markegard:

This letter will serve as authorization for Love's Travel Stops and Country Stores, Inc. (Love's), and their Agent, JSA Civil, LLC, to prepare and process the necessary documents relative to the annexation, zoning assignment, utility extensions, and site development permitting for Tract 7A-1 of the Westbrook's Subdivision (Yellowstone County TPN 03082117207010000).

Signed:

James F. Stitzinger, Jr. *James F. Stitzinger Jr.* *3-12-24*  
Signature Date

STATE OF Pennsylvania  
County of Bucks ) ss.  
)

On this 12th day of March, 2024, personally appeared before me,  
James F. Stitzinger, Jr. proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to this instrument, and acknowledged the he/she/they executed the same.

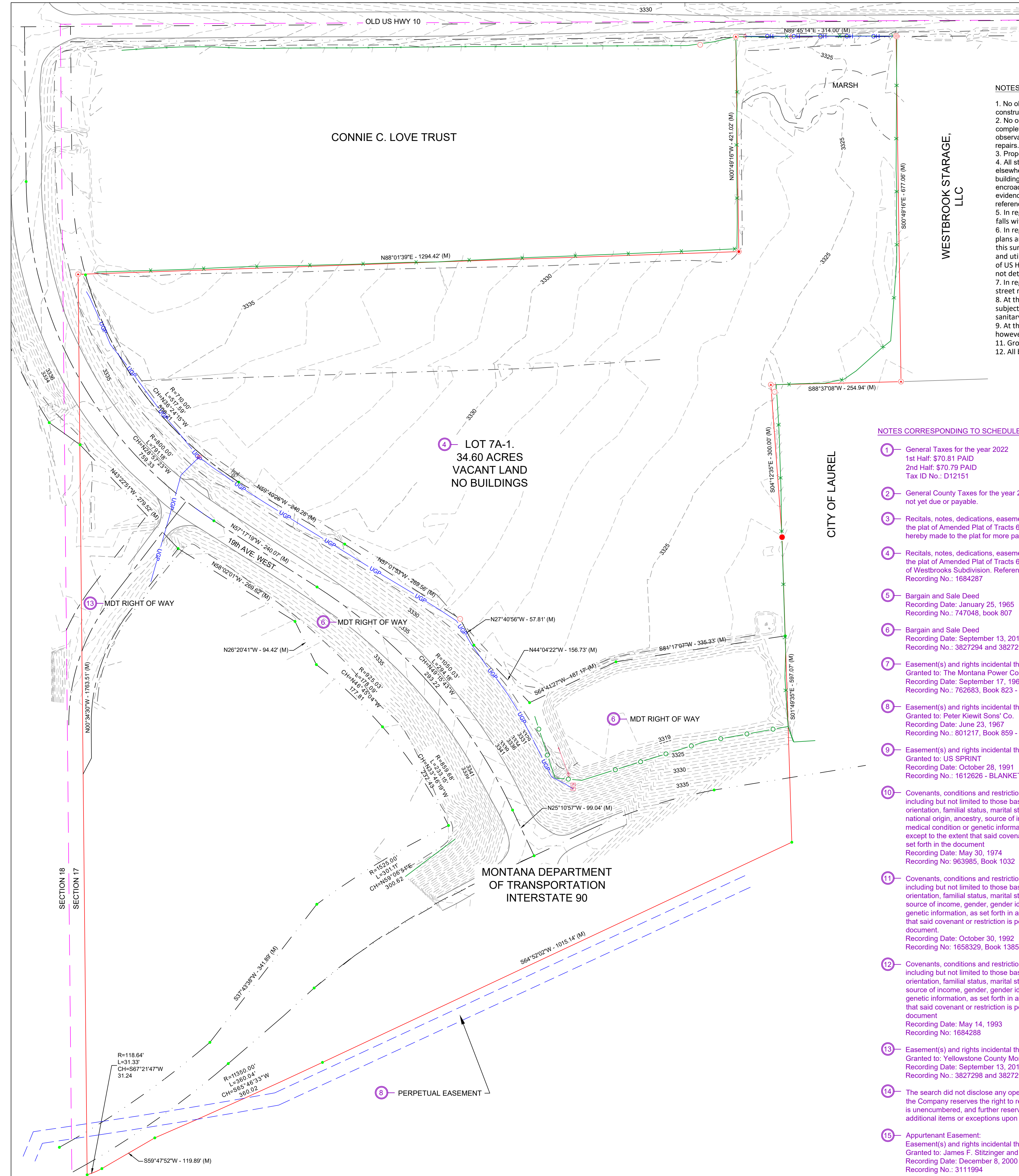
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal on the day and year in this certificate first above written.

(SEAL)

*Kyle Ann Francis*  
Notary Public for the State of Pennsylvania  
Residing at: Willow Grove, PA  
My Commission Expires: 4-18-25

Commonwealth of Pennsylvania - Notary Seal  
KYLE ANN FRANCIS - Notary Public  
Bucks County  
My Commission Expires April 18, 2025  
Commission Number 1052987





**NOTES:**

- No observable evidence of earth moving work, building construction or building additions within recent months.
- No observable evidence of changes in street right of way lines completed, and available from the controlling jurisdiction and no observable evidence of recent street or sidewalk construction or repairs.
- Property has physical access to 19th Avenue West, a public road.
- All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments; are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
- In regards to ALTA Table A Item 3, FEMA has determined the site falls with "ZONE X".
- In regards to ALTA Table A Item 11(a), no underground utility plans and/or reports have been provided by the client at the time this survey was performed and was based upon physical evidence and utility locates. A "GAS" marker was observed on the north side of US Highway 16, however, position of underground pipeline was not determined.
- In regards to ALTA Table A Item no. 17, no proposed changes to street right of way lines.
- At the time of survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
- At the time of survey, no wetland markers were observed, however, a potential wetland area is on site.
- Gross land area equals 34.60 acres.
- All bearings and distances are as measured at the site.

- NOTES CORRESPONDING TO SCHEDULE "B":**
- General Taxes for the year 2022  
1st Half: \$70.81 PAID  
2nd Half: \$70.79 PAID  
Tax ID No.: D12151
  - General County Taxes for the year 2023 and subsequent years, which are a lien but not yet due or payable.
  - Recitals, notes, dedications, easements, certificates and covenants as contained on the plat of Amended Plat of Tracts 6 and 7 of Westbrooks Subdivision. Reference is hereby made to the plat for more particulars. Recording No.: 1658328
  - Recitals, notes, dedications, easements, certificates and covenants as contained on the plat of Amended Plat of Tracts 6A and 7A, of the Amended Plat of Tracts 6 and 7, of Westbrooks Subdivision. Reference is hereby made to the plat for more particulars. Recording No.: 1684287
  - Bargain and Sale Deed  
Recording Date: January 25, 1965  
Recording No.: 747048, book 807
  - Bargain and Sale Deed  
Recording Date: September 13, 2017  
Recording No.: 3827294 and 3827295 - AS SHOWN
  - Easement(s) and rights incidental thereto, as granted in a document:  
Granted to: The Montana Power Company  
Recording Date: September 17, 1965  
Recording No.: 762683, Book 823 - BLANKET EASEMENT, NOT SHOWN
  - Easement(s) and rights incidental thereto, as granted in a document:  
Granted to: Peter Kiewit Sons' Co.  
Recording Date: June 23, 1967  
Recording No.: 801217, Book 859 - AS SHOWN
  - Easement(s) and rights incidental thereto, as granted in a document:  
Granted to: US SPRINT  
Recording Date: October 28, 1991  
Recording No.: 1612626 - BLANKET EASEMENT, NOT SHOWN
  - Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document  
Recording Date: May 30, 1974  
Recording No.: 963985, Book 1032
  - Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document  
Recording Date: October 30, 1992  
Recording No.: 1658329, Book 1385
  - Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document  
Recording Date: May 14, 1993  
Recording No.: 1684288
  - Easement(s) and rights incidental thereto, as granted in a document:  
Granted to: Yellowstone County Montana  
Recording Date: September 13, 2017  
Recording No.: 3827298 and 3827299
  - The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.
  - Appurtenant Easement:  
Easement(s) and rights incidental thereto, as granted in a document:  
Granted to: James F. Siltzinger and Elizabeth B. Siltzinger  
Recording Date: December 8, 2000  
Recording No.: 3111994

**LEGEND**

- FOUND PIPE 1.5" PIPE FOR CORNER
- FOUND MDOT RIGHT-OF-WAY MONUMENT
- FOUND 3/8" REBAR
- FOUND PLASTIC CAP PLS5157S ON REBAR
- SET 1.5" ALUMINUM CAP ON 24" REBAR THIS SURVEY INSCRIBED "PELS 31093"
- CORNER - NOTHING FOUND NOTHING SET
- POWER POLE
- GUY WIRE
- STORM SEWER MANHOLE
- TELEPHONE / FIBER PEDESTAL OR VAULT
- ELECTRICAL PEDESTAL
- XX INDICATES AN ITEM NUMBER WITHIN THE SCHEDULE B TITLE COMMITMENT NOTES
- MEASURED PROPERTY BOUNDARY
- BARBED WIRE FENCE
- CHAINLINK FENCE
- COMM UNDERGROUND FIBER
- SAN STORM SEWER
- OH OH OH OVERHEAD POWER
- UGP UNDERGROUND POWER
- CENTERLINE ROAD / DITCH
- TYPICAL UTILITY & ACCESS EASEMENT
- CENTERLINE DITCH
- CONTOUR

THE LAND REFERRED TO HEREON AND IS DESCRIBED AS FOLLOWS:

LOT 7A-1, OF THE AMENDED PLAT OF TRACTS 6A AND 7A, OF THE AMENDED PLAT OF TRACTS 6 AND 7, OF WESTBROOKS SUBDIVISION, YELLOWSTONE COUNTY, MONTANA, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY, UNDER DOCUMENT NO. 1684287.

EXCEPTING THEREFROM THAT PORTION GRANTED UNTO THE STATE OF MONTANA BY VIRTUE OF BARGAIN AND SALE DEED RECORDED JANUARY 25, 1965, BOOK 807, UNDER DOCUMENT NO. 747048; AND

EXCEPTING THEREFROM THAT PORTION GRANTED UNTO THE MONTANA DEPARTMENT OF TRANSPORTATION BY VIRTUE OF BARGAIN AND SALE DEEDS RECORDED SEPTEMBER 13, 2017 UNDER DOCUMENT NO.

3827294 AND 3827295; AND EXCEPTING THEREFROM THAT PORTION GRANTED UNTO THE MONTANA DEPARTMENT OF TRANSPORTATION BY VIRTUE OF WARRANTY DEEDS RECORDED SEPTEMBER 13, 2017 UNDER DOCUMENT NO. 3827296 AND 3827297.

THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER 00500616 / 3523230535 WITH AN EFFECTIVE DATE OF AUGUST 3, 2023 AT 8:00 AM

**SURVEY CERTIFICATE:**

The undersigned, DAVID A. FEHRINGER (the "Surveyor"), a registered land surveyor in the state of WYOMING identified below Surveyor's signature, has prepared this map or plat of survey (the "Survey") referring to:

- Real property as Tract 7A-1 in the Westbrooks's Subdivision in Section 17, Township 2 South, Range 24 East, PMM, Yellowstone County, MT (the "Property"); and
- Chicago Title Insurance Company, Commitment Number 00500616 / 3523230535 with an effective date of August 3, 2023 at 8:00 AM, for the Property.

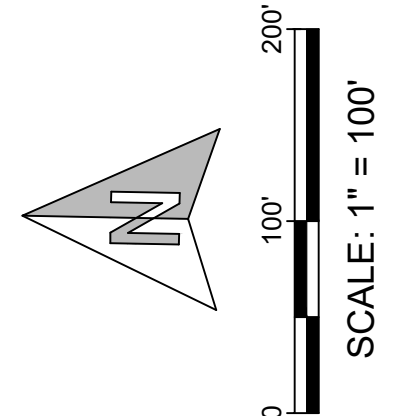
Surveyor certifies to Love's Travel Stops & Country Stores, Inc., Title Company, and their respective successors and assigns, that:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1, 3, 4, 5, 6(a), 6(b), 7(a), 8, 11, 13, 14, 16, 17, 18, 19 of Table A thereof. The fieldwork was completed on October 12, 2023. The Property contains 34.60 acres.

Date of Plat or Map: NOVEMBER 10, 2023  
Surveyor's Signature:  
Printed Name: David A. Fehringer  
State of MONTANA:  
Registration Number: PELS 31093

SHEET  
1 of 1

**LOVES TRUCK STOPS  
TRACT 7A-1  
WESTBROOK'S SUBDIVISION  
SECTION 17, T2S, R24E, PMM  
YELLOWSTONE COUNTY, MT**



DRAWN BY: DAF
DATE: 11-03-2023
JOB #: 23-067
REVISION:
DATE:
EXPLANATION:

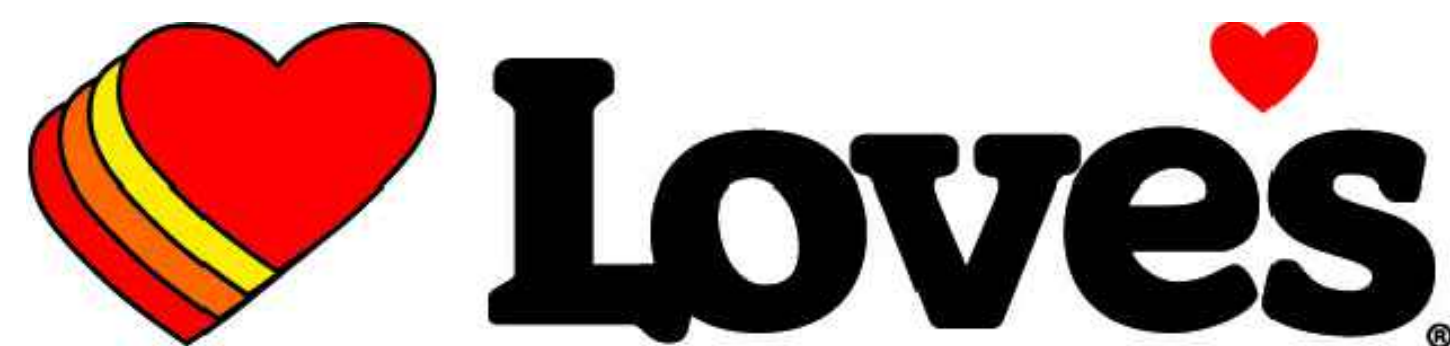
427 LINCOLN ST., STE 1  
LANDER, WY 82520  
307.206.0007 | FREMONTSURVEYING.COM



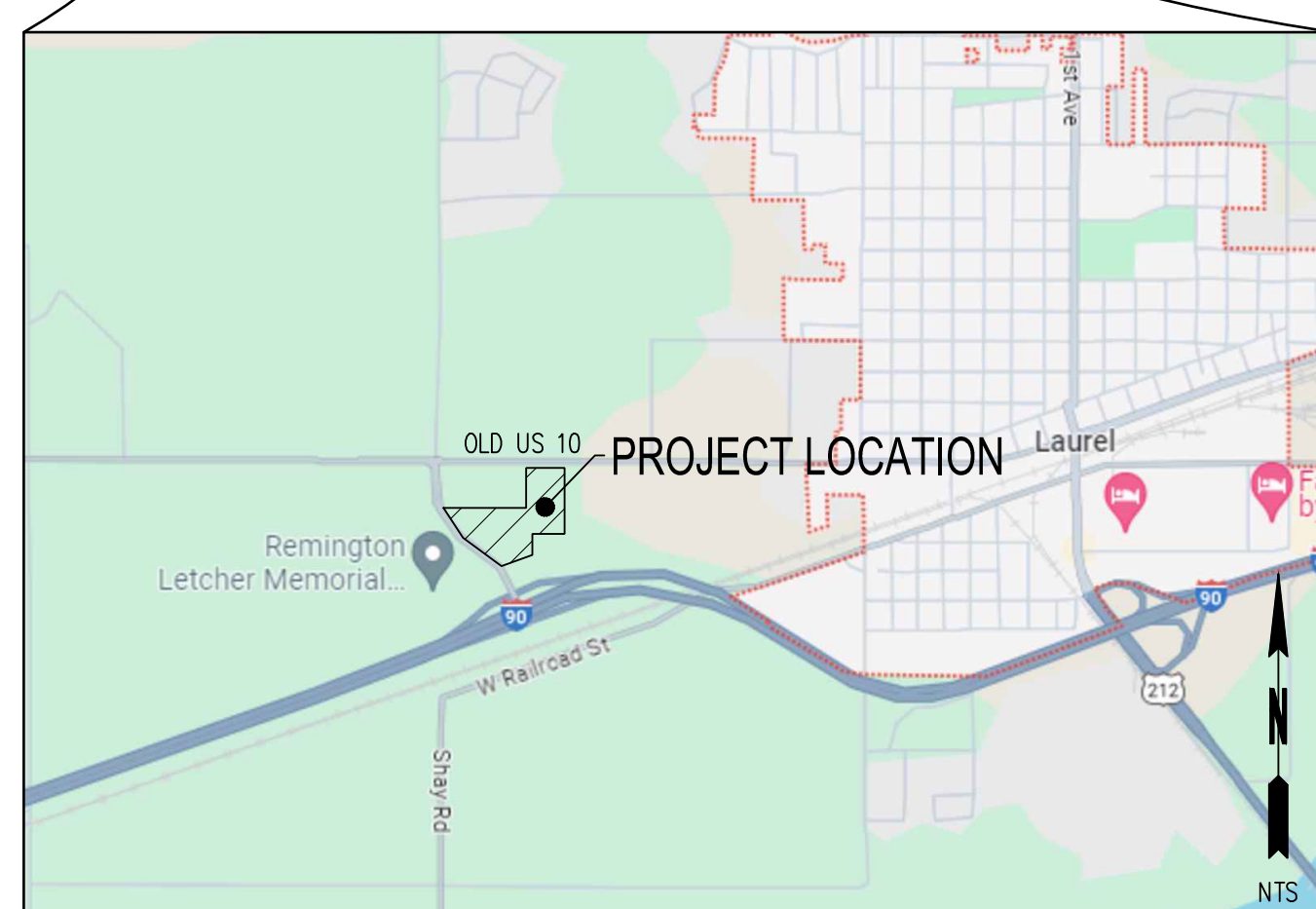
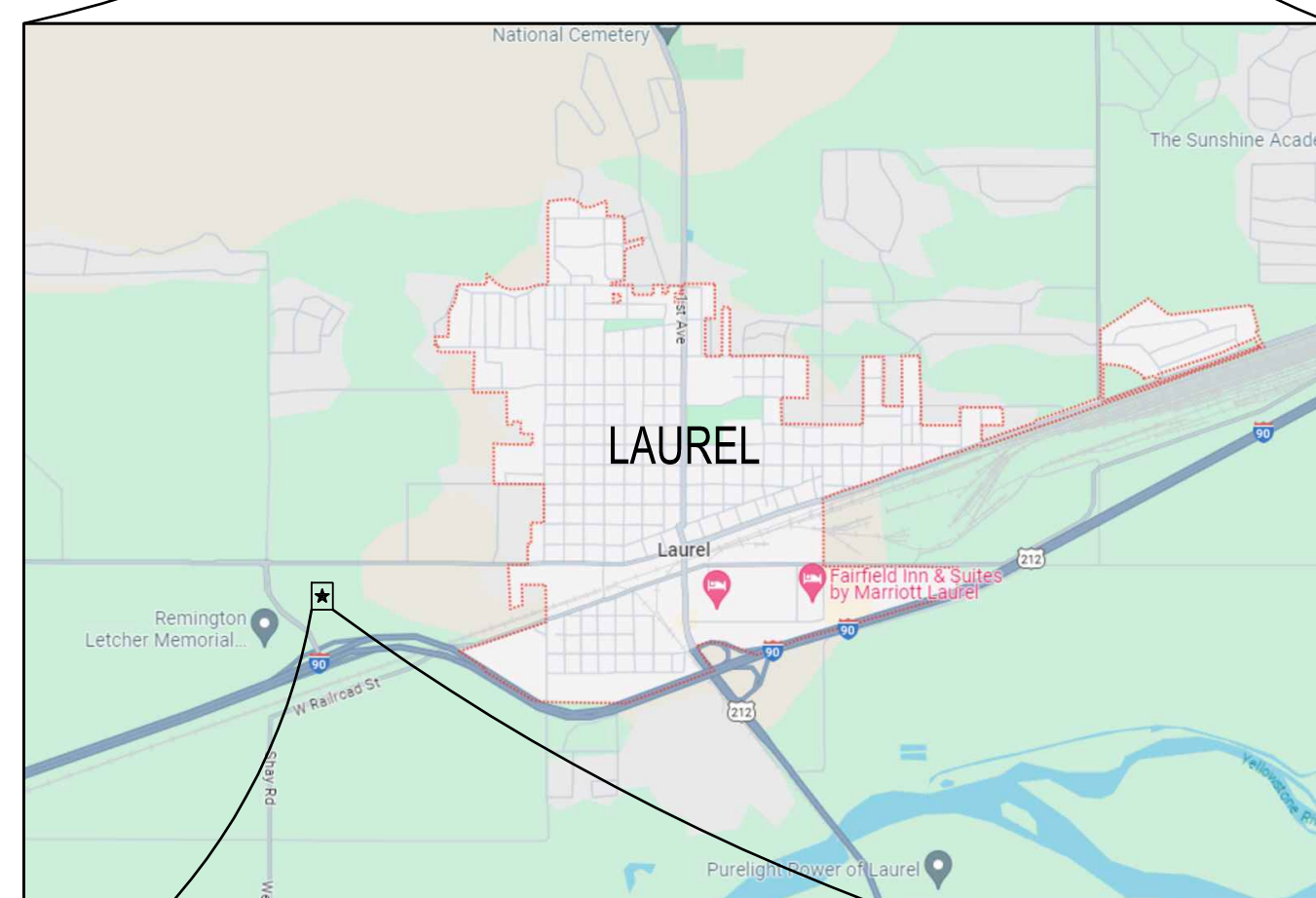
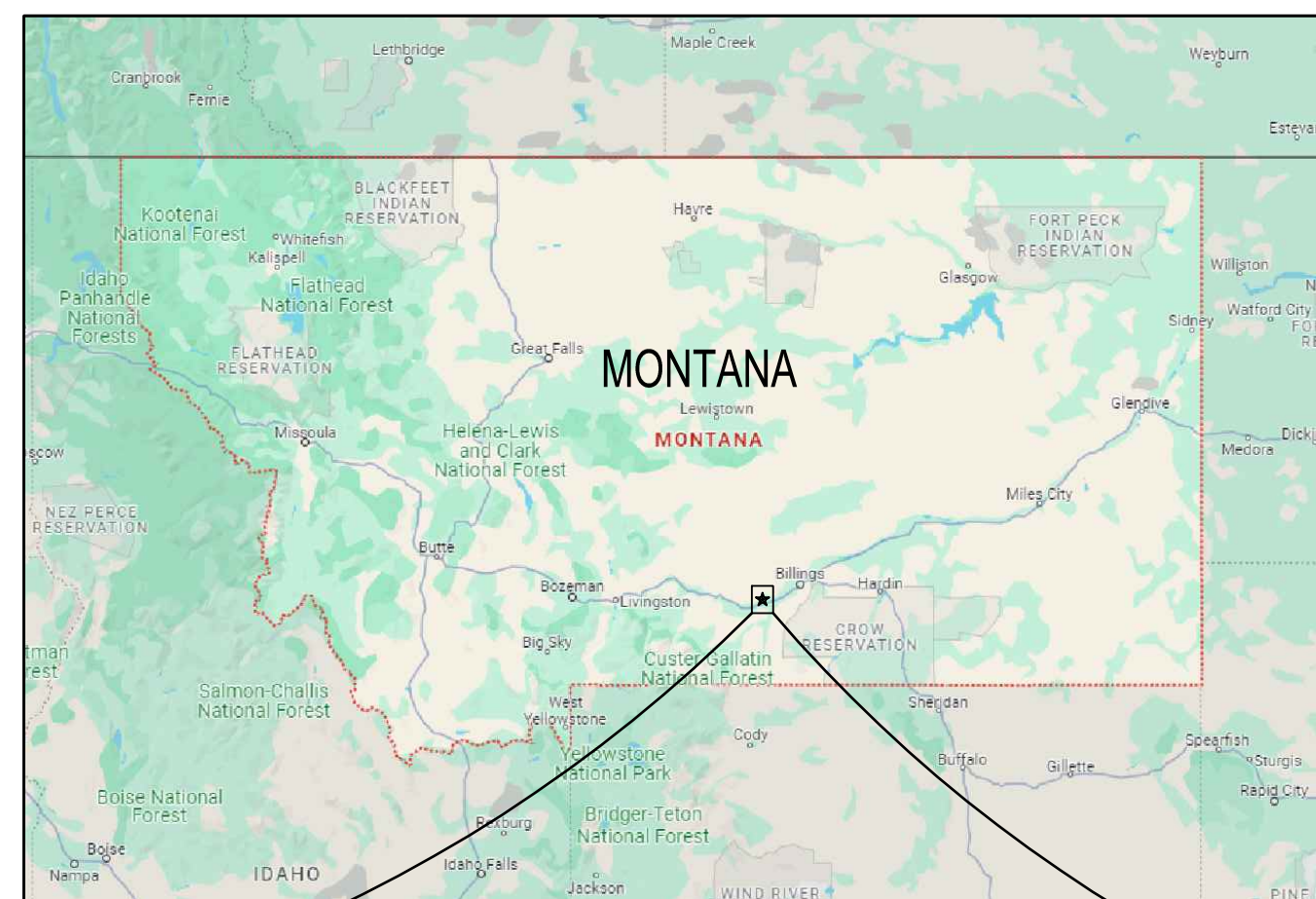
Map for proposed annexation for a portion of Lot7A1 of the amended plat of Tracts 6 and 7 and a portion of tract 5 of West brook Subdivision and the adjoining highway rights of way.







# CIVIL SITE PLAN REVIEW DOCUMENTS LAUREL, MONTANA



**APPLICANT**  
LOVE'S TRAVEL STOP & COUNTRY STORES  
10601 N. PENNSYLVANIA AVE  
OKLAHOMA CITY, OK  
PHONE: 1.800.655.6837  
CONTACT: SHAWN BAKER

**LANDSCAPE ARCHITECT**  
SCJ ALLIANCE  
8730 TALLON LANE NE, SUITE 200  
LACEY, WA 98516  
PHONE: 360.352.1465  
CONTACT: JEFF GLANDER

**GOVERNING AGENCY**  
CITY OF LAUREL  
115 W 1ST ST  
LAUREL 59044  
PHONE: 406.628.4796

**SITE INFORMATION**  
ADDRESS: ---  
PARCEL: 03-0821-17-2-07-01-0000  
ACRES: ±23.17  
ZONING: ---

**ENGINEER**  
JSA CIVIL, LLC  
111 TUMWATER BLVD SE, SUITE C210  
TUMWATER, WA 98512  
PHONE: 360.269.6346  
CONTACT: BRANDON JOHNSON, PE

**GEOTECHNICAL**  
TERRACON CONSULTANTS, INC  
2110 OVERLAND AVE, SUITE 124  
BILLINGS, MT 59102  
PHONE: 406.656.3072  
CONTACT: TRAVIS GORACKE

**UTILITIES**  
WATER & SEWER  
CITY OF LAUREL PUBLIC WORKS  
PHONE: 406.628.4796

**LEGAL DESCRIPTION**  
WESTBROOKS SUBD, S17, T02 S, R24 E, LOT 7A1,  
AMND TR 6A & 7A & POR TR 5 LESS HWY ROW (18)

**HORIZONTAL DATUM**  
NAD83 MONTANA 2500

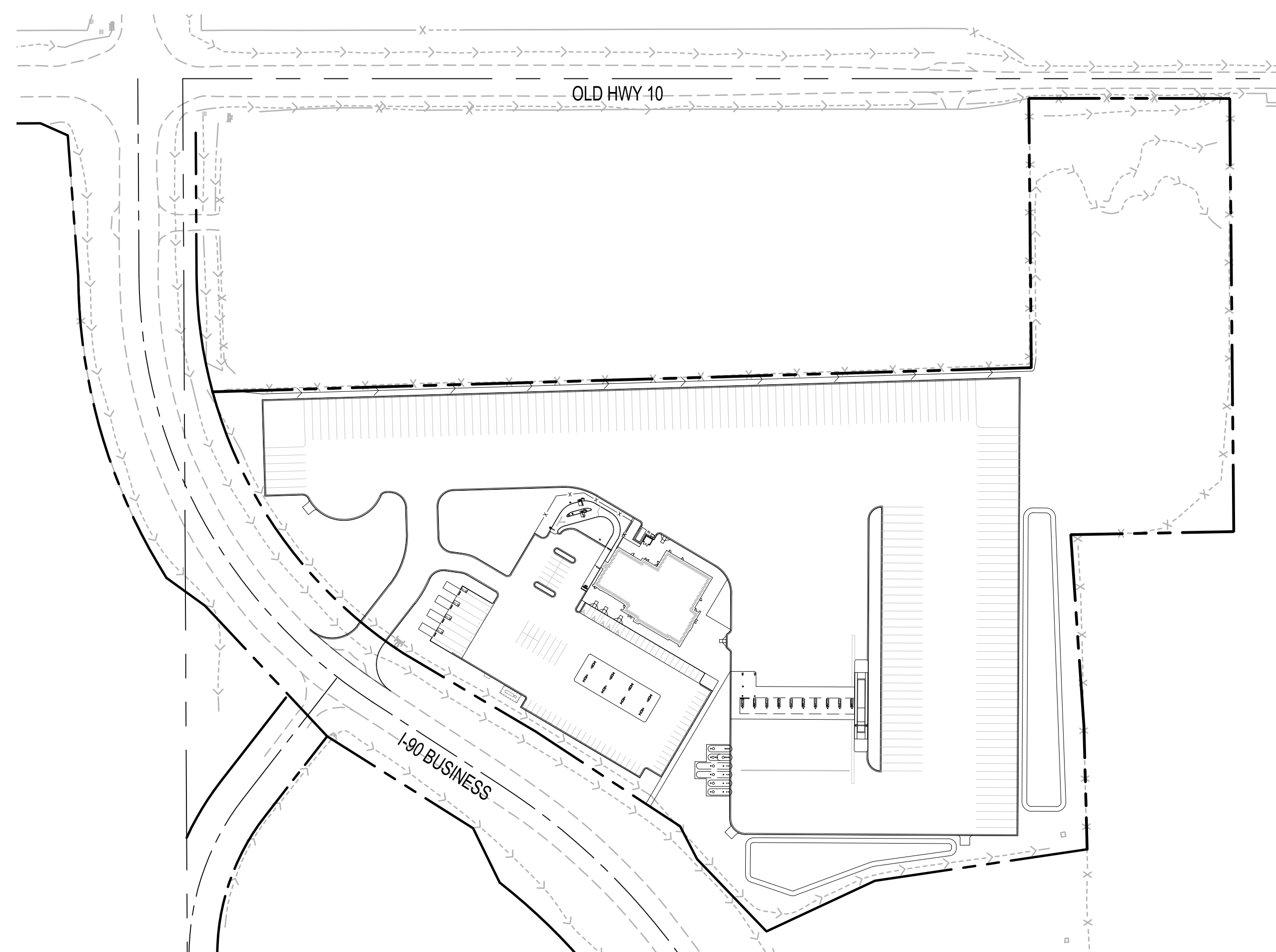
POWER  
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PHONE: ---

NATURAL GAS  
---  
PHONE: ---

**VERTICAL DATUM**  
NAVD 88

**SURVEYOR**  
FREMONT SURVEYING  
427 LINCOLN ST  
LANDER, WY 82520  
PHONE: 307.206.1007  
CONTACT: DAVE FEHRINGER

SHEET INDEX	
SHEET	TITLE
C1.0	COVER SHEET
C5.0	PRELIMINARY SITE PLAN
C5.0.1	PRELIMINARY CIRCULATION PLAN
C7.0	PRELIMINARY GRADING PLAN
C7.0.1	PRELIMINARY GRADING HEAT MAP
C8.1	PRELIMINARY STORMWATER PLAN
C8.4	PRELIMINARY WATER PLAN
C8.7	PRELIMINARY SEWER PLAN
U2.0	PRELIMINARY WATER EXTENSION PLAN
U2.0.1	PRELIMINARY WATER EXTENSION PLAN
U3.0	PRELIMINARY SEWER EXTENSION PLAN
U3.0.1	PRELIMINARY SEWER EXTENSION PLAN
L1.0	OVERALL LANDSCAPE PLAN
L1.1	PRELIMINARY LANDSCAPE PLAN
L1.2	PRELIMINARY LANDSCAPE PLAN
L1.3	PRELIMINARY LANDSCAPE PLAN
L1.4	PRELIMINARY LANDSCAPE PLAN
L1.5	PRELIMINARY LANDSCAPE PLAN
L1.6	PRELIMINARY LANDSCAPE PLAN
L1.7	PRELIMINARY LANDSCAPE PLAN
L1.8	PRELIMINARY LANDSCAPE PLAN
L1.9	PRELIMINARY LANDSCAPE PLAN



OVERALL SITE PLAN  
1"=150'

**DEWATERING NOTE**

THE CONTRACTOR SHALL UTILIZE APPROPRIATE DEWATERING SYSTEMS AND TECHNIQUES TO MAINTAIN THE EXCAVATED AREA SUFFICIENTLY DRY FROM GROUNDWATER AND/OR SURFACE RUNOFF SO AS NOT TO ADVERSELY AFFECT CONSTRUCTION PROCEDURES OR CAUSE EXCESSIVE DISTURBANCE OF UNDERLYING NATURAL GROUND. THE CONTRACTOR SHALL REPAIR ANY DAMAGE RESULTING FROM THE FAILURE OF THE DEWATERING OPERATIONS OR FROM A FAILURE TO MAINTAIN ALL THE AREAS OF WORK IN A SUITABLE DRY CONDITION. UNLESS OTHERWISE SPECIFIED, CONTINUE DEWATERING UNINTERRUPTED UNTIL THE STRUCTURES, PIPES, AND APPURTENANCES TO BE BUILT HAVE BEEN PROPERLY INSTALLED, BACKFILLED, AND COMPACTED. WHERE SUBGRADE MATERIALS ARE UNABLE TO MEET THE SUBGRADE DENSITY REQUIREMENTS DUE TO IMPROPER DEWATERING TECHNIQUES, REMOVE AND REPLACE THE MATERIALS AS DIRECTED BY THE ENGINEER.

