


Return To:

Morrison-Maierle Inc
2880 Technology Blvd W
Bozeman MT 59718

2738551

Page: 1 of 24 06/22/2021 08:57:47 AM Fee: \$178.00
Eric Semerad - Gallatin County, MT MISC


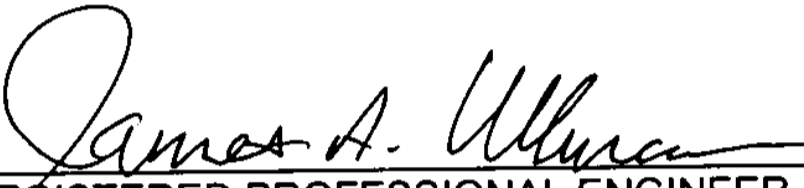
EIGHTH AMENDMENT TO THE DECLARATION
FOR
THE LINKS CONDOMINIUMS
A RESIDENTIAL DEVELOPMENT

CERTIFICATE OF FLOOR PLAN

The undersigned, being a duly registered professional engineer in the State of Montana, herewith certifies the following:

That the floor plans and site plan for 2401A, 2401B, 2401C, 2403A, 2403B and 2403C Birdie Drive of THE LINKS CONDOMINIUMS, are situated according to the official plat thereof on file and of record in the office of the County Clerk and Recorder of Gallatin County, Montana as duly filed with this Eighth Amendment to the Declaration hereof, fully and accurately depict the layout, location, unit designation and dimensions as built of THE LINKS CONDOMINIUMS, and that such floor plans and site plan are accurate copies of the plans filed with and approved by the officials and officers of the City of Bozeman, having jurisdiction to issue land use permits.

DATED this 21st day of June, 2021.


REGISTERED PROFESSIONAL ENGINEER
Number: MT 10539PE

**EIGHTH AMENDMENT TO THE DECLARATION FOR
THE LINKS CONDOMINIUMS**

By this Eighth Amendment to the Declaration for THE LINKS CONDOMINIUMS made this 21 day of June, 2021, THE GOLF COURSE PARTNERS INCORPORATED, a Montana corporation, with address of P.O. Box 1113, Bozeman, Montana 59771, the undersigned Declarant, supplements the prior Declaration for THE LINKS CONDOMINIUMS filed on August 1, 2008 as Document No. 2307174, the Amendment to THE LINKS CONDOMINIUMS filed on July 13, 2009 as Document No. 2336405, the Second Amendment to the Declaration for THE LINKS CONDOMINIUMS filed on September 23, 2009 as Document No. 2342813, the Third Amendment to the Declaration for THE LINKS CONDOMINIUMS filed on March 9, 2017 as Document No. 2574086, the Addendum to the Declaration for THE LINKS CONDOMINIUMS filed on May 21, 2018 as Document No. 2614252, the Fifth Amendment (there is no Fourth Amendment) to the Declaration for THE LINKS CONDOMINIUMS filed on March 28, 2019 as Document No. 2640994, the Sixth Amendment to the Declaration for THE LINKS CONDOMINIUMS filed on February 4, 2020 as Document No. 2672117, the Seventh Amendment to the Declaration for THE LINKS CONDOMINIUMS filed on April 15, 2020 as Document No. 2678523, all in the office of the County Clerk and Recorder of Gallatin County, Montana. This Eighth Amendment is made pursuant to Articles IV and VII and other appropriate provisions of said Declaration, and approval of 100% of the owners of the declared units, the following amendments are declared and approved as appropriate:

Municipal Facilities Exclusion

Declarant certifies that THE LINKS CONDOMINIUMS is excluded from review by the Department of Environmental Quality pursuant to § 76-4-125 and § 76-3-203, MCA.

76-4-125. Land divisions excluded from review. (1) A subdivision excluded from the provisions of chapter 3 must be submitted for review according to the provisions of this part, except that the following divisions or parcels, unless the exclusions are used to evade the provisions of this part, are not subject to review:

- (d) as certified pursuant to 76-4-127:
 - (iii) divisions or parcels of land that are exempt from the Montana Subdivision and Platting Act review under 76-3-203....

