

PHASING PLAN FOR STEAMBOAT LANDING

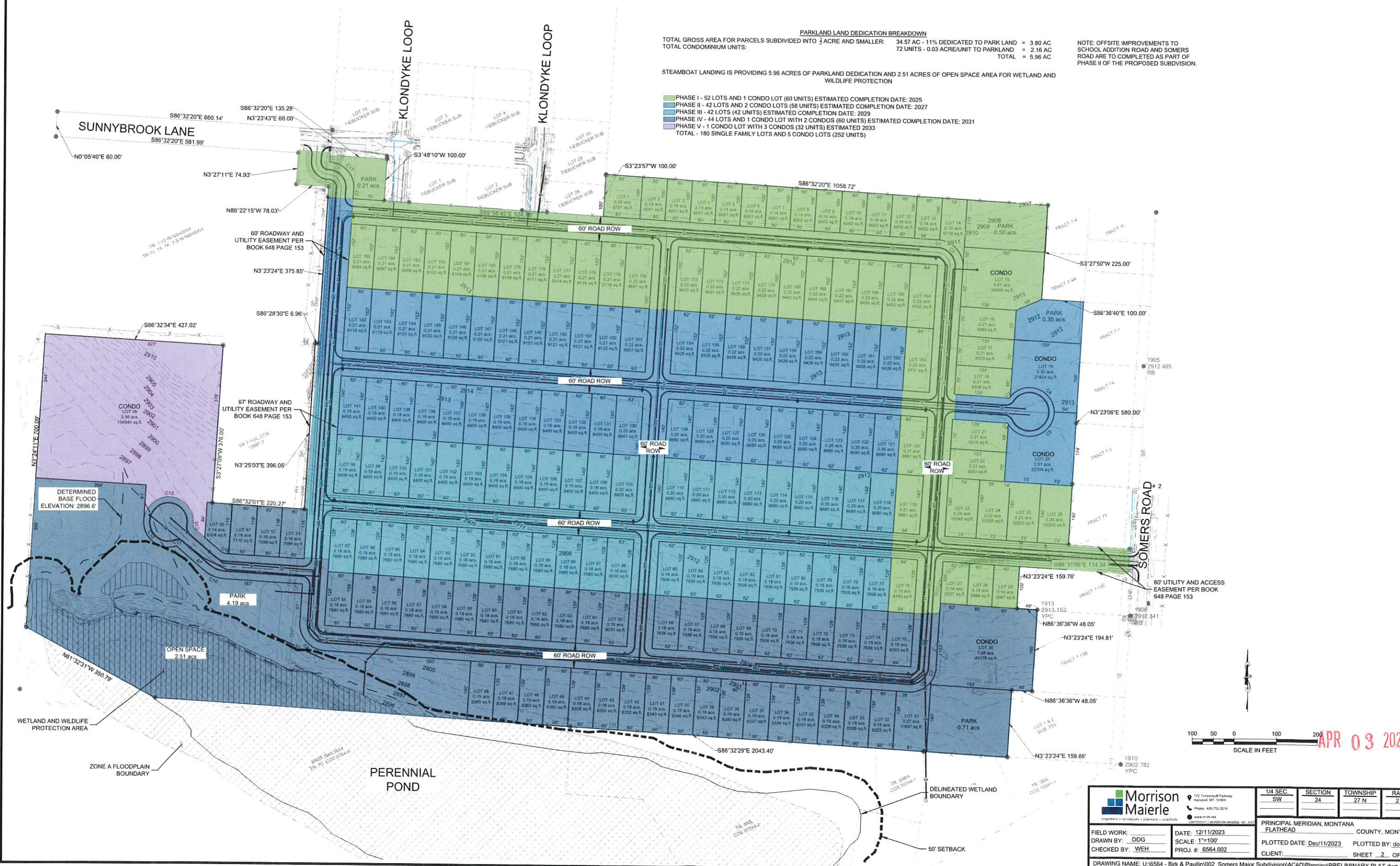
SITUATED IN THE SW 1/4 OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 21 WEST
PRINCIPAL MERIDIAN, SOMERS, FLATHEAD COUNTY, MONTANA

PARKLAND LAND DEDICATION BREAKDOWN
 TOTAL GROSS AREA FOR PARCELS SUBDIVIDED INTO 1/4 ACRE AND SMALLER: 34.57 AC - 11% DEDICATED TO PARK LAND = 3.80 AC
 TOTAL CONDOMINIUM UNITS: 72 UNITS - 0.03 ACRE/UNIT TO PARKLAND = 2.16 AC
 TOTAL = 5.96 AC

NOTE: OFFSITE IMPROVEMENTS TO SCHOOL ADDITION ROAD AND SOMERS ROAD ARE TO COMPLETED AS PART OF PHASE II OF THE PROPOSED SUBDIVISION.

STEAMBOAT LANDING IS PROVIDING 5.96 ACRES OF PARKLAND DEDICATION AND 2.51 ACRES OF OPEN SPACE AREA FOR WETLAND AND WILDLIFE PROTECTION

- PHASE I - 52 LOTS AND 1 CONDO LOT (60 UNITS) ESTIMATED COMPLETION DATE: 2025
- PHASE II - 42 LOTS AND 2 CONDO LOTS (58 UNITS) ESTIMATED COMPLETION DATE: 2027
- PHASE III - 42 LOTS (42 UNITS) ESTIMATED COMPLETION DATE: 2029
- PHASE IV - 44 LOTS AND 1 CONDO LOT WITH 2 CONDOS (60 UNITS) ESTIMATED COMPLETION DATE: 2031
- PHASE V - 1 CONDO LOT WITH 3 CONDOS (32 UNITS) ESTIMATED COMPLETION DATE: 2033
- TOTAL - 180 SINGLE FAMILY LOTS AND 5 CONDO LOTS (252 UNITS)



SCALE IN FEET
 0 50 100 200
 APR 03 2024

		172 Trenchard Parkway Kalispell, MT 59901 Phone: 406.752.2216 www.m-m.com	1/4 SEC. SW	SECTION 24	TOWNSHIP 27 N	RANGE 21 W
FIELD WORK: DRAWN BY: DDG CHECKED BY: WEH	DATE: 12/11/2023 SCALE: 1"=100' PROJ. #: 6564.002	PRINCIPAL MERIDIAN, MONTANA COUNTY, MONTANA PLOTTED DATE: Dec/11/2023 CLIENT:	COUNTY, MONTANA PLOTTED BY: dom.goble SHEET 2 OF 3			
DRAWING NAME: U:\6564 - Birk & Paullin\002_Somers Major Subdivision\ACAD\Planning\PRELIMINARY PLAT.dwg						