Stevensville Planning and Zoning Board Meeting
Agenda for
WEDNESDAY, OCTOBER 07, 2020
6:30 PM
Stevensville School Multipurpose Room – 300 Park Ave.

Please observe social distancing and face covering requirements

A webform for public comment submission is available here: PUBLIC COMMENT

Telephone Login Information:
Dial (253) 215-8782
Meeting ID: 851 1100 6472
Passcode: 584737
Press *9 to raise your hand

1. Call to Order and Roll Call
2. Approval of Minutes
   a. September 3, 2020 Meeting

3. Unfinished Business
   a. Discussion/Decision: Recommendation on Approval, Approval with Conditions, or Denial of Subdivision Application for Burnt Fork Estates

4. New Business
5. Board Comments
6. Public Comment
   Citizens can comment by emailing publiccomment@townofstevensville.com or by mail. Comments emailed are forwarded to all Board Members prior to and during the meeting.

   A webform for public comment submission is available here: PUBLIC COMMENT

7. Adjournment

Guidelines for Public Comment

Public Comment ensures an opportunity for citizens to meaningfully participate in the decisions of its elected officials. It is one of several ways your voice is heard by your local government. During public comment we ask that all participants respect the right of others to make their comment uninterrupted. The council's goal is to receive as much comment as time reasonably allows. All public comment should be directed to the chair (Mayor or designee). Comment made to the audience or individual council members may be ruled out of order. Public comment must remain on topic, and free from abusive language or unsupported allegations.

During any council meeting you have two opportunities to comment:

1. During the public comment period near the beginning of a meeting.
2. Before any decision-making vote of the council on an agenda item.

Comment made outside of these times may not be allowed.

Citizens wishing to speak during the official public comment period should come forward to the podium and state their name and address for the record. Comment during this time maybe time limited, as determined by the chair, to allow as many people as possible to comment. Citizens wishing to comment on a motion for decision before any vote can come forward or stand in place as they wish. Comment must remain on the motion before the council.

File Attachments for Item:

September 3, 2020 Meeting

Stevensville Planning & Zoning Board Meeting

September 03, 2020

The board meeting was called to order at 7:00 pm over Zoom by Vice Chairman Greg Chilcott. Chairman John Kellogg recused himself due to conflict of interest. There was a quorum with the following board members present: Dan Ritter, Greg Chilcott, Bob Michalson, and Meghan Hanson. Meghan took minutes.

The other attendees this evening were Mayor Brandon Dewey, city staff, and and several community members.

January meeting minutes were approved by the board unanimously.

UNFINISHED BUSINESS

There was no unfinished business reviewed.

ITEMS NOT ON AGENDA

No items not on agenda were addressed.

NEW BUSINESS

Subdivision application for Burnt Fork Estates: The board began the process to review the application for approval, approval with conditions or denial. Greg noted there has been lots of public comment and all anticipate a lot more public comment.

Mayor Dewey requested that the review be postponed due to new information received on Friday that had been submitted by PCI and this has not been fully incorporated into the Staff Report. They would like time to revise the Staff Report. Meg asked if new information was available Mayor said it is all available on the City's website so all new info is available to the members and public.

All agreed that postponing makes sense to get the best information & review possible. Greg suggested Oct 07 and that works for the P&Z board, town staff, as well as Andy with PCI. HDR will be doing the staff report revision and we are not sure yet when that will happen.

Andy with PCI said that he would rather defer any presentation and all questions to the future meeting.

All discussed the options for meeting on the 7th. Bob said he is in favor of a 7:00pm meeting with public comment. Meg noted she is in favor of any time on the 7th but isn't sure of a public meeting unless all in attendance will adhere to social distancing and mask-wearing. Dan thinks that we should take public comment but not have a public hearing – which could be left to the Town Council. Mayor Dewey referenced the towns attorney's memo that noted the P&Z doesn't need to hold a hearing but can do so as long as it is noticed correctly. Greg asked Bob why he prefers a hearing? He believes it's only the council that is req'd to have a hearing. Bob referenced pg 37-38 Planning & Growth study, as well as in the Study presented by PCI. Greg suggested a public hearing at 6:30pm and Bob agreed.

Works for all. Andy (PCI) noted that a public hearing, a public meeting, and a public venue are different and these may be getting confused. Dan asked if we could get clarification on the difference between a public meeting and public comment. Hearing has to be notices 15 days prior in a very specific way. A Public meeting can be scheduled with 48 hrs notice. Mayor noted that the Hearing has additional costs associated with mailing. Meg asked if we can do a public meeting and get the same comments without the added cost? Dan asked the same question? Greg said that we can run the meeting however we

want, he speaks for all when he says this body is very interested in getting all public comment – and maybe we can do so without the added expense? Consensus on public meeting 6:30 Oct 7th. Meg noted pending a discussion on the venue. All agree.
Greg asked Meg how she would like to see that meeting happen. Meg noted that she would prefer a meeting in person, however – with the current unprecedented COVID era challenges she does not believe that all would follow the recommended guidelines to keep this community safe. Greg and Bob said they could not guarantee all would follow protocol either, and Bob noted that he things the library or town hall wouldn't work. Mayor made us aware of work he is doing with the Town Council to return to in-person meetings on Sept 10th. He is working with all members to be sure all measures are met. They will implement social distancing and mask wearing requirements. He noted they will still keep the live stream available for all.
A community member suggested the Fire Station as a meeting venue, Mayor noted that that is challenging from an acoustics and ADA standpoint. Greg asked about the school; he had spoken initially with them. Mayor noted we can hold town anywhere as long as they can provide a video stream and access. Bob will check in with the school. He also asked if Meg and Dan could Zoom, as well as anyone else who would want that option. Meg and Dan agree that could work if needed. Dan noted a concern of being able to enforce mask wearing at the event, Meg agreed.
Bob noted we received a message that the school was available and had virtual meetings capabilities. Greg suggested a meeting at the school, with a virtual meeting simultaneously. All agreed this should work if all requirements are met by all in attendance.
Meg asked if there was any way for an RSVP option? All discussed. Greg asked if the town had a social distancing directive. Not other than Gov Bullock's directive.

Greg noted that the capacity of the meeting space will be determined to maintain the 6' distance. All people, when they enter the building until seated, will be masked and will be masked if they move around. -Just like a restaurant. All members agreed.

Greg asked for Public comment on the Oct 7th meeting at 6:30 with the above requirements. Mayor noted no hands were raised. He asked for any public comment. Bob asked about the emails that we all received. They are in the public record and available to all online on the meeting page on the Town's website. Mayor noted a new email that came in from Sierra Hoffman who '*attempted to raise her hand 3 times at the beginning of the meeting. Now the whole meeting is about how to silence us. This is crazy and unethical.'* Mayor noted that just like in an in-person meeting, public comment isn't taken until the public comment period. Greg added we certainly don't want to suppress any public comment. He asked if there are any raised hands. There are none. He asked if Sierra was available and there was no reply. Greg asked again for public comment. There was none. He summarized the below:

The board will pick back up with the review of Burnt Fork Estates subdivision on **October 7th at 6:30pm**, either in person or over Zoom (decision to be made as a group closer to the time). If in person it will be held at the high school auditorium implementing social distancing protocol with all in attendance being required to wear a face mask covering mouth and nose upon ending the building until they are seated and if they arise from being seated. With the social distancing protocols being followed, there will be a limit of people who can enter the auditorium. If people can not get it there will be an option to view and attend the meeting over Zoom, and the P&Z will do its very best to hold more meetings for public comment as needed. We request but do not require an RSVP from the public so we know how many to expect.

He asked for Board comments. None until the next meeting. He opened 2 more times for public comment. None. (*9 if you are on the phone to comment).
Bob made a motion to adjourn, seconded by Meg and approved at approx. 7:45pm.
Meeting was adjourned.
Video at: https://www.youtube.com/watch?v=wcWSgGwK600&feature=youtu.be

File Attachments for Item:

Discussion/Decision: Recommendation on Approval, Approval with Conditions, or Denial of Subdivision Application for Burnt Fork Estates

TOWN OF STEVENSVILLE, MONTANA
STAFF REPORT FOR THE
BURNT FORK ESTATES MAJOR SUBDIVISION

The following is a summary of comments and recommended Conditions of Approval from the Town of Stevensville staff including public works, police, fire, parks, buildings, and HDR for the Burnt Fork Estates Subdivision.

Application Type: Preliminary Plat Review – Burnt Fork Estates Major Subdivision

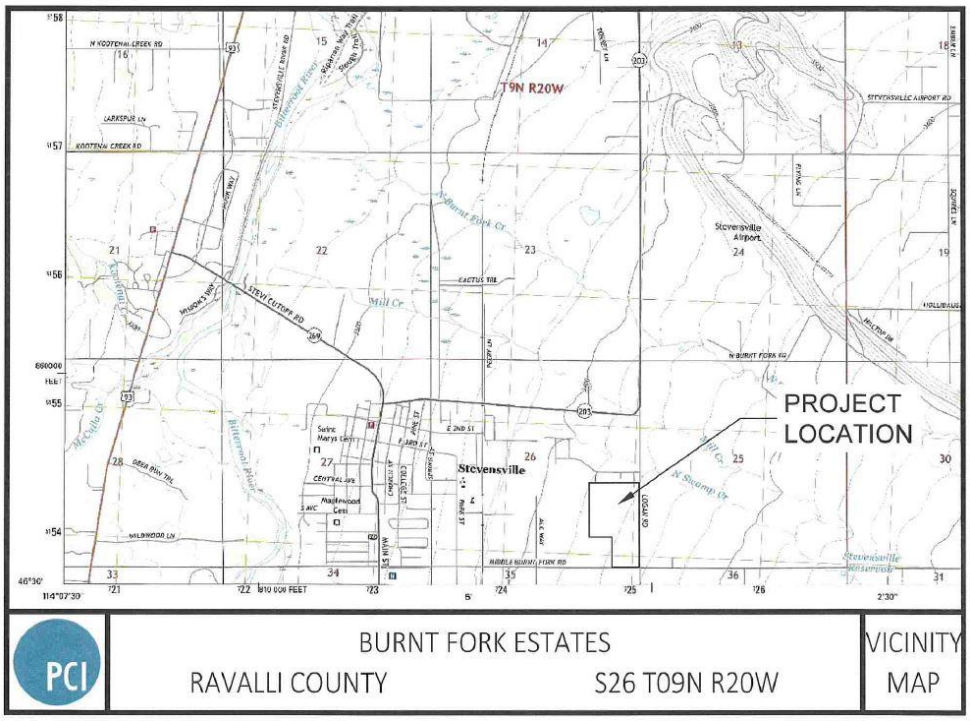
Applicant: Dwight Hooley/Ralph Hooley
Burnt Fork Enterprise, LLC
599 Popham Lane
Corvallis, Montana 59828

Technical Assistance: John Kellogg/Andy Mefford
Professional Consultants, Inc.
PO Box 1750
Missoula, Montana 59806

Property Owner: Dwight Hooley/Ralph Hooley
Burnt Fork Enterprise, LLC
599 Popham Lane
Corvallis, Montana 59828

Location/Description: E1/2, SE1/4, Section 26, Township 9N, Range 20W, Town of Stevensville, Ravalli County, MT. The subject property is approximately 57.68 acres and is currently zoned R-1 and R-2. R-1 single family zoning runs from Phase 1 of Creekside Meadows south to the quarter section line in the middle of the property. The developer is proposing to leave this zoning intact. The remainder of the property running south to Middle Burnt Fork Road is R-2 zoning. The developer is also proposing to leave most of that zoning intact, but is requesting a change to light commercial zoning for the southerly 8+/- acres adjacent to Middle Burnt Fork Road. Physical access is provided directly off Middle Burnt Fork Road and Logan Lane.

Vicinity Map:



Proposal: The developer is proposing to develop the 57.68-acre tract of the former Ellison Cattle Company to create 78 single-family lots adjacent to Creekside Meadows and 43 multi-family lots further to the south. For the 8+/- acres adjacent to Middle Burnt Fork Road the developer is proposing to re-zone the property to allow 16 light commercial lots. The project is proposed to be developed in as many as 6 phases.

Review and Findings of Fact:

The review and findings of fact presented hereinafter is a summary of information presented by the developer or the developer's representative that was used as the basis of the conditions of approval presented at the end of this staff report.

Subdivision Design & Improvement Standards

Floodplain: A FEMA-generated map of local floodplain was provided as part of the application and indicates that the proposed project is located in an Area of Minimal Flood Hazard.

Zoning Conformance: All newly-created lots appear to conform to the Town of Stevensville's current zoning regulations. Portions of the south-end of the property are proposed to be commercial lots, however commercial zoning does not currently exist in this area. The applicant is proposing a zone change in conjunction with this subdivision application.

Legal and Physical Access: The proposed development will have existing legal and physical access to two dedicated County Roads: Middle Burnt Fork Road and Logan Lane.

Parks and Trails: Three parks, or common areas, accessible to all the residents via the proposed boulevard sidewalks have been proposed. The proposed parkland dedication for this project includes 4.5 acres which is approximately 13.1% of the area proposed for residential use. Specific improvements for each park or common area have been defined in a parks specific plan for the proposed subdivision.

Municipal Utilities: Water is proposed to be supplied to the proposed lots via water main extensions and service stubs, connected to the Town's water supply. Approximately 5,500 linear feet of water main will be installed throughout the six phases of this project. Each phase plans only for installation of water main necessary to serve the proposed lots in that phase.

There are three existing sewer main stubs that extend onto the property. The proposed lots in the subdivision will receive Town sewer service through extension of these mains. Proposed mains will be 8" in diameter and will direct sewage to existing sewer mains. Sewer mains will be installed as needed per the phasing layout. Sewer service stubs are proposed for every lot.

Montana Subdivision & Platting Act [76-3-608(3) MCA]

Effect on Agriculture: For many years the land has been a grazing meadow for cattle. This land is entirely open grassland with flood irrigation water flowing in from the southeast corner of the property. That water is piped across the property, delivering it to the adjacent property to the west. That property was previously part of the larger ranch.

The properties to the west along Middle Burnt Fork Road include large residential and grazing land, along with the school bus barn and the Pantry Partners/Clothes Closet facility. The Stevensville School campus also occupies much of the land to the west, with newly improved soccer fields abutting the west boundary of the subdivision. The first phase of Creekside Meadows is located to the north.

When Ellison Cattle Company decided to subdivide the land in 2003, this 57.68 acres was included for the final three of the five original phases of the development. Ellison completed the first two phases of Creekside, but did not complete Phases 3, 4 and 5. As a result, the land remains undeveloped, although it has been annexed into the Town of Stevensville and zoned for residential use. Because of the amount

of time that has passed since the approval of the preliminary plat for Phases 3-5 of the Creekside development has passed, a new preliminary plat process is required for this project which impacts the same land.

The proposed subdivision is not anticipated to have an effect on agricultural production as the property has not been used for agricultural production since the original subdivision efforts in 2003.

Effect on Agricultural Water User Facilities: Ellison Cattle Company has transferred the irrigation water rights to Ralph and Dwight Hooley. It is the Hooleys' intention to in turn transfer the rights to the Town of Stevensville.

Effect on Local Services (Water and Sewer): The following is a summary of the effect of the proposed development on the existing water system and wastewater facility.

i. Each proposed lot will be connected to the Town of Stevensville water and wastewater systems.

ii. The existing water booster station located on Lot C-12 will need to be upgraded when the total number of proposed connections exceeds 120. The booster station was originally a Condition of Approval for portions of the Creekside Meadows Subdivision that were never platted.

iii. The capacity of the water system and wastewater facility will be analyzed at the time of submittal for each future phase.

iv. All future improvements to the Town's water system and wastewater facility shall be approved by the Town of Stevensville.

Effect on Local Services (Storm Water): The following is a summary of the effect of the proposed development on the existing storm water facility.

i. All storm water will be collected, treated, and released at the pre-development rate as defined in the Site Evaluation Report included with the subdivision application. Based on the information presented, it appears that the storm water plan will be in compliance with Montana DEQ standards. Review of the final storm water design will occur during the review and approval of the construction drawings during the final plat phase by the Town of Stevensville and Montana DEQ.

Effect on Local Services (Roads/Traffic): The following is a summary of the effect of the proposed development on the existing roads and traffic.

i. A Preliminary Traffic Impact Report prepared by Abelin Traffic Services (ATS) evaluated the traffic impacts of this proposed development. The project would produce up to 1,675 new daily vehicle trips in this area. As proposed, the Burnt Fork Estates development will increase traffic volumes on the surrounding road network. Traffic volumes on the road network will increase by 10 to 20 % but no intersection modification will be required to improve capacity. Traffic volumes on Middle Burnt Fork Road will increase by approximately 700 VPD, Logan Lane and East Side Highway will see increases of 300 to 600 VPD. Total future traffic volumes on these roads will range from 2,000 to 4,000 VPD.

ii. Using the data collected for this project, ATS conducted a Level of Service (LOS) analysis at area intersections. This evaluation was conducted in accordance with the procedures outlined in the Transportation Research Board's Highway Capacity Manual (HCM) - Special Report 209 and the

Highway Capacity Software (HCS) version 7.8. Intersections are graded from A to F representing the average delay that a vehicle entering an intersection can expect. Typically, a LOS of C or better is considered acceptable for peak-hour conditions. The traffic report demonstrates that the existing LOS at the intersection of Eastside Highway and Logan Lane is operating with minimal delay given the current roadway configuration in this area. All study intersections are operating with reserve capacity under normal traffic conditions. It is expected that overall peak-hour intersection delay will increase by 1-2 seconds per vehicle with the construction of the Burnt Fork Estates. No roadway modifications are recommended to improve intersection capacity at these locations.

Effect on Local Services (Police): The following is a summary of the effect of the proposed development on the existing Police Department.

i. The proposed subdivision will receive law enforcement services from the Stevensville Police Department.

ii. The Stevensville Police Department has requested the following improvements:
   a. Stop signs be installed at each intersection for the roads internal to the subdivision.
   b. Installation of a visual detector at the intersections of Middle Burnt Fork Road and Logan Lane East Side Highway and Logan Lane that notifies drivers as someone approaches the intersection.

Effect on Local Services (Fire): The following is a summary of the effect of the proposed development on the existing Fire Department.

i. The proposed subdivision will receive fire protection and emergency response services from the Stevensville Fire Department.

ii. The developer has proposed to donate Lot C-12 to the Town of Stevensville for a future fire station.

Effect on the Natural Environment: The proposed subdivision is not anticipated to have any effect on the natural environment.

Effect on Wildlife and Wildlife Habitat: There are no known endangered species on or near the subject property. That said, the proposed subdivision is not anticipated to have any effect on wildlife and wildlife habitat.

Effect on Public Health and Safety: The subject property and surrounding area are not subject to potential natural hazards such as high winds, steep slopes, wildfire, flooding, nor potential manmade hazards such as high voltage power lines, high-pressure gas lines, or nearby industrial or mining activity. It should be noted that high groundwater exists in the area. As mentioned previously, the subject property is not located in a floodway of a 100-year flood event per FEMA's Flood Insurance Rate Map.

Provision of Easements: Provisions for utility easements or designated public rights-of-way are designated on the Preliminary Plat. Easement widths are adequate for the utilities that fall within the easement.

Provision of Legal and Physical Access: Physical access is provided directly off Middle Burnt Fork Road and Logan Lane.

Conformance to adopted Stevensville Growth Policy

The proposed subdivision conforms to the Town of Stevensville's current Growth Policy.

Staff Recommendations: After review of the preliminary plat application and additional information concerning this major subdivision, staff recommends that the Town Council adopt this staff report's findings of fact and approve Burnt Fork Estates subdivision preliminary plat, subject to the following conditions:

1. This preliminary plat approval for all phases is valid for 10 years for the proposed phasing plan from the date of approval by the Town Council. The preliminary approval may be extended by the Town Council for a mutually agreed upon period of time, if the applicant requests an extension of time prior to the expiration date.
2. If the applicant proposes to change the plat after preliminary plat approval but before the final plat approval, the applicant shall submit the proposed changes, all supporting documents, and required fee to the Town of Stevensville for review.
3. All water rights associated with the subject property shall be transferred to the Town of Stevensville before the issuance of final plat for Phase 1.
4. Each proposed lot shall be connected to the Town of Stevensville water and wastewater systems.
5. The existing water booster station located on Lot C-12 shall be upgraded before the issuance of final plat for Phase 4.
6. All future improvements to the Town's water system and wastewater facility shall be designed in accordance with local and Montana DEQ standards and approved by the Town of Stevensville and the Montana DEQ.
7. All utility easements shall be shown on the face of the final plat.
8. All storm water improvements will be designed in accordance with local and Montana DEQ standards and approved by the Town of Stevensville and the Montana DEQ.
9. The property owners shall be required to waive their right to protest the formation of a Special Improvement District (SID) related to any potential future improvements to Middle Burnt Fork Road and Logan Lane along the subdivision frontage or areas of benefit as required to bring these roads into compliance with the Town of Stevensville Development Code, Growth Policy and Streets Master Plan.
10. The developer has offered to pay the appropriate jurisdiction $200/lot for payment of future off-site traffic related improvements as a result of the capacity being consumed by the proposed development. Payment shall be in conjunction with the filing of the final plat for each phase of the project.

11. Encroachment permits shall be obtained from the jurisdiction in charge of Logan Lane before the issuance of the final plat for Phase2 and for Middle Burnt Fork Road before the issuance of final plat for Phase 7.
12. Internal subdivision roads shall be designed in accordance to the Town of Stevensville Streets Master Plan.
13. The internal subdivision roads shall be within a designated public right-of-way, but shall be maintained by the Burnt Fork Estates Homeowner's Association.
14. Stop signs shall be installed at each intersection for the roads internal to the subdivision as required by the Town of Stevensville Police Department.
15. A visual detector at the intersections of Middle Burnt Fork Road and Logan Lane and East Side Highway and Logan Lane that notifies drivers as a vehicle approaches the intersection shall be installed as required by the Town of Stevensville Police Department before the issuance of final plat for Phase 2.
16. Adequate access to parks and common shall be provided for fire protection or emergency response as approved by the Town of Stevensville Fire Department.
17. Fire hydrant spacing shall be approved by the Town of Stevensville Fire Department.
18. Lot C-12 shall be donated to the Town of Stevensville for a future fire station at the time of filing the final plat for Phase 7.
19. Parks and common area within the subdivision shall be privately owned and maintained and shall be handicap accessible.
20. Parks and common area within the subdivision shall be maintained by the Burnt Fork Estates Homeowner's Association.
21. Structures within the subdivision shall not have basements or a crawl space.
22. Architectural standards ensuring a common architectural theme within the C-1 zoning shall be established before the issuance of final plat for the commercial phase.
23. The Town of Stevensville reserves the right to revoke approvals, terminate or enjoin the use of the property, and order any structures removed if the applicants violate any conditions of preliminary plat approval.
24. After the Town Council has approved the final plat, the applicant shall provide the Town of Stevensville Planning Department with a copy of the recorded final plat within five working days of its recording (including an electronic version).

BURNT FORK ESTATES SUBDIVISION

TABLE OF CONTENTS

ADDENDA

A Full-Size Copy of the Subdivision Plat is included at the end of this submittal.

Professional Consultants Inc.
Unmatched Experience. Uncompromising Standards.

Missoula Office
3115 Russell Street • PO Box 1750 • Missoula, Montana 59806
406-728-1880
www.pcimontana.com

Hamilton Office
170 South 2nd St. Suite C • Hamilton, Montana 59840
406-363-1201

August 24, 2020

Mayor Brandon Dewey
Town of Stevensville
206 Buck Street
Stevensville, MT 59870

RE: Burnt Fork Estates Subdivision
Preliminary Plat Submittal

Dear Mayor Dewey:

This letter is a follow up to the meeting we had with the Town's Staff in early July. In response to the Staff requests, our subdivision submittal has been amended to include the following:

1. Plan for the Parks/Common Areas
2. Updated Traffic Impact Study
3. Updated Covenants to include architectural control that ties the phases together
4. Some minor changes to the road plans, which now also include proposed street light locations
5. Revised Phasing Plan

I have included a thumb drive with the submittal in pdf format.

Thank you for your consideration of this proposal and let me know if you need further information.

Sincerely,

John E. Kellogg, Principal Planner

enclosures

BURNT FORK ESTATES

PROJECT SUMMARY

Burnt Fork Estates is a planned residential and commercial addition to the Town of Stevensville. The property lies northwest of the intersection of Middle Burnt Fork Road and Logan Lane, abutting the first phase Of Creekside Meadows. Our proposal for the 57.68-acre tract is to create 78 single-family lots adjacent to Creekside Meadows and 43 multi-family lots further to the south. Then for the 8 acres adjacent to Middle Burnt Fork Road we are proposing to re-zone the property to allow 16 light commercial lots.

HISTORY

For many years the land has been a grazing meadow for cattle. It was flood irrigated from diversions of creeks flowing from the southeast. When Ellison Cattle Company decided to subdivide the land in 2003, this 57.68 acres was included for the final three of the five original phases of the development. Ellison completed the first two phases of Creekside, but did not continue with phases 3, 4 and 5. So the land remains undeveloped, although it has been annexed into the Town of Stevensville and zoned for residential use. Due to the passage of time since the original subdivision approval, the Town has determined that a new preliminary plat application is needed.

The Town's Annexation, Zoning and Subdivision Approval for Creekside Meadows from 2003 is included under Tab 8.

THE SITE

This land is entirely open grassland, with irrigation water flowing in from the southeast corner of the property. That water is piped across the property, delivering it to the adjacent property to the west. That property was previously part of the larger ranch. The properties to the west along Middle Burnt Fork Road include large residential and grazing land, along with the school bus barn and the Pantry Partners shop. The Stevensville School campus also occupies much of the land to the west, with newly improved soccer fields abutting the west boundary of our subdivision. To the north is the first phase of Creekside Meadows.

EXISTING AND PROPOSED ZONING

When the Town of Stevensville annexed this property, they zoned it for single-family and multi-family use. R-1 single family zoning runs from Phase 1 of Creekside Meadows south to the quarter section line in the middle of the property. We intend to leave this zoning intact, thus protecting the residential pattern of Creekside development and extending it well into Burnt Fork Estates.

R-2 zoning was applied to the remainder of the property running south to Middle Burnt Fork Road. We want to leave most of that zoning intact, but we are requesting a change to light commercial zoning for the southerly 10+/- acres adjacent to Middle Burnt Fork Road. We believe this change is appropriate, given the pattern of development extending up Middle Burnt Fork Road from Town. Pantry Partners and the school bus storage area are typical of the low intensity commercial use that we anticipate.

DEVELOPMENT DESIGN

The overall layout of Burnt Fork Estates is intended to create a livable and attractive neighborhood, compatible with adjacent residential development, as well as with nearby grazing meadows and the light commercial land uses along Middle Burnt Fork Road. With the Stevensville School campus immediately to the west, we anticipate students from Burnt Fork Estates will enjoy easy access to their school activities.

Our proposed road design is the same pattern that was installed in Creekside Meadows. Boulevard sidewalks will add to the appeal of the neighborhood.

PARK/COMMON AREA

Within the subdivision there are three generous parks, or common areas, accessible to all the residents via the proposed boulevard sidewalks. These parks provide an essential function for the residents of Burnt Fork Estates by offering central gathering areas for recreation that are a vital component of the overall recreational needs of the neighborhood's residents. While we recognize that these common areas are designed to meet the needs of the residents of Burnt Fork Estates, these areas also reduce the demand of our residents on the use of other City Parks. A Plan for the Parks/Common Areas in included as Sheet #6 of the Preliminary Plat (Tab 13).

The parkland dedication requirement for residential lots of this size is 11% of the net lotted area. We are proposing to plat 34.48 residential acres, so the required parkland is 3.79 acres. Our proposed Common Areas total 4.60 acres, which exceeds the requirement. There is no parkland requirement for commercial lots.

It is important to note that the developers, Dwight and Ralph Hooley, were intent on responding to the requests of Creekside Meadows residents. When we met with a committee of their Homeowners Association, they expressed a desire for an open space between Creekside and Burnt Fork Estates. To accommodate that request, we have designated a Common Area of nearly two acres immediately adjacent to the Creekside development.

The Committee also requested that through traffic be limited between Creekside and Burnt Fork Estates. Accordingly, we have designed Clover Lane as a dead-end street, and have also directed nearly all of our traffic patterns toward our newly proposed access onto Logan Lane.

WATER RIGHTS

Ellison Cattle Company has transferred the irrigation water rights to Ralph and Dwight Hooley. It is the Hooleys' intention to in turn transfer the rights to the Town of Stevensville.

Water rights information is included under Tab 7.

TRAFFIC STUDY

The owners of this proposed subdivision have employed Abelin Traffic Services to analyze existing traffic in the area and to project the effects from this development. The Study is included under Tab 6.

Please note that Abelin, on page 11 of the Study, has recommended a re-design of the intersection of Eastside Highway and Logan Lane. Eastside Highway is maintained by the Montana Department of Transportation (MDT) and Logan Lane is maintained by Ravalli County. We have heard many comments from neighbors in Creekside Meadows that traffic is too fast down Logan Lane, especially from the north. The proposed intersection re-design would require vehicles to stop and turn from Eastside Highway onto Logan Lane, thus generally slowing that traffic. While the concerns about this traffic already exist, the developers of Burnt Fork Estates are willing to contribute to a solution if Ravalli County or the Town of Stevensville, in coordination with MDT, will set up a fund for that purpose. Then Burnt Fork Enterprises will contribute $200 per lot toward that fund.

COVENANTS

The proposed covenants (Tab 4) are intended to establish a livable and attractive neighborhood for future residents. These Covenants will protect and enhance the quality of development in this subdivision, and they will complement the zoning requirements so as to provide for orderly growth in this new neighborhood for Stevensville.

Further, they are written in a way that protects nearby neighborhood residents by continuing the same pattern of development already created in Creekside Meadows. In a manner similar to Creekside, Burnt Fork Estates Covenants provide for the creation of a Design Review Committee that must review all building, outbuilding, fencing and landscaping plans prior to construction. The Committee is, similar to Creekside's Committee, tasked with establishing review criteria which "shall be made available to the purchaser of any lot."

FIRE PROTECTION

We have met with City officials and Fire Chief Motley regarding the location of a fire station on Lot C12, adjacent to the Middle Burnt Fork/Logan Lane intersection. While

the discussions have not finalized this transfer, the Hooleys believe this could become an important asset for the Town of Stevensville and so they have included this as part of the subdivision proposal. In turn for this donation to the Town, the Hooleys are requesting a reduction in sewer and water connection fees for the R-2 lots.

PHASING PLAN:

PHASE 1 = 6 LOTS - (Dec. 31, 2022)

PHASE 2 = 22 LOTS - (Dec. 31, 2022)

PHASE 3 = 21 LOTS - (Dec. 31, 2024)

PHASE 4 = 19 LOTS - (Dec. 31, 2026)

PHASE 5 = 33 LOTS - (Dec. 31, 2028)

PHASE 6 = 20 LOTS - (Dec. 31, 2030)

PHASE 7 = 16 LOTS - (Dec. 31, 2030)

MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY/
LOCAL GOVERNMENT JOINT APPLICATION FORM

PART 1. GENERAL DESCRIPTION & INFORMATION

Name of proposed development: Burnt Fork Estates

Location:

City: Stevensville

County: Ravalli Geocode: 13-1764-26-4-01-12-0000

Legal description: ___ ¼ ___ ¼ E1/2 SE1/4 of Section 26 Township 9N Range 20W

Type of Review

- [✓] Division of Land, Boundaries Relocated, or Removal of Restrictions
- [ ] Condominiums/Townhomes/Mobile Homes/Recreational Vehicles
- [ ] Rewrite – No Boundaries Changing, Aggregation, Change of Use
- [ ] Modified Site Plan

Descriptive Data

- 137 Number of lots
- ___ Number of condominiums, townhomes, or spaces
- 57.68 Total acreage of lots being reviewed

Indicate the proposed/existing use(s)

- [✓] Residential, single family
- [✓] Residential, multiple family
- [✓] Type of multiple family structure (e.g. duplex) as permitted by zoning
- [ ] Planned unit development
- [✓] Condominium/townhomes
- [ ] Mobile home park
- [ ] Recreational vehicle park
- [✓] Commercial or industrial
- [ ] Other (please describe)

Type of water supply system

- [ ] Individual well
- [ ] Individual surface water supply or spring
- [ ] Cistern
- [ ] Shared well (2 connections)
- [ ] Multiple-user (3-14 connections & < 25 people)
- [ ] Service connection to multiple-user system
- [ ] Service connection to public system
- [✓] Extension of public main
- [ ] New public system (15+ connections or serving 25+ people)

Type of wastewater treatment system

- [ ] Individual wastewater treatment system
- [ ] Shared wastewater treatment system (2 connections)
- [ ] Multiple-user (3-14 connections & < 25 people)
- [ ] Service connection to multiple-user
- [ ] Extension of multiple-user main
- [ ] Service connection to public system
- [✓] Extension of public main
- [ ] New public system (15+ connections or serving 25+ people)

Name of solid waste (garbage) disposal site: Bitterroot Disposal

Designated representative, if any (e.g., engineer, surveyor)

I designate John Kellogg and Andy Mefford (Print name) of Professional Consultants, Inc. (Print Company Name)

as my representative for purposes of this application.

Address: PO Box 1750, Missoula, MT 59806
Street or P.O. Box, City, State, Zip Code

Email: johnk@pcimontana.com & andym@pcimontana.com Phone: 406-728-1880

Owner Name: Dwight Hosley Ralph Hoadley (Signature of all owners of record) Burnt Fork Enterprise LLC (Print name of owner (s))

Address: 599 Popham Lane, Corvallis, MT 59828
Street or P.O. Box, City, State, Zip Code

Email: ralph@landmarkexcavating.net Phone: 406-381-7914

Date: January 2, 2020

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PART II REQUIRED INFORMATION FOR A OF SUBDIVISION UNDER SANITATION IN SUBDIVISIONS LAWS (e.g., parcels less than 20 acres, trailer courts, RV parks, condominiums)

All applications must include the information required in ARM 17.36.101-805 and the appropriate circulars. In order to facilitate review, the application should be organized in the same manner as this application form and follow closely the submittal requirements in the rules and circulars.

A. Physical Conditions

Provide the following attachments.

1. A vicinity map showing the location of the proposed subdivision in relation to the nearest town, highway(s). **Vicinity Map is included under Tab 1**
2. Soils survey map and most recent interpretations of soil suitability for the proposed land uses. **Soils Map is included the Site Evaluation Report under Tab 10**
3. Topographic map of the development with contour intervals meeting the preliminary plat requirements of the local subdivision regulations. **Preliminary Plat shows required contour intervals**
4. A copy of a preliminary plat* (a minor subdivision plat, if applicable) prepared in accordance with local subdivision regulations, or a final plat, show the location of:
    a. Any rock outcroppings. **There are none**
    b. Any areas subject to flood hazard or, if available, 100- year floodplain studies. (The local floodplain administrator or the Floodplain Management Section of the Water Resources Division of the Department of Natural Resources and Conservation may be contracted for assistance in determining flood hazard locations.) **Subject property is within an area of minimal flood hazard – See FEMA map in Site Evaluation Report under Tab 10**
    c. Any natural water systems such as streams, rivers, intermittent streams, lakes or wetlands. (Also indicate the names and sizes of each). **North Swamp Creek runs about 500 feet north of the property**
    d. Any man-made water systems such as wells, ponds, canals, ditches, aqueducts, reservoirs and irrigation systems. (Also indicate the names, sizes and present use of each). **Irrigation water flows through a pipe across the southern portion of the property (see Preliminary Plat)**
    e. Any existing or proposed utilities located within or adjacent to the subdivision, including electrical power, natural gas, telephone service, and water and sewer pipelines or facilities. **Plat shows existing and proposed utilities.**

*Submit a preliminary plat or certificate of survey with complete and accurate legal description adequate for DEQ to initiate and complete its review of the subdivision.

B. Water Supply

1. Where an individual water supply system is proposed or existing for each parcel **NA**
    a. For a proposed system, provide all information required in ARM 17.36.328 – 336, indicate the distance to the nearest public water system.
    b. If an existing system will be used, provide all information required in ARM 17.36.335.
    c. Attach four copies of the lot layout showing the proposed or existing location of each water supply source (spring, well, or cistern) and indicating the distance to existing or proposed wastewater treatment systems.
2. Where a multiple user water system is proposed or existing **NA**
    a. If an existing system will be used:
        1) Identify the system and the person, firm, or agency responsible for its operation and maintenance.
        2) Indicate the system's capacity to handle additional use and its distance from the development.
        3) Provide evidence that permission to connect has been granted.
        4) Provide three copies of the following attachments:
            a) Map or plat showing location, sizes, and depth of any existing water supply lines and facilities that may directly serve parcels within the proposed development.

b) Provide plans and specifications for all proposed extensions and additional lines and facilities as required by ARM 17.36.335 and DEQ-3.

b. If a new system will be used

1) Indicate who will install the system, who will bear the costs, when it will be completed and who will own it.

2) Provide all information required in ARM 17.36.330 - 336 and DEQ-3.

3. Where a public water system is proposed or existing

a. If an existing system will be used

1) Identify the system and the person, firm, or agency responsible for its operation and maintenance. **Town of Stevensville, Public Works Director George Thomas**

2) Provide evidence that the system is approved by DEQ and is in compliance with the regulations. **To be provided by the Town of Stevensville.**

3) Provide evidence that the managing entity has authorized the connections, the system has adequate capacity to meet the needs of the subdivision, the system is in compliance with department regulations, and the appropriate water rights exist or have been applied for the connections. **See letter from Mayor under Tab 11.**

4) Provide three copies of the following as attachments. **See Preliminary Plat and attachments**

a) A map or plat showing the location, sizes, and depth of any existing water lines and facilities that will directly serve parcels within the proposed development.

b) Plans and specifications for all proposed extensions and additional lines and facilities as required by ARM 17.36.328 - 330 and DEQ-1 or DEQ-3.

b. If a new system will be used

1) Indicate who will install the system, who will bear the costs, when it will be completed, and who will own it.

2) Provide plans and specifications for all proposed extensions and additional lines and facilities as required by ARM 17.36.328 - 330 and DEQ-1 or DEQ-3.

C. Wastewater Treatment

1. Where individual wastewater treatment systems are proposed for each parcel **NA**

a. Indicate the distance to the nearest public wastewater treatment system.

b. Provide all information required in ARM 17.36.320 - 345 and in DEQ-4.

2. For a proposed multiple user wastewater treatment system **NA**

a. Where an existing system is to be used

1) Identify the system and the person, firm, or agency responsible for its operation and maintenance.

2) Indicate the system's capacity to handle additional use and its distance from the development.

3) Provide evidence that permission to connect has been granted.

4) Provide two copies of the following attachments.

a) A map or plat showing the location, sizes, and depth of any existing sewer lines and facilities that will directly serve parcels within the proposed development.

b) Provide plans and specifications for all proposed extensions and additional lines and facilities as required by ARM 17.36.320-345 and DEQ-4.

b. Where a new system is proposed

1) Indicate who will install the system, who will bear the costs, when it will be completed, and who will own it.

3) Provide all information required in ARM 17.36.320 - 326 and DEQ-4.

3. For a proposed public wastewater treatment system:

a. Where an existing system is to be used
1) Identify the system and the person, firm, or agency responsible for its operation and maintenance. **Town of Stevensville, Public Works Director George Thomas**
2) Provide evidence that the system is approved by DEQ and is in compliance with the regulations. **To be provided by the Town of Stevensville.**
3) Provide evidence that the managing entity has authorized the connections, the system has adequate capacity to meet the needs of the subdivision, and the system is in compliance with department regulations. **See letter from Mayor under Tab 11.**
4) Provide three copies of the following as attachments. **See Preliminary Plat and attachments**
a) A map or plat showing the location, sizes, and depth of any existing sewer lines and facilities that will directly serve parcels within the proposed development.
b) Plans and specifications for all proposed extensions and additional lines and facilities as required by ARM 17.36.328 and DEQ-2 or DEQ-4.

b. Where a new system is proposed
1) Indicate who will install the system, who will bear the costs, when it will be completed, and who will own it.
2) Provide plans and specifications for all proposed extensions and additional lines and facilities as required by ARM 17.36.320 - 326 and DEQ-2 or DEQ-4. (Also see ARM 17.38.101).

D. Solid Waste

1. Describe the proposed method of collecting and disposing of solid waste. **Bitterroot Disposal**
2. Indicate the name and location of the department-licensed or appropriate out-of-state solid waste disposal site where solid waste will be disposed in accordance with ARM 17.36.309. **Republic Services Landfill in Missoula**

E. Drainage

1. Streets, roads, and unvegetated areas. **See Site Evaluation Report under Tab 10**
a. Describe measures for disposing of storm run-off from streets, roads, parking lots, and other unvegetated areas within the subdivision or onto adjacent property.
b. Indicate type of road surface proposed.
c. Describe facilities for stream or drainage crossing (e.g., culverts, bridges).
d. Describe how surface run-off will be drained or channeled from parcels.
e. Indicate if storm run-off will enter state waters and describe any proposed treatment measures. (A DEQ storm-water discharge permit may be required)
f. Describe any existing or proposed streambank or shoreline alteration, any proposed construction or modification of lakebeds or stream channels. Provide information on location, extent, type, and purpose of alternation.
g. Provide storm drainage plans and specifications as required by ARM 17.36.310 and DEQ-8.

F. Other Permits That May Be Necessary

1. Water Use Permit (Water Rights)

The Montana Water Law requires new water developments (after July 1, 1973) to be filed with the Department of Natural Resources and Conservation to receive a water right. For ground water developments, wells and developed springs, the amount of water to be used will determine which form to file with the department.

Form 602 – Notice of Completion of Ground Water Development This form is to be filed when the ground water development is a well, developed spring or a ground water pit. The amount of water to be used cannot exceed 35 gallons per minute or 10 acre-feet per year. The form is to be filed within 60 days after the well or spring development is completed and the water has been put to the intended beneficial use. Do not file until the well is hooked up and being used.

Form 600 – Application for Beneficial Water Use Permit When the ground water development is a well, developed spring or ground water pit and the intended use will be over 35 gallons per minute and 10 acre-feet per year, a water use permit must be issued before water can be appropriated. A correct and complete application with the criteria supplement and filing fee must be filed with the Department. Forms are available at the Water Resources Regional Office at the following addresses:

Helena: Water Resources Regional Office, 1424 9th Avenue, PO Box 201601, Helena, MT 59620-1601, 406-444-6999, or the regional office in your area

Billings: Water Resources Regional Office, Airport Industrial Park, 1371 Rimtop Dr., Billings, MT, 59105-1978, 406-247-4415

Bozeman: Water Resources Regional Office, 151 Evergreen Dr., Suite C, Bozeman, MT 59715, 406-586-3136

Glasgow: Water Resources Regional Office, 222 6th St South, Glasgow, MT 59230, 406-228-2561

Havre: Water Resources Regional Office, 210 6th Ave., Havre, MT 59501, 406-265-5516

Kalispell: Water Resources Regional Office, 109 Cooperative Way, Suite 110, Kalispell, MT 59901, 406-752-2288

Lewistown: Water Resources Regional Office, 613 NE Main St., Suite E, Lewistown, MT 59457, 406-538-7459

Missoula: Water Resources Regional Office, Town & Country Shopping Center, 1610 S. Third St. West, Suite 103, Missoula, MT 59806, 406-721-4284

2. For a complete listing of environmental permits required by the state, please reference the Montana Index of Environmental Permits from the Legislature Office of Environmental Quality (LEPO) at 406-444-3742 or visit the LEPO Web site: http://www.leg.state.mt.us/css/publications/lepo/permit_index/permit_tofc.asp.

In addition, there may be other permits required by the federal government or local government agencies.

___ Montana Department of Environmental Quality (DEQ), Water Quality web site (deq.state.mt.us/wqinfo)

___ MPDES Wastewater Discharge—All discharges to surface water, including those related to construction dewatering. Contact DEQ, Water Protection Bureau 406-444-3080.

___ Storm Water Discharge—Construction activity greater than 1 acre disturbance. Contact DEQ, Water Protection Bureau 406-444-3080.

___ MGWPCS Discharge—All construction and/or operation of wastewater impoundments or conveyances which may cause pollution of ground water. Also, includes land application of wastewater on a case-by-case basis. Contact DEQ, Water Protection Bureau at 406-444-3080.

___ 318 Authorization—Any activity in any state water that will cause unavoidable short-term violations of water quality standards. Contact DEQ, Water Protection Bureau at 406-444-3080.

___ 310 Permit/SPA (124)—Any activity that physically alters or modifies the bed or banks of a stream. Contact the local Conservation District.

___ 404 Permit—Any activity resulting in the discharge or placement of dredged or fill material into waters of the U.S., including wetlands. Contact U.S. Army Corp of Engineers at 406-441-1375.

___ Montana Land-Use License or Navigable Waters Easement—The construction, placement, or modification of a structure or improvement on land below the low water mark of navigable streams. Contact DNRC at 406-444-2074.

___ Water Right Permit—Required before constructing new or additional diversion, withdrawal, impoundment, or distribution works for appropriation of ground water or surface water. Contact DNRC at 406-444-6614.

___ Lakeshore Protection Act—Any project in or near a body of water within a county's jurisdictional area. Contact county government offices.

___ Public Water Supply—New construction, alteration, extension or operation of a public water supply or non-State Revolving Fund (SRF) public sewage systems requires approval from the Department of Environmental Quality. Contact DEQ, Public Water and Subdivisions Review Bureau at 406-444-4400.

___ Shoreline Protection—Any work in, over, or near any stream, river, lake, or wetland on the Flathead Reservation. Contact the Shoreline Protection Office at 406-883-2888 or 406-675-2700 ext. 7201.

___ UST Permits—Activities involving any type of work related to underground storage tanks (petroleum and hazardous substances). Contact DEQ, Technical Services Bureau at 406-444-1420.

___ RW-20 Permit—A permit is required when work is to be done within a Montana Department of Transportation (MDT) right of way. Contact the local MDT District Office.

___ Floodplain Development Permit—Anyone planning new construction within a designated 100-year floodplain. Contact DNRC, Water Operation Bureau, Floodplain Management at 406-444-0860 or local Floodplain Administrator.

PART III INFORMATION REQUIRED FOR ENVIRONMENTAL ASSESSMENT UNDER THE SUBDIVISION AND PLATTING ACT

Information specified in this Part must be provided in addition to that required in Parts I and II of this application form, when the preparation of an environmental assessment is required by the Montana Subdivision and Platting Act.