76-3-203. Exemption for certain condominiums and townhouses. Condominiums, townhomes, townhouses, or conversions, as those terms are defined in 70-23-102, constructed on land subdivided in compliance with parts 5 and 6 of this chapter or on lots within incorporated cities and towns are exempt from the provisions of this chapter if:

(2) the condominium, townhome, or townhouse proposal is in conformance with applicable local zoning regulations when local zoning regulations are in effect.

Attached hereto is the letter from the Montana Department of Environmental Quality Development Office, dated March 5, 2020 certifying that THE LINKS CONDOMINIUMS is excluded from review.

Subdivision Exemption Review

Attached hereto is the Condominium Review Decision from the Bozeman Community Development Office, dated November 25, 2019, stating that THE LINKS CONDOMINIUMS does not require subdivision review and has satisfied the exemption criteria.

1. The second paragraph of Article II., Real Estate, subparagraph 1. Description, shall be amended as follows:

The condominium Units in Phase 1 consist of four (4) separate Units numbered 2413A and 2413B Birdie Drive, and 2415A and 2415B Birdie Drive. The condominium Units in Phase 2 consist of two (2) separate Units numbered 2411A and 2411B Birdie Drive. The use of all the units in THE LINKS CONDOMINIUMS shall be for residential purposes only and there shall be no commercial use whatsoever. The condominium Units in Phase 3 consist of four (4) separate Units numbered 2405A and 2405B Birdie Drive, and 2407A and 2407B Birdie Drive. The condominium Units in Phase 4 consist of six (6) separate Units numbered 2401A, 2401B, 2401C, 2403A, 2403B, and 2403C Birdie Drive. Phases 1, 2, 3, and 4 are subject to the expansion provisions in Article IV., below. The provisions of this Declaration and Bylaws shall be construed to be covenants running with the land, and shall include every Unit and shall be binding upon the Unit Owners, their heirs, personal representatives and assigns for as long as THE LINKS CONDOMINIUMS' Declaration and Bylaws are in effect.

2. Article II., Real Estate, subparagraph 4. Buildings, shall be amended as follows:

Buildings: The units comprising THE LINKS CONDOMINIUMS, Phase 1, are contained in two (2) Buildings, the units comprising Phase 2 are contained in one (1) Building, the units comprising Phase 3 are contained in two (2) Buildings, and the units comprising Phase 4 are contained in two (2) Buildings and are subject to the expansion provisions of Article IV. below.

3. In Article IV., Ownership and Voting – Exhibits – Use, subparagraph 1. Percentage of Interest, shall be amended as follows:

Percentage of Interest: Each Unit Owner shall be entitled to the exclusive ownership, use and possession of his Unit. Additionally, each Unit Owner shall have his percentage of undivided interest in the general common elements of THE LINKS CONDOMINIUMS. Such percentage of interest in the General Common Elements for the respective Owners shall be computed by taking the square footage of each Unit at the date of filing this Declaration and dividing it by the then combined square footage of all the Units having an interest in the General Common Elements of THE LINKS CONDOMINIUMS. Such percentage of interest owned by each of the Units in THE LINKS CONDOMINIUMS shall be according to the percentages set forth below:

UNIT	SQUARE FOOTAGE	PERCENTAGE OF INTEREST IN GENERAL COMMON ELEMENTS
<u>Phase 1</u>		
2413A Birdie Drive	1876	6.488%
2413B Birdie Drive	1876	6.488%
2415A Birdie Drive	1876	6.488%
2415B Birdie Drive	1876	6.488%
<u>Phase 2</u>		
2411A Birdie Drive	1876	6.488%
2411B Birdie Drive	1876	6.488%
<u>Phase 3</u>		
2405A Birdie Drive	1876	6.488%
2405B Birdie Drive	1876	6.488%
2407A Birdie Drive	1876	6.488%
2407B Birdie Drive	1876	6.488%
<u>Phase 4</u>		
2401A Birdie Drive	1707	5.904%
2401B Birdie Drive	1673	5.786%
2401C Birdie Drive	1707	5.904%

2403A	Birdie Drive	1700	5.879%
2403B	Birdie Drive	1668	5.769%
2403C	Birdie Drive	1700	5.879%
TOTALS		28,915	100.000% *

* subject to the expansion provision below.

