



MONTARISE VILLAGE SUBDIVISION

PHASING PLAN

The proposed **155.9-acre** Montarise Village Subdivision is located in Section 36, Township 30N, Range 22W, Flathead County Montana. C.O.S. #17161.

Montarise Village Subdivision contains a **98-lot mixed-use PUD**, with **92** single-family residential use lots, **3** multi-family lots, and **3** commercial use lots within this **155.9 acres**. The first commercial lot proposes an RV Park containing **73** RV sites with full hook-ups to sewer or water, and electrical service. Also included with the RV Park are washroom structures and a shared workshop with office building. Common outdoor facilities include a pavilion, playground, and dog park.

The second commercial lot proposes a church/private school, and the third commercial lot proposes a combination of smaller commercial uses, such as a convenience store, bakery/deli/coffee shop, and hair salon/barber.

This proposed subdivision, subject to MT DEQ subdivision sanitation review, is planned in three phases of facility construction, see phasing below.

Water and sewer service for all improvements will be provided through the proposed Montarise Village community public water system (three wells), and community public sewer system. Both facilities, plus power and phone/internet service are expanded with each of the 3 phases.

The owner proposes constructing in three phases, the configuration of looped roads with short cul-de-sac roads that will serve Montarise Village Subdivision. The roads are designed with complete access/egress in each phase, and expanded with an additional segment at each new phase. All Open Space is reserved as shown.

Please refer to Preliminary Plat Map for Phasing Plan delineation; see below for complete phasing description.

Phase 1:

The first phase of planning and construction for the Montarise Village Subdivision will be the construction of the initial segments of three subdivision roads, with temporary cul-de-sacs. (This includes **Montarise Drive**, **Morning Rise Way** and **Montaview Trail**, as shown on the Phasing Plan Map).

This phase will initiate the construction of the Montarise Village public water system (using the existing water well) to serve the **27** single family lots, **1** multi-family lot (Alt-A) with **48** units total, and associated sewer facilities, and power, telephone and internet service.

The first **36** (of 73 total) RV sites within the proposed RV Park will be developed within this phase, for worker housing. This includes all service connections for the **36** RV sites and to

Montarise Village Phase 1 water, sewer, and electrical service. Also included are the washroom facility, the shared workshop with office building, and the north loops of the RV Park road system, and corresponding storm water drainage.

Construction: 2022-2023

Final Plat: 2022

Phase 2:

The second phase of planning and construction for the Montarise Village Subdivision will be the construction of the additional segments of three subdivision roads, with temporary cul-de-sacs. (This includes a continuation of **Montarise Drive**, the development of **Montarise Loop** and **Montarise Place** roads, as shown on the Phasing Plan Map).

This phase continues the construction of the Montarise Village public water system (developing the second water well) to serve the additional **47** single family lots, and the associated public sewer facilities, and power, telephone and internet service.

Construction: 2023-2024

Final Plat:

Phase 3:

The third phase of planning and construction for the Montarise Village Subdivision will be the construction of the additional segments of three subdivision roads. (This includes the completion of **Montarise Drive**, **Morning Rise Way** and **Montaview Trail**, and adding **Morning Rise Court** and **Montaview Way** roads, as shown on the Phasing Plan Map).

This phase completes the construction of the Montarise Village community public water system (developing the third water well) to serve the additional **18** single family lots, and 2 multi-family lots with **80** units total on one (Alt-B) , and **48** units total on the other (Alt-C). This third phase completes the community public sewer facilities, and the power, telephone and internet service for Montarise Village Subdivision.