A. Geology

1. Locate on a copy of the preliminary plat, or on a plat overlay, any known hazards affecting the development that could result in property damage or personal injury due to:
   a. Falls, slides or slumps — soil, rock, mud, snow; or **There are none**
   b. Seismic activity. **Although western Montana is generally susceptible to above normal seismic activity, this site does not pose any specific hazards from such activity.**

   Describe any proposed measures to prevent or reduce the danger of property damage or personal injury from any of these hazards. **None are needed**
2. Identify any geological conditions that might affect development, such as areas of bedrock, unsuitable soils, or high ground water. Describe any measures proposed to minimize the problems presented by the identified conditions. **The soils are described as generally suitable for residential development. (See Soils Report) However, due to shallow groundwater, we will be subject to a Stevensville requirement that the residences be built on concrete slabs, without crawlspaces or basements.**

B. Vegetation

1. Locate on a copy of the preliminary plat, or on a plat overlay, the location of the major vegetation types such as marsh, grassland, shrub, and forest. **The entire site is grass hayland.**
2. Describe measures to be taken to protect trees and vegetative cover (e.g., design and location of lots, roads, and open spaces). **None are necessary.**
3. Identify areas containing noxious weed growth. Describe proposed means of weed control, especially to prevent weed growth on areas disturbed by construction. **The stockpiles of soil and rock on the west side of the site will need treatment with Tordon or similar for weed control.**

C. Wildlife

1. Identify any major species of fish and wildlife use the area to be affected by the proposed subdivision. **Whitetail and Mule Deer frequent the site, along with foxes, coyotes and occasional elk.**
2. Locate on a copy of the preliminary plat, or on a plat overlay, any known important wildlife areas, such as big game winter range, waterfowl nesting areas, habitat for rare or endangered species, and wetlands. **None of these exist on the site, although the large open hayland attracts a variety of songbirds, Killdeer and California Quail.**
3. Describe any proposed measures to protect wildlife habitat or to minimize degradation (e.g., keeping buildings and roads away from shorelines or setting aside marshland as undeveloped open space). **There are no shorelines or marshlands on the site.**

D. Historical Features

1. Describe and locate on a copy of the preliminary plat, or on a plat overlay, any known or possible historic, archaeological, or cultural sites that may be affected by the proposed subdivision. **There are no known historic, archeological or cultural sites that may be affected by the subdivision.**
2. Describe any plans to protect such sites or properties. **None are needed.**

E. Roads

1. Describe any required construction of new public or private access roads or substantial improvements to existing public or private access roads. **We are proposing to construct all interior roads to Stevensville Town standards. They will connect with existing roads maintained by either the Town of Stevensville or Ravalli County.**
2. Describe the proposed closure or modification of any existing roads. **Existing dead-end roads from Creekside Meadows are proposed to be extended as shown on the Preliminary Plat.**
3. If any of the individual lots is accessed directly from an arterial street or road, explain why access was not provided by means of a frontage road or a road within the subdivision. **All lots will have access from interior streets. With the possible exception of the Fire Hall dedicated lot, no other lots will access directly onto arterial streets or roads.**

4. Indicate who will pay the costs of installing and maintaining dedicated or private roadways. **Developer will install the roadways to Stevensville standards and dedicate them to the Town for future maintenance.**
    a. Estimate how much daily traffic the subdivision, when fully developed, will generate on existing streets and arterials**. Please see Traffic Impact Report under Tab 6.**
    b. Discuss the capability of existing and proposed roads to safely accommodate this increased traffic.
    c. Describe any increased maintenance problems and cost that will be caused by this increase in volume.
5. Describe any potential year-round accessibility concerns for conventional automobiles over legal rights-of-way available to the subdivision and to all lots and common facilities within the subdivision. **Legal right of access is available year-round from County roadways and City streets.**
6. Identify the owners of any private property over which access to the subdivision will be provided and indicate whether easements for access have been obtained from those landowners. **NA**

F. Utilities

1. Identify the utility companies involved in providing electrical power, natural gas, and telephone service. Indicate whether utility lines will be placed underground. **Northwestern Energy will provide electrical and gas service; CenturyLink will provide telephone service.**
2. Identify on the preliminary plat or overlay the locations of any needed utility easements [as required by 76-3-608(3)(c), MCA]. **Proposed Easements are shown on the plat.**
3. Indicate whether the preliminary plat has been submitted to affected utilities for review. **Northwestern Energy has already installed backbone lines on the west side of the site; extensions will occur with each phase of development.**
4. Estimate the completion date of each utility installation. **Existing.**

G. Emergency Services

1. Describe the emergency services available to the residents of the proposed subdivision, including number of personnel and number of vehicles or type of facilities and road distance to facilities for:
    a. Fire protection – Indicate whether the proposed subdivision is in an urban or rural fire district. If not, describe plans to form or extend an existing fire district, or describe other fire protection procedures. Where applicable, provide information regarding subdivisions planned in areas of high fire hazards. **Within Town of Stevensville Fire District.**
    b. Police protection. **Within Town of Stevensville.**
    c. Ambulance service. **Marcus Daly Hospital.**
    d. Medical services. **Stevensville Family Medicine, Providence Lifespan Family Medicine, StoryBrook Medicine, all located in Stevensville**
2. Indicate whether the needs of the proposed subdivision for each of the above services will be met by present personnel and facilities.
    a. If not, describe the additional expenses necessary to make these services adequate. **The combination of local medical clinics and hospitals in Hamilton and Missoula are adequate to serve the population.**
    b. Explain who will pay for the necessary improvements. **None are needed.**

H. Schools

1. Describe the available educational facilities that would serve this subdivision and the road distance to each. **The subdivision abuts the Stevensville campus for K through 12.**
2. Estimate the number of school children that will be added by the proposed subdivision. Provide a statement from the administrator of the appropriate school system indicating whether the increased enrollment can be accommodated by the present personnel and facilities and by the existing school bus system.

I. Land Use

1. Describe land uses on lands adjacent to the subdivision. **Previous phases of residential subdivision are to the north, open hayland is across Logan Lane to the east, large lot residential is to the south and the Stevensville School campus is to the west.**

2. Describe any comprehensive plan or other land use regulations covering the area proposed for subdivision or adjacent land. If the subdivision is located near an incorporated city or town, describe any plans for annexation. **The property is currently annexed to Stevensville. The Growth Policy states the following: "The area east of Stevensville has pockets where there is potential for annexation. The areas with the highest potential are north of Middle Burnt Fork Road and west of Logan Road. These areas would be a logical extension of the town boundary and could be provided municipal services at a relatively low cost as they are surround by existing in-town development."**
3. Where public lands are adjacent to or near the proposed development, describe the present and anticipated uses of those lands (e.g., grazing, logging, and recreation). Describe how the subdivision will affect access to any public lands. **Stevensville School District land is immediately west of the subdivision. Baseball and soccer fields have been developed there and their future plans indicate a new high school may be built there. We have provided a road easement through the subdivision that could enable access for the school campus.**
4. Describe any health or safety hazards on or near the subdivision, such as mining activity, high-pressure gas lines, dilapidated structures, high-voltage power lines, or irrigation ditches. Any such conditions should be accurately described and their origin and location identified. **None of the listed hazards will exist on or near the subdivision. Irrigation ditches passing through the subdivision are enclosed in pipe.**
5. Describe any on-site or off-site uses creating a nuisance such as unpleasant odor, unusual noises, dust, or smoke. Any such conditions should be accurately described and the origin and location of each identified. **Other than traffic and road noise, there are no unpleasant noises or odors on or off-site.**

J. Parks and Recreation Facilities

Describe park and recreation facilities to be provided within the proposed subdivision and other recreational facilities that will serve the subdivision. **We are proposing 4.5 acres of Common Area to serve the recreational needs of the future residents. Stevensville School District has baseball, soccer and football fields located immediately west of the proposed subdivision.**

After Recording Return To:
Chris Johnson
Worden Thane, PC
321 W. Broadway, Ste. 300
Missoula, MT 59802

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BURNT FORK ESTATES, PHASE 1

This Declaration is made this ____ day of _____, 2020, by Burnt Fork Enterprise LLC (Declarant), a Montana limited liability company, of 874 Garber Lane, Corvallis, MT 59828, and provides as follows:

RECITALS

1. Burnt Fork Enterprise LLC is owner and developer of certain Real Property, located in Section 26, Township 9 North, Range 20 West, P.M.M., Ravalli County, Montana, and more particularly described as being Tract 1 of Certificate of Survey No. 495033-TR; Excepting and reserving therefrom the plat of Creekside Meadows, Phase 1, Recorded July 24, 2003 as Instrument No. 519639, records of Ravalli County, Montana. The first phase of Burnt Fork Estates burdened by this Declaration of Covenants, Conditions and Restrictions (Declaration) will comprise 6 platted Lots, designated as Lots 31 through 36, inclusive, together with adjacent Common Area, all constituting Burnt Fork Estates, Phase 1.

2. The portions of the Real Property, comprising Burnt Fork Estates, Phase 1, are subject to certain limitations and restrictions required as a condition of the plat, and may contain certain open or common areas as designated on the plat. Additional phases of said development are anticipated, and it is the intent of the Declarant that those subsequent phases will also be governed by the covenants, conditions, restrictions, and easements identified herein, with the exception of any phase or portion of the plat in which commercial zoning and uses are provided for (anticipated to be phase 7).

3. NOW THEREFORE, Burnt Fork Enterprise LLC hereby declares that all the Real Property identified in this Declaration shall be held, sold, hypothecated, and conveyed subject to the following restrictions, covenants, conditions, and easements, all of which are for the purpose of enhancing and protecting the value, desirability, and attractiveness of the Real Property as a desirable residential development and mixed use development in the portions so zoned. These restrictions, covenants, conditions and easements shall run with the Real Property and shall be binding upon all parties having or acquiring any right, title or interest in the described Real Property, or any part thereof, and shall inure to the benefit of and be binding upon each successor in interest to the Owner thereof.

ARTICLE I: DEFINITIONS

Section 1. Association. "Association" shall mean and refer to the Burnt Fork Estates Homeowners Association, Inc., a Montana non-profit corporation, as the same may exist from time to time of record with the office of the Secretary of State, Helena, Montana, and its successors or assigns.

Section 2. DRC. "DRC" shall mean and refer to the Design Review Committee for Burnt Fork Estates Owners Association.

Section 3. Common Area. "Common Area" shall mean all that area as may be shown on the plat of Burnt Fork Estates Phase 1 and the various phases thereof and upon the subdivision plats for subsequent phases thereof or as may be shown on any other plat of any subdivision or property coming within the jurisdiction and authority of this Declaration.

Section 4. Declarant. "Declarant" shall mean and refer to Burnt Fork Enterprise LLC, a Montana limited liability company, its successors and assigns if such successors or assigns should expressly acquire its rights as Declarant. The sale or transfer of an individual Lot in the subdivision shall not operate as a transfer of any development rights retained herein.

Section 5. Lot. "Lot" shall mean and refer to any plot of land shown upon the recorded plat map of the Real Property subject to this Declaration with the exception of any Common Area or open space and all roads dedicated or private. In the event a plot of land other than a Lot as shown on the recorded plat map is utilized as a building site, as hereinafter authorized, such building site shall be considered as a Lot. Declarant reserves the right to have any Lot, upon which common buildings and amenities are constructed, to be dedicated as common area or a common area lot.

Section 6. Member. "Member" shall mean and refer to every person or entity who is a Member of the Association as described in Article II.

Section 7. Owner. "Owner" shall mean and refer to the record Owner, whether one or more persons or entities, of any Lot which is a part of the Real Property, including buyers under a

contract for deed, but excluding those having such interest merely as security for the performance of an obligation.

Section 9. Real Property. "Real Property" shall mean and refer to that certain Real Property described as Burnt Fork Estates, Phase 1, and such other Real Property as is now or may hereafter be brought within the jurisdiction of this Declaration and the Association.

ARTICLE II: MEMBERSHIP & VOTING RIGHTS

Section 1. Membership. Every person or entity who is a record Owner of any Lot, including buyers under a contract for deed, shall be a Member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Acceptance of title to any Lot whether by deed or other form of conveyance shall be deemed a consent to membership in the Association. Membership shall be appurtenant to and may not be separated from Ownership of the Lot. Ownership of such Lot shall be the sole qualification for membership, except all members of the Declarant shall be considered as Lot Owners for purposes of Association membership, and shall therefore be Members of the Association, so long as the Declarant owns one or more Lots. The Association, if it acquires an interest in a Lot, which would otherwise qualify it for membership, shall not be considered a member either for voting or assessment purposes.

Section 2. Voting Rights. As to this Declaration, the Owners of Lots shall be entitled to one vote for each Lot in which they hold an ownership interest, except for so long as the Declarant is the Owner of two or more Lots it shall be entitled to five votes for each Lot it owns. When more than one person or entity owns an interest in any Lot, the vote for such Lot shall be exercised as such persons or entities determine, but in no event may more than one vote per Lot be cast, except as previously stated for the Declarant. In the event multiple owners of a Lot cannot agree on the exercise of their vote, the vote allocated to that Lot may be cast only in accordance with the agreement of a majority of such multiple Owners. If only one of the multiple Owners of a Lot is present at a meeting of the Association, that Owner is entitled to cast any and all votes on behalf of that Lot. There is majority agreement if any one of the multiple Owners casts the vote(s) allocated to that Lot without protest being made promptly to the person presiding by any of the other Owners of the Lot. In the case of a protest of the vote cast by one of the multiple Owners, and absent a majority agreement, the vote or votes cast shall be disregarded and the multiple Owners shall lose their right to vote on the matter in question

ARTICLE III: HOMEOWNERS ASSOCIATION

The Declarant has created a Montana non-profit corporation to act as the homeowners association in conjunction with the administration of this Declaration. The Association shall administer the terms and provisions of this Declaration as they apply to Lots and take such action as may be reasonable or necessary to carry out the functions of a homeowners association.

The affairs of the Association shall be managed by its Board of Directors. Following the

initial Board, the Board of Directors shall consist of 3 individuals, all of whom shall be an owner of a Lot or the designated representative of an Owner, and said Board shall be elected at each annual meeting by the Members of the Association as provided in the Bylaws. Board Member terms shall be 3 years, with each position staggered so that one Board Member is elected each year. Provided, Declarant shall have the right to appoint Directors until such time Declarant may elect to opt out of this right in writing to the Association and its membership. In any event, Declarant's right to appoint Directors shall end upon the final approval of the third phase of Burnt Fork Estates.

ARTICLE IV: PROPERTY RIGHTS

Section 1. Members' Easements of Enjoyment. Every Member and their guests and invitees, shall have a right and easement of use and enjoyment in and to the Common Areas, subject to any further restrictions as may exist in this instrument or rules promulgated by the Association, and such easement shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

a. The right of the Association to provide reasonable rules relative to use of the Common Areas for the overall benefit of its members and for the management of Common Areas, and for ensuring compliance with any rules. Such rules may not conflict with this Declaration, unless it is amended, but may be more restrictive in nature;

b. The right of the Association to charge reasonable and pro rata fees for the repair, maintenance, dust abatement, and snow removal in the walkways and paths within the plat, and other fees for the use of the Common Areas and common facilities located thereon, and fees associated with the maintenance and management of Common Areas and common or shared facilities;

c. To the extent permitted or authorized by the appropriate governing body, the right of the Association or Declarant to dedicate or transfer all or any part of the roadways or Common Areas and open spaces to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed upon by the Association or Declarant;

d. The right of the Association or Declarant to grant easements under any Common Area to any public agency, authority, or utility provider without charge;

e. The right of the Association or Declarant to run utility service lines or connections including a water, sewer, or stormwater or drainage

system that serves any portion of the Real Property under or through any Common Areas or Open Spaces, inclusive of such facilities that may benefit future phases; and

f. Certain Lots or Common Areas may be subject to drainage swale or drainage easements as may be depicted on the plats. No Lot or Common Area shall be developed or landscaped in such a manner as to interfere with the purpose of the drainage swale or drainage easement.

g. The right of the Declarant to allow or prohibit use of Common Area by adjacent properties and Owners, including, but not limited to, future phase for commercial use.

h. Until such time as all phases of the development have been finally platted, Declarant shall and does reserve the right to exercise the rights stated in this Article IV; provided Declarant may at any time opt out of such rights by written assignment to the Association.

Section 2. Assignment of Use. Any Member may assign, in accordance with this Declaration, his right of enjoyment to the Common Areas and common facilities or to Open Spaces to the members of his family or others who reside on a Lot.

Section 3. Maintenance Easement. An easement is hereby declared, granted, and reserved to the Declarant and the Association for access on to any Lot or Common Area for the purpose of installation, service, maintenance, or replacement of any common utility service. Further, the Declarant and the Association reserve the right to make additional grant of easement to any private or public utility provider over any Lot or Common Area as may be required for the provision of such service.

ARTICLE V: RESPONSIBILITY FOR SERVICES

Section 1. Common Areas. The Association shall mow, water or otherwise maintain the Common Area (as identified in the plat of Burnt Fork Estates, Phase 1, and as subsequently identified or amended in recorded plats of future phases) as is reasonably necessary, inclusive of complying with any weed district requirements. It is anticipated that streets within the plat will be public streets, dedicated or otherwise transferred to, accepted, and maintained by the city. Neither the City of Stevensville nor other public agencies are responsible for maintenance any private roads and any bike and pedestrian walkways until such time as the same are designed and constructed to the then existing public road standards and said roads are accepted by the appropriate governmental body as dedicated public streets or walkways. The Association shall maintain and manage any common amenities or improvements located on the common areas, inclusive of any common area buildings or improvements, and inclusive of any common or shared utilities, and excepting such facilities and common utilities that may be under the authority of the City of Stevensville or any water or sewer district that may be established. It is

anticipated that the Phase 1 Common Area will have an improved gravel trail and will be established and maintained as having native grasses and landscaping, and will not be irrigated. Common Areas established or maintained in native grasses may nevertheless need periodic mowing and weed control, as may be required to meet Weed District requirements and to control fire risk. Common Areas developed with future phases may have picnic and playground facilities and have irrigated landscaping, and may include an area or areas of fenced, developed dog park. Declarant shall be responsible for maintenance of the initial Phase 1 Common Area until such time as a subsequent phase is developed and in general there is sufficient homeowner rate/assessment base to adequately support maintenance of the then existing Common Area(s).

Section 2. Exterior/Lawn Maintenance. Individual Lot Owners shall be responsible for all exterior maintenance on their lots, such as painting, repair of walls, roofs, driveways, lawns and shrubs. If landscaping at certain road turns or intersections is required or desired to serve as headlight buffers, such landscaping shall be so designated, and its maintenance will be the responsibility of the individual Owner. Individual Owner maintenance may include landscaped boulevard areas that may lie within a public right-of-way.

Section 3. Water and Sanitary Sewer.

a. Each Lot shall be served by sanitary sewer service. Declarant shall be responsible for the initial construction of the sewer or effluent mains, the service line check and shutoff valve(s) at the property line of each Lot, the service line running between the sewer main and these valves, and any off-lot lift or pump station that may be required to move effluent. Each Owner shall install, use, operate, maintain and repair the sewer facilities for which the Owner is responsible in a good and workmanlike manner such that it causes no harm or injury to other property or the overall system, and will be in compliance with all pertinent ordinances, rules and regulations contained herein or properly promulgated by a governmental entity.

b. On completion, the main or common sewer lines shall be maintained, owned, and operated by the municipal sewer provider.

c. Each Lot shall be served by a municipal or public water system. Declarant shall be responsible for the initial construction of the water mains, curb stops or shutoff valves located near the Lot line, and service lines between mains and curb stops. Each Lot Owner shall be responsible for the installation of all remaining water system elements located on a Lot, inclusive of any pressure reducing valve desired or required, and inclusive of meters, if required. Each Owner shall install, use, operate, maintain and repair the water provision facilities for which the Owner is responsible in a good and workmanlike manner such that it causes no harm or injury to other property or the overall system, and will be in compliance with all pertinent ordinances, rules and regulations contained herein or properly promulgated by a governmental entity. Water efficient faucets and facilities

should be used on all new construction.

d. On completion, the water mains and other delivery lines shall be dedicated to the municipal or public water provider which shall maintain and operate such facilities.

e. Assessments for such sewer and water service shall be made by the municipal or public provider of such services.

Section 4. Additional Services. The Association may provide additional services or facilities as it sees fit or as may be required as a condition of the plat. The Association may provide such services or facilities for all or a portion of the Real Property within its jurisdiction or with which it may contract and levy assessments on such portion of its Members or others as derive benefits from services concerned. It shall be the option of the Declarant to provide such additional services as desired or required as a condition of the plat (or any subsequent phase) until such time as subsequent phase(s) is(are) developed and in general there is sufficient homeowner rate/assessment base to adequately support additional services or facilities contemplated.

Section 5. Fees. The Association shall establish a fee schedule for providing these services or facilities, which fees shall be considered as assessments, as set forth above. Such schedule may include the assessment of:

a. Charges for availability of a service or Common Area even though it is not used by the Owner of a Lot.

b. Charges for use based on a flat rate.

c. Additional charges for excess use.

d. Such other charges as may be required to maintain any private roads or trails within the Real Property.

Provided, the Association may not assess for services or facilities or other improvements that are conditions of the plat of any future phase.

ARTICLE VI: RULES AND REGULATIONS

Section 1. Association to Establish Rules. The Association, by and through its Directors and inclusive of any Design Review Committee that may be established, may promulgate such rules and regulations as it deems necessary and appropriate for the use of the Common Areas, Common Area improvements, and community or common facilities. Rules and regulations may, at Declarant's election be promulgated by Declarant relative to all Lots and Common Areas so long as Declarant owns any property within the Development and there are unplatted phases still

to be developed. Declarant may by written notice to the Association opt out of this reserved right. Members of the Association may otherwise promulgate rules and regulations by the Association's receipt of the affirmative vote of 60% of the Members, either in writing subscribed to by the requisite number of Members or 'votes' or at a meeting of the Members called for such purpose, except as otherwise provided for herein. Such rules promulgated by the Association, either through the Directors or through Membership action, may not touch or concern commercial lots, in the event such lots are brought within the authority of this Declaration. The Association, through the Directors or through Membership, may modify or amend Association rules and regulations promulgated by the Declarant only upon a 60% vote of the Members, inclusive of voting rights granted the Declarant, above, and then may not apply to commercial lots.

Section 2. Rules for Maintenance and Repairs. The Declarant and Association, as provided for above, may also promulgate reasonable rules and regulations for the maintenance, repair or improvement of the Real Property. Such rules must be uniformly and evenly applied.

ARTICLE VII: ASSESSMENTS

Section 1. Assessments. The general assessments levied by the Association shall be used for such purposes as are deemed desirable by the Association including but not limited to expenditures for construction, reconstruction, repair or replacement of any capital improvement; maintenance, repair and upkeep of drainage facilities; maintenance, upkeep, real property taxes, hazard and liability insurance, and related expenses in regard to any Common Area or common utility or service; insurance and administrative costs of the Association incurred in its day to day activities and any costs or expenses, including attorneys fees, incurred in enforcing the conditions, restrictions or charges set forth in this Declaration. Such assessments for commercial lots shall only be as provided for below.

Section 2. Rate of Assessments. Assessments for any services provided by the Association may be based on either a flat rate or on usage. Usage charges may be assessed to Lots for services or amenities that directly benefit only certain Lots, and the Association may assess those service costs to the Real Property Owners who benefit directly from the services, provided maintenance of such features is not assumed by a governmental entity. All other assessments, including those for capital improvements on systems utilized to provide services, shall be fixed at a uniform rate per Lot. Undeveloped but platted Lots owned by Declarant shall be subject to assessment at 25% of the amount of assessments fixed for other Lots. No assessment may be made of existing platted Lots for the development of or installation of infrastructure that is solely for the benefit of additional phases and lots to be developed.

Section 3. Special Assessments. Upon determination by the Board of Directors of the Association, assessments may be levied for special or particular purposes. Such assessments may include related administration costs and such other costs or charges as are reasonably required. The assessments shall be fixed, established and collected in the amount and manner as the Association might determine but in any event they shall be separately treated from other

assessments provided for by this Article. Funds used for special assessments shall be accounted for separately.

Section 4. Specific Assessments. Throughout this Declaration certain costs and expenses incurred by the Association may be attributed to one or more, but not all Owners, and such specific assessments shall be specifically assessed against the Owner and Lot incurring such cost and expense.

Section 5. Commencement of Assessments. The Association is authorized to commence initial assessments as herein authorized at such time as it determines appropriate. Written notice of assessments shall be sent to every Lot Owner. The due dates shall be established by the Association, and may be monthly, quarterly, or annual. If Assessments are not paid by such due date then interest shall begin to accrue on them at a rate as determined by the Association Directors, but may not exceed the then legal limit in effect.

Section 6. Certificate of Payment. The Secretary of the Association shall upon demand furnish a written statement signed by an officer of the Association setting forth the status of any assessments relative to a specific Lot. The statement shall, as applicable, identify any delinquent assessments, the amount owed, the amount of any current assessments or accruing assessments or indicate that all assessments are current and paid. A reasonable charge may be made by the Association for the issuance of the statement. Such statement shall be conclusive evidence of payment of any assessment therein stated to have been paid. In addition, the Secretary of the Association shall maintain a roster of the individual Lots and the assessments due thereon.

Section 7. Nonpayment of Assessments. Any assessments or installment payments on assessments which are not paid when due shall be delinquent. The Association may bring an action at law to collect the amount of the delinquent assessment together with all interest, costs, and reasonable attorney's fees incurred in such action, or may take action to perfect and foreclose the lien for assessments, or may take such other action as provided for herein.

Section 8. Obligation of Payment. All residential Lots are subject to the assessments set forth in this Declaration. Each Lot Owner hereby covenants and agrees to pay to the Association the amount of all assessments, as such assessments are fixed, established and billed. The Association shall bill the Lot Owner for the amount of any assessment and that Lot Owner shall be responsible for any accruing assessments until and unless such Lot Owner has provided to the Association's secretary a true and correct copy of a recorded deed or other document of conveyance transferring title of a Lot to another Owner. The Association may use and rely on the address of a particular Lot for contacting Owners, or may use for the Lot's taxpayer address as identified in public records, unless the Association has received written notice from a Lot Owner to use a different address.

Section 9. Creation of Lien. All assessments both current and delinquent, together with interest and cost of collection as herein provided for, shall be a charge upon the land and may constitute a lien upon the Lot against which assessments are made. The Association is hereby

granted a lien against the Owner's Lot for any payment or payments which the Owner fails to make as required by this Declaration; provided, however, that (a) such lien shall be effective only upon recordation of a notice thereof in the office of the Clerk and Recorder of Ravalli County, Montana, and each Owner, by accepting a deed to his Lot, designates any one of the officers or directors of the Association or its duly appointed manager as agent with full irrevocable power and right to record a notice of said lien in favor of the Association; (b) a lien accruing hereunder shall be foreclosed in the same manner as provided by the laws of the State of Montana for foreclosure construction liens as contained in Montana Title 71, chapter 3, part 5, as now exists or may be hereinafter amended, provided the limitation period of such lien shall be that of mortgages; and (c) such lien shall be subject and subordinate to and shall not affect the right of a holder of any recorded first mortgage now or hereafter placed on the dwelling unit in good faith and for value. The lien hereby given shall also be a lien upon all of the rents and profits of the encumbered Lot. In the event of a foreclosure, the Owner shall be required to pay reasonable rental to the Association for occupying the same during the period of the foreclosure, and if after the filing of a foreclosure action, the Lot and improvements thereon is left vacant, the Association may take possession and rent said Lot or apply for appointment of a receiver for the Lot without notice to the Owner. In addition to the lien herein granted, the Association shall have the right to bring an action at law against any Owner who fails to pay any amounts assessed against his Lot and obtain judgment for the amount of the assessments due plus costs as herein provided. The Association shall have the power to bid at the foreclosure sale, and if title is obtained, hold, lease, mortgage and encumber or convey the same. Conveyance of title to any Lot shall not be effective to avoid the obligation for payment of any sums then due and owing whether or not reduced to the status of a lien, and unpaid assessments shall remain the personal obligation of the prior Owner. The Association may create and adopt such other collection processes and procedures as it may deem appropriate.

Section 10. Property Subject to Assessment. All Lots shall be subject to assessments by the Association as herein provided except those Lots acquired by the Association.

Section 11. Assessment of Commercial Lots. In the event the Declarant does not promulgate separate covenants, conditions, and restrictions for lots developed in a commercial phase, and such commercial phase is incorporated into and under this Declaration of Covenants, Conditions and Restrictions, Declarant may establish a separate assessment for commercial Lots, which shall be administered and applied as assessments for residential Lots, inclusive of enforcement mechanisms. Such assessment shall be limited to a pro rata amount as may be appropriate for such commercial Lots, taking into account the services and amenities provided by the Association for which the commercial Lot and specific commercial use may avail itself. Such assessment may be in the form of a one-time impact assessment. Responsibility for collection and use of continuing assessments may be assigned by Declarant to the Association. Assessments of commercial lots may be handled by a sub-association of commercial lot owners, with the Association setting commercial lot assessments in consultation with the sub-association, and the sub-association making and collecting such assessments, and paying the same over to the Association per separate agreement. Such agreement between the Association and a commercial lot owner sub-association may take into account a different pro rata assessment and different

assessment and payment periods. The formation of such sub-association for commercial lots, if elected, may be a part of separate covenants, conditions and restrictions for such phase.

ARTICLE VIII: PROTECTIVE COVENANTS

Residential Protective Covenants. The following protective covenants are designed to provide a uniform plan for the development of the residential Real Property. They shall constitute covenants running with the land for each residential Lot within the Real Property.

Section 1. Design Review Committee. The Association may establish and maintain either permanently or on an ad-hoc basis, a Design Review Committee (DRC) to serve the functions as described in this Article and may establish criteria specifically for the Real Property subject to the jurisdiction of this Declaration. Nothing herein shall prevent the functions of the DRC from being assumed by the Directors of the Association. If established, the DRC shall have at least one Director as a member, and the number of DRC members shall be as specified by the Directors, but shall in any event be an odd number. Separate DRC criteria may be established for successive phases, and established to distinguish criteria for Lots within the respective R1 and R2 zoning districts (e.g. for future multifamily lots as may be established). All such design review criteria shall comply with any zoning that exists at the time of promulgation. Members of the DRC shall be appointed and serve as set forth above and in the Bylaws of the Association, provided the Declarant shall constitute DRC so long as Declarant owns at least two Lots in a particular phase or has pending future phases still unplatted, and further provided Declarant may relinquish this right to the Association early, and for a particular phase, in a written notice to the Association. It is anticipated that Declarant will keep or retain DRC authority for new construction on Lots being developed, and may relinquish ongoing DRC authority to the Association for matters that follow construction of improvements on Lots within a particular phase.

The criteria by which the DRC will review any proposed plans for the construction of improvements or exterior modifications on any Lot shall be made available to the purchaser of any Lot. It is the obligation of the Owner of any Lot to obtain current versions of the criteria prior to preparation of plans or specifications for construction of improvements or exterior modifications and prior to submission of materials for review by the DRC. The DRC will evaluate proposed plans for construction of improvements or exterior modifications based upon the most recent criteria for review as may be in effect as of the time the plans are submitted for review and is not obligated to use the criteria in effect at the time the Lot was purchased. While the review criteria must be reasonably designed to enhance and protect the value and nature of the Real Property in the area, purchasers of Lots need to be aware that the DRC may from time to time adopt more stringent criteria than what existed at the time a Lot was purchased. Review criteria may not be changed relative to an application for review already accepted by the DRC.

Design review criteria promulgated by the Declarant or the Association may, in addition to providing further detail regarding restrictions contained herein, include the following matters: house color and design, including promulgating a pre-approved color palette; fencing heights,

colors, and materials; outbuilding sizes, colors, and materials, and inclusive time for completion; specific recommended landscaping trees and shrubs, inclusive of the location of such features; the location and style of solar panels; driveway and parking area locations; and suggested pre-approved siding and roofing materials.

The DRC may require payment of fees for application for review of proposed plans and review of complaints or protests alleging violation of this Declaration as to matters within the jurisdiction of the DRC. The fees as set by the DRC shall be in an amount sufficient to reasonably compensate the DRC for its administrative costs and expenses likely to be incurred in connection with its activities. The DRC may require payment of the fee in advance as a condition of making its review or determination. Unless waived by the DRC, failure to pay any fee required for DRC review or action shall be interpreted as the matter was not present for review and no action of the DRC is required. Nothing herein shall preclude the DRC from reviewing applications or proposals by potential owners prior to acquisition of a Lot by such applicant.

Section 2. Design Review Committee Approval. Approval or disapproval by the DRC shall be in writing. In the event the Committee fails to act within thirty (30) days after the proposed plans and specifications of any structure and required fees are accepted and notice of such acceptance has been delivered to the applicant, no specific approval shall be required for such structure and the pertinent provisions of this Declaration shall be deemed to have been fully complied with. The DRC shall not be required to deem as accepted proposals, plans, and specifications that do not, in the reasonable judgment of the DRC, contain sufficient information or completeness to allow reasonable review of the proposal. Notice of non-acceptance shall be in writing, identifying why the application is deficient or otherwise not accepted. Notice of acceptance or non-acceptance shall be communicated to the applicant within 20 days of receipt of the application by the DRC. All notices required herein shall by deemed given when mailed, postage prepaid, by U.S. mail or by personal delivery.

Section 3. Land Use and Building Type. (a) New dwellings. No residential Lot shall be used except for residential purposes, and no business, trade, or manufacture shall be conducted thereon, except as provided for in Section 4, below. No building shall be erected, altered, placed, or permitted to remain on any Lot in the R1 zone other than one single-family dwelling. Duplex units or other multifamily structures may be permitted in Lots within the R2 zone, as allowed by zoning and the provisions of this Declaration. No building may exceed two (2) stories for residential dwellings, and all single family homes shall have a minimum of 1,500 square feet of finished ground floor living area, which does not include garages, porches, patios, or breezeways. Specific height restrictions may be set forth by the DRC for commercial structures. All single family dwellings shall have a private garage for no less than two (2) cars, which shall be attached to the main dwelling structure. Lots in the R2 zone that are of duplex or greater development shall have at least one garage (enclosed) parking space for each habitable dwelling. The DRC may establish criteria for additional on-Lot parking and accessory buildings, as permitted herein. No structure such as the residential dwelling, storage sheds, fences, kennels, garages, antennas, signs, mailboxes and newspaper holders or any other structure may be located upon any Lot

unless the plans and specifications for such structures have been reviewed and approved by the DRC. The DRC shall also have jurisdiction to determine and approve proposed grades of lawn, landscaping plans including seeding and planting and all other and similar items relating to the development and improvement of any Lot. Lawns and landscaping shall be substantially installed on the whole of a Lot within one (1) year of completion of the habitable dwelling.

All structures shall be constructed of new materials, and the fronts of dwellings shall have at least 20% of the fronting surfaces made of rock, brick, stone, or other architectural material that is not siding or garage door. Suitable used materials such as used brick or beams may be utilized provided that advance approval has been obtained from the DRC as herein provided. Roofs shall be of class A or B fire rated materials and of at least a 4:12 pitch. No old structures, whether intended for use in whole or in part as the main dwelling house or as a garage or other structure shall be moved upon any Lot. No mobile homes, either double or single wide, or other pre-manufactured homes constructed primarily away from the Lot on which they would be situated shall be permitted. Provided, Owners shall not be restricted by this section or this Declaration from manufacturing or assembling components of structures on a site other than the Lot on which the building is to be located (e.g. trusses or framed wall components). The DRC is authorized in its discretion to approve exceptions to this section for residential Lots so that structures intended to serve the residents of the adjoining dwelling house may be constructed (outbuildings). No such additional structure shall be utilized as an additional dwelling space or for purposes other than to serve the residents of the dwelling house.

(b) Remodeling or Alteration. No remodeling or other alteration of the exterior of any existing structure, or other remodeling or alteration which will be visible from the exterior of the structure, shall be undertaken, commenced or completed without the plans for such remodeling or alteration having first been approved by the DRC.

Section 4. Commercial Usage Prohibited. No store, office, business, manufacture, commercial enterprise, hospital, sanitarium, rest home, theater, or saloon of any kind, or anything of the nature thereof, shall be carried on or conducted on any of the designated residential Lots. However, the Declarant or its designee shall be permitted to maintain a sales office in either a model home or a specially constructed building, to be used to promote the development of and facilitate resale of Lots and homes in the development. Home occupations that do not result in increased traffic of either customers/clients or of delivery vehicles are permitted, subject to all applicable zoning and other applicable restrictions imposed by the City of Stevensville, and provided that the primary use of the Lot remains residential. No sign may be posted or displayed that advertises such in-home occupation or business.

Section 5. Setback Requirements. All structures shall meet pertinent set backs as established by zoning, provided any duplex or common wall structure may be exempt from such side setbacks for the adjoining residence. Any waiver or alteration of a setback requirement by the DRC as to any Lot shall not be deemed to have waived the setback requirements set forth herein, nor shall it set a precedent that in any way obligates the DRC to make subsequent waivers or make adjustments to setback requirements for other Lots.

Section 6. Exterior Maintenance. The Owner of each Lot upon which a structure is located shall provide exterior maintenance upon such structures. Lot maintenance includes the painting and repairing the structures; maintaining the lawn and grounds to preclude weeds, underbrush, and other unsightly growths; and not permitting refuse piles or other unsightly objects to accumulate or remain on the grounds. All areas disturbed during development shall be restored and re-vegetated in accordance with any existing DRC rule or plan, and in accordance with any revegetation plan approved and/or required by the a local governmental entity or weed district. No Owner, inclusive of Declarant, of an unimproved or vacant Lot shall allow weed or other vegetation to exceed two (2) feet in height. In providing such exterior maintenance, the Owner shall maintain the exterior color, design and appearance, including landscaping, as originally approved by the DRC. In the event any Owner shall fail or neglect to provide such exterior maintenance, the Association shall notify such Owner in writing specifying the failure and demanding that it be remedied within thirty (30) days. If the Owner shall fail or refuse to provide such exterior maintenance within the thirty (30) day period, the Association may then enter such Lot and provide required maintenance at the expense of the Owner. The full amount shall be due and payable within thirty (30) days after the Owner is billed therefor and shall become a specific assessment upon that Lot. The Association may exercise all rights to collect that assessment. Such entry on the Lot by the Association shall not be deemed a trespass.

Section 7. Utilities. All utility lines shall be underground. The Owner of each Lot shall pay all initial connecting costs for electrical, cable television, and telephone service, together with all subsequent charges for all utilities.

Section 8. Easements. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. No permanent building of any kind shall be erected, placed, or permitted to remain on such easements.

Section 9. Boundary Control Monuments, Subdivision. The Declarant has caused survey monuments to be placed on the corners of each Lot. It shall be the responsibility of the Owner of each Lot to provide for immediate professional replacement of any survey monuments that are removed or become lost or obliterated from his or her Lot. No Lot in R1 zone may be further subdivided.

Section 10. Garbage. No Lot shall be used or maintained as a dumping ground, nor shall any rubbish, trash, garbage or other waste be allowed to accumulate except in sanitary containers which shall be emptied on at least a weekly basis by a local garbage collection firm. This provision does not prohibit temporary storage of gravel, topsoil or building materials on Lots if such items are to be used in further construction. On garbage (or recycling) collection days, containers may be placed in a location convenient for collection but not interfering with vehicle traffic, and may be set out the night before, provided containers may not be left out for over 24 hours. All garbage shall be stored in containers provided by the municipal or local garbage collection firm, or shall otherwise comply with such firm's container standard. In any event, all garbage containers when placed for collection shall have tight fitting lids to preclude access by

animals. Garbage and recycling containers shall otherwise be stored indoors or screened from street view.

Section 11. Burning of Trash and Yard waste. There shall be no burning of household trash or of lawn and yard waste.

Section 12. Animals and Pets. No animals or fowl, domestic or wild, except for a total of up to four (4) dogs and/or cats, in any combination, shall be permitted on any residential Lot. Other small domestic animals that are kept solely indoors in cages or terrariums may be kept. These animals will be kept within the Lot of their Owner unless leashed and under the immediate control of their Owner. Such animals shall not be allowed at large or permitted to become a nuisance or annoyance to the neighborhood. Excessive or continuous barking shall be considered a nuisance, and in general, pets should be kept indoors at night. All animals kept on any Lot shall be properly fed, watered, and sheltered from the elements in such a manner as shall be consistent with their good health. Pets should be fed indoors or within approved kennel areas only, and food dishes not be allowed to remain outdoors. This will reduce the conflicts with wild animals. Each Owner or person responsible shall treat and care for such animals in a humane and merciful fashion, so that other persons in the area shall not be required to tolerate or condone inhumane treatment of the animals. All animals kept on the Real Property must be kept within an approved fenced enclosure, approved kennel or within the dwelling house, except when accompanied by their Owner, as provided above. No kennels are permitted, other than kennels approved by the DRC as to construction, materials and location. All animals shall be kept in a humane manner and not chained. Animal manure shall be removed from the Real Property, immediately following deposit, so as not to become obnoxious, offensive, or a nuisance to surrounding residents. All carcasses of dead animals shall be removed immediately. No commercial breeding or sales of any animals is be permitted. It is anticipated and allowed that the Association or the Declarant may promulgate specific rules and regulations regarding the use of Common Areas by pets, inclusive rules associated with any dog park developed on a Common Area. In general, such developed dog park will include native, unirrigated grasses, the installation (by Declarant) and maintenance (by the Association) of gated and fenced areas of use and the provision of pet waste bag dispenser and bin.

Lot Owners are advised of and alerted to the presence of large and potentially dangerous wildlife in the area and are on notice that feeding big game is illegal, with not only negative impacts on the animals themselves, but the possibility of increasing the presence of dangerous predatory animals. Owners are encouraged to contact the Montana Department of Fish, Wildlife, and Parks to obtain information on safely living near wildlife and minimizing habitat impact.

Section 13. Firearms. There shall be no discharge of firearms for recreational purposes, nor shall there be any hunting by any means carried out on the Lots or common areas.

Section 14. Vehicles. There shall be no repairing of vehicles in the street. Each Lot with a single family dwelling on it shall contain a sufficient paved or surfaced area or driveway for two off-street parking spaces, excluding the garage. Any parking pad or surface separate from

garage and driveway shall be subject to DRC review and approval. Street parking is permitted subject to City of Stevensville regulations. No recreational vehicle, trucks exceeding one ton capacity, fifth wheel, trailer, or trailered vehicle, snow mobile, or water craft may be parked on the street for over 48 hours, and then such parking shall be an irregular and infrequent occurrence. No vehicle or trailer may be parked on a Lot's lawn. Vehicle parking restrictions provided by this Declaration will be strictly enforced, including but not limited to ticketing (with fines as established by the Association Board) and towing of vehicles after three (3) or more such violations. These provisions are not intended to preclude the entry of construction, maintenance, delivery, moving, or other such service vehicles while they are being used in connection with services for the Real Property.

Section 15. Signs and Antennas. No advertising signs, billboards, or unsightly objects shall be erected, placed, or permitted to remain on any Lot with the following exceptions:

a. Signs specifically permitted in future commercial zones, which may be subject to Association promulgated guidelines, which shall generally comport with any governmental regulation of signage;

b. Signs erected within the subdivision(s) by the Declarant promoting the development of the Property and other phases;

c. One small sign identifying the contractor of a building while such building is under construction; one small "For Rent" or "For Sale" sign per Lot or temporary small signs advertising a garage sale. Political signs may be placed on an Owner's Lot for a period not to exceed 60 days prior to the election to which such sign pertains, and shall be removed within 48 hours of such election. Signs subject to this section may not exceed 1,000 square inches.

d. All improved Lots shall have the address of such Lot installed on the property, either at the entrance or on the house, which address shall be visible from the road and at the driveway entrance. Addressing may also need to comport with the requirement of the local fire district.

e. No exterior television or radio antennas taller than one meter, or satellite or microwave dishes larger than one meter in diameter, may be placed or permitted to remain on any Lot.

Section 16. Damaged Property. Any dwelling or building damaged by fire or other casualty must be removed from the premises and repairs commenced within one hundred twenty (120) days unless an extension of time for such removal and repair is granted by the DRC. Any damaged dwelling not so removed and repaired may be removed at the Owner's expense and the DRC may pursue any and all legal and equitable remedies to enforce compliance and to recover any expenses incurred in connection herewith. Any cost incurred by the Association under this

section shall become a specific assessment upon the Lot of the Owner. The Association may exercise all rights to collect that assessment.

Section 17. Access. No Owner shall use part of any Lot to provide access to any adjacent land or Lot. No road or driveway shall be used or constructed on any Lot for any purpose except one driveway for access to the dwelling or garage, and such driveways shall be paved.

Section 18. Sanitary Restrictions. The Owners of every Lot shall comply with all governing laws and regulations relating to water supply, sanitation, sewage and garbage disposal, and air pollution.

Section 19. Accessory Buildings. No accessory buildings or outbuildings shall be permitted unless specifically approved in writing by the DRC, which approval may include review of the location, design, color, materials, size and appearance of the proposed outbuilding.

Section 20. Fences. As stated above, fences are improvements that require DRC review and approval. Approved fencing materials include wood and vinyl, with such other materials subject to approval on an individual basis. No Lot perimeter fence may be closer to the front of a Lot than the front of the dwelling constructed thereon. No fence may exceed five (5) feet in height, with the exception of the back fences of Lots that border Logan Lane, which may be 6 feet in height. The Association, Declarant, or DRC may promulgate specific fencing requirements for Lots that border Common Areas and portions of Common Areas that provide access, ingress, and egress to Common Areas. It shall generally be the goal that fencing of Lots that border access strips to Common Areas shall not create a tunnel or non-visible access strip, and to maintain visibility of such access strips, chain link fencing may be an approved standard.

Section 21. Imperiling of Insurance. Nothing shall be done within the plat, Common Areas, or on any individual Lot, that would result in an increase in the premiums for insurance maintained by an adjacent Owner or the Association, or which might cause cancellation of such insurance. No hazardous substances as defined by federal or state law are allowed on any Lot, except small amounts of fuel for lawn mowers and other household motors, and small amounts of materials used for cleaning or sanitary purposes, may be kept.

Section 22. Construction Liens. No labor performed or materials furnished with the consent or at the request of an Owner, his agent, contractor or subcontractor shall create any right to file a construction lien against the Real Property of the Association or any other Owner, who does not request or consent to the same. Each contracting or consenting Owner shall indemnify, defend and hold harmless the Association and each of the other Owners from and against liability arising from the claim of any lien holder for labor performed or materials furnished at the request of the contracting or consenting Owner. At the written request of any Owner, the Association shall enforce such indemnity by collecting from the contracting or consenting Owner the amount necessary to discharge any such lien and all costs incidental thereto including attorney's fees and expenses. Said expenses may be added to such Owner's regular assessments.

Section 23. Alteration. As stated above, no alteration of the exterior of an improvement or visible portion of a Lot may be made without advance approval of the DRC. Interior alterations and remodeling do not require DRC approval.

Section 24. Insurance. Each Owner shall maintain insurance as to the improvements constructed on that Owner's Lot, in an amount sufficient to provide full replacement of the improvements. Additional insurance requirements may be promulgated by the Association Board in the instance of specific proposed uses of future Commercial Lots.

Section 25. Rentals. No residence, nor any portion thereof may be rented for less than a thirty day minimum period. This restriction is intended to prohibit overnight, daily and weekly rentals.

ARTICLE IX: COMMON AREAS

Section 1. Common Areas. Neither the Owners of any Lot nor their guests or invitees shall:

a. Construct improvements or install landscaping on Common Areas;

b. Use any motorized vehicle on or in Common Areas;

c. The Association shall be responsible for maintenance of any storm water drainage system as may be installed or established in a Common Area.

d. As stated above, pets are not be allowed to be at large on Common Areas, and pets may be restricted or prohibited on certain Common Areas or portions of Common Areas, and owners are responsible for the immediate pick up of any pet waste in Common Areas.

ARTICLE X: ANNEXATION OF ADDITIONAL PROPERTY

Section 1. By Declarant. Declarant, at Declarant's sole discretion, may deem it desirable to annex additional real property to the Property covered by this Declaration, and as of the date of this initial Declaration 6 additional phases are anticipated, with one being commercial. Additional real property may be annexed to the Property and brought within the provisions of this Declaration as provided herein by Declarant, its successors or assigns, at any time, and from time to time, without the approval of any Owner or the Association, and regardless of whether Declarant owns a Lot or Lots in existing platted phases. This right shall also include bringing in additional properties to the provision of services by existing water and sewer systems, even though management of such systems may have been transferred to a public entity. The use and development of such additional real property shall conform to all applicable land use regulations and zoning, as such regulations are modified by variances. No action by the Association, nor any

amendment of this Declaration may frustrate or serve to inhibit this right to develop additional phases of the subdivision and Common Areas associated therewith, this provision being deemed to be for the benefit and enhancement of all properties and Lots within Burnt Fork Estates.

Section 2. By the Association. In addition to the provisions concerning annexations by Declarant specified in Section 1 above, additional real property may be annexed to the Property, subject to the same conditions by the Association upon the exercise by Members of at least seventy five percent (75%) of the votes of the Association.

Section 3. Rights and Obligations of Owners of Annexed Property. Subject to the provisions hereof, upon recording of a Supplemental Declaration as to any additional real property, all provisions contained in this Declaration shall, to the extent practicable and allowed by law, apply to the additional real property in the same manner as if it were originally covered by this Declaration.

