

Linda Bouck

From: ken@mtnwco.com
Sent: Tuesday, May 10, 2022 5:09 PM
To: Linda Bouck
Cc: Lynne Edens; 'Levia Shoutis'
Subject: subdivision pre-application
Attachments: Full pre-application 5-10-22.pdf

Hello Linda

For purposes of scheduling us on the next available Planning Board agenda, attached is a preapplication application with attachments. In addition to hearing Planning Board general thought related to the subdivision, we will also be requesting the use of the short form. The Arrowstone subdivision infrastructure that would service this division is all in place. The roads meet County subdivision standards, and are well maintained year round. The primary review criteria were part of the original deliberations for the Arrowstone development. The covenants written as part of the original review process allow for additional divisions of the lots as noted on the attached portion of the covenants. MDEQ sanitation approval will be required regardless of the review process. With all of that in mind, this seems like a perfect fit for a short form review process. MDEQ sanitation approval will be required regardless of the review process.

Please let me know if you have questions, or require additional information to facilitate the PB meeting. Thank you for your assistance.

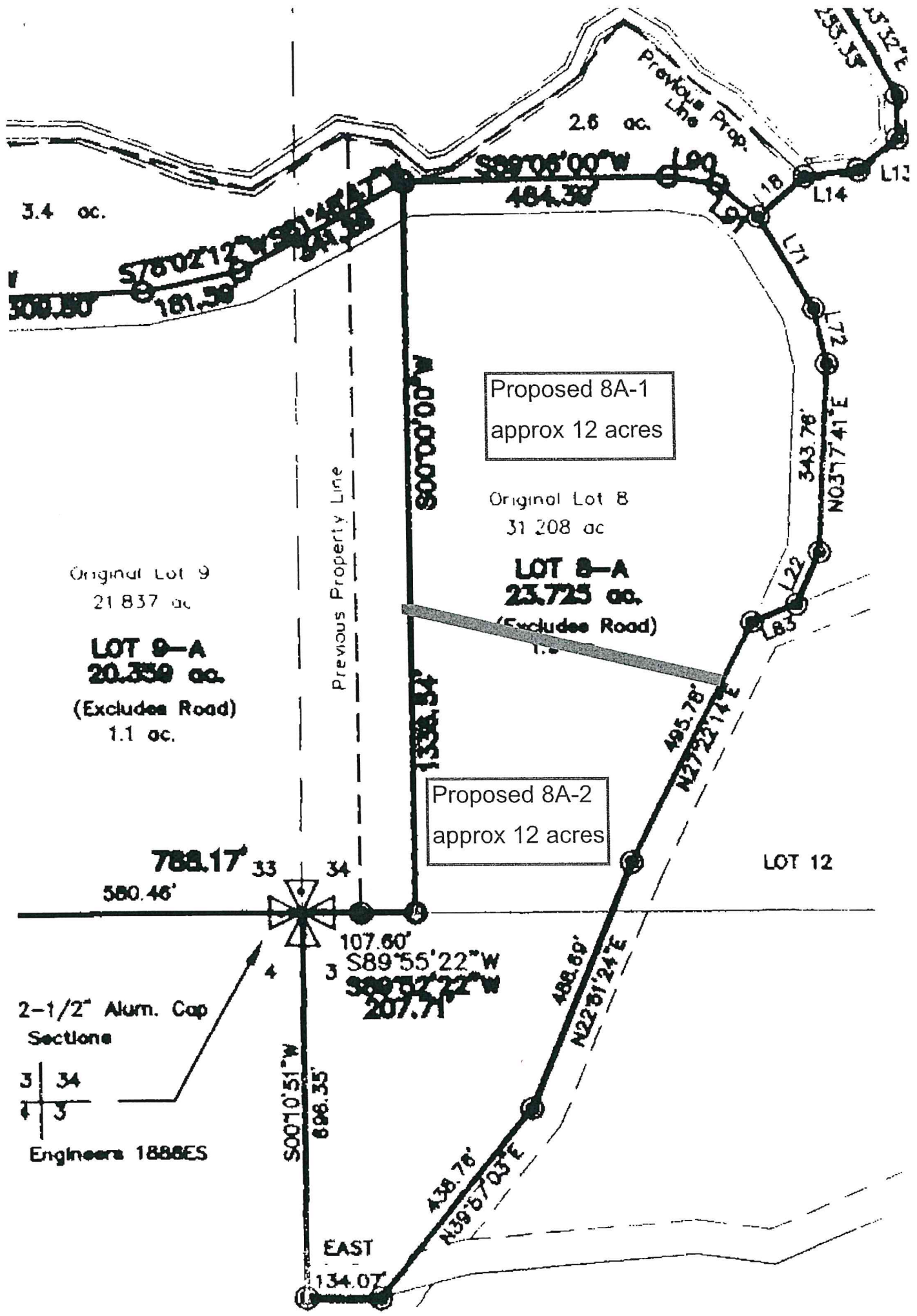
Ken E. Jenkins

Licensed Land Surveyor, MT, ID
PRESIDENT



PO Box 8777
Missoula, MT 59807
406-721-4033 Phone
406-721-4066 Fax

PO Box 177
Anaconda, MT 59711
406-559-5005 Phone
406-559-5006 Fax



Original Lot 9
 21 837 ac
LOT 9-A
20.339 ac.
 (Exclude Road)
 1.1 ac.

Proposed 8A-1
 approx 12 acres

Proposed 8A-2
 approx 12 acres

Original Lot 8
 31 208 ac

LOT 8-A
23.725 ac.
 (Exclude Road)

LOT 12

2-1/2" Alum. Cap
 Section
 3 | 34
 4 | 3
 Engineers 1888ES

GRANITE COUNTY
PLANNING DEPARTMENT
SUBDIVISION PRE-APPLICATION SUBMITTAL FORM

Prior to scheduling a pre-application meeting with the Planning Board, the subdivider shall request a meeting with the subdivision administrator. The following items must be completed prior to the meeting with the subdivision administrator in order for it to be reviewed by the subdivision administrator. The applicant will not be placed on the Planning Board agenda until the meeting with staff has taken place and the following information has been complete and adequately satisfied.

First Minor: _____ Subsequent Minor: X Major: _____

1. Name of Subdivision Amended Plat of Arrowstone Major Subdivision

2. Date of pre-application meeting _____

3. Name of Applicant Montana Northwest Company, Ken Jenkins, Agent
Address; PO Box 8777, Phone: 406-721-4033
City: Missoula State: MT Zip: 59807

Name of Property Owner William & Lavita Shoutis
Address; 5 Upper Compound Loop, Phone: 406-570-6194
City: Phillipsburg State: MT Zip: 59858

Name of Perparer/Agent Montana Northwest Company