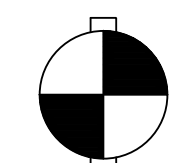
**TRAFFIC CONTROL NOTE**

THE CONTRACTOR SHALL PROVIDE ALL FLAGGERS, SIGNS, AND OTHER TRAFFIC CONTROL DEVICES AS NECESSARY TO COMPLETE THE WORK. THE CONTRACTOR SHALL ERECT AND MAINTAIN ALL CONSTRUCTION SIGNS, WARNING SIGNS, DETOUR SIGNS, AND OTHER TRAFFIC CONTROL DEVICES NECESSARY TO WARN AND PROTECT THE PUBLIC AT ALL TIMES FROM INJURY OR DAMAGE AS A RESULT OF THE CONTRACTOR'S OPERATIONS THAT MAY OCCUR IN HIGHWAYS, ROADS, OR STREETS. NO WORK SHALL BE DONE ON OR ADJACENT TO THE ROADWAY UNTIL ALL NECESSARY SIGNS AND TRAFFIC CONTROL DEVICES ARE IN-PLACE. THE CONTRACTOR SHALL NOT CLOSE DOWN THROUGH TRAFFIC ON CITY/COUNTY/STATE ROADS. ACCESS FOR BOTH VEHICULAR AND PEDESTRIAN TRAFFIC SHALL BE MAINTAINED AT ALL TIMES, EXCEPT WHERE THE CONTRACTOR OBTAINS PERMISSION TO TEMPORARILY CLOSE A SIDEWALK. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE JURISDICTION FOR REVIEW AND APPROVAL PRIOR TO STARTING ANY WORK IN THE RIGHT-OF-WAY.

MT 04, 2024, 1:50, 20pm - User: whitney  
N:\PROJECTS\03 LOVE'S TRAVEL STOPS\03.027 CLADDING

**CALL BEFORE YOU DIG**

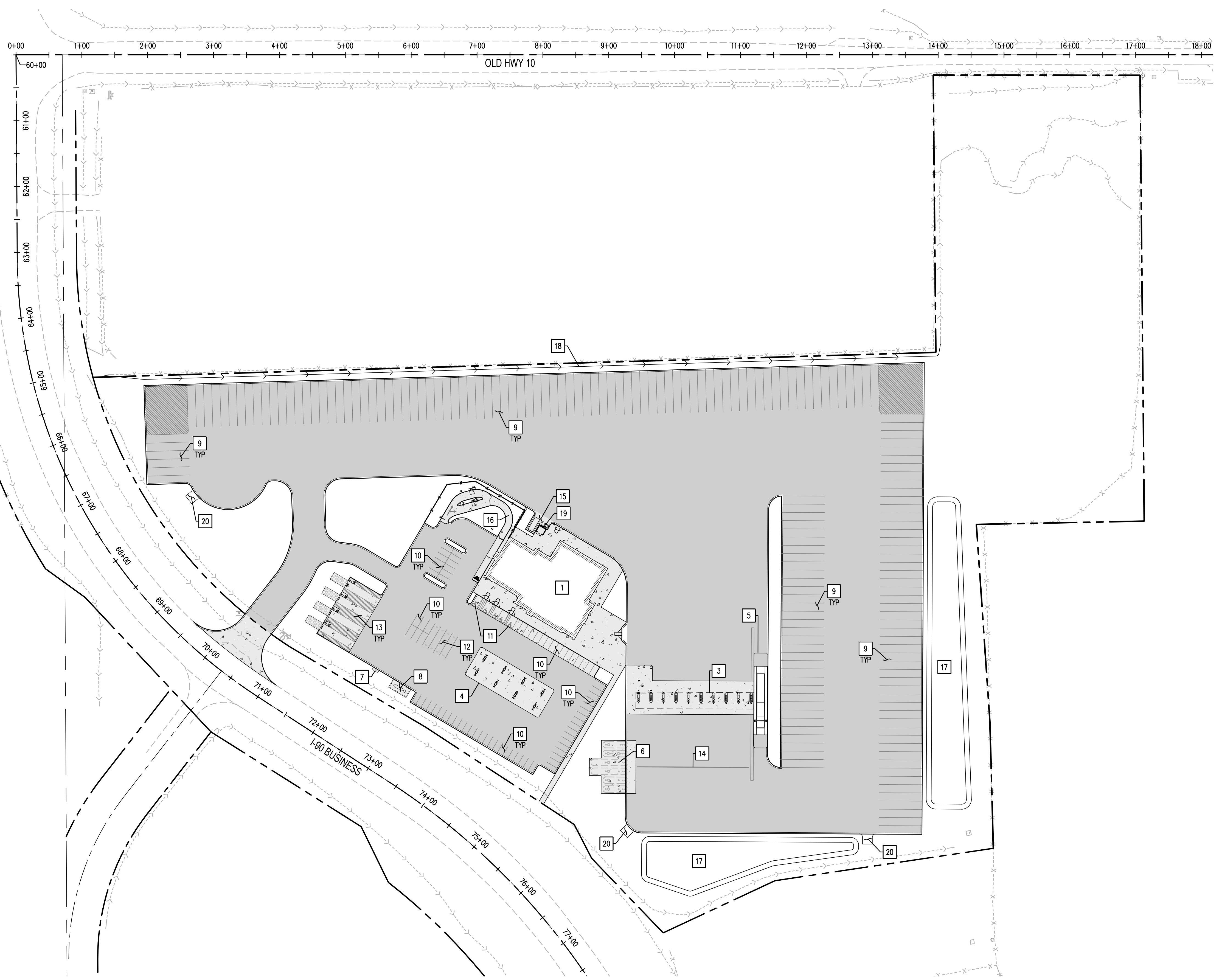
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VERTICAL DATUM  
NAVD 88

REVISIONS	
PROJECT NO:	103.027
DRAWN:	R. SATAK
CHECKED:	W. DUNLAP
SUBMITTAL DATES	
OTB DATE	---
<b>JSA CIVIL</b> Engineering   Planning   Management 111 TUMWATER BLVD SE, SUITE C210 TUMWATER, WA 98501	
LOVE'S TRAVEL STOP COMMERCIAL DEVELOPMENT PROJECT LAUREL, MT T 02 S, R 24 E, SEC 17	
SHEET TITLE	
COVER SHEET	
SHEET	
C1.0	





N

0 80 160

SCALE IN FEET

**LEGEND**

- PROPERTY LINE
- EXISTING CHANNELIZATION
- CEMENT CONCRETE CURB & GUTTER (SPILL)
- MONOLITHIC CURB
- CEMENT CONCRETE PAVING
- ASPHALT PAVING
- PROPOSED BUILDING
- STALL COUNT

**[X] CONSTRUCTION NOTES**

1. LOVES COUNTRY STORE
2. NOT USED
3. DIESEL TRUCK FUELING CANOPY
4. AUTO FUELING CANOPY
5. TRUCK SCALE
6. UNDERGROUND FUEL STORAGE TANKS
7. AIR/WATER ISLAND
8. PROPANE TANK
9. TRUCK PARKING STALL, 12.5'X65'
10. AUTO PARKING STALL, 9'X18'
11. ACCESSIBLE PARKING STALL, 11'X18' W/ ACCESSIBLE AISLE
12. RV PARKING STALL, 10'X40'
13. OVERNIGHT RV STALL
14. 1' PULL FORWARD LINE
15. TRASH ENCLOSURE
16. DRIVE THRU
17. PROPOSED STORMWATER POND
18. PROPOSED DITCH
19. MAINTENANCE SHED
20. SNOW PUSH PAD

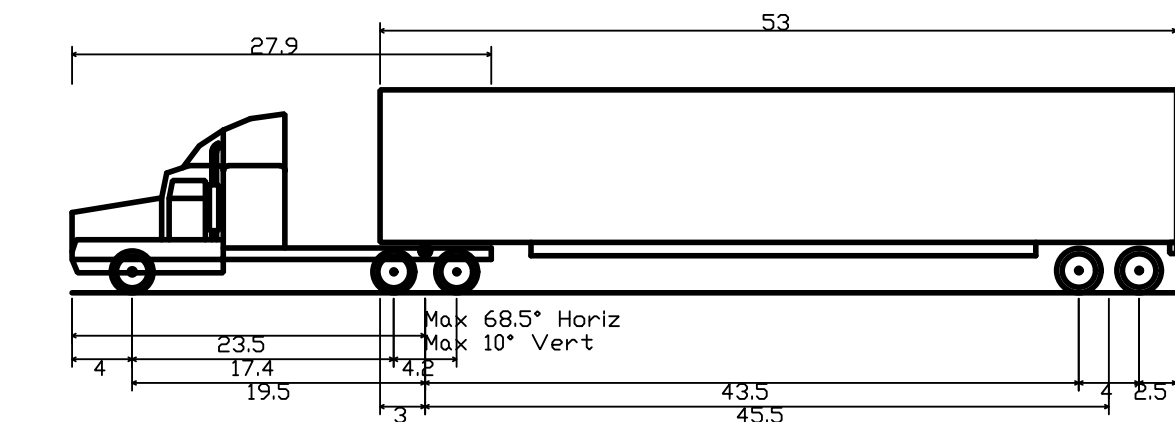
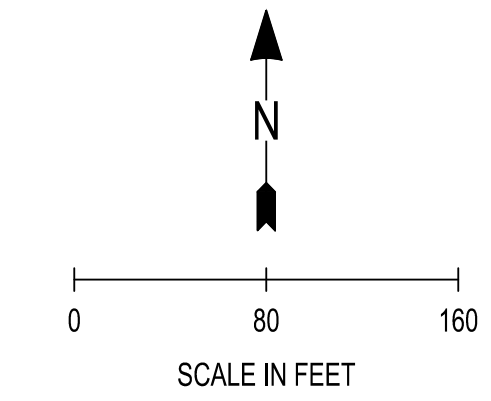
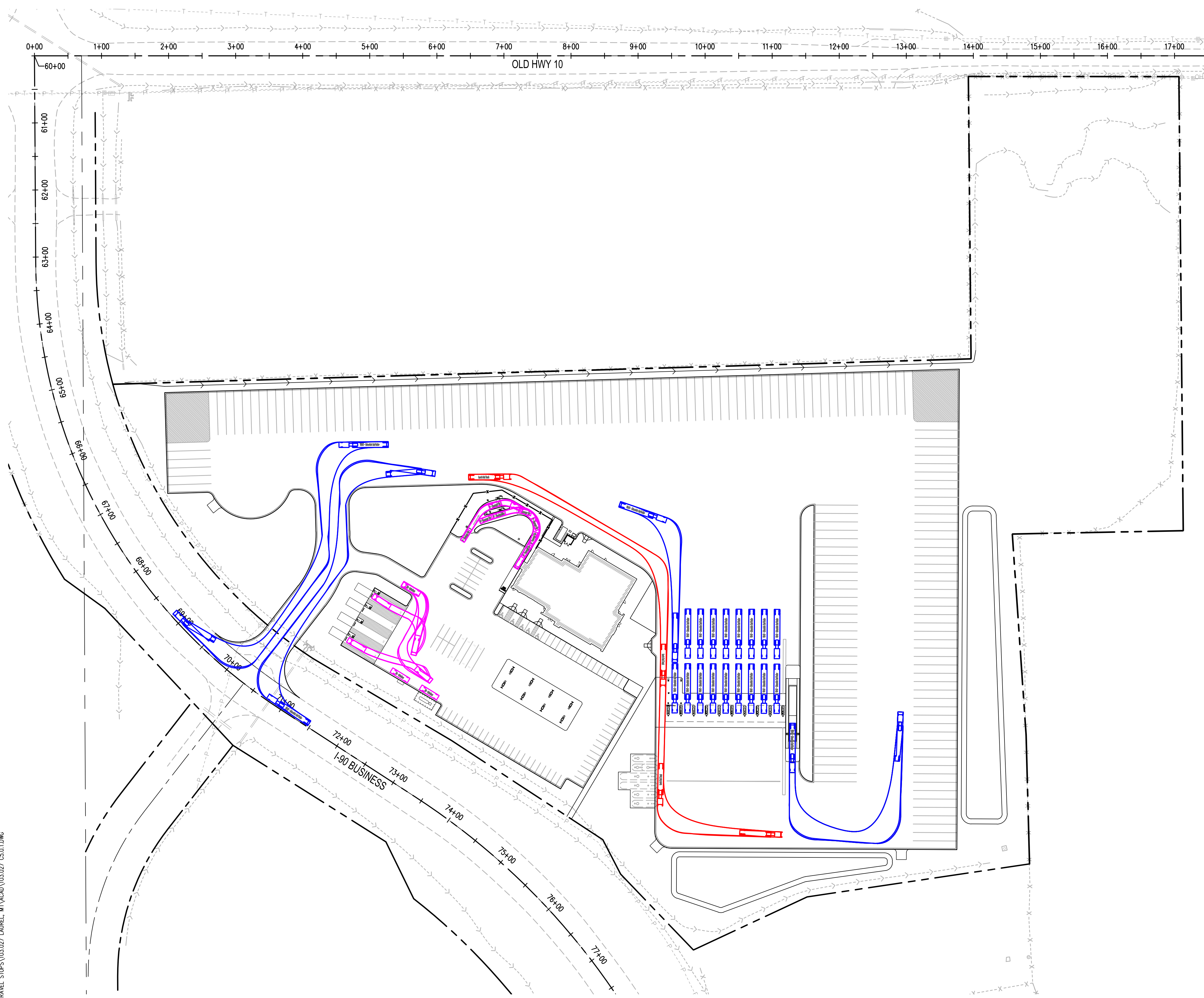
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**CALL BEFORE YOU DIG**  
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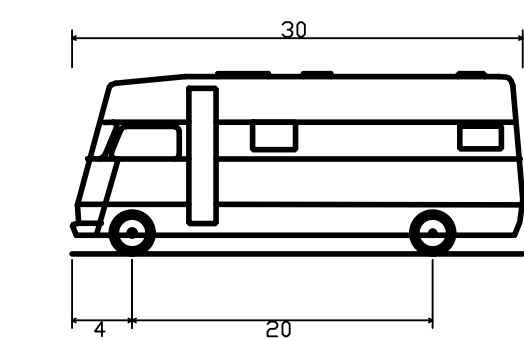
VERTICAL DATUM  
 NAVD 88

REVISIONS
PROJECT NO: 103.027 DRAWN: R. SATAK CHECKED: W. DUNLAP SUBMITTAL DATES:  OTB DATE: 
<b>JSA CIVIL</b> Engineering   Planning   Management 111 TUMWATER BLVD SE, SUITE C210 TUMWATER, WA 98501
STAMP  03/04/2024
LOVE'S TRAVEL STOP COMMERCIAL DEVELOPMENT PROJECT LAUREL, MT T 02 S, R 24 E, SEC 17
SHEET TITLE PRELIMINARY SITE PLAN
SHEET <b>C5.0</b>

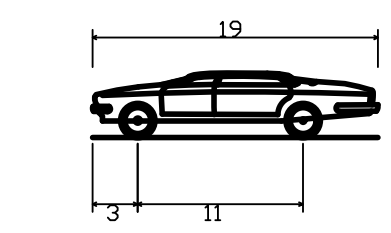




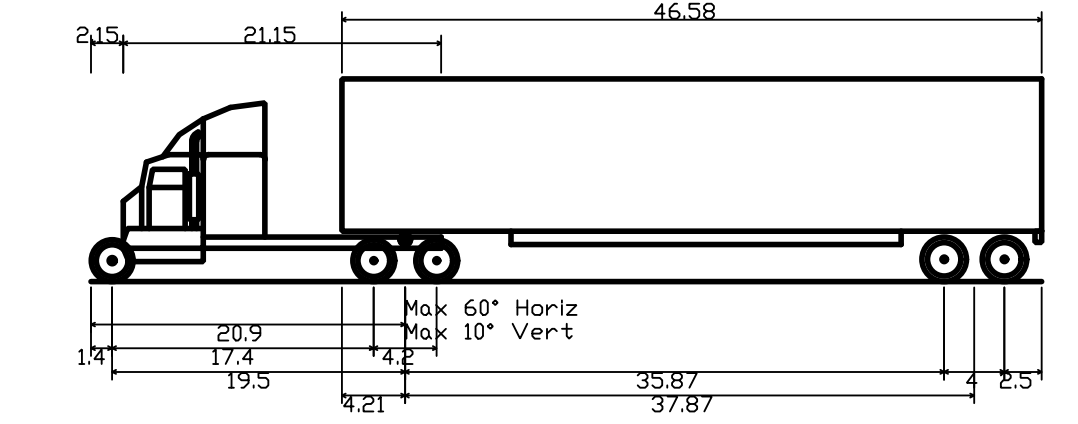
WB-67 - Interstate Semi-Trailer  
 Overall Length 73.50ft  
 Overall Width 8.50ft  
 Overall Body Height 13.50ft  
 Min Body Ground Clearance 1.334ft  
 Max Track Width 8.50ft  
 Lock-to-lock time 6.00s  
 Max Steering Angle (Virtual) 28.40°



MH - Motorhome  
 Overall Length 30.00ft  
 Overall Width 8.00ft  
 Overall Body Height 12.00ft  
 Min Body Ground Clearance 1.236ft  
 Track Width 8.00ft  
 Lock-to-lock time 4.00s  
 Max Steering Angle (Virtual) 33.80°



P - Passenger Car  
 Overall Length 19.00ft  
 Overall Width 7.00ft  
 Overall Body Height 4.300ft  
 Min Body Ground Clearance 1.115ft  
 Track Width 6.000ft  
 Lock-to-lock time 4.00s  
 Max Steering Angle (Virtual) 31.60°



Love's Fuel Truck  
 Overall Length 63.270ft  
 Overall Width 8.50ft  
 Overall Body Height 13.50ft  
 Min Body Ground Clearance 1.334ft  
 Max Track Width 8.50ft  
 Lock-to-lock time 6.00s  
 Max Steering Angle (Virtual) 26.00°

REVISIONS

PROJECT NO: 103.027  
 DRAWN: R. SATAK  
 CHECKED: W. DUNLAP  
 SUBMITTAL DATES: \_\_\_\_\_  
 OTB DATE: \_\_\_\_\_

**JSA CIVIL**  
 Engineering | Planning | Management  
 111 TUMWATER BLVD SE, SUITE C210  
 TUMWATER, WA 98501

STAMP: MONTANA PROFESSIONAL ENGINEER  
 BRANDON LEE JOHNSON  
 No. 40858 PE  
 LICENSED PROFESSIONAL ENGINEER  
 03/04/2024

LOVE'S TRAVEL STOP  
 COMMERCIAL DEVELOPMENT PROJECT  
 LAUREL, MT  
 T 02 S, R 24 E, SEC 17

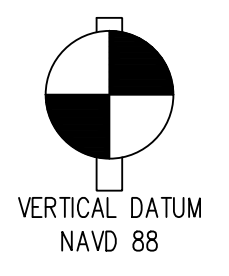
**Loves**

SHEET TITLE: PRELIMINARY CIRCULATION PLAN

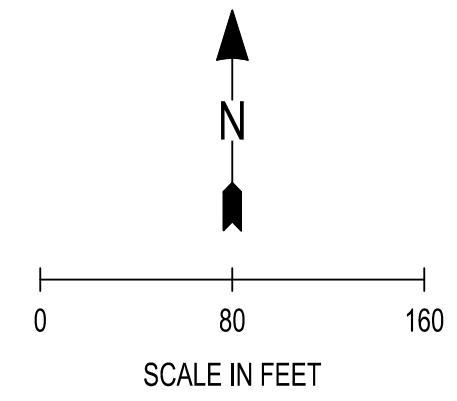
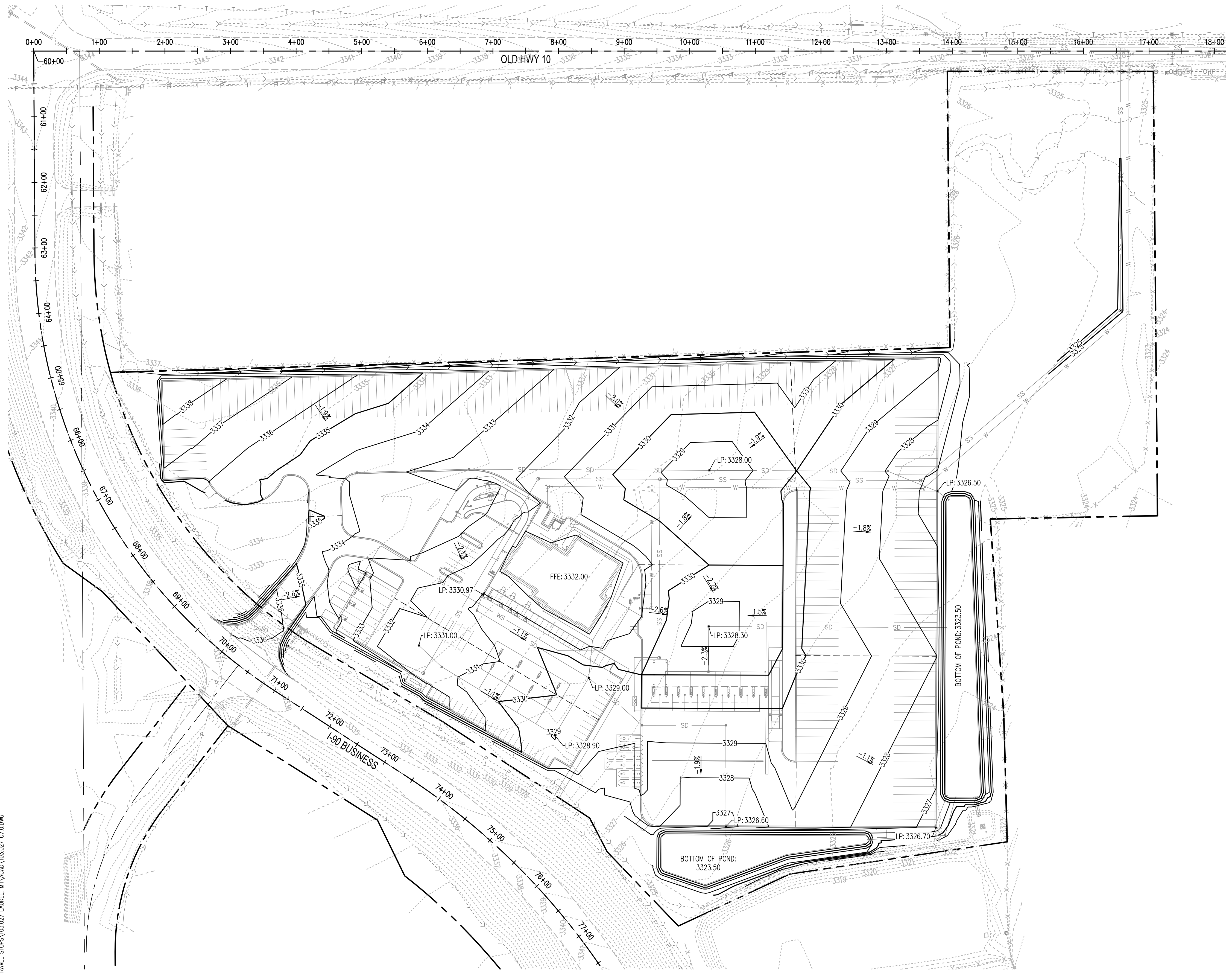
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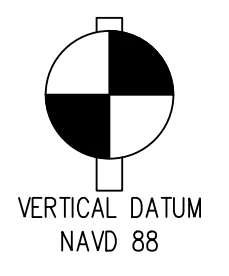


- LEGEND**
- PROPERTY LINE
  - EXISTING CONTOURS
  - PROPOSED CONTOURS
  - EXISTING CHANNELIZATION
  - PROPOSED BUILDING
  - STORM LINE
  - CATCH BASIN

Mar 04, 2024 1:53:56pm User: shihua  
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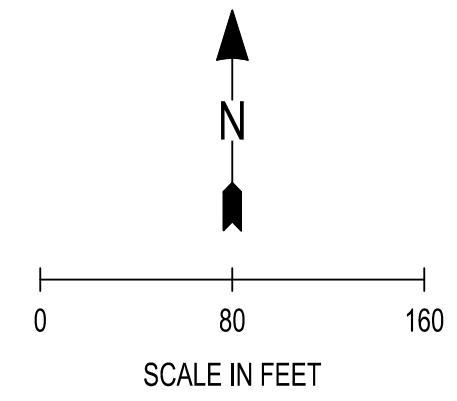
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REVISIONS
PROJECT NO: 103.027 DRAWN: R. SATAK CHECKED: W. DUNLAP SUBMITTAL DATES:
OTB DATE:
 Engineering   Planning   Management 111 TUMWATER BLVD SE, SUITE C210 TUMWATER, WA 98501
 03/04/2024
LOVE'S TRAVEL STOP COMMERCIAL DEVELOPMENT PROJECT LAUREL, MT T 02 S, R 24 E, SEC 17
SHEET TITLE PRELIMINARY GRADING PLAN
SHEET <b>C7.0</b>





**LEGEND**

- PROPERTY LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING CHANNELIZATION
- PROPOSED BUILDING
- STORM LINE
- CATCH BASIN

**GRADING QUANTITIES**

CUT: 3,500 CY  
 FILL: 38,000 CY

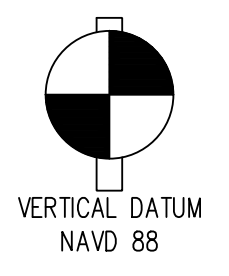
**ELEVATIONS TABLE**

NUMBER	MINIMUM ELEVATION	MAXIMUM ELEVATION	AREA	COLOR
1	-5.00	-3.00	1097.05	
2	-3.00	-1.00	28822.32	
3	-1.00	1.00	359033.38	
4	1.00	3.00	307050.96	
5	3.00	5.00	233853.43	
6	5.00	7.00	14669.88	
7	7.00	9.00	76.53	

Mar 04, 2024 1:54:56pm User: shihua  
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REVISIONS