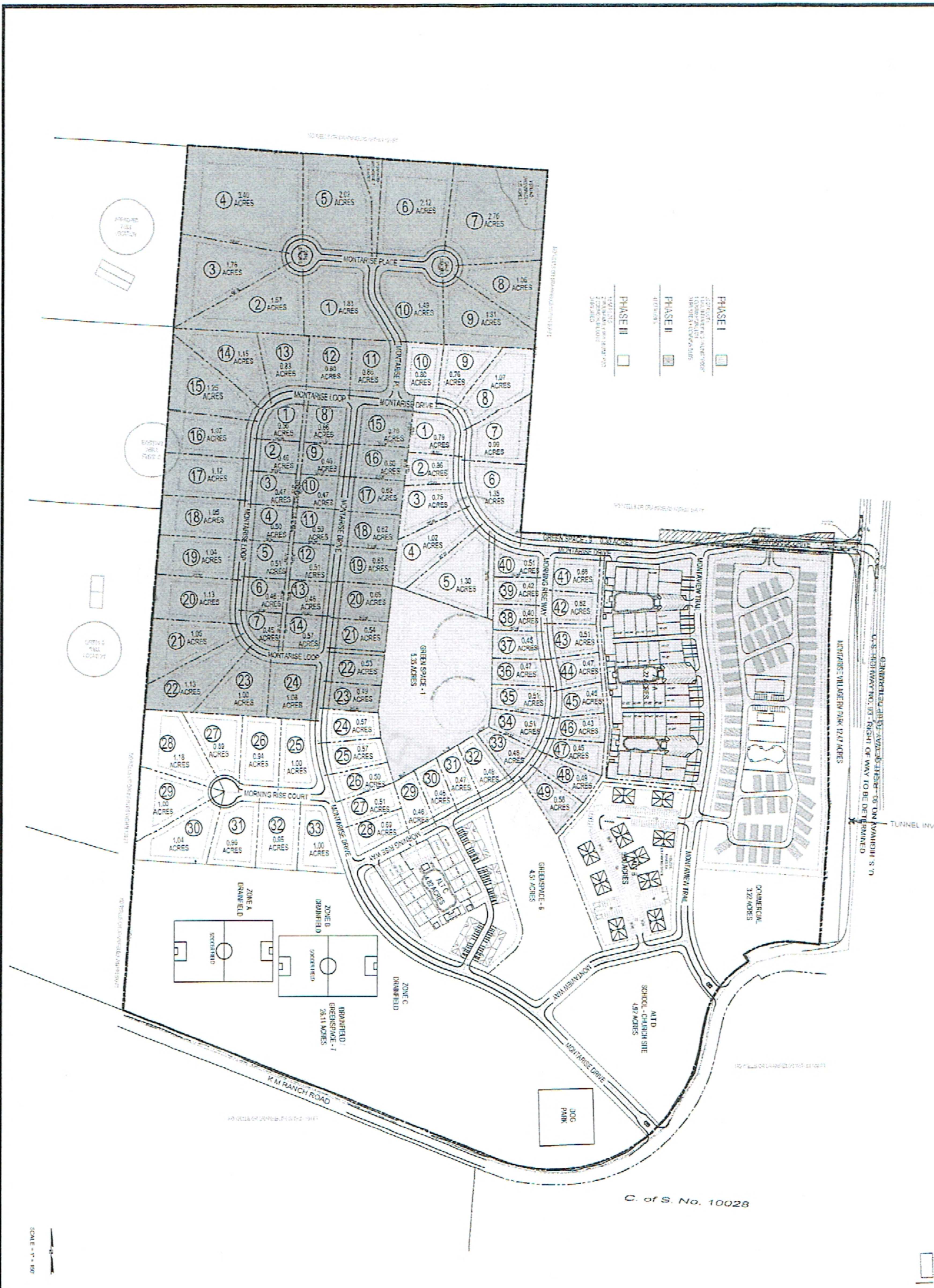
The remaining **37** (of 73 total) RV sites within the proposed RV Park will be developed within this phase. This includes all service connections of the **37** RV sites to Montarise Village Phase 3 water, sewer, and electrical service. Also included are the pavilion, the playground and dog park facilities, and the south loop of the RV Park road system, and corresponding storm water drainage.

Construction: 2024-2025

Final Plat:

SUPERSEDED

FEB 15 2022



- PHASE I
- PHASE II

<p>C102</p>	<p>PHASING PLAN</p>	<p>APEC Engineering somers, montana www.apec-mt.com 406.393.2127</p>	<p>PROJECT: MONTARISE VILLAGE LOCATED IN: SECTION 36, T30N, R22W, PMM, FLATHEAD COUNTY, MONTANA FOR: MONTARISE DEVELOPMENTS, LLC</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DES</th> <th>REVISION DESCRIPTION</th> <th>CADD</th> <th>CHK</th> <th>R/W</th> </tr> </thead> <tbody> <tr><td>1</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>8</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> </tbody> </table>	REV	DATE	DES	REVISION DESCRIPTION	CADD	CHK	R/W	1							2							3							4							5							6							7							8						
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