Address; PO Box 8777, Phone: 406-721-4033
City: Missoula State: MT Zip: 59807

Name of Surveyor/Engineer Montana Northwest Company, Ken Jenkins
Address; PO Box 8777, Phone: 406-721-4033
City: Missoula State: MT Zip: 59807

4. Project size (acres: 23.725 Density (units/acre): _____

5. Total Number of Lots: One Existing -Proposing 2

6. Type of Development: Single Family , Multi-family , Commercial/Industrial ,
Condominium , Other _____.

7. Current Land Use: Rural Residential, Existing Zoning: None

8. Fire District: Phillipsburg Volunteer Fire Department, School District: Phillipsburg

Please address the following information and or provide documentation required on the current status of the site, including;

1. A plat of the proposed subdivision exclusive of topographic lines at a scale of 1 inch to 400 feet or larger that is adequate to show the property and must include the following

2. Location (physical and current legal description) Tract 8-A of Amended Arrowstone Lots 2, 8-11; Major subdivision Plat 47-B

3. Approximate tract and lot boundaries of existing tracts of record; (locate on plat)
4. Description of general terrain; Rural Residential and open space
5. Natural features on the land, including water bodies, floodplains, geologic hazards, and soil types.
No known hazards, water bodies, or floodplains.
6. Existing structures and improvements; (locate on plat) Driveway and well
7. Existing utility lines and facilities serving the area to be subdivided; (locate on plat in addition to describing) Existing buried utilities service the property
8. Existing easements and rights of way (indicate private/public, maintained/unmaintained); (locate on plat) Private roads within platted easements serve the Arrowstone lots. Roads are maintained year round by HOA.
9. Existing zoning or development regulation standards None
10. Existing conservation easements; (attach documentation) None
11. Existing covenants or deed restrictions (attach documentation) None
12. Documentation on current status of the site, including: ownership information, such as a deed, option to buy or buy-sell agreement, including permission to subdivide; Refer to Warranty Deed filed with the Office of the Clerk and Recorder, Granite County, Montana
13. Water rights, including location of Agricultural Water Facilities; None
14. Any special improvement districts; and rights of first refusal for the property. None
15. Information on the proposed subdivision, including:
- a. tract and proposed lot boundaries; Tract 8-A; Proposed Tracts 8-A-1 & 8-A-2
 - b. proposed public and private improvements; except for residential improvements, none are needed.
 - c. location of utility lines and facilities; Buried utilities follow existing roads.
 - d. easements and rights of way; and No new easements are needed or proposed.