Section 4. Method of Annexation. The addition of additional real property to the Property authorized under Sections 1 and 2 shall be made by filing of record a Supplemental Declaration or other similar instrument with respect to the annexed property, which shall be executed by Declarant or the Owner thereof and which shall annex such property to the Property.

Section 5. Sub-Association. Declarant may, in the development of a phase that is zoned commercial, form a sub-association of commercial lot owners. Such sub-association may then exempt itself from direct Association assessments, provided such sub-association enters into a separate agreement with the Association to assess and pay the Association for its maintenance of, and commercial lot use and enjoyment of, common areas, common amenities, etc., within the development. Said sub-association may also be formed as above upon the unanimous consent of all commercial lot owners. Additional commercial lots in future phases may be annexed into such sub-association as provided for above. Provided, these provisions do not prevent such commercial phase from forming its own association, or not having an association, in particular if such commercial phase does not enjoy any use or benefit of common facilities used by the residential Lots.

ARTICLE XI: GENERAL PROVISIONS

Section 1. Duration. The covenants, conditions, charges and restrictions of this Declaration shall run with and bind the land and shall inure to the benefit of and be enforceable by the Association, the Declarant or the Owner of any Lot subject to this Declaration, their respective legal representatives, heirs, successors, or assigns in perpetuity.

Section 2. Enforcement. Any Owner of a Lot , the Declarant or the Association shall have the option and right to enforce by any proceeding at law or in equity all restrictions, conditions, covenants, reservations, and charges now or hereafter imposed by the provisions of this Declaration, inclusive of rules such as design guidelines promulgated by the Declarant, Association, DRC, or other properly constituted committee of the Association. Provided that,

future covenants, restrictions, rules, regulations and guidelines affecting commercial Lots may only be enforced by the Declarant, or an Owner of another commercial Lot, or by the Association through its directors in the event there is a commercial sub-association. Further, provided that the Owners of commercial Lots may not enforce restrictions on residential Lots. Each Owner may submit to the Association any complaint regarding alleged violation of this Declaration by any other Owner. Upon receipt of such complaint to Association shall conduct a reasonable investigation of the alleged violation. If the Association, in its sole discretion, deems that the complaint has merit it may elect to seek enforcement of this Declaration pursuant to this section. In any event the decision of the Association as to the merit of the complaint or its decision to pursue or not pursue enforcement of this Declaration, shall not limit or restrict in any way any individual Owner's pursuit of enforcement of this Declaration, except as provided for above. The method of enforcement may include legal action seeking an injunction or to prohibit any violation or threatened violation, to recover damages, or both. Failure by the Association, any Owner, or by the Declarant, to enforce any such provisions shall in no event be deemed a waiver of the right to do so thereafter. Should any law suit or other legal proceeding be instituted against an Owner who is alleged to have violated one or more of the provisions of this Declaration, or a rule promulgated by the DRC, the prevailing party in such proceeding shall be entitled to reimbursement for the costs of such proceeding, including reasonable attorney's fees.

Section 3. Severability. Invalidation of any of the terms, covenants, conditions or restrictions as established by this Declaration by judgment or court order shall in no way affect any other provisions, which shall remain in full force and effect.

Section 4. Amendment. The Declarant reserves the sole right to amend, modify, make additions to or deletions from this Declaration it alone deems appropriate. This right of the Declarant to make such amendments shall continue for so long as Declarant is a Member in the Association (relative to residential Lots and inclusive of Lots in subsequent phases) or owns a commercial lot (relative to commercial Lots). After that time the right to amend shall pass to the Association to be exercised relative to the residential Lots only upon a concurrence of two-thirds (66%), or more, of the Lot owners of Real Property in Burnt Fork Estates, Phase 1, or with the concurrence of the same percentage of Lot Owners of this and subsequent phases that may be brought under the jurisdiction of this Declaration. An amendment by the Association of the covenants and restrictions herein affecting residential Lots does not amend the covenants and restrictions pertaining to commercial Lots. Covenants and restrictions pertaining to commercial Lots may be amended by Declarant, as provided for above, or by the agreement of two-thirds (66%), or more, of the commercial Lot owners. In no event may those provisions of this Declaration required by a preliminary plat approval letter from Ravalli County and/or the City of Stevensville to Declarant be amended or deleted except with the express written consent of that governmental body, its successors or assigns.

Section 5. Waiver of Protest: Participation in Special Improvement District. Declarant hereby waives any and all right to protest which it may have in regard to any attempt to be made by a local governmental entity, to initiate a Special Improvement District, for any of the purposes related to roads, water facilities and systems, and sewer facilities and systems; provided

that Declarant understands that it retains the ability to object to the amount of assessment imposed as a result of the formation of a Special Improvement District, including the right to object on the basis that the property is not benefitted by the Special Improvement District. Declarant agrees that this covenant shall run with and be binding on the Real Property described herein, and shall be binding on all Owners, successors, and assigns, and any subsequent holders or Owners of the Real Property shown on the plat for Burnt Fork Estates, Phase 1, and binding on such additional property and phases brought under the jurisdiction of this Declaration.

Section 6. Liability of Declarant. The Declarant shall have no liability for any of its actions or failures to act, or for any action or failure to act of any Owner of any Lot.

IN WITNESS WHEREOF, the Declarant has executed the foregoing Declaration on the day and year first above written.

Burnt Fork Enterprise LLC
a limited liability company

By: _____
_____

Its: _____

STATE OF MONTANA)
: ss.
County of _____)

This instrument was acknowledged before on the _____day of _____2020, by _____, as _____ of Burnt Fork Enterprise LLC.

_____
Notary Public for the State of Montana
(seal) Printed Name: _____
Residing at: _____
My Commission expires: _____, 20___

DEVELOPERS CHECK LIST
REQUEST FOR ZONING OR REZONING

I: Complete the following information and present to Town Planning and Zoning Board.

Name: Burnt Fork Enterprise LLC

Mailing Address: 599 Popham Lane

Corvallis, MT 59828

Phone #: 406-381-7914

Property address [if known] None assigned

Legal description: Addition _____ Block _____ Lot _____

SE1/4, SE1/4, SE1/4
OR: Section 26 Township 9N Range 20W

Current zoning [if applicable] R-2 Residential

Requested zoning C-2 Commercial

Reason for zoning change request [if applicable]: Proposed use on subdivision plat of Burnt Fork Estates is commercial.

Dwight Hooley Rafe Hooley
Signature of property owner

II: Following presentation to Planning & Zoning Board, if applicant wishes to proceed,

a. Establish with the board proposed Public Hearing Date. _____

b. Present this petition to Town Hall and pay required fees.

BURNT FORK ESTATES

REZONING REQUEST FROM R-2 RESIDENTIAL TO C-2 COMMERCIAL

We are requesting that the land area described as the Southeast quarter of the Southeast quarter of the Southeast quarter of Section 26, Township 9 North, Range 20 West, be re-zoned from R-2 Residential to C-2 Limited Commercial.

We believe the limited commercial designation is appropriate for this location, given that there are similar uses in the area fronting along Middle Burnt Fork Road. Just a little to the west is the school bus barn and parking area for Stevensville's school buses. Then further down Middle Burnt Fork Road is the Pantry Partners facility.

The C-2 Limited Commercial zoning is described as a "transitional buffer" zone, typically located between more intensive use, such as Stevensville's downtown C-1 zoning, and the surrounding residential areas of town. Note that the zoning ordinance does not limit C-2 to only that part of Town, but suggests that it can be considered as a buffer. The reason for this is that the zone creates less noise, traffic and light than heavy commercial or industrial uses, so it can safely be located adjacent to residential zones without adversely impacting the people living the area. This is exactly why we believe C-2 is appropriate for this area.

Burnt Fork Estates Development
Traffic Impact Study

Stevensville, Montana

Prepared For:

Professional Consultants Inc.
P.O. Box 1750
Missoula, MT. 59806

June, 2020

130 South Howie Street
Helena, Montana 59601
406-459-144

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Burnt Fork Estates Development
Traffic Impact Study DRAFT
Stevensville, Montana

A. EXECUTIVE SUMMARY

The Burnt Fork Estates development is a 55.8-acre residential and commercial project proposed west of Logan Lane near Stevensville, Montana. Upon completion around 2030, the development would include 125 residential lots and 16 commercial lots. The project would produce up to 1,675 new daily vehicle trips in this area. As proposed, the Burnt Fork Estates development will increase traffic volumes on the surrounding road network. Traffic volumes on the road network will increase by 10 to 20 % but no intersection modification will be required to improve capacity. Traffic volumes on Middle Burnt Fork Road will increase by approximately 700 VPD, Logan Lane and East Side Highway will see increases of 300 to 600 VPD. Total future traffic volumes on these roads will range from 2,000 to 4,000 VPD. The intersection of East Side Highway and Logan Lane currently warrants the installation of a southbound left-turn lane based on MDT road design standards. This intersection should be reconfigured to a single-point approach (or roundabout) to meet current roadway and intersection design standards. The developers should work with MDT to develop plans to reconstruct this intersection including appropriate left-turn lane treatments.

B. PROJECT DESCRIPTION

This document reports the study of the possible effects on the surrounding road system from the proposed Burnt Fork Estates residential and commercial development located west of Logan Lane between Middle Burnt Fork Road and Creekside Drive in Stevensville, Montana. The document provides preliminary information regarding possible traffic impacts in the area. The proposed project would include 125 residential lots and 16 commercial lots (6.7 acres) at full development.

C. EXISTING CONDITIONS

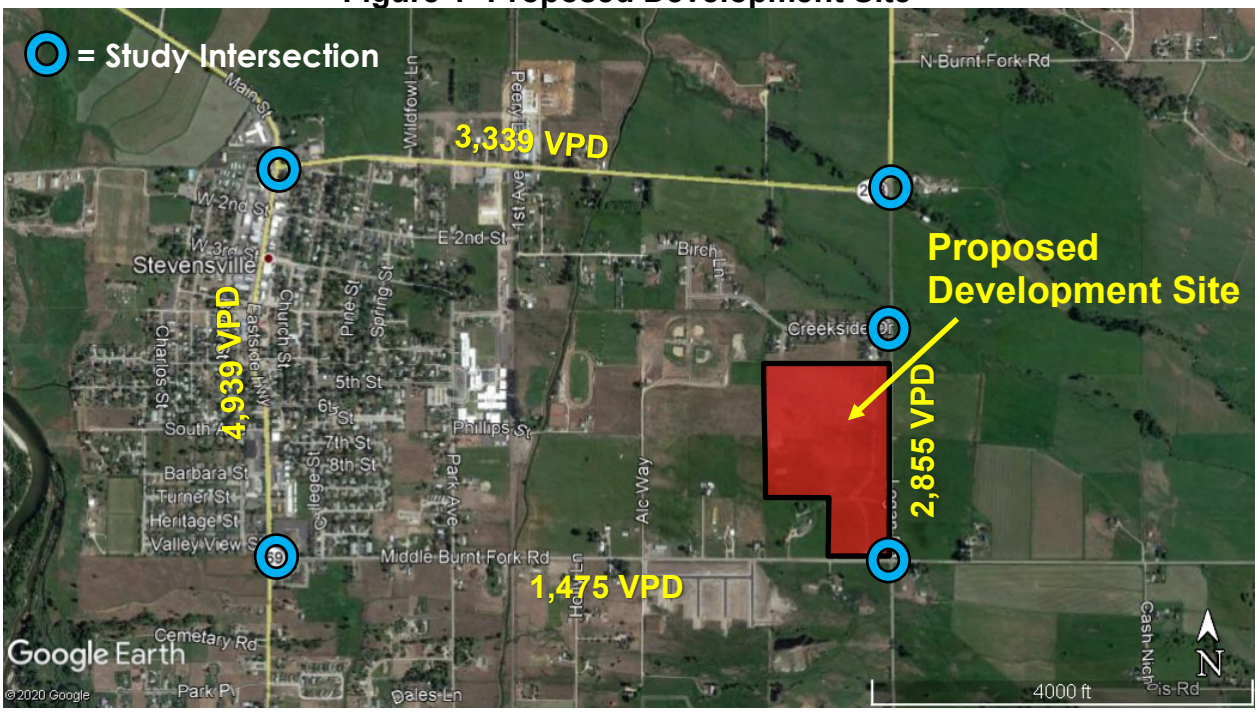
The Burnt Fork Estates residential and commercial development is proposed on a 55.8-acre parcel of land located west of Logan Road. The site is located in the rural residential and agricultural areas east of Stevensville just south of the Creek Side Meadows subdivision. See **Figure 1** for a location map of the proposed development.

Adjacent Roadways

Eastside Highway (S-203) extends from Stevensville north to Florence, MT. East of Stevensville the road has a rural cross-section and a paved width of 24-feet. Near Main Street the road has a posted speed limit of 25 MPH which increases in stages to the east. North of

Logan Lane the road has a speed limit of 60 MPH. Traffic data collected by MDT indicates that the road currently carries 3,339 VPD Vehicles per Day (VPD).

Figure 1- Proposed Development Site



Middle Burnt Fork Road is an east/west county-maintained roadway that extends east from Main Street in Stevensville. The road provides access to the residential and agricultural areas to the southeast of Stevensville. The road has a paved width of 30 feet and the posted speed limit is 45 MPH. Middle Burnt Fork Road is STOP controlled at the intersection with Main Street. Traffic data collected by Ravalli County in 2019 indicates that the road currently carries 1,475 VPD Vehicles per Day (VPD).

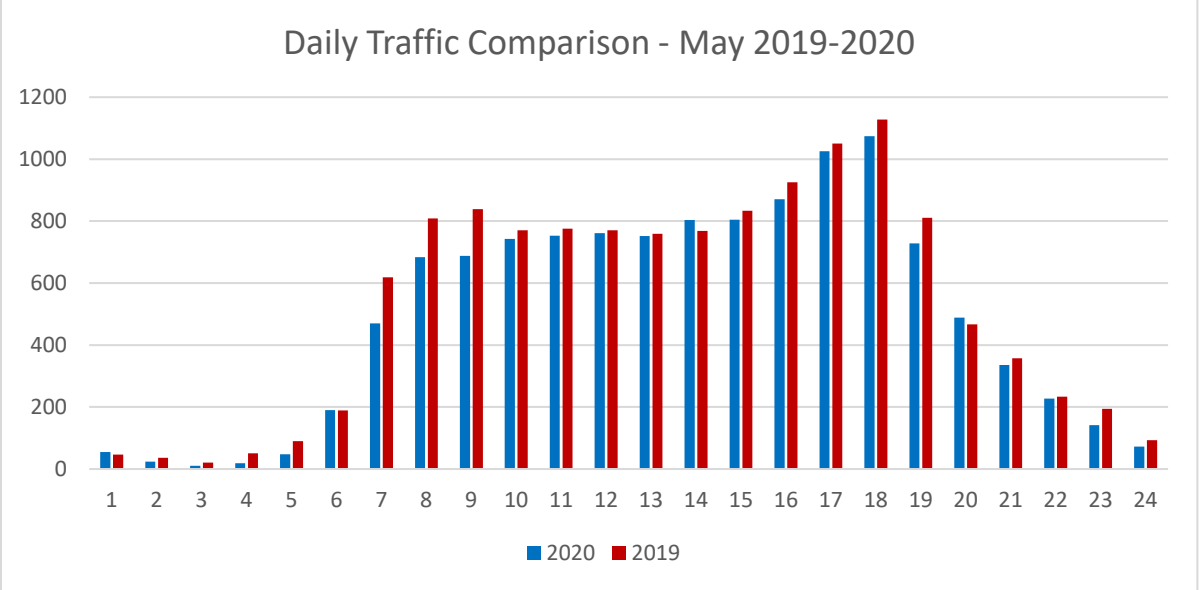
Logan Lane is a north/south county-maintained roadway that extends south from the East Side Highway on the east side of Stevensville. This section of the roadway has a two-lane rural cross-section with a paved width of 22-24 feet. The posted speed limit is 45 MPH. Traffic data collected by ATS in May of 2020 indicates that the roadway currently carries 2,855 VPD. The intersections with East Side Highway and Middle Burnt Fork Road are STOP controlled. Logan Lane intersects Eastside Highway at a curve in the highway and the intersection is split with skewed approaches for vehicles approaching Logan Lane from the north and west.

Creekside Drive is an east/west local road that provides access to the existing homes in the Creekside Subdivision west of Logan Lane. This roadway has an urban cross-section and a

paved width of 38 feet with adjacent sidewalks. No ADT is available for Creekside Drive, but based on the number of homes accessed from the road and peak-hour traffic volumes, the current ADT is approximately 400 VPD.

Traffic Data Collection

In May 2020, Abelin Traffic Services (ATS) collected turning movement count data at the study intersections. Additional ADT data was collected on Middle Burnt Fork Road and Logan Lane including ADT and vehicle speed data. Due to the Covid-19 outbreak traffic volumes throughout Montana have dropped below normal levels. In order to account for the impacts on the nearby intersection, ATS reviewed the daily and hourly traffic volumes from MDT counts station #A-047 on Highway 93 located on Highway 93 south of Florence (5 miles north of Stevensville) for the days that data was collected and compared the data to historical averages. This data is shown in **Figure 2**. Overall traffic volumes in the area are below average compared to the same time-period in 2019, but have generally the same overall daily patterns.



*Based on MDT data State #A-047 for May 22, 2019 vs. May 27, 2020.

Normally traffic counts are factored to account for seasonal variations using data from MDT permanent traffic recorders near the project site. The standard seasonal adjustment for this section of Highway 93 would be done using site A-047 US 93, RP 72, 2 Miles south of Florence. This count station data indicates that normal traffic data collected in May is approximately 106% of the AADT (Average Annual Daily Traffic) volume in this area. The raw collected traffic data would generally be reduced by 6% to match the annual average traffic data for this location. However, due to the current traffic volume drop around the state, the raw traffic data collected in May 2020 was increase by 9% based on the data collected by MDT

on May 28, 2020 at the traffic data recorder near Florence to factor the total daily traffic data to annual average conditions for 2019. The raw traffic data is included in **Appendix A** of this report. It should also be noted that the ADT collected by ATS for Middle Burnt Fork Road in May of 2020 were slightly higher than the ADT reported by the county in 2019 (1,475 VPD in 2019 vs. 2,101 VPD in May 2020)

Historic Traffic Data

Abelin Traffic Services obtained historic traffic data for area roadways from the Montana DOT which is presented in **Table 1**. The traffic data history for this area indicates that traffic volumes on the roadways around Stevensville have not increased significantly in volume over the last ten years. Therefore, no background traffic volume growth factor was applied to the future traffic volume projections for this project.

Table 1 – Historic Average Daily Traffic Data

Location	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Middle Burnt Fork W of Logan Rd #091321F	--	--	--	--	--	1,188	1,183	1,190	1,177	1,475
E Side Hwy E of Main Street #41-1-016	2,040	2,060	3,410	3,550	3,960	3,540	2,883	2,900	3,107	3,339
Main Street btwn 1st & 2nd # 41-1-014	8,220	8,190	6,370	6,020	7,040	7,910	7,175	6,013	5,947	6,577
Main Street N E Side Hwy #41-1-015	9,870	9,830	7,380	6,970	7,970	8,180	8,144	8,193	7,022	7,351
East Side Hwy N of Valley View St #41-1-012	6,660	6,630	4,670	4,410	4,680	5,650	5,542	5,575	4,861	4,939

Level of Service

Using the data collected for this project, ATS conducted a Level of Service (LOS) analysis at area intersections. This evaluation was conducted in accordance with the procedures outlined in the Transportation Research Board's *Highway Capacity Manual (HCM) - Special Report 209* and the Highway Capacity Software (HCS) version 7.8. Intersections are graded from A to F representing the average delay that a vehicle entering an intersection can expect. Typically, a LOS of C or better is considered acceptable for peak-hour conditions.

Table 2 shows the existing 2020 LOS for the AM and PM peak hours without the traffic from the proposed development. The LOS calculations are included in **Appendix C**. The table shows the study intersections are operating with minimal delay given the current roadway configuration in this area. All study intersections are operating with reserve capacity under normal traffic conditions.

Table 2 – 2020 Level of Service Summary

	AM Peak Hour		PM Peak Hour	
Intersection	**Delay (Sec.)**	**LOS**	**Delay (Sec.)**	**LOS**
East Side Hwy & Main Street*	9.0/10.4	A/B	21.1/14.1	C/B
East Side Hwy & Logan Lane	10.4	B	12.5	B
Main Street & Middle Burnt Fork	9.9	A	10.6	B
Logan Lane & Middle Burnt Fork*	10.1/10.2	B/B	10.5/11.2	B/B
Logan Lane & Creekside Drive	9.5	A	10.1	B

*Northbound/Southbound or Eastbound/Westbound Side Street LOS and Delay.

ATS also collected vehicle speed data along Middle Burnt Fork Road and Logan Lane. This information indicated that the average vehicle speed on this section of Middle Burnt Fork Road is 44 MPH with an 85th percentile speed of 51 MPH for all recorded vehicles. On Logan Lane the Average Travel Speed was 46 MPH with an 85th percentile speed of 52 MPH. These speeds are consistent with the posted 45 MPH posted speed limit on these roads.

Anecdotal information from area residents indicates that a vehicle speed issue exists along the northern end of Logan Lane near the intersection with Eastside Highway. At this location southbound drivers have a tendency to pass directly from Eastside Highway onto Logan Lane at high speed due to the alignment of the intersection which allows southbound drivers to 'turn' onto Logan Lane without slowing from the 60 MPH speed limit on Eastside Highway. Northbound drivers also have a tendency to ignore the STOP control at the intersection when approaching the highway from the south.

Area Crash Data

ATS reviewed data from the MDT online vehicle crash database for the roadways around the proposed development to determine if any vehicle crash concentrations could be identified in this area within the last five years. The vehicle crash numbers and rates from the MDT

database are shown in **Table 2**. In general, most rural and urban intersection have an average vehicle crash rate of 0.5-1.5 crashes per Million Vehicles Entering (MVE). Most of the intersections included in this study have a crash rate in this range, except the intersection of Middle Burnt Fork Road and Logan Lane which has an above average crash rate. This intersection was identified by MDT for a Highway Safety Improvement program review in 2018 and additional warning signage was installed at the intersection to improve compliance with the existing STOP signs on Logan Lane and address right-angle crashes at the intersection. No Crashes were reported at the intersection in 2019, but it may take several years of new crash data to determine if these signing improvements have improved safety at this intersection.

Table 2 – Vehicle Crashes 2015-2019

Intersection	Recorded Crashes	Crash Rate (Per MVE)
Middle Burnt Fork Road & Main Street	4	0.4
Main Street & East Side Highway	10	0.7
East Side Highway & Logan Lane	5	0.8
Middle Burnt Fork Road & Baldwin Road	4	1.4
Creekside Drive & Logan Lane	2	1.6
Middle Burnt Fork Road & Logan Lane	8	3.1

D. PROPOSED DEVELOPMENT

The Burnt Fork Estates Development is currently proposed along the west side of Logan Road between Middle Burnt Fork Road and Creekside Drive. The project would include 125 residential (77 single family lots and 48 multi-family lots) and 16 commercial lots (48 KSF total commercial floor area) on 55.8 acres of land. The commercial lots would be intended for a variety of commercial, office, light-industrial land uses, and the Stevensville fire station. The project would connect into the Creekside Subdivision to the north, Logan Lane to the east, and Middle Burnt Fork Road to the south. There would be no internal road connection between the commercial and residential portions of the development. The interior road network would include 38-foot roads with curb and gutter and separated sidewalks. The project would be developed in five residential phases and one commercial phase over the next 10-12 years. The site plans for the Burnt Fork Estates is shown in **Figure 2**.

Figure 2 – Proposed Burnt Fork Estates Development

E. TRIP GENERATION AND ASSIGNMENT

ATS performed a trip generation analysis to determine the anticipated future traffic volumes from the proposed development using the trip generation rates contained in *Trip Generation* (Institute of Transportation Engineers, Tenth Edition). These rates are the national standard and are based on the most current information available to planners. A vehicle "trip" is defined as any trip that either begins or ends at the development site. ATS determined that the critical traffic impacts on the intersections and roadways would occur during the weekday morning and evening peak hours. According to the ITE trip generation rates, at full build-out the Burnt Fork Estates development would produce 146 AM peak hour trips, 163 PM peak hour trips, and 1,675 daily trips. See **Table 3** for detailed trip generation information

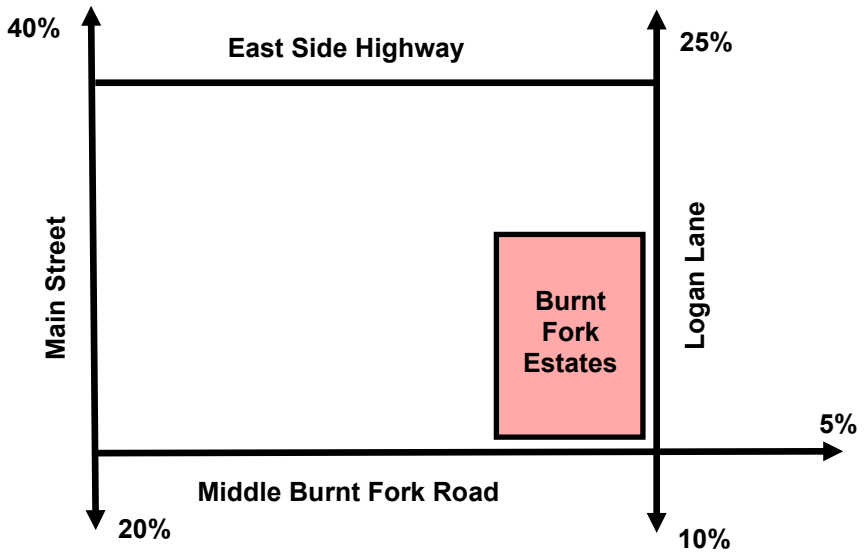
Table 3 - Trip Generation Rates

Land Use	Units	AM Peak Hour Trip Ends per Unit	Total AM Peak Hour Trip Ends	PM Peak Hour Trip Ends per Unit	Total PM Peak Hour Trip Ends	Weekday Trip Ends per Unit	Total Weekday Trip Ends
Single Family #210	77 Lots	0.74	57	0.99	76	9.44	727
Multi-family #220	48 Lots	0.46	22	0.56	27	7.32	351
Business Park #770	48 KSF	1.4	67	1.26	60	12.44	597
TOTAL			**146**		**163**		**1,675**

F. TRIP DISTRIBUTION

The traffic distribution and assignment for the proposed development was based upon the existing ADT volumes along the adjacent roadways and the existing road configuration. Traffic is expected to distribute onto the surrounding road network as shown on **Figure 3**. It is expected that approximately 50% of traffic from the development will use Middle Burnt Fork Road and the remaining traffic will distribute onto Logan Lane and East Side Highway to reach Stevensville and other destinations to the north and south.

Figure 3 – Trip Distribution



G. TRAFFIC IMPACTS OUTSIDE OF THE DEVELOPMENT

Using the trip generation and trip distribution numbers, ATS determined the future Level of Service for the area intersections. The anticipated intersection LOS with the Burnt Fork Estates is shown in **Table 4**. These calculations are included in **Appendix C** of this report.

Table 4 –Future Level of Service Summary with Burnt Fork Estates

	AM Peak Hour		PM Peak Hour	
Intersection	**Delay (Sec.)**	**LOS**	**Delay (Sec.)**	**LOS**
East Side Hwy & Main Street*	9.2/10.7	A/B	23.3/15.0	C/C
East Side Hwy & Logan Lane	10.7	B	13.0	B
Main Street & Middle Burnt Fork*	10.4	B	11.3	B
Logan Lane & Middle Burnt Fork*	10.5/10.5	B/B	11.5/12.3	B/B
Logan Lane & Creekside Drive*	9.8	A	10.5	B
Logan Lane & New West Approach Approach*	9.3	A	9.3	A
Middle Burnt Fork & New South Approach*	9.9	A	10.4	B

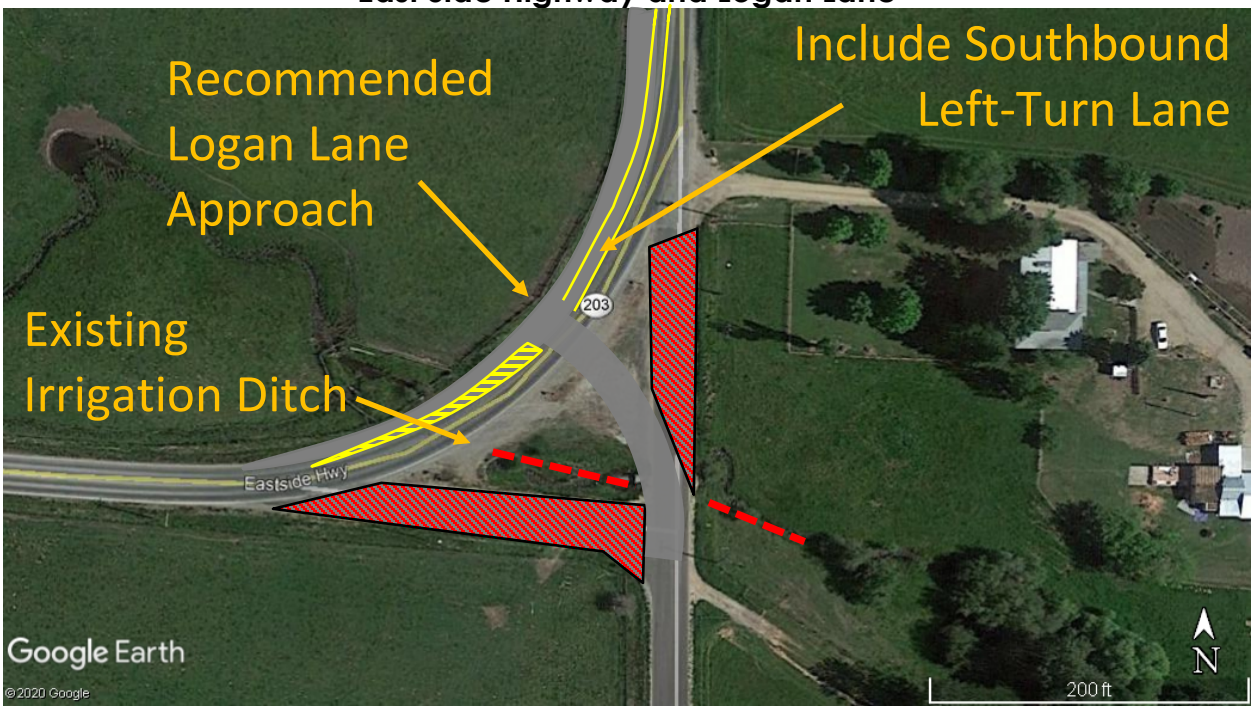
*Northbound/Southbound or Eastbound/Westbound Side Street LOS and Delay.

Table 4 indicates that the construction of Burnt Fork Estates will not cause and specific capacity related traffic issues at the area intersections. It is expected that traffic volumes at the study intersections will increase by 10 to 20 percent and that overall peak-hour intersection delay will increase by 1-2 seconds per vehicle with the construction of the Burnt Fork Estates. No roadway modifications are recommended to improve intersection capacity at these locations. As designed, traffic volumes would increase by approximately 700 VPD on Middle Burnt Fork Road and 600 VPD on Logan Lane, and 300 VPD on East Side Highway. Based on the projected traffic volumes on these roads, it is not expected that any roadway or intersection modification would be required to improve capacity.

ATS also reviewed the projected intersection volumes to determine if any additional right- or left-turn deceleration lanes may be needed with the development of the Burnt Fork Estates Development. Based on the guidance from the MDT Road Design Manual, no right-turn lanes would be needed. The approaches to the project on Logan Lane and Middle Burnt Fork Road are well below the thresholds to require the installation of deceleration lanes. A review of the existing and projected traffic volumes along East Side Highway indicate that there is sufficient traffic to warrant a left-turn deceleration lane for southbound traffic at the intersection with Logan Lane. The MDT turn-lane warrant worksheets are included in **Appendix D**.

The development of a left-turn deceleration lane at this location may require major modifications to this intersection. This approach currently has separated lanes which do not conform with current engineering standards. These separated approaches also have an existing irrigation ditch located between the approaches which may create challenges for correcting the intersection geometry. Ideally this intersection should be improved by bringing the two approaches together in the middle of the curve and installing a southbound left-turn deceleration lane. This would eliminate the two skewed approaches in favor of a single perpendicular approach near the middle of the curve. The intersection could also be improved with the installation of a roundabout but that would likely require more right-of-way near the intersection for installation. See **Figure 4** for a conceptual intersection configuration. This intersection reconfiguration would address the existing vehicle speed issues at this location by requiring all drivers to slow to make the 90-degree turn onto Logan Lane and would enhance safety by including a southbound left-turn lane on Eastside Highway. The developers would need to work with MDT to develop an approved design for this location.

Figure 3 – Recommended Configuration for East Side Highway and Logan Lane



APPENDIX A

Traffic Data

Basic Volume Report: LOGAN

Station ID : LOGAN
Info Line 1 : ATS
Info Line 2 : Unicorn # 2
GPS Lat/Lon :
DB File : LOGAN.DB

Last Connected Device Type : Unic-L
Version Number : 1.41
Serial Number : 91434

Number of Lanes : 1
Posted Speed Limit : 0.0 mph

Lane #1 Configuration

#	Dir.	Information	Volume Mode	Volume Sensors	Divide By 2	Comment
1.		NB	Normal	Veh.	No	

Lane #1 Basic Volume Data From: 13:00 - 05/27/2020 To: 14:59 - 05/28/2020

Date	DW	0000	0100	0200	0300	0400	0500	0600	0700	0800	0900	1000	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000	2100	2200	2300	Total
052720	W														82	112	110	101	124	72	46	34	27	12	4	724
052820	T	4	4	0	6	10	32	42	78	87	96	65	60	82	92	85										743
Month Total :		4	4	0	6	10	32	42	78	87	96	65	60	82	174	197	110	101	124	72	46	34	27	12	4	1467
Percent :		0%	0%	0%	0%	1%	2%	3%	5%	6%	7%	4%	4%	6%	12%	13%	7%	7%	8%	5%	3%	2%	2%	1%	0%	
ADT :		4	4	0	6	10	32	42	78	87	96	65	60	82	87	99	110	101	124	72	46	34	27	12	4	1282

	Sun	Mon	Tue	Wed	Thu	Fri	Sat
DW Totals :	0	0	0	724	743	0	0
# Days :	0.0	0.0	0.0	0.5	0.6	0.0	0.0
ADT :	0	0	0	1580	1189	0	0
Percent :	0%	0%	0%	49%	51%	0%	0%

	Total	Percent
Weekday (Mon-Fri) :	1467	100%
ADT :	1354	
Weekend (Sat-Sun) :	0	0%
ADT :	0	

Lane #3 Configuration

#	Dir.	Information	Volume Mode	Volume Sensors	Divide By 2	Comment
3.		SB	Normal	Veh.	No	

Lane #3 Basic Volume Data From: 13:00 - 05/27/2020 To: 14:59 - 05/28/2020

Date	DW	0000	0100	0200	0300	0400	0500	0600	0700	0800	0900	1000	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000	2100	2200	2300	Total
052720	W														114	108	127	130	132	70	40	40	25	16	7	809
052820	T	6	2	3	2	4	14	50	84	98	86	88	94	89	97	107										824
Month Total :		6	2	3	2	4	14	50	84	98	86	88	94	89	211	215	127	130	132	70	40	40	25	16	7	1633
Percent :		0%	0%	0%	0%	0%	1%	3%	5%	6%	5%	5%	6%	5%	13%	13%	8%	8%	8%	4%	2%	2%	2%	1%	0%	
ADT :		6	2	3	2	4	14	50	84	98	86	88	94	89	106	108	127	130	132	70	40	40	25	16	7	1421

	Sun	Mon	Tue	Wed	Thu	Fri	Sat
DW Totals :	0	0	0	809	824	0	0
# Days :	0.0	0.0	0.0	0.5	0.6	0.0	0.0
ADT :	0	0	0	1765	1318	0	0
Percent :	0%	0%	0%	50%	50%	0%	0%

	Total	Percent
Weekday (Mon-Fri) :	1633	100%
ADT :	1507	
Weekend (Sat-Sun) :	0	0%
ADT :	0	

Basic Volume Report: Middle Burnt Fork

Station ID : Middle Burnt Fork
Info Line 1 : ATS
Info Line 2 : UNICORN 5
GPS Lat/Lon :
DB File : MBF.DB

Last Connected Device Type : Unic-L
Version Number : 1.50
Serial Number :
Number of Lanes : 1
Posted Speed Limit : 0.0 mph

Lane #1 Configuration

#	Dir.	Information	Volume Mode	Volume Sensors	Divide By 2	Comment
1.		EB	Normal	Veh.	No	

Lane #1 Basic Volume Data From: 13:00 - 05/27/2020 To: 16:59 - 05/28/2020

Date	DW	0000	0100	0200	0300	0400	0500	0600	0700	0800	0900	1000	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000	2100	2200	2300	Total
052720	W														59	72	81	66	80	59	38	27	19	5	4	510
052820	T	3	1	1	0	3	8	13	40	37	73	35	52	72	83	71	86	98								676
Month Total :		3	1	1	0	3	8	13	40	37	73	35	52	72	142	143	167	164	80	59	38	27	19	5	4	1186
Percent :		0%	0%	0%	0%	0%	1%	1%	3%	3%	6%	3%	4%	6%	12%	12%	14%	14%	7%	5%	3%	2%	2%	0%	0%	
ADT :		3	1	1	0	3	8	13	40	37	73	35	52	72	71	72	84	82	80	59	38	27	19	5	4	879

	Sun	Mon	Tue	Wed	Thu	Fri	Sat
DW Totals :	0	0	0	510	676	0	0
# Days :	0.0	0.0	0.0	0.5	0.7	0.0	0.0
ADT :	0	0	0	1113	954	0	0
Percent :	0%	0%	0%	43%	57%	0%	0%

	Total	Percent
Weekday (Mon-Fri) :	1186	100%
ADT :	1017	
Weekend (Sat-Sun) :	0	0%
ADT :	0	

Lane #3 Configuration

#	Dir.	Information	Volume Mode	Volume Sensors	Divide By 2	Comment
3.		WB	Normal	Veh.	No	

Lane #3 Basic Volume Data From: 13:00 - 05/27/2020 To: 16:59 - 05/28/2020

Date	DW	0000	0100	0200	0300	0400	0500	0600	0700	0800	0900	1000	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000	2100	2200	2300	Total
052720	W														70	63	81	92	79	43	25	28	18	5	3	507
052820	T	1	0	3	1	2	10	37	69	77	72	66	77	62	67	65	79	79								767
Month Total :		1	0	3	1	2	10	37	69	77	72	66	77	62	137	128	160	171	79	43	25	28	18	5	3	1274
Percent :		0%	0%	0%	0%	0%	1%	3%	5%	6%	6%	5%	6%	5%	11%	10%	13%	13%	6%	3%	2%	2%	1%	0%	0%	
ADT :		1	0	3	1	2	10	37	69	77	72	66	77	62	69	64	80	86	79	43	25	28	18	5	3	977

	Sun	Mon	Tue	Wed	Thu	Fri	Sat
DW Totals :	0	0	0	507	767	0	0
# Days :	0.0	0.0	0.0	0.5	0.7	0.0	0.0
ADT :	0	0	0	1106	1083	0	0
Percent :	0%	0%	0%	40%	60%	0%	0%

	Total	Percent
Weekday (Mon-Fri) :	1274	100%
ADT :	1092	
Weekend (Sat-Sun) :	0	0%
ADT :	0	

Special Speed Study Summary: LOGAN

Description	Lane	#1 0 - 19.9	#2 20 - 24.9	#3 25 - 29.9	#4 30 - 34.9	#5 35 - 39.9	#6 40 - 44.9	#7 45 - 49.9	#8 50 - 54.9	#9 55 - 59.9	#10 60 - 64.9	#11 65 - 69.9	#12 70 - 74.9	#13 75 - 79.9	#14 80 - 84.9	#15 85 - 89.9	#16 Other	Total
Grand Total :	**#1**	2	0	4	30	166	475	517	200	54	6	5	1	0	0	0	1	1461
Percent :		0%	0%	0%	2%	11%	33%	35%	14%	4%	0%	0%	0%	0%	0%	0%	0%	
Cum. Percent :		0%	0%	0%	2%	14%	46%	82%	95%	99%	100%	100%	100%	100%	100%	100%	100%	
Average :		0	0	0	1	6	18	20	8	2	0	0	0	0	0	0	0	55

ADT = 1348

Average Speed 45.4 mph 50% Speed : 45.6 mph 67% Speed : 47.9 mph 85% Speed : 51.4 mph
10mph Pace: 40.0 - 49.9 (67.9%)

Grand Total :	**#3**	3	3	9	54	154	485	551	286	65	16	3	2	0	0	0	1	1632
Percent :		0%	0%	1%	3%	9%	30%	34%	18%	4%	1%	0%	0%	0%	0%	0%	0%	
Cum. Percent :		0%	0%	1%	4%	14%	43%	77%	95%	99%	100%	100%	100%	100%	100%	100%	100%	
Average :		0	0	0	2	6	19	21	11	3	1	0	0	0	0	0	0	63

ADT = 1506

Average Speed 45.7 mph 50% Speed : 46.0 mph 67% Speed : 48.5 mph 85% Speed : 52.3 mph
10mph Pace: 40.0 - 49.9 (63.5%)

Comb. Total :		5	3	13	84	320	960	1068	486	119	22	8	3	0	0	0	2	3093
Percent :		0%	0%	0%	3%	10%	31%	35%	16%	4%	1%	0%	0%	0%	0%	0%	0%	
Cum. Percent :		0%	0%	1%	3%	14%	45%	79%	95%	99%	100%	100%	100%	100%	100%	100%	100%	
Average :		0	0	1	3	12	37	41	19	5	1	0	0	0	0	0	0	119

ADT = 2855

Average Speed 45.6 mph 50% Speed : 45.9 mph 67% Speed : 48.2 mph 85% Speed : 51.8 mph
10mph Pace: 40.0 - 49.9 (65.6%)

Special Speed Study Summary: Middle Burnt Fork

Description	Lane	#1 0 - 19.9	#2 20 - 24.9	#3 25 - 29.9	#4 30 - 34.9	#5 35 - 39.9	#6 40 - 44.9	#7 45 - 49.9	#8 50 - 54.9	#9 55 - 59.9	#10 60 - 64.9	#11 65 - 69.9	#12 70 - 74.9	#13 75 - 79.9	#14 80 - 84.9	#15 85 - 89.9	#16 Other	Total
Grand Total :	**#1**	6	7	23	71	203	386	315	127	35	4	1	1	0	1	1	0	1181
Percent :		1%	1%	2%	6%	17%	33%	27%	11%	3%	0%	0%	0%	0%	0%	0%	0%	
Cum. Percent :		1%	1%	3%	9%	26%	59%	86%	96%	99%	100%	100%	100%	100%	100%	100%	100%	
Average :		0	0	1	3	7	14	11	5	1	0	0	0	0	0	0	0	42

ADT = 1012

Average Speed 43.4 mph 50% Speed : 43.6 mph 67% Speed : 46.5 mph 85% Speed : 49.8 mph
10mph Pace: 40.0 - 49.9 (59.4%)

Grand Total :	**#3**	5	6	10	51	130	420	401	179	53	12	2	1	1	0	0	0	1271
Percent :		0%	0%	1%	4%	10%	33%	32%	14%	4%	1%	0%	0%	0%	0%	0%	0%	
Cum. Percent :		0%	1%	2%	6%	16%	49%	80%	95%	99%	100%	100%	100%	100%	100%	100%	100%	
Average :		0	0	0	2	5	15	14	6	2	0	0	0	0	0	0	0	44

ADT = 1089

Average Speed 45.0 mph 50% Speed : 45.2 mph 67% Speed : 47.8 mph 85% Speed : 51.8 mph
10mph Pace: 40.0 - 49.9 (64.6%)

Comb. Total :		11	13	33	122	333	806	716	306	88	16	3	2	1	1	1	0	2452
Percent :		0%	1%	1%	5%	14%	33%	29%	12%	4%	1%	0%	0%	0%	0%	0%	0%	
Cum. Percent :		0%	1%	2%	7%	21%	54%	83%	95%	99%	100%	100%	100%	100%	100%	100%	100%	
Average :		0	0	1	4	12	29	26	11	3	1	0	0	0	0	0	0	87

ADT = 2101

Average Speed 44.3 mph 50% Speed : 44.4 mph 67% Speed : 47.3 mph 85% Speed : 50.9 mph
10mph Pace: 40.0 - 49.9 (62.1%)

Abelin Traffic Services

130 S. Howie Street
Helena, MT 59601

File Name : Main and Eastside count
Site Code : 00000000
Start Date : 6/3/2020
Page No : 1

Groups Printed- Unshifted - Bank 1 - Bank 2

	MAIN Southbound					EASTSIDE Westbound					MAIN Northbound					EASTSIDE Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
07:30 AM	1	29	4	0	34	21	0	8	1	30	6	37	0	0	43	0	1	1	0	2	109
07:45 AM	0	33	8	0	41	21	1	13	1	36	11	25	0	0	36	0	0	1	0	1	114
Total	1	62	12	0	75	42	1	21	2	66	17	62	0	0	79	0	1	2	0	3	223
08:00 AM	0	26	3	0	29	25	1	8	2	36	11	29	0	0	40	0	0	1	0	1	106
08:15 AM	0	23	16	0	39	17	0	12	0	29	10	40	0	0	50	0	0	0	0	0	118
*** BREAK ***																					
Total	0	49	19	0	68	42	1	20	2	65	21	69	0	0	90	0	0	1	0	1	224
*** BREAK ***																					
05:00 PM	3	49	45	0	97	12	0	15	0	27	10	41	0	0	51	0	1	0	0	1	176
05:15 PM	2	65	47	0	114	27	2	7	1	37	14	44	0	0	58	1	2	1	0	4	213
05:30 PM	2	60	36	0	98	20	1	7	0	28	10	44	1	3	58	0	1	0	3	4	188
05:45 PM	1	64	21	0	86	27	2	10	0	39	15	29	1	0	45	1	0	1	0	2	172
Total	8	238	149	0	395	86	5	39	1	131	49	158	2	3	212	2	4	2	3	11	749
Grand Total	9	349	180	0	538	170	7	80	5	262	87	289	2	3	381	2	5	5	3	15	1196
Apprch %	1.7	64.9	33.5	0		64.9	2.7	30.5	1.9		22.8	75.9	0.5	0.8		13.3	33.3	33.3	20		
Total %	0.8	29.2	15.1	0	45	14.2	0.6	6.7	0.4	21.9	7.3	24.2	0.2	0.3	31.9	0.2	0.4	0.4	0.3	1.3	
Unshifted	9	347	179	0	535	170	7	80	5	262	87	288	2	3	380	2	5	5	3	15	1192
% Unshifted	100	99.4	99.4	0	99.4	100	100	100	100	100	100	99.7	100	100	99.7	100	100	100	100	100	99.7
Bank 1	0	2	1	0	3	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	4
% Bank 1	0	0.6	0.6	0	0.6	0	0	0	0	0	0	0.3	0	0	0.3	0	0	0	0	0	0.3
Bank 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Bank 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Abelin Traffic Services

130 S. Howie Street
Helena, MT 59601

File Name : Logan and Eastside AM count
Site Code : 00000000
Start Date : 6/2/2020
Page No : 1