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PROJECT NO:  
103.027

DRAWN:  
R. SATAK

CHECKED:  
W. DUNLAP

SUBMITTAL DATES

---

OTB DATE

---

**JSA CIVIL**  
 Engineering | Planning | Management  
 111 TUMWATER BLVD SE, SUITE C210  
 TUMWATER, WA 98501

---

STAMP  
  
 03/04/2024

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LOVE'S TRAVEL STOP  
 COMMERCIAL DEVELOPMENT PROJECT  
 LAUREL, MT  
 T 02 S, R 24 E, SEC 17

---

**Loves**

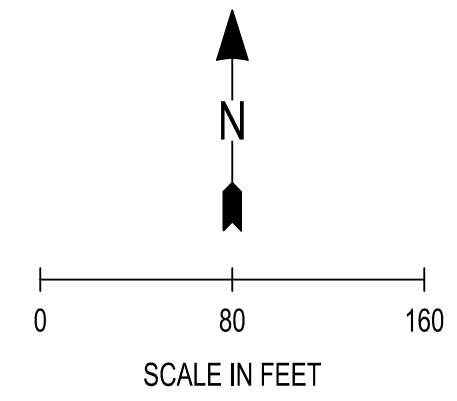
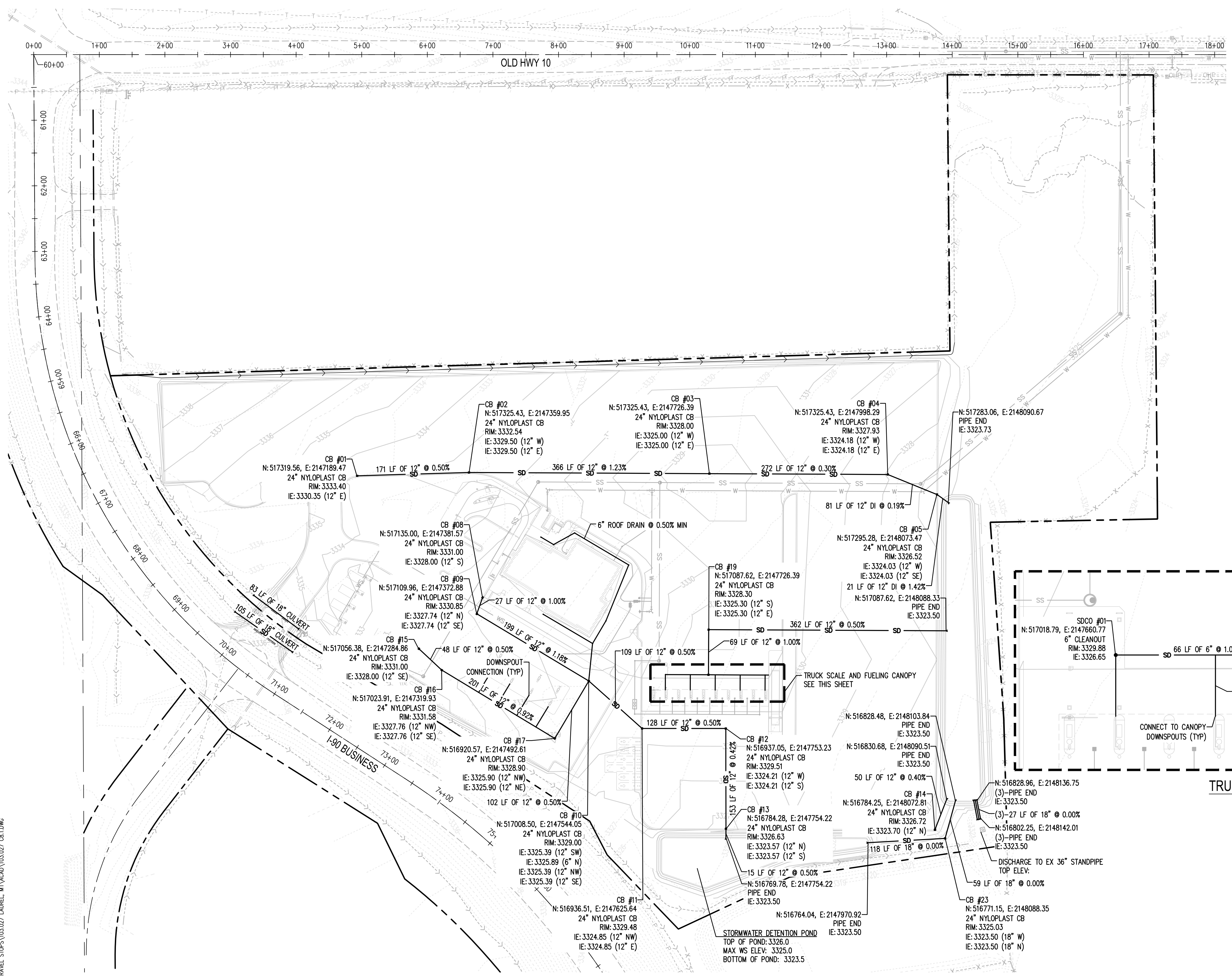
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SHEET TITLE  
 PRELIMINARY  
 GRADING HEAT MAP

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SHEET  
**C7.0.1**





**LEGEND**

	PROPERTY LINE
	EXISTING CONTOURS
	PROPOSED CONTOURS
	EXISTING STORM LINE
	PROPOSED BUILDING
	CEMENT CONCRETE CURB & GUTTER
	STORM LINE
	WATER LINE
	WATER SERVICE LINE
	SEWER LINE
	CATCH BASIN
	STORM CLEANOUT

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO:  
103.027

DRAWN:  
R. SATAK

CHECKED:  
W. DUNLAP

SUBMITTAL DATES:

**JSA CIVIL**  
Engineering | Planning | Management  
111 TUMWATER BLVD SE, SUITE C210  
TUMWATER, WA 98501



STAMP

LOVES TRAVEL STOP  
COMMERCIAL DEVELOPMENT PROJECT  
LAUREL, MT  
T 02, S, R 24 E, SEC 17

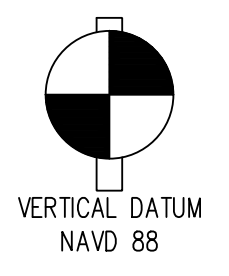
**Loves**

SHEET TITLE  
PRELIMINARY  
STORMWATER PLAN

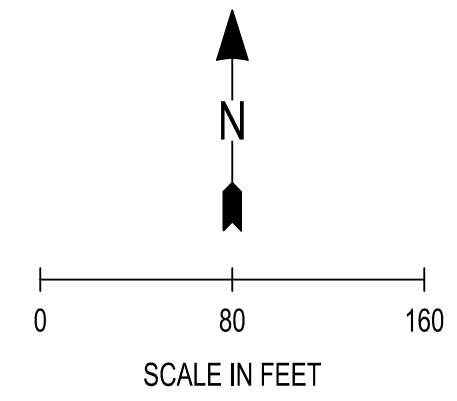
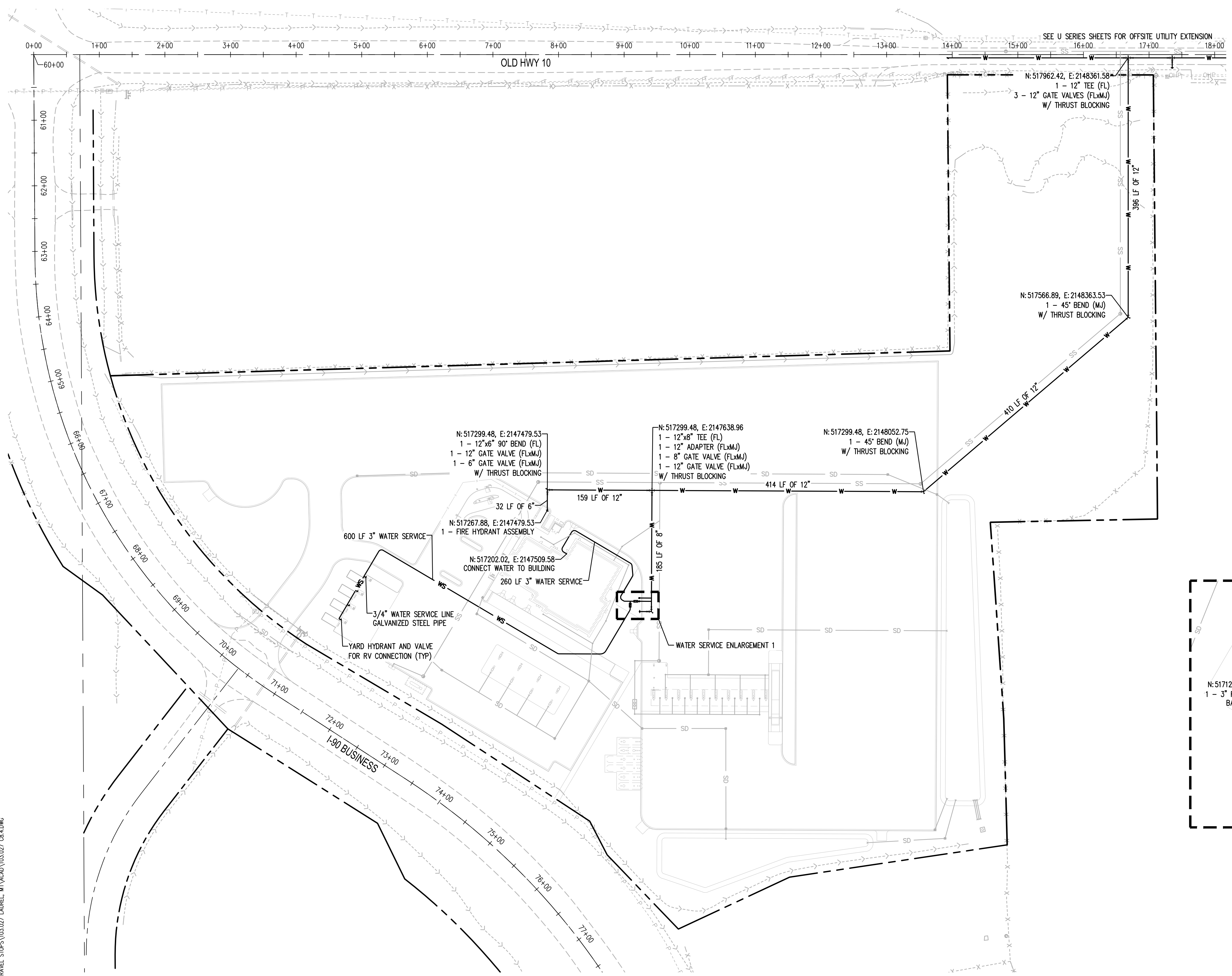
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May 04, 2024 - 1:58:28pm - User: shihua  
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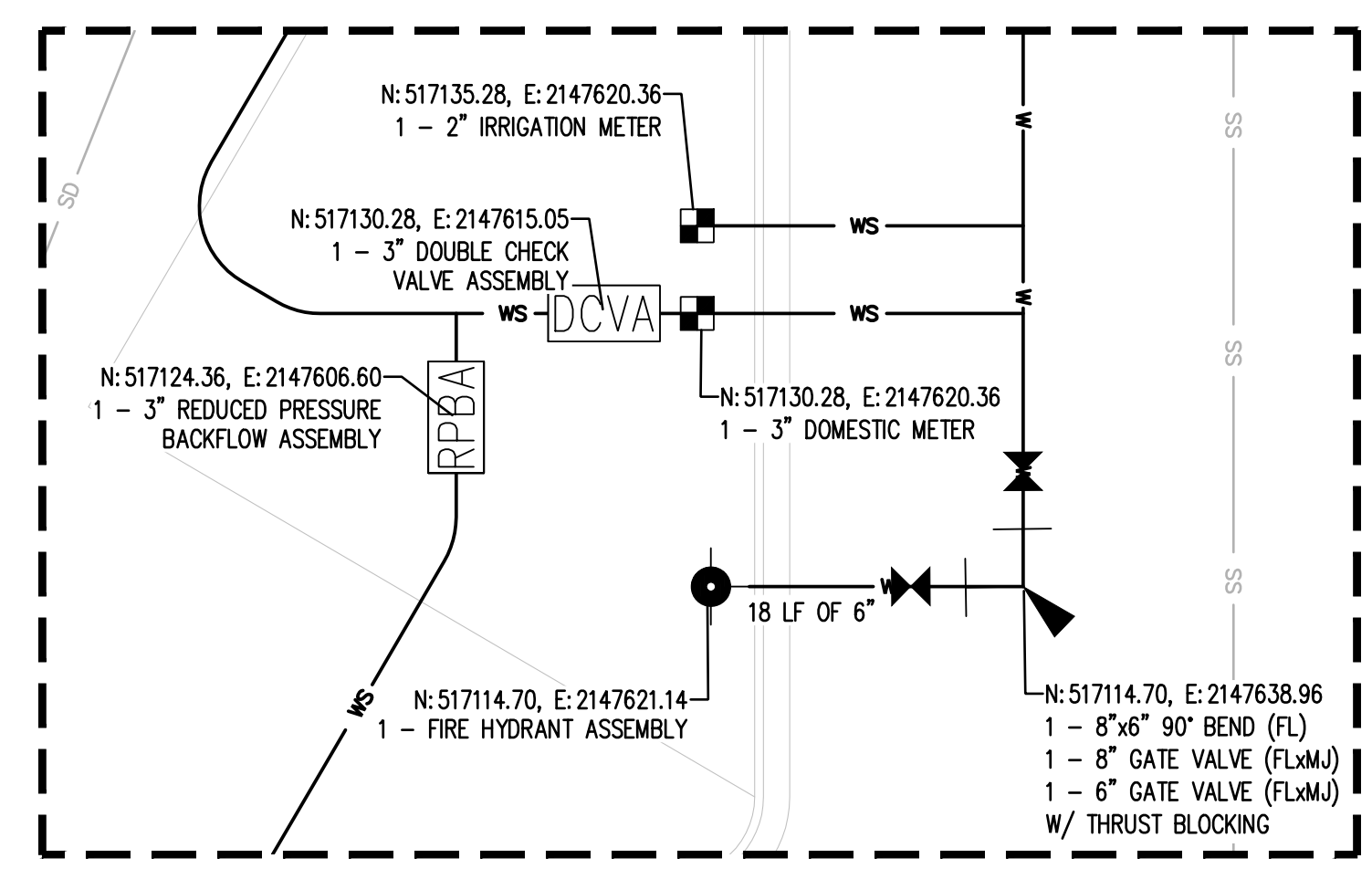






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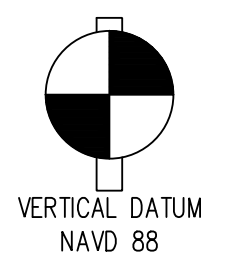
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	EXISTING WATER LINE
	PROPOSED BUILDING
	CEMENT CONCRETE CURB & GUTTER
	STORM LINE
	SEWER LINE
	WATER LINE
	WATER SERVICE LINE



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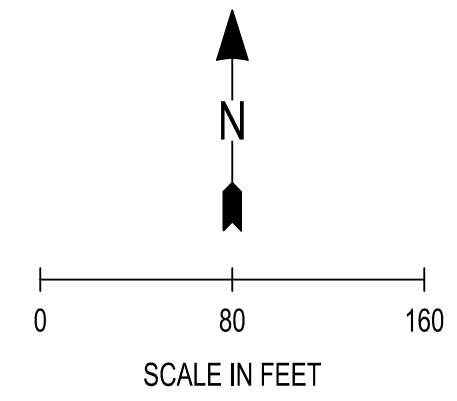
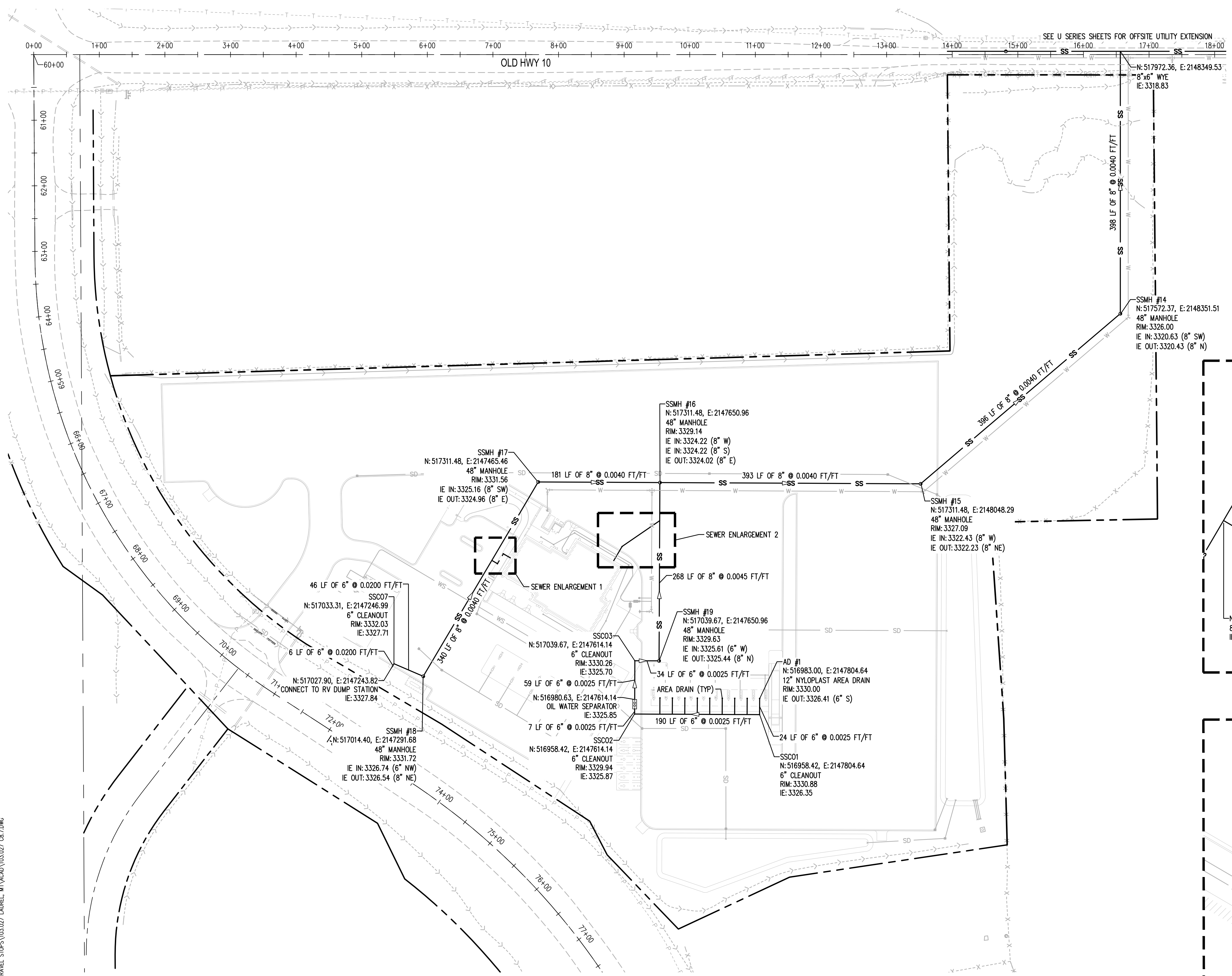
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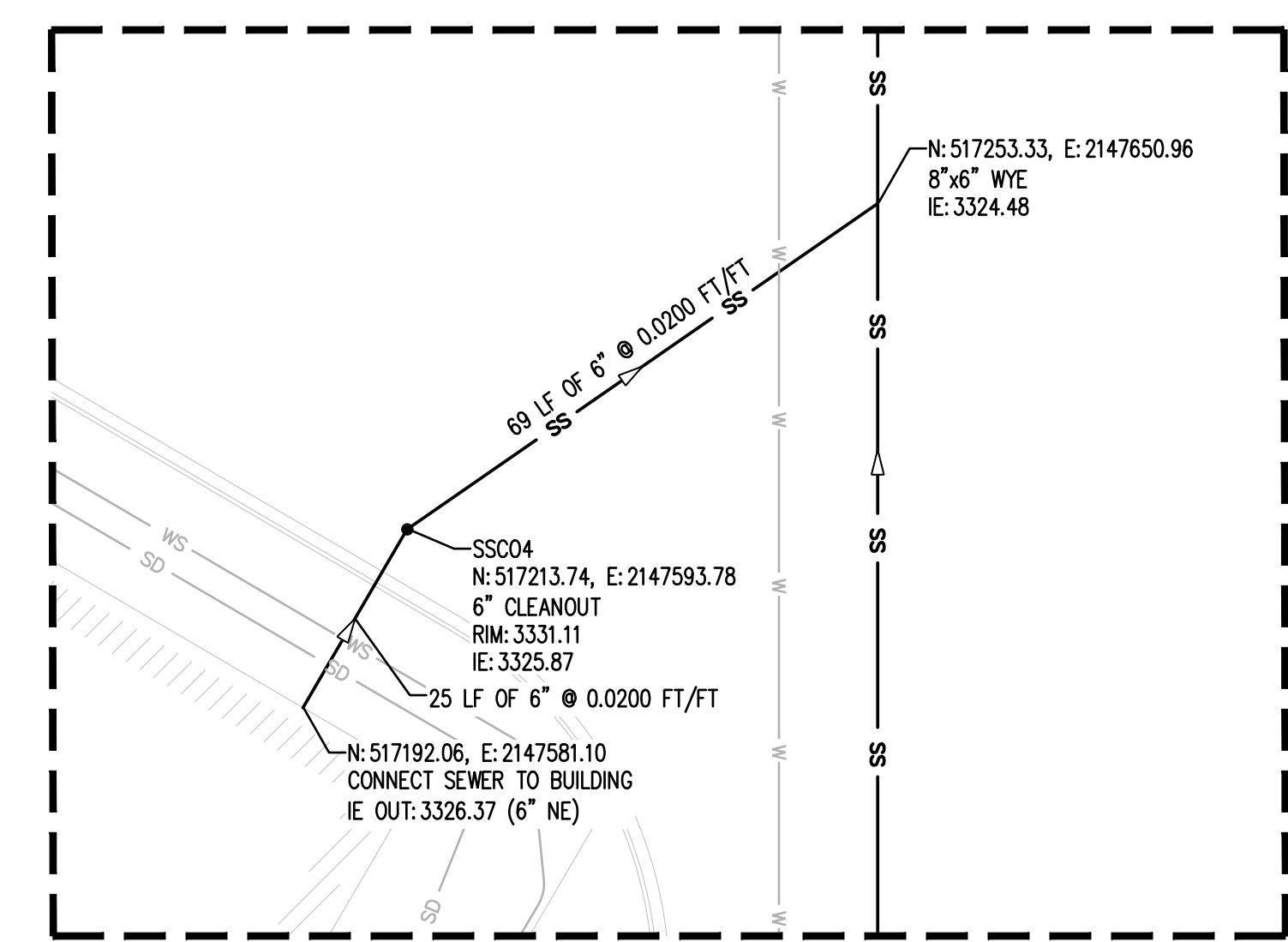
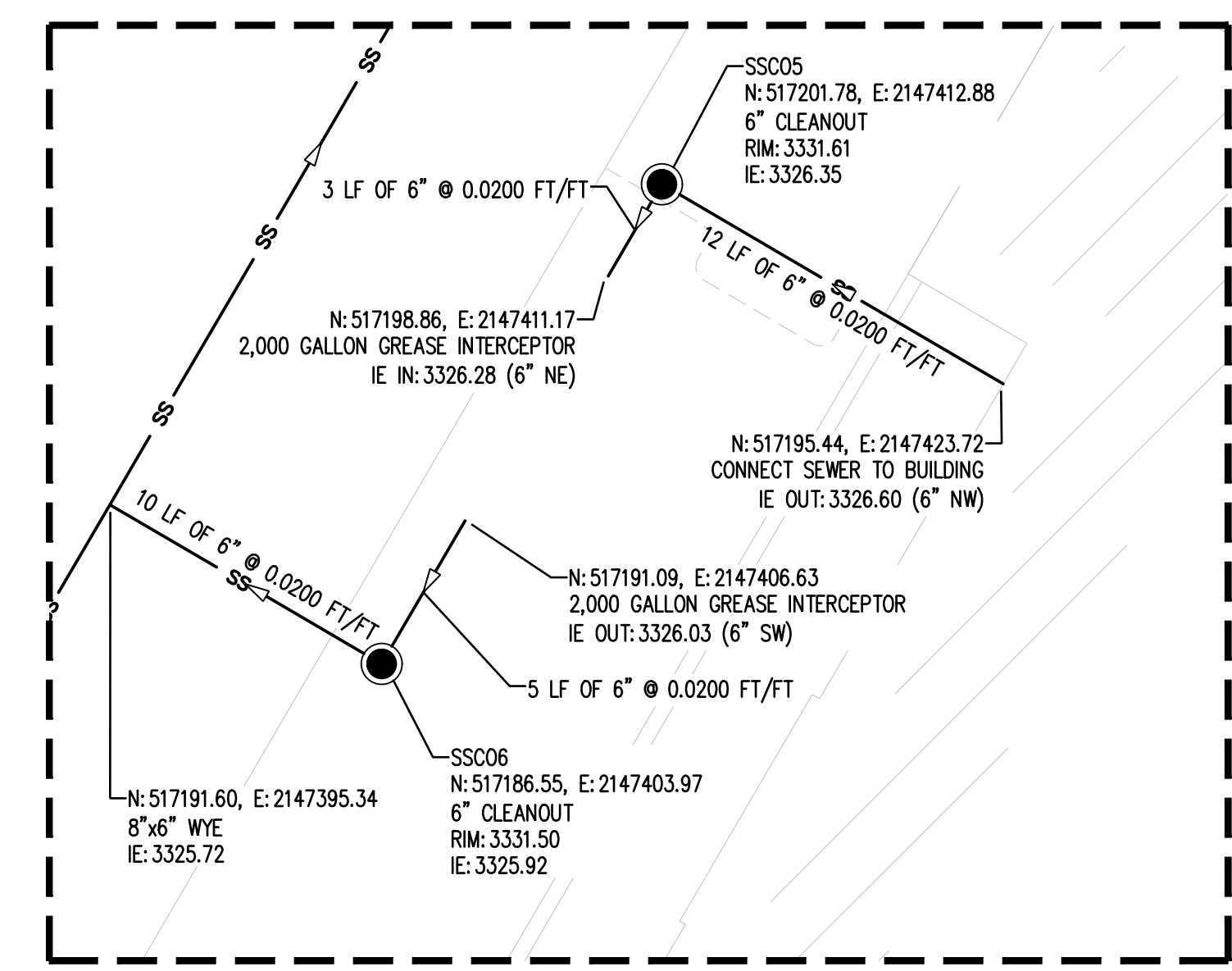
REVISIONS
PROJECT NO: 103.027 DRAWN: R. SATAK CHECKED: W. DUNLAP SUBMITTAL DATES: OTB DATE: 
<b>JSA CIVIL</b> Engineering   Planning   Management 111 TUMWATER BLVD SE, SUITE C210 TUMWATER, WA 98501
 03/04/2024
LOVE'S TRAVEL STOP COMMERCIAL DEVELOPMENT PROJECT LAUREL, MT T 02 S, R 24 E, SEC 17
SHEET TITLE <b>PRELIMINARY WATER PLAN</b>
SHEET <b>C8.4</b>





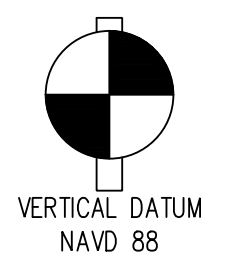
**LEGEND**

- PROPERTY LINE
- EXISTING SEWER LINE
- PROPOSED BUILDING
- CEMENT CONCRETE CURB & GUTTER
- STORM LINE
- WATER LINE
- WATER SERVICE LINE
- SEWER LINE
- SEWER MANHOLE



**CALL BEFORE YOU DIG**

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REVISIONS										
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PROJECT NO.	103.027									
DRAWN	R. SATAK									
CHECKED	W. DUNLAP									
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OTB DATE										
<p><b>JSA CIVIL</b> Engineering   Planning   Management 111 TUMWATER BLVD SE, SUITE C210 TUMWATER, WA 98501</p>										
<p>03/04/2024</p>										
<p>LOVES TRAVEL STOP COMMERCIAL DEVELOPMENT PROJECT LAUREL, MT T 02, S R 24 E, SEC 17</p>										
<p>SHEET TITLE PRELIMINARY SEWER PLAN</p>										
<p>SHEET <b>C8.7</b></p>										

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REVISIONS

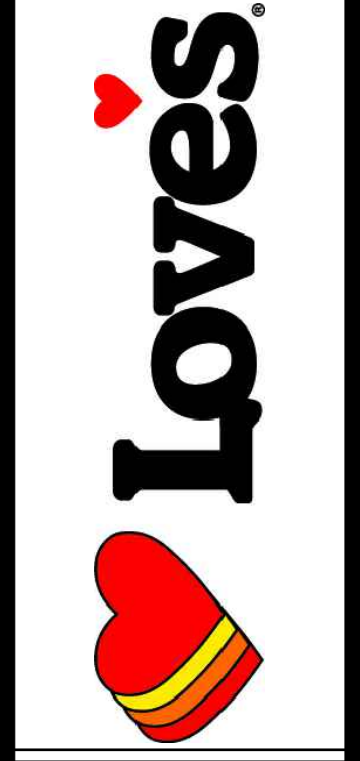
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 DRAWN: R. SATAK  
 CHECKED: W. DUNLAP  
 SUBMITTAL DATES:

OTB DATE:

**JSA CIVIL**  
 Engineering | Planning | Management  
 111 TUMWATER BLVD SE, SUITE C210  
 TUMWATER, WA 98501

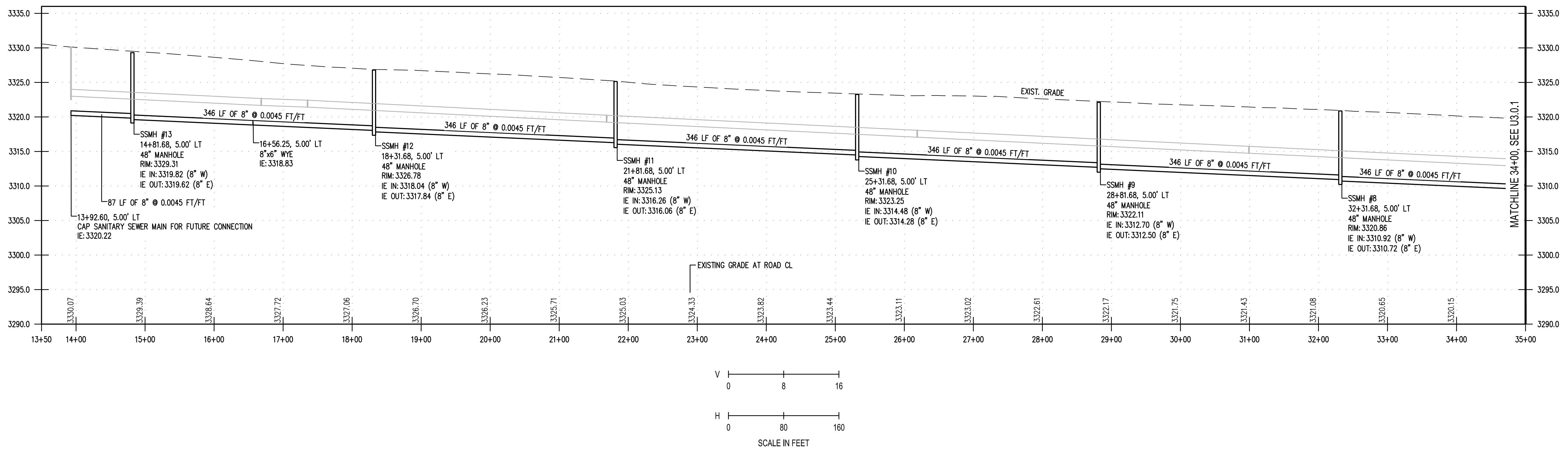
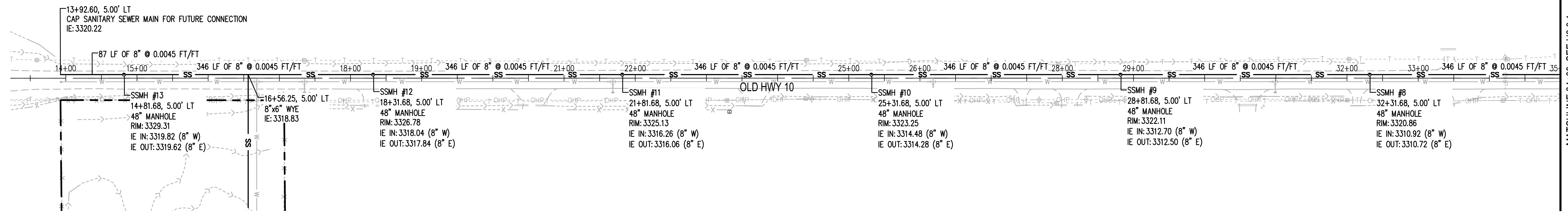
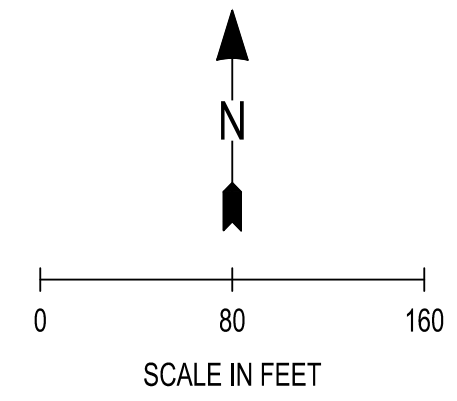
STAMP  
 MONTANA  
 BRANDON LEE JOHNSON  
 No. 40858 PE  
 LICENSED PROFESSIONAL ENGINEER  
 03/04/2024

LOVE'S TRAVEL STOP  
 COMMERCIAL DEVELOPMENT PROJECT  
 LAUREL, MT  
 T 02, S, R 24 E, SEC 17



SHEET TITLE  
 PRELIMINARY  
 SEWER EXTENSION  
 PLAN

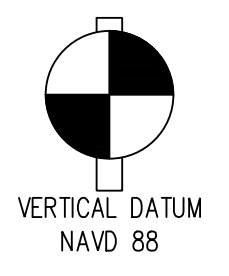
SHEET  
 U3.0



MT 04, 2024, 1:58:58PM - User: shihui  
 N:\PROJECTS\103 LOVE'S TRAVEL STOPS\103.027 LAUREL, MT\MCAD\103.027 U3.0.DWG

**CALL BEFORE YOU DIG**

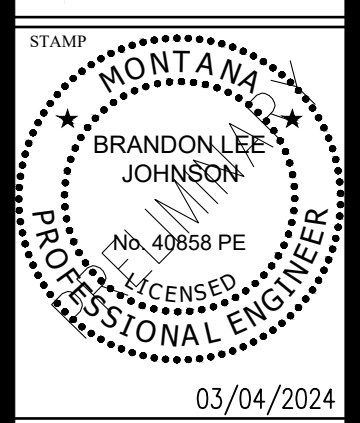
THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.



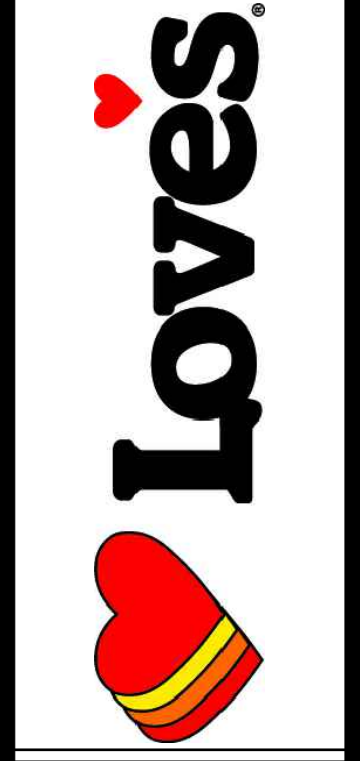


REVISIONS
PROJECT NO: 103.027
DRAWN: R. SATAK
CHECKED: W. DUNLAP
SUBMITTAL DATES
OTB DATE

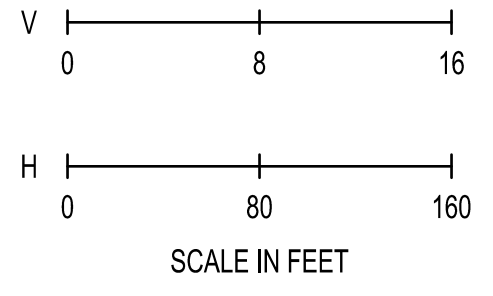
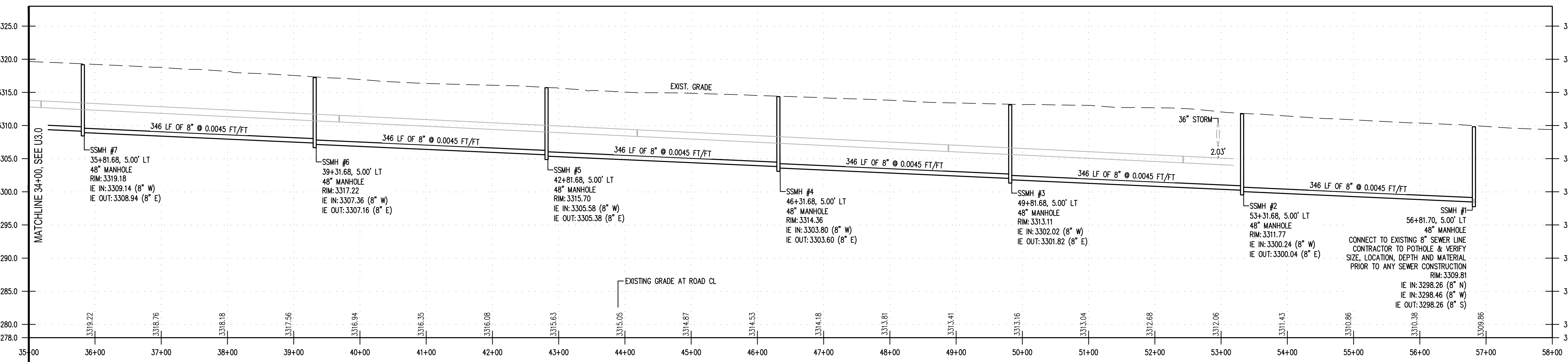
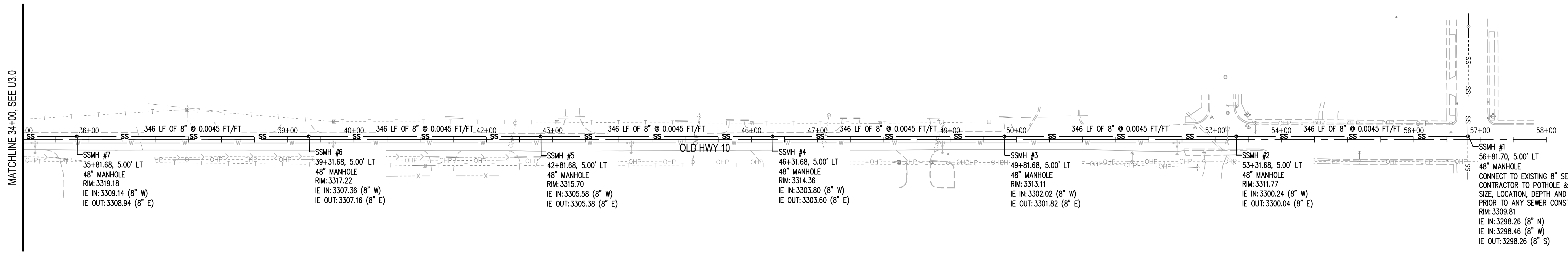
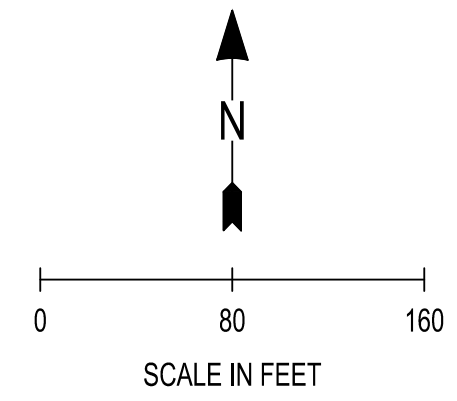
**JSA CIVIL**  
Engineering | Planning | Management  
111 TUMWATER BLVD SE, SUITE C210  
TUMWATER, WA 98501



LOVE'S TRAVEL STOP  
COMMERCIAL DEVELOPMENT PROJECT  
LAUREL, MT  
T 02 S, R 24 E, SEC 17



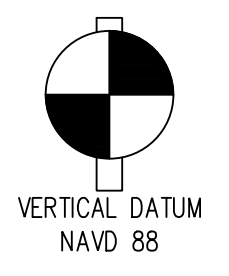
SHEET TITLE  
PRELIMINARY  
SEWER EXTENSION  
PLAN  
SHEET  
U3.0.1



M:\04\_2024\_150\_20\150\_20\150\_20\PROJECTS\103.027 LAUREL, MT\ACAD\103.027 U3.0.1.DWG  
 User: rjohney  
 Date: 03/04/2024 10:58:29 AM

**CALL BEFORE YOU DIG**

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.



**File Attachments for Item:**

1. Sign Permit - Black Chip Casino



---

## SIGN PERMIT REQUEST

Date of application: 3-20-24

Business name: Black Chip Casino

Location street address: 305 S 1<sup>st</sup> Ave., Laurel

Contractor name: Sign Products, Inc.

1425 Monad Rd.

Billings, MT 59101

406-252-6348

tgross@signproductsinc.com

Sign description: modify existing pole sign, lower overall height, replace reader cabinet, face change in main

Sign cabinet

Site plan: see attached

Sign detail: see attached

Submitted by: 

Tom Gross

1425 Monad Road, Billings, MT 59101  
P.O. Box 20955, Billings, MT 59104  
(P): 406-252-6348 (F): 406-252-6654  
www.signproductsinc.com



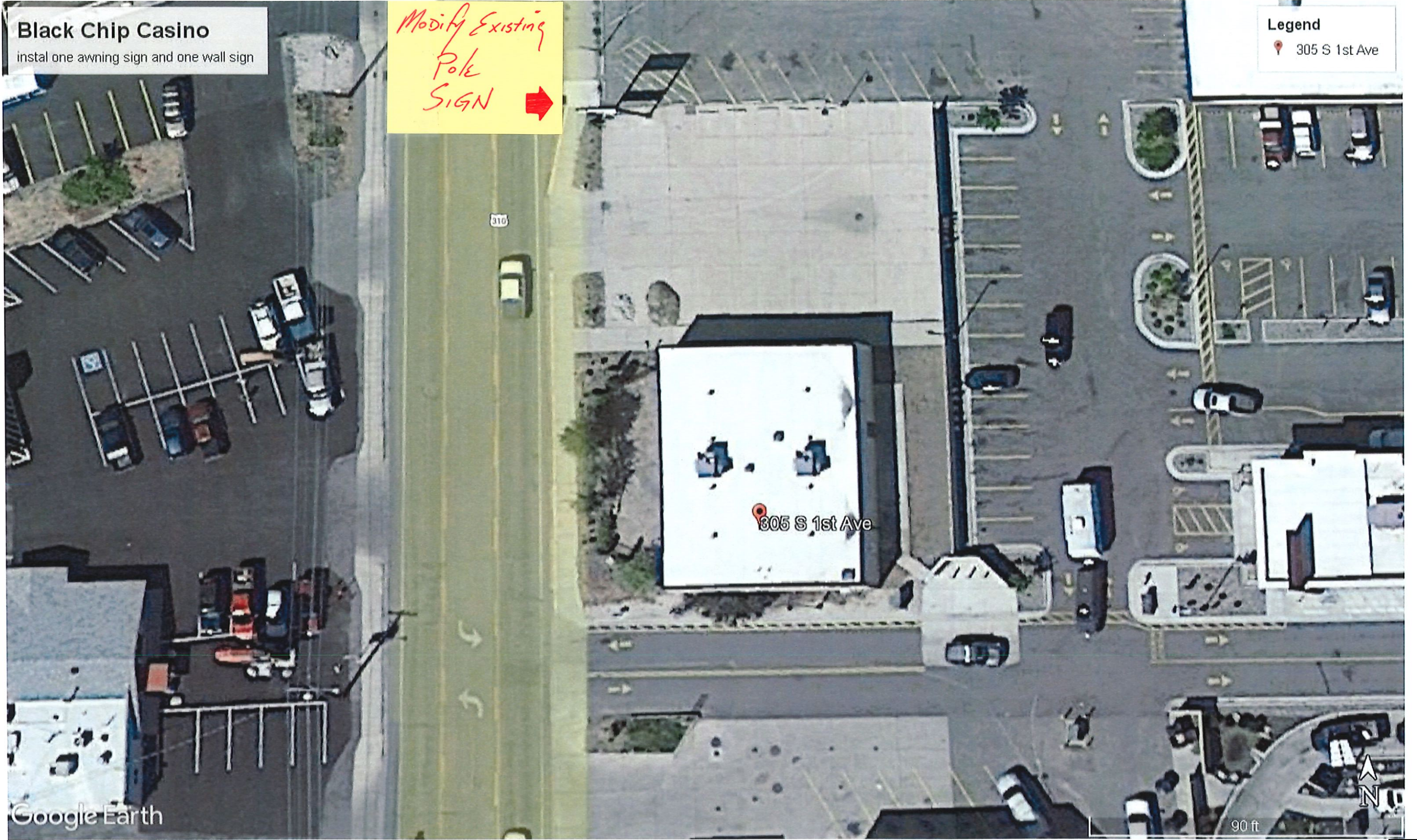
# Black Chip Casino

instal one awning sign and one wall sign

*Modify Existing Pole SIGN* →

## Legend

📍 305 S 1st Ave





# CONSTRUCTION PERMIT AND APPLICATION

## CITY OF LAUREL, MONTANA

PERMIT No. \_\_\_\_\_

Job Address <u>305 S. 1st Ave, Laurel</u>	
Owner <u>John Johnson</u>	Telephone <u>307-262-1735</u>
Contractor <u>Sign Products, Inc.</u>	Subdivision <u>HAGEMAN</u>
Address <u>1425 Monard Rd, Billings, MT 59101</u>	Lot <u>15-18</u> Block <u>4</u> Tract _____ Zoning <u>HC</u>
Telephone <u>406-252-6348</u>	Valuation of Project \$ <u>16,150-</u>
City License <u>370</u>	Description of Work: <u>Modify Existing Pole Sign, Lower Overall Height, Replace Lower Reader Cabinet, Face Change Main Cabinet</u>
Special Conditions _____	
Occupancy _____	Type of Construction _____
Number of Units _____	Total Square Feet _____
	Rated Walls _____

**BUILDING** Approved To Issue By \_\_\_\_\_ Date \_\_\_\_\_

Application is hereby made to the City of Laurel Building Code Official for a permit subject to the conditions and restrictions set forth. All provisions of laws and ordinances governing this work will be complied with whether specified herein or not. Each person upon whose behalf this application pertains, at whose request and for whose benefit work is performed under or pursuant to any permit issued as a result of this application agrees to, and shall indemnify and hold harmless the City of Laurel, it's officers, agents and employees.

The granting of this permit does not give authority to cancel or violate the provisions of any state or local law regulating construction or the performance of construction.

"Compliance with the requirements of the state building code for physical accessibility to persons with disabilities does not necessarily guarantee compliance with Americans With Disabilities Act of 1990, the Rehabilitation Act of 1978, the Fair Housing Amendments Act of 1988, Title 49, chapter 2, commonly known as the Montana Human Rights Act, or other similar federal, state, or local laws that mandate accessibility to commercial construction or multifamily housing."

Any permit issued as a result of this application becomes null and void if work is not commenced within 180 days of issuance of such permit, unless a written request to extend this time is submitted to the City of Laurel Building Department and approved.

The applicant is responsible for calling to obtain underground line locations 1-800-424-5555 two days before digging.

All general contractors shall have a current City of Laurel business license.

The permit holder is responsible for giving 24 hour notice for required inspections.

I hereby certify I have read this application and the information provided is true and correct to the best of my knowledge.

### FEES AND CHARGES

1000-323011 building	\$ _____
1000-323014 plan review	\$ _____
1000-323011 fence	\$ _____
1000-323011 roof	\$ _____
1000-323053 sign	\$ _____
1000-323011 mh install	\$ _____
1000-323011 investigation	\$ _____
1000-323011 re-inspection	\$ _____
1000-322022 utility hook up	\$ _____
5210-343033 SDF water	\$ _____
5310-343033 SDF sewer	\$ _____
other	\$ _____
Total Amount due	\$ _____
Amount Paid	\$ _____

Signature of Applicant \_\_\_\_\_

Date 3-20-24

# CONSTRUCTION PERMIT AND APPLICATION

## CITY OF LAUREL, MONTANA

PERMIT No. \_\_\_\_\_

Job Address <u>305 S. 1st Ave, Laurel</u>	
Owner <u>John Johnson</u>	Telephone <u>307-262-1735</u>
Contractor <u>Sign Products, Inc.</u>	Subdivision <u>Hageman</u>
Address <u>1425 Monard Rd, Billings, MT 59101</u>	Lot <u>15-18</u> Block <u>4</u> Tract _____ Zoning <u>HC</u>
Telephone <u>406-252-6348</u>	Valuation of Project \$ <u>16,150</u>
City License <u>370</u>	Description of Work: <u>Modify Existing Pole Sign</u>
Special Conditions _____	<u>LOWER OVERALL HEIGHT, REPLACE LOWER</u>
	<u>READER CABINET, FACE CHANGE MAIN</u>
	<u>CABINET</u>
Occupancy _____	Type of Construction _____
Number of Units _____	Total Square Feet _____
Rated Walls _____	

BUILDING Approved To Issue By \_\_\_\_\_ Date \_\_\_\_\_

**THE FOLLOWING INSPECTIONS ARE REQUIRED AND MUST BE RECORDED ON THIS CARD:**

Footings	_____	Inspector	_____	Date Approved	_____
Foundation	_____	Inspector	_____	Date Approved	_____
Damp-proofing	_____	Inspector	_____	Date Approved	_____
Ground Inspection	_____	Inspector	_____	Date Approved	_____
Framing	_____	Inspector	_____	Date Approved	_____
Roofing	_____	Inspector	_____	Date Approved	_____
Insulation	_____	Inspector	_____	Date Approved	_____
Gypsum/Drywall	_____	Inspector	_____	Date Approved	_____
Other	_____	Inspector	_____	Date Approved	_____
Other	_____	Inspector	_____	Date Approved	_____

**FINAL INSPECTIONS**

Fire	_____	Inspector	_____	Date Approved	_____
Building	_____	Inspector	_____	Date Approved	_____
Site Improvements	_____	Inspector	_____	Date Approved	_____

**Call 628-4796 - 24 hours in advance to schedule inspections.**

**Do not cover or conceal any work before the required inspection has been approved.**

**This card and one set of approved plans must be available to the inspector at the job site during all inspections.**



**DESIGN**  As Designed  
 Approval for Production  With Changes

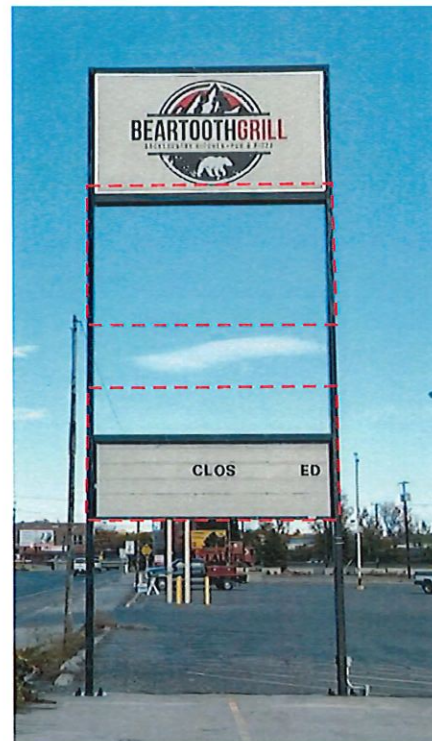
X  
 Client Signature \_\_\_\_\_

Sales \_\_\_\_\_

DATE \_\_\_\_/\_\_\_\_/\_\_\_\_



PHOTO RENDERING NO SCALE



EXISTING SIGN AND NEW POSITION OF CABINETS



EXISTING D/F POLE SIGN CABINET SCALE 1/2" = 1'-0"

- A** MANUFACTURE AND INSTALL TWO(2) NEW FACES IN AN EXISTING D/F POLE SIGN CABINET. WHITE POLYCARBONATE FACES WITH APPLIED PRINTED VINYL FILM GRAPHICS. CONVERT ILLUMINATION FROM FLUORESCENT TO WHITE LEDS.
- A1** MOVE CABINET AND CROSS SUPPORTS DOWN TO AN OVERALL HEIGHT OF 25 FEET.

67.5sf



EXISTING D/F POLE SIGN READER CABINET SCALE 1/2" = 1'-0"

- B** MANUFACTURE AND INSTALL ONE NEW READER CABINET. FABRICATED EXTRUDED ALUMINUM CABINET, PAINT FINISH BLACK, WHITE POLYCARBONATE FACES WITH APPLIED ZIP TRACK FOR 5 LINES OF 10" CHANGE COPY. ILLUMINATE CABINET WITH SLOAN WHITE LEDS, 250 BLACK CHANGE LETTERS IN CASE WITH CHANGE ARM INCLUDED. MOVE CROSS SUPPORT UP AND REMOVE OLD CABINET.

16 CHARACTERS PER LINE AVERAGE

67.5sf

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DESIGNER	TP
DESIGN #	20222-24
SHEET #	1 OF 1
SALES	MIKE N.
DATE	02-28-24
SCALE	SHOWN

CLIENT  
 BLACK CHIP CASINO  
 LAUREL, MT

SIGN PRODUCTS, INC.  
 1425 MONAD, BILLINGS, MT 59104  
 Phone: (406) 252-6348 Fax: (406) 252-6654





**File Attachments for Item:**

2. Public Hearing for Annexation and Zoning Assignment of Highway Commercial for a portion of Westbrook Subdivision Lot 7A1 of the amended plat of Tracts 6 and 7 of Westbrook's Subdivision and a portion of Tract 5 of Westbrook's Subdivision



## Tasks

### Results

Result layer name
Parcels_Query result

Displayed features:  
41/41

**Taxcode:** D02587  
**Geocode:** 03082108301180000  
**Recording number:**  
**Property owner:** ALLWIN, DENNIS D & GLORIA  
A  
**Subdivision:** UNPLATTED  
**Block number:**  
**Lot number:**  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** C12668  
**Geocode:** 03082108360010000  
**Recording number:** 3061180  
**Property owner:** MILLER TROIS LLC  
**Subdivision:** ROSSMOOR SUB  
**Block number:** 1  
**Lot number:** 2  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** C12667  
**Geocode:** 03082108390010000  
**Recording number:** 3061180  
**Property owner:** MILLER TROIS LLC  
**Subdivision:** ROSSMOOR SUB  
**Block number:** 1  
**Lot number:** 1  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** D02622  
**Geocode:** 03082108402010000  
**Recording number:**  
**Property owner:** KNOP, KENNETH R &  
DEBORAH A  
**Subdivision:** UNPLATTED  
**Block number:**  
**Lot number:**  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** D02621

**Geocode:** 03082108402060000  
**Recording number:**  
**Property owner:** BECKER, WILLIAM THOMAS  
SR & MILA PODINO  
**Subdivision:** UNPLATTED  
**Block number:**  
**Lot number:**  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** B01744  
**Geocode:** 03082108403030000  
**Recording number:**  
**Property owner:** WHITE, LYNET & CHARLES R  
**Subdivision:** VANBUREN SUB  
**Block number:** 2  
**Lot number:** 1  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** B01746  
**Geocode:** 03082108403080000  
**Recording number:** 3669831  
**Property owner:** KNUTSON, CHRIS  
**Subdivision:** VANBUREN SUB  
**Block number:** 2  
**Lot number:** 13  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** B01746B  
**Geocode:** 03082108403120000  
**Recording number:** 3669831  
**Property owner:** COMMERCIAL BUILDING  
DEVELOPMENT LLC  
**Subdivision:** VANBUREN SUB  
**Block number:** 2  
**Lot number:** 17  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** B01746A  
**Geocode:** 03082108403150000  
**Recording number:**  
**Property owner:** HEALEY, JERRY J  
**Subdivision:** VANBUREN SUB  
**Block number:** 2  
**Lot number:** 20  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode: B01740**  
**Geocode:** 03082108404030000  
**Recording number:**  
**Property owner:** PARKS, LYLE F & LAURA GC  
**Subdivision:** VANBUREN SUB  
**Block number:** 1  
**Lot number:** 2  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode: B01740A**  
**Geocode:** 03082108404040000  
**Recording number:** 3848196  
**Property owner:** BECKER, WILLIAM THOMAS  
SR & MILA PODINO  
**Subdivision:** VANBUREN SUB  
**Block number:** 1  
**Lot number:** 20  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode: B01743**  
**Geocode:** 03082108404060000  
**Recording number:**  
**Property owner:** PARKS, LYLE F & LAURA GC  
**Subdivision:** VANBUREN SUB  
**Block number:** 1  
**Lot number:** 19  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode: D12865**  
**Geocode:** 03082108405060000  
**Recording number:** AB26  
**Property owner:** BECKER, WARREN J &  
MARCHETA M  
**Subdivision:** UNPLATTED  
**Block number:**  
**Lot number:**  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode: D02617**  
**Geocode:** 03082108405090000  
**Recording number:**  
**Property owner:** HERMAN, MICHAEL A  
**Subdivision:**  
**Block number:**  
**Lot number:**  
**Certificate of Survey:** CS 416 AM  
**Tract number:** TR 1

[Click for property tax detail](#)

**Taxcode: D02618**  
**Geocode:** 03082108405130000  
**Recording number:**  
**Property owner:** KRENELKA, PETER E & DORIS  
D  
**Subdivision:**  
**Block number:**  
**Lot number:**  
**Certificate of Survey:** CS 416 AM  
**Tract number:** TR 2

[Click for property tax detail](#)

**Taxcode: D02616A**  
**Geocode:** 03082108405150000  
**Recording number:** 3743789  
**Property owner:** TOWN AND COUNTRY  
SUPPLY ASSOCIATION  
**Subdivision:**  
**Block number:**  
**Lot number:**  
**Certificate of Survey:** CS 3590  
**Tract number:** TR 1

[Click for property tax detail](#)

**Taxcode: C14948**  
**Geocode:** 03082108410010000  
**Recording number:** 3329877  
**Property owner:** CITY OF LAUREL MONTANA  
**Subdivision:** SOLID FOUNDATIONS SUB  
**Block number:** 3  
**Lot number:** 1  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode: C12669**  
**Geocode:** 03082108490010000  
**Recording number:** 3061180  
**Property owner:** MILLER TROIS LLC  
**Subdivision:** ROSSMOOR SUB  
**Block number:** 1  
**Lot number:** 3  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode: D02801**  
**Geocode:** 03082117109010000  
**Recording number:**  
**Property owner:** WOOD'S POWR-GRIP CO INC  
**Subdivision:** WESTBROOKS SUB  
**Block number:** NONE  
**Lot number:** 2

**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode: D02800**  
**Geocode: 03082117109050000**  
**Recording number:**  
**Property owner: HORTON STORAGE LLC**  
**Subdivision: WESTBROOKS SUB**  
**Block number: NONE**  
**Lot number: 1**  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode: D02799**  
**Geocode: 03082117109100000**  
**Recording number:**  
**Property owner: WOOD'S POWR- GRIP CO INC**  
**Subdivision: WESTBROOKS SUB**  
**Block number: NONE**  
**Lot number: 1**  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode: B01738**  
**Geocode: 03082117112010000**  
**Recording number:**  
**Property owner: WOOD'S POWR-GRIP CO**  
**Subdivision: STOUFFER SUB**  
**Block number: 2**  
**Lot number: 12**  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode: B01736**  
**Geocode: 03082117114010000**  
**Recording number: AB26**  
**Property owner: FISCHER, CLAYTON &  
DWIGHT**  
**Subdivision: STOUFFER SUB**  
**Block number: 1**  
**Lot number: 11**  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode: B03040**  
**Geocode: 03082117190010000**  
**Recording number:**  
**Property owner: EVERGREEN INVESTMENT  
PROPERTIES LLC**  
**Subdivision: FIGGINS SUB**