4. In Article IV., Ownership and Voting – Exhibits – Use, subparagraph 2. Voting Interest shall be amended as follows:

Voting Interest: For the purposes of this Declaration and the expanded Declaration as set forth below, the voting interest of the Unit Owner or Owners in all matters concerning the Association shall be equal to the other Units in accordance with the Bylaws of the Association. For the present, each of the sixteen (16) Units shall have one vote per Unit, unless the Montana Unit Ownership Act demands differently.

5. In Article IV., Ownership and Voting – Exhibits – Use, subparagraph 4. Floor Plans and Exhibits, shall be amended as follows:

Floor Plans and Exhibits: THE LINKS CONDOMINIUMS, Phase 1, 2, 3, and 4, presently consist of seven (7) Buildings, with sixteen (16) separate, residential dwelling Units. THE LINKS CONDOMINIUMS is planned to be expanded to include a total of eighteen (18) separate, residential dwelling Units on the Property, and possibly up to an additional eighteen (18) separate, residential dwelling Units on the Additional Property, for a total number of Units not to exceed thirty-six (36) separate, residential dwelling Units. For identification and descriptive purposes, the following exhibits are attached and by reference hereto incorporated into and made a part of this Declaration:

Exhibit A: Showing the site plan of THE LINKS CONDOMINIUMS, the location of the Buildings containing THE LINKS CONDOMINIUMS' Units on the Property, and the designation for each Unit.

Exhibit B: Showing the floor plans for the Units of THE LINKS CONDOMINIUMS, the area of each, and the dimensions for each Unit.

6. Except as amended and clarified as set forth above, the Declaration for THE LINKS CONDOMINIUMS shall remain unchanged. In the event of any conflict or inconsistency between the provisions of this Eighth Amendment to the Declaration of THE LINKS CONDOMINIUMS, this Eighth Amendment to the Declaration of THE LINKS CONDOMINIUMS shall control. The provisions of this Eighth Amendment to the Declaration of THE LINKS CONDOMINIUMS are severable. In the event any amendment to the Declaration set forth in this Eighth Amendment to the Declaration of THE LINKS

CONDOMINIUMS is found to be invalid or unenforceable by a court, the remaining provisions of this Eighth Amendment to the Declaration of THE LINKS CONDOMINIUMS shall not be affected and shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned has caused this Eighth Amendment to the Declaration to be made and executed according to and under the provisions of the Unit Ownership Act, Title 70, Section 23, M.C.A., and the Declaration for THE LINKS CONDOMINIUMS.

DECLARANT:

THE GOLF COURSE PARTNERS
INCORPORATED

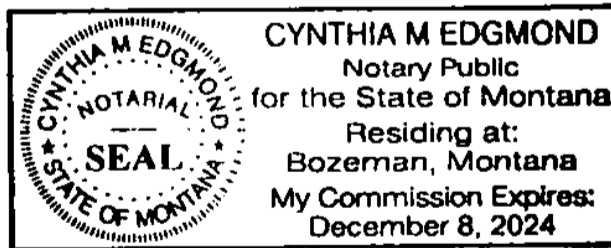
By: *Jack Schunke*
Printed Name: Jack Schunke
Its: Golf Course Partners Inc.
Corp. Sec.

STATE OF MONTANA)
 :ss.
County of Gallatin)

On this 21st day of June, 2021, before me, a Notary Public for the State of Montana, personally appeared Jack Schunke known to me to be the Corporate Secretary of THE GOLF COURSE PARTNERS INCORPORATED, the Declarant, and acknowledged to me that he executed the same on behalf of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Cynthia M. Edmond
Notary Public for the State of Montana





June 16, 2021

James Ullman
Morrison Maierle
PO Box 1113
Bozeman MT 59771

RE: Eighth Amendment to the Declaration for
The Links Condominiums
Municipal Facilities Exclusion
EQ# 21-2522
City of Bozeman
Gallatin County

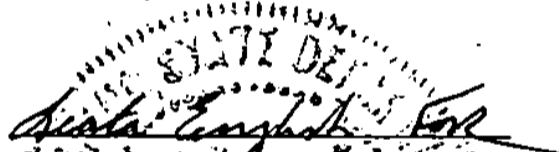
Dear Mr. Ullman;

This is to certify that the information and fees received by the Department of Environmental Quality relating to this subdivision are in compliance with 76-4-127, MCA. Under 76-4-125(1)(d), MCA, this subdivision is not subject to review, and the Declaration can be filed with the county clerk and recorder.