Groups Printed- Unshifted - Bank 1 - Bank 2

	LOGAN Southbound					EASTSIDE Westbound					LOGAN Northbound					EASTSIDE Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
07:30 AM	28	25	0	0	53	0	0	0	0	0	0	20	7	0	27	1	0	12	0	13	93
07:45 AM	33	32	0	0	65	0	0	0	0	0	0	13	8	0	21	2	0	13	0	15	101
Total	61	57	0	0	118	0	0	0	0	0	0	33	15	0	48	3	0	25	0	28	194
08:00 AM	34	15	0	0	49	0	0	0	0	0	0	19	5	0	24	0	0	21	0	21	94
08:15 AM	26	22	0	0	48	0	0	0	0	0	0	16	3	0	19	5	0	16	0	21	88
*** BREAK ***																					
Total	60	37	0	0	97	0	0	0	0	0	0	35	8	0	43	5	0	37	0	42	182
*** BREAK ***																					
04:30 PM	32	27	0	0	59	0	0	0	0	0	0	34	11	0	45	13	1	45	1	60	164
04:45 PM	31	25	0	0	56	0	0	0	0	0	0	20	2	0	22	14	0	58	0	72	150
Total	63	52	0	0	115	0	0	0	0	0	0	54	13	0	67	27	1	103	1	132	314
05:00 PM	35	25	0	0	60	0	0	0	0	0	0	20	0	0	20	9	0	38	0	47	127
05:15 PM	42	24	0	0	66	0	0	0	0	0	0	33	6	0	39	11	0	71	1	83	188
05:30 PM	27	17	0	0	44	0	0	0	0	0	0	29	5	0	34	10	0	49	0	59	137
Grand Total	288	212	0	0	500	0	0	0	0	0	0	204	47	0	251	65	1	323	2	391	1142
Apprch %	57.6	42.4	0	0		0	0	0	0		0	81.3	18.7	0		16.6	0.3	82.6	0.5		
Total %	25.2	18.6	0	0	43.8	0	0	0	0	0	0	17.9	4.1	0	22	5.7	0.1	28.3	0.2	34.2	
Unshifted	288	211	0	0	499	0	0	0	0	0	0	204	47	0	251	65	1	323	2	391	1141
% Unshifted																					
Bank 1	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
% Bank 1	0	0.5	0	0	0.2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.1
Bank 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Bank 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Abelin Traffic Services

130 S. Howie Street
Helena, MT 59601

File Name : Main and Middle Burnt Fork count
Site Code : 00000000
Start Date : 6/3/2020
Page No : 1

Groups Printed- Unshifted - Bank 1 - Bank 2

	MAIN Southbound					MBF Westbound					MAIN Northbound					MBF Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
07:30 AM	0	21	8	0	29	12	0	6	0	18	3	22	0	0	25	0	0	0	0	0	72
07:45 AM	0	23	10	0	33	12	0	7	0	19	1	21	0	0	22	0	0	0	0	0	74
Total	0	44	18	0	62	24	0	13	0	37	4	43	0	0	47	0	0	0	0	0	146
08:00 AM	0	9	10	0	19	17	0	4	0	21	4	13	0	0	17	0	0	0	0	0	57
08:15 AM	0	23	6	0	29	10	0	8	0	18	9	20	0	0	29	0	0	0	0	0	76
*** BREAK ***																					
Total	0	32	16	0	48	27	0	12	0	39	13	33	0	0	46	0	0	0	0	0	133
*** BREAK ***																					
04:30 PM	0	43	19	0	62	14	0	11	0	25	2	15	0	0	17	0	0	0	0	0	104
*** BREAK ***																					
Total	0	43	19	0	62	14	0	11	0	25	2	15	0	0	17	0	0	0	0	0	104
05:00 PM	0	35	22	0	57	12	0	5	0	17	5	37	0	0	42	0	0	0	0	0	116
05:15 PM	0	29	7	0	36	13	0	7	0	20	15	39	0	0	54	0	0	0	0	0	110
05:30 PM	0	46	19	0	65	11	0	5	0	16	8	32	0	0	40	0	0	0	0	0	121
05:45 PM	0	39	14	0	53	15	0	5	0	20	5	38	0	0	43	0	0	0	0	0	116
Total	0	149	62	0	211	51	0	22	0	73	33	146	0	0	179	0	0	0	0	0	463
Grand Total	0	268	115	0	383	116	0	58	0	174	52	237	0	0	289	0	0	0	0	0	846
Apprch %	0	70	30	0		66.7	0	33.3	0		18	82	0	0		0	0	0	0		
Total %	0	31.7	13.6	0	45.3	13.7	0	6.9	0	20.6	6.1	28	0	0	34.2	0	0	0	0	0	
Unshifted	0	267	115	0	382	116	0	58	0	174	52	237	0	0	289	0	0	0	0	0	845
% Unshifted																					
Bank 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Bank 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bank 2	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
% Bank 2	0	0.4	0	0	0.3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.1

Middle Burnt Fork Road
LOCATION: Logan Lane
5/28/2020
Passerger Cars

	South Leg				West Leg				North Leg				East Leg				
	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	TOTAL
7:30	2	8	1		0	8	4		8	13	3		3	7	1		58
7:45	4	15	1		2	3	6		10	18	2		3	6	2		72
8:00	2	8	2		0	1	5		14	7	0		2	3	1		45
8:15	2	12	0		1	1	8		9	5	0		3	10	1		52
																	0
4:30	1	12	1		5	9	15		14	18	6		6	5	0		92
4:45	3	7	1		3	10	10		11	20	4		2	6	2		79
5:00	4	15	1		3	7	9		10	25	6		3	5	2		90
5:15	3	23	0		2	9	13		7	16	7		4	5	0		89
5:30	2	14	5		3	6	10		8	10	3		2	9	1		73
	23	114	12	149	19	54	80	153	91	132	31	254	28	56	10	94	
	15%	77%	8%		12%	35%	52%		36%	52%	12%		30%	60%	11%		
	13	71	8	0	16	41	57	0	50	89	26	0	17	30	5		423
	21	79	13	0	12	32	46	0	50	84	25	0	18	33	8		421

Heavy Trucks

	South Leg				West Leg				North Leg				East Leg				
	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	TOTAL
7:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30	5	20	2	0	2	4	7	0	14	19	6	0	2	11	2	0	94
4:45	2	15	3	0	1	5	12	0	13	21	3	0	3	7	1	0	86
5:00	2	6	1	0	1	6	4	0	10	17	9	0	6	6	1	0	69
5:15	3	16	4	0	2	10	10	0	7	11	1	0	3	7	1	0	75
5:30	9	22	3	0	6	7	13	0	6	16	6	0	4	2	3	0	97
	21	79	13	0	12	32	46	0	50	84	25	0	18	33	8		

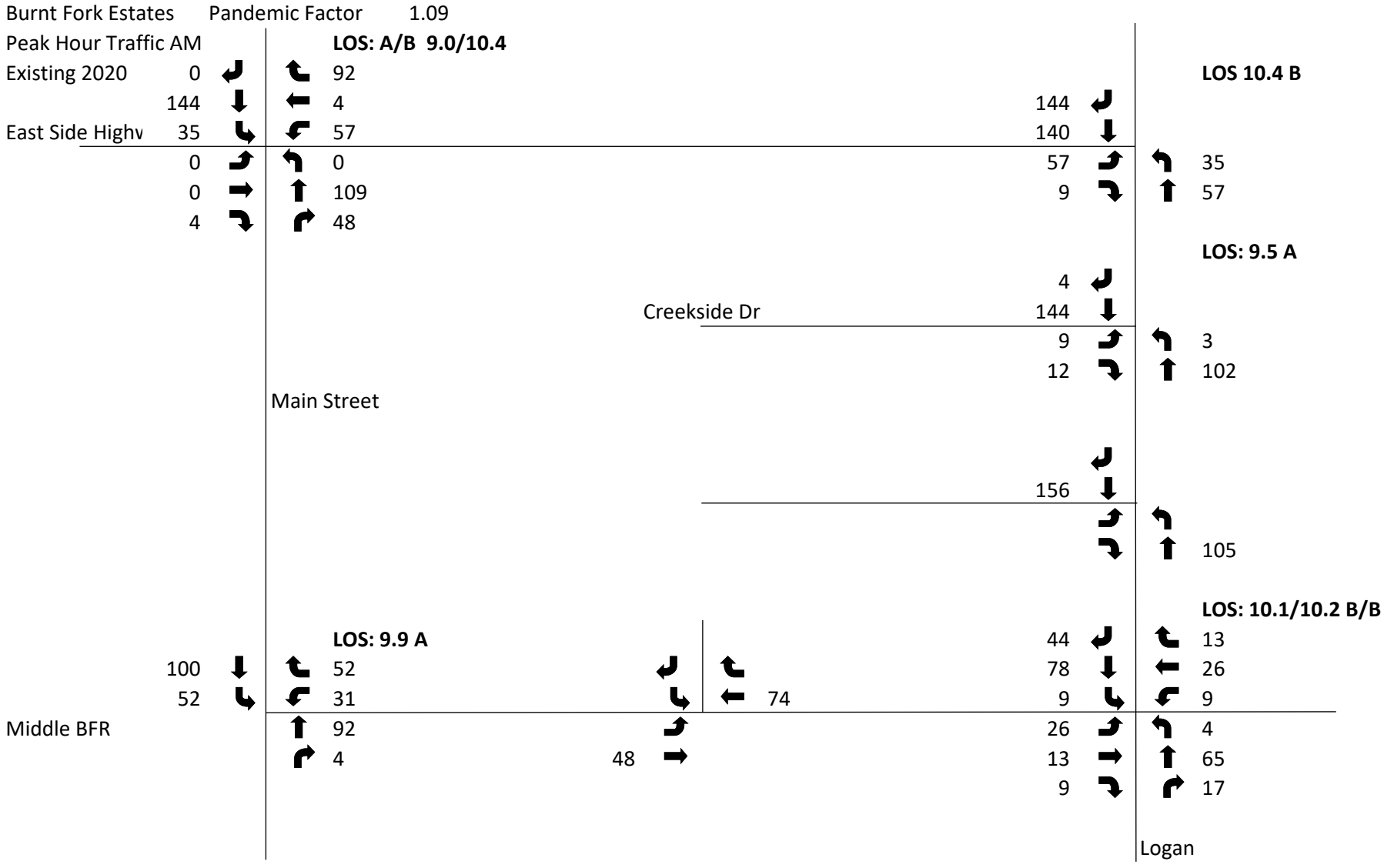
FROM 5-27-2020

TOTAL

	South Leg				West Leg				North Leg				East Leg				
	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	TOTAL
7:30	2	8	1	0	0	8	4	0	8	13	3	0	3	7	1	0	58
7:45	4	15	1	0	2	3	6	0	10	18	2	0	3	6	2	0	72
8:00	2	8	2	0	0	1	5	0	14	7	0	0	2	3	1	0	45
8:15	2	12	0	0	1	1	8	0	9	5	0	0	3	10	1	0	52
4:30	1	12	1	0	5	9	15	0	14	18	6	0	6	5	0	0	92
4:45	3	7	1	0	3	10	10	0	11	20	4	0	2	6	2	0	79
5:00	4	15	1	0	3	7	9	0	10	25	6	0	3	5	2	0	90
5:15	3	23	0	0	2	9	13	0	7	16	7	0	4	5	0	0	89
5:30	2	14	5	0	3	6	10	0	8	10	3	0	2	9	1	0	73

APPENDIX B

Traffic Model


Burnt Fork Estates Pandemic Factor 1.09
Peak Hour Traffic AM
LOS: A/B 9.0/10.4
Existing 2020
0
92
144
4
144
East Side Highv
35
57
140
LOS 10.4 B
0
0
57
35
0
109
9
57
4
48
LOS: 9.5 A
4
Creekside Dr
144
9
3
12
102
Main Street
156
105
LOS: 10.1/10.2 B/B
LOS: 9.9 A
44
13
100
52
78
26
52
31
74
9
9
Middle BFR
92
26
4
4
48
13
65
9
17
Logan

Burnt Fork Estates

Peak Hour Traffic PM

Existing 2020

East Side Highwa

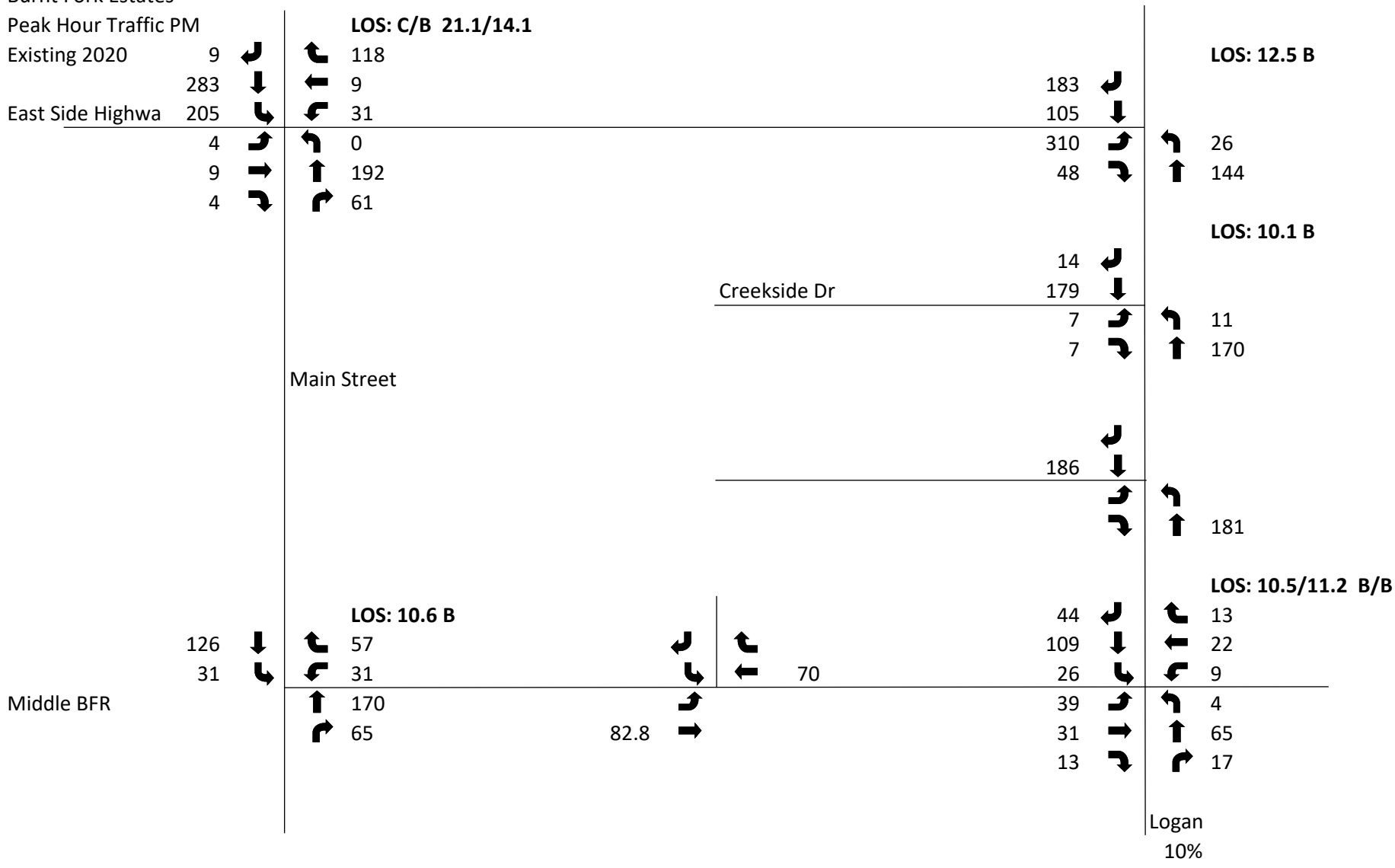
Middle BFR

Main Street

Creekside Dr

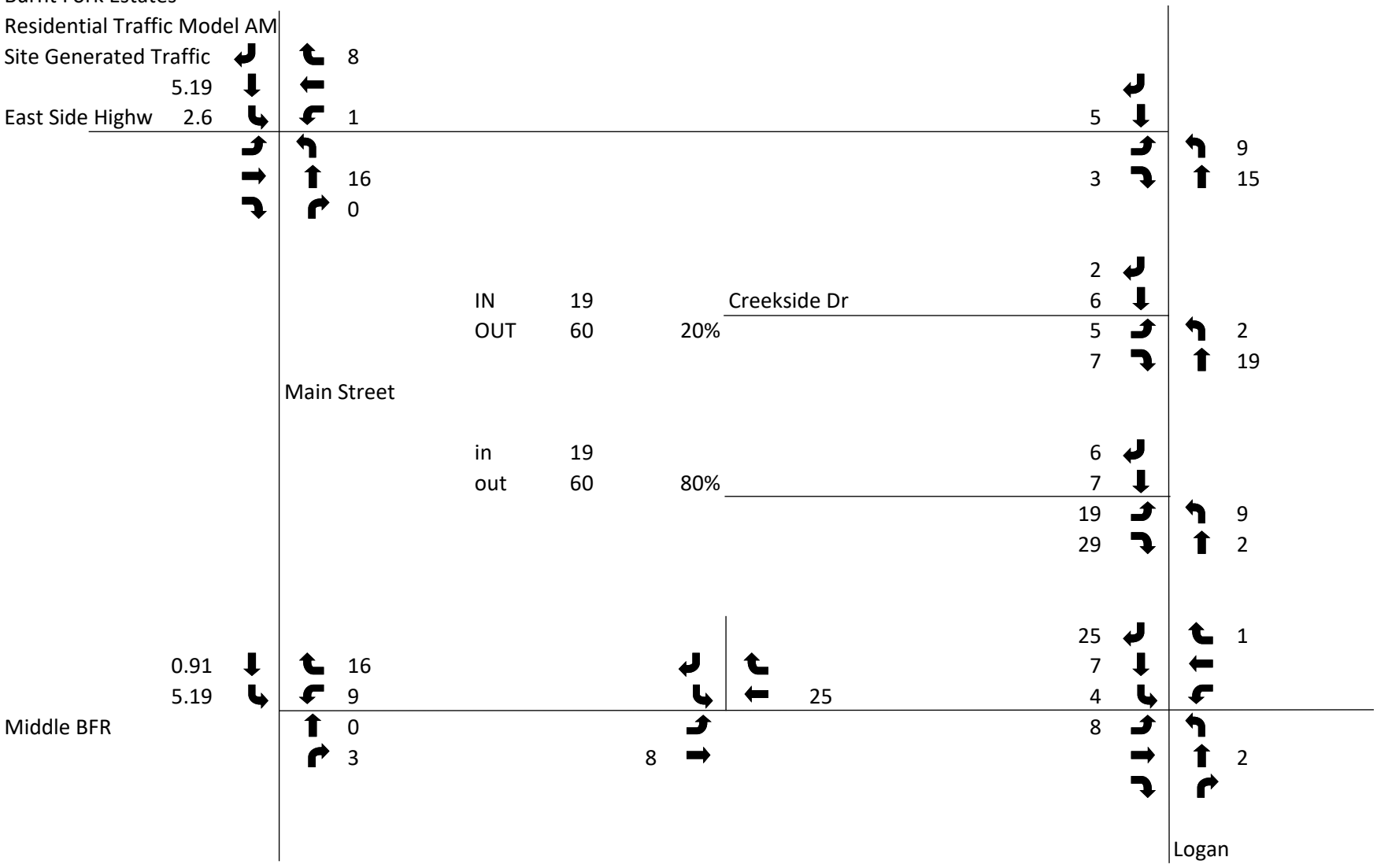
Logan

10%



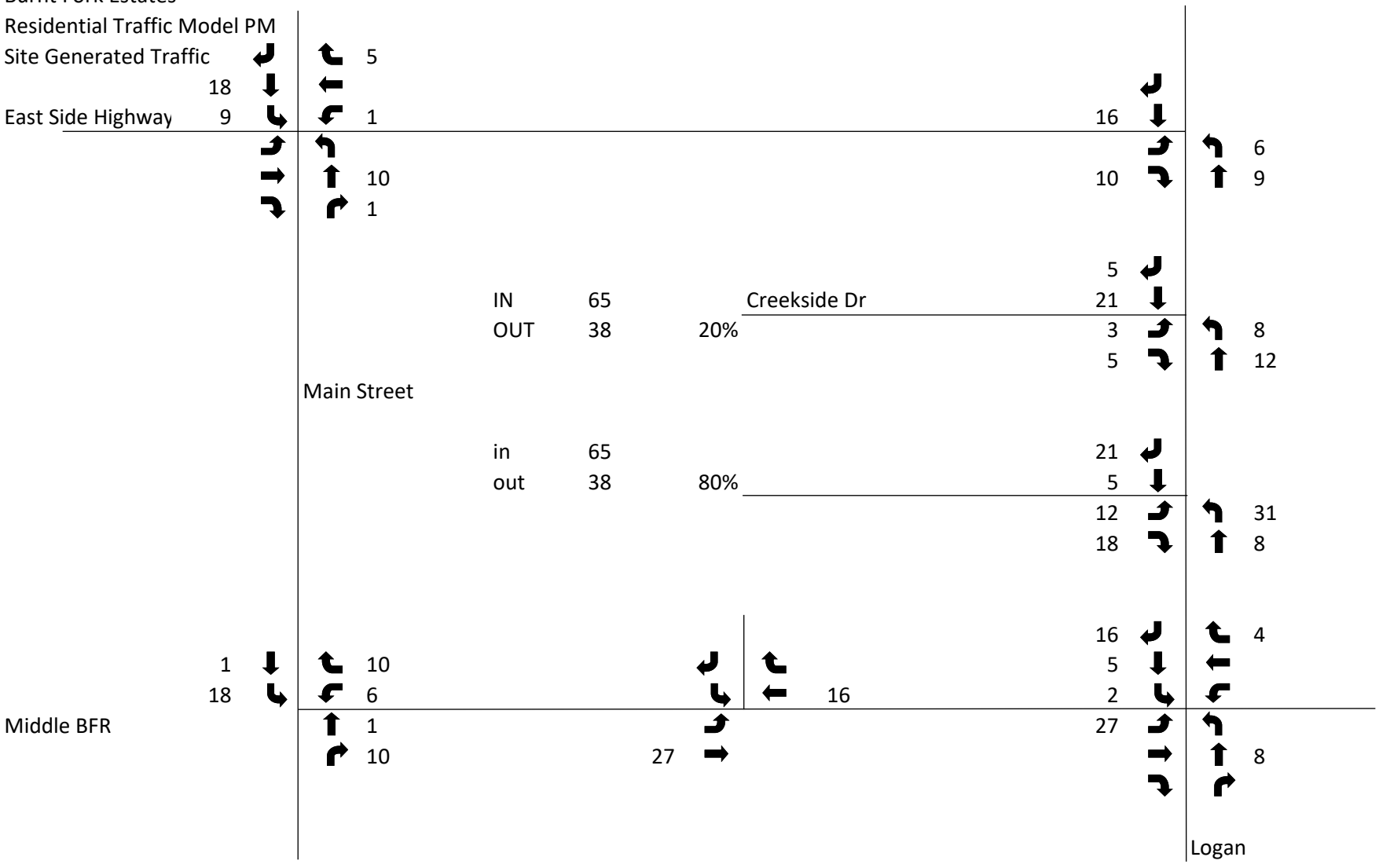
Burnt Fork Estates

Residential Traffic Model AM



Burnt Fork Estates

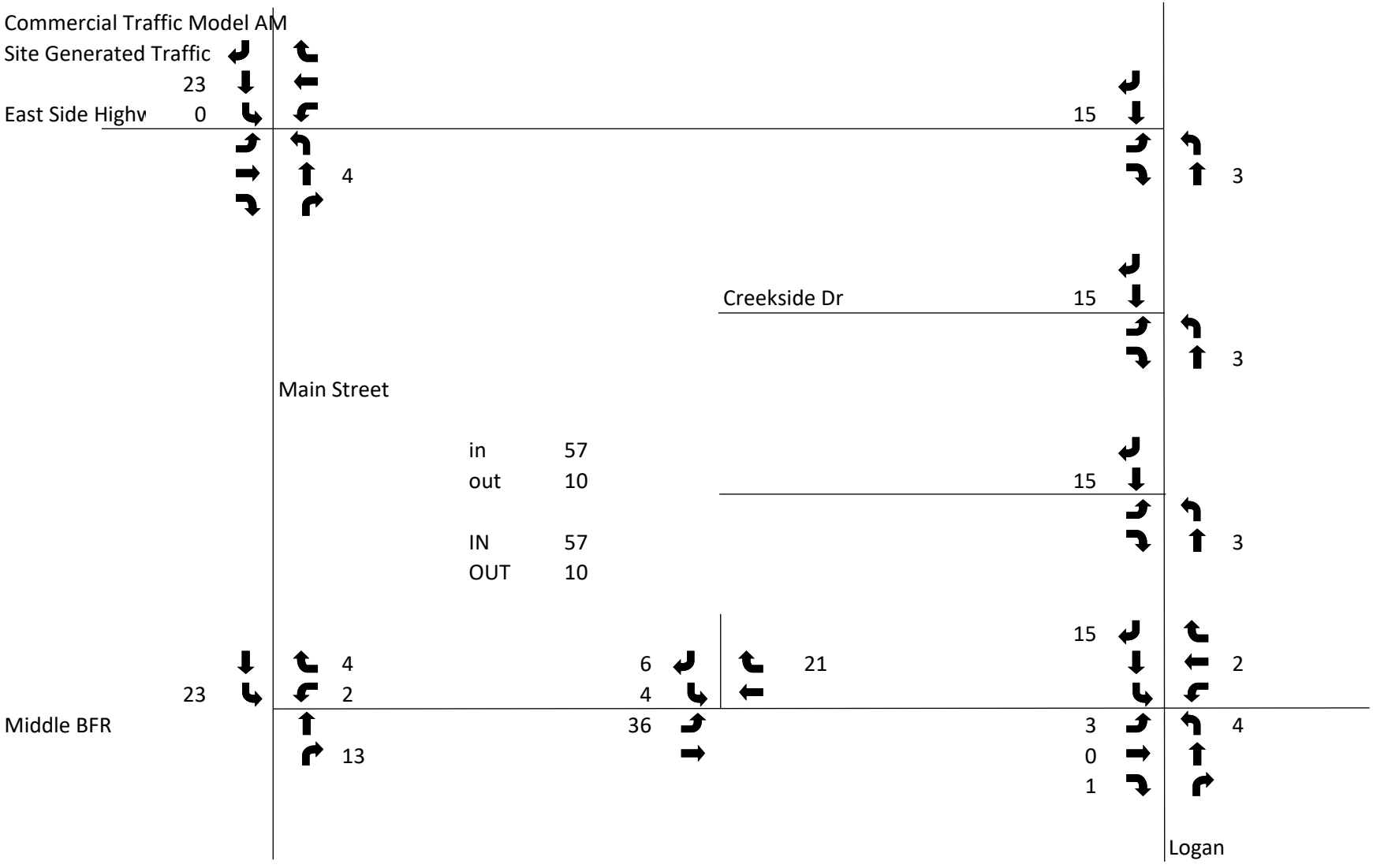
Residential Traffic Model PM



Burnt Fork Estates

Commercial Traffic Model AM

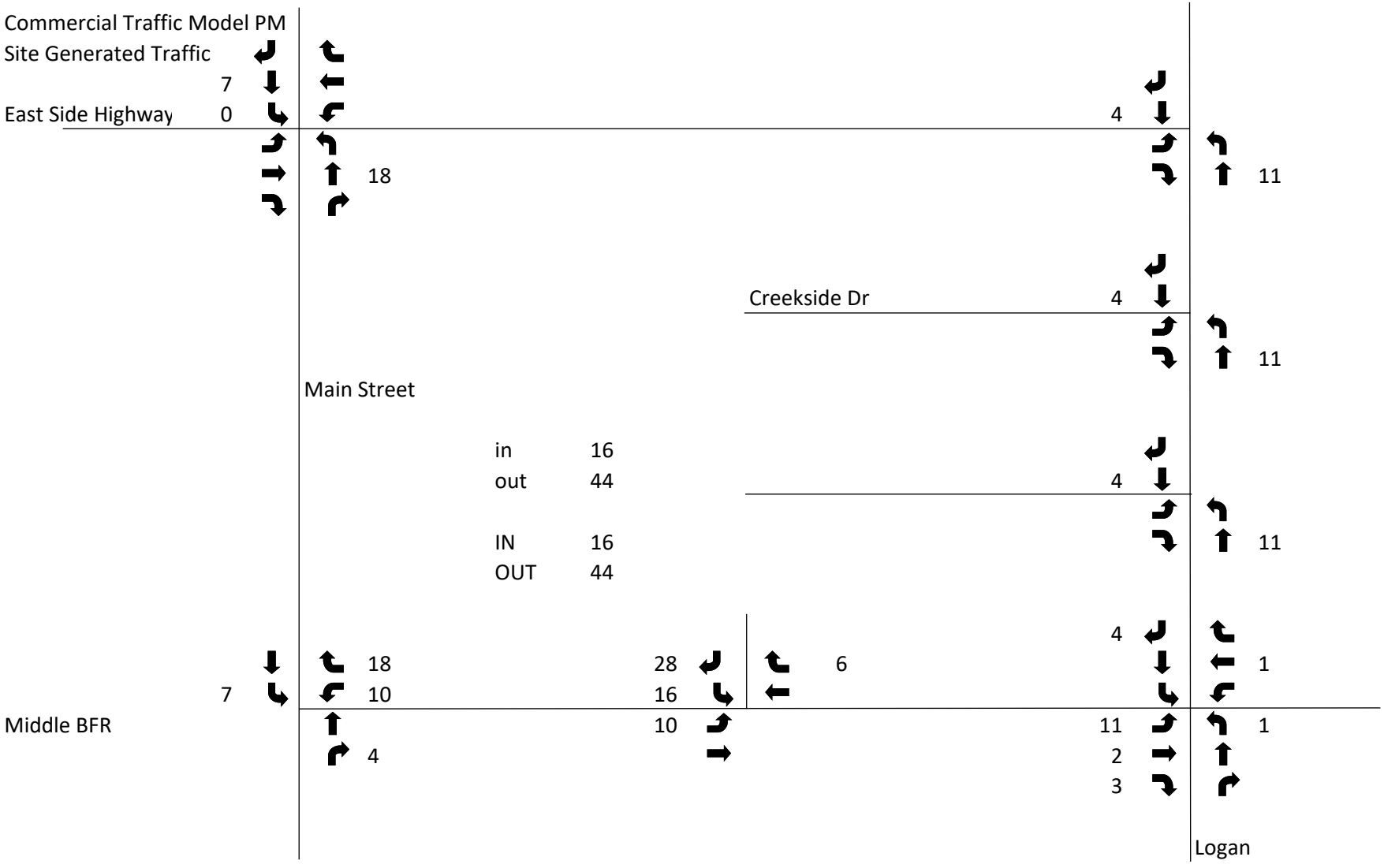
Site Generated Traffic

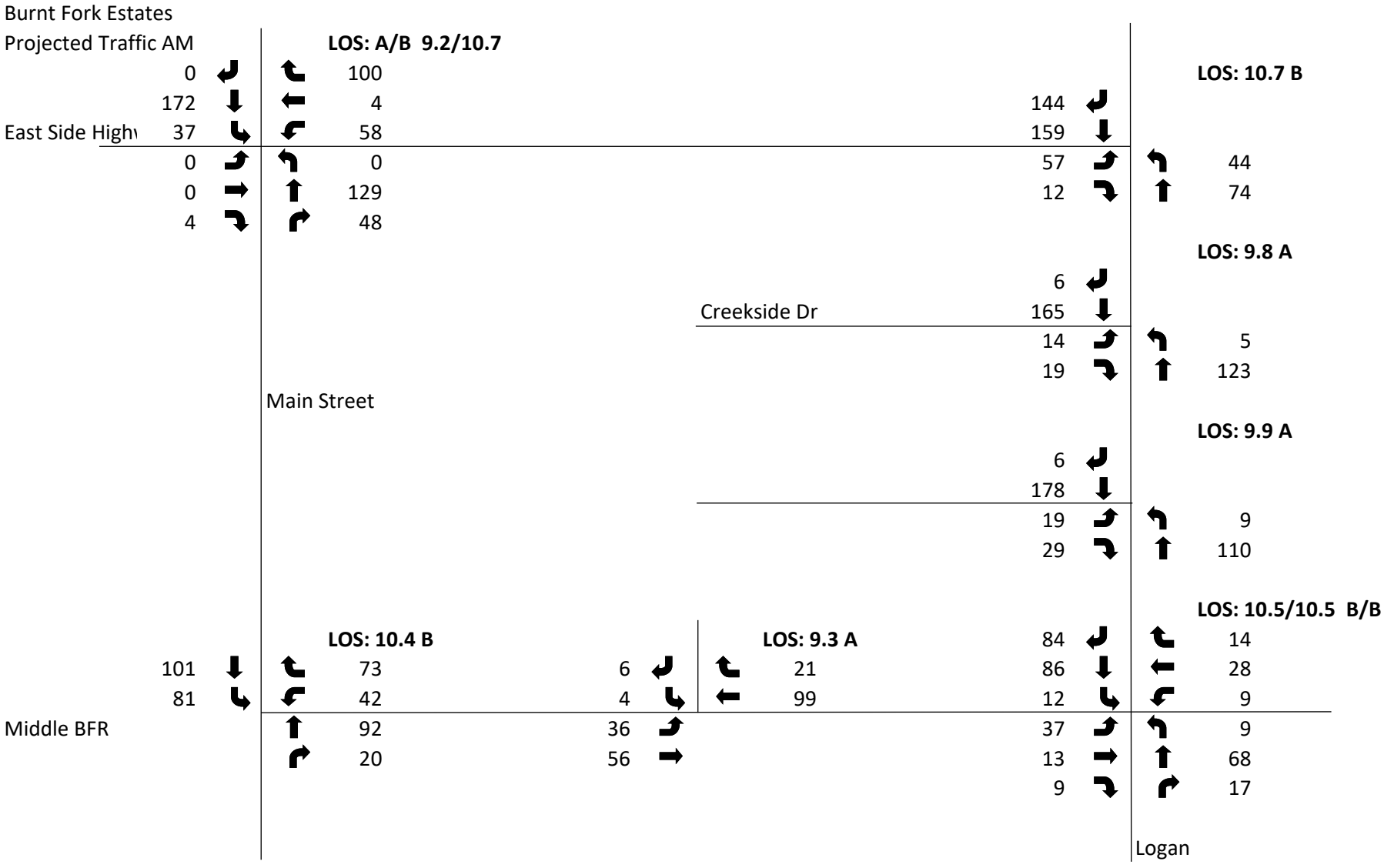


Burnt Fork Estates

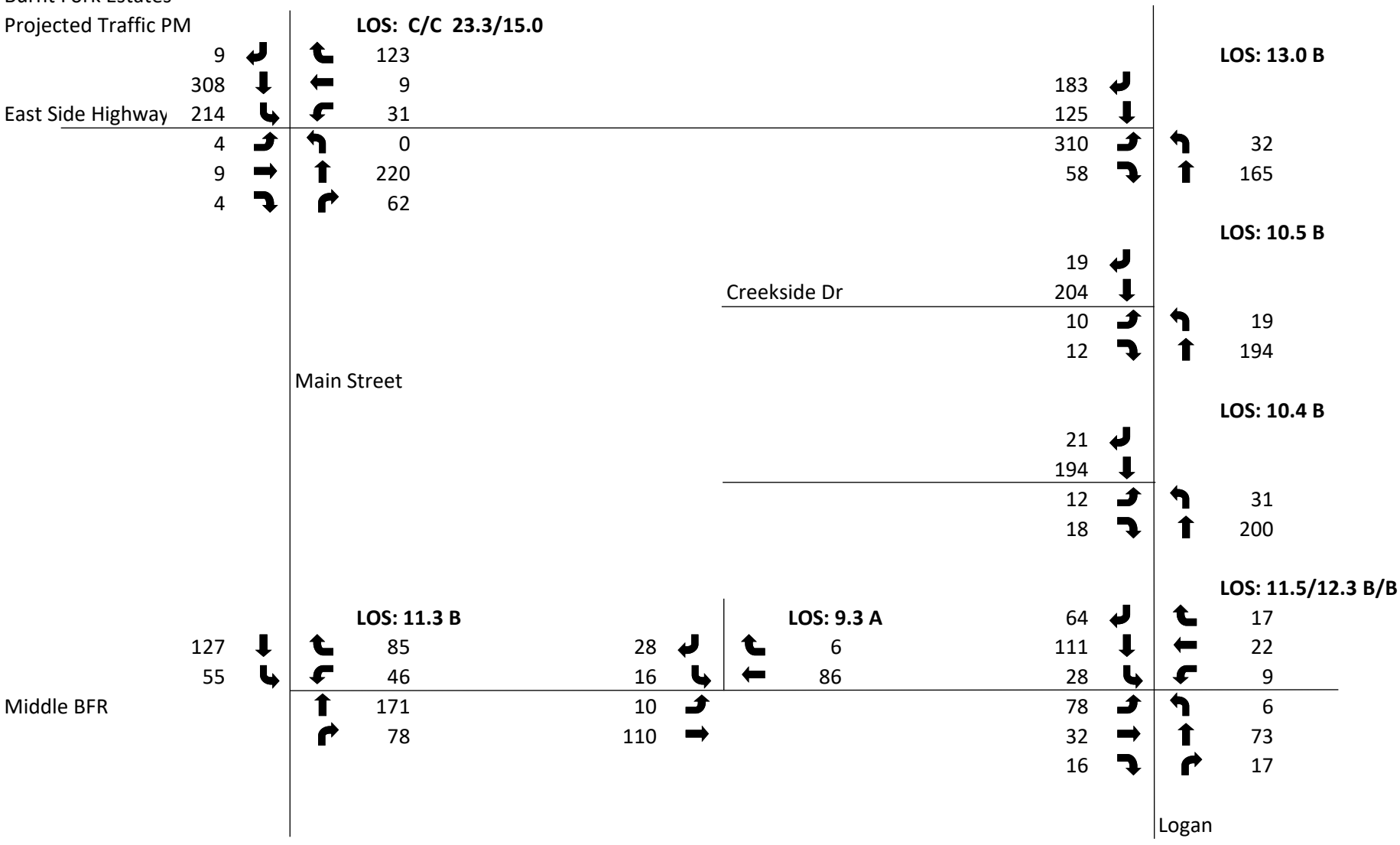
Commercial Traffic Model PM

Site Generated Traffic




Burnt Fork Estates
Projected Traffic AM
LOS: A/B 9.2/10.7
0
100
172
4
East Side High
37
58
0
0
0
129
4
48
LOS: 10.7 B
144
159
57
44
12
74
LOS: 9.8 A
6
Creekside Dr
165
14
5
19
123
Main Street
LOS: 9.9 A
6
178
19
9
29
110
LOS: 10.5/10.5 B/B
LOS: 10.4 B
LOS: 9.3 A
84
14
101
73
6
21
86
28
81
42
4
99
12
9
Middle BFR
92
36
37
9
20
56
13
68
9
17
Logan

Burnt Fork Estates



APPENDIX C

LOS Calculations

HCS7 Two-Way Stop-Control Report

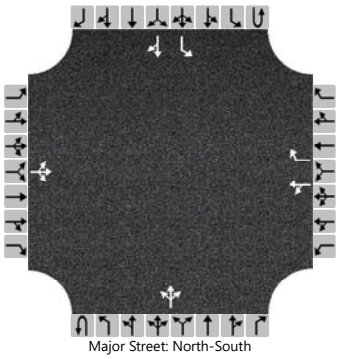
General Information

Analyst	RLA
Agency/Co.	ATS
Date Performed	6/10/2020
Analysis Year	2020
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	Burnt Fork

Site Information

Intersection	Main & Eastside
Jurisdiction	Ravalli County
East/West Street	Eastside Highway
North/South Street	Main
Peak Hour Factor	1.00
Analysis Time Period (hrs)	1.00

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	1	0	0	1	0	0	1	1	0
Configuration			LTR			LT		R			LTR			L		TR
Volume (veh/h)		0	0	4		57	4	92		0	109	48		35	144	0
Percent Heavy Vehicles (%)		3	3	3		3	3	3		3				3		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized						Yes										
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.13	6.53	6.23		7.13	6.53	6.23		4.13				4.13		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.53	4.03	3.33		3.53	4.03	3.33		2.23				2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			4			61		92		0				35		
Capacity, c (veh/h)			901			588		913		1432				1417		
v/c Ratio			0.00			0.10		0.10		0.00				0.02		
95% Queue Length, Q_{95} (veh)			0.0			0.3		0.3		0.0				0.1		
Control Delay (s/veh)			9.0			11.8		9.4		7.5				7.6		
Level of Service (LOS)			A			B		A		A				A		
Approach Delay (s/veh)		9.0				10.4				0.0				1.5		
Approach LOS		A				B										

HCS7 Two-Way Stop-Control Report

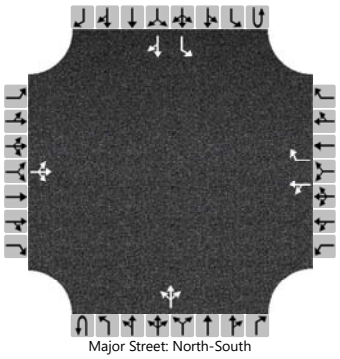
General Information

Analyst	RLA
Agency/Co.	ATS
Date Performed	6/10/2020
Analysis Year	2020
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	Burnt Fork

Site Information

Intersection	Main & Eastside
Jurisdiction	Ravalli County
East/West Street	Eastside Highway
North/South Street	Main
Peak Hour Factor	1.00
Analysis Time Period (hrs)	1.00

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	1	0	0	1	0	0	1	1	0
Configuration			LTR			LT		R			LTR			L		TR
Volume (veh/h)		4	9	4		31	9	118		0	192	61		205	283	9
Percent Heavy Vehicles (%)		3	3	3		3	3	3		3				3		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized						No										
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.13	6.53	6.23		7.13	6.53	6.23		4.13				4.13		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.53	4.03	3.33		3.53	4.03	3.33		2.23				2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			17			40		118		0				205		
Capacity, c (veh/h)			240			214		815		1264				1306		
v/c Ratio			0.07			0.19		0.14		0.00				0.16		
95% Queue Length, Q_{95} (veh)			0.2			0.7		0.5		0.0				0.6		
Control Delay (s/veh)			21.1			25.7		10.2		7.8				8.3		
Level of Service (LOS)			C			D		B		A				A		
Approach Delay (s/veh)		21.1				14.1				0.0				3.4		
Approach LOS		C				B										

HCS7 Two-Way Stop-Control Report

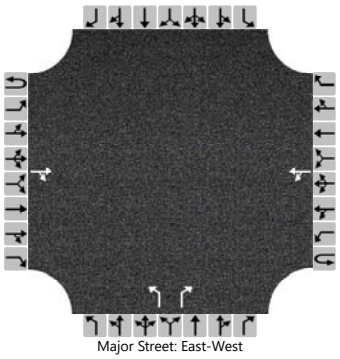
General Information

Analyst	RLA
Agency/Co.	ATS
Date Performed	6/10/2020
Analysis Year	2020
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	Burnt Fork

Site Information

Intersection	Eastside & Logan
Jurisdiction	Ravalli County
East/West Street	Eastside Highway
North/South Street	Logan
Peak Hour Factor	1.00
Analysis Time Period (hrs)	1.00

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		1	0	1		0	0	0
Configuration				TR		LT				L		R				
Volume (veh/h)			57	9		140	144			35		57				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized										No						
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.13				6.43		6.23				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						140				35		57				
Capacity, c (veh/h)						1529				485		1001				
v/c Ratio						0.09				0.07		0.06				
95% Queue Length, Q_{95} (veh)						0.3				0.2		0.2				
Control Delay (s/veh)						7.6				13.0		8.8				
Level of Service (LOS)						A				B		A				
Approach Delay (s/veh)					4.1				10.4							
Approach LOS									B							

HCS7 Two-Way Stop-Control Report

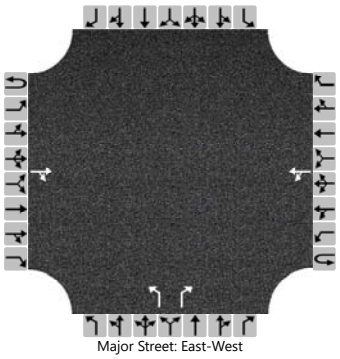
General Information

Analyst	RLA
Agency/Co.	ATS
Date Performed	6/10/2020
Analysis Year	2020
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	Burnt Fork

Site Information

Intersection	Eastside & Logan
Jurisdiction	Ravalli County
East/West Street	Eastside Highway
North/South Street	Logan
Peak Hour Factor	1.00
Analysis Time Period (hrs)	1.00

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		1	0	1		0	0	0
Configuration				TR		LT				L		R				
Volume (veh/h)			310	48		183	105			26		144				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized										No						
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.13				6.43		6.23				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						183				26		144				
Capacity, c (veh/h)						1195				293		706				
v/c Ratio						0.15				0.09		0.20				
95% Queue Length, Q_{95} (veh)						0.5				0.3		0.8				
Control Delay (s/veh)						8.6				18.5		11.4				
Level of Service (LOS)						A				C		B				
Approach Delay (s/veh)					5.9				12.5							
Approach LOS									B							

HCS7 Two-Way Stop-Control Report

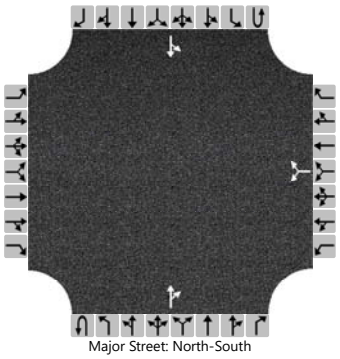
General Information

Analyst	RLA
Agency/Co.	ATS
Date Performed	6/10/2020
Analysis Year	2020
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	Burnt Fork

Site Information

Intersection	Main & MBF
Jurisdiction	Ravalli County
East/West Street	Middle Burnt Fork
North/South Street	Main
Peak Hour Factor	1.00
Analysis Time Period (hrs)	1.00

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						31		52			92	4		52	100	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							83							52		
Capacity, c (veh/h)							824							1491		
v/c Ratio							0.10							0.03		
95% Queue Length, Q_{95} (veh)							0.3							0.1		
Control Delay (s/veh)							9.9							7.5		
Level of Service (LOS)							A							A		
Approach Delay (s/veh)					9.9								2.7			
Approach LOS					A											

HCS7 Two-Way Stop-Control Report

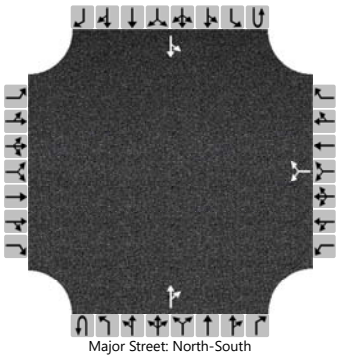
General Information

Analyst	RLA
Agency/Co.	ATS
Date Performed	6/10/2020
Analysis Year	2020
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	Burnt Fork

Site Information

Intersection	Main & MBF
Jurisdiction	Ravalli County
East/West Street	Middle Burnt Fork
North/South Street	Main
Peak Hour Factor	1.00
Analysis Time Period (hrs)	1.00

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						31		57			170	65		31	126	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							88							31		
Capacity, c (veh/h)							732							1326		
v/c Ratio							0.12							0.02		
95% Queue Length, Q_{95} (veh)							0.4							0.1		
Control Delay (s/veh)							10.6							7.8		
Level of Service (LOS)							B							A		
Approach Delay (s/veh)						10.6								1.7		
Approach LOS						B										

HCS7 Two-Way Stop-Control Report

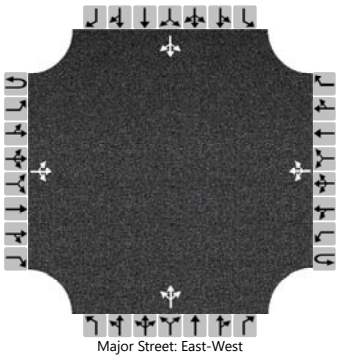
General Information

Analyst	RLA
Agency/Co.	ATS
Date Performed	6/10/2020
Analysis Year	2020
Time Analyzed	PMPeak Hour
Intersection Orientation	East-West
Project Description	Burnt Fork