**Block number:** 1  
**Lot number:** 2  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** B03046  
**Geocode:** 03082117190040000  
**Recording number:**  
**Property owner:** KASTELITZ, TOM & ROSINA  
**Subdivision:** FIGGINS SUB AM L:1  
**Block number:** 1  
**Lot number:** 1B  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** B03047  
**Geocode:** 03082117190060000  
**Recording number:**  
**Property owner:** ZIMMERER, STEVE  
**Subdivision:** FIGGINS SUB AM L:1  
**Block number:** 1  
**Lot number:** 1C  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** B03048  
**Geocode:** 03082117190080000  
**Recording number:**  
**Property owner:** TORRES, JOAN  
**Subdivision:** FIGGINS SUB AM L:1  
**Block number:** 1  
**Lot number:** 1D  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** B03041A  
**Geocode:** 03082117190400000  
**Recording number:** 3129124  
**Property owner:** PETERSON FAMILY  
PROPERTIES LLC  
**Subdivision:** FIGGINS SUB AM L:1A  
**Block number:** 1  
**Lot number:** 1A2  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** B03042  
**Geocode:** 03082117190500000  
**Recording number:**  
**Property owner:** MATRIARCH CONSTRUCTION

INC  
**Subdivision:** FIGGINS SUB  
**Block number:** 1  
**Lot number:** 3  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** D02802A  
**Geocode:** 03082117190700000  
**Recording number:**  
**Property owner:** HUTSELL, WILLIARD E &  
PATSY A  
**Subdivision:** WESTBROOKS SUB AM TR 2&3  
**Block number:** NONE  
**Lot number:** 3B  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** D12151  
**Geocode:** 03082117207010000  
**Recording number:**  
**Property owner:** STITZINGER, MICHAEL (50%)  
**Subdivision:** WESTBROOKS SUB AM TR 6A,7A  
& PORTION 5  
**Block number:** NONE  
**Lot number:** 7A1  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** D02804  
**Geocode:** 03082117207200000  
**Recording number:**  
**Property owner:** CITY OF LAUREL  
**Subdivision:**  
**Block number:**  
**Lot number:**  
**Certificate of Survey:** CS 1055  
**Tract number:** TR 1

[Click for property tax detail](#)

**Taxcode:** D12152  
**Geocode:** 03082117207340000  
**Recording number:**  
**Property owner:** ROCK CREEK VENTURES LLC  
**Subdivision:** WESTBROOKS SUB  
**Block number:** NONE  
**Lot number:** 3  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** D12152A

**Geocode:** 03082117207360000  
**Recording number:** AB-26  
**Property owner:** ROBERTUS, TIMOTHY D (50%)  
**Subdivision:** WESTBROOKS SUB  
**Block number:** NONE  
**Lot number:** 4  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** D02805  
**Geocode:** 03082117207370000  
**Recording number:** 3998692  
**Property owner:** WESTBROOK STORAGE LLC  
**Subdivision:** WESTBROOKS SUB AM L: 4-5  
**Block number:** NONE  
**Lot number:** 5A  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** D02805A  
**Geocode:** 03082117207470000  
**Recording number:** 3998692  
**Property owner:** GROSHELLE, RUDY R &  
**Subdivision:** WESTBROOKS SUB AM L: 4-5  
**Block number:** NONE  
**Lot number:** 4A  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** C12592  
**Geocode:** 03082117290010000  
**Recording number:**  
**Property owner:** CONNIE C LOVE TRUST  
**Subdivision:** STITZINGER-SMITH SUB  
**Block number:** 1  
**Lot number:** 1  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** D02830  
**Geocode:** 03082118101010000  
**Recording number:** 3812272  
**Property owner:** CASE, KRISTINE M &  
**Subdivision:** UNPLATTED  
**Block number:**  
**Lot number:**  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** D02830B



**Geocode:** 03082118105010000  
**Recording number:** 1297698  
**Property owner:** BICKFORD, SARAH D &  
**Subdivision:**  
**Block number:**  
**Lot number:**  
**Certificate of Survey:** CS 2091 AM  
**Tract number:** TR B

[Click for property tax detail](#)

**Taxcode:** D02830A  
**Geocode:** 03082118105070000  
**Recording number:** 1297698  
**Property owner:** KOCHER, MICHAEL  
**Subdivision:**  
**Block number:**  
**Lot number:**  
**Certificate of Survey:** CS 2091 AM  
**Tract number:** TR A

[Click for property tax detail](#)

**Taxcode:** D02830E  
**Geocode:** 03082118110010000  
**Recording number:**  
**Property owner:** VAR DEVELOPMENT LLP  
**Subdivision:**  
**Block number:**  
**Lot number:**  
**Certificate of Survey:** CS 2361  
**Tract number:** TR C

[Click for property tax detail](#)

# JSA CIVIL

Engineering | Planning | Management

**LOVE'S TRAVEL STOP  
LAUREL, MT**

**ENGINEER'S ESTIMATE OF PROBABLE CONSTRUCTION COST - FOR WORK IN ROW**

#	DESCRIPTION	QUANTITY	UNIT	UNIT COST	EXTENSION
<b>SEWER EXTENSION</b>					
1	PVC SANITARY SEWER PIPE 8 IN. DIAM., LESS THAN 10 FT. BELOW FINISHED GRADE	2855	LF	\$65	\$185,575
2	PVC SANITARY SEWER PIPE 8 IN. DIAM., 10 FT. - 14 FT. BELOW FINISHED GRADE	1,385	LF	\$85	\$117,725
3	SANITARY SEWER MANHOLE, 48 IN. DIAM.	13	EA	\$4,500	\$58,500
4	TRENCH RESTORATION (4" ASPHALT OVER 12" BASE COURSE)	1	LS	\$150,000	\$150,000
<b>SEWER SUBTOTAL</b>					<b>\$511,800</b>
<b>WATER EXTENSION</b>					
5	PVC 900 PIPE FOR WATER MAIN 12 IN. DIAM.	3,950	LF	\$70	\$276,500
6	GATE VALVE AND BLOCKING 12 IN.	15	EA	\$2,000	\$30,000
7	HYDRANT ASSEMBLY	9	EA	\$3,500	\$31,500
8	TRENCH RESTORATION (4" ASPHALT OVER 12" BASE COURSE)	1	LS	\$150,000	\$150,000
<b>WATER SUBTOTAL</b>					<b>\$488,000</b>
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>					<b>\$999,800</b>

**CITY OF LAUREL, MONTANA  
REQUEST FOR ANNEXATION  
AND PLAN OF ANNEXATION**

**Applicant is required to meet with the City Planner prior to filling out this application. All blanks of this application are to be filled in with explanation by the applicant. Incomplete applications will not be accepted.**

1. Only parcels of land adjacent to the City of Laurel municipal limits will be considered for annexation. “Adjacent to” also includes being across a public right of way. If the parcel to be annexed is smaller than one city block in size (2.06 acres), the city council must approve consideration of the request; the applicant must make a separate written request to the city council stating their wish to annex a parcel of land less than one city block in. Once the council approves the request, the applicant can apply for annexation.

2. Applicant landowner’s name: Michael Stitzinger, Hans Stitzinger, James F. Stitzinger, Jr.  
Address: Michael Stitzinger, 5931 Ridgeview Dr, Doylestown, PA 18902-1379  
Phone: \_\_\_\_\_

3. Parcel to be annexed: (If it is not surveyed or of public record, it must be of public record PRIOR to applying for annexation.)  
Legal description: WESTBROOKS SUBD, S17, T02 S, R24 E, Lot 7A1, AMND TR 6A & 7A & POR TR 5 LESS HWY ROW (18)  
Lot size: +/- 23.17 Acres  
Present use: Vacant/Undeveloped  
Planned use: HC – Highway Commercial for Love’s Travel Stop Development  
Present zoning: HC – Highway Commercial  
(Land which is being annexed automatically becomes zoned R-7500 when it is officially annexed [City ordinance 17.12.220])

4. City services: The extension of needed city services shall be at the cost of the applicant after annexation by the city has been approved. As part of the application process, each of the following city services must be addressed with an explanation:

Water Service:

Location of existing main: 8<sup>th</sup> Avenue & Old Hwy 10 W Intersection  
Cost of extension of approved service: \$488,000  
How cost determined: Engineer’s estimate of probable cost  
Timeframe for installation: Spring 2025

Sewer Service:

Location of existing main: 8<sup>th</sup> Avenue & Old Hwy 10 W Intersection  
Cost of extension of approved service: \$511,800

How cost determined: Engineer's estimate of probable cost  
Timeframe for installation: Spring 2025  
How financed: Private

Streets:

Is there any adjoining County ROW to the proposed annexation: the site fronts Old Hwy 10 W and 19<sup>th</sup> Ave W  
Location of existing paved access: there are currently no paved accesses  
Cost of paving: N/A  
How cost determined: N/A  
Timeframe for construction: N/A

**Other required improvements: Provide above information on attached pages.**

5. A map suitable for review of this application of the proposed area to be annexed must be submitted with this application.
6. A written Waive of Protest must accompany this application, suitable for recording and containing a covenant to run with the land to be annexed, waiving all right of protest to the creation by the city of any needed improvement district for construction or maintenance of municipal services. This Waiver of Protest must be signed by the applicant **prior** to annexation by the city.
7. Requests for annexations are referred to the City-County Planning Board for recommendation to the City Council. Within 30 days after receiving the properly filled out application with all required accompaniments and after conducting a duly advertised public hearing, the City-County Planning Board shall make recommendation to the City Council as to this Request for Annexation. If more information is needed from the applicant during the review of the application, such application shall be deemed incomplete and the timeframe for reporting to the City Council extended accordingly, in needed.
8. A **non-refundable** application fee of \$300 + \$25.00 per acre (80 acres or less); \$300 + \$35.00 per acres (81 acres or more) must accompany the submission of this application.

The City Council of the City of Laurel, Montana, after review and consideration of this Application for Annexation, found such to be in the best interest of the City, that it complied with state code, and approved this request at its City Council meeting of \_\_\_\_\_.



March 6, 2024

Kurt Markegard, Planning Director  
City of Laurel  
115 West 1<sup>st</sup> Street  
Laurel, MT 59044

Re: Letter of Authorization  
Laurel, MT Love's Development Project

Dear Mr. Markegard:

This letter will serve as authorization for Love's Travel Stops and Country Stores, Inc. (Love's), and their Agent, JSA Civil, LLC, to prepare and process the necessary documents relative to the annexation, zoning assignment, utility extensions, and site development permitting for Tract 7A-1 of the Westbrook's Subdivision (Yellowstone County TPN 03082117207010000).

Signed:

Hans Stitzinger *Hans Stitzinger* 3/13/24  
Signature Date

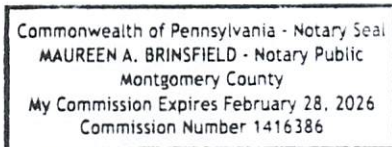
STATE OF Pennsylvania )  
) ss.  
County of Montgomery )

On this 13 day of March, 2024, personally appeared before me,  
Hans Stitzinger proved to me on the basis of satisfactory evidence to be  
the person(s) whose name(s) are subscribed to this instrument, and acknowledged the he/she/they executed  
the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal on the day and year in  
this certificate first above written.

Maureen A. Brinsfield  
Notary Public for the State of Pennsylvania  
Residing at: Horsham, PA  
My Commission Expires: 2/28/26

(SEAL)



## Technical Memorandum

**To:** City of Laurel  
**From:** Nick Wheeler | JSA Civil, LLC  
**Date:** March 13, 2024  
**Subject:** Annexation Request – Project Narrative  
**Project:** Laurel, MT Love’s Travel Stop

---

### Project Narrative

**Annexation Overview:**

Love’s Travel Stops & Country Stores, Inc. (Love’s) is requesting the annexation of approximately 23.17 acres into the City of Laurel, Montana city limits as shown on the enclosed preliminary civil engineering plans. The subject site is a portion of Yellowstone County Tax Parcel Number 0382117207010000, legally described as Tract 7A-1 of Westbrook’s Subdivision.

The area to be annexed includes the northern limits of the tax lot, located north of 19<sup>th</sup> Avenue/I-90 Business. The site is located west of the Laurel city limits, with roadway frontages along Old Hwy 10 to the north and 19<sup>th</sup> Avenue/I-90 Business to the southwest. The property is currently assigned a zoning designation of HC – Highway Commercial; we are requesting annexation into the Laurel city limits under the City’s HC zoning designation.

**Utilities:**

Upon annexation, City of Laurel (City) public water and sanitary sewer services will be extended to the site via utility main extensions along Old Hwy 10, within Montana Department of Transportation (MDT) right-of-way. New service connections will be extended to the Love’s property from the new utility mains along Old Hwy 10 to serve the proposed Love’s Travel Stop development. The new utility mains along Old Hwy 10 will be dedicated to the City as public infrastructure following the construction of the improvements within MDT right-of-way. It is understood that right-of-way and utility permit approvals from MDT, and City utility permit approval must be secured before construction of the new utility mains. Please refer to the enclosed preliminary civil engineering plans for additional information.

## Tasks

### Results

Result layer name
Parcels_Query result

Displayed features:  
41/41

**Taxcode:** D02587  
**Geocode:** 03082108301180000  
**Recording number:**  
**Property owner:** ALLWIN, DENNIS D & GLORIA  
A  
**Subdivision:** UNPLATTED  
**Block number:**  
**Lot number:**  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** C12668  
**Geocode:** 03082108360010000  
**Recording number:** 3061180  
**Property owner:** MILLER TROIS LLC  
**Subdivision:** ROSSMOOR SUB  
**Block number:** 1  
**Lot number:** 2  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** C12667  
**Geocode:** 03082108390010000  
**Recording number:** 3061180  
**Property owner:** MILLER TROIS LLC  
**Subdivision:** ROSSMOOR SUB  
**Block number:** 1  
**Lot number:** 1  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** D02622  
**Geocode:** 03082108402010000  
**Recording number:**  
**Property owner:** KNOP, KENNETH R &  
DEBORAH A  
**Subdivision:** UNPLATTED  
**Block number:**  
**Lot number:**  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** D02621



**Geocode:** 03082108402060000  
**Recording number:**  
**Property owner:** BECKER, WILLIAM THOMAS  
SR & MILA PODINO  
**Subdivision:** UNPLATTED  
**Block number:**  
**Lot number:**  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** B01744  
**Geocode:** 03082108403030000  
**Recording number:**  
**Property owner:** WHITE, LYNET & CHARLES R  
**Subdivision:** VANBUREN SUB  
**Block number:** 2  
**Lot number:** 1  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** B01746  
**Geocode:** 03082108403080000  
**Recording number:** 3669831  
**Property owner:** KNUTSON, CHRIS  
**Subdivision:** VANBUREN SUB  
**Block number:** 2  
**Lot number:** 13  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** B01746B  
**Geocode:** 03082108403120000  
**Recording number:** 3669831  
**Property owner:** COMMERCIAL BUILDING  
DEVELOPMENT LLC  
**Subdivision:** VANBUREN SUB  
**Block number:** 2  
**Lot number:** 17  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** B01746A  
**Geocode:** 03082108403150000  
**Recording number:**  
**Property owner:** HEALEY, JERRY J  
**Subdivision:** VANBUREN SUB  
**Block number:** 2  
**Lot number:** 20  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode: B01740**  
**Geocode:** 03082108404030000  
**Recording number:**  
**Property owner:** PARKS, LYLE F & LAURA GC  
**Subdivision:** VANBUREN SUB  
**Block number:** 1  
**Lot number:** 2  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode: B01740A**  
**Geocode:** 03082108404040000  
**Recording number:** 3848196  
**Property owner:** BECKER, WILLIAM THOMAS  
SR & MILA PODINO  
**Subdivision:** VANBUREN SUB  
**Block number:** 1  
**Lot number:** 20  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode: B01743**  
**Geocode:** 03082108404060000  
**Recording number:**  
**Property owner:** PARKS, LYLE F & LAURA GC  
**Subdivision:** VANBUREN SUB  
**Block number:** 1  
**Lot number:** 19  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode: D12865**  
**Geocode:** 03082108405060000  
**Recording number:** AB26  
**Property owner:** BECKER, WARREN J &  
MARCHETA M  
**Subdivision:** UNPLATTED  
**Block number:**  
**Lot number:**  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode: D02617**  
**Geocode:** 03082108405090000  
**Recording number:**  
**Property owner:** HERMAN, MICHAEL A  
**Subdivision:**  
**Block number:**  
**Lot number:**  
**Certificate of Survey:** CS 416 AM  
**Tract number:** TR 1

[Click for property tax detail](#)

**Taxcode: D02618**  
**Geocode:** 03082108405130000  
**Recording number:**  
**Property owner:** KRENELKA, PETER E & DORIS  
D  
**Subdivision:**  
**Block number:**  
**Lot number:**  
**Certificate of Survey:** CS 416 AM  
**Tract number:** TR 2

[Click for property tax detail](#)

**Taxcode: D02616A**  
**Geocode:** 03082108405150000  
**Recording number:** 3743789  
**Property owner:** TOWN AND COUNTRY  
SUPPLY ASSOCIATION  
**Subdivision:**  
**Block number:**  
**Lot number:**  
**Certificate of Survey:** CS 3590  
**Tract number:** TR 1

[Click for property tax detail](#)

**Taxcode: C14948**  
**Geocode:** 03082108410010000  
**Recording number:** 3329877  
**Property owner:** CITY OF LAUREL MONTANA  
**Subdivision:** SOLID FOUNDATIONS SUB  
**Block number:** 3  
**Lot number:** 1  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode: C12669**  
**Geocode:** 03082108490010000  
**Recording number:** 3061180  
**Property owner:** MILLER TROIS LLC  
**Subdivision:** ROSSMOOR SUB  
**Block number:** 1  
**Lot number:** 3  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode: D02801**  
**Geocode:** 03082117109010000  
**Recording number:**  
**Property owner:** WOOD'S POWR-GRIP CO INC  
**Subdivision:** WESTBROOKS SUB  
**Block number:** NONE  
**Lot number:** 2

**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode: D02800**  
**Geocode: 03082117109050000**  
**Recording number:**  
**Property owner: HORTON STORAGE LLC**  
**Subdivision: WESTBROOKS SUB**  
**Block number: NONE**  
**Lot number: 1**  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode: D02799**  
**Geocode: 03082117109100000**  
**Recording number:**  
**Property owner: WOOD'S POWR- GRIP CO INC**  
**Subdivision: WESTBROOKS SUB**  
**Block number: NONE**  
**Lot number: 1**  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode: B01738**  
**Geocode: 03082117112010000**  
**Recording number:**  
**Property owner: WOOD'S POWR-GRIP CO**  
**Subdivision: STOUFFER SUB**  
**Block number: 2**  
**Lot number: 12**  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode: B01736**  
**Geocode: 03082117114010000**  
**Recording number: AB26**  
**Property owner: FISCHER, CLAYTON &  
DWIGHT**  
**Subdivision: STOUFFER SUB**  
**Block number: 1**  
**Lot number: 11**  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode: B03040**  
**Geocode: 03082117190010000**  
**Recording number:**  
**Property owner: EVERGREEN INVESTMENT  
PROPERTIES LLC**  
**Subdivision: FIGGINS SUB**

**Block number:** 1  
**Lot number:** 2  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** B03046  
**Geocode:** 03082117190040000  
**Recording number:**  
**Property owner:** KASTELITZ, TOM & ROSINA  
**Subdivision:** FIGGINS SUB AM L:1  
**Block number:** 1  
**Lot number:** 1B  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** B03047  
**Geocode:** 03082117190060000  
**Recording number:**  
**Property owner:** ZIMMERER, STEVE  
**Subdivision:** FIGGINS SUB AM L:1  
**Block number:** 1  
**Lot number:** 1C  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** B03048  
**Geocode:** 03082117190080000  
**Recording number:**  
**Property owner:** TORRES, JOAN  
**Subdivision:** FIGGINS SUB AM L:1  
**Block number:** 1  
**Lot number:** 1D  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** B03041A  
**Geocode:** 03082117190400000  
**Recording number:** 3129124  
**Property owner:** PETERSON FAMILY  
PROPERTIES LLC  
**Subdivision:** FIGGINS SUB AM L:1A  
**Block number:** 1  
**Lot number:** 1A2  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** B03042  
**Geocode:** 03082117190500000  
**Recording number:**  
**Property owner:** MATRIARCH CONSTRUCTION

INC  
**Subdivision:** FIGGINS SUB  
**Block number:** 1  
**Lot number:** 3  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** D02802A  
**Geocode:** 03082117190700000  
**Recording number:**  
**Property owner:** HUTSELL, WILLIARD E &  
PATSY A  
**Subdivision:** WESTBROOKS SUB AM TR 2&3  
**Block number:** NONE  
**Lot number:** 3B  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** D12151  
**Geocode:** 03082117207010000  
**Recording number:**  
**Property owner:** STITZINGER, MICHAEL (50%)  
**Subdivision:** WESTBROOKS SUB AM TR 6A,7A  
& PORTION 5  
**Block number:** NONE  
**Lot number:** 7A1  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** D02804  
**Geocode:** 03082117207200000  
**Recording number:**  
**Property owner:** CITY OF LAUREL  
**Subdivision:**  
**Block number:**  
**Lot number:**  
**Certificate of Survey:** CS 1055  
**Tract number:** TR 1

[Click for property tax detail](#)

**Taxcode:** D12152  
**Geocode:** 03082117207340000  
**Recording number:**  
**Property owner:** ROCK CREEK VENTURES LLC  
**Subdivision:** WESTBROOKS SUB  
**Block number:** NONE  
**Lot number:** 3  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** D12152A



**Geocode:** 03082117207360000  
**Recording number:** AB-26  
**Property owner:** ROBERTUS, TIMOTHY D (50%)  
**Subdivision:** WESTBROOKS SUB  
**Block number:** NONE  
**Lot number:** 4  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** D02805  
**Geocode:** 03082117207370000  
**Recording number:** 3998692  
**Property owner:** WESTBROOK STORAGE LLC  
**Subdivision:** WESTBROOKS SUB AM L: 4-5  
**Block number:** NONE  
**Lot number:** 5A  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** D02805A  
**Geocode:** 03082117207470000  
**Recording number:** 3998692  
**Property owner:** GROSHELLE, RUDY R &  
**Subdivision:** WESTBROOKS SUB AM L: 4-5  
**Block number:** NONE  
**Lot number:** 4A  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** C12592  
**Geocode:** 03082117290010000  
**Recording number:**  
**Property owner:** CONNIE C LOVE TRUST  
**Subdivision:** STITZINGER-SMITH SUB  
**Block number:** 1  
**Lot number:** 1  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** D02830  
**Geocode:** 03082118101010000  
**Recording number:** 3812272  
**Property owner:** CASE, KRISTINE M &  
**Subdivision:** UNPLATTED  
**Block number:**  
**Lot number:**  
**Certificate of Survey:**  
**Tract number:**

[Click for property tax detail](#)

**Taxcode:** D02830B

**Geocode:** 03082118105010000  
**Recording number:** 1297698  
**Property owner:** BICKFORD, SARAH D &  
**Subdivision:**  
**Block number:**  
**Lot number:**  
**Certificate of Survey:** CS 2091 AM  
**Tract number:** TR B

[Click for property tax detail](#)

**Taxcode:** D02830A  
**Geocode:** 03082118105070000  
**Recording number:** 1297698  
**Property owner:** KOCHER, MICHAEL  
**Subdivision:**  
**Block number:**  
**Lot number:**  
**Certificate of Survey:** CS 2091 AM  
**Tract number:** TR A

[Click for property tax detail](#)

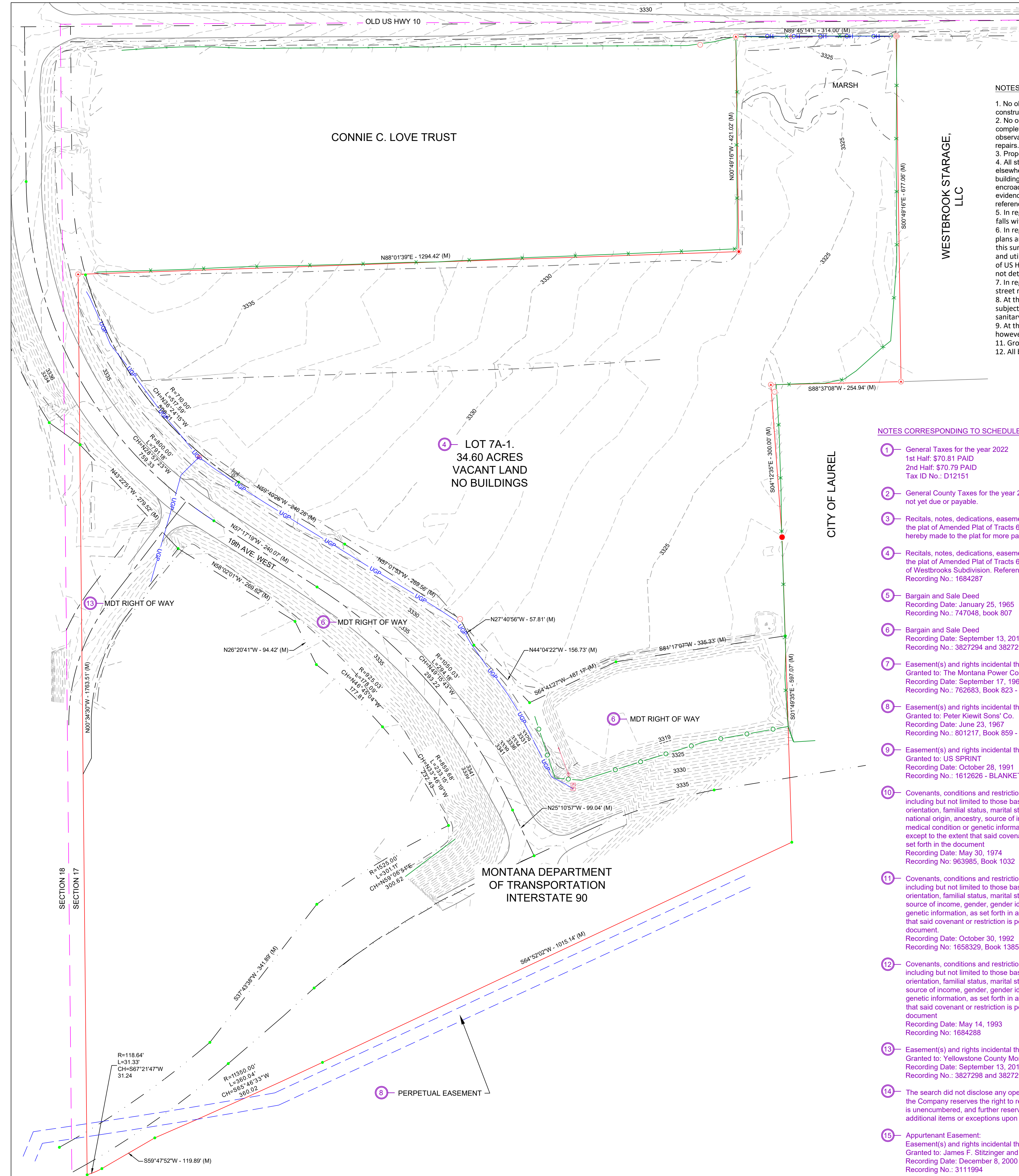
**Taxcode:** D02830E  
**Geocode:** 03082118110010000  
**Recording number:**  
**Property owner:** VAR DEVELOPMENT LLP  
**Subdivision:**  
**Block number:**  
**Lot number:**  
**Certificate of Survey:** CS 2361  
**Tract number:** TR C

[Click for property tax detail](#)









**NOTES:**

- No observable evidence of earth moving work, building construction or building additions within recent months.
- No observable evidence of changes in street right of way lines completed, and available from the controlling jurisdiction and no observable evidence of recent street or sidewalk construction or repairs.
- Property has physical access to 19th Avenue West, a public road.
- All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments; are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
- In regards to ALTA Table A Item 3, FEMA has determined the site falls with "ZONE X".
- In regards to ALTA Table A Item 11(a), no underground utility plans and/or reports have been provided by the client at the time this survey was performed and was based upon physical evidence and utility locates. A "GAS" marker was observed on the north side of US Highway 16, however, position of underground pipeline was not determined.
- In regards to ALTA Table A Item no. 17, no proposed changes to street right of way lines.
- At the time of survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
- At the time of survey, no wetland markers were observed, however, a potential wetland area is on site.
- Grass land area equals 34.60 acres.
- All bearings and distances are as measured at the site.