Plans and specifications must be submitted when extensions of municipal facilities for the supply of water or disposal of sewage are proposed 76-4-131. Construction of water or sewer extensions prior to DEQ, Public Water Supply Section's approval is prohibited, and is subject to penalty as prescribed in Title 75, Chapter 6 and Title 76, Chapter 4.

Eighth Amendment to the Declaration for The Links Condominiums Municipal Facilities Exclusion will consist of 6 Units.

Sincerely,


Kevin Smith
Department of Environmental Quality
Bureau Chief
Engineering Bureau
(406) 444-1277
Email: ksmith@mt.gov

cc: City Engineer
County Sanitarian
Owner
file



MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY
MUNICIPAL FACILITIES EXCLUSION

Bridger Creek Sub., Ph 1 - Links Condos units
Subdivision Name: 2401A, 2401B, 2401C, & 2403A, 2403B, 2403C Number of lots/parcels/units: 1/6

Geocode: 06-0905-31-4-08-01-7000 (this can be found at <http://svc.mt.gov/msl/mtcadastral>)

Are main extensions necessary to serve the subdivision? Yes No If yes, have plans for the mains been submitted for review? Yes No

How will construction of the facilities be financed? Golf Course Partners - No loan & no Mortgage

Owner Information:

Owner(s) Name: Golf Course Partners, Inc

Print name of owner(s)

Jack Schunke

Golf Course Partners Corp Sec.

Signature of all owners of record

Address: P.O. Box 3229, Bozeman, Mt. 59772

Street or PO Box, City, State, Zip Code

Email: jschunke@m-m.net (Golf Course Partners Corp. Phone: 406-922-6789)

Consultant Information:

Company and Address: Morrison - Maierle Inc. P.O. Box 1113, Bozeman, Mt. 59771

Email: jullman@m-m.net Phone: 406-922-6825

Eligibility Requirements: All of the following criteria must be met:

- The project must be provided with adequate municipal water and sewer, solid waste disposal and the municipality must review storm water plans.
- All the mains necessary to serve the subdivision must be municipality owned, operated and maintained. Privately owned mains or lift stations make the project ineligible for this exemption.
- The municipality must be a 1st or 2nd class municipality as described in MCA 7-4-111 or covered under a growth policy pursuant to Title 76, chapter 1.

The project must be one of the following (check applicable box):

- A new division subject to review under the Montana Subdivision and Platting Act, or
- Previously divided parcels recorded with Sanitary Restrictions prior to July 1, 1973 or
- Divisions or parcels of land that are exempt from Montana Subdivision and Platting Act review under 76-3-203 or 76-3-207 (1) (a), (b), (d), (e), or (f)

Form continues on next page →

Submittal Requirements:

All of the following items must be submitted:

- This form, signed by the property owner, and the municipalities' representative.
- Copy of Preliminary Plat, COS, Amended Plat or Unit Declaration. The Plat, COS, Am Plat or Unit Declaration must contain the exemption 76-4-125 (1)(d)(i), (ii) or (iii). If using item (iii), the Plat, COS, Am Plat or Unit Declaration must also contain the appropriate Platting Act exemption.
- Vicinity map showing project location.
- Applicable zoning ordinances in effect on file
- Copy of growth policy, if applicable on file
- \$120 processing fee

Certification:

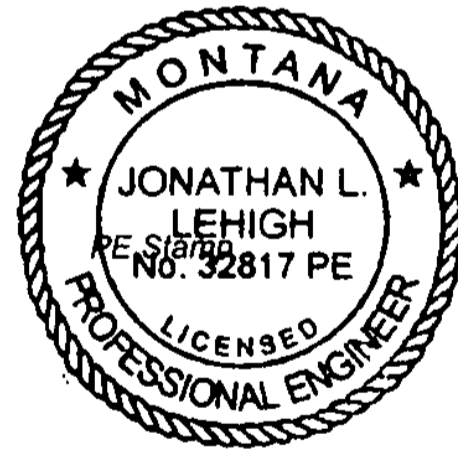
I hereby certify that I am licensed to practice engineering in the State of Montana, I am employed directly or retained by the municipality providing service and am authorized to sign on behalf of the municipality. In addition, I hereby certify that:

1. The existing water and wastewater systems are in compliance with the provisions of Title 75, chapters 5 and 6, and
2. The water and wastewater systems have adequate capacity to meet the needs of the project, and
3. The municipality has or will review plans to ensure adequate storm water drainage and adequate solid waste disposal.

Jonathan L. Lehigh
 (Signature of Professional Engineer)

6-2-2021
 (Date Signed)

Montana P.E. Number 32817



Send to: MTDEQ Subdivisions
 PO Box 200901
 Helena MT 59620-0901

BOZEMAN^{MT}

Community Development

CONDOMINIUM REVIEW DECISION**APPLICATION**

Date: 6/8/2021

File Number: 21-197 Original Project File Number, If applicable: 16-374

Condominium Name: The Links Condominiums

Legal Description: Lot 57A-1 of Bridger Creek Subdivision, Phase 1.

STATUTE

Senate Bill 527 amending §76-3-203, M.C.A. was signed into law on April 17, 2007. This bill revised the exemption for the creation of new condominiums from the Subdivision and Platting Act. The amendment had an immediate effective date. The text of the amended section is now as follows:

Section 1. Section 76-3-203, M.C.A., is amended to read:

"76-3-203. Exemption for certain condominiums. Condominiums constructed on land subdivided in compliance with parts 5 and 6 of this chapter or on lots within incorporated cities and towns are exempt from the provisions of this chapter if:

- (1) the approval of the original subdivision of land expressly contemplated the construction of the condominiums and any applicable park dedication requirements in 76-3-621 are complied with; or
- (2) the condominium proposal is in conformance with applicable local zoning regulations when local zoning regulations are in effect."

FINDINGS

Pursuant to the above statute, the Department of Community Development has determined that the condominium development noted above:

- Does not require subdivision review and has satisfied the exemption criteria.
- Has completed review as a subdivision.

DIRECTOR SIGNATURE

DocuSigned by:



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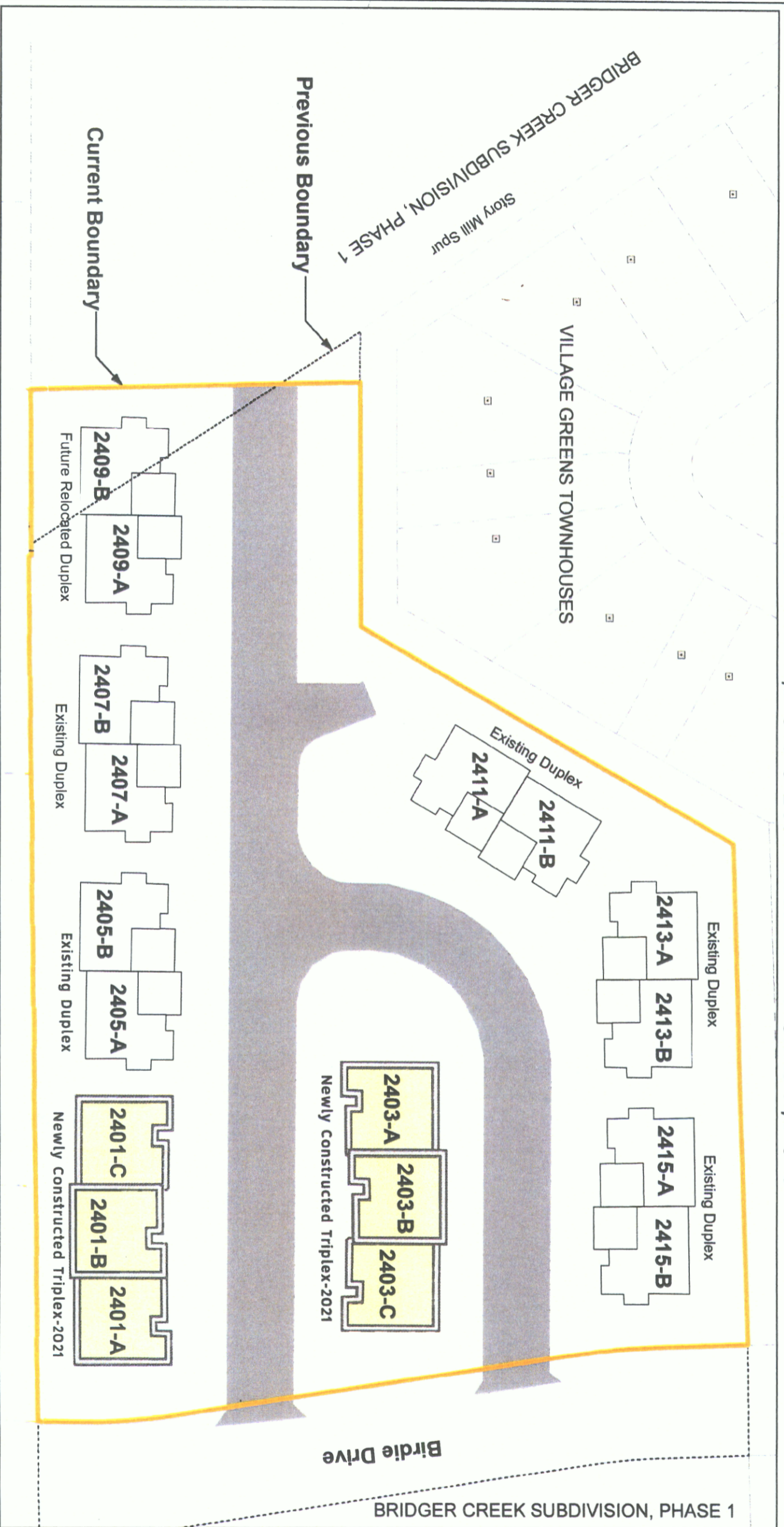
Martin Matsen, AICP, Director, City of Bozeman Department of Community Development

CONTACT US




Alfred M. Stiff Professional Building
20 East Olive Street 59715 (FED EX and UPS Only)
PO Box 1230
Bozeman, MT 59771

phone 406-582-2260
fax 406-582-2263
planning@bozeman.net
www.bozeman.net

The Links Condominium Site Plan With Realignment of Boundary and
2401 Birdie Drive-Units A,B & C-8-2403 Birdie Drive-Units A,B & C



Legend

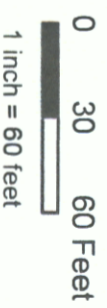
-  Lot_Boundary
-  Existing Structures
-  Existing Parcels
-  Duplex

Units included in the Eighth Amendment to the Declaration for Links Condominiums

Links Condominiums
Sec 31, T01S, R06E -Bridger Creek Sub. Ph 1 Amended Lot 57A

EX 'A'