e. parks and open space and proposed conservation easements. None

16. Vicinity Map inclusive of Topographic information, legal description and physical location.

The subdivision administrator shall identify and address the following at the meeting with the applicant or representative present at the time:

State laws that apply _____ received _____

Local Regulations and Growth Policy provisions _____ received _____

Floodplain Regulations _____ received _____

Fire Codes _____ received _____

Did the applicant receive a copy of the Granite County Subdivision Regulations _____

Does the applicant have a copy of the application packet _____

Has the subdivision administrator provided the subdivider with a list of public utilities, local, state and federal agencies and any other entities that have an interest in the proposed subdivision that must be contacted for comment by the subdivider on the subdivision application _____

Has the subdivision administrator identified the timeframes that the public utilities, agencies, and other entities are given to respond _____

The subdivision administrator shall identify particular additional information the subdivision administrator anticipates will be required for review of the subdivision application. This does not limit the ability of the subdivision administrator to request additional information at a later time _____

The following is a list of materials that were provided to the subdivider by the subdivision administrator _____

Other Notes: _____

*Once this application has been completed and the meeting has taken place with the Subdivision Administrator, the Subdivision Administrator shall place the proposed development on the next available Planning Board Meeting agenda where the pre-application meeting will take place.

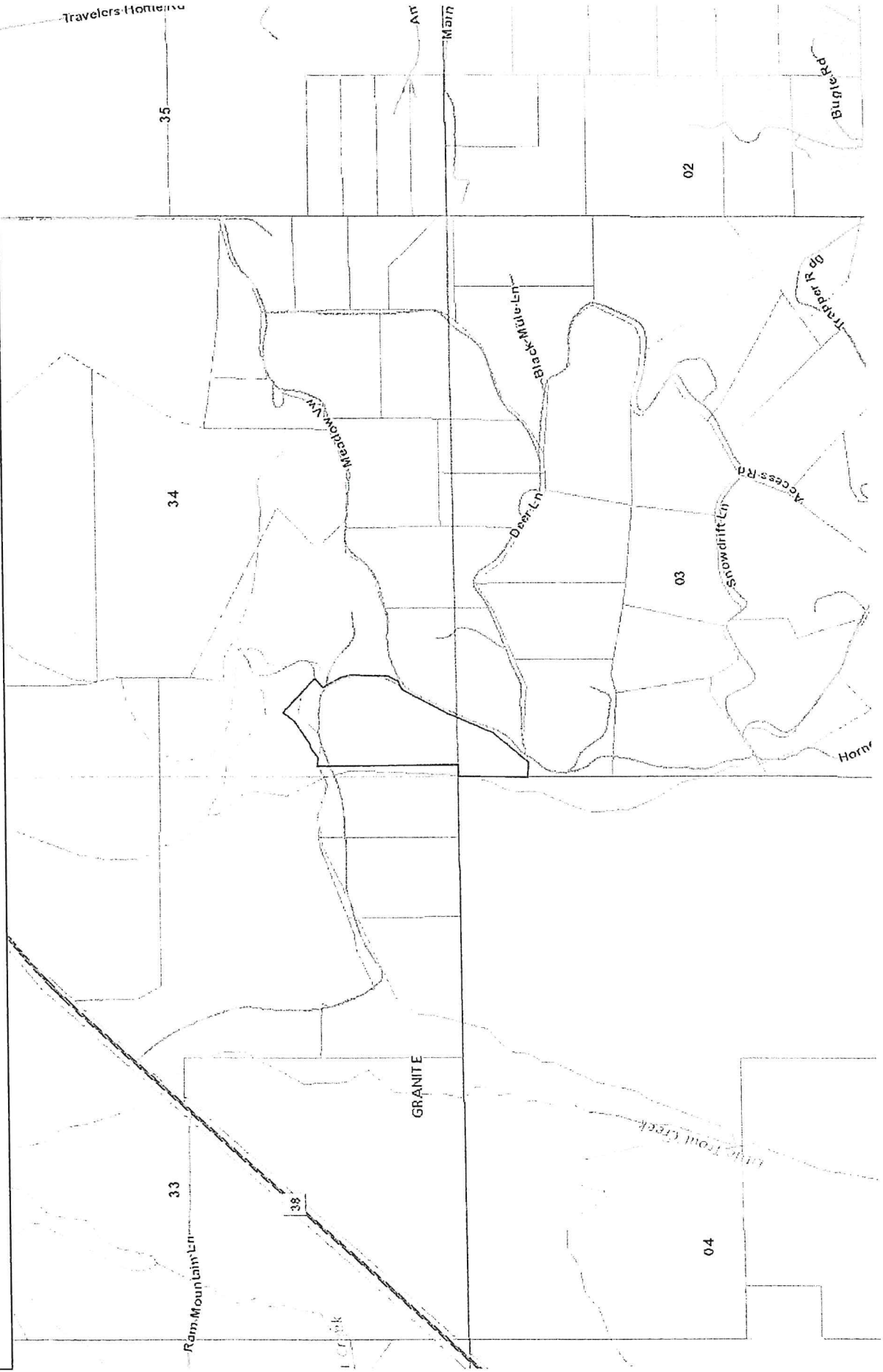
Application Complete ___ Yes ___ No

Date 5-10-22

Ken E Jenkins, LS
Agent for owners (Shoutis)
Signature of Subdivider Date

Signature of Subdivision Administrator Date

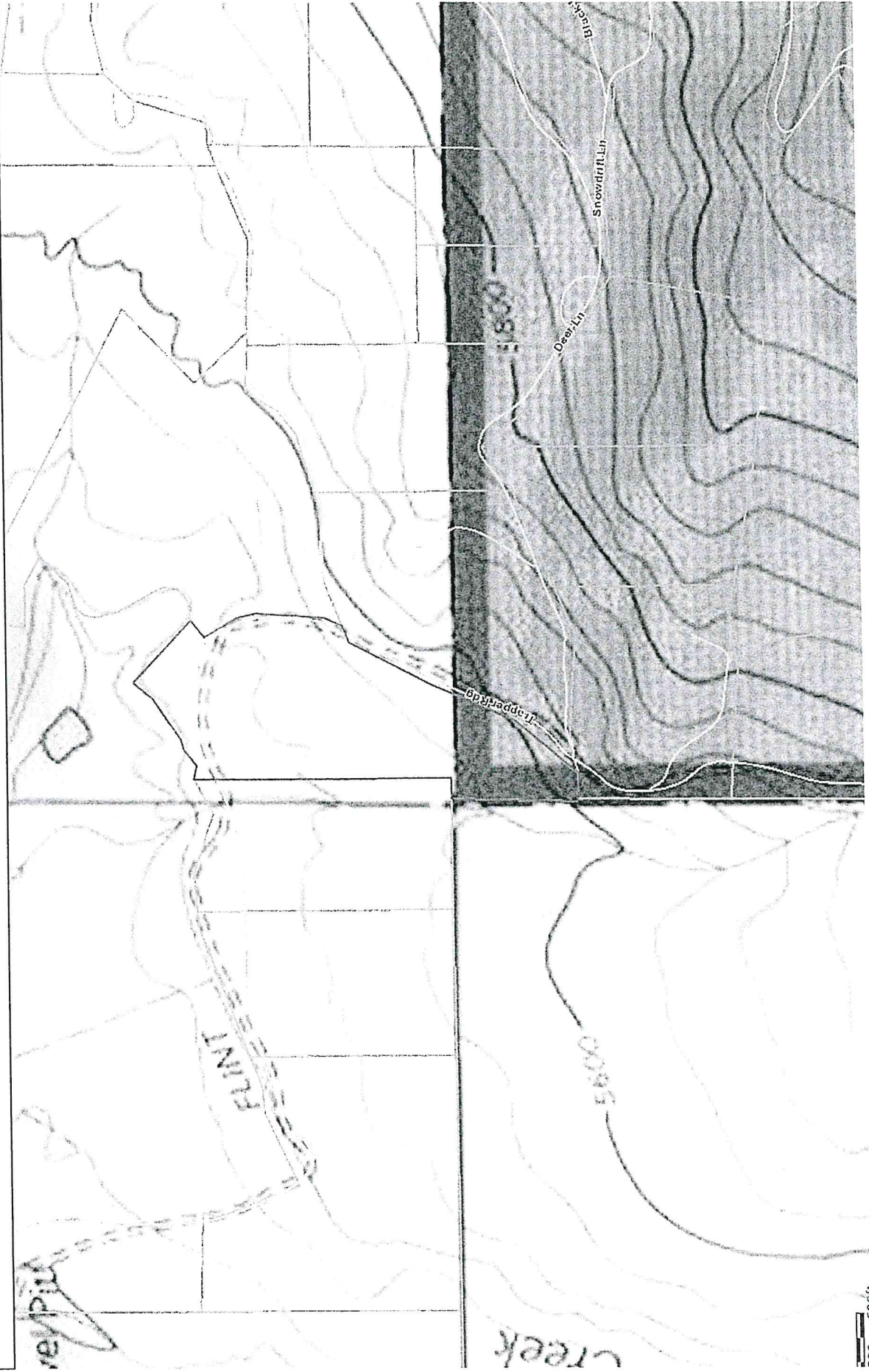
114 Meadow View, Philipsburg
VICINITY MAP