Site Information

Intersection	MBF & Logan
Jurisdiction	Ravalli County
East/West Street	Middle Burnt Fork
North/South Street	Logan
Peak Hour Factor	1.00
Analysis Time Period (hrs)	1.00

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		39	31	13		9	22	13		4	65	17		26	109	44
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage			Undivided													

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		39				9					86				179	
Capacity, c (veh/h)		1570				1558					740				757	
v/c Ratio		0.02				0.01					0.12				0.24	
95% Queue Length, Q_{95} (veh)		0.1				0.0					0.4				0.9	
Control Delay (s/veh)		7.4				7.3					10.5				11.2	
Level of Service (LOS)		A				A					B				B	
Approach Delay (s/veh)	3.6				1.5				10.5				11.2			
Approach LOS									B				B			

HCS7 Two-Way Stop-Control Report

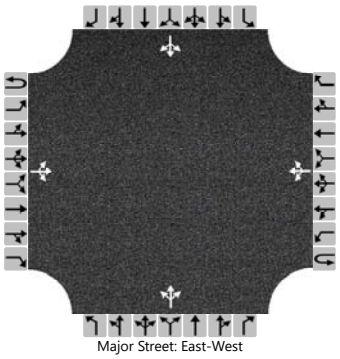
General Information

Analyst	RLA
Agency/Co.	ATS
Date Performed	6/10/2020
Analysis Year	2020
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	Burnt Fork

Site Information

Intersection	MBF & Logan
Jurisdiction	Ravalli County
East/West Street	Middle Burnt Fork
North/South Street	Logan
Peak Hour Factor	1.00
Analysis Time Period (hrs)	1.00

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		26	13	9		9	26	13		4	65	17		9	78	44
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage			Undivided													

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		26				9					86				131	
Capacity, c (veh/h)		1565				1587					787				823	
v/c Ratio		0.02				0.01					0.11				0.16	
95% Queue Length, Q_{95} (veh)		0.1				0.0					0.4				0.6	
Control Delay (s/veh)		7.3				7.3					10.1				10.2	
Level of Service (LOS)		A				A					B				B	
Approach Delay (s/veh)	4.0				1.4				10.1				10.2			
Approach LOS									B				B			

HCS7 Two-Way Stop-Control Report

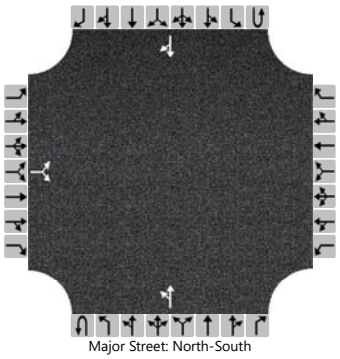
General Information

Analyst	RLA
Agency/Co.	ATS
Date Performed	6/10/2020
Analysis Year	2020
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	Burnt Fork

Site Information

Intersection	Logan & Creekside Dr
Jurisdiction	Ravalli County
East/West Street	Creekside Dr
North/South Street	Logan
Peak Hour Factor	1.00
Analysis Time Period (hrs)	1.00

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		9		12						3	102				144	4
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			21							3						
Capacity, c (veh/h)			818							1427						
v/c Ratio			0.03							0.00						
95% Queue Length, Q_{95} (veh)			0.1							0.0						
Control Delay (s/veh)			9.5							7.5						
Level of Service (LOS)			A							A						
Approach Delay (s/veh)		9.5								0.2						
Approach LOS		A														

HCS7 Two-Way Stop-Control Report

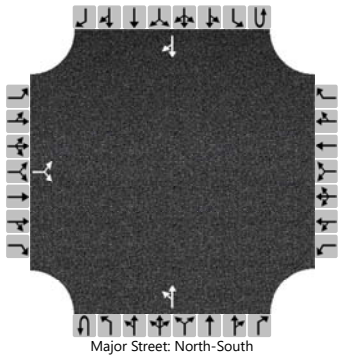
General Information

Analyst	RLA
Agency/Co.	ATS
Date Performed	6/10/2020
Analysis Year	2020
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	Burnt Fork

Site Information

Intersection	Logan & Creekside Dr
Jurisdiction	Ravalli County
East/West Street	Creekside Dr
North/South Street	Logan
Peak Hour Factor	1.00
Analysis Time Period (hrs)	1.00

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		7		7						11	170				179	14
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			14							11						
Capacity, c (veh/h)			716							1374						
v/c Ratio			0.02							0.01						
95% Queue Length, Q_{95} (veh)			0.1							0.0						
Control Delay (s/veh)			10.1							7.6						
Level of Service (LOS)			B							A						
Approach Delay (s/veh)		10.1								0.5						
Approach LOS		B														

HCS7 Two-Way Stop-Control Report

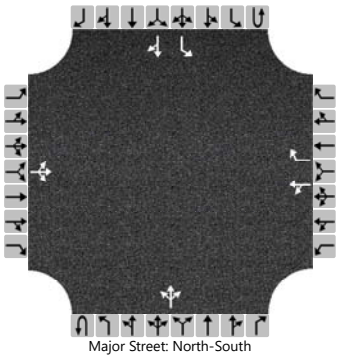
General Information

Analyst	RLA
Agency/Co.	ATS
Date Performed	6/10/2020
Analysis Year	2020
Time Analyzed	AM Projected Peak Hour
Intersection Orientation	North-South
Project Description	Burnt Fork

Site Information

Intersection	Main & Eastside
Jurisdiction	Ravalli County
East/West Street	Eastside Highway
North/South Street	Main
Peak Hour Factor	1.00
Analysis Time Period (hrs)	1.00

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	1	0	0	1	0	0	1	1	0
Configuration			LTR			LT		R			LTR			L		TR
Volume (veh/h)		0	0	4		58	4	100		0	129	48		37	172	0
Percent Heavy Vehicles (%)		3	3	3		3	3	3		3				3		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized						No										
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.13	6.53	6.23		7.13	6.53	6.23		4.13				4.13		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.53	4.03	3.33		3.53	4.03	3.33		2.23				2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			4			62		100		0				37		
Capacity, c (veh/h)			869			543		890		1399				1393		
v/c Ratio			0.00			0.11		0.11		0.00				0.03		
95% Queue Length, Q_{95} (veh)			0.0			0.4		0.4		0.0				0.1		
Control Delay (s/veh)			9.2			12.5		9.6		7.6				7.7		
Level of Service (LOS)			A			B		A		A				A		
Approach Delay (s/veh)		9.2				10.7				0.0				1.4		
Approach LOS		A				B										

HCS7 Two-Way Stop-Control Report

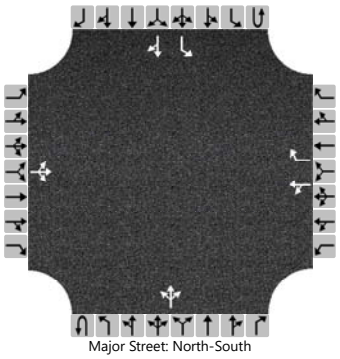
General Information

Analyst	RLA
Agency/Co.	ATS
Date Performed	6/10/2020
Analysis Year	2020
Time Analyzed	PM Projected Peak Hour
Intersection Orientation	North-South
Project Description	Burnt Fork

Site Information

Intersection	Main & Eastside
Jurisdiction	Ravalli County
East/West Street	Eastside Highway
North/South Street	Main
Peak Hour Factor	1.00
Analysis Time Period (hrs)	1.00

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	1	0	0	1	0	0	1	1	0
Configuration			LTR			LT		R			LTR			L		TR
Volume (veh/h)		4	9	4		31	9	123		0	220	62		214	308	9
Percent Heavy Vehicles (%)		3	3	3		3	3	3		3				3		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized						No										
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.13	6.53	6.23		7.13	6.53	6.23		4.13				4.13		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.53	4.03	3.33		3.53	4.03	3.33		2.23				2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			17			40		123		0				214		
Capacity, c (veh/h)			214			189		785		1237				1275		
v/c Ratio			0.08			0.21		0.16		0.00				0.17		
95% Queue Length, Q_{95} (veh)			0.3			0.8		0.6		0.0				0.6		
Control Delay (s/veh)			23.3			29.1		10.4		7.9				8.4		
Level of Service (LOS)			C			D		B		A				A		
Approach Delay (s/veh)		23.3				15.0				0.0				3.4		
Approach LOS		C				C										

HCS7 Two-Way Stop-Control Report

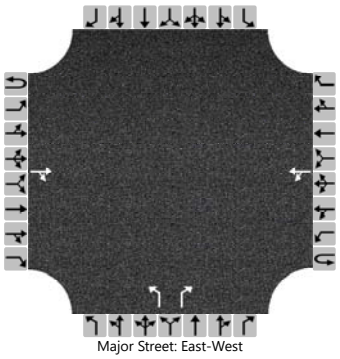
General Information

Analyst	RLA
Agency/Co.	ATS
Date Performed	6/10/2020
Analysis Year	2020
Time Analyzed	AM Projected Peak Hour
Intersection Orientation	East-West
Project Description	Burnt Fork

Site Information

Intersection	Eastside & Logan
Jurisdiction	Ravalli County
East/West Street	Eastside Highway
North/South Street	Logan
Peak Hour Factor	1.00
Analysis Time Period (hrs)	1.00

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		1	0	1		0	0	0
Configuration				TR		LT				L		R				
Volume (veh/h)			57	12		159	144			44		74				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized										No						
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.13				6.43		6.23				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						159				44		74				
Capacity, c (veh/h)						1526				453		999				
v/c Ratio						0.10				0.10		0.07				
95% Queue Length, Q_{95} (veh)						0.3				0.3		0.2				
Control Delay (s/veh)						7.6				13.8		8.9				
Level of Service (LOS)						A				B		A				
Approach Delay (s/veh)					4.4				10.7							
Approach LOS									B							

HCS7 Two-Way Stop-Control Report

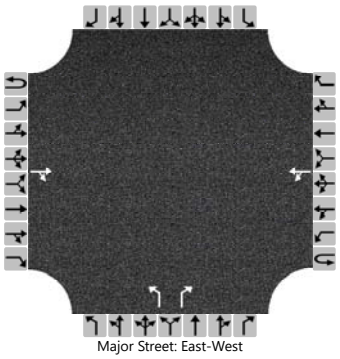
General Information

Analyst	RLA
Agency/Co.	ATS
Date Performed	6/10/2020
Analysis Year	2020
Time Analyzed	PM Projected Peak Hour
Intersection Orientation	East-West
Project Description	Burnt Fork

Site Information

Intersection	Eastside & Logan
Jurisdiction	Ravalli County
East/West Street	Eastside Highway
North/South Street	Logan
Peak Hour Factor	1.00
Analysis Time Period (hrs)	1.00

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		1	0	1		0	0	0
Configuration				TR		LT				L		R				
Volume (veh/h)			310	58		183	125			32		165				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized										No						
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.13				6.43		6.23				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						183				32		165				
Capacity, c (veh/h)						1185				282		701				
v/c Ratio						0.15				0.11		0.24				
95% Queue Length, Q_{95} (veh)						0.5				0.4		0.9				
Control Delay (s/veh)						8.6				19.4		11.7				
Level of Service (LOS)						A				C		B				
Approach Delay (s/veh)					5.7				13.0							
Approach LOS									B							

HCS7 Two-Way Stop-Control Report

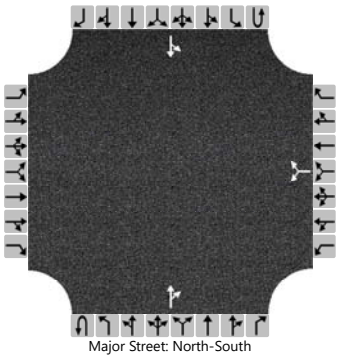
General Information

Analyst	RLA
Agency/Co.	ATS
Date Performed	6/10/2020
Analysis Year	2020
Time Analyzed	AM Projected Peak Hour
Intersection Orientation	North-South
Project Description	Burnt Fork

Site Information

Intersection	Main & MBF
Jurisdiction	Ravalli County
East/West Street	Middle Burnt Fork
North/South Street	Main
Peak Hour Factor	1.00
Analysis Time Period (hrs)	1.00

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						42		73			92	20		81	101	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage						Undivided										

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							115							81		
Capacity, c (veh/h)							781							1471		
v/c Ratio							0.15							0.06		
95% Queue Length, Q_{95} (veh)							0.5							0.2		
Control Delay (s/veh)							10.4							7.6		
Level of Service (LOS)							B							A		
Approach Delay (s/veh)						10.4								3.6		
Approach LOS						B										

HCS7 Two-Way Stop-Control Report

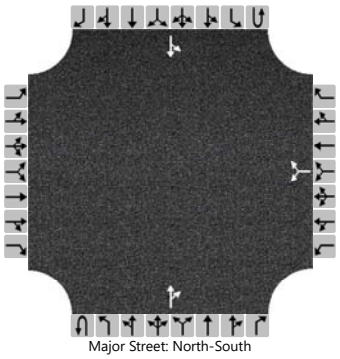
General Information

Analyst	RLA
Agency/Co.	ATS
Date Performed	6/10/2020
Analysis Year	2020
Time Analyzed	AM Projected Peak Hour
Intersection Orientation	North-South
Project Description	Burnt Fork

Site Information

Intersection	Main & MBF
Jurisdiction	Ravalli County
East/West Street	Middle Burnt Fork
North/South Street	Main
Peak Hour Factor	1.00
Analysis Time Period (hrs)	1.00

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						46		85			171	78		55	127	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							131							55		
Capacity, c (veh/h)							698							1311		
v/c Ratio							0.19							0.04		
95% Queue Length, Q_{95} (veh)							0.7							0.1		
Control Delay (s/veh)							11.3							7.9		
Level of Service (LOS)							B							A		
Approach Delay (s/veh)						11.3								2.6		
Approach LOS						B										

HCS7 Two-Way Stop-Control Report

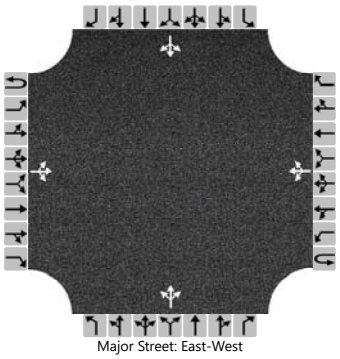
General Information

Analyst	RLA
Agency/Co.	ATS
Date Performed	6/10/2020
Analysis Year	2020
Time Analyzed	AM Projected Peak Hour
Intersection Orientation	East-West
Project Description	Burnt Fork

Site Information

Intersection	MBF & Logan
Jurisdiction	Ravalli County
East/West Street	Middle Burnt Fork
North/South Street	Logan
Peak Hour Factor	1.00
Analysis Time Period (hrs)	1.00

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		37	13	9		9	28	14		9	68	17		12	86	84
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage			Undivided													

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		37				9					94				182	
Capacity, c (veh/h)		1561				1587					745				834	
v/c Ratio		0.02				0.01					0.13				0.22	
95% Queue Length, Q_{95} (veh)		0.1				0.0					0.4				0.8	
Control Delay (s/veh)		7.4				7.3					10.5				10.5	
Level of Service (LOS)		A				A					B				B	
Approach Delay (s/veh)	4.7				1.3				10.5				10.5			
Approach LOS									B				B			

HCS7 Two-Way Stop-Control Report

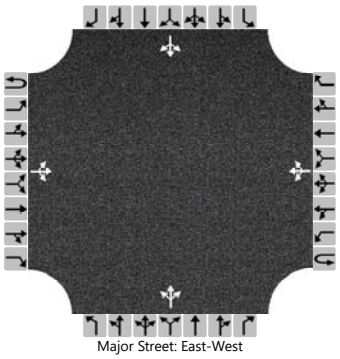
General Information

Analyst	RLA
Agency/Co.	ATS
Date Performed	6/10/2020
Analysis Year	2020
Time Analyzed	PM Projected Peak Hour
Intersection Orientation	East-West
Project Description	Burnt Fork

Site Information

Intersection	MBF & Logan
Jurisdiction	Ravalli County
East/West Street	Middle Burnt Fork
North/South Street	Logan
Peak Hour Factor	1.00
Analysis Time Period (hrs)	1.00

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		78	32	16		9	22	17		6	73	17		28	111	64
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage			Undivided													

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		78				9					96				203	
Capacity, c (veh/h)		1565				1553					647				694	
v/c Ratio		0.05				0.01					0.15				0.29	
95% Queue Length, Q_{95} (veh)		0.2				0.0					0.5				1.2	
Control Delay (s/veh)		7.4				7.3					11.5				12.3	
Level of Service (LOS)		A				A					B				B	
Approach Delay (s/veh)	4.7				1.4				11.5				12.3			
Approach LOS									B				B			

HCS7 Two-Way Stop-Control Report

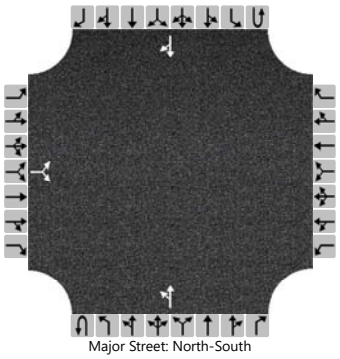
General Information

Analyst	RLA
Agency/Co.	ATS
Date Performed	6/10/2020
Analysis Year	2020
Time Analyzed	AM Projected Peak Hour
Intersection Orientation	North-South
Project Description	Burnt Fork

Site Information

Intersection	Logan & Creekside Dr
Jurisdiction	Ravalli County
East/West Street	Creekside Dr
North/South Street	Logan
Peak Hour Factor	1.00
Analysis Time Period (hrs)	1.00

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		14		19						5	123				165	6
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			33							5						
Capacity, c (veh/h)			783							1400						
v/c Ratio			0.04							0.00						
95% Queue Length, Q_{95} (veh)			0.1							0.0						
Control Delay (s/veh)			9.8							7.6						
Level of Service (LOS)			A							A						
Approach Delay (s/veh)		9.8								0.3						
Approach LOS		A														

HCS7 Two-Way Stop-Control Report

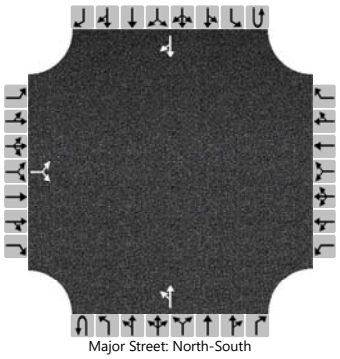
General Information

Analyst	RLA
Agency/Co.	ATS
Date Performed	6/10/2020
Analysis Year	2020
Time Analyzed	PM Projected Peak Hour
Intersection Orientation	North-South
Project Description	Burnt Fork

Site Information

Intersection	Logan & Creekside Dr
Jurisdiction	Ravalli County
East/West Street	Creekside Dr
North/South Street	Logan
Peak Hour Factor	1.00
Analysis Time Period (hrs)	1.00

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		11		14						23	198				201	22
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			25							23						
Capacity, c (veh/h)			676							1340						
v/c Ratio			0.04							0.02						
95% Queue Length, Q_{95} (veh)			0.1							0.1						
Control Delay (s/veh)			10.5							7.7						
Level of Service (LOS)			B							A						
Approach Delay (s/veh)		10.5								0.9						
Approach LOS		B														

HCS7 Two-Way Stop-Control Report

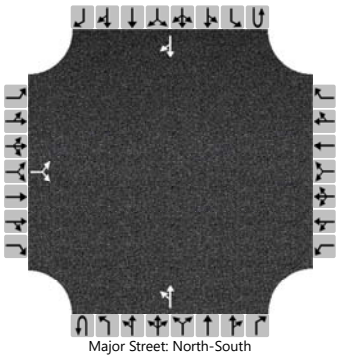
General Information

Analyst	RLA
Agency/Co.	ATS
Date Performed	6/10/2020
Analysis Year	2020
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	Burnt Fork

Site Information

Intersection	Logan & Residential Acces
Jurisdiction	Ravalli County
East/West Street	Residential Access
North/South Street	Logan
Peak Hour Factor	1.00
Analysis Time Period (hrs)	1.00

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		19		29						9	110				178	6
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			48							9						
Capacity, c (veh/h)			776							1385						
v/c Ratio			0.06							0.01						
95% Queue Length, Q_{95} (veh)			0.2							0.0						
Control Delay (s/veh)			9.9							7.6						
Level of Service (LOS)			A							A						
Approach Delay (s/veh)		9.9								0.6						
Approach LOS		A														

HCS7 Two-Way Stop-Control Report

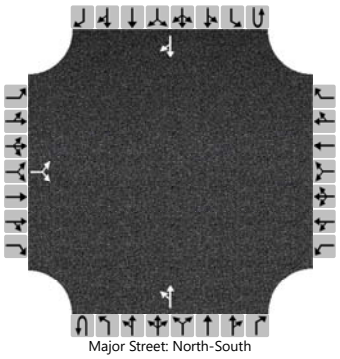
General Information

Analyst	RLA
Agency/Co.	ATS
Date Performed	6/10/2020
Analysis Year	2020
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	Burnt Fork

Site Information

Intersection	Logan & Residential Acces
Jurisdiction	Ravalli County
East/West Street	Residential Access
North/South Street	Logan
Peak Hour Factor	1.00
Analysis Time Period (hrs)	1.00

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		10		16						28	204				197	18
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			26							28						
Capacity, c (veh/h)			689							1349						
v/c Ratio			0.04							0.02						
95% Queue Length, Q_{95} (veh)			0.1							0.1						
Control Delay (s/veh)			10.4							7.7						
Level of Service (LOS)			B							A						
Approach Delay (s/veh)		10.4								1.1						
Approach LOS		B														

HCS7 Two-Way Stop-Control Report

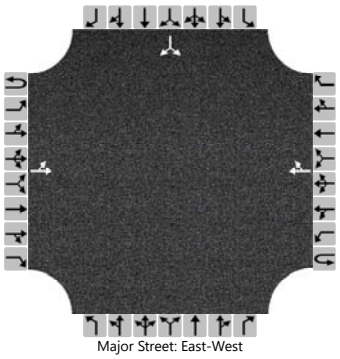
General Information

Analyst	RLA
Agency/Co.	ATS
Date Performed	6/10/2020
Analysis Year	2020
Time Analyzed	AM Projected Peak hour
Intersection Orientation	East-West
Project Description	Burnt Fork

Site Information

Intersection	MBF & Commercial access
Jurisdiction	Ravalli County
East/West Street	Middle Burnt Fork
North/South Street	Commercial Access
Peak Hour Factor	1.00
Analysis Time Period (hrs)	1.00

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		36	56				99	21						4		6
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage					Undivided											

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

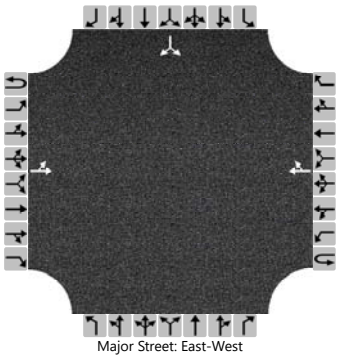
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		36													10	
Capacity, c (veh/h)		1462													843	
v/c Ratio		0.02													0.01	
95% Queue Length, Q_{95} (veh)		0.1													0.0	
Control Delay (s/veh)		7.5													9.3	
Level of Service (LOS)		A													A	
Approach Delay (s/veh)		3.1												9.3		
Approach LOS														A		

HCS7 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	RLA	Intersection	MBF & Commercial access
Agency/Co.	ATS	Jurisdiction	Ravalli County
Date Performed	6/10/2020	East/West Street	Middle Burnt Fork
Analysis Year	2020	North/South Street	Commercial Access
Time Analyzed	PM Projected Peak hour	Peak Hour Factor	1.00
Intersection Orientation	East-West	Analysis Time Period (hrs)	1.00
Project Description	Burnt Fork		

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		10	110				85	6						16		28
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

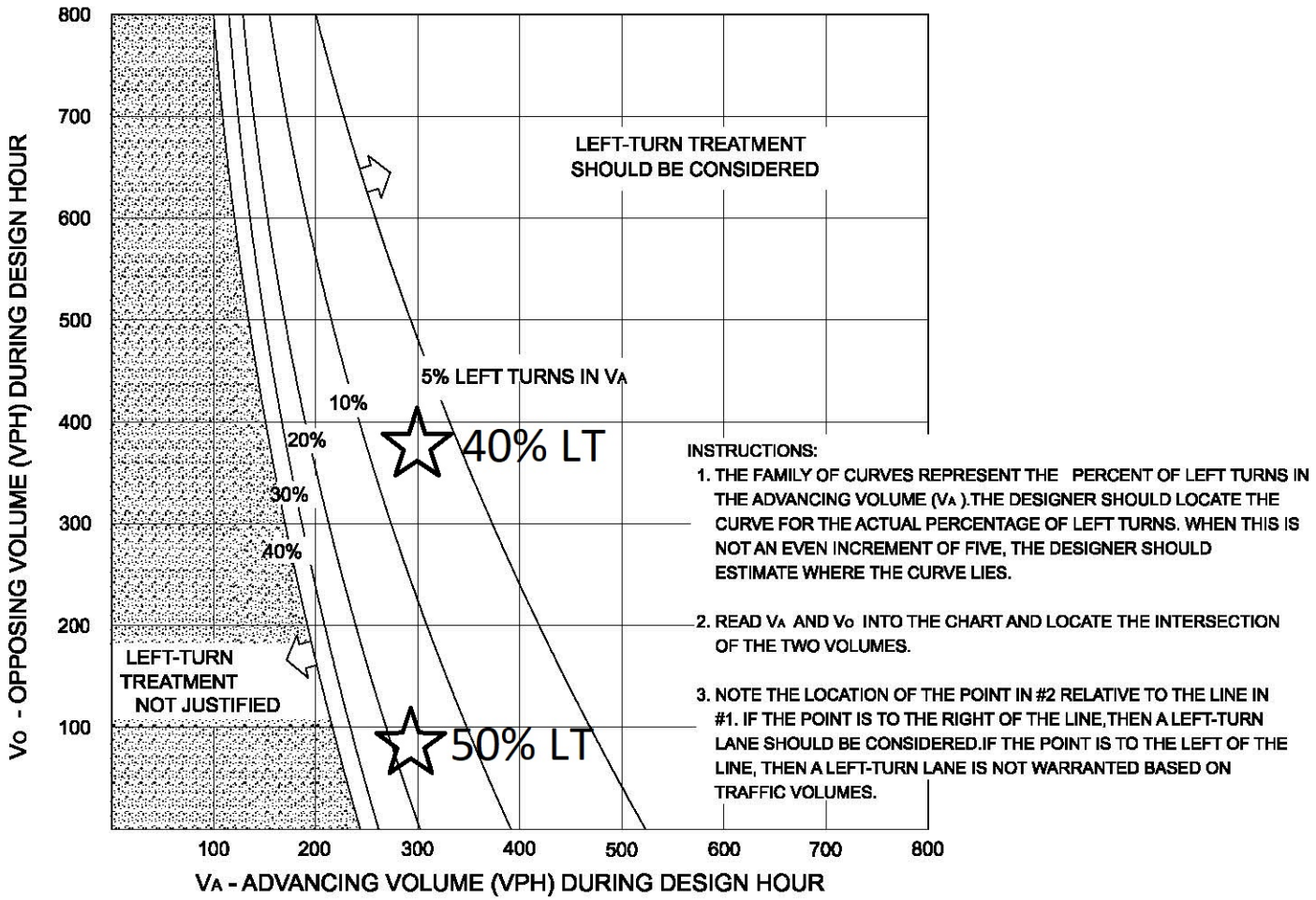
Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		10													44	
Capacity, c (veh/h)		1498													881	
v/c Ratio		0.01													0.05	
95% Queue Length, Q_{95} (veh)		0.0													0.2	
Control Delay (s/veh)		7.4													9.3	
Level of Service (LOS)		A													A	
Approach Delay (s/veh)	0.7												9.3			
Approach LOS													A			

APPENDIX D

Turn- Lane Warrants



VOLUME GUIDELINES FOR LEFT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON 2-LANE HIGHWAYS 60 mph(100 km/h)
Figure 13.3C

STATE OF MONTANA

DEPARTMENT OF NATURAL RESOURCES AND CONSERVATION

1424 9TH AVENUE P.O.BOX 201601 HELENA, MONTANA 59620-1601

GENERAL ABSTRACT

Water Right Number: 76H 2081-00 STATEMENT OF CLAIM

Version: 2 -- POST DECREE

Version Status: ACTIVE

Owners: BURNT FORK ENTERPRISE LLC
599 POPHAM LN
CORVALLIS, MT 59828-9511

Priority Date: APRIL 10, 1881

Enforceable Priority Date: APRIL 10, 1881

Type of Historical Right: DECREED

Purpose (use): IRRIGATION

Irrigation Type: FLOOD

Maximum Flow Rate: 112.20 GPM

Maximum Volume: THE TOTAL VOLUME OF THIS WATER RIGHT SHALL NOT EXCEED THE AMOUNT PUT TO HISTORICAL AND BENEFICIAL USE.

Climatic Area: 3 - MODERATE

Maximum Acres: 80.00

Source Name: BURNT FORK CREEK

Source Type: SURFACE WATER

Point of Diversion and Means of Diversion:

ID	Govt Lot	Qtr Sec	Sec	Twp	Rge	County
1		SWNESW	3	8N	19W	RAVALLI

Period of Diversion: APRIL 15 TO OCTOBER 15
Diversion Means: HEADGATE

2 - SECONDARY		NENENE	5	8N	19W	RAVALLI

Period of Diversion: APRIL 15 TO OCTOBER 15
Diversion Means: HEADGATE

3 - SECONDARY		SESENE	26	9N	20W	RAVALLI

Period of Diversion: APRIL 15 TO OCTOBER 15
Diversion Means: HEADGATE

NORTH BURNT FORK CREEK, MILL FORK CREEK (MILL CREEK) AND NORTH SWAMP CREEK (SAPIEL CREEK) ARE USED AS NATURAL CARRIERS OF WATER FROM BURNT FORK CREEK TO DIVERSION NO. 3

THE HISTORIC POINT OF DIVERSION OF NORTH SWAMP CREEK FROM MILL FORK CREEK IS IN THE NENENE SECTION 5 T8N R19W (DIVERSION NO. 2).

Period of Use: APRIL 15 to OCTOBER 15

Place of Use:

ID	Acres	Govt Lot	Qtr Sec	Sec	Twp	Rge	County
1	80.00		E2SE	26	9N	20W	RAVALLI
Total:	80.00						

DEED IN CLAIM FILE SEVERS SEVEN EIGHTHS OF THIS WATER RIGHT FROM ITS DECREED HISTORIC PLACE OF USE.

Geocodes/Valid: 13-1764-26-4-01-12-0000 - Y

Remarks:

NOTICE OF WATER RIGHT TRANSFER RECEIVED 05/06/86.

OWNERSHIP UPDATE RECEIVED

OWNERSHIP UPDATE TYPE 608 # 1044 RECEIVED 02/13/2002.
OWNERSHIP UPDATE TYPE 608 # 36884 RECEIVED 05/04/2006.
OWNERSHIP UPDATE TYPE 608 # 37273 RECEIVED 05/15/2006.
OWNERSHIP UPDATE TYPE 608 # 201565 RECEIVED 02/18/2020.

STATE OF MONTANA
DEPARTMENT OF NATURAL RESOURCES AND CONSERVATION
1424 9TH AVENUE P.O.BOX 201601 HELENA, MONTANA 59620-1601

GENERAL ABSTRACT

Water Right Number: 76H 2082-00 STATEMENT OF CLAIM
Version: 2 -- POST DECREE
Version Status: ACTIVE

Owners: BURNT FORK ENTERPRISE LLC
599 POPHAM LN
CORVALLIS, MT 59828-9511

Priority Date: JUNE 1, 1868

Enforceable Priority Date: JUNE 1, 1868

Type of Historical Right: DECREED

Purpose (use): IRRIGATION

Irrigation Type: FLOOD

Maximum Flow Rate: 98.17 GPM

Maximum Volume: THE TOTAL VOLUME OF THIS WATER RIGHT SHALL NOT EXCEED THE AMOUNT PUT TO HISTORICAL AND BENEFICIAL USE.

Climatic Area: 3 - MODERATE

Maximum Acres: 80.00

Source Name: NORTH SWAMP CREEK

Source Type: SURFACE WATER

ALSO KNOWN AS SAPIEL CREEK

Point of Diversion and Means of Diversion:

ID	Govt Lot	Qtr Sec	Sec	Twp	Rge	County
1		SESENE	26	9N	20W	RAVALLI

Period of Diversion: APRIL 15 TO OCTOBER 15
Diversion Means: HEADGATE

Period of Use: APRIL 15 to OCTOBER 15

Place of Use:

ID	Acres	Govt Lot	Qtr Sec	Sec	Twp	Rge	County
1	80.00		E2SE	26	9N	20W	RAVALLI
Total:	80.00						

DEED IN CLAIM FILE SEVERS SEVEN EIGHTHS OF THIS WATER RIGHT FROM ITS DECREED HISTORIC PLACE OF USE.

Geocodes/Valid: 13-1764-26-4-01-12-0000 - Y

Remarks:

THE WATER RIGHTS FOLLOWING THIS STATEMENT ARE SUPPLEMENTAL WHICH MEANS THE RIGHTS HAVE OVERLAPPING PLACES OF USE. THE RIGHTS CAN BE COMBINED TO IRRIGATE ONLY OVERLAPPING PARCELS. EACH RIGHT IS LIMITED TO THE FLOW RATE AND PLACE OF USE OF THAT INDIVIDUAL RIGHT. THE SUM TOTAL VOLUME OF THESE WATER RIGHTS SHALL NOT EXCEED THE AMOUNT PUT TO HISTORICAL AND BENEFICIAL USE.
2081-00 2082-00 105005-00

NOTICE OF WATER RIGHT TRANSFER RECEIVED 05/06/86.

OWNERSHIP UPDATE RECEIVED

OWNERSHIP UPDATE TYPE 608 # 1044 RECEIVED 02/13/2002.
OWNERSHIP UPDATE TYPE 608 # 36884 RECEIVED 05/04/2006.
OWNERSHIP UPDATE TYPE 608 # 37273 RECEIVED 05/15/2006.
OWNERSHIP UPDATE TYPE 608 # 201565 RECEIVED 02/18/2020.

ADJ

UPDATE TO FILE

DNRC - STATEMENT OF CLAIM

*76H *

2081

00

Current File Location: **NEW STORAGE**
As of : **9/11/2017**

Status: **At Iron Mountain**

Box Bar Code: **MRM00132438**

File Bar Code:

3/3/2020

(ADD) 76H - 2081 -00

Form 608 Revised 10/2017

File in WR#

DNRC WATER RIGHT OWNERSHIP UPDATE

This form is for DNRC record keeping purposes only as required by MCA 85-2-101(2).
The deed is the legal document transferring the water right.

Use a new form for each deed transaction.

Filing Fee
$50.00 for 1 water right and $10.00 for each additional right up to a maximum of $300.00.

RECEIVED
FEB 18 2020
MONTANA D.N.R.C.
MISSOULA REGIONAL OFFICE

FOR DEPARTMENT USE ONLY

Rec'd By CS
Fee Rec'd $ 60.00 Check No. 3847
Payor Kerslake, Daniel S
Refund $ _____ Date _____
Deposit Receipt # mss 20139604
Coder KB RO# 9 OUID# 201565
For complete information, see file: 76H - 2081 - 00

1. **SELLER (Grantor)** Ellison Cattle Company c/o Dan Ellison 13825
   MAILING ADDRESS 330 McCellan Creek Rd
   CITY Clancy STATE MT ZIP 59634
   PHONE 406-461-1533 EMAIL daellison70@gmail.com

2. **BUYER (Grantee)** Burnt Fork Enterprise LLC. 412510
   MAILING ADDRESS 599 Popham Lane
   CITY Corvallis STATE MT ZIP 59828 - 9511
   PHONE 406-381-7914 EMAIL office@burntfork.net

3. **CLOSING / CONTACT INFORMATION**
   Date of Closing: 01/31/2020 If applicable, please provide your file number for reference: 865379-R
   Name First American Title Co. Address 1438 N 1st St Hamilton MT 59840 Phone # 406-363-2340

4. **IF YOU ATTACH A RECORDED DEED OR OTHER DOCUMENT OF CONVEYANCE SHOWING TRANSFER OF THE PROPERTY / WATER RIGHTS, DNRC WILL PROCESS THE FORM. IF NO DEED IS ATTACHED, DNRC WILL WAIT FOR TRANSFER INFORMATION FROM DEPARTMENT OF REVENUE TO PROCESS THE UPDATE.**

5. **LIST ALL WATER RIGHTS THAT REQUIRE UPDATED OWNERSHIP. Attach a list if additional space is needed.**

**If the buyer did not receive 100% of the seller's interest in the water rights, do not use this form. File Form 641.*

County	Geocode of Property being Transferred	Water Right Number
Ravalli	13-1764-26-4-01-12-0000	76H 2081 00
Ravalli	13-1764-26-4-01-12-0000	76H 2082 00

76H-2081-00

STATE OF MONTANA RAVALLI COUNTY Page: 1 of 3
DOCUMENT: 740152 WARRANTY DEED
RECORDED: 1/31/2020 1:42:57 PM
Regina Plettenberg, CLERK AND RECORDER
Fee $21.00 By Kelley Olsen Deputy

AND WHEN RECORDED MAIL TO:
Burnt Fork Enterprise, LLC
874 Garber Lane
Corvallis, MT 59829

Filed for Record at Request of:
First American Title Company

Space Above This Line for Recorder's Use Only

Order No.: 865379-R
Parcel No.: 336100

WARRANTY DEED

FOR VALUE RECEIVED,

Ellison Development, LLC a Montana limited liability company

hereinafter called Grantor(s), do(es) hereby grant, bargain, sell and convey unto

Burnt Fork Enterprise LLC

whose address is: **874 Garber Lane, Corvallis, MT 59829**

Hereinafter called the Grantee, the following described premises situated in **Ravalli** County, **Montana**, to-wit:

The N½NE¼SE¼, S½NE¼SE¼, N½SE¼SE¼ and the SE¼SE¼SE¼ of Section 26, Township 9 North, Range 20 West, P.M.M. Ravalli County, Montana and being more particularly described as Tract 1 Certificate of Survey No. 495033-TR.

EXCEPTING AND RESERVING THEREFROM THE PLAT OF CREEKSIDE MEADOWS PHASE 1 RECORDED JULY 24, 2003 AS INSTRUMENT NO. 519639.

SUBJECT TO covenants, conditions, restrictions, provisions, easements and encumbrances apparent or of record.

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantees and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all lawful claims whatsoever.

LDB

76H-2081-00

Dated: January 20th, 2020

Ellison Development, LLC a Montana limited liability company

By: A.C Ellison Trust dated 5/11/2010

By: Jean H Ellison 1-23 2020
Name: Jean H Ellison
Title: Trustee

By: Daniel A Ellison 1-23-2020
Name: Daniel A. Ellison
Title: Trustee

By: Sarah Jane Ellison 20 Jan. 2020
Name: Sarah Jane Ellison
Title: Trustee

By: Jean H. Ellison Trust dated 05/11/2010

By: Jean H Ellison 1-23-2020
Name: Jean H. Ellison
Title: Trustee

STATE OF Washington)
ss.
COUNTY OF King)

This instrument was acknowledged before me on January 20th, 2020, by **Sarah Jane Ellison, Trustee of the A.C Ellison Trust and as member of the Ellison Development, LLC a Montana limited liability company** .

AUSTIN SOUMIS
Notary Public
State of Washington
Commission Expires Sep 25, 2022

Notary Public for the State of Washington
Residing at: Mercer Island
My Commission Expires: 04/25/2022

764-2081-00

Dated: January_____, 2020

Ellison Development, LLC a Montana limited liability company

By: A.C Ellison Trust dated 5/11/2010

By:_____
Name: Jean H Ellison
Title: Trustee

See prior page

By:_____
Name: Daniel A. Ellison
Title: Trustee

By:_____
Name: Sarah Jane Ellison
Title: Trustee

By: Jean H. Ellison Trust dated 05/11/2010

By:_____
Name: Jean H. Ellison
Title: Trustee

STATE OF Montana)
ss
COUNTY OF Ravalli)

This instrument was acknowledged before me on January 23, 2020, by **Jean H. Ellison & Daniel A. Ellison Trustees of the A.C Ellison Trust and Jean H. Ellison, Trustee of the Jean H. Ellison Trust, as members of the Ellison Development, LLC a Montana limited liability company**.

SHEILA L VEERKAMP
NOTARY PUBLIC for the
State of Montana
Residing at Victor, Montana
My Commission Expires
October 16, 2023

Notary Public for the State of Montana
Residing at:
My Commission Expires:

STATE OF MONTANA RAVALLI COUNTY 502166 Page 1 of 2
RECORDED: 09/17/2002 11:07 ANNEX
Sandra L Taylor CLERK AND RECORDER BY: Almacristiansen FEE: $0.00

RESOLUTION NO. 186

FINAL RESOLUTION OF ANNEXATION OF CONTIGUOUS LANDS

The Town Council of Stevensville, Montana, enters this Final Resolution of Annexation of Contiguous Lands.

Whereas the Town Council has found that it is in the best interest of the town and its inhabitants to annex certain lands described as Tracts 1 & 3 of Certificate of Survey No. 495033, as described in a recorded plat filed in the official records of Ravalli County, Montana; and also it is in the best interest of the town and its inhabitants to include within the annexed property railroad lands within Certificate of Survey No. 495033 including but not limited Tract No. 5 upon consent given by the owner of railroad lands on March 18, 2002; and

Whereas notice has been given as required by statutes of the state of Montana and a public hearing was held on August 26, 2002, to consider written comment, objections at hearing and to consider the plan for services as required by statute and town ordinance; and

Whereas the town council finds the property to be annexed contains fewer than 300 recorded parcels and all written comment has been considered; therefore

IT IS HEREBY RESOLVED that all the lands described as Tracts 1 & 3 of Certificate of Survey No. 495033 together with railroad lands within COS no. 495033 are hereby declared annexed and part of the Town of Stevensville. A map of the boundaries of the lands annexed is attached.

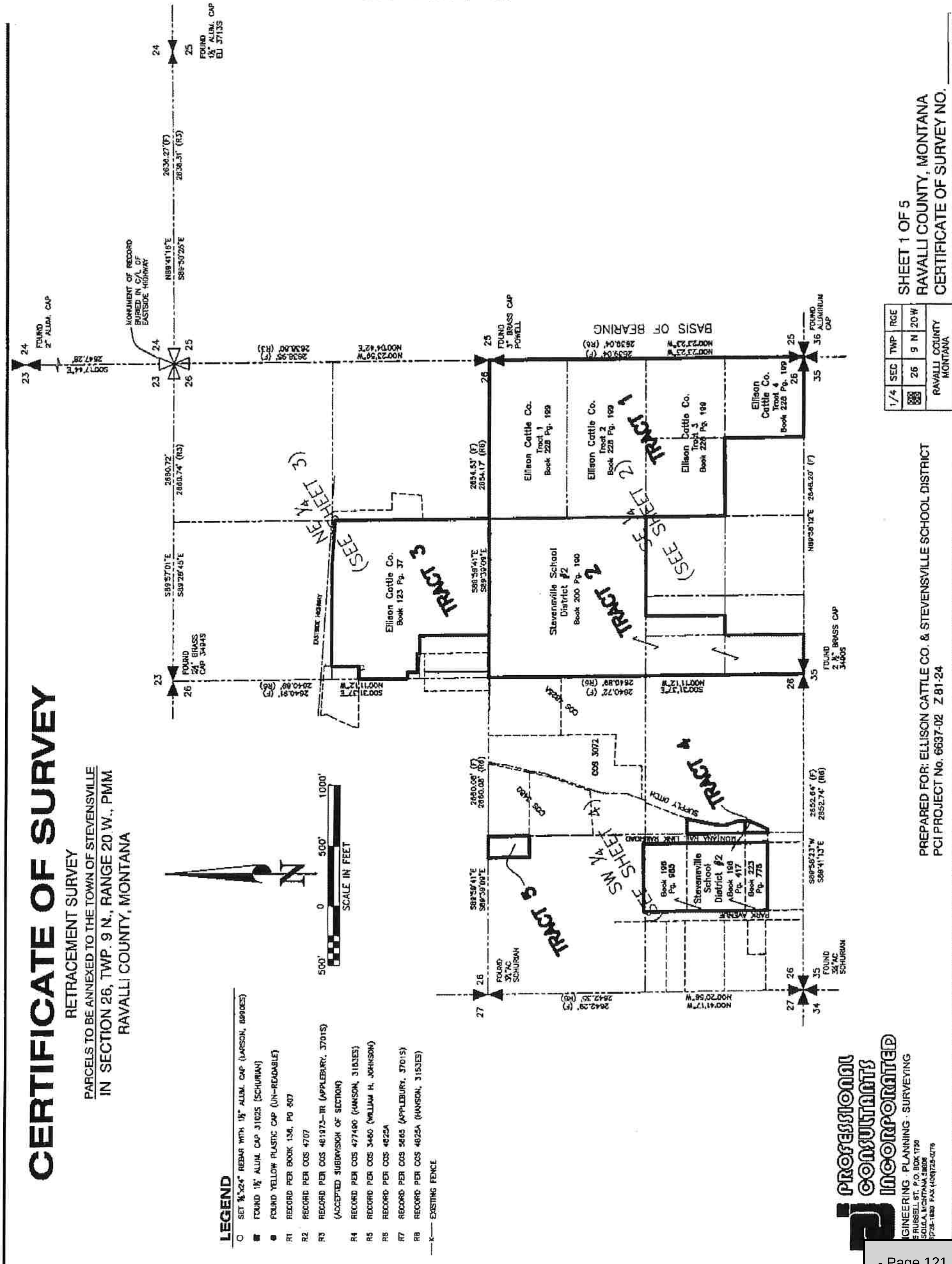
Past and approved this 9 day of September, 2002.

Mayor, Town of Stevensville

Attest:

Nancy Powell
Town Clerk, Town of Stevensville

Ret: Town of Stevensville PO Box 30 Stevensville MT 59870


CERTIFICATE OF SURVEY
RETRACEMENT SURVEY
PARCELS TO BE ANNEXED TO THE TOWN OF STEVENSVILLE
IN SECTION 26, TWP. 9 N., RANGE 20 W., PMM
RAVALLI COUNTY, MONTANA
LEGEND
SET 5/8"x24" REBAR WITH 1½" ALUM. CAP (LARSON, 6990ES)
FOUND 1½" ALUM. CAP 31025 (SCHURIAN)
FOUND YELLOW PLASTIC CAP (UN-READABLE)
R1 RECORD PER BOOK 136, PG 807
R2 RECORD PER COS 4707
R3 RECORD PER COS 481973-RR (APPLEBURY, 3701S)
(ACCEPTED SUBDIVISION OF SECTION)
R4 RECORD PER COS 477490 (HANSON, 3153ES)
R5 RECORD PER COS 3480 (WILLIAM H. JOHNSON)
R6 RECORD PER COS 4825A
R7 RECORD PER COS 5865 (APPLEBURY, 3701S)
R8 RECORD PER COS 4825A (HANSON, 3153ES)
EXISTING FENCE
SCALE IN FEET
TRACT 1
TRACT 2
TRACT 3
TRACT 4
TRACT 5
Ellison Cattle Co.
Stevensville School District #2
BASIS OF BEARING
SUPPLY DITCH
MONTANA RAIL LINK RAILROAD
PARK AVENUE
EASTSIDE HIGHWAY
SHEET 1 OF 5
RAVALLI COUNTY, MONTANA
CERTIFICATE OF SURVEY NO.
PREPARED FOR: ELLISON CATTLE CO. & STEVENSVILLE SCHOOL DISTRICT
PCI PROJECT No. 6637-02 Z81-24
PROFESSIONAL CONSULTANTS INCORPORATED
ENGINEERING · PLANNING · SURVEYING

FINDINGS REGARDING
CREEKSIDE MEADOWS SUBDIVISION
TOWN COUNCIL, TOWN OF STEVENSVILLE

____ Approved

_✓_ Approved with conditions

____ Disapproved

A public hearing was held by the Town Council on February 24th 2003 to consider the preliminary plat and subdivision submitted by Ellison Development LLC. The public hearing was held and with further business to be conducted on this matter, the public hearing was continued to March 5 2003. On March 5 the public hearing continued for approximately 2 ½ hours. At this time the council questioned the developer regarding matters raised at the February 24 hearing and regarding concerns held by the council members.