- NOTES CORRESPONDING TO SCHEDULE "B":**
- General Taxes for the year 2022  
1st Half: \$70.81 PAID  
2nd Half: \$70.79 PAID  
Tax ID No.: D12151
  - General County Taxes for the year 2023 and subsequent years, which are a lien but not yet due or payable.
  - Recitals, notes, dedications, easements, certificates and covenants as contained on the plat of Amended Plat of Tracts 6 and 7 of Westbrooks Subdivision. Reference is hereby made to the plat for more particulars. Recording No.: 1658328
  - Recitals, notes, dedications, easements, certificates and covenants as contained on the plat of Amended Plat of Tracts 6A and 7A, of the Amended Plat of Tracts 6 and 7, of Westbrooks Subdivision. Reference is hereby made to the plat for more particulars. Recording No.: 1684287
  - Bargain and Sale Deed  
Recording Date: January 25, 1965  
Recording No.: 747048, book 807
  - Bargain and Sale Deed  
Recording Date: September 13, 2017  
Recording No.: 3827294 and 3827295 - AS SHOWN
  - Easement(s) and rights incidental thereto, as granted in a document:  
Granted to: The Montana Power Company  
Recording Date: September 17, 1965  
Recording No.: 762683, Book 823 - BLANKET EASEMENT, NOT SHOWN
  - Easement(s) and rights incidental thereto, as granted in a document:  
Granted to: Peter Kiewit Sons' Co.  
Recording Date: June 23, 1967  
Recording No.: 801217, Book 859 - AS SHOWN
  - Easement(s) and rights incidental thereto, as granted in a document:  
Granted to: US SPRINT  
Recording Date: October 28, 1991  
Recording No.: 1612626 - BLANKET EASEMENT, NOT SHOWN
  - Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document  
Recording Date: May 30, 1974  
Recording No.: 963985, Book 1032
  - Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document  
Recording Date: October 30, 1992  
Recording No.: 1658329, Book 1385
  - Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document  
Recording Date: May 14, 1993  
Recording No.: 1684288
  - Easement(s) and rights incidental thereto, as granted in a document:  
Granted to: Yellowstone County Montana  
Recording Date: September 13, 2017  
Recording No.: 3827298 and 3827299
  - The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.
  - Appurtenant Easement:  
Easement(s) and rights incidental thereto, as granted in a document:  
Granted to: James F. Siltzinger and Elizabeth B. Siltzinger  
Recording Date: December 8, 2000  
Recording No.: 3111994

**LEGEND**

●	FOUND PIPE 1.5" PIPE FOR CORNER
○	FOUND MDOT RIGHT-OF-WAY MONUMENT
●	FOUND 3/8" REBAR
●	FOUND PLASTIC CAP PLS5157S ON REBAR
○	SET 1.5" ALUMINUM CAP ON 24" REBAR THIS SURVEY INSCRIBED "PELS 31093"
●	CORNER - NOTHING FOUND NOTHING SET
○	POWER POLE
—	GUY WIRE
○	STORM SEWER MANHOLE
□	TELEPHONE / FIBER PEDESTAL OR VAULT
□	ELECTRICAL PEDESTAL
XX	INDICATES AN ITEM NUMBER WITHIN THE SCHEDULE B TITLE COMMITMENT NOTES
—	MEASURED PROPERTY BOUNDARY
—	BARBED WIRE FENCE
—	CHAINLINK FENCE
—	COMM UNDERGROUND FIBER
—	SAN STORM SEWER
—	OH OVERHEAD POWER
—	UGP UNDERGROUND POWER
—	CENTERLINE ROAD / DITCH
—	TYPICAL UTILITY & ACCESS EASEMENT
—	CENTERLINE DITCH
—	CONTOUR

**THE LAND REFERRED TO HEREON AND IS DESCRIBED AS FOLLOWS:**

LOT 7A-1, OF THE AMENDED PLAT OF TRACTS 6A AND 7A, OF THE AMENDED PLAT OF TRACTS 6 AND 7, OF WESTBROOKS SUBDIVISION, YELLOWSTONE COUNTY, MONTANA, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY, UNDER DOCUMENT NO. 1684287.

EXCEPTING THEREFROM THAT PORTION GRANTED UNTO THE STATE OF MONTANA BY VIRTUE OF BARGAIN AND SALE DEED RECORDED JANUARY 25, 1965, BOOK 807, UNDER DOCUMENT NO. 747048; AND

EXCEPTING THEREFROM THAT PORTION GRANTED UNTO THE MONTANA DEPARTMENT OF TRANSPORTATION BY VIRTUE OF BARGAIN AND SALE DEEDS RECORDED SEPTEMBER 13, 2017 UNDER DOCUMENT NO.

3827294 AND 3827295; AND EXCEPTING THEREFROM THAT PORTION GRANTED UNTO THE MONTANA DEPARTMENT OF TRANSPORTATION BY VIRTUE OF WARRANTY DEEDS RECORDED SEPTEMBER 13, 2017 UNDER DOCUMENT NO. 3827296 AND 3827297.

THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER 00500616 / 3523230535 WITH AN EFFECTIVE DATE OF AUGUST 3, 2023 AT 8:00 AM

**SURVEY CERTIFICATE:**

The undersigned, DAVID A. FEHRINGER (the "Surveyor"), a registered land surveyor in the state of WYOMING identified below Surveyor's signature, has prepared this map or plat of survey (the "Survey") referring to:

- Real property as Tract 7A-1 in the Westbrooks's Subdivision in Section 17, Township 2 South, Range 24 East, PMM, Yellowstone County, MT (the "Property"); and
- Chicago Title Insurance Company, Commitment Number 00500616 / 3523230535 with an effective date of August 3, 2023 at 8:00 AM, for the Property.

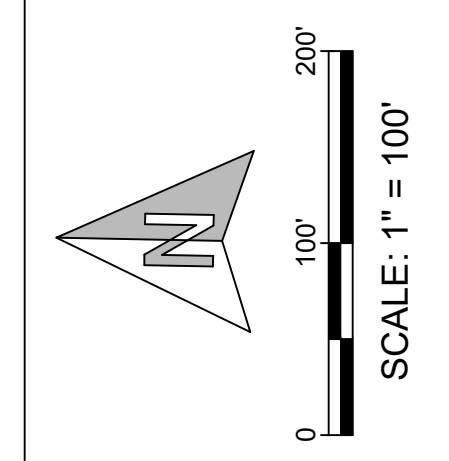
Surveyor certifies to Love's Travel Stops & Country Stores, Inc., Title Company, and their respective successors and assigns, that:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1, 3, 4, 5, 6(a), 6(b), 7(a), 8, 11, 13, 14, 16, 17, 18, 19 of Table A thereof. The fieldwork was completed on October 12, 2023. The Property contains 34.60 acres.

Date of Plat or Map: NOVEMBER 10, 2023  
Surveyor's Signature:  
Printed Name: David A. Fehringer  
State of MONTANA:  
Registration Number: PELS 31093

SHEET  
1 of 1

**LOVES TRUCK STOPS  
TRACT 7A-1  
WESTBROOK'S SUBDIVISION  
SECTION 17, T2S, R24E, PMM  
YELLOWSTONE COUNTY, MT**



IF BAR LENGTH DOES NOT EQUAL 1" (ONE INCH), THIS PAGE WAS NOT PLOTTED TO THE INTENDED SCALE.

DRAWN BY: DAF
DATE: 11-03-2023
JOB #: 23-067
REVISION:
DATE:
EXPLANATION:

427 LINCOLN ST., STE 1  
LANDER, WY 82520  
307.206.0007 | FREMONTSURVEYING.COM



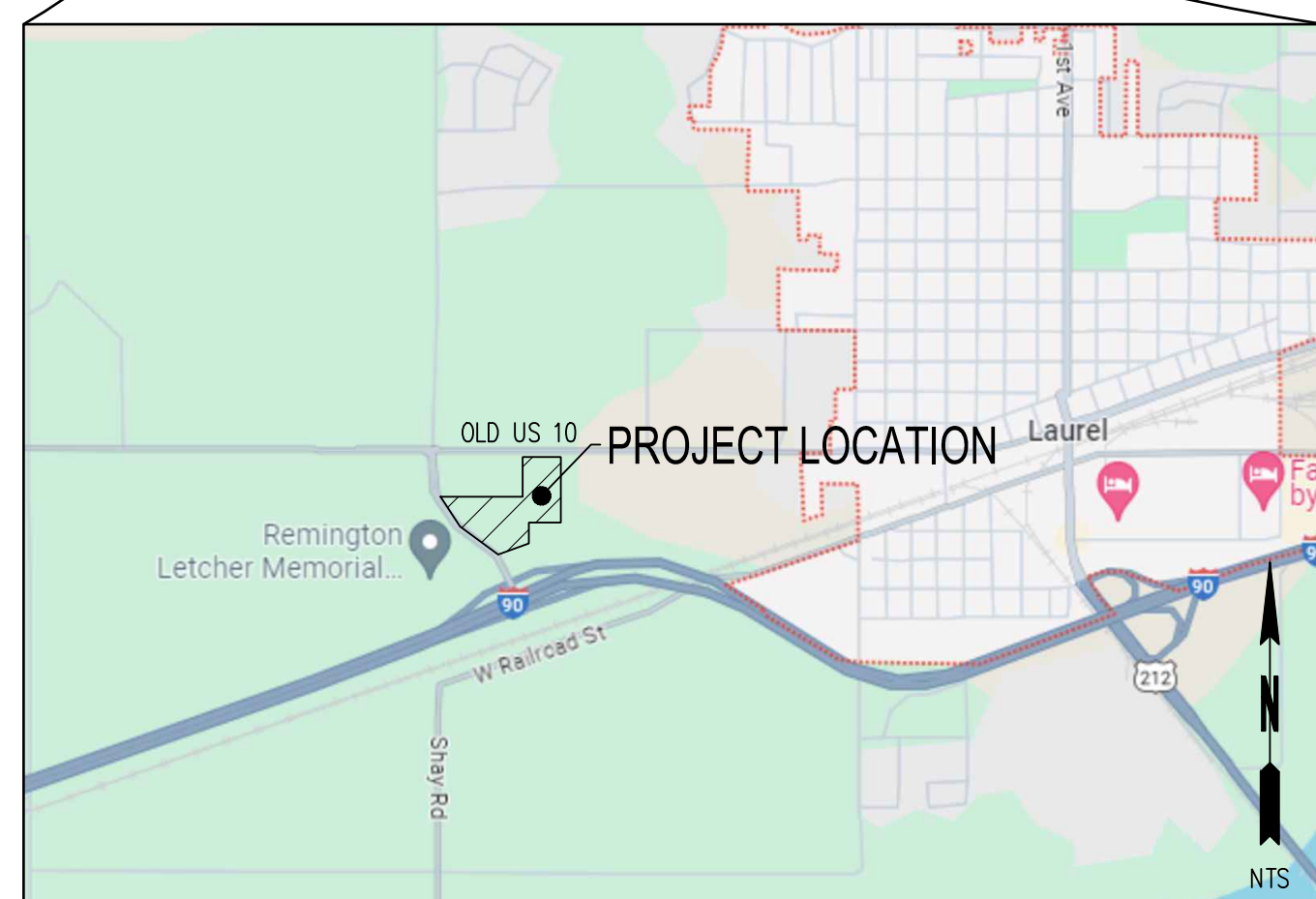
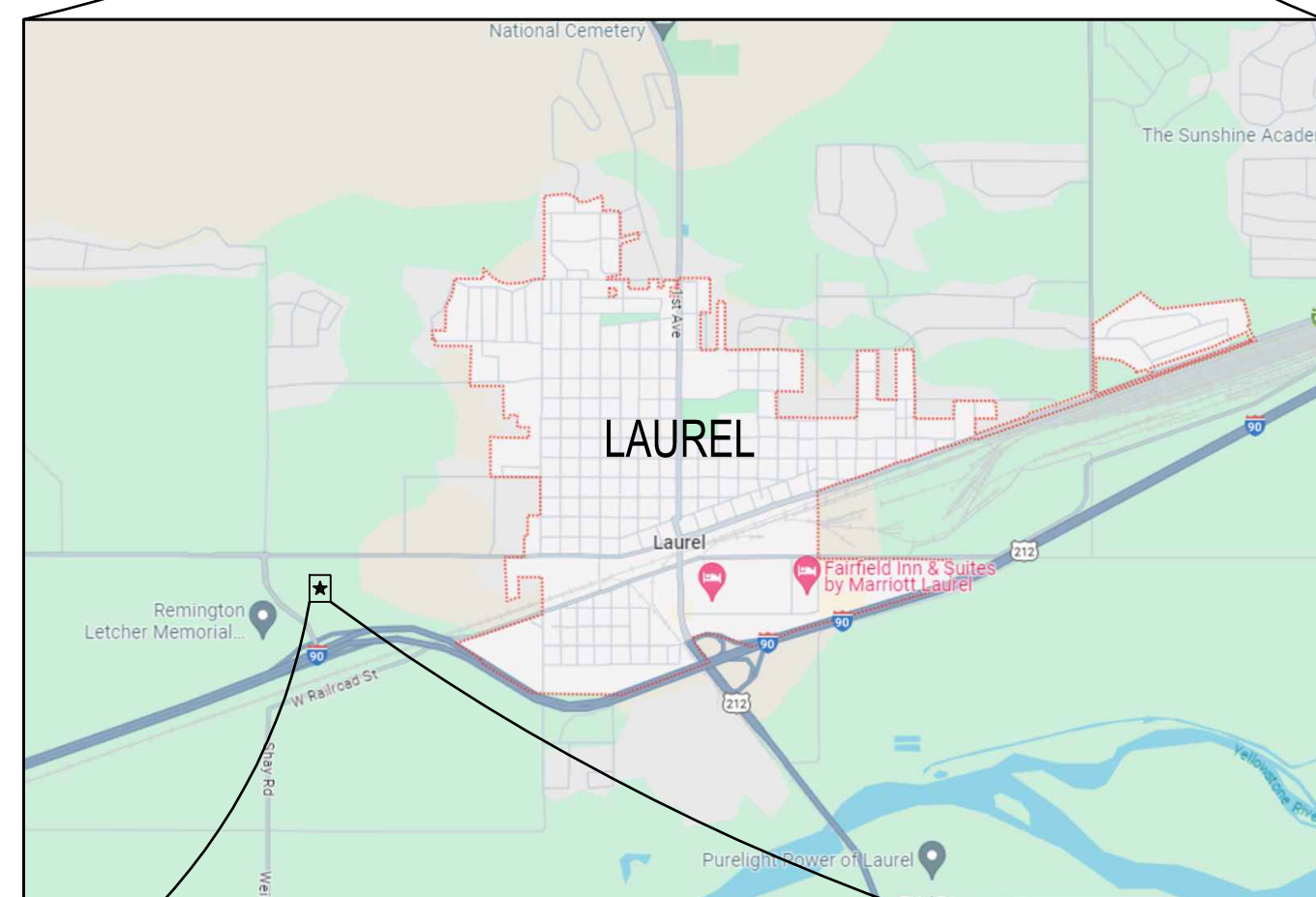
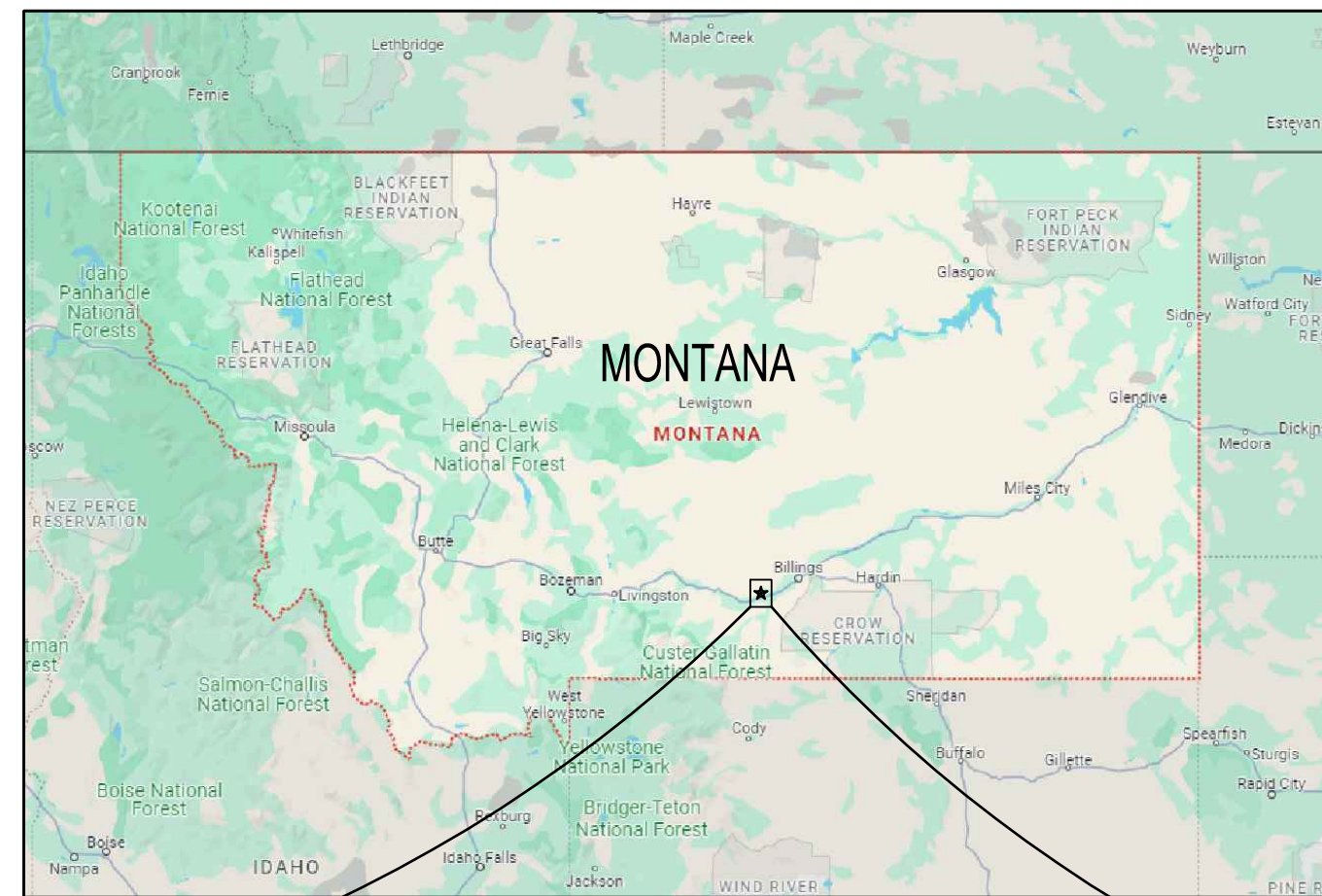
Map for proposed annexation for a portion of Lot7A1 of the amended plat of Tracts 6 and 7 and a portion of tract 5 of West brook Subdivision and the adjoining highway rights of way.







# CIVIL SITE PLAN REVIEW DOCUMENTS LAUREL, MONTANA



**APPLICANT**  
LOVE'S TRAVEL STOP & COUNTRY STORES  
10601 N. PENNSYLVANIA AVE  
OKLAHOMA CITY, OK  
PHONE: 1.800.655.6837  
CONTACT: SHAWN BAKER

**ENGINEER**  
JSA CIVIL, LLC  
111 TUMWATER BLVD SE, SUITE C210  
TUMWATER, WA 98512  
PHONE: 360.269.6346  
CONTACT: BRANDON JOHNSON, PE

**LANDSCAPE ARCHITECT**  
SCJ ALLIANCE  
8730 TALLON LANE NE, SUITE 200  
LACEY, WA 98516  
PHONE: 360.352.1465  
CONTACT: JEFF GLANDER

**GEOTECHNICAL**  
TERRACON CONSULTANTS, INC  
2110 OVERLAND AVE, SUITE 124  
BILLINGS, MT 59102  
PHONE: 406.656.3072  
CONTACT: TRAVIS GORACKE

**SURVEYOR**  
FREMONT SURVEYING  
427 LINCOLN ST  
LANDER, WY 82520  
PHONE: 307.206.1007  
CONTACT: DAVE FEHRINGER

**GOVERNING AGENCY**  
CITY OF LAUREL  
115 W 1ST ST  
LAUREL 59044  
PHONE: 406.628.4796

**UTILITIES**  
WATER & SEWER  
CITY OF LAUREL PUBLIC WORKS  
PHONE: 406.628.4796

POWER  
---  
PHONE: ---  
NATURAL GAS  
---  
PHONE: ---

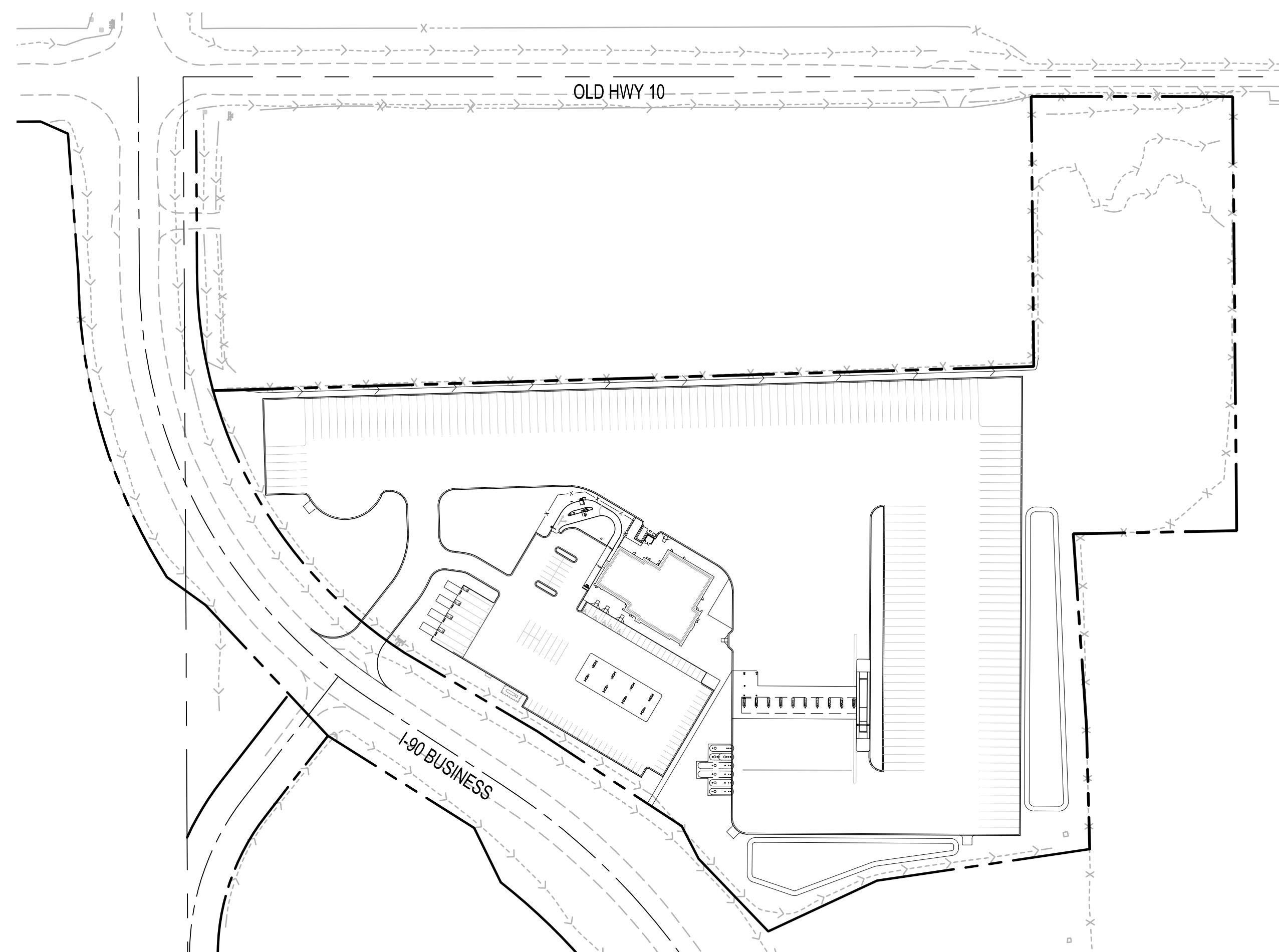
**SITE INFORMATION**  
ADDRESS: ---  
PARCEL: 03-0821-17-2-07-01-0000  
ACRES: ±23.17  
ZONING: ---

**LEGAL DESCRIPTION**  
WESTBROOKS SUBD, S17, T02 S, R24 E, LOT 7A1,  
AMND TR 6A & 7A & POR TR 5 LESS HWY ROW (18)

**HORIZONTAL DATUM**  
NAD83 MONTANA 2500

**VERTICAL DATUM**  
NAVD 88

SHEET INDEX	
SHEET	TITLE
C1.0	COVER SHEET
C5.0	PRELIMINARY SITE PLAN
C5.0.1	PRELIMINARY CIRCULATION PLAN
C7.0	PRELIMINARY GRADING PLAN
C7.0.1	PRELIMINARY GRADING HEAT MAP
C8.1	PRELIMINARY STORMWATER PLAN
C8.4	PRELIMINARY WATER PLAN
C8.7	PRELIMINARY SEWER PLAN
U2.0	PRELIMINARY WATER EXTENSION PLAN
U2.0.1	PRELIMINARY WATER EXTENSION PLAN
U3.0	PRELIMINARY SEWER EXTENSION PLAN
U3.0.1	PRELIMINARY SEWER EXTENSION PLAN
L1.0	OVERALL LANDSCAPE PLAN
L1.1	PRELIMINARY LANDSCAPE PLAN
L1.2	PRELIMINARY LANDSCAPE PLAN
L1.3	PRELIMINARY LANDSCAPE PLAN
L1.4	PRELIMINARY LANDSCAPE PLAN
L1.5	PRELIMINARY LANDSCAPE PLAN
L1.6	PRELIMINARY LANDSCAPE PLAN
L1.7	PRELIMINARY LANDSCAPE PLAN
L1.8	PRELIMINARY LANDSCAPE PLAN
L1.9	PRELIMINARY LANDSCAPE PLAN



OVERALL SITE PLAN  
1"=150'

**DEWATERING NOTE**

THE CONTRACTOR SHALL UTILIZE APPROPRIATE DEWATERING SYSTEMS AND TECHNIQUES TO MAINTAIN THE EXCAVATED AREA SUFFICIENTLY DRY FROM GROUNDWATER AND/OR SURFACE RUNOFF SO AS NOT TO ADVERSELY AFFECT CONSTRUCTION PROCEDURES OR CAUSE EXCESSIVE DISTURBANCE OF UNDERLYING NATURAL GROUND. THE CONTRACTOR SHALL REPAIR ANY DAMAGE RESULTING FROM THE FAILURE OF THE DEWATERING OPERATIONS OR FROM A FAILURE TO MAINTAIN ALL THE AREAS OF WORK IN A SUITABLE DRY CONDITION. UNLESS OTHERWISE SPECIFIED, CONTINUE DEWATERING UNINTERRUPTED UNTIL THE STRUCTURES, PIPES, AND APPURTENANCES TO BE BUILT HAVE BEEN PROPERLY INSTALLED, BACKFILLED, AND COMPACTED. WHERE SUBGRADE MATERIALS ARE UNABLE TO MEET THE SUBGRADE DENSITY REQUIREMENTS DUE TO IMPROPER DEWATERING TECHNIQUES, REMOVE AND REPLACE THE MATERIALS AS DIRECTED BY THE ENGINEER.

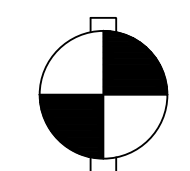
**TRAFFIC CONTROL NOTE**

THE CONTRACTOR SHALL PROVIDE ALL FLAGGERS, SIGNS, AND OTHER TRAFFIC CONTROL DEVICES AS NECESSARY TO COMPLETE THE WORK. THE CONTRACTOR SHALL ERECT AND MAINTAIN ALL CONSTRUCTION SIGNS, WARNING SIGNS, DETOUR SIGNS, AND OTHER TRAFFIC CONTROL DEVICES NECESSARY TO WARN AND PROTECT THE PUBLIC AT ALL TIMES FROM INJURY OR DAMAGE AS A RESULT OF THE CONTRACTOR'S OPERATIONS THAT MAY OCCUR IN HIGHWAYS, ROADS, OR STREETS. NO WORK SHALL BE DONE ON OR ADJACENT TO THE ROADWAY UNTIL ALL NECESSARY SIGNS AND TRAFFIC CONTROL DEVICES ARE IN-PLACE. THE CONTRACTOR SHALL NOT CLOSE DOWN THROUGH TRAFFIC ON CITY/COUNTY/STATE ROADS. ACCESS FOR BOTH VEHICULAR AND PEDESTRIAN TRAFFIC SHALL BE MAINTAINED AT ALL TIMES, EXCEPT WHERE THE CONTRACTOR OBTAINS PERMISSION TO TEMPORARILY CLOSE A SIDEWALK. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE JURISDICTION FOR REVIEW AND APPROVAL PRIOR TO STARTING ANY WORK IN THE RIGHT-OF-WAY.

MT 04, 2024, 1:50, 20pm - User: whitney  
N:\PROJECTS\03 LOVE'S TRAVEL STOPS\03.027 CL.DWG

**CALL BEFORE YOU DIG**

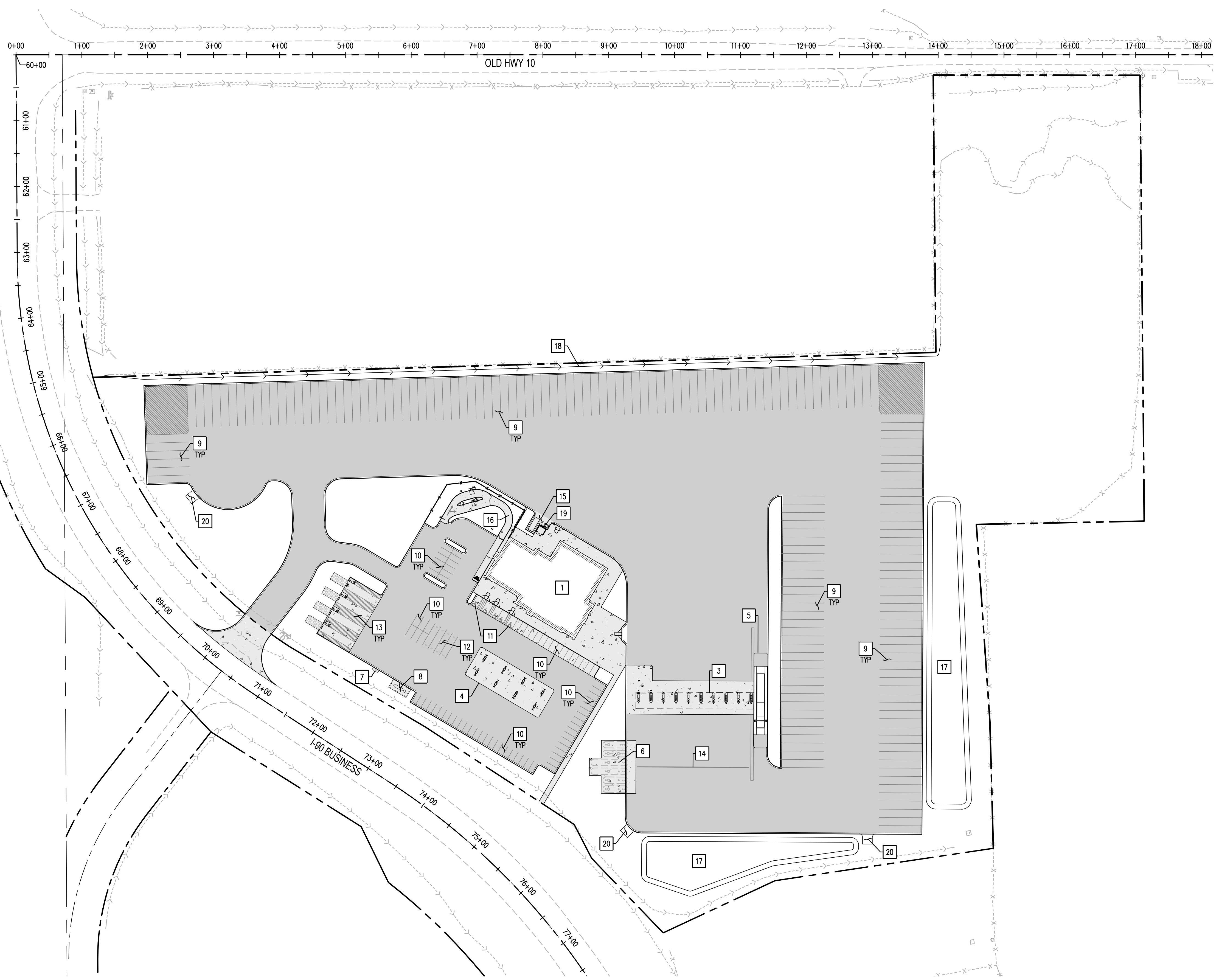
THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.