Date: 5/5/2021 Time: 12:22:52 PM

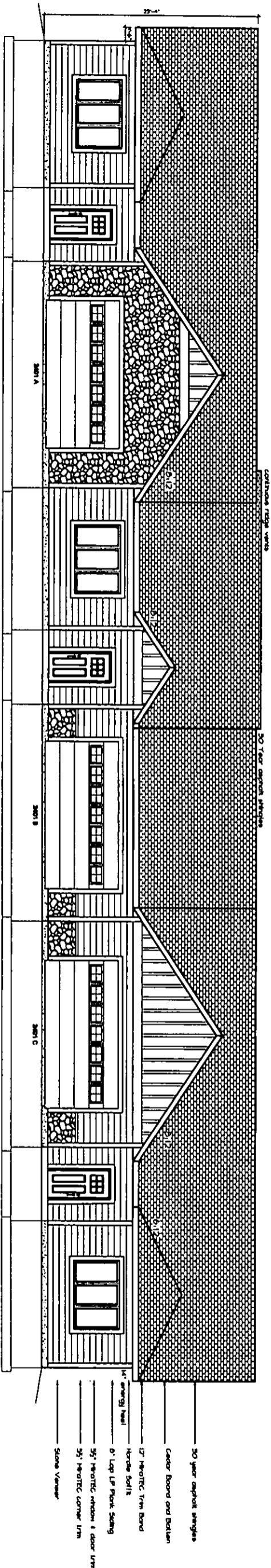


Document Path: N:\20891021\ARCGIS\Links Condo-Ex A_-2021 updates\Links_EXA_2021 Update.mxd

Morrison Maierle
engineers • surveyors • planners • scientists

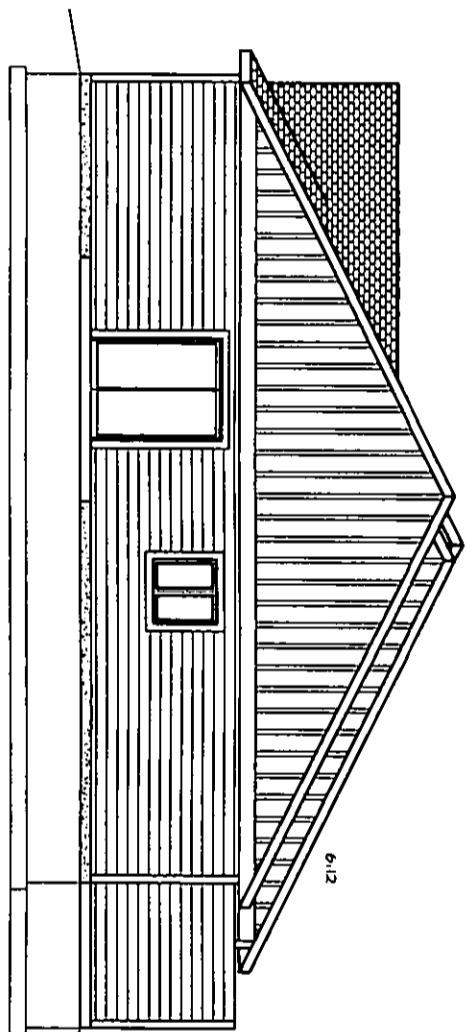
MORRISON-MAIERLE INC
2880 Technology Blvd.
Bozeman, MT 59718
P: (406) 587-0721
FAX: (406) 922-6702
www.m-m.net

2401 A B C SOUTH PLAN



Front Elevation

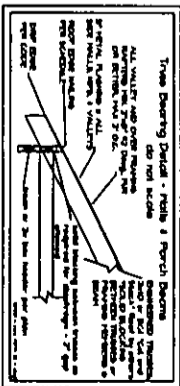
Scale: 3/16" = 1'



Right Elevation

Scale: 3/16" = 1'

Residential Use



- Flashing required at the following locations:
- exterior window and door openings
 - intersection of chimneys or other masonry with frame walls
 - under and at the ends of masonry, wood or metal copings and sills
 - continuously above all projecting wood trim
 - where exterior porches, decks, or stairs attach to wood framing at wall and roof intersections
 - at built-in gutters

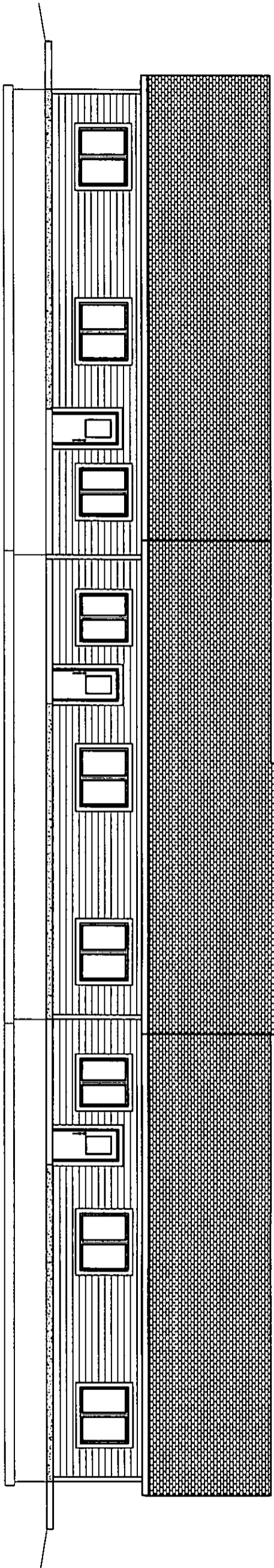
- SHEET INDEX**
1. elevations - front & right
 2. elevations - back & left
 3. main floor plan
 4. main floor electrical
 5. sections