The Town Council having received the recommendation of the Town Planning and Zoning Board, also having received comment from the Town employees and citizens, the council notes the following:

Suggestions by Town Employees

Bob McCormick, Town Building Inspector, presented the suggestions and comments made by the Department heads of the Town of Stevensville.

The Chief of Police, Lew Barnett, recommended that all streets be designed to maximize public safety. He also expressed concern regarding the jurisdictional consideration for law enforcement on Logan Road which is a county road that abuts the proposed subdivision. Chief Barnett also expressed concerns regarding safety in the proposed "common areas", especially in those cases in which "common area" was divided by proposed public streets, or abutted proposed public streets.

The Fire Chief, Bob Summers, presented comment that the cul de sac diameters in the revised plat map were only 70'. He had experimented with fire trucks and found that 70' was a "tight" space within which to turn around the town fire trucks. Fire Chief Summers had also noted that a fire hydrant, which had appeared on the original preliminary plat, was not included between lots 76 and 77. The hydrant should be included. Finally, Fire Chief Summers commented that the subdivision, as platted, shows no street connections directly to the town of Stevensville. The access and ingress to the

subdivision is from county roads only.

Ed Sutherlin, Supervisor of Roads and Streets, requested that the town council insure proper design for curbs and streets.

Utilities Director, George Thomas, emphasized there should be sufficient bonding, if needed, to complete the sewer and water systems. He also noted that appropriate easements need to be dedicated to the town for service of the water and sewer lines. He recommended that there should not be two manholes 25' from each another as indicated. The plat should be revised to reflect one manhole. George Thomas indicated that there are some needs relative to the size and capabilities of the water mains. He had concerns regarding water pressure and the potential need for a new main, due to the 90' rise in the subdivision. He expressed his opinion of the need for a new water well to meet the needs of the new subdivision. Finally, Mr Thomas indicated that the water lines should be looped within the cul de sacs. There should be complete drawings and engineering of the tie-in of the existing lines of the Town of Stevensville.

Building Inspector, Bob McCormick, commented additionally regarding the dividing line between R-1 and R-2 zoning boundaries and that lot size needed to be increased in one area of the proposed subdivision. Mr McCormick noted that the revised plat map addressed the concern regarding the size of the lots, by increasing the lot size. Mr McCormick also commented that questions regarding access from the subdivision into the town via Second Street or another route needs to be considered.

The developer, through its engineer Gilbert Larson, has agreed to change the manholes, reinsert the hydrant and to work with the town to insure adequate turnaround in the cul de sacs for fire and emergency vehicles.

Public Comment

As a member of the public, Ben Longbottom, of the Town Planning Board, recommended that line dividing R-1 and R-2 zoning not traverse lots, but rather be contiguous to the boundaries of lots. Mr Longbottom also suggested 5 foot sidewalks, in places, where high pedestrian traffic was expected.

Additional comment from Stevensville citizens include the following:

a. Allowance of lots that were only 8500 sq ft when the standard code minimum is 10,000 sq ft. Building Inspector McCormick explained so long as the lots within the subdivision averaged 10,000, some lots could be as small as 8,500 feet.

b. Subdivision fees were questioned

c. Several comments regarding the resolution of the Second Street issue and whether Second Street would be connected with the subdivision allowing through traffic.

d. Citizens questioned issues regarding Swamp Creek, surface water drainage, and other environmental issues.

e. Gilbert Larson, engineer and planner for the developer noted that design was being included to avoid drainage problems and drainage systems would be in place. He indicated some drainage would still move towards school property and Swamp Creek. Gilbert Larson indicated he was studying perforated storm drains to insure the flow would not increase by reason of the build-out of the subdivision. There was no detailed presentation as to how drainage will be engineered to drain the water from the area without the potential harm to homes, infrastructure and streams.

f. Citizens questioned Phase 5 especially. There were concerns regarding sewer line connections. Gilbert Larson responded that 7 or 8 lots may have to pump sewage or alternatively, a specific gravity pump system would need to be designed. Gilbert Larson indicated a 8" sewer line would more than adequately to service homes in the subdivision. (In this regard, Gilbert Larson stated that there are approximately 215 lots).

g. One citizen emphasized the need to address movement of children from the residential areas to the schools. There was concern that the subdivision should have dedicated easement and walkway to soccer fields and the schools.

h. There was much discussion regarding park dedication. Comments included remarks regarding sufficient funds available to manage additional parks, that the park dedication could be met by statute by dedication of common area for the benefit of the home owners, to be maintained by the home owners and consideration of the options for a combination of park dedication, common area and payment of monies in lieu of parks. Legal Counsel expressed to the Town Council that in regard to the selected option, the Town Council must meet the requirements set forth in §76.3.621 of the Montana Code Annotated.

i. Citizens asked regarding potential liability by reason of accidents on the streets of the subdivision and within the portions designated "common area".

j. Citizen concern was expressed regarding additional traffic on the county roads denominated Middle Burnt Fork Road and Logan Road.

k. Additional to the above noted public comment, Mr Arlo Ellison, of Ellison Cattle Co, expressed he was attempting to develop a subdivision that was in the best interest of the town. He discussed the need for a well and stated he had never agreed to pay the cost of a well. He requested that the Town Council consider the amount of infrastructure fees when assessing the well.

Additional public comment was received following council inquiry and discussion on March 5 regarding dedication of park lands, division of the R-1 and R-2 zones, desired improvements to county roads and regarding connection of the subdivision to 2nd Street.

Council Inquiry and Discussion

The town council inquired and discussed the following major topics:

a. Environmental issues surrounding Swamp Creek, drainage and the supply ditch
b. Storm water drainage. The developer insured the town the project would not increase storm water and would not tax the storm water drainage system in other areas of the town.
c. Build out in phases and concerns about the length of time to build out
d. Location of water and sewer lines in drawings. In this regard the developer agreed to work with city personnel to insure appropriate avenues of lines and connections for future service and maintenance.
e. Payment for water systems. The developer has agreed to provide a wellsite by a dedication of land, to provide the power to the site and to bear the cost of all mains and arteries to connect the water system to the town's system.
f. Water to taps to service the common areas, dedicated to park and recreation for the homeowners' association, will be installed by the developer.
g. Width of sidewalks and pedestrian access were discussed especially related to the schools.
h. Modification of some planned manholes.
i. Looping and placement of water lines.
j. Sealing of the Supply Ditch to reduce leakage and drainage
k. Approaches off Burnt Fork and Logan roads and access permits from the county
l. Requirements of Section 16.130 of the Stevensville Development Code
m. Potential for modifications of the county roads at developer expense
n. Need to insure access to sidewalks by disabled persons
o. Dedication of pedestrian walkways as well as streets
p. The need to insure adequate and quality water supply without taxing the existing system. In this regard, the developer represented there is adequate water to service Phase I. There will be a need to develop a well with the commencement of Phase II.

q. The appropriate use of infrastructure fees under Resolution No. 138 and questions by the Town Clerk Nancy Lowell regarding use of funds designated as infrastructure monies paid by other citizens not within the proposed subdivision.

After discussion and upon motion, the town council passed the following:

1. The preliminary plat of the Creekside Meadows subdivision was approved, with conditions set forth below, by a vote of 3 to 1.

2. By a vote of 4 to 0, the lands within the Creekside Meadows subdivision are designated and zoned as follows:

a. All lands South of the East-West 1/16th line of the SE 1/4 of Section 26 are designated R-2, Residential Medium Density.

B. All lands North of the East-West 1/16th line of the SE 1/4 of Section 26 are designated R-1, Residential Low Density.

Any lots which are intersected by said aliquot line shall be designated R-1 and comply fully with R-1 restrictions.

APPROVAL OF PRELIMINARY PLAT WITH CONDITIONS

Findings. The Town Council has approved the preliminary plat for Creekside Meadows with the conditions set forth below. In reaching this decision and in setting the conditions the Town Council has considered the following:

l. Public comment, as summarized above.

m. The recommendation of the employees of the Town of Stevensville.

n. Planning Board recommendations.

o. The criteria set forth in § 76.3.608 of the Montana Code Annotated.

p. The Growth Policy drafted by the town of Stevensville on August 12 2002.

q. The requirements of the Development Code, resolutions of the Town of Stevensville and the statutes of the State of Montana.

The Town Council finds that the subdivision lands which were annexed into the Town of Stevensville, formerly were agricultural lands. The developer and owner request that the lands be removed from agricultural use. The Town Council believes the change of use will have no adverse effects on the Town of Stevensville.

The Town Council has considered the natural environment and as a condition of

approval is requiring that the natural drainage within the area be engineered to prevent adverse impact by such drainage on the subdivision or other areas of the Town. The lands dedicated to conservation easement must be separated/engineered to prevent drainage of waters or pooling of waters in a manner detrimental to residential use. In this regard, the developer will be required to cooperate in a timely manner with the city building inspector to comply fully with M.C.A. section 76-4-127.

It appears to the Town Council that the survey requirements of Montana Statutes have been met and the Town Council will require the final plat also meet the survey requirements of the State of Montana and other governing bodies. Upon compliance with the conditions set forth herein, the subdivision will met the local subdivision regulations for the Town of Stevensville as set forth in the Development Code book.

The conditions set forth will provide for easements/dedications for the location and installation of required and planned utilities.

The conditions set forth will require legal and physical access to each parcel within the subdivision, with required notation of the access on the final plat and all instruments of transfer concerning the parcel.

The conditions set forth will require minimization of significant adverse impacts on the Town of Stevensville and compliance with the policy set forth in the Growth Policy.

The Town Council has spent a sufficient amount of time studying and has received the opinion of Legal Counsel regarding park dedication requirements of §76.3.621 of the Montana Code Annotated. Compliance with the park dedication requirement as set forth below is established as a condition of approval of the final plat. The developer is authorized to meet the requirements of M.C.A. section 76-3-621(6) by dedicating lands controlled and maintained by the homeowners' association. The final plat must show a dedication of 11% of the area to be subdivided into parcels to the homeowners' association for permanent use as park and recreational land with a mechanism for raising funds within the association for maintenance of the lands. Additionally, there must be long-term protection of the lands designated for conservation easement. The developer will not receive final plat approval until there be full compliance with section 76-3-621(6).

The Town Council has discussed and considered recommendation of its employees regarding water and utilities and the Town Council has placed conditions on approval of the final plat to insure water and sewer systems are adequate, congruent with the needs of the town and installed to insure no adverse impact, shortage of water or sewer systems in the Town of Stevensville. The town will work with the state Department of Environmental Quality in this regard.

Additional to the above, each council member has noted especially the following:

Tom Brown. Aye vote. Council person Brown has concluded that the owner and engineer have adequately explained how drainage, build-out and access will be constructed and that the subdivision complies with the law.

Jake Weitzel. Nay vote. Council person Weitzel is concerned there has not been sufficient attention to access and improvement of county roads. She opposes the use of infrastructure fees for the building of the water well, and she desires more detail regarding technical matters such as storm water drainage.

Julie Wallace. Aye vote. Council person Wallace believes the subdivision meets the needs of residents especially in the area of parks and recreation which will be provided at no cost to the town.

Paul Ludington. Aye vote. Council person Ludington was staisfied that the subdivision complies with law and provided the town the opportunity for controlled growth with town oversight.

Thus, having given consideration to approval of this subdivision and to the matters set forth above as well as those matters set forth in the growth policy, the statutes of Montana and the Development Code Book, the Town Council hereby approves the Creekside Meadows subdivision as set forth in the amended preliminary plats presented by the developer and owner, subject to the requirements of M.C.A. section 76-3-610 and 76-3-507, the following conditions which must be fully met prior to the recording of the final plat of the subdivision, and the provisions of Chapter 3 of Part 3 of Title 76.

Conditions of Approval of Final Plat

The town council approves the preliminary plat of Creekside Meadows subject to full adherence to the following conditions. These conditions must be met fully prior to approval and recordation of the final plat:

✓ 1. The final plat must comply with all requirements of the Montana Code Annotated, and if there be any irrigation district assessment boundaries included, the plat must comply with the requirements of M.C.A. section 76-3-406.

✓ 2. Review of the final plat in accordance with M.C.A. section 76-3-611.

✓ 3. The submission and approval of a certificate of title abstract or owners' encumbrance report with review by the town counsel.

4. Recording of the restrictive covenants in a form substantially as submitted by the owner prior to public hearing on subdivision approval, which covenants shall be recorded with the final plat.

5. Certification by the Montana Secretary of State of formation of a Homeowners' Association consistent with the provisions of the restrictive covenants and presentation of adopted by-laws of the association consistent with the restrictive covenants. These are to be reviewed by town counsel and the building administrator for compliance and approval.

6. Installation of a sewer system at the owner's sole expense sufficient to meet the needs of the residents of the subdivision with proper connection to the city sewer system and approval of the system and installation by all town, state and other appropriate authorities. Compliance with MCA section 76-4-131 and inspection during installation is required.

7. Markings and indication on the final plat to show location, dimensions and dedication of pedestrian walkways, streets and sidewalks as well as easements. All needed easements for streets must be approved and recorded with the final plat.

8. Receipt of appropriate access permits, easements and agreements from Ravalli County to assure ingress/egress from and to county roads.

9. Any modifications of Swamp Creek must include prior approval and permits from all county, state and federal agencies.

10. All fees must be paid.

11. All county real property taxes must be current at time or recording the final plat.

12. The park dedication requirements of MCA Section 76-3-621 should be a dedication common areas to the Creekside Meadows Homeowners Association.

13. A 5 (five) foot sidewalk along Aspen Trail.

14. Prior to completion of construction of all phases, those roads not fully constructed and paved must be blocked and marked appropriately so there is no danger to the public traffic or pedestrians. Blocks and markings must be sightly and in character with the historic nature of the town of Stevensville.

15. All water systems, sewage systems and utilities within the subdivision must be approved and completed no later than March 5, 2013. In the event the subdivision is developed in phases, prior to commencement of any construction and approval of systems within the phase, all water, sewage and public utilities and improvements must be

reviewed and approved by the appropriate city authorities.

16. Compliance with all provisions of the City Development Code, especially section 16.130.

17. Any lots that are divided by the zoning designation must use the more restrictive zoning designation.

Passed and entered this 10th day of March, 2003.

Pat Groninger, Mayor
Town of Stevensville

Attest:

Nancy Lowell, Town Clerk
Town of Stevensville

ORT Form 4690 6/06 Rev. 8-1-16

ALTA COMMITMENT FOR TITLE INSURANCE

Issued By

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

NOTICE

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

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

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

COMMITMENT TO ISSUE POLICY

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

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

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

By  President

Attest Secretary

Issued through the office of:
First American Title Company
1438 North 1st Street Hamilton, MT 59840
(406)363-2340

Authorized Signature

If this jacket was created electronically, it constitutes an original document.

This page is only a part of a 2016 ALTA ® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

COMMITMENT CONDITIONS

1. DEFINITIONS

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

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

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

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

4. COMPANY'S RIGHT TO AMEND

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

5. LIMITATIONS OF LIABILITY

(a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
    i. comply with the Schedule B, Part I – Requirements;
    ii. eliminate, with the Company's written consent, any Schedule B, Part II – Exceptions; or
    iii. acquire the Title or create the Mortgage covered by this Commitment.
(b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
(c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
(d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
(e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
(f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.
(g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

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

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

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

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

8. PRO-FORMA POLICY

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

ALTA Commitment for Title Insurance

Issued By

Old Republic National Title Insurance Company

Transaction Identification Data for reference only:
Issuing Agent and Office: First American Title Company, 1438 North 1st Street, P.O. Box 596, Hamilton, MT 59840 (406)363-2340
Issuing Office's ALTA ® Registry ID: 0001777
Loan ID No.:
Issuing Office Commitment/File No.: 865379-R
Property Address: NHN, Stevensville, MT 59870

Revision No.: 2

SCHEDULE A

1. Commitment Date: **December 17, 2019** at **7:30 A.M.**

2. Policy (or Policies) to be issued: Owners Premium Amount reflects applicable rate

   (a) ☒ 2006 ALTA ® Standard Owner's Policy
   Proposed Insured: **Ralph Hooley and Dwight Hooley**
   Proposed Policy Amount: **$537,500.00** Premium Amount **$ 1,471.50**
   Endorsements: **$**

   (b) ☐ 2006 ALTA ® Loan Policy
   Proposed Insured:
   Proposed Policy Amount: **$** Premium Amount **$**
   Endorsements: **$**

   (c) ☐ ALTA ® Policy
   Proposed Insured:
   Proposed Policy Amount: **$** Premium Amount **$**
   Endorsements: **$**

3. The estate or interest in the Land described or referred to in this Commitment is fee simple.

4. The Title is, at the Commitment Date, vested in:
   Ellison Development, LLC a Montana limited liability company

5. The Land is described as follows:

The N½NE¼SE¼, S½NE¼SE¼, N½SE¼SE¼ and the SE¼SE¼SE¼ of Section 26, Township 9 North, Range 20 West, P.M.M. Ravalli County, Montana and being more particularly described as Tract 1 Certificate of Survey No. 495033-TR.

EXCEPTING AND RESERVING THEREFROM THE PLAT OF CREEKSIDE MEADOWS PHASE 1 RECORDED JULY 24, 2003 AS INSTRUMENT NO. 519639.

By: 

Authorized Countersignature
(This Schedule A valid only when Schedule B is attached.)

ALTA Commitment for Title Insurance

Issued By

Old Republic National Title Insurance Company

SCHEDULE B, PART I
Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. If any document in the completion of this transaction is to be executed by an attorney-in-fact, the Power of Attorney must be submitted for review prior to closing.

6. Release(s) or Reconveyance(s) of items(s) No. 20

7. We require the attached Seller/Borrower Affidavit be completed prior to recording.

8. We require a proper reconveyance of the deed of trust to eliminate paragraph 20 of Schedule B exceptions.

9. We require a copy of the articles of organization, operating agreement and resolutions, and any amendments showing the power and authority of the party or parties who plan to execute the forthcoming conveyance or mortgage on behalf of said Limited Liability Company.

10. For a member-managed LLC, we require that all members join in execution of conveyances and encumbrances and for a manager-managed LLC, we require that all managers join in execution of conveyances and encumbrances.

ALTA Commitment for Title Insurance

Issued By

Old Republic National Title Insurance Company

SCHEDULE B, PART II
Exceptions

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

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

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.

2. Any facts, rights, interests, or claims which are not shown by the Public Records but which could be ascertained by an inspection of said Land or by making inquiry of persons in possession thereof.

3. Easements, claims of easement or encumbrances which are not shown by the Public Records.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

6. Any liens, or rights to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the Public Records.

7. Any right, title or interest in any minerals, mineral rights or related matters, including but not limited to oil, gas, coal and other hydrocarbons, sand, gravel or other common variety materials, whether or not shown by the Public Records.

8. County road rights-of-way not recorded and indexed as a conveyance of record in the office of the Clerk and Recorder pursuant to Title 70, Chapter 21, M.C.A., including, but not limited to any right of the Public and the County of Ravalli to use and occupy those certain roads and trails as depicted on County Surveyor's maps on file in the office of the County Surveyor of Ravalli County.

9. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

10. Taxes for 2019 were paid in the original amount of $84.43, Tax Parcel No. 336100.

11. All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by Record of Survey recorded April 30, 2002, 495033-TR, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

12. Intentionally removed December 24, 2019

13. Easement and right of way for ditch granted to parties legally entitled thereto, recorded in Book 5 of Deeds, page 382.

14. Subject to terms and conditions of Easement recorded January 19, 1983 in Book 164 of Deeds, page 217.

15. Subject to terms and conditions of Resolution No. 186, Final Resolution of Annexation of Contiguous Lands recorded as Instrument No. 502166, 569708 and 569710.

16. Intentionally removed December 24, 2019

17. Intentionally removed December 24, 2019

18. Easement granted to Town of Stevensville, recorded January 5, 2006 as Instrument No. Instrument No. 565293

19. Subject to a county road affecting a portion of captioned property, as disclosed by Ravalli County Clerk and Recorder road records.

20. Mortgage, to secure an original indebtedness of $400,843.00, dated April 17, 2012 and any other amounts and/or obligations secured thereby.
Recorded: April 19, 2012, Instrument No. 653563
Mortgagor: Ellison Cattle Company
Mortgagee: Farmers State Bank

    Terms and conditions of Substitution and Deed of Reconveyance recorded May 8, 2013 in Instrument No. 667111

INFORMATIONAL NOTES

Site Evaluation & Design

BURNT FORK ESTATES

For

BURNT FORK ENTERPRISES

Section 26, Township 09N, Range 20W, CS 495033-TR Tract 1
Less Creekside Meadows-Phase 1 Annex #502166 & 569710
Ravalli County, Montana

Prepared by:

Professional Consultants Inc.
Unmatched Experience. Uncompromising Standards.

3115 S Russell St
Missoula, MT 59806
(406) 728-1880

August 25, 2020

PCI Project No. 8952-19

TABLE OF CONTENTS

1 INTRODUCTION

This report proposes a new 137-lot subdivision of the lot legally described as CS #495033-TR Tract 1 Less Creekside Meadows-Phase 1 Annex #502166 & 569710. This is a 57.68-acre agricultural tract located in S26, T09N, R20W, Geocode: 13-1764-26-4-01-12-0000. There are currently no structures on the land. A water main runs within an easement through the property and three sewer main stubs extend onto the lot.

The lot is proposed to be divided into 121 residential lots and 16 commercial lots with three common areas and five accesses to the lots. Residential lots consist of 78 single-family units and 43 multi-family units. Multi-family lots are planned for sixteen 4-plexes, twenty-five duplexes, one 7-plex, and one 10-plex resulting in 131 proposed living units within the multi-family lots. Total proposed number of living units for the subdivision is 209 units. Calculations will assume 220 living units to accommodate any potential design changes to multi-family lots. Commercial lots will be office space with assumed floorplan areas of 3,000 ft^2. Assumed employee/customer averages of 10 and 40 respectively will be used for flow calculations. All lots will be serviced by municipal water and sewer via water main extensions off the existing water main and sewer main extensions that will gravity-drain sewage north to the existing main stubs. Trench plugs will be installed with main extensions to prevent groundwater flow potential along new main lines.

Lots are respectively assumed to have an average impervious area of 3,000 ft^2, 6,000 ft^2, and 80% coverage for single-family lots, multi-family lots, and commercial lots. Remaining area will be landscaped to mitigate additional runoff. Stormwater runoff generated by proposed impervious structures will be conveyed through an underground pipe system that will connect to existing infrastructure in the northern subdivision of Creekside Meadows. Stormwater will enter this system through curb inlets and outfalls to Swamp Creek. Post-development runoff will not exceed pre-development rates during the 2yr-24hr storm event as additional runoff will be controlled through landscape infiltration and retention ponds. Two sources of offsite flows will be allowed to pass through as it has done historically.

2 PHYSICAL CONDITIONS

2.1 VICINITY MAP

A USGS topographic map displaying the project location in Stevensville, Ravalli County, Montana. The property lies at the northwest corner of Middle Burnt Fork Road and Logan Road, about 1.25 miles east of Main Street (HWY 269) in Stevensville. The map shows the ground slope of the property and surrounding area. The Vicinity Map is included in Appendix A.

2.2 SOILS SURVEY MAP

A Custom Soil Resource Report has been generated for the property by the National Cooperative Soil Survey with the USDA. A map of the surveyed area is included with the report. The Soil Map and Resource Report are included in Appendix B.

2.3 TOPOGRAPHIC MAP

A topographic site map is provided, showing the detailed ground slope of the project area. It also shows the water supply and wastewater facilities, existing and proposed, and other local features.

2.4 PRELIMINARY PLAT/CERTIFICATE OF SURVEY

A preliminary plat with full legal property description is provided, displaying areas subject to flood hazard, natural and man-made water systems, and existing and proposed utilities.

3 WATER SUPPLY

3.1 EXISTING SYSTEMS

There is an existing 8" water main on site that is operated by the town of Stevensville, Montana. Approximately 2,160 feet of this main runs through the property.

3.2 PROPOSED SYSTEMS

Water is proposed to be supplied to the proposed lots via water main extensions and service stubs. Approximately 5,500 linear feet of water main will be installed throughout the seven phases of this project. Each phase is planned for installation only of water main necessary to serve the proposed lots in that phase.

Estimated peak water demand for the subdivision is calculated as a summation of single-family, multi-family, and commercial water demand. The International Association of Plumbing and Mechanical Officials (IAPMO) Water Demand Calculator for Estimating Peak Water Demand for Indoor Residential Water Use version 1.4, March 2019 was used to calculate peak demand based on an average fixture count for both single-family and multi-family lots. Seventy-eight single-family units are based on an average fixture count that includes 2.5 bathrooms with traditional kitchen and laundry facilities. One hundred forty-two multi-family units are based on an assumed average of 1.5 bathrooms, also with traditional kitchen and laundry facilities.

Commercial daily water demand is calculated from MDEQ Circular 4 estimates for office space based on expected number of employees and customers. Expected averages of 10 employees (13 gpd/unit) and 40 customers (3 gpd/unit) per commercial unit are used for this calculation. This results in a total daily demand of 250 gpd per commercial unit, utilized during an 8-hour workday. A peaking factor of 4.0 is used to determine the peak hour demand for the commercial lots resulting in an estimated peak demand of 2.08 gpm per commercial unit or 33.3 gpm for the commercial district.

Irrigation demand for the subdivision is based on proposed landscape acreage (28.2 ac) and an application requirement of 1 in/week over 2-3 days. With irrigation days spread out over the week (7 days) and a 6-hour watering window, estimated irrigation demand is about 300 gpm.

This results in an estimated peak water demand of about 600 gpm for the subdivision. Peak domestic, irrigation, and commercial demand are not likely to occur at the same time, so a 600 gpm peak demand is a conservative estimate. Table 1 summarizes the water demand throughout the subdivision. The existing 8" water main is sufficient to supply the additional demand that this subdivision will place on the system. The existing booster station, with a production of 300 gpm, was approved to serve 121 single family homes at an average peak rate of 2.48 gpm/unit. Estimates for the proposed subdivision of 220 living units and 16 commercial units utilize a demand average of 2.54 gpm/unit. The proposed subdivision can connect an additional 60 units to the water supply before an upgrade to the system will be required. See Appendix C for water use estimate spreadsheets.

Water Use	Number of Units	Peak Demand
Single-Family Homes	78 units	127.5 gpm
Multi-Family Homes	142 units	150.2 gpm
Irrigation	28.2 acres	300 gpm
Commercial	16 units (10 employees, 40 customers each)	33.3 gpm
Total	137 Lot Subdivision	600 gpm

Table 1

Service stubs are proposed for each lot and will include curb stops and all other necessary appurtenances.

4 WASTEWATER TREATMENT

The subdivision is proposed to be serviced by municipal sewer operated by the Town of Stevensville by way of sewer main extensions.

4.1 FLOODPLAIN

A FEMA generated map of local floodplain area is provided in Appendix D. It displays Zone X Area of Minimal Flood Hazard for the proposed project site.

4.2 EXISTING SOIL INFORMATION

USDA WebSoil Survey describes the soils in the area primarily as Fairway-Grayhorse Complex and Grayhorse-McCalla Complex. Typical soil profile is composed of a silt loam top layer, with loam particulates showing an increasingly higher sand and gravel content and the layers get deeper. It is described as a somewhat poorly drained soil and classified in hydrologic soil group C. The water table is estimated to be between 12” and 39” with greater than an 80” depth to a restrictive layer. See attached report, Appendix B.

4.3 SOIL PROFILE DESCRIPTIONS

PCI dug 8 soil profiles across the property in March of 2020. In general, sand, gravel, and cobbles were discovered below 48”. This is consistent with the WebSoil Survey. Half of the profiles revealed clay in the B horizon down to 55”. Groundwater was noted as high as 60”. Results are included in Appendix E.

4.4 GROUNDWATER MONITORING

Groundwater pipes have been installed and will be monitored during the high groundwater season of 2020.

4.5 PROPOSED SYSTEMS

There are three existing sewer main stubs that extend onto the property. The proposed lots in the subdivision will receive sewer service through extension of these mains. Proposed mains will be 8” in diameter and will gravity sewage to existing mains with a minimum of a 0.4% slope. Lines will be installed as needed per the phasing layout. Sewer service stubs are proposed for every lot. Sewer mains and service lines will be installed with all necessary appurtenances.

5 SOLID WASTE

Solid waste disposal will be provided by Bitterroot Disposal and deposited at the Victor Transfer Station. There are no plans for on-site waste disposal.

6 GRADING & DRAINAGE

6.1 SITE INFORMATION

Slopes on the site are consistent (~1% - 2%) with agricultural vegetation of short and tall grasses. There are a few distinct channels, implying that general hydrologic patterns include sheet, shallow, and channel flows. There is a flow path on the southern end of the property (see Common Area of the Commercial Phase 7) originating offsite that must pass through the property. There is also a culvert that passes under Logan Road towards the northern end of the property. This flow must also be allowed to pass through as it has historically. Natural grades on the property fall approximately 1.8% towards W18.5°N. Surrounding area is residential and agricultural land.

Proposed grading will follow the natural grade of the property, directing flows to the north and west and controlling runoff to predevelopment rates as required by DEQ Circular 8. Additional runoff will primarily be controlled by retention and detention areas to be located in the proposed common areas. Stormwater will be conveyed to a storm drain collection system that will transport stormwater through the existing infrastructure to the north and ultimately discharge to Swamp Creek.

Approximate total proposed roadway area is 300,000 ft^2 with about 55,000 ft^2 of sidewalk. Proposed homes are estimated to create 3,000 ft^2 of impervious area for single family lots and an average of 6,000 ft^2 for multi-family lots. Commercial lots are assumed for 80% impervious buildout. Remaining areas on the lots will be landscaped to mitigate increased runoff and a landscaped boulevard adjacent to the roadway will facilitate additional infiltration.

There will be six defined basins in the proposed subdivision. The commercial area is defined as its own basin. Each basin will control and direct stormwater through curb and gutter inlets to the underground storm drain facilities. This pipe system will connect to the existing infrastructure to the north and ultimately discharge to Swamp Creek. Stormwater will primarily exit the subdivision in three locations on the north end of the property, designated as Discharges 1, 2, and 3. Some stormwater will be directed through proposed retention and detention ponds to control discharge rates. Discharge from the commercial area will pass through detention ponds on the south end of the property and exist to the west through an existing drainage.

6.2 INITIAL STORM WATER FACILITY

Proposed facilities for the entire subdivision make up about 1,075,000 ft^2 of impervious area. Initial Stormwater Facility must thusly be sized:

$$V[ft^3] = 0.5" \text{ X } 1{,}075{,}000\ ft^2 / 12 = \mathbf{44{,}860\ ft^3}$$

Runoff calculations are made using the modified rational method and a generated IDF curve provided by DEQ for Stevensville, Montana. Time of Concentration (ToC) pathways were analyzed for each basin. The most conservative time of concentration was 13 minutes for the commercial basin. This ToC was assumed for the subdivision as a whole. See attached

spreadsheet, Appendix F, for more details. The change in post-development volume runoff for the 2yr-24hr storm, per DEQ8 Section 3.3A, is about **62,566 ft^3**. This is larger than the initial stormwater facility, so a facility that can retain 62,566 ft^3 of water will satisfy both requirements. This volume can be distributed among the six proposed basins.

6.3 STORM WATER FACILITIES

Each basin will generate a separate runoff that will culminate at four discharge points. The commercial phase (Basin 1) will have its own outfall to the south end of the western border of the property, while the remaining residential basins (2-6) will outfall to the north end of the property to three existing underground storm drains. From east to west, northerly discharges are labeled as Discharge 1 (18"), Discharge 2 (12") and Discharge 3 (18"). The table below summarizes important features for each basin and 24-hour storm results.

Basin	**Area (A [ft^2])**			**2yr-24hr Storm**		**100yr-24hr Storm**	
	A_{IMP}	A_{LS}	A_{UNI}	V [ft^3]	Q [cfs]	V [ft^3]	Q [cfs]
Predev.	0	0	2,430,000	48,139	4.7	147,248	13.3
1 (16 Comm.)	280,000	65,000	0	25,578	6.2	78,240	17.4
2 (34 lots)	236,520	335,858	0	24,440	2.5	74,758	6.8
3 (9 lots)	71,880	84,500	0	7,253	0.7	22,186	2.1
4 (6 lots)	27,600	55,600	0	3,015	0.3	9,221	0.9
5 (20 lots)	124,080	174,306	0	12,803	1.3	39,161	3.6
6 (52 lots)	337,200	511,784	0	35,170	3.5	107,579	9.9
Subdivision (137 lots)	1,076,628	1,227,261	123,274	110,704	26.6	338,625	75.2

Table 2

Basins 3, 4, and 6 are planned to discharge through to the existing stormwater drainage infrastructure without detention. The remaining basins will be controlled in order to maintain predevelopment runoff rates during the 2yr-24hr storm. Additional runoff will be controlled through two stormwater facilities.

One proposed retention pond will be located near the commercial area, Basin 1, and a retention pond is proposed for the common area at the north end of the property to control runoff from Basins 2 and 5. Basin 3 will discharge undetained through Discharge 1, Basin 4 will discharge undetained through Discharge 2, and Basins 2, 5, and 6 will discharge through Discharge 3, with Basins 2 and 5 detained before release. The commercial Basin 1 will be detained and discharged at the southwestern end of the property.

2yr-24hr Storm

Per DEQ 8 Section 3.3(A), post-development runoff to an adjoining property must not exceed the predevelopment rate during the 2yr-24hr storm. Proposed retention ponds are designed to retain all runoff generated in Basins 1, 2, and 5 during this event. This allows runoff generated in the remaining basins to exit the property at post-development rates without exceeding pre-development flows for the subdivision. This requires a minimum retention facility of 40,000 ft^3 for Basins 2 and 5, and 26,000 ft^3 for Basin 1. Proposed facilities exceed these minimums and

satisfy the requirements for the initial stormwater facility. This ensures that pre-development peak flows and volumes are not exceeded post-development.

Table 3 summarizes basin control structures and discharge flows during the 2yr-24hr storm.

2YR-24HR STORM FLOW SUMMARY				
Basin	**Discharge Location**	**Proposed Pond Volume**	**Offsite Flows**	**Max. Onsite Discharge**
Predevelopment	N/A	-	3 cfs	4.7 cfs
1	Comm. Discharge	29,000 ft^3	2 cfs	0 cfs
2, 5	Discharge 3	A: 8,300 ft^3 B: 38,000 ft^3	-	0 cfs
3	Discharge 1	N/A	1 cfs	0.7 cfs
4	Discharge 2	N/A	-	0.3 cfs
6	Discharge 3	N/A	-	3.5 cfs
Subdivision Postdevelopment	4 discharges	66,000 ft^3	3 cfs	4.5 cfs

Table 3

10yr-24hr Storm

Per DEQ8 Section 3.3(B), roadways must not be overtopped during the 10yr-24hr storm. Proposed retention ponds will be equipped with overflow structures that will release stormwater before ponds can be overtopped. This provides a controlled release that will allow water to flow through the storm drain system and discharge to Swamp Creek from the residential areas. Commercial flows will similarly have a controlled release to the existing stormwater ditch. Existing and proposed stormwater facilities are capable of handling expected runoff during the 10yr storm and roadways will not be overtopped. Table 4 summarizes runoff flows for the 10yr-24hr storm.

10YR-24HR STORM FLOW SUMMARY					
Basin	**Discharge Location**	**Proposed Pond Volume**	**Offsite Flows**	**Control Structure**	**Max. Onsite Discharge**
Predevelopment	N/A	-	5.2 cfs	-	8.2 cfs
1	Comm. Discharge	29,000 ft^3	3.2 cfs	24” Storm Pipe	10.7 cfs
2, 5	Discharge 3	A: 8,300 ft^3 B: 38,000 ft^3	-	18” Storm Pipe	6.5 cfs
3	Discharge 1	N/A	2 cfs	18” Storm Pipe	1.3 cfs
4	Discharge 2	N/A	-	12” Storm Pipe	0.6 cfs
6	Discharge 3	N/A	-	18” Storm Pipe	6.2 cfs
Subdivision Post-development	4 discharges	66,000 ft^3	5.2 cfs	-	19.1 cfs

Table 4

100yr-24hr Storm

Per DEQ8 Section 3.3(C), drainfields and homes must not become innundated during the 100yr-24hr storm. Similar to the 10yr storm event, proposed retention ponds are expected to overtop the overflow structures and flow to the underground storm drains. At peak flow, storm drains may reach capacity and begin flooding the roads. Roadways on site have a minimum capacity of 50,000 ft^3 of water storage to allow storm pipes to resume flow. All structures will be built with grading away from foundations and towards the roadways. There are no proposed drainfields within the subdivision. Homes will not become inundated during the 100yr storm.

6.4 OFFSITE RUNOFF

There are two flows that originate offsite that pass through the proposed subdivision. The flows entering from the east will be routed directly to the storm drain infrastructure and allowed to discharge at Swamp Creek. Contributories to this flow are a 12" culvert that pass under Logan Lane and ½ of Logan Lane south to the intersection with Middle Burnt Fork Road (~2,000 ft). Max discharge from a 12" culvert is 1.5 cfs and expected runoff from Logan Lane during the 100yr-24hr storm is another 1.5 cfs. Total pass-through flow from the east is 3 cfs during the 100yr storm. Proposed 18" storm drain is capable of passing these flows along with the flows generated on site. See Tables 3 and 4.

The flows entering from the south will pass through the proposed common area and retention ponds but allowed to pass through the site as it has done historically. These flows are currently fed by a 16" culvert capable of passing up to 3.2 cfs. These flows will be allowed to pass through the Basin 1 stormwater ponds, discharging to the same historical outflow.

7 CONCLUSION

Water and sewer requirements for proposed developments will be fulfilled via water and sewer main extensions operated by the Town of Stevensville. Trench plugs will be installed around mains to prevent flow of groundwater near new installations. Existing and proposed water mains are adequate to meet expected demand. Proposed sewer mains meet sizing and grade requirements and are adequate for proposed service.

Additional stormwater runoff generated by proposed impervious surfaces will be controlled through pond retention and stormwater drains. Proposed ponds are sufficient to mitigate additional runoff generated on site. Offsite flows will be allowed to enter the storm drain infrastructure or directed and controlled through proposed stormwater ponds as needed. Historical paths will not be altered. Post-development runoff will remain the same as pre-development flows during the 2-year 24-hour storm event, roads will not be overtopped during the 10-year event, and homes will not be inundated during the 100-year event.

Prepared by:
Professional Consultants, Inc.

Karl Treadwell

Checked by:

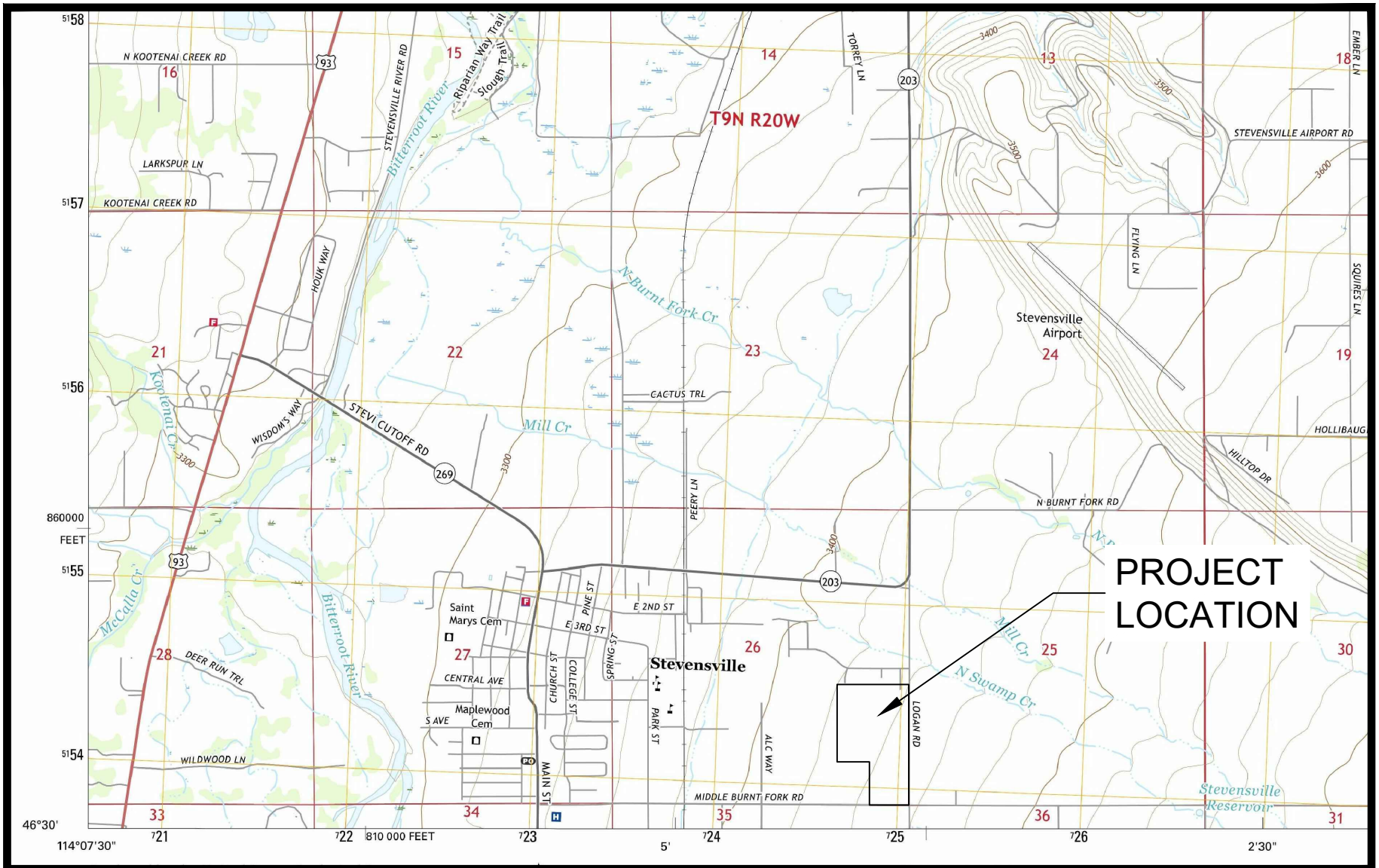
Andy Mefford, PE, CFM

Date: _____

8 APPENDICES

APPENDIX A:

VICINITY MAP



PCI

BURNT FORK ESTATES

RAVALLI COUNTY S26 T09N R20W

VICINITY MAP

APPENDIX B:

CUSTOM SOIL RESOURCE REPORT

United States Department of Agriculture

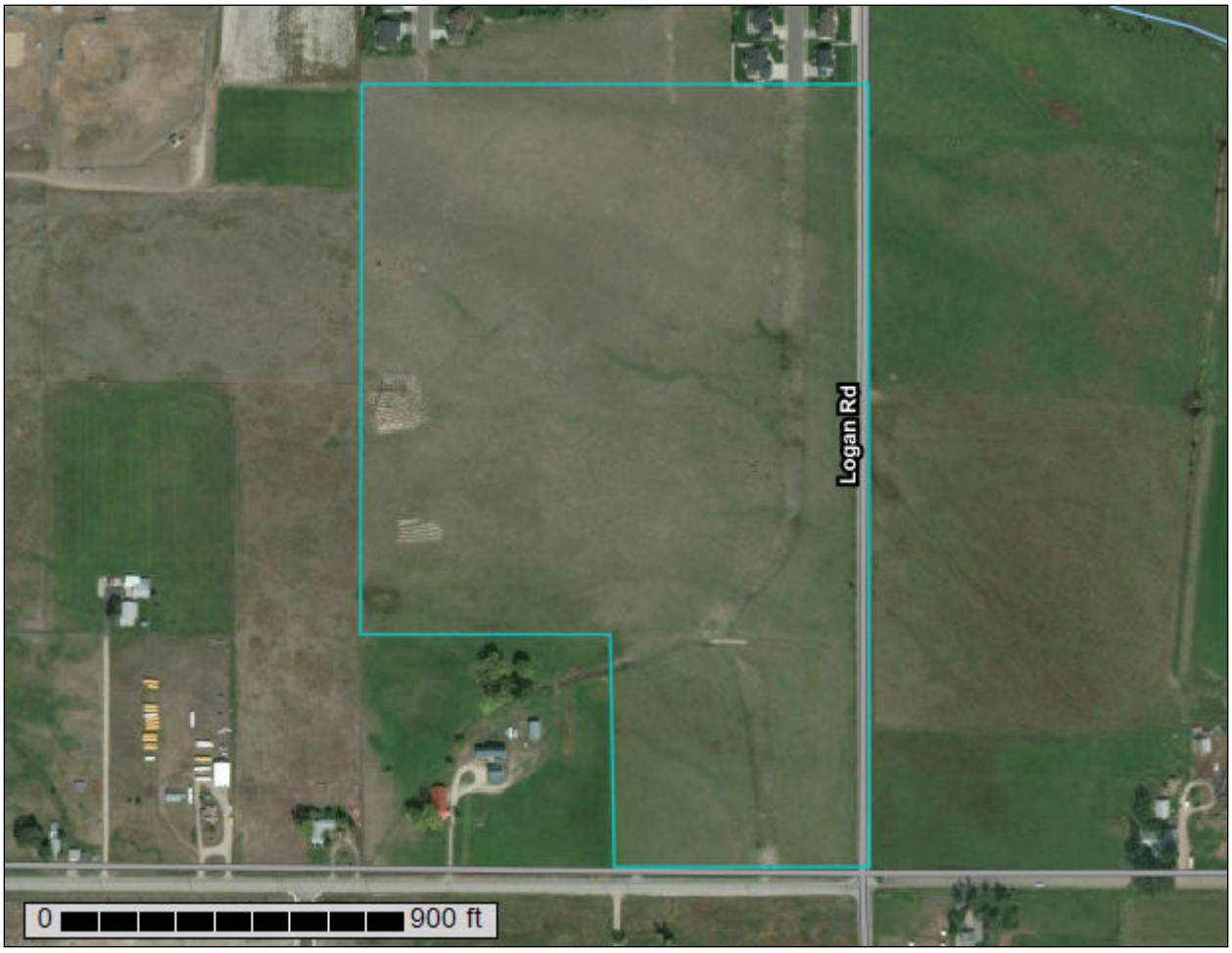
NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Bitterroot Valley Area, Montana

BURNT FORK ESTATES



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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Contents

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

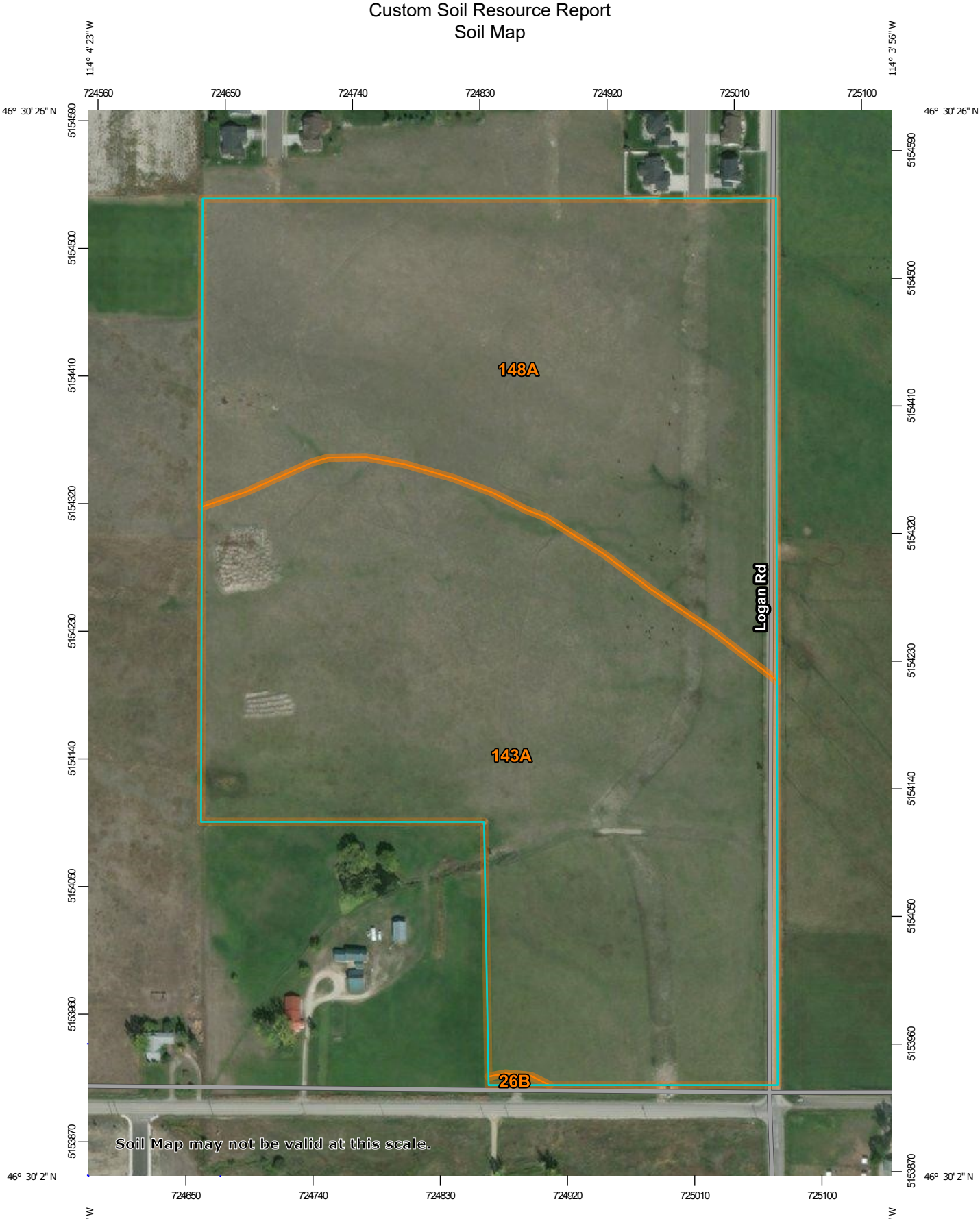
Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.