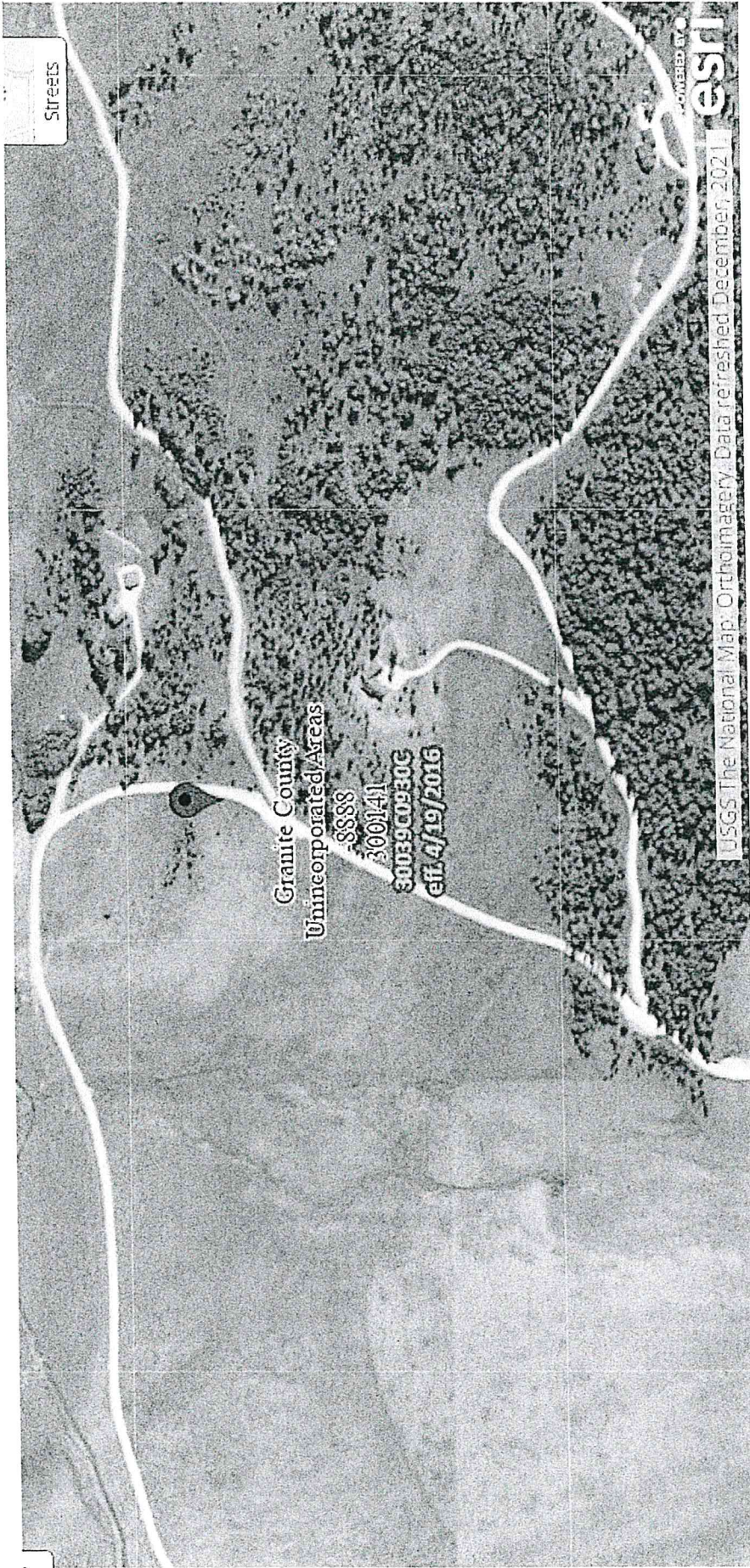


114 Meadow View, Philippsburg
AERIAL MAP



114 Meadow View, Philipsburg
USGS TOPO MAP





<p>PIR</p> <ul style="list-style-type: none"> Approximate location based on user input and does not represent an authoritative property location Selected FloodMap Boundary Digital Data Available No Digital Data Available unmapped 	<p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, X, A99 With BFE or Depth Regulatory Floodway Zone AE, AO, AH, VE, AF 	<p>OTHER AREAS OF FLOOD HAZARD</p> <ul style="list-style-type: none"> Area of Minimal Flood Hazard Zone X Effective LOMs Area of undetermined Flood Hazard Zone D Otherwise Protected Area Coastal Barrier Resource System Area 	<p>20.2</p> <ul style="list-style-type: none"> Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature 	<p>OTHER FEATURES</p> <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall 	<p>GENERAL STRUCTURES</p> <ul style="list-style-type: none"> Area with Flood Risk due to Levee Zone D Area with Reduced Flood Risk due to Levee. See Notes. Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X 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
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Septic hole
Well
Septic hole

New build site?
New build site?

Trapper Rd

Deer Ln



ROLL 47 PAGE 942

INDEXED

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APPENDIX B
DECLARATION OF CONDITIONS, COVENANTS
AND RESTRICTIONS FOR ARROWSTONE SUBDIVISION
GRANITE COUNTY, MONTANA
Revised 08/24/2000

WHEREAS, the Declarant, Bossard Family L.L.C. is the owner of certain property in Granite County, Montana to wit. Subdivision, Plat # , recorded at Granite County, Montana as Document # , and the Declarants are desirous of placing certain restrictions, limitations and regulations as to the use of said Arrowstone Major Subdivision.