VERTICAL DATUM  
NAVD 88

REVISIONS	
PROJECT NO:	103.027
DRAWN:	R. SATAK
CHECKED:	W. DUNLAP
SUBMITTAL DATES	
OTB DATE:	---
 Engineering   Planning   Management 111 TUMWATER BLVD SE, SUITE C210 TUMWATER, WA 98501	
LOVE'S TRAVEL STOP COMMERCIAL DEVELOPMENT PROJECT LAUREL, MT T 02 S, R 24 E, SEC 17	
SHEET TITLE	COVER SHEET
SHEET	C1.0





N

0 80 160

SCALE IN FEET

**LEGEND**

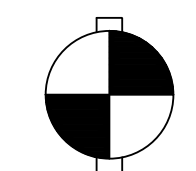
- PROPERTY LINE
- - - EXISTING CHANNELIZATION
- CEMENT CONCRETE CURB & GUTTER (SPILL)
- MONOLITHIC CURB
- [Pattern] CEMENT CONCRETE PAVING
- [Pattern] ASPHALT PAVING
- [Pattern] PROPOSED BUILDING
- (XX) STALL COUNT

**[X] CONSTRUCTION NOTES**


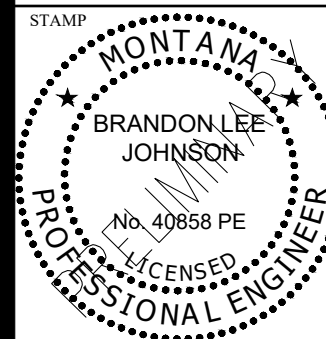
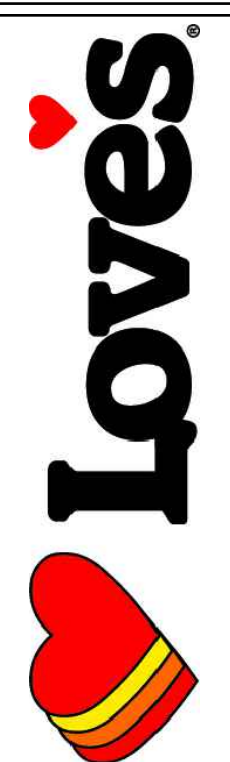
1. LOVES COUNTRY STORE
2. NOT USED
3. DIESEL TRUCK FUELING CANOPY
4. AUTO FUELING CANOPY
5. TRUCK SCALE
6. UNDERGROUND FUEL STORAGE TANKS
7. AIR/WATER ISLAND
8. PROPANE TANK
9. TRUCK PARKING STALL, 12.5'X65'
10. AUTO PARKING STALL, 9'X18'
11. ACCESSIBLE PARKING STALL, 11'X18' W/ ACCESSIBLE AISLE
12. RV PARKING STALL, 10'X40'
13. OVERNIGHT RV STALL
14. 1' PULL FORWARD LINE
15. TRASH ENCLOSURE
16. DRIVE THRU
17. PROPOSED STORMWATER POND
18. PROPOSED DITCH
19. MAINTENANCE SHED
20. SNOW PUSH PAD

May 04, 2024 1:50:45pm User: shihua  
 N:\PROJECTS\103 LOVE'S TRAVEL STOPS\103.027 LAUREL, MT\MACAD\103.027 CS.0.DWG

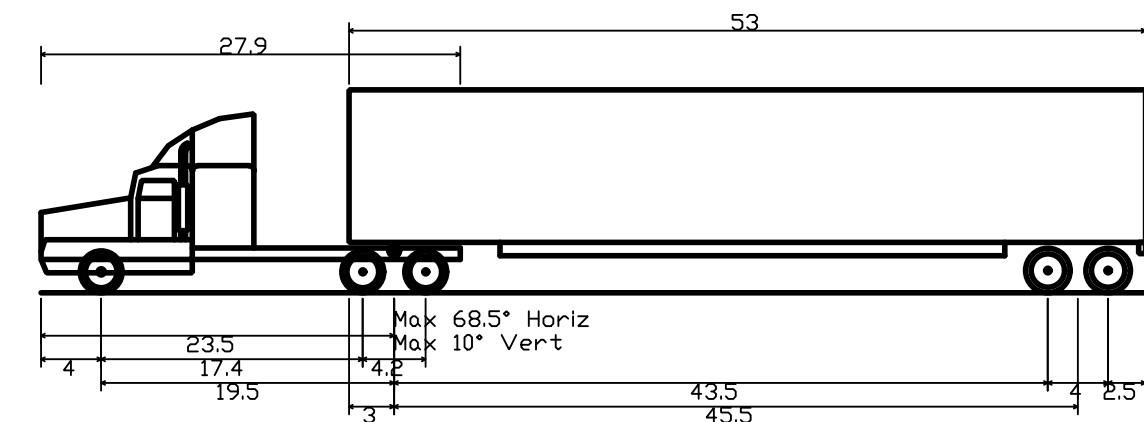
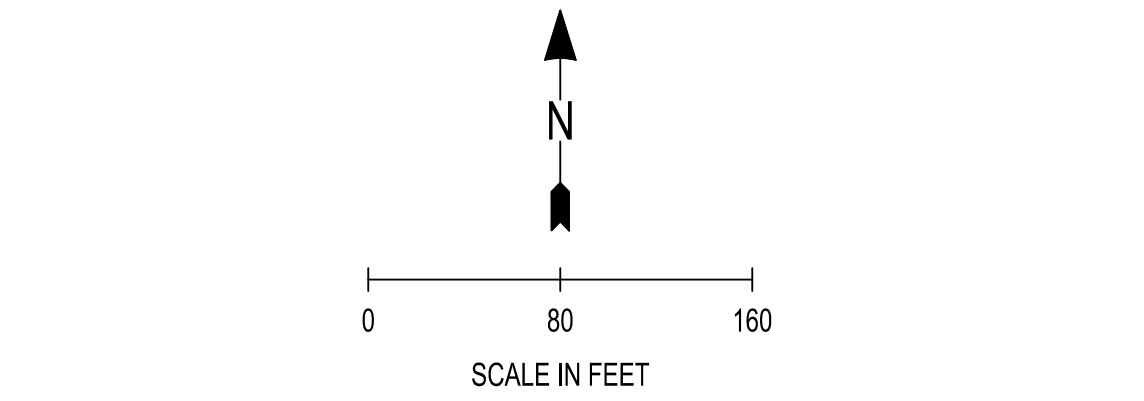
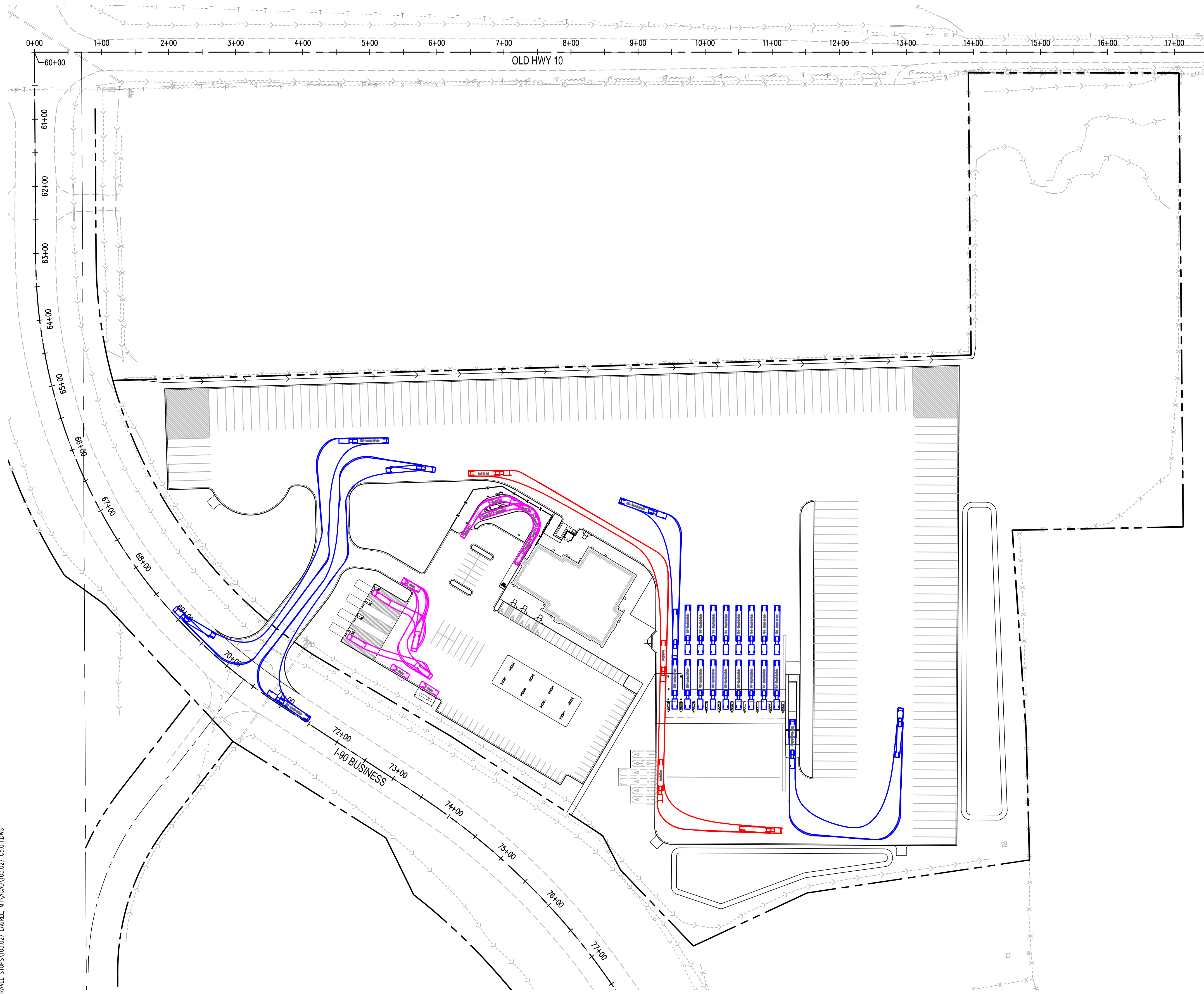
**CALL BEFORE YOU DIG**  
 THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.



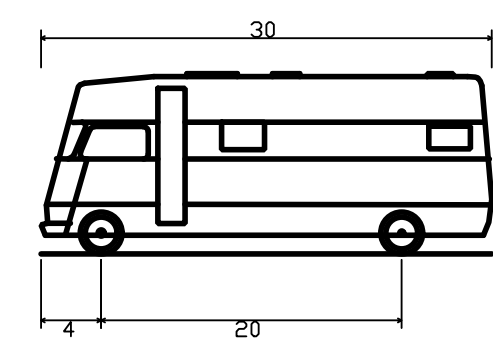
VERTICAL DATUM  
NAVD 88

REVISIONS
PROJECT NO: 103.027 DRAWN: R. SATAK CHECKED: W. DUNLAP SUBMITTAL DATES:
OTB DATE:
 <b>JSA CIVIL</b> Engineering   Planning   Management 111 TUMWATER BLVD SE, SUITE C210 TUMWATER, WA 98501
 BRANDON LEE JOHNSON No. 40858 PE LICENSED PROFESSIONAL ENGINEER 03/04/2024
LOVE'S TRAVEL STOP COMMERCIAL DEVELOPMENT PROJECT LAUREL, MT T 02 S, R 24 E, SEC 17

SHEET TITLE <b>PRELIMINARY SITE PLAN</b>
SHEET <b>C5.0</b>

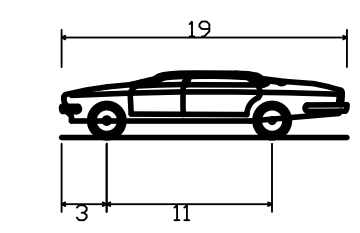




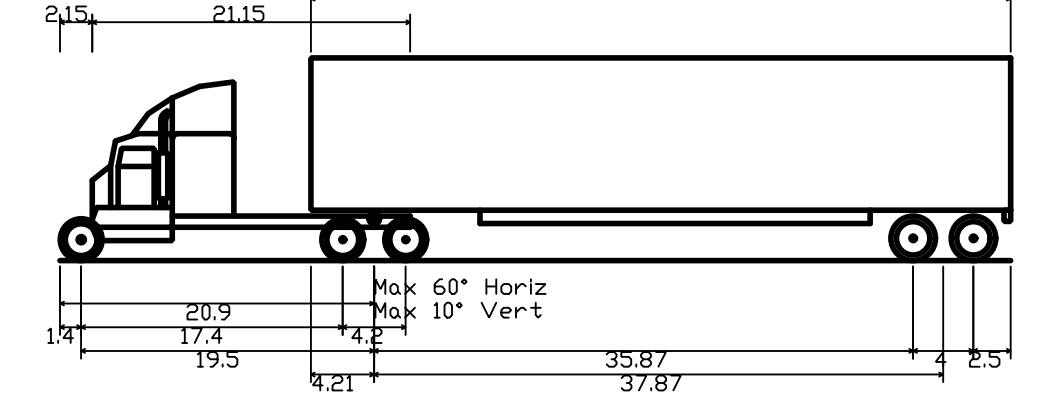
WB-67 - Interstate Semi-Trailer  
 Overall Length 73.50ft  
 Overall Width 8.50ft  
 Overall Body Height 13.50ft  
 Min Body Ground Clearance 1.334ft  
 Max Track Width 8.50ft  
 Lock-to-lock time 6.00s  
 Max Steering Angle (Virtual) 28.40°



MH - Motorhome  
 Overall Length 30.00ft  
 Overall Width 8.00ft  
 Overall Body Height 12.00ft  
 Min Body Ground Clearance 1.236ft  
 Track Width 8.00ft  
 Lock-to-lock time 4.00s  
 Max Steering Angle (Virtual) 33.80°



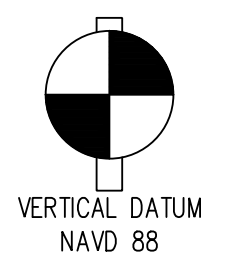
P - Passenger Car  
 Overall Length 19.00ft  
 Overall Width 7.00ft  
 Overall Body Height 4.300ft  
 Min Body Ground Clearance 1.115ft  
 Track Width 6.000ft  
 Lock-to-lock time 4.00s  
 Max Steering Angle (Virtual) 31.60°



Love's Fuel Truck  
 Overall Length 63.270ft  
 Overall Width 8.50ft  
 Overall Body Height 13.50ft  
 Min Body Ground Clearance 1.334ft  
 Max Track Width 8.50ft  
 Lock-to-lock time 6.00s  
 Max Steering Angle (Virtual) 26.00°

May 04, 2024 1:50:55pm User: shihua  
 N:\PROJECTS\103 LOVE'S TRAVEL STOPS\103.027 LAUREL, MT\MACAD\103.027 CS.0.1.DWG

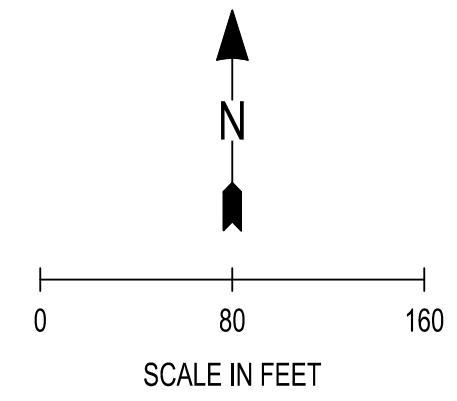
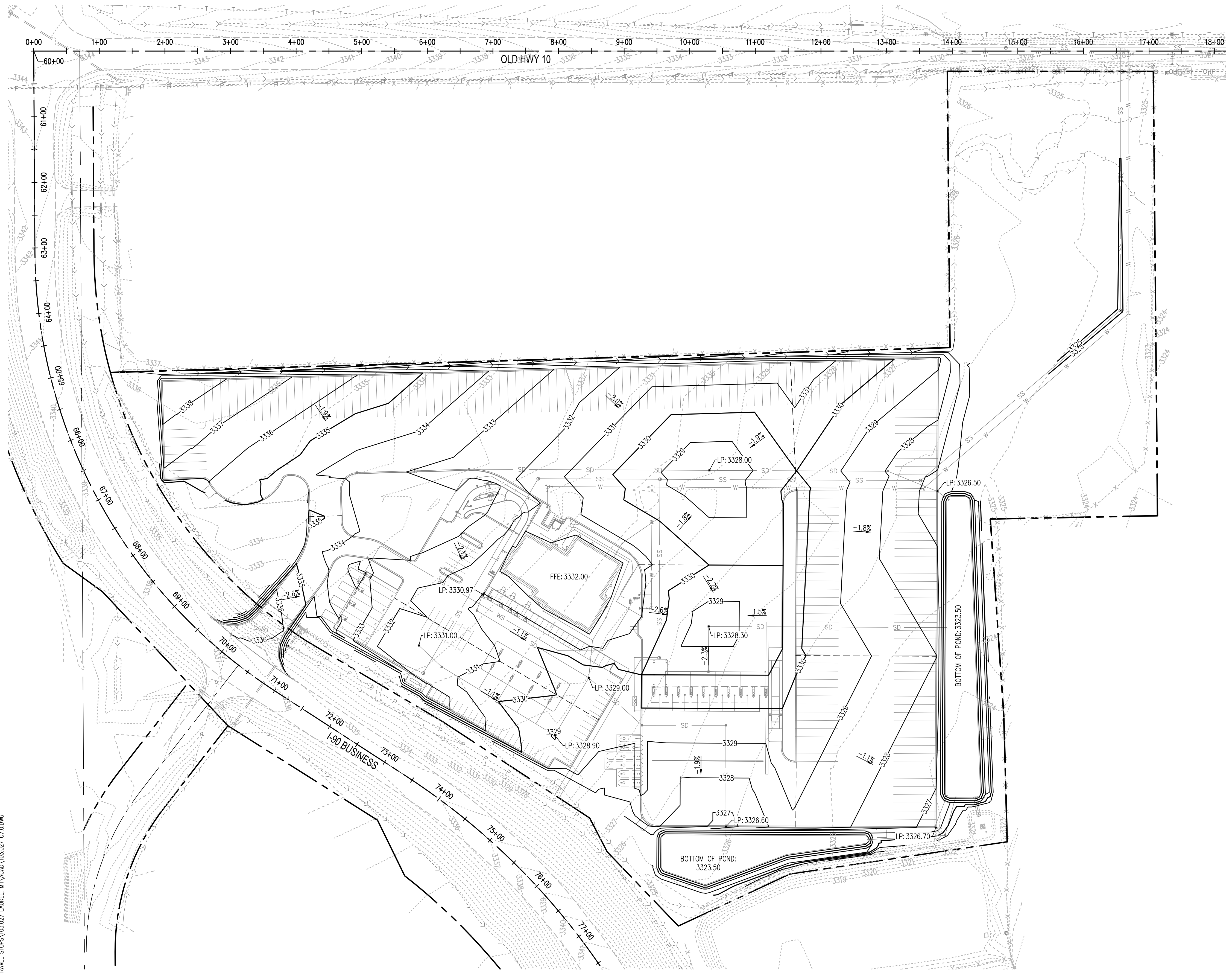
**CALL BEFORE YOU DIG**  
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REVISIONS
PROJECT NO: 103.027 DRAWN: R. SATAK CHECKED: W. DUNLAP SUBMITTAL DATES:
OTB DATE:
<b>JSA CIVIL</b> Engineering   Planning   Management 111 TUMWATER BLVD SE, SUITE C210 TUMWATER, WA 98501
STAMP  03/04/2024
LOVE'S TRAVEL STOP COMMERCIAL DEVELOPMENT PROJECT LAUREL, MT T 02 S, R 24 E, SEC 17

SHEET TITLE PRELIMINARY CIRCULATION PLAN
SHEET <b>C5.0.1</b>



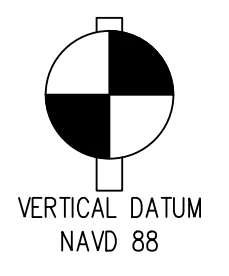


- LEGEND**
- PROPERTY LINE
  - EXISTING CONTOURS
  - PROPOSED CONTOURS
  - EXISTING CHANNELIZATION
  - PROPOSED BUILDING
  - STORM LINE
  - CATCH BASIN

M:\04\_2024\_1-53-50\m - User: shihui  
 N:\ - PROJECTS\103 LOVE'S TRAVEL STOPS\103.027 LAUREL, MT\MACAD\103.027 C7.0.DWG

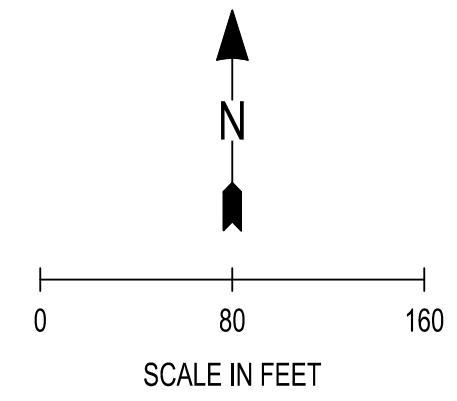
**CALL BEFORE YOU DIG**

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REVISIONS
PROJECT NO: 103.027 DRAWN: R. SATAK CHECKED: W. DUNLAP SUBMITTAL DATES:
OTB DATE:
 <b>JSA CIVIL</b> Engineering   Planning   Management 111 TUMWATER BLVD SE, SUITE C210 TUMWATER, WA 98501
 03/04/2024
LOVE'S TRAVEL STOP COMMERCIAL DEVELOPMENT PROJECT LAUREL, MT T 02 S, R 24 E, SEC 17
SHEET TITLE <b>PRELIMINARY GRADING PLAN</b>
SHEET <b>C7.0</b>





**LEGEND**

- PROPERTY LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING CHANNELIZATION
- PROPOSED BUILDING
- STORM LINE
- CATCH BASIN

**GRADING QUANTITIES**

CUT: 3,500 CY  
 FILL: 38,000 CY

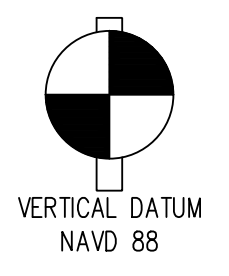
**ELEVATIONS TABLE**

NUMBER	MINIMUM ELEVATION	MAXIMUM ELEVATION	AREA	COLOR
1	-5.00	-3.00	1097.05	
2	-3.00	-1.00	28822.32	
3	-1.00	1.00	359033.38	
4	1.00	3.00	307050.96	
5	3.00	5.00	233853.43	
6	5.00	7.00	14669.88	
7	7.00	9.00	76.53	

M04\_0024\_154567.mxd User: whithy  
 N:\PROJECTS\103 LOVE'S TRAVEL STOPS\103.027 LAUREL, MT\MACAD\103.027 C7.0.DWG

**CALL BEFORE YOU DIG**

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.



REVISIONS

---

PROJECT NO:  
103.027

DRAWN:  
R. SATAK

CHECKED:  
W. DUNLAP

SUBMITTAL DATES

---

OTB DATE

---

**JSA CIVIL**  
 Engineering | Planning | Management  
 111 TUMWATER BLVD SE, SUITE C210  
 TUMWATER, WA 98501

STAMP  
  
 BRANDON LEE JOHNSON  
 No. 40858 PE  
 LICENSED PROFESSIONAL ENGINEER  
 03/04/2024

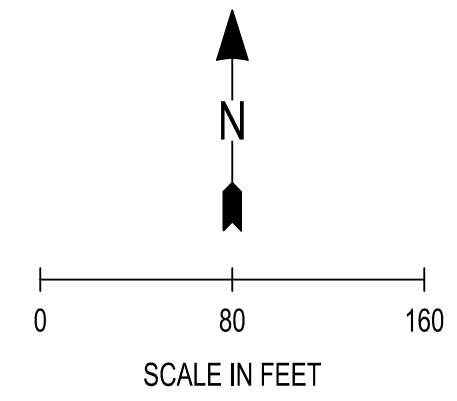
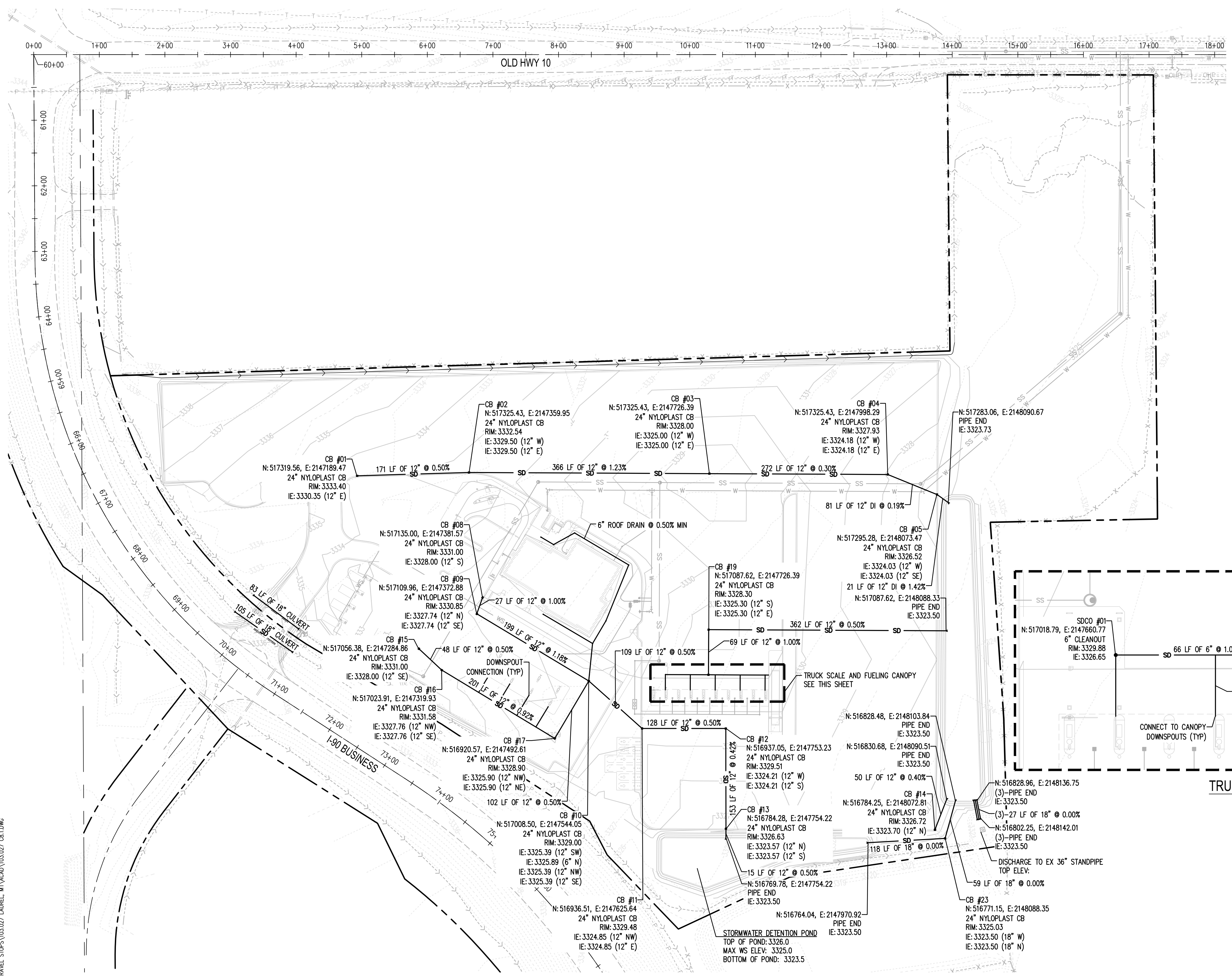
LOVE'S TRAVEL STOP  
 COMMERCIAL DEVELOPMENT PROJECT  
 LAUREL, MT  
 T 02 S, R 24 E, SEC 17

**Loves**

SHEET TITLE  
 PRELIMINARY  
 GRADING HEAT MAP

SHEET  
**C7.0.1**





**LEGEND**

	PROPERTY LINE
	EXISTING CONTOURS
	PROPOSED CONTOURS
	EXISTING STORM LINE
	PROPOSED BUILDING
	CEMENT CONCRETE CURB & GUTTER
	STORM LINE
	WATER LINE
	WATER SERVICE LINE
	SEWER LINE
	CATCH BASIN
	STORM CLEANOUT

REVISIONS


PROJECT NO:  
103.027

DRAWN:  
R. SATAK

CHECKED:  
W. DUNLAP

SUBMITTAL DATES:

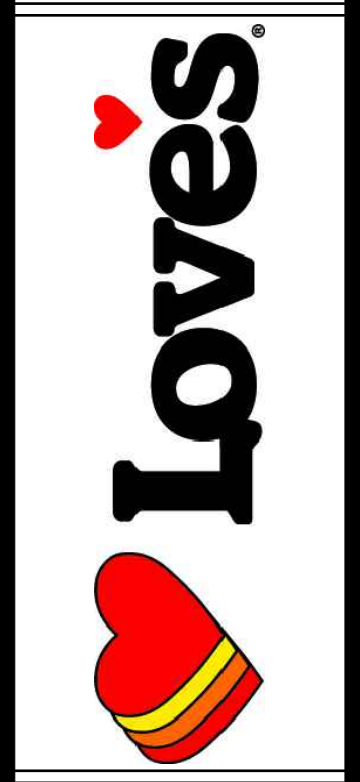
OTB DATE:  
-

**JSA CIVIL**  
Engineering | Planning | Management  
111 TUMWATER BLVD SE, SUITE C210  
TUMWATER, WA 98501



STAMP

LOVES TRAVEL STOP  
COMMERCIAL DEVELOPMENT PROJECT  
LAUREL, MT  
T 02, S, R 24 E, SEC 17

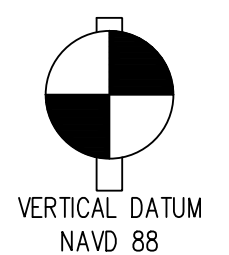


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STORMWATER PLAN

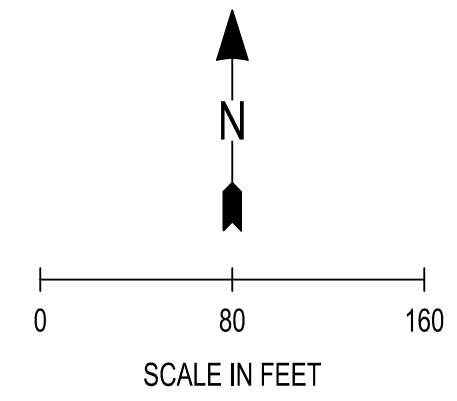
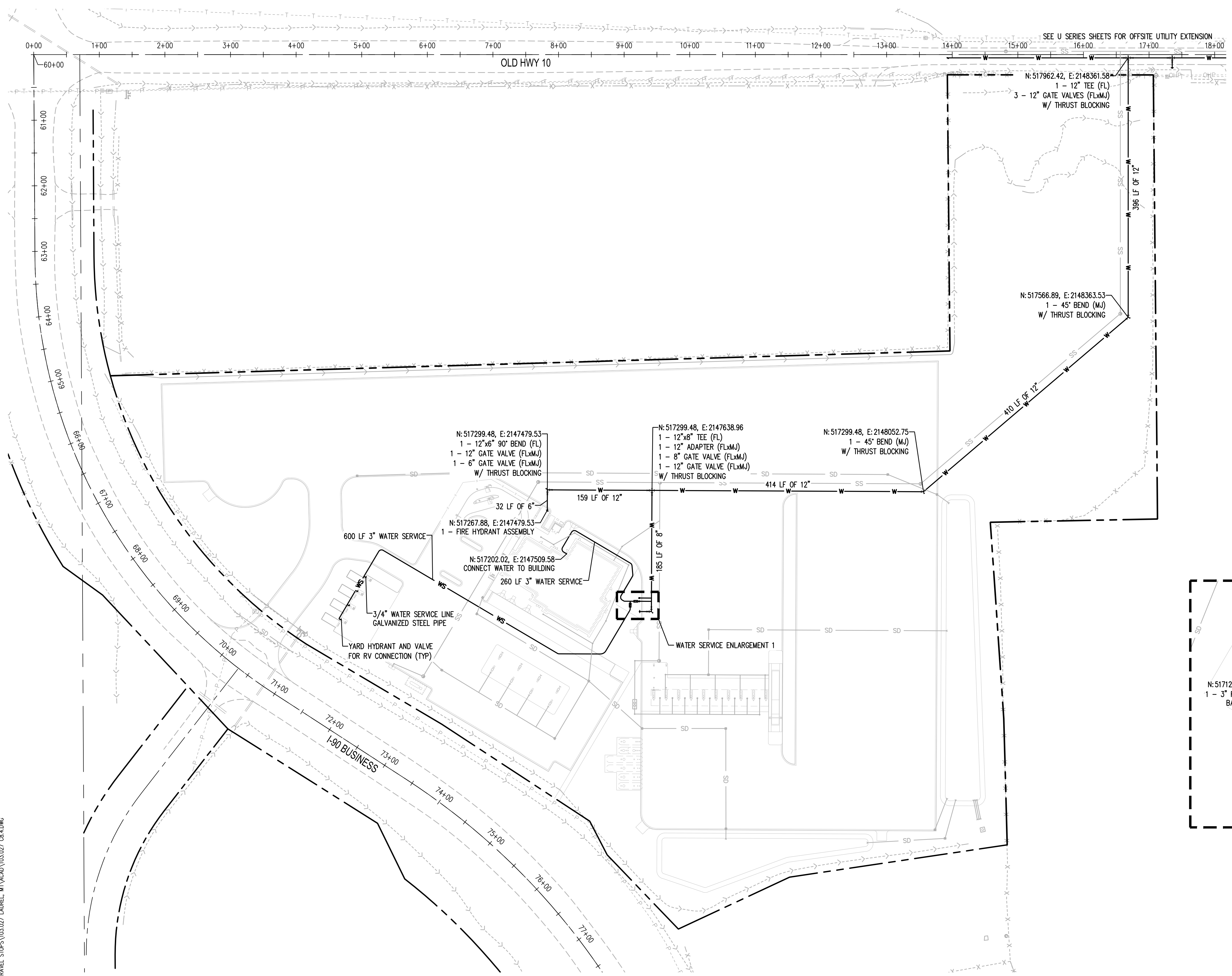
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MT 04, 2024, 1:58:28pm - User: shihua  
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**CALL BEFORE YOU DIG**  
THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

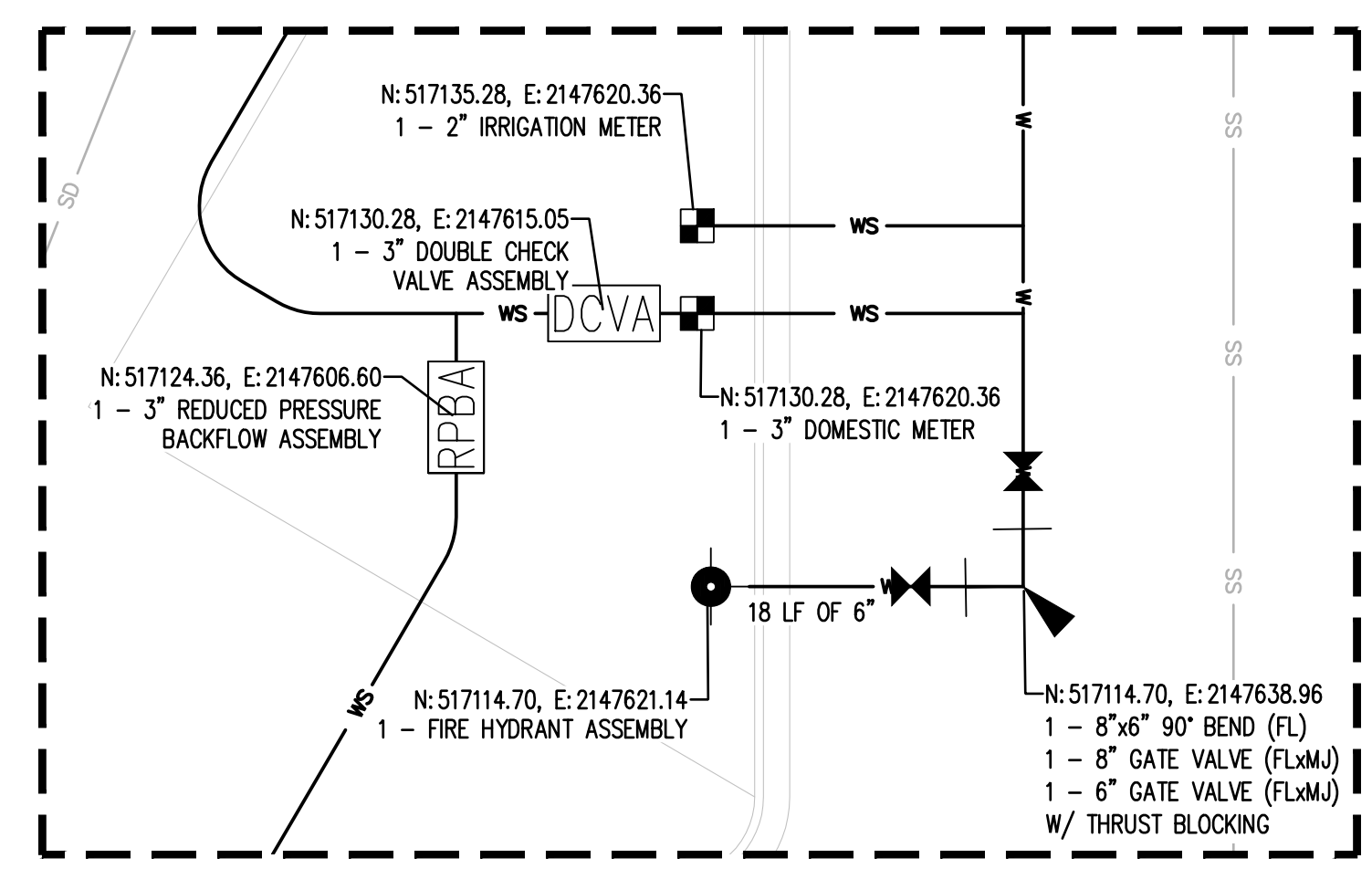






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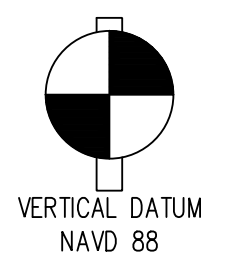
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	EXISTING WATER LINE
	PROPOSED BUILDING
	CEMENT CONCRETE CURB & GUTTER
	STORM LINE
	SEWER LINE
	WATER LINE
	WATER SERVICE LINE



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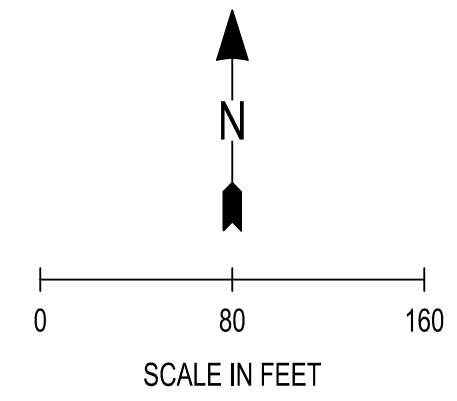
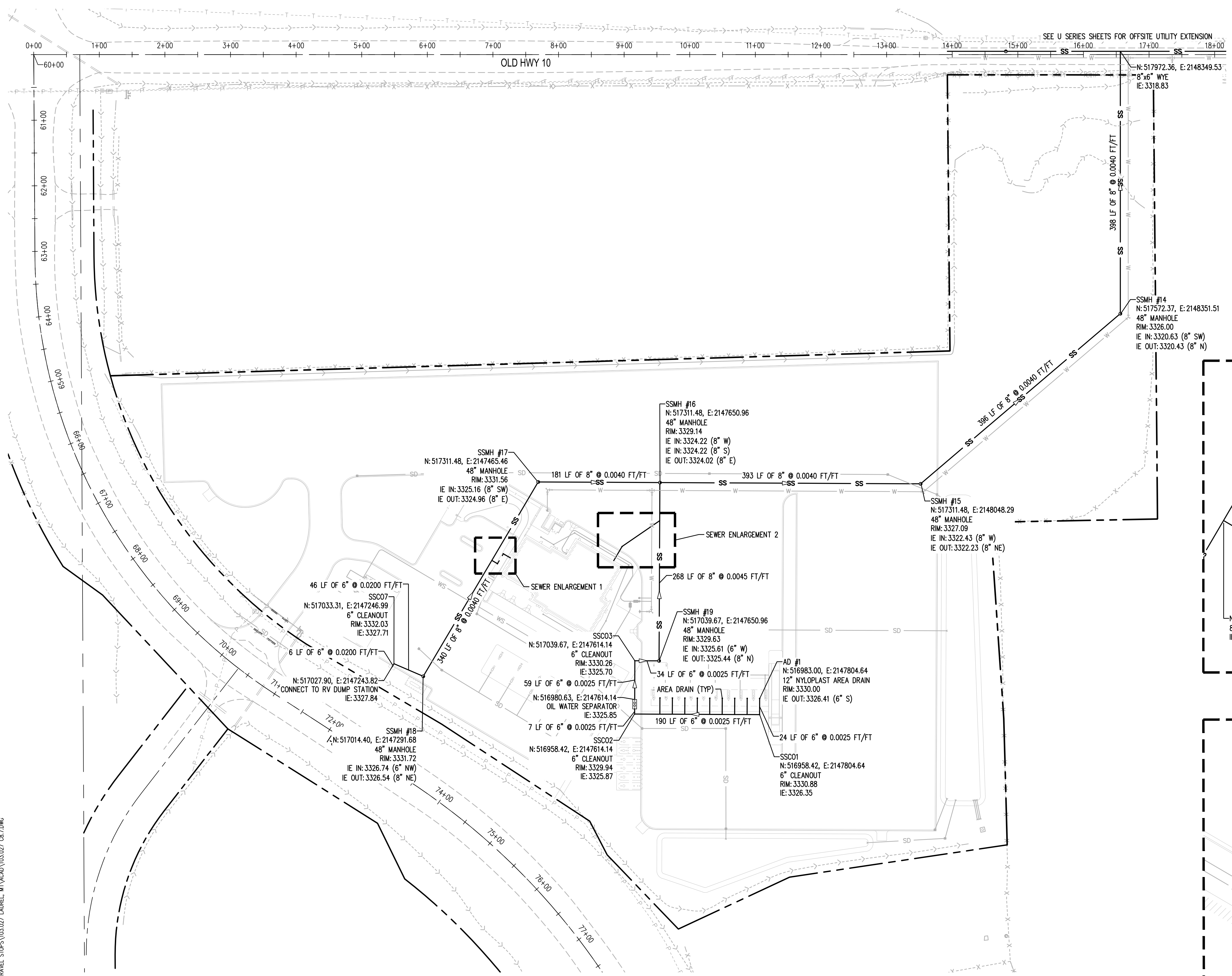
**CALL BEFORE YOU DIG**

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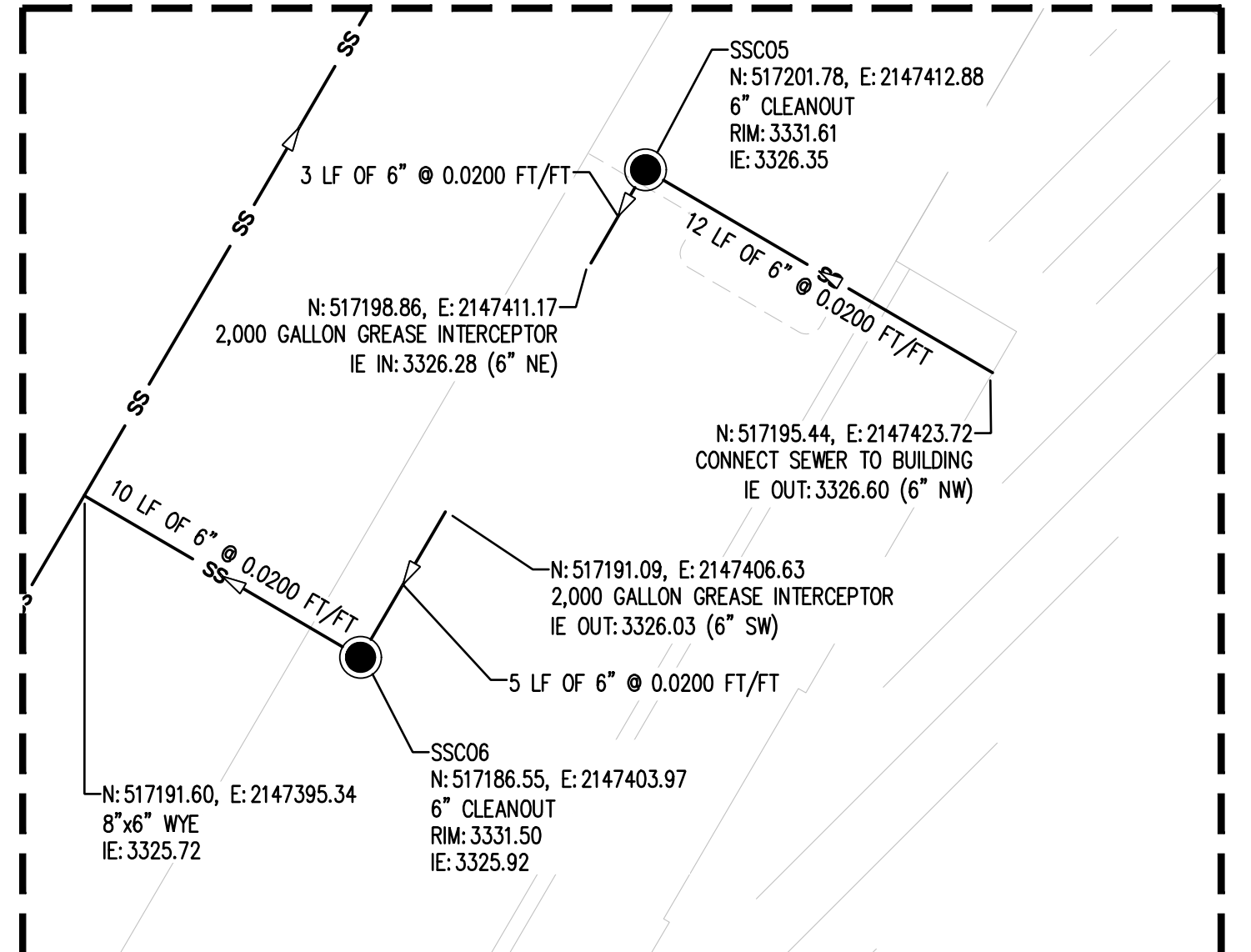
REVISIONS
PROJECT NO: 103.027 DRAWN: R. SATAK CHECKED: W. DUNLAP SUBMITTAL DATES:
OTB DATE:
<b>JSA CIVIL</b> Engineering   Planning   Management 111 TUMWATER BLVD SE, SUITE C210 TUMWATER, WA 98501
03/04/2024
LOVE'S TRAVEL STOP COMMERCIAL DEVELOPMENT PROJECT LAUREL, MT T 02 S, R 24 E, SEC 17
SHEET TITLE <b>PRELIMINARY WATER PLAN</b>
SHEET <b>C8.4</b>



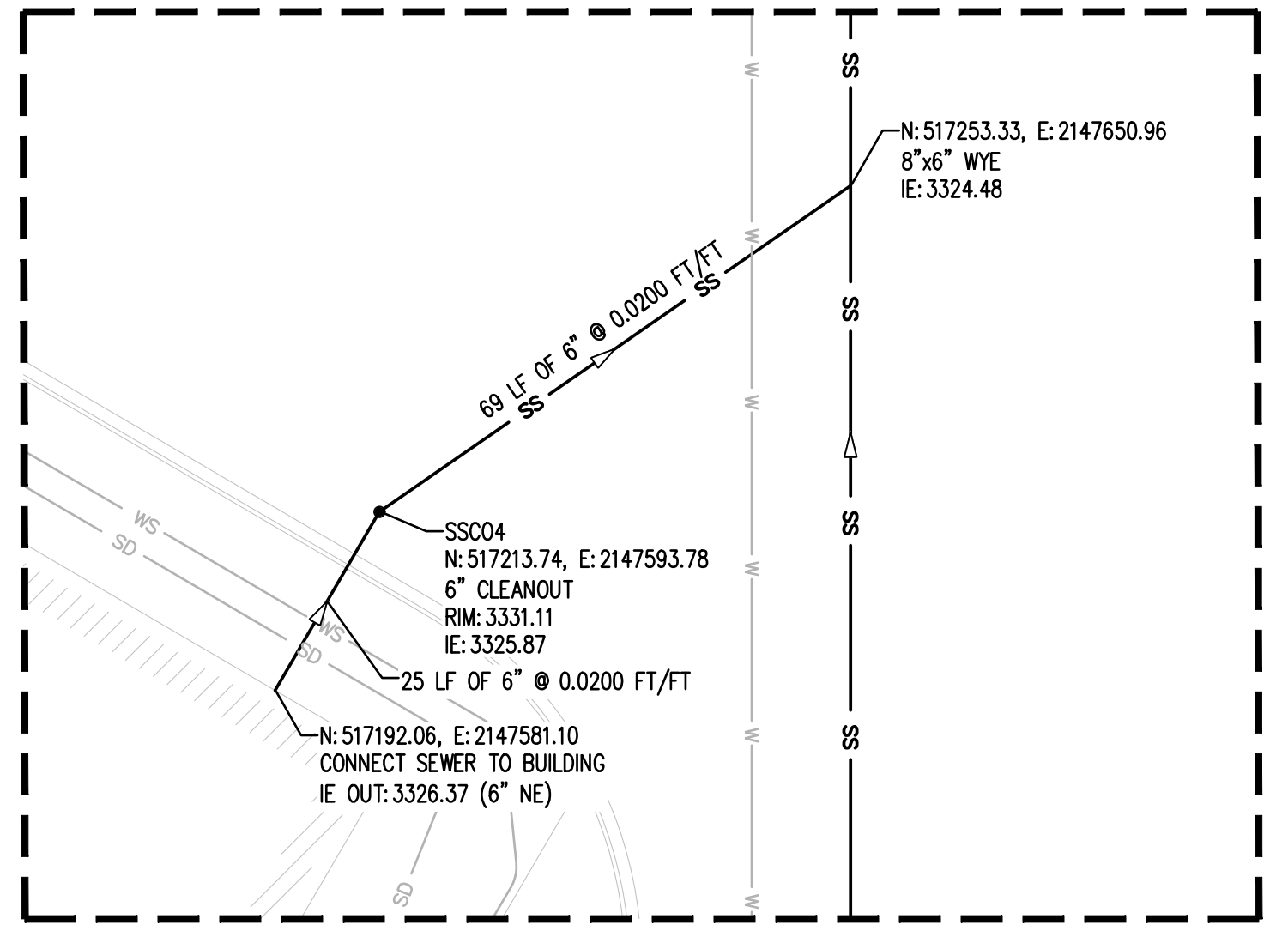


**LEGEND**

- PROPERTY LINE
- EXISTING SEWER LINE
- PROPOSED BUILDING
- CEMENT CONCRETE CURB & GUTTER
- STORM LINE
- WATER LINE
- WATER SERVICE LINE
- SEWER LINE
- SEWER MANHOLE



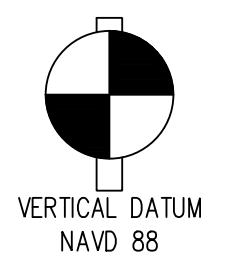
**SEWER ENLARGEMENT 1**  
1"=20'



**SEWER ENLARGEMENT 2**  
1"=20'

**CALL BEFORE YOU DIG**

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M04\_0024\_1.ESD.27.mxd - User: shahay  
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REVISIONS
PROJECT NO: 103.027 DRAWN: R. SATAK CHECKED: W. DUNLAP SUBMITTAL DATES:
OTB DATE:
Engineering   Planning   Management 111 TUMWATER BLVD SE, SUITE C210 TUMWATER, WA 98501
03/04/2024
LOVE'S TRAVEL STOP COMMERCIAL DEVELOPMENT PROJECT LAUREL, MT T 02, S R 24 E, SEC 17
SHEET TITLE PRELIMINARY SEWER PLAN
SHEET <b>C8.7</b>









REVISIONS

PROJECT NO:  
103.027

DRAWN:  
R. SATAK

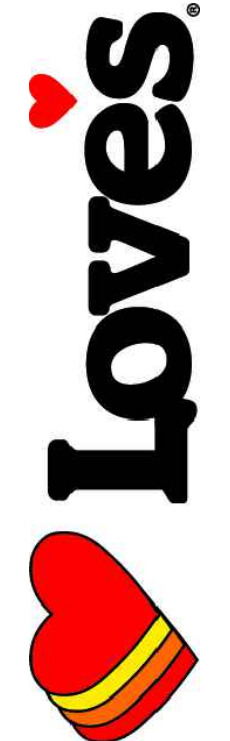
CHECKED:  
W. DUNLAP

SUBMITTAL DATES

OTB DATE

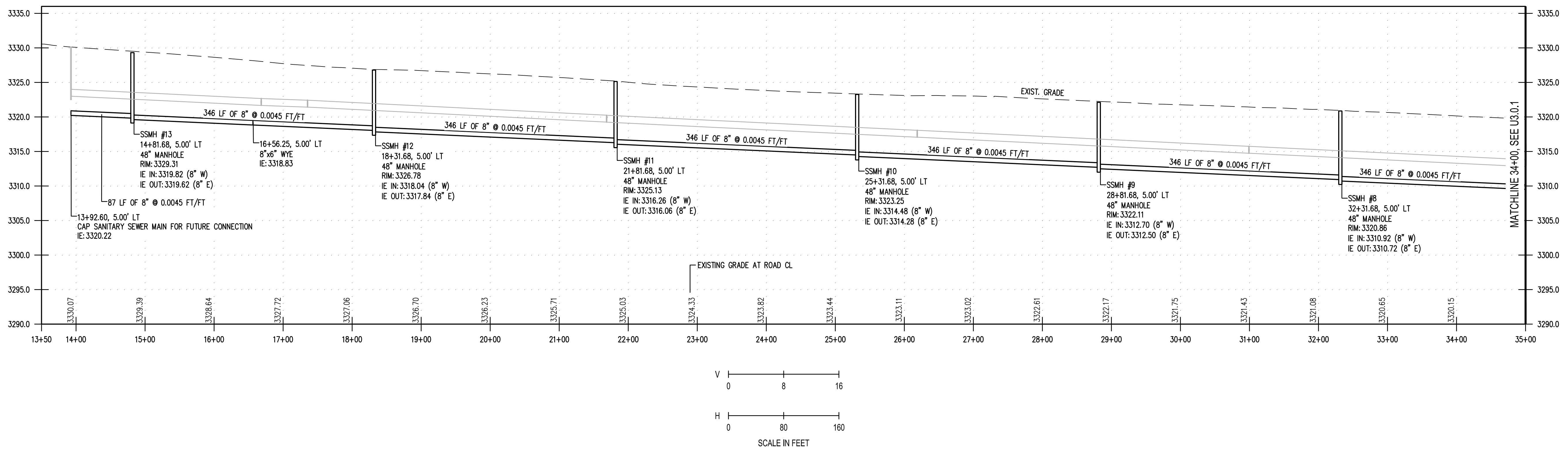
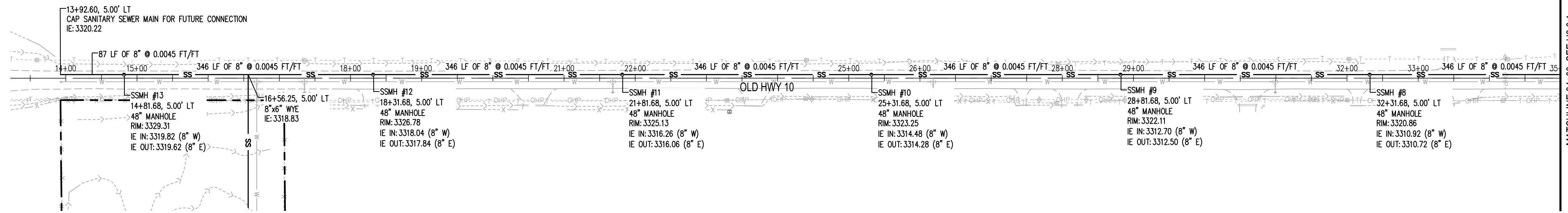
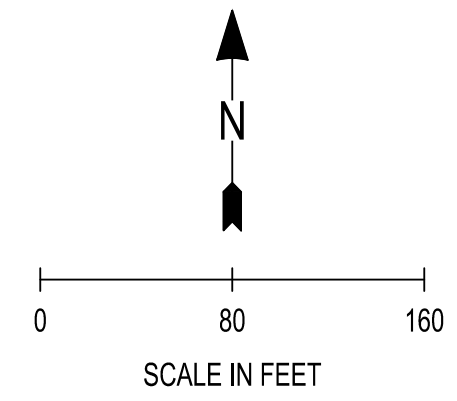
STAMP  
MONTANA  
BRANDON LEE JOHNSON  
No. 40858 PE  
LICENSED PROFESSIONAL ENGINEER  
03/04/2024

LOVE'S TRAVEL STOP  
COMMERCIAL DEVELOPMENT PROJECT  
LAUREL, MT  
T 02, S, R 24 E, SEC 17



SHEET TITLE  
PRELIMINARY  
SEWER EXTENSION  
PLAN

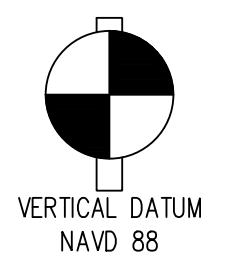
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## PUBLIC HEARING NOTICE

The Laurel-Yellowstone City-County Planning Board and Laurel's Zoning Commission will conduct a public hearing on April 17, 2024.

**Public Hearing for the annexation into the City of Laurel and assignment of zoning "Highway Commercial" for the property described as Westbrook Subdivision Lot 7A1 of the amended plat of Tracts 6 and 7 of Westbrook's Subdivision and a portion of Tract 5 of Westbrook's Subdivision. The property is located approximately 3,000 feet west of Laurel City Limits on Old Highway 10 West.**

The hearing is scheduled for **6 P.M., in the Laurel City Council Chambers at City Hall, 115 West 1st Street, Laurel, Montana, on Wednesday, April 17<sup>th</sup>, 2024.**

**Public comment is encouraged and can be provided in person at the public hearing on April 17, 2024.** Public comments can also be made via email to the Planning Director, or via letter to the Planning Department office at 115 West 1st Street Laurel, MT 59044. **Emails or letters of comments should be received by 2pm MST April 11, 2024, so they can be transmitted to the Planning Board members prior to the meeting.** Copies of the documentation are available for review upon request at the Planning Department office. Questions regarding this public hearing may be directed to the Planning Director at 406-628-4796 ext. 5305, or via email at [cityplanner@laurel.mt.gov](mailto:cityplanner@laurel.mt.gov)