Map Scale: 1:3,660 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 50 100 200 300

Feet
0 150 300 600 900

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Bitterroot Valley Area, Montana
Survey Area Data: Version 17, Sep 16, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 30, 2012—Nov 10, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
26B	Grayhorse silt loam, 0 to 4 percent slopes	0.1	0.1%
143A	Fairway-Grayhorse complex, 0 to 2 percent slopes	30.5	56.6%
148A	Grayhorse-McCalla complex, 0 to 2 percent slopes	23.3	43.3%
Totals for Area of Interest		**53.8**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or

landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Bitterroot Valley Area, Montana

26B—Grayhorse silt loam, 0 to 4 percent slopes

Map Unit Setting

National map unit symbol: p83f
Elevation: 3,250 to 4,210 feet
Mean annual precipitation: 12 to 15 inches
Mean annual air temperature: 39 to 45 degrees F
Frost-free period: 90 to 115 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Grayhorse and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Grayhorse

Setting

Landform: Drainageways on inset fans
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium

Typical profile

A1 - 0 to 12 inches: silt loam
A2 - 12 to 18 inches: loam
A3 - 18 to 29 inches: gravelly loam
C1 - 29 to 34 inches: very cobbly fine sandy loam
2C2 - 34 to 60 inches: extremely gravelly loamy sand

Properties and qualities

Slope: 0 to 4 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 24 to 39 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 10 percent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 3.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 5.0
Available water storage in profile: Moderate (about 6.0 inches)

Interpretive groups

Land capability classification (irrigated): 4w
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: C
Ecological site: Subirrigated (Sb) LRU 44A-Y (R044AY150MT), Subirrigated Grassland (R044AP806MT)
Hydric soil rating: No

Minor Components

Capiron

Percent of map unit: 10 percent
Landform: Drainageways
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: Subirrigated (Sb) LRU 44A-Y (R044AY150MT)
Hydric soil rating: No

Fairway

Percent of map unit: 5 percent
Landform: Drainageways on inset fans
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: Subirrigated (Sb) LRU 44A-Y (R044AY150MT)
Hydric soil rating: No

143A—Fairway-Grayhorse complex, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: tfbs
Elevation: 3,280 to 4,560 feet
Mean annual precipitation: 12 to 15 inches
Mean annual air temperature: 39 to 45 degrees F
Frost-free period: 90 to 115 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Fairway and similar soils: 75 percent
Grayhorse and similar soils: 15 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Fairway

Setting

Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium

Typical profile

A - 0 to 8 inches: silt loam
Bw - 8 to 13 inches: loam
Bk - 13 to 21 inches: loam
C1 - 21 to 40 inches: loam
2C2 - 40 to 60 inches: extremely gravelly sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 24 to 39 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 10 percent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 3.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 4.0
Available water storage in profile: Moderate (about 6.5 inches)

Interpretive groups

Land capability classification (irrigated): 3w
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: C
Ecological site: Subirrigated (Sb) LRU 44A-Y (R044AY150MT), Subirrigated Grassland (R044AP806MT)
Hydric soil rating: No

Description of Grayhorse

Setting

Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium

Typical profile

A1 - 0 to 12 inches: silt loam
A2 - 12 to 18 inches: loam
A3 - 18 to 29 inches: gravelly loam
C1 - 29 to 34 inches: very cobbly fine sandy loam
2C2 - 34 to 60 inches: extremely gravelly loamy sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 24 to 39 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 10 percent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 3.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 5.0
Available water storage in profile: Moderate (about 6.0 inches)

Interpretive groups

Land capability classification (irrigated): 4w

Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: C
Ecological site: Subirrigated (Sb) LRU 44A-Y (R044AY150MT), Subirrigated Grassland (R044AP806MT)
Hydric soil rating: No

Minor Components

Mccalla
Percent of map unit: 10 percent
Landform: Drainageways
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: Meadow (M) LRU 44A-Y (R044AY082MT)
Hydric soil rating: Yes

148A—Grayhorse-McCalla complex, 0 to 2 percent slopes

Map Unit Setting
National map unit symbol: p8b0
Elevation: 3,280 to 4,940 feet
Mean annual precipitation: 12 to 15 inches
Mean annual air temperature: 39 to 45 degrees F
Frost-free period: 90 to 115 days
Farmland classification: Farmland of local importance

Map Unit Composition
Grayhorse and similar soils: 70 percent
Mccalla and similar soils: 20 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Grayhorse

Setting
Landform: Inset fans
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium

Typical profile
A1 - 0 to 12 inches: silt loam
A2 - 12 to 18 inches: loam
A3 - 18 to 29 inches: gravelly loam
C1 - 29 to 34 inches: very cobbly fine sandy loam
2C2 - 34 to 60 inches: extremely gravelly loamy sand

Properties and qualities
Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches

Natural drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 24 to 39 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 10 percent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 3.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 5.0
Available water storage in profile: Moderate (about 6.0 inches)

Interpretive groups

Land capability classification (irrigated): 4w
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: C
Ecological site: Subirrigated (Sb) LRU 44A-Y (R044AY150MT), Subirrigated Grassland (R044AP806MT)
Hydric soil rating: No

Description of Mccalla

Setting

Landform: Inset fans
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium

Typical profile

A - 0 to 14 inches: cobbly loam
Bw - 14 to 22 inches: very cobbly loam
C1 - 22 to 32 inches: very cobbly sandy loam
C2 - 32 to 60 inches: extremely gravelly loamy sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 12 to 24 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 3 percent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 3.0
Available water storage in profile: Low (about 4.6 inches)

Interpretive groups

Land capability classification (irrigated): 3w
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: B/D
Ecological site: Meadow (M) LRU 44A-Y (R044AY082MT), Subirrigated Grassland (R044AP806MT)
Hydric soil rating: Yes

Minor Components

Blossberg

Percent of map unit: 10 percent
Landform: Inset fans
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: Meadow (M) LRU 44A-Y (R044AY082MT)
Hydric soil rating: Yes

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APPENDIX C:

WATER PEAK DEMAND CALCULATION

Version 1.4 (March 2019)

↓ Select Units ↓

Thursday, August 20, 2020 12:52 PM

PROJECT NAME : BURNT FORK ESTATES - 78 SF HOMES

GPM | LPM | LPS

FIXTURE GROUPS		[A] FIXTURE	[B] ENTER NUMBER OF FIXTURES	[C] PROBABILITY OF USE (%)	[D] ENTER FIXTURE FLOW RATE (GPM)	[E] MAXIMUM RECOMMENDED FIXTURE FLOW RATE (GPM)
Bathroom Fixtures	1	Bathtub (no Shower)	0	1.0	5.5	5.5
	2	Bidet	0	1.0	2.0	2.0
	3	Combination Bath/Shower	156	5.5	5.5	5.5
	4	Faucet, Lavatory	195	2.0	1.5	1.5
	5	Shower, per head (no Bathtub)	39	4.5	2.0	2.0
	6	Water Closet, 1.28 GPF Gravity Tank	195	1.0	3.0	3.0
Kitchen Fixtures	7	Dishwasher	78	0.5	1.3	1.3
	8	Faucet, Kitchen Sink	78	2.0	2.2	2.2
Laundry Room Fixtures	9	Clothes Washer	78	5.5	3.5	3.5
	10	Faucet, Laundry	78	2.0	2.0	2.0
Bar/Prep Fixtures	11	Faucet, Bar Sink	0	2.0	1.5	1.5
Other Fixtures	12	Fixture 1	0	0.0	0.0	6.0
	13	Fixture 2	0	0.0	0.0	6.0
	14	Fixture 3	0	0.0	0.0	6.0

Total Number of Fixtures 897

99th PERCENTILE DEMAND FLOW = 127.5 GPM

RESET

RUN WATER DEMAND CALCULATOR

Version 1.4 (March 2019)

↓ Select Units ↓

Thursday, August 20, 2020 12:56 PM

PROJECT NAME : BURNT FORK ESTATES - 142 MF UNITS

GPM | LPM | LPS

FIXTURE GROUPS		[A] FIXTURE	[B] ENTER NUMBER OF FIXTURES	[C] PROBABILITY OF USE (%)	[D] ENTER FIXTURE FLOW RATE (GPM)	[E] MAXIMUM RECOMMENDED FIXTURE FLOW RATE (GPM)
Bathroom Fixtures	1	Bathtub (no Shower)	0	1.0	5.5	5.5
	2	Bidet	0	1.0	2.0	2.0
	3	Combination Bath/Shower	142	5.5	5.5	5.5
	4	Faucet, Lavatory	213	2.0	1.5	1.5
	5	Shower, per head (no Bathtub)	71	4.5	2.0	2.0
	6	Water Closet, 1.28 GPF Gravity Tank	284	1.0	3.0	3.0
Kitchen Fixtures	7	Dishwasher	142	0.5	1.3	1.3
	8	Faucet, Kitchen Sink	142	2.0	2.2	2.2
Laundry Room Fixtures	9	Clothes Washer	142	5.5	3.5	3.5
	10	Faucet, Laundry	142	2.0	2.0	2.0
Bar/Prep Fixtures	11	Faucet, Bar Sink	0	2.0	1.5	1.5
Other Fixtures	12	Fixture 1	0	0.0	0.0	6.0
	13	Fixture 2	0	0.0	0.0	6.0
	14	Fixture 3	0	0.0	0.0	6.0

Total Number of Fixtures 1278

99th PERCENTILE DEMAND FLOW = 150.2 GPM

RESET

RUN WATER DEMAND CALCULATOR

APPENDIX D:

FEMA FLOOD MAP

National Flood Hazard Layer FIRMette

FEMA

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN — Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 — Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- 513 — Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/14/2020 at 10:10:51 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, con FIRM panel number, and FIRM effective d unmapped and unmodernized areas can regulatory purposes.

APPENDIX E:

PCI SOIL PROFILE DESCRIPTIONS

PROFESSIONAL CONSULTANTS, INC.
3115 Russell Street
P.O. Box 1750
Missoula, Montana 59806
(406) 728-1880
(406) 728-0276 FAX

CLIENT: Ralph Hooley – Burnt Fork Estates

PROJECT NO: 8952-19

LOCATION: Sec 26 T 09N R 20W

Logged by: Andy Mefford, PCI Date: 03/30/2020

Backhoe or drill by: Adam Pummill

SOIL PROFILE NO. 1

Slope: +/- 2% Vegetation: grass

Depth	Thick	Texture	Modifiers	Structure	Moisture	Color	Comments
0”-18”	18”						top soil
18”-52”	34”	clay				grey	
52”-106”	54”	sand	gravelly/cobbly				
Comments: no bedrock, groundwater at 72”							

SOIL PROFILE NO. 2

Slope: +/- 2% Vegetation: grass

Depth	Thick	Texture	Modifiers	Structure	Moisture	Color	Comments
0”-16”	16”						top soil
16”-33”	17”	clay	gravelly			grey	
33”-110”	77”						
Comments: no bedrock, groundwater at 108”							

PROFESSIONAL CONSULTANTS, INC.
3115 Russell Street
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Missoula, Montana 59806
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CLIENT: Ralph Hooley – Burnt Fork Estates

PROJECT NO: 8952-19

LOCATION: Sec 26 T 09N R 20W

Logged by: Andy Mefford, PCI Date: 03/30/2020

Backhoe or drill by: Adam Pummill

SOIL PROFILE NO. 3

Slope: +/- 2% Vegetation: grass

Depth	Thick	Texture	Modifiers	Structure	Moisture	Color	Comments
0”-16”	16”						top soil
16”-32”	16”	clay	gravelly/cobbly				
32”-48”	16”	clay				grey	
48”-112”	64”	sand	gravelly/cobbly				
Comments: no bedrock, groundwater at 96”							

SOIL PROFILE NO. 4

Slope: +/- 2% Vegetation: grass

Depth	Thick	Texture	Modifiers	Structure	Moisture	Color	Comments
0”-12”							top soil
12”-36”	24”	sand	gravelly/cobbly			brown	
36”-48”	12”	sand	gravelly/cobbly			tan	
48”-102”	54”	sand	gravelly/cobbly			grey	
Comments: no bedrock, groundwater at 90”							

PROFESSIONAL CONSULTANTS, INC.
3115 Russell Street
P.O. Box 1750
Missoula, Montana 59806
(406) 728-1880
(406) 728-0276 FAX

CLIENT: Ralph Hooley – Burnt Fork Estates

PROJECT NO: 8952-19

LOCATION: Sec 26 T 09N R 20W

Logged by: Andy Mefford, PCI Date: 03/30/2020

Backhoe or drill by: Adam Pummill

SOIL PROFILE NO. 5

Slope: +/- 2% Vegetation: grass

Depth	Thick	Texture	Modifiers	Structure	Moisture	Color	Comments
0”-15”	15”						top soil
15”-103”	88”	sand	gravelly/cobbly			light grey	

Comments: no bedrock, groundwater at 82”

SOIL PROFILE NO. 6

Slope: +/- 2% Vegetation: grass

Depth	Thick	Texture	Modifiers	Structure	Moisture	Color	Comments
0”-19”	19”						top soil
19”-48”	29”	sand	gravelly/cobbly			light brwn	clay content
48”-96”	48”	sand	gravelly/cobbly			light grey	

Comments: no bedrock, groundwater at 60”

PROFESSIONAL CONSULTANTS, INC.
3115 Russell Street
P.O. Box 1750
Missoula, Montana 59806
(406) 728-1880
(406) 728-0276 FAX

CLIENT: Ralph Hooley – Burnt Fork Estates

PROJECT NO: 8952-19

LOCATION: Sec 26 T 09N R 20W

Logged by: Andy Mefford, PCI Date: 03/30/2020

Backhoe or drill by: Adam Pummill

SOIL PROFILE NO. 7

Slope: +/- 2% Vegetation: grass

Depth	Thick	Texture	Modifiers	Structure	Moisture	Color	Comments
0”-16”	16”						top soil
16”-109”	93”	sand	gravelly/cobbly			light brwn /reddish	

Comments: no bedrock, no groundwater observed

SOIL PROFILE NO. 8

Slope: +/- 2% Vegetation: grass

Depth	Thick	Texture	Modifiers	Structure	Moisture	Color	Comments
0”-20”	20”						top soil
20”-55”	35”	sand	gravelly/cobbly			tan/ reddish	clay content
55”-105”	50”	sand	gravelly/cobbly			grey	

Comments: no bedrock, no groundwater observed

APPENDIX F:

STORMWATER CALCULATIONS

Appendix G: Standard Storm Drainage Plan

DEQ Montana Department of Environmental Quali

Sudivision Name	Burnt Fork Estates
EQ#	
County	Ravalli County
Location	S26 T09N R20W
Lot/Area No.	Basin 1

Rational Method Co-Efficients (C)	
0.9	Paved/hard surfaces
0.8	Gravel surfaces
0.1	Lawn/landscaping
0.2	Unimproved areas

Q=C*i*A

Intensity Values

2-year, T_c	1.03	inches/hour
2-year, 24-hour	1.19	inches
10-year, T_c	1.8	inches/hour
100-year, T_c	2.91	inches/hour
100-year, 24-hour	3.64	inches

Total Area/Lot Size 7.91 acres = 344559.6 ft^2

Initial Stormwater Facility Volume (0.5" x Impervious Area) = 11639 ft^3

Pre-Development Characteristics				**2-year, T_c (flow rate)**	**2-year, 24-hour (volume)**	**10-year, T_c (flow rate)**	**100-year, T_c (flow rate)**
Paved/House Area	0 acres		ft^2	Q= 0.000 ft^3/sec	V= 0.000 ft^3	Q= 0.000 ft^3/sec	Q= 0.000 ft^3/sec
Gravel Area	0 acres		ft^2	Q= 0.000 ft^3/sec	V= 0.000 ft^3	Q= 0.000 ft^3/sec	Q= 0.000 ft^3/sec
Lawn/Landscaping	0 acres		ft^2	Q= 0.000 ft^3/sec	V= 0.000 ft^3	Q= 0.000 ft^3/sec	Q= 0.000 ft^3/sec
Unimproved Area	7.91 acres	344559.6	ft^2	Q= 1.643 ft^3/sec	V= 6833.765 ft^3	Q= 2.871 ft^3/sec	Q= 4.642 ft^3/sec
Total	7.91 acres	344559.6	ft^2	Q_{Total}= **1.643** ft^3/sec	V_{Total}= **6833.765** ft^3	Q_{Total}= **2.871** ft^3/sec	Q_{Total}= **4.642** ft^3/sec

Post-Development Characteristics				**2-year, T_c (flow rate)**	**2-year, 24-hour volume)**	**10-year, T_c (flow rate)**	**100-year, T_c (flow rate)**
Paved/House Area	6.412940312 acres	279348	ft^2	Q= 5.994 ft^3/sec	V= 24931.780 ft^3	Q= 10.476 ft^3/sec	Q= 16.935 ft^3/sec
Gravel Area	0 acres		ft^2	Q= 0.000 ft^3/sec	V= 0.000 ft^3	Q= 0.000 ft^3/sec	Q= 0.000 ft^3/sec
Lawn/Landscaping	1.497059688 acres	65212	ft^2	Q= 0.155 ft^3/sec	V= 646.685 ft^3	Q= 0.272 ft^3/sec	Q= 0.439 ft^3/sec
Unimproved Area	0 acres	0	ft^2	Q= 0.000 ft^3/sec	V= 0.000 ft^3	Q= 0.000 ft^3/sec	Q= 0.000 ft^3/sec
Total	7.91 acres	344559.6	ft^2	Q_{Total}= **6.150** ft^3/sec	V_{Total}= **25578.465** ft^3	Q_{Total}= **10.747** ft^3/sec	Q_{Total}= **17.375** ft^3/sec
Runoff Flow/Volume Change				ΔQ= **4.507** ft^3/sec	ΔV= **18744.700** ft^3	ΔQ= **7.876** ft^3/sec	ΔQ= **12.733** ft^3/sec

Required Minimum Facility Volume: **18745** ft^3

= input field

Appendix G: Standard Storm Drainage Plan

DEQ Montana Department of Environmental Quali

Sudivision Name	Burnt Fork Estates
EQ#	
County	Ravalli County
Location	S26 T09N R20W
Lot/Area No.	Basin 2

Rational Method Co-Efficients (C)	
0.9	Paved/hard surfaces
0.8	Gravel surfaces
0.1	Lawn/landscaping
0.2	Unimproved areas

Q=C*i*A

Intensity Values

2-year, T_c	0.43	inches/hour
2-year, 24-hour	1.19	inches
10-year, T_c	0.75	inches/hour
100-year, T_c	1.2	inches/hour
100-year, 24-hour	3.64	inches

Total Area/Lot Size 13.14 acres = 572378.4 ft^2

Initial Stormwater Facility Volume (0.5" x Impervious Area) = 9855 ft^3

Pre-Development Characteristics				**2-year, T_c (flow rate)**	**2-year, 24-hour (volume)**	**10-year, T_c (flow rate)**	**100-year, T_c (flow rate)**
Paved/House Area	0 acres		ft^2	Q= 0.000 ft^3/sec	V= 0.000 ft^3	Q= 0.000 ft^3/sec	Q= 0.000 ft^3/sec
Gravel Area	0 acres		ft^2	Q= 0.000 ft^3/sec	V= 0.000 ft^3	Q= 0.000 ft^3/sec	Q= 0.000 ft^3/sec
Lawn/Landscaping	0 acres		ft^2	Q= 0.000 ft^3/sec	V= 0.000 ft^3	Q= 0.000 ft^3/sec	Q= 0.000 ft^3/sec
Unimproved Area	13.14 acres	572378.4	ft^2	Q= 1.139 ft^3/sec	V= 11352.172 ft^3	Q= 1.987 ft^3/sec	Q= 3.180 ft^3/sec
Total	13.14 acres	572378.4	ft^2	Q_{Total}= **1.139** ft^3/sec	V_{Total}= **11352.172** ft^3	Q_{Total}= **1.987** ft^3/sec	Q_{Total}= **3.180** ft^3/sec

Post-Development Characteristics				**2-year, T_c (flow rate)**	**2-year, 24-hour volume)**	**10-year, T_c (flow rate)**	**100-year, T_c (flow rate)**
Paved/House Area	5.429752066 acres	236,520	ft^2	Q= 2.119 ft^3/sec	V= 21109.410 ft^3	Q= 3.696 ft^3/sec	Q= 5.913 ft^3/sec
Gravel Area	0 acres		ft^2	Q= 0.000 ft^3/sec	V= 0.000 ft^3	Q= 0.000 ft^3/sec	Q= 0.000 ft^3/sec
Lawn/Landscaping	7.710247934 acres	335,858	ft^2	Q= 0.334 ft^3/sec	V= 3330.596 ft^3	Q= 0.583 ft^3/sec	Q= 0.933 ft^3/sec
Unimproved Area	0 acres	0	ft^2	Q= 0.000 ft^3/sec	V= 0.000 ft^3	Q= 0.000 ft^3/sec	Q= 0.000 ft^3/sec
Total	13.14 acres	572378.4	ft^2	Q_{Total}= **2.453** ft^3/sec	V_{Total}= **24440.006** ft^3	Q_{Total}= **4.279** ft^3/sec	Q_{Total}= **6.846** ft^3/sec
Runoff Flow/Volume Change				ΔQ= **1.314** ft^3/sec	ΔV= **13087.834** ft^3	ΔQ= **2.291** ft^3/sec	ΔQ= **3.666** ft^3/sec

Required Minimum Facility Volume: **13088** ft^3

= input field

Appendix G: Standard Storm Drainage Plan

DEQ Montana Department of Environmental Quali

Sudivision Name	Burnt Fork Estates
EQ#	
County	Ravalli County
Location	S26 T09N R20W
Lot/Area No.	Basin 3

Rational Method Co-Efficients (C)	
0.9	Paved/hard surfaces
0.8	Gravel surfaces
0.1	Lawn/landscaping
0.2	Unimproved areas

Q=C*i*A

Intensity Values

2-year, T_c	0.43	inches/hour
2-year, 24-hour	1.19	inches
10-year, T_c	0.76	inches/hour
100-year, T_c	1.23	inches/hour
100-year, 24-hour	3.64	inches

Total Area/Lot Size 3.59 acres = 156380.4 ft^2

Initial Stormwater Facility Volume (0.5" x Impervious Area) = 2995 ft^3

Pre-Development Characteristics				**2-year, T_c (flow rate)**	**2-year, 24-hour (volume)**	**10-year, T_c (flow rate)**	**100-year, T_c (flow rate)**
Paved/House Area	0 acres		ft^2	Q= 0.000 ft^3/sec	V= 0.000 ft^3	Q= 0.000 ft^3/sec	Q= 0.000 ft^3/sec
Gravel Area	0 acres		ft^2	Q= 0.000 ft^3/sec	V= 0.000 ft^3	Q= 0.000 ft^3/sec	Q= 0.000 ft^3/sec
Lawn/Landscaping	0 acres		ft^2	Q= 0.000 ft^3/sec	V= 0.000 ft^3	Q= 0.000 ft^3/sec	Q= 0.000 ft^3/sec
Unimproved Area	3.59 acres	156380.4	ft^2	Q= 0.311 ft^3/sec	V= 3101.545 ft^3	Q= 0.550 ft^3/sec	Q= 0.890 ft^3/sec
Total	3.59 acres	156380.4	ft^2	Q_{Total}= **0.311** ft^3/sec	V_{Total}= **3101.545** ft^3	Q_{Total}= **0.550** ft^3/sec	Q_{Total}= **0.890** ft^3/sec

Post-Development Characteristics				**2-year, T_c (flow rate)**	**2-year, 24-hour volume)**	**10-year, T_c (flow rate)**	**100-year, T_c (flow rate)**
Paved/House Area	1.650137741 acres	71,880	ft^2	Q= 0.644 ft^3/sec	V= 6415.290 ft^3	Q= 1.138 ft^3/sec	Q= 1.842 ft^3/sec
Gravel Area	0 acres		ft^2	Q= 0.000 ft^3/sec	V= 0.000 ft^3	Q= 0.000 ft^3/sec	Q= 0.000 ft^3/sec
Lawn/Landscaping	1.939862259 acres	84,500	ft^2	Q= 0.084 ft^3/sec	V= 837.962 ft^3	Q= 0.149 ft^3/sec	Q= 0.241 ft^3/sec
Unimproved Area	0 acres	0	ft^2	Q= 0.000 ft^3/sec	V= 0.000 ft^3	Q= 0.000 ft^3/sec	Q= 0.000 ft^3/sec
Total	3.59 acres	156380.4	ft^2	Q_{Total}= **0.728** ft^3/sec	V_{Total}= **7253.252** ft^3	Q_{Total}= **1.287** ft^3/sec	Q_{Total}= **2.083** ft^3/sec
Runoff Flow/Volume Change				ΔQ= **0.417** ft^3/sec	ΔV= **4151.708** ft^3	ΔQ= **0.737** ft^3/sec	ΔQ= **1.192** ft^3/sec

Required Minimum Facility Volume: **4151.7** ft^3

= input field

Appendix G: Standard Storm Drainage Plan

DEQ Montana Department of Environmental Quali

Sudivision Name	Burnt Fork Estates
EQ#	
County	Ravalli County
Location	S26 T09N R20W
Lot/Area No.	Basin 4

Rational Method Co-Efficients (C)	
0.9	Paved/hard surfaces
0.8	Gravel surfaces
0.1	Lawn/landscaping
0.2	Unimproved areas

Q=C*i*A

Intensity Values

2-year, T_c	0.45	inches/hour
2-year, 24-hour	1.19	inches
10-year, T_c	0.8	inches/hour
100-year, T_c	1.29	inches/hour
100-year, 24-hour	3.64	inches

Total Area/Lot Size 1.91 acres = 83199.6 ft^2

Initial Stormwater Facility Volume (0.5" x Impervious Area) = 1150 ft^3

Pre-Development Characteristics				**2-year, T_c (flow rate)**	**2-year, 24-hour (volume)**	**10-year, T_c (flow rate)**	**100-year, T_c (flow rate)**
Paved/House Area	0 acres		ft^2	Q= 0.000 ft^3/sec	V= 0.000 ft^3	Q= 0.000 ft^3/sec	Q= 0.000 ft^3/sec
Gravel Area	0 acres		ft^2	Q= 0.000 ft^3/sec	V= 0.000 ft^3	Q= 0.000 ft^3/sec	Q= 0.000 ft^3/sec
Lawn/Landscaping	0 acres		ft^2	Q= 0.000 ft^3/sec	V= 0.000 ft^3	Q= 0.000 ft^3/sec	Q= 0.000 ft^3/sec
Unimproved Area	1.91 acres	83199.6	ft^2	Q= 0.173 ft^3/sec	V= 1650.125 ft^3	Q= 0.308 ft^3/sec	Q= 0.497 ft^3/sec
Total	1.91 acres	83199.6	ft^2	Q_{Total}= **0.173** ft^3/sec	V_{Total}= **1650.125** ft^3	Q_{Total}= **0.308** ft^3/sec	Q_{Total}= **0.497** ft^3/sec

Post-Development Characteristics				**2-year, T_c (flow rate)**	**2-year, 24-hour volume)**	**10-year, T_c (flow rate)**	**100-year, T_c (flow rate)**
Paved/House Area	0.633608815 acres	27,600	ft^2	Q= 0.259 ft^3/sec	V= 2463.300 ft^3	Q= 0.460 ft^3/sec	Q= 0.742 ft^3/sec
Gravel Area	0 acres		ft^2	Q= 0.000 ft^3/sec	V= 0.000 ft^3	Q= 0.000 ft^3/sec	Q= 0.000 ft^3/sec
Lawn/Landscaping	1.276391185 acres	55,600	ft^2	Q= 0.058 ft^3/sec	V= 551.363 ft^3	Q= 0.103 ft^3/sec	Q= 0.166 ft^3/sec
Unimproved Area	0 acres	0	ft^2	Q= 0.000 ft^3/sec	V= 0.000 ft^3	Q= 0.000 ft^3/sec	Q= 0.000 ft^3/sec
Total	1.91 acres	83199.6	ft^2	Q_{Total}= **0.317** ft^3/sec	V_{Total}= **3014.663** ft^3	Q_{Total}= **0.563** ft^3/sec	Q_{Total}= **0.908** ft^3/sec
Runoff Flow/Volume Change				ΔQ= **0.143** ft^3/sec	ΔV= **1364.537** ft^3	ΔQ= **0.255** ft^3/sec	ΔQ= **0.411** ft^3/sec

Required Minimum Facility Volume: **1364.5** ft^3

= input field

Appendix G: Standard Storm Drainage Plan

DEQ Montana Department of Environmental Quali

Sudivision Name	Burnt Fork Estates
EQ#	
County	Ravalli County
Location	S26 T09N R20W
Lot/Area No.	Basin 5

Rational Method Co-Efficients (C)	
0.9	Paved/hard surfaces
0.8	Gravel surfaces
0.1	Lawn/landscaping
0.2	Unimproved areas

Q=C*i*A

Intensity Values

2-year, T_c	0.43	inches/hour
2-year, 24-hour	1.19	inches
10-year, T_c	0.74	inches/hour
100-year, T_c	1.19	inches/hour
100-year, 24-hour	3.64	inches

Total Area/Lot Size 6.85 acres = 298386 ft^2

Initial Stormwater Facility Volume (0.5" x Impervious Area) = 5170 ft^3

Pre-Development Characteristics			**2-year, T_c (flow rate)**	**2-year, 24-hour (volume)**	**10-year, T_c (flow rate)**	**100-year, T_c (flow rate)**
Paved/House Area	0 acres	ft^2	Q= 0.000 ft^3/sec	V= 0.000 ft^3	Q= 0.000 ft^3/sec	Q= 0.000 ft^3/sec
Gravel Area	0 acres	ft^2	Q= 0.000 ft^3/sec	V= 0.000 ft^3	Q= 0.000 ft^3/sec	Q= 0.000 ft^3/sec
Lawn/Landscaping	0 acres	ft^2	Q= 0.000 ft^3/sec	V= 0.000 ft^3	Q= 0.000 ft^3/sec	Q= 0.000 ft^3/sec
Unimproved Area	6.85 acres	298386 ft^2	Q= 0.594 ft^3/sec	V= 5917.989 ft^3	Q= 1.022 ft^3/sec	Q= 1.644 ft^3/sec
Total	6.85 acres	298386 ft^2	Q_{Total}= **0.594** ft^3/sec	V_{Total}= **5917.989** ft^3	Q_{Total}= **1.022** ft^3/sec	Q_{Total}= **1.644** ft^3/sec

Post-Development Characteristics			**2-year, T_c (flow rate)**	**2-year, 24-hour volume)**	**10-year, T_c (flow rate)**	**100-year, T_c (flow rate)**
Paved/House Area	2.848484848 acres	124,080 ft^2	Q= 1.112 ft^3/sec	V= 11074.140 ft^3	Q= 1.913 ft^3/sec	Q= 3.076 ft^3/sec
Gravel Area	0 acres	ft^2	Q= 0.000 ft^3/sec	V= 0.000 ft^3	Q= 0.000 ft^3/sec	Q= 0.000 ft^3/sec
Lawn/Landscaping	4.001515152 acres	174,306 ft^2	Q= 0.173 ft^3/sec	V= 1728.535 ft^3	Q= 0.299 ft^3/sec	Q= 0.480 ft^3/sec
Unimproved Area	0 acres	0 ft^2	Q= 0.000 ft^3/sec	V= 0.000 ft^3	Q= 0.000 ft^3/sec	Q= 0.000 ft^3/sec
Total	6.85 acres	298386 ft^2	Q_{Total}= **1.285** ft^3/sec	V_{Total}= **12802.675** ft^3	Q_{Total}= **2.211** ft^3/sec	Q_{Total}= **3.556** ft^3/sec
Runoff Flow/Volume Change			ΔQ= **0.691** ft^3/sec	ΔV= **6884.686** ft^3	ΔQ= **1.189** ft^3/sec	ΔQ= **1.912** ft^3/sec

Required Minimum Facility Volume: **6884.7** ft^3

= input field

Appendix G: Standard Storm Drainage Plan

DEQ Montana Department of Environmental Quali

Sudivision Name	Burnt Fork Estates
EQ#	
County	Ravalli County
Location	S26 T09N R20W
Lot/Area No.	Basin 6

Rational Method Co-Efficients (C)	
0.9	Paved/hard surfaces
0.8	Gravel surfaces
0.1	Lawn/landscaping
0.2	Unimproved areas

Q=C*i*A

Intensity Values

2-year, T_c	0.43	inches/hour
2-year, 24-hour	1.19	inches
10-year, T_c	0.75	inches/hour
100-year, T_c	1.2	inches/hour
100-year, 24-hour	3.64	inches

Total Area/Lot Size 19.49 acres = 848984.4 ft^2

Initial Stormwater Facility Volume (0.5" x Impervious Area) = 14050 ft^3

Pre-Development Characteristics				**2-year, T_c (flow rate)**	**2-year, 24-hour (volume)**	**10-year, T_c (flow rate)**	**100-year, T_c (flow rate)**
Paved/House Area	0 acres		ft^2	Q= 0.000 ft^3/sec	V= 0.000 ft^3	Q= 0.000 ft^3/sec	Q= 0.000 ft^3/sec
Gravel Area	0 acres		ft^2	Q= 0.000 ft^3/sec	V= 0.000 ft^3	Q= 0.000 ft^3/sec	Q= 0.000 ft^3/sec
Lawn/Landscaping	0 acres		ft^2	Q= 0.000 ft^3/sec	V= 0.000 ft^3	Q= 0.000 ft^3/sec	Q= 0.000 ft^3/sec
Unimproved Area	19.49 acres	848984.4	ft^2	Q= 1.690 ft^3/sec	V= 16838.191 ft^3	Q= 2.948 ft^3/sec	Q= 4.717 ft^3/sec
Total	19.49 acres	848984.4	ft^2	Q_{Total}= **1.690** ft^3/sec	V_{Total}= **16838.191** ft^3	Q_{Total}= **2.948** ft^3/sec	Q_{Total}= **4.717** ft^3/sec

Post-Development Characteristics				**2-year, T_c (flow rate)**	**2-year, 24-hour volume)**	**10-year, T_c (flow rate)**	**100-year, T_c (flow rate)**
Paved/House Area	7.741046832 acres	337,200	ft^2	Q= 3.021 ft^3/sec	V= 30095.100 ft^3	Q= 5.269 ft^3/sec	Q= 8.430 ft^3/sec
Gravel Area	0 acres		ft^2	Q= 0.000 ft^3/sec	V= 0.000 ft^3	Q= 0.000 ft^3/sec	Q= 0.000 ft^3/sec
Lawn/Landscaping	11.74895317 acres	511,784	ft^2	Q= 0.509 ft^3/sec	V= 5075.195 ft^3	Q= 0.889 ft^3/sec	Q= 1.422 ft^3/sec
Unimproved Area	0 acres	0	ft^2	Q= 0.000 ft^3/sec	V= 0.000 ft^3	Q= 0.000 ft^3/sec	Q= 0.000 ft^3/sec
Total	19.49 acres	848984.4	ft^2	Q_{Total}= **3.530** ft^3/sec	V_{Total}= **35170.295** ft^3	Q_{Total}= **6.157** ft^3/sec	Q_{Total}= **9.852** ft^3/sec
Runoff Flow/Volume Change				ΔQ= **1.840** ft^3/sec	ΔV= **18332.105** ft^3	ΔQ= **3.209** ft^3/sec	ΔQ= **5.135** ft^3/sec

Required Minimum Facility Volume: **18332** ft^3

= input field

Appendix G: Standard Storm Drainage Plan

DEQ Montana Department of Environmental Quali

Sudivision Name	Burnt Fork Estates
EQ#	
County	Ravalli County
Location	S26 T09N R20W
Lot/Area No.	Basins 1-6

Rational Method Co-Efficients (C)	
0.9	Paved/hard surfaces
0.8	Gravel surfaces
0.1	Lawn/landscaping
0.2	Unimproved areas

Q=C*i*A

	Intensity Values		Predevelopment	
2-year, T_c	0.43	inches/hour	0.42	inches/hour
2-year, 24-hour	1.19	inches	1.19	inches
10-year, T_c	0.74	inches/hour	0.73	inches/hour
100-year, T_c	1.19	inches/hour	1.18	inches/hour
100-year, 24-hour	3.64	inches	3.64	inches

Total Area/Lot Size 55.72 acres = 2427163.2 ft^2

Initial Stormwater Facility Volume (0.5" x Impervious Area) = 44859 ft^3

Pre-Development Characteristics			2-year, T_c (flow rate)	2-year, 24-hour (volume)	10-year, T_c (flow rate)	100-year, T_c (flow rate)
Paved/House Area	0 acres	ft^2	Q= 0.000 ft^3/sec	V= 0.000 ft^3	Q= 0.000 ft^3/sec	Q= 0.000 ft^3/sec
Gravel Area	0 acres	ft^2	Q= 0.000 ft^3/sec	V= 0.000 ft^3	Q= 0.000 ft^3/sec	Q= 0.000 ft^3/sec
Lawn/Landscaping	0 acres	ft^2	Q= 0.000 ft^3/sec	V= 0.000 ft^3	Q= 0.000 ft^3/sec	Q= 0.000 ft^3/sec
Unimproved Area	55.72 acres	2427163.2 ft^2	Q= 4.719 ft^3/sec	V= 48138.737 ft^3	Q= 8.203 ft^3/sec	Q= 13.260 ft^3/sec
Total	55.72 acres	2427163.2 ft^2	Q_{Total}= **4.719** ft^3/sec	V_{Total}= **48138.737** ft^3	Q_{Total}= **8.203** ft^3/sec	Q_{Total}= **13.260** ft^3/sec

Post-Development Characteristics			2-year, T_c (flow rate)	2-year, 24-hour volume)	10-year, T_c (flow rate)	100-year, T_c (flow rate)
Paved/House Area	24.71597062 acres	1076627.7 ft^2	Q= 9.645 ft^3/sec	V= 96089.020 ft^3	Q= 16.598 ft^3/sec	Q= 26.691 ft^3/sec
Gravel Area	0 acres	ft^2	Q= 0.000 ft^3/sec	V= 0.000 ft^3	Q= 0.000 ft^3/sec	Q= 0.000 ft^3/sec
Lawn/Landscaping	28.17402938 acres	1227260.7 ft^2	Q= 1.222 ft^3/sec	V= 12170.335 ft^3	Q= 2.102 ft^3/sec	Q= 3.381 ft^3/sec
Unimproved Area	2.83 acres	123274.8 ft^2	Q= 0.245 ft^3/sec	V= 2444.950 ft^3	Q= 0.422 ft^3/sec	Q= 0.679 ft^3/sec
Total	55.72 acres	2427163.2 ft^2	Q_{Total}= **11.112** ft^3/sec	V_{Total}= **110704.306** ft^3	Q_{Total}= **19.123** ft^3/sec	Q_{Total}= **30.751** ft^3/sec
Runoff Flow/Volume Change			ΔQ= **6.392** ft^3/sec	ΔV= **62565.569** ft^3	ΔQ= **10.920** ft^3/sec	ΔQ= **17.492** ft^3/sec

Required Minimum Facility Volume: **62566** ft^3

= input field

Hon. Brandon E. Dewey
Mayor of Stevensville

Monica Hoffman
Town Clerk

Town of
STEVENSVILLE
Montana

Stevensville Town Hall
206 Buck Street
Stevensville, MT 59870
Phone: 406-777-5271
Fax: 406-777-4284

Mr. Dwight Hooley
Mr. Ralph Hooley
874 Garber Ln.
Corvallis, MT 59828

October 24, 2019

Gentlemen,

You have requested a verification letter from the Town of Stevensville addressing a number of questions communicated to the Town in an October 8th letter from Jeff Alexander. Below are the best answers that the Town can determine at this time with the information available to us.

1) **Property Annexation & Zoning** - The 57-acre parcel in question is annexed into the Town of Stevensville and has been zoned R-1 and R-2 according to our zoning map.

2) **Water & Sewer Capacity** - Per the Town's 2016 Growth Policy, our engineers have determined that Stevensville's water and wastewater systems have adequate capacity to serve all developable property currently annexed. The Town continues to work with DNRC on a permit for the Twin Creeks Well-Field. This permit will update and broaden the place of use for municipal water. A change application will be required to include this development in Stevensville's place of use, as the parcel currently lies outside of the permitted place of use. Our water rights attorney believes that it is likely the Town has adequate rights currently to serve the development. However, we may require the transfer of some, or all water rights associated with the property to the Town in order to mitigate future water usage by the development. This would be determined prior to plat approval.

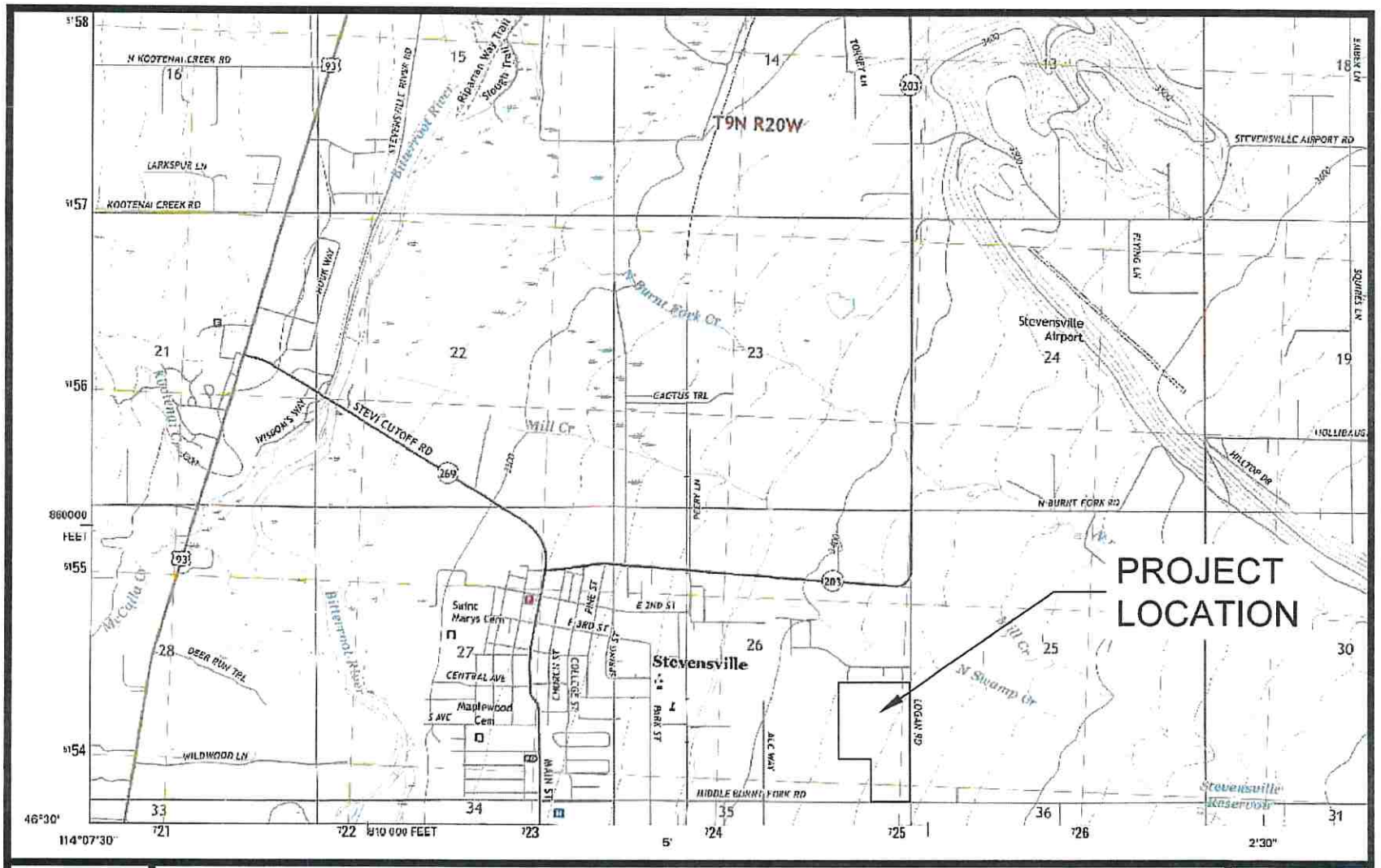
3) **Street Approaches** - As discussed in the concept briefing on October 15, the Town acknowledges and supports an approach onto Middle Burnt Fork Road, and an approach on Logan Lane between Creekside Drive and Middle Burnt Fork Road. The Town is currently in the process of determining whether Middle Burnt Fork Rd and Logan Lane are within the Town Limits. At this time, we have not come to a conclusion and as

such maintain the systems and processes for streets and traffic in place today. Therefore, the approach permits would be subject to Ravalli County review and approval, with the support of the Town of Stevensville.

Please let me know if you have any further question or would like further clarification on the aforementioned items. The Town looks forward to the opportunity to work with you in facilitating the growth of our community.