NOW THEREFORE, the Declarants do hereby establish, dedicate, declare, publish and impose upon premises the following protective covenants which shall run with the land and shall be binding upon and be for the benefit and value of Arrowstone Subdivision, and all persons claiming under it, its grantees, successors, and assigns and shall be for the purpose of maintaining a uniform and stable value, character, architectural design, use and development of the premises. The conditions, covenants and restrictions shall apply to the entire Arrowstone Subdivision and to all improvements placed or erected thereon unless otherwise specifically excepted and shall be in existence and full force and effort until 12:01 a.m., July 1, 2030, unless otherwise terminated by law or amended as herein provided.

USE

A. RESIDENTIAL LOTS

a. Tracts six through 41 may be split once into two lots, both lots larger than ten acres. No additional splits of these lots is allowed. All lots, tracts, or parcels so divided shall be used for single family residences and attached or detached garages. No single family dwelling may be used for condominium or time share purposes. Further, no single family dwelling may be rented on a daily, weekly or monthly basis except that leases of six months or longer are allowed.

b. No building or improvement shall be placed, constructed, reconstructed, altered or remodeled on any single residential lot except to provide for a single family dwelling erected on said site. No building or structure previously constructed shall be moved or relocated to any residential lot within this subdivision.

c. No tents, campers or mobile units shall be used for habitation on any lot. The recreational use by children of tents is allowed so long as tents are not used for permanent or seasonal habitation by adults nor interfere with the peace and tranquility enjoyed by adjacent or nearby lot owners. During construction of a single family residence a camper or a single wide mobile home may