Sincerely,

Brandon E. Dewey
Mayor



PCI

BURNT FORK ESTATES

RAVALLI COUNTY S26 T09N R20W

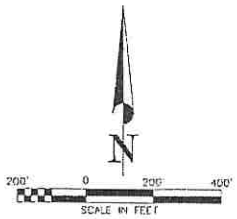
VICINITY MAP

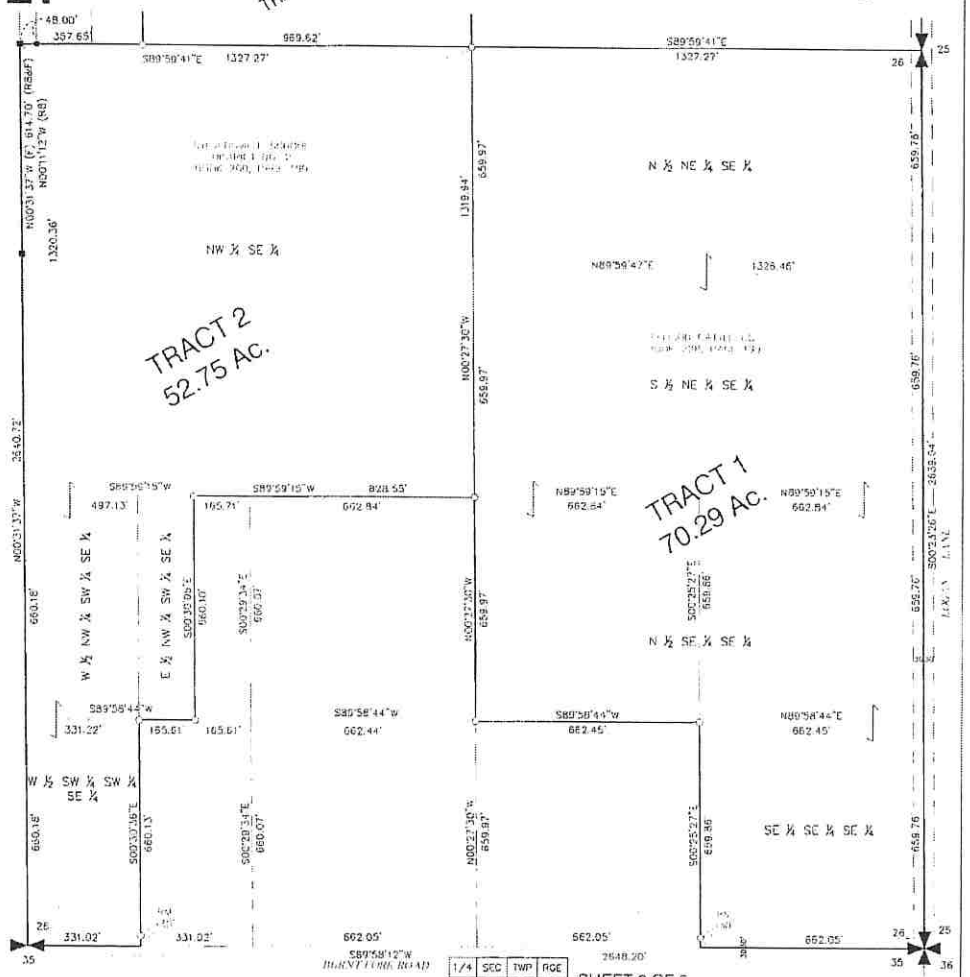
CS 495033-TR

2 of 5

CERTIFICATE OF SURVEY

RETRACEMENT SURVEY
IN SECTION 26, TWP. 9 N., RANGE 20 W., PMM
RAVALLI COUNTY, MONTANA





LEGEND

- ○ SET ½"x24" REBAR WITH 1½" ALUM. CAP (LARSON, 8899ES)
- ■ FOUND ½" ALUM. CAP 3182S (SCHUMAN)
- ● FOUND YELLOW PLASTIC CAP (UN-READABLE)
- R1 RECORD PER BOOK 136, PG 897
- R2 RECORD PER COS 4707
- R3 RECORD PER COS 43-073-TR (APPLEBURY, 37015)
  (ACCEPTED SUBDIVISION OF SECTION)
- R4 RECORD PER COS 177405 (HANSON, 3153ES)
- R5 RECORD PER COS 3480 (WILLIAM H. JOHNSON)
- R6 RECORD PER COS 4825A
- R7 RECORD PER COS 5065 (APPLEBURY, 37015)
- R8 RECORD PER COS 4825A (HANSON, 3153ES)
- EXISTING FENCE

PROFESSIONAL CONSULTANTS INCORPORATED
ENGINEERING PLANNING SURVEYING
[illegible]

PREPARED FOR: ELLISON CATTLE CO. & STEVENSVILLE SCHOOL DISTRICT
PCI PROJECT No. 6637-02 Z 81-24

1/4	SEC	TWP	RGE
☒	26	9 N	20 W

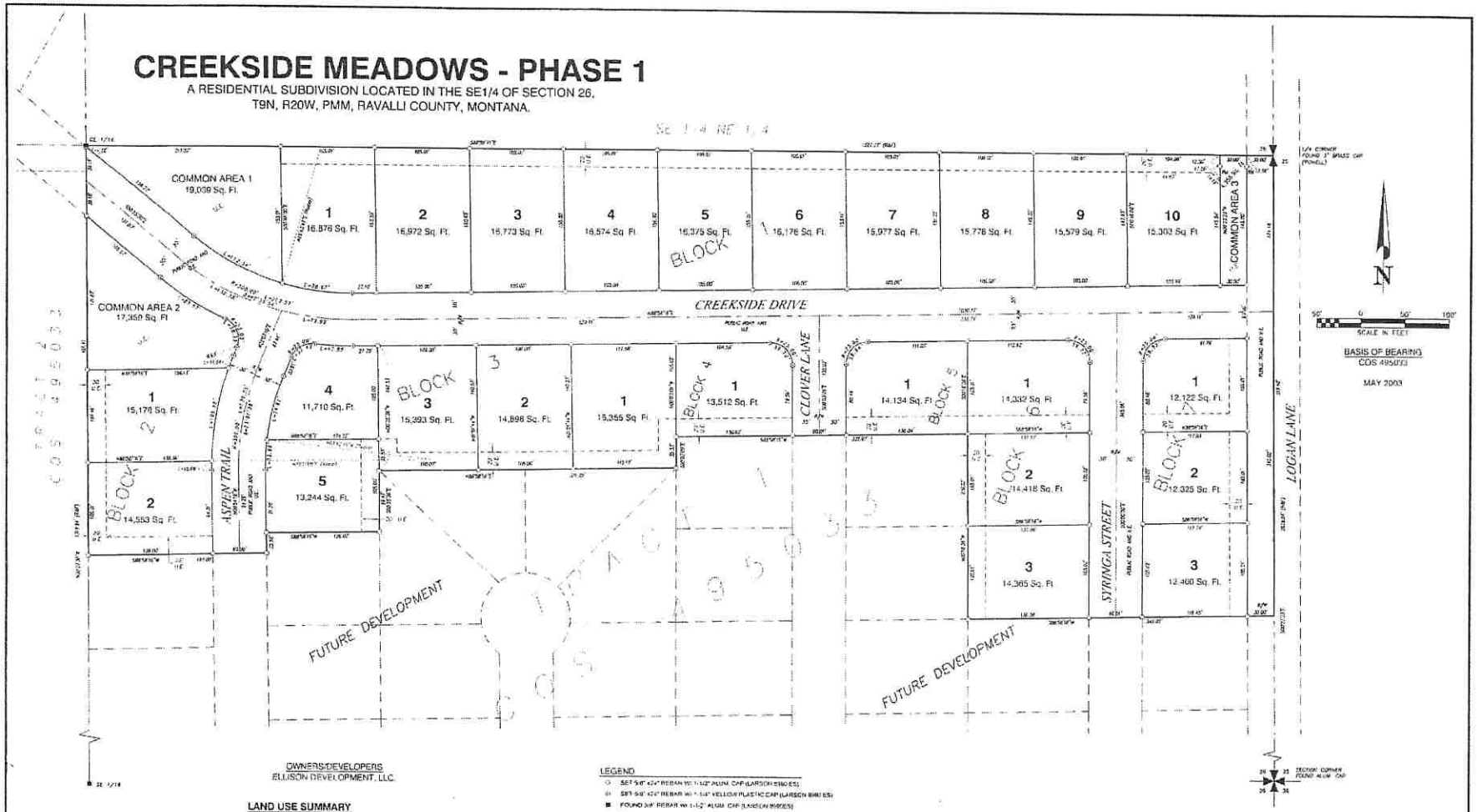
RAVALLI COUNTY MONTANA

SHEET 2 OF 5
RAVALLI COUNTY, MONTANA
CERTIFICATE OF SURVEY NO. _____

STATE OF MONTANA RAVALLI COUNTY 495033-TR
RECORDED: 01/30/2002 8:39 CERT/SRVY
Pattra P. Taylor CLERK AND RECORDER BY: [illegible] FEE: $11.50

CREEKSIDE MEADOWS - PHASE 1

A RESIDENTIAL SUBDIVISION LOCATED IN THE SE1/4 OF SECTION 26,
T9N, R20W, PMM, RAVALLI COUNTY, MONTANA.



OWNERS/DEVELOPERS
ELLISON DEVELOPMENT, LLC.

LAND USE SUMMARY

ROAD AREA	3.15 ACRES
COMMON AREA	0.94 ACRES
LOTTED AREA (25 LOTS)	8.52 ACRES
TOTAL SUBDIVISION AREA	12.61 ACRES

LEGEND

- SET 5/8" #24 REBAR W/ 1-1/2" ALUM. CAP (LARSON 5160ES)
- SET 5/8" #24 REBAR W/ 1-1/2" YELLOW PLASTIC CAP (LARSON 5160 ES)
- FOUND 5/8" REBAR W/ 1-1/2" ALUM. CAP (LARSEN 5160ES)
- P.U.E. PUBLIC UTILITY EASEMENT
- (M&R) MEASURED AND FOUND PER C.O.S. #95033
- R/W RIGHT-OF-WAY
- REFERENCE MONUMENT

STATE OF MONTANA RAVALLI COUNTY
RECORDED: 07/24/2003 518638
Page 1 of 2
FEE: $15.50

PREPARED AT THE REQUEST OF:
ELLISON DEVELOPMENT, LLC.
PCI PROJECT NO. 6637-02 Z81-24

1/4	SEC	TWP	RGE
	26	9 N	20W

RAVALLI COUNTY MONTANA

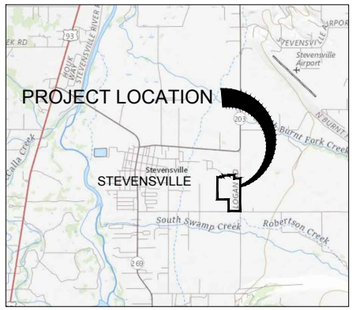
PROFESSIONAL CONSULTANTS INCORPORATED
ENGINEERING - PLANNING - SURVEYING

SHEET 1 OF 2
CREEKSIDE MEADOWS - PHASE 1
RAVALLI COUNTY, MONTANA

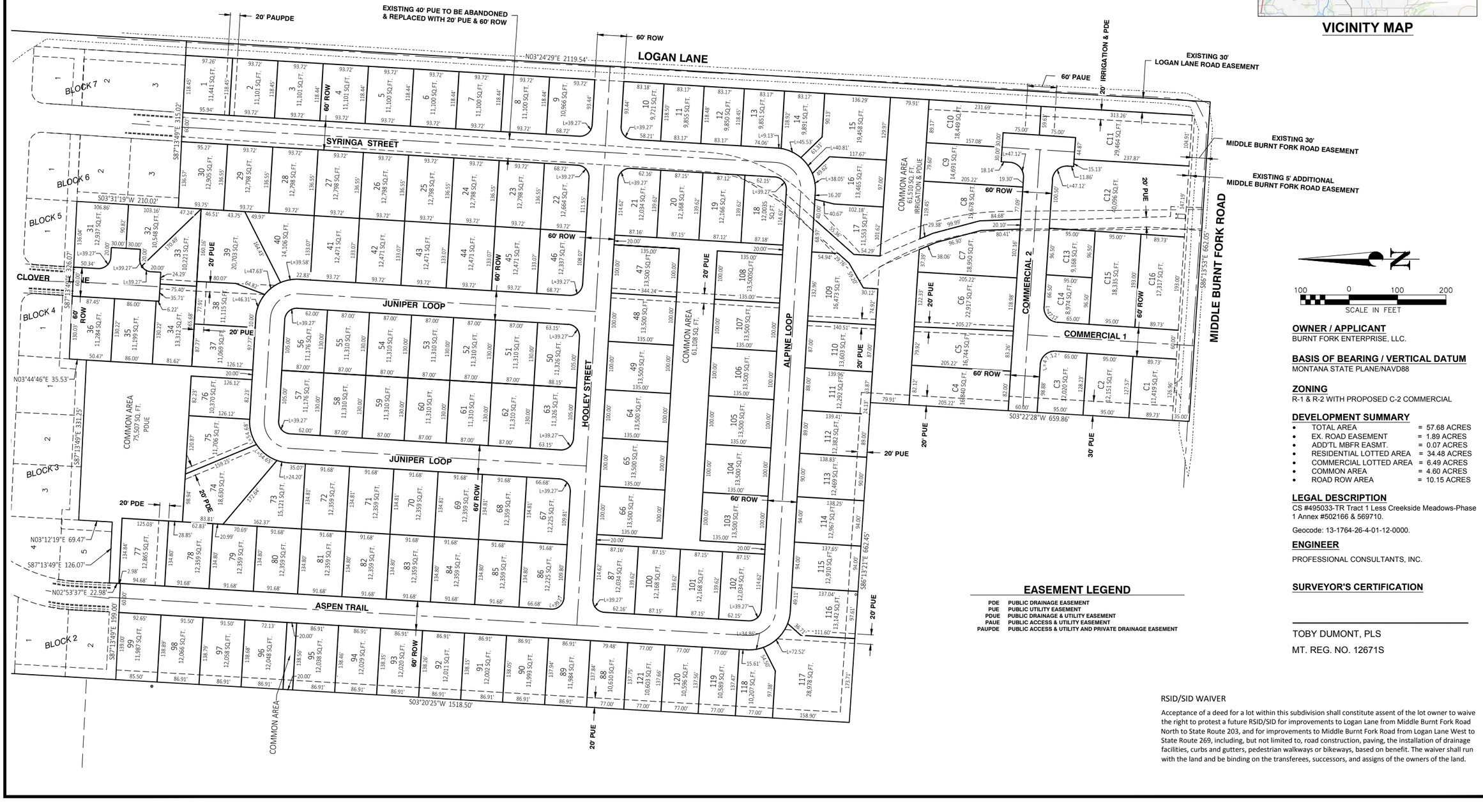
BURNT FORK ESTATES

PRELIMINARY PLAT OF A SUBDIVISION IN STEVENSVILLE, MONTANA

LOCATED IN THE SE¼ OF SECTION 26 T.9N., R.20W., P.M.M., RAVALLI COUNTY, MONTANA



VICINITY MAP



OWNER / APPLICANT
BURNT FORK ENTERPRISE, LLC.

BASIS OF BEARING / VERTICAL DATUM
MONTANA STATE PLANE/NAVD88

ZONING
R-1 & R-2 WITH PROPOSED C-2 COMMERCIAL

DEVELOPMENT SUMMARY

• TOTAL AREA	= 57.68 ACRES
• EX. ROAD EASEMENT	= 1.89 ACRES
• ADD'TL MBFR EASMT.	= 0.07 ACRES
• RESIDENTIAL LOTTED AREA	= 34.48 ACRES
• COMMERCIAL LOTTED AREA	= 6.49 ACRES
• COMMON AREA	= 4.60 ACRES
• ROAD ROW AREA	= 10.15 ACRES

LEGAL DESCRIPTION
CS #495033-TR Tract 1 Less Creekside Meadows-Phase 1 Annex #502166 & 569710.

Geocode: 13-1764-26-4-01-12-0000.

ENGINEER

PROFESSIONAL CONSULTANTS, INC.

SURVEYOR'S CERTIFICATION

TOBY DUMONT, PLS

MT. REG. NO. 12671S

EASEMENT LEGEND

PDE	PUBLIC DRAINAGE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PDUE	PUBLIC DRAINAGE & UTILITY EASEMENT
PAUE	PUBLIC ACCESS & UTILITY EASEMENT
PAUPDE	PUBLIC ACCESS & UTILITY AND PRIVATE DRAINAGE EASEMENT

RSID/SID WAIVER

Acceptance of a deed for a lot within this subdivision shall constitute assent of the lot owner to waive the right to protest a future RSID/SID for improvements to Logan Lane from Middle Burnt Fork Road North to State Route 203, and for improvements to Middle Burnt Fork Road from Logan Lane West to State Route 269, including, but not limited to, road construction, paving, the installation of drainage facilities, curbs and gutters, pedestrian walkways or bikeways, based on benefit. The waiver shall run with the land and be binding on the transferees, successors, and assigns of the owners of the land.

PROJECT #: 8952--19
DRAWN: S. CATHER (PCI) | CHECKED: A. MEFFORD (PCI)
REVISION: | REVISION: | REVISION: | REVISION: | REVISION: | REVISION:

BURNT FORK ESTATES
BURNT FORK ESTATES
S26 T09N R20W
RAVALLI COUNTY

Professional Consultants Inc.
Engineers, Surveyors, Planners, Mappers
315 RUSSELL ST PO BOX 1750 MISSOULA, MONTANA 59801 PHONE: 406-728-4611 FAX: 406-728-4276
110 S. 2ND ST SUITE C HAMILTON, MONTANA 59840 PHONE: 406-363-1125 FAX: 406-363-1125

AUGUST 2020

PRELIM PLAT

1

F:\2019\8952--19 Raph Hooley\Drafting & GIS\8952--19 PRE--PLAT Plan Set.dwg, 8/26/20

LEGEND

- R1 ZONING (EXISTING)
- R2 ZONING (EXISTING)
- C-2 COMMERCIAL ZONING (CURRENTLY R2)
- PHASE LINE
- PHASE 1 = 6 LOTS - (Dec. 31, 2022)
- PHASE 2 = 22 LOTS - (Dec. 31, 2022)
- PHASE 3 = 21 LOTS - (Dec. 31, 2024)
- PHASE 4 = 19 LOTS - (Dec. 31, 2026)
- PHASE 5 = 33 LOTS - (Dec. 31, 2028)
- PHASE 6 = 20 LOTS - (Dec. 31, 2030)
- PHASE 7 = 16 LOTS - (Dec. 31, 2030)

N

100 0 100 200

SCALE IN FEET

BURNT FORK ESTATES

PHASING PLAN

RAVALLI COUNTY

S26 T09N R20W

PROJECT #: 8952-19
DRAWN: S. CATHER (PCI) | CHECKED: A. METFORD (PCI)
REVISION: | REVISION: | REVISION: | REVISION: | REVISION: | REVISION:

Professional Consultants Inc.
Engineers, Surveyors, Planners, Mappers
315 RUSSELL ST. PO BOX 1750
MISSOULA, MONTANA 59801
PHONE: 406-728-3580
FAX: 406-728-2476
178 S. 2ND ST SUITE C
HAMILTON, MONTANA 59840
PHONE: 406-363-3580
FAX: 406-363-1215

AUGUST 2020

PHASING PLAN

2

F:\2019\8952-19 Rosh Hooley\Drafting & GIS\8952-19 PRE-PLAT Plan Set.dwg, 8/26/20

CONNECTION TO LOGAN LANE

LOGAN LANE

SYRINGA STREET

JUNIPER LOOP

JUNIPER LOOP

ASPEN TRAIL

CLOVER LANE

CREEKSIDE DRIVE

HOOLEY STREET

ALPINE LOOP

COMMERCIAL 2

COMMERCIAL 1

MIDDLE BURNT FORK ROAD

CONNECTION TO MIDDLE BURNT FORK ROAD

BLOCK 1

BLOCK 2

BLOCK 3

BLOCK 4

BLOCK 5

BLOCK 6

BLOCK 7

COMMON AREA

EXISTING STREET LIGHT

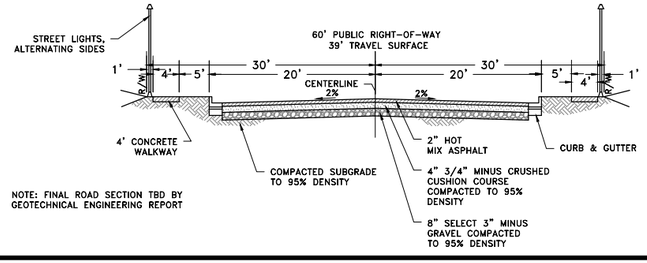
STREET LIGHT

COMBO STOP & STREET SIGN

25 MPH SPEED LIMIT SIGN

STOP SIGN

STREET SIGN



NOTE: FINAL ROAD SECTION TBD BY GEOTECHNICAL ENGINEERING REPORT

N

100 0 100 200

SCALE IN FEET

1' CONTOUR INTERVAL

PROJECT #: 8952-19
DRAWN: S. CATHER (PCI) | CHECKED: A. MEFFORD (PCI)
REVISION:
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REVISION:
REVISION:
REVISION:

BURNT FORK ESTATES

RAVALLI COUNTY

S26 T09N R20W

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PHONE 406-363-3500
FAX 406-363-1275

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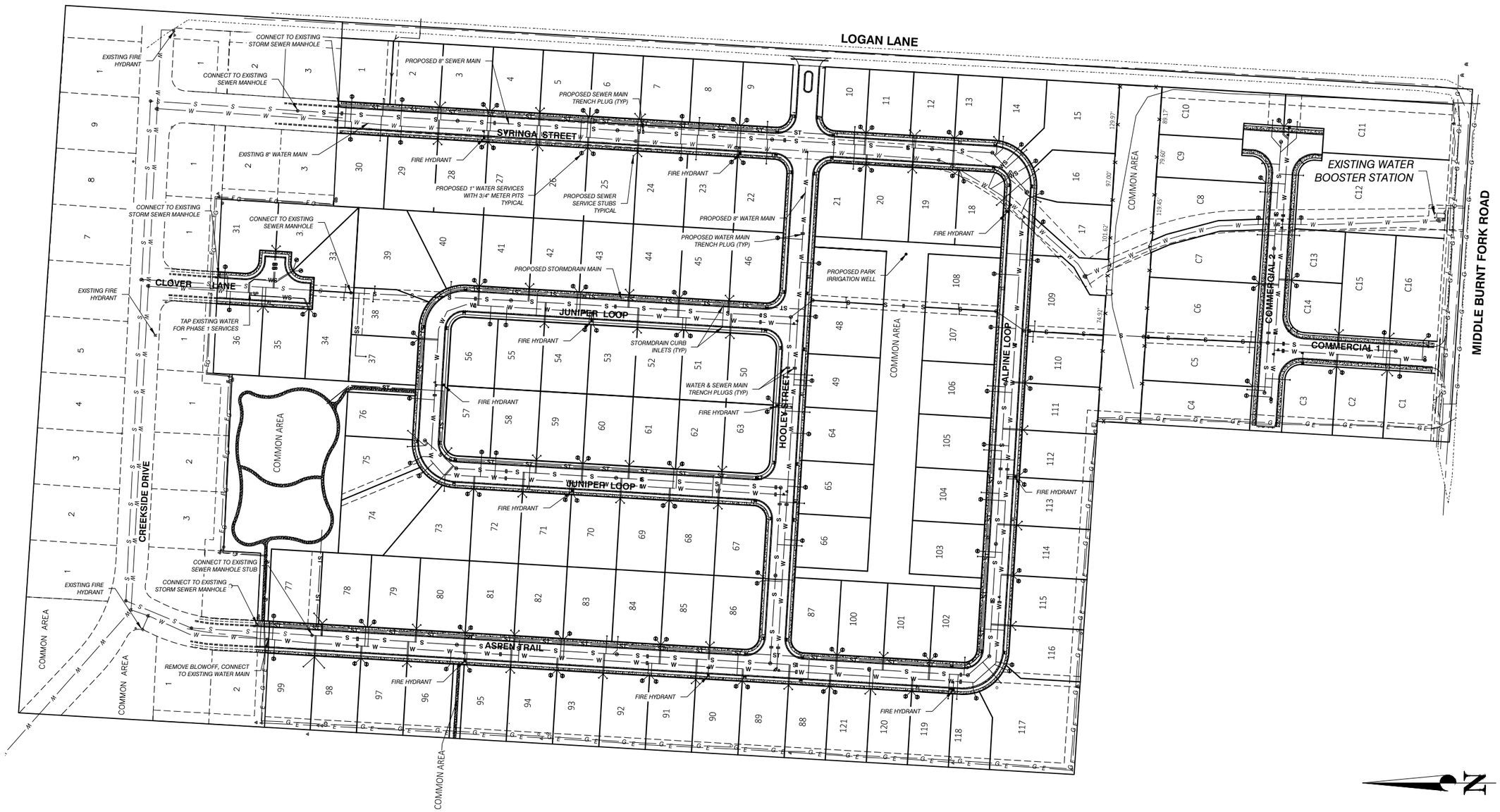
ROAD PLAN

3

F:\2019\8952-19 Rogin Hooley\Drafting & GIS\8952-19 PRE-PLAT Plan Set.dwg 8/20/20



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100 0 100 200
SCALE IN FEET

1' CONTOUR INTERVAL

NOTES:
1. ALL SEWER MANHOLES SHALL BE SEALED WATER TIGHT
2. FIRE HYDRANT SPACING = 500'
3. SEWER MANHOLE SPACING 300'
4. WATER/SEWER MAIN TRENCH PLUG SPACING 200-300'
5. WATER MAIN SHALL BE 8" C900 CLASS 200
6. WATER SERVICES SHALL BE 1" 200 PSI PE PIPE WITH ¾" METER PITS
7. SEWER MAIN SHALL BE 8" SDR 35 PVC
8. SEWER SERVICES SHALL BE 4" SCH 40 PVC

PROJECT #: 8952-19
DRAWN: S. CATHER (PCI) CHECKED: A. MEFFORD (PCI)
REVISION: REVISION: REVISION: REVISION: REVISION: REVISION:

BURNT FORK ESTATES

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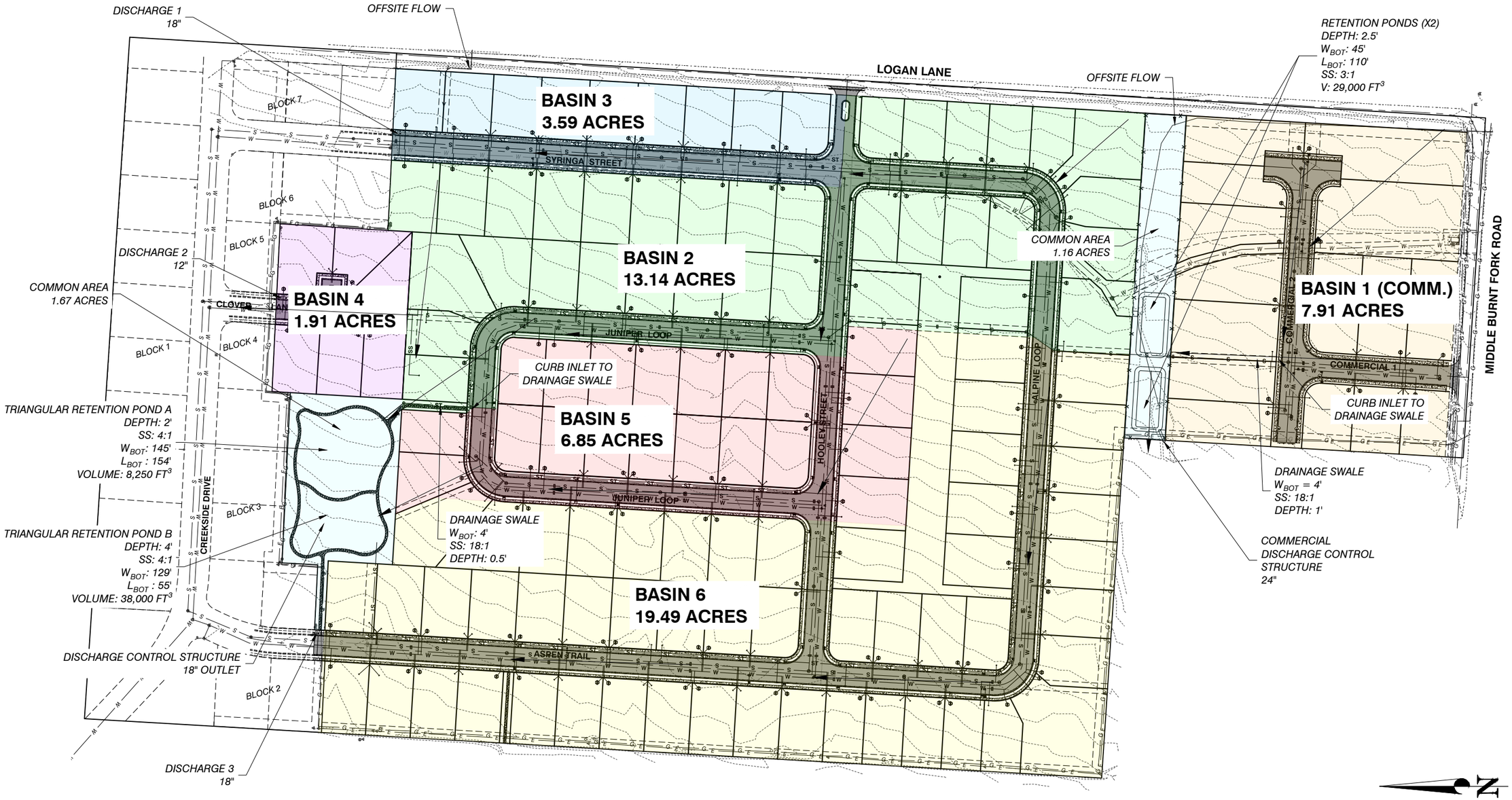
PHONE: 406-363-1711
FAX: 406-363-1212

AUGUST 2020

WATER & SEWER PLAN

4



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REVISION: | REVISION: | REVISION: | REVISION: | REVISION: | REVISION:

BURNT FORK ESTATES

RAVALLI COUNTY

S26 T09N R20W

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MISSOULA, MONTANA 59801
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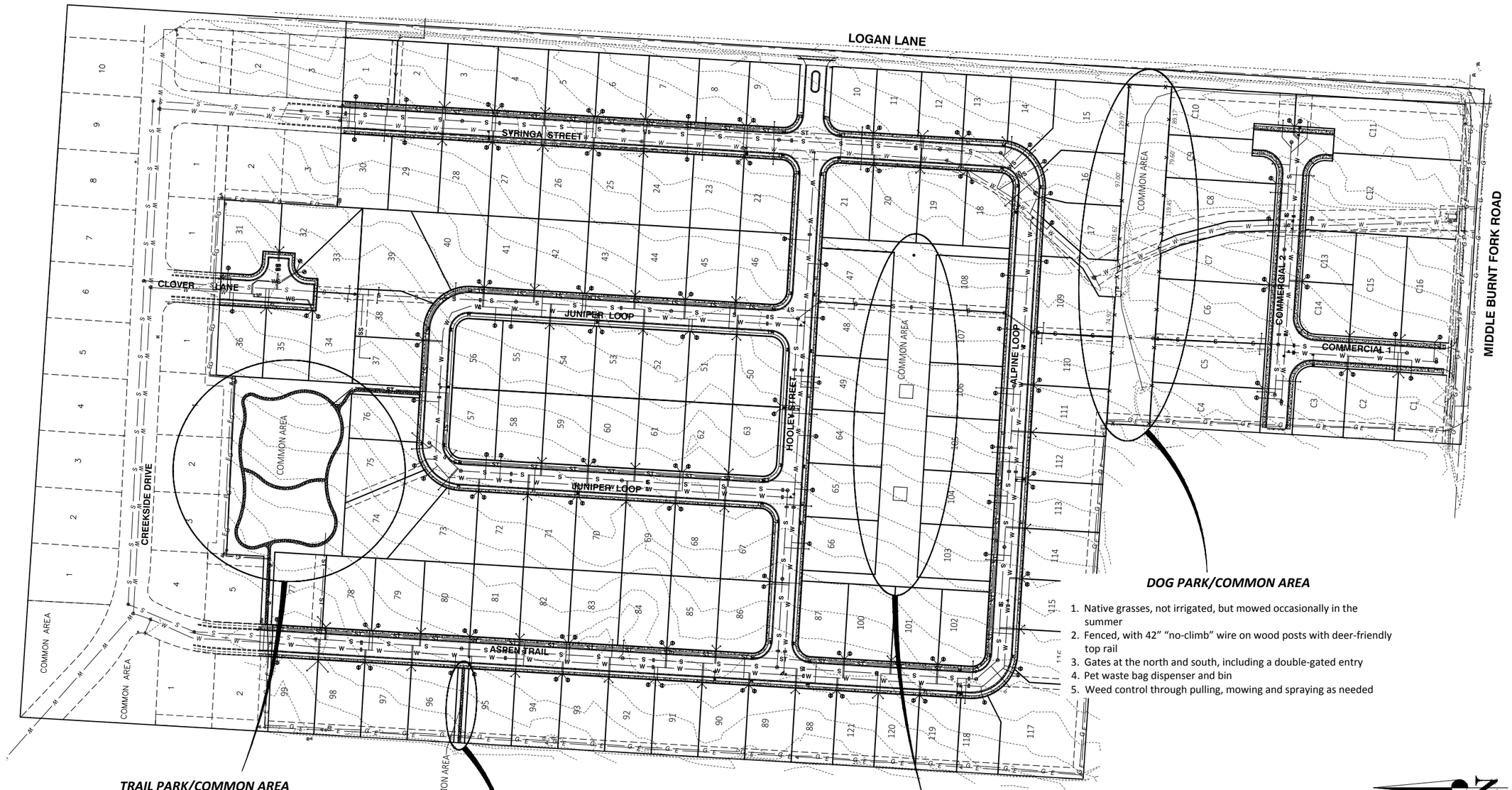
FAX 406-728-4476
119 S. 2ND ST SUITE C
HAMILTON, MONTANA 59840
PHONE 406-363-1677
FAX 406-363-1375

AUGUST 2020

STORM WATER PLAN

5



TRAIL PARK/COMMON AREA

1.Improved gravel trail circulating through the park and connecting with sidewalks along adjacent roads
2.Some rolling, gentle earth mounds for topographic relief
3.Native grasses, not irrigated, but mowed occasionally in the summer
4. Weed control through pulling, mowing and spraying as needed

PEDESTRIAN TRAIL/COMMON AREA

Improved gravel trail connecting with School property

CENTRAL PARK/COMMON AREA

1. Bluegrass lawn mix spread over entire common area
2. Irrigation system installed
3. To be mowed and maintained regularly by Burnt Fork Estates HOA
4. Two post and beam pavilions built on concrete pads with picnic tables and barbecues
5. Weed control through pulling, mowing and spraying as needed
6. At least two park benches

DOG PARK/COMMON AREA

1. Native grasses, not irrigated, but mowed occasionally in the summer
2. Fenced, with 42" "no-climb" wire on wood posts with deer-friendly top rail
3. Gates at the north and south, including a double-gated entry
4. Pet waste bag dispenser and bin
5. Weed control through pulling, mowing and spraying as needed

100 0 100 200
SCALE IN FEET
1' CONTOUR INTERVAL

BURNT FORK ESTATES

RAVALLI COUNTY

S26 T09N R20W

PROJECT #: 8952--19
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FAX: 406-363-1375

AUGUST 2020

PARK PLAN

6

F:\2019\8952--19 Rogin Hooley\Drafting & GIS\8952--19 PRE-PLAT Plan Set.dwg 8/26/20

Supplement Submitted by Administration

RE: Community Water Rights Status

ROSS D. MILLER
ATTORNEY AT LAW

Miller Law, PLLC
401 Washington St.
Missoula, MT 59802

Phone: 406.544.0651
e-mail: ross@millerlawmontana.com

Brandon Dewey, Mayor
Town of Stevensville
P.O. Box 30
Stevensville, MT 59870-0030

April 2, 2019
via email to:
mayor@townofstevensville.com

RE: Status Report and Summary of Work to Date

Mayor Dewey,

As requested, I have been working on Stevensville's water rights and developing a proposed plan for acquiring a New Permit for the Twin Creeks Well Field. The first step was to inventory all of Stevensville's water rights and then assess each right for validity, potential risks, and potential to provide for Stevensville's water needs now and into the future. Along these lines, I have performed the following work to date:

1. Inventory of all of Stevensville's water rights.
   In summary, Stevensville's water rights are comprised of the following categories of rights:
   a. Pre-1973 Statements of Claim for the Infiltration Gallery,
   b. Pre-1973 Statement of Claim for Well-1,
   c. Post-1973 Duplicate Permits for the Infiltration Gallery and Well-1,
   d. Post-1973 Permits for Well-2, Well-3, and Twin Creeks Well PWS-1,
   e. Mitigation Rights for Twin Creeks Well PWS-1,
   f. Irrigation Well Permits for Maplewood Cemetery and Lewis and Clark Park,
   g. Co-owned irrigation rights for irrigated fields.

   Of the rights categorized above, the Post-1973 Duplicate Permits (c.) were filed as "back-up" permits in the early 1990s for the Infiltration Gallery and Well-1, because the Pre-1973 Statements of Claim (SOCs) missed the original filing deadline of April 30, 1982, and it was not clear until new legislation was passed in 1996 that the rights would not be terminated. The Montana Water Court has recently decreed these Pre-1973 SOCs as valid, and therefore the Post-1973 duplicate "back-up" permits are now likely unnecessary and invalid.

   See attached "Water Right Inventory.xlsx", for a more detailed inventory of water rights.

   Note: I have obtained complete electronic copies of all supporting documentation for all of Stevensville's water rights on file with Montana DNRC. Upon request, I can make these files available to Stevensville, either by copying to CD, or cloud sharing via DropBox.

2. Evaluation of each water right for validity and any potential risks.
   The validity and potential risks of each water right were evaluated and noted on the Water Right Inventory spreadsheet (see "Water Right Inventory.xlsx", attached). Stevensville's water rights generally appear to be valid to their fully claimed capacities, with the exception of the Post-1973 Duplicate Permits discussed above. The Pre-1973 SOCs for

the Infiltration Gallery and Well-1 were all recently decreed by final orders of the Water Court on June 23, 2017, with the exception of 76H 214149 which is part of ongoing Case 76HA-74.

3. Evaluation of each water right for providing existing and future water use for Stevensville. Now that the Montana Water Court has issued its final order on four of Stevensville's Pre-1973 SOCS, and decreed the full Flow Rate and annual Volume of these rights as originally claimed, these rights have the potential to form the basis for providing for future growth by transferring these rights to the new Twin Creeks Well Field.

   The Post-1973 Permits for Wells 2 & 3 and Twin Creeks PWS-1, together with the Pre-1973 SOCs provide valid water rights for supporting Stevensville's current water use and can also be transferred to the new Twin Creek Well Field.

   A more detailed evaluation of each of Stevensville's water rights for use for current and future growth is summarized in the attached spreadsheet "New Permit – Change App Scenarios.xlsx".

4. Outline a framework for acquiring a New Permit for the New Well Field.
   In summary, Stevensville's water rights could be optimized for current and future use by applying for a New Global Permit for the Twin Creeks Well Field and Well-1, with the New Global Permit comprised of the following components:
   a. Transfer existing groundwater well rights to the New Well Field via Change Application,
   b. Change the water rights for the Infiltration Gallery to the new Purpose of Mitigation, and use these "mitigation rights" to "mitigate" the effects of new or increased pumping of the New Well Field,
   c. Terminate the Post-1973 Duplicate "back-up" Permits,
   d. Decommission the Infiltration Gallery,
   e. Decommission Well-2 and Well-3.

   This proposed framework for acquiring a New Permit for the New Well Field is described in more detail in the attached "Outline of New Permit Application.docx".

As a next step, we should arrange a meeting with the Missoula office of DNRC to discuss Stevensville's current water rights situation and our proposed strategy to permit the Twin Creeks Well Field and provide for current use and future growth. Please feel free to contact me as you review this letter and the attached materials to discuss any questions you may have. I will be in contact with you to discuss meeting with DNRC as a next step.

Thank you for the opportunity to assist Stevensville with its water right needs and issues.

Sincerely,

Ross D. Miller

ROSS D. MILLER
ATTORNEY AT LAW

Miller Law, PLLC
401 Washington St.
Missoula, MT 59802

Phone: 406.544.0651
e-mail: ross@millerlawmontana.com

Brandon Dewey, Mayor
Town of Stevensville
P.O. Box 30
Stevensville, MT 59870-0030

February 25, 2020
via email to:
mayor@townofstevensville.com

RE: Project Scope,
Global Permit Application for Twin Creeks Well Field and Well-1

Mayor Dewey,

As we discussed, I have developed this Project Scope for preparing a Global Permit Application for the Twin Creeks Well Field and Well 1. As overview, the existing Infiltration Gallery and Wells 2 and 3 need to be replaced by shifting production to the new Twin Creeks Well Field. Well 1 would be included in the Global Permit Application to maintain a consistent Place of Use for all municipal water rights. This letter provides a Project Scope for preparing the Applications necessary to authorize these changes in water use.

PROJECT SCOPE

A. Permit Summary

The New Global Permit would seek a combined total pumping capacity of approximately 2427 GPM and an annual Volume of approximately 3757 Acre-Ft/Year, derived as follows:

A.1. Pumping Capacity (Flow Rate) for New Permit:

Twin Creeks Well Field:		
TC-1:	570 GPM	
TC-2:	570 GPM	
TC-3:	570 GPM	
TC-4:	217* GPM	(* verify that TC-4 only supports this rate)
Subtotal:	1927 GPM	Twin Creeks Well Field only
Well-1:	500 GPM	
TOTAL:	**2427 GPM**	**Combined Total Flow Rate**

A.2. Volume for New Permit:

The volume of all municipal water rights combined is 4877.09 AF/YR. However, the maximum feasible volume when pumping all five of the proposed municipal wells together at a combined flow rate of 2427 GPM is **3907.5 AF/YR.**

TOTAL: 3907.5 AF/YR Combined Total Volume*

*Note 1: Use the lessor of the volume determined by the Future Water Rights Needs Assessment and the Combined Total Volume above.

*Note 2: The Future Water Rights Needs Assessment has not yet been performed.

The New Global Permit would also seek to expand the Place of Use of the water rights to meet Stevensville's future growth projections. This expanded Place of Use could be determined as part of the Future Water Rights Needs Assessment.

B. Permit Application Requirements

The New Global Permit Application would be comprised of the following components:

1. Change the water rights for the Infiltration Gallery to the new Purpose of Mitigation,
2. Change the water rights for Wells 2 and 3 to the new Purpose of Mitigation,
3. Use these "Mitigation Rights" to "mitigate" the effects of new or increased pumping of the Twin Creeks Well Field via a Mitigation Change Application,
4. Application for a New Global Permit for the Twin Creeks Well Field and Well 1 to support increased pumping from these wells and service to an expanded Place of Use.
5. Terminate the Post-1973 Duplicate "back-up" Permits,
6. Decommission the Infiltration Gallery,
7. Decommission Well-2 and Well-3.

The specific water rights that would comprise the New Global Permit and their respective changes are detailed as follows:

Water Right	Description	Change Necessary	Comments
76H-214147	Surface Water component of Infiltration Gallery – Statement of Claim	Change to Mitigation for New Global Permit	Decommission Infiltration Gallery
76H-214149	Surface Water component of Infiltration Gallery – Statement of Claim	Change to Mitigation for New Global Permit	Decommission Infiltration Gallery
76H-214649	Surface Water component of Infiltration Gallery – Statement of Claim	Change to Mitigation for New Global Permit	Decommission Infiltration Gallery
76H-214634	Groundwater component of Infiltration Gallery – Statement of Claim	Change to Mitigation for New Global Permit	Decommission Infiltration Gallery
76H-7286	Well-2 Permit	Change to Mitigation for New Global Permit	Decommission Well-2
76H-9186	Well-3 Permit	Change to Mitigation for New Global Permit	Decommission Well-3
76H-89376	Well 1 Permit - and Permit for extra Volume for Wells 2 & 3	Change Well 2 & 3 portion to Mitigation for New Global Permit	Terminate Well-1 Portion of Permit (duplicates 76H-214635).
76H-214635	Well-1 Statement of Claim	Add Twin Creeks Well Field as additional Points of Diversion for New Global Permit	Keep Well-1 Operational
76H-30043133	Twin Creeks Well-1 Permit	Include as part of Global Change Application	
76H-88532	Post-73 Permit for Groundwater component of Infiltration Gallery	Terminate, conditional upon granting of New Global Permit	Duplicate of 76H-214634
76H-76760	Post-73 Permit for Winter Surface Water component of Infiltration Gallery	Terminate, conditional upon granting of New Global Permit	Duplicates Infiltration Gallery rights 76H-214147, 214149 & 214649

PROJECT TEAM

Preparing the Global Permit Application will require additional team members to conduct a Future Water Rights Needs Assessment, and provide hydrologic and water right analysis. Such team members may also need to provide expert witness testimony in the event the Application is litigated.

A. Future Water Rights Needs Assessment

As a preliminary step in preparing the Global Permit Application, a Future Water Rights Needs Assessment must be completed to project Stevensville's reasonably foreseeable future water rights needs. Stevensville's reasonably foreseeable future water rights needs will then be used as an upper limit for the new Global Permit Application.

Potential Qualified Contractor(s):

While there may be other qualified contractors to perform a Future Water Rights Needs Assessment, HDR Engineering has particular and specific experience preparing such assessments in western Montana. Craig Caprara of HDR Engineering has recently completed Future Water Rights Needs Assessment for Lolo and Hamilton. HDR's assessment for Lolo has been approved by both the Montana Attorney General and the Montana Water Court as part of similar water rights work completed for Lolo. MT.

B. Hydrologic and Water Right Analysis, and Permit Preparation

A large portion of the work necessary to complete the Mitigation Change Application and Global Permit Application will require a firm with expertise in hydrology and water right analysis, and experience with municipal water right applications. The qualified firm must have qualified personnel and experience in the following:

i. Hydrogreology and groundwater modeling,
ii. Surface water hydrology,
iii. Aquifer testing and well field analysis and design,
iv. Depletion analysis of potentially effected streams from new groundwater pumping,
v. Adverse effects analysis on groundwater users from new groundwater pumping,
vi. Adverse effects analysis on surface water users from new groundwater pumping,
vii. Design of mitigation facilities to mitigate year-round stream depletions with seasonal irrigation water rights,
viii. Preparation of Water right Permit Applications for municipal use,
ix. Preparation of Mitigation Change Applications,
x. Historical water use analysis,
xi. Expert witnessing in water right contested case hearings, district court, and the Montana Water Court.

Potential Qualified Contractor(s):

AMEC Geomatrix (now Newfields) was Stevensville's hydrologic and water rights consultant for the successful procurement of the Twin Creeks water rights permit granted in 2011 (76H 30043133), and for drilling and testing the four wells in the Twin Creeks well field in 2012-2013. Therefore, AMEC Geomatrix's successor, Newfields, likely has specific experience with Stevensville's water system, water rights, and hydrologic issues. Other firms in Montana that I have worked with on similar projects include Hydrosolutions, Inc., and WGM Group. The names, addresses and contact persons for these three firms are listed below:

Newfields (Note: formerly AMEC Geomatrix)
700 SW Higgins Avenue
Suite 15
Missoula, MT 59803
Contact: Cam Stringer (406) 549-8270

Hydrosolutions, Inc.
303 Clarke Street
Helena, MT 59601
Contact: Lucas Osborne (406) 443-6169

WGM Group, Inc.
1111 E. Broadway St.
Missoula, MT 59802
Contact: Julie Merritt or Kyle Mace (406) 728-4611

As next steps, we should arrange a meeting with the Missoula office of DNRC to discuss the New Global Permit Application and associated Mitigation Change Application for the Twin Creeks Well Field. We should also discuss Stevensville's process for selecting and retaining the additional Team members that will be required. Please feel free to contact me as you review this letter to discuss any questions you may have. I will be in contact with you to discuss our next steps.

Thank you for the opportunity to assist Stevensville with its water right needs and issues.

Sincerely,

Ross D. Miller