NO.	DATE	BY	CHKD.	DESCRIPTION
1	11/14/19	AKM/ML		ISSUED FOR PERMITS
2	11/14/19	AKM/ML		ISSUED FOR PERMITS
3	11/14/19	AKM/ML		ISSUED FOR PERMITS
4	11/14/19	AKM/ML		ISSUED FOR PERMITS
5	11/14/19	AKM/ML		ISSUED FOR PERMITS

Bridger Creek - Phase I, Lot 57 A
THE LINKS CONDOS SOUTH PLAN
 2401 BIRDIE DRIVE A-B-C
 BOZEMAN, MONTANA

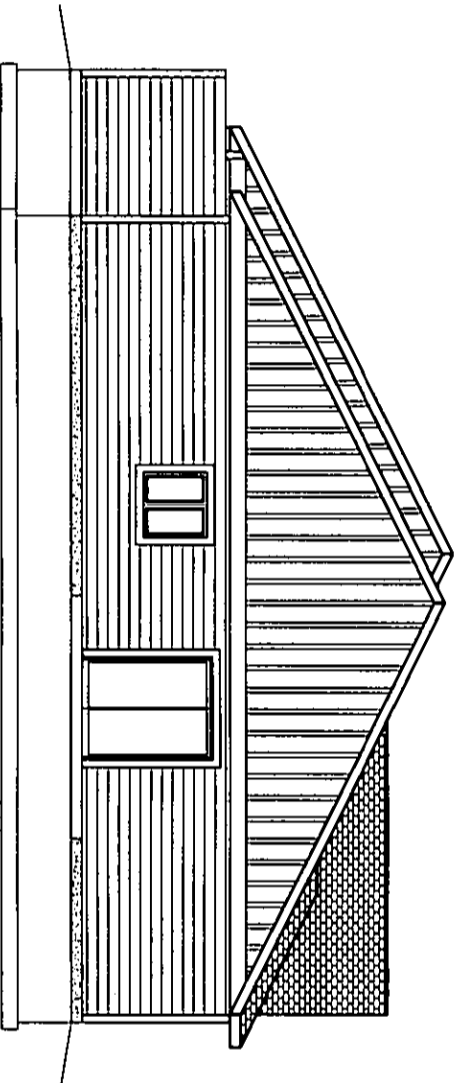
Project No. B19-0606-2
 Scale: 3/16" = 1'
 GENERAL CONTRACTOR:
ANDREASSI CUSTOM HOMES, INC.
 DAVID ANDREASSI
 3415 NIELSON BOZZEMAN, MT 59718
 phone #: 406-590-0980
 mobile #: 406-590-0980

IMPACT
 DRAFTING & DESIGN, INC.
 Brentwood Professional Center
 195 Stoneridge Dr. Suite 3D
 Bozeman, MT 59718
 406-522-5382
 www.impactdrafting.com



Back Elevation

scale: 3/16" = 1'



Left Elevation

scale: 3/16" = 1'

Residential Use

Flashing required at the following locations:

- exterior window and door openings
- intersection of chimneys or other masonry with frame walls
- under and at the ends of masonry, wood or metal copings and sills
- continuously above all projecting wood trim
- where exterior porches, decks, or stairs attach to wood framing
- at wall and roof intersections
- at built-in gutters

Bridger Creek - Phase I, Lot 57 A

THE LINKS CONDOS SOUTH PLAN
 2401 BIRDIE DRIVE A-B-C
 BOZEMAN, MONTANA

Project No. B19-0606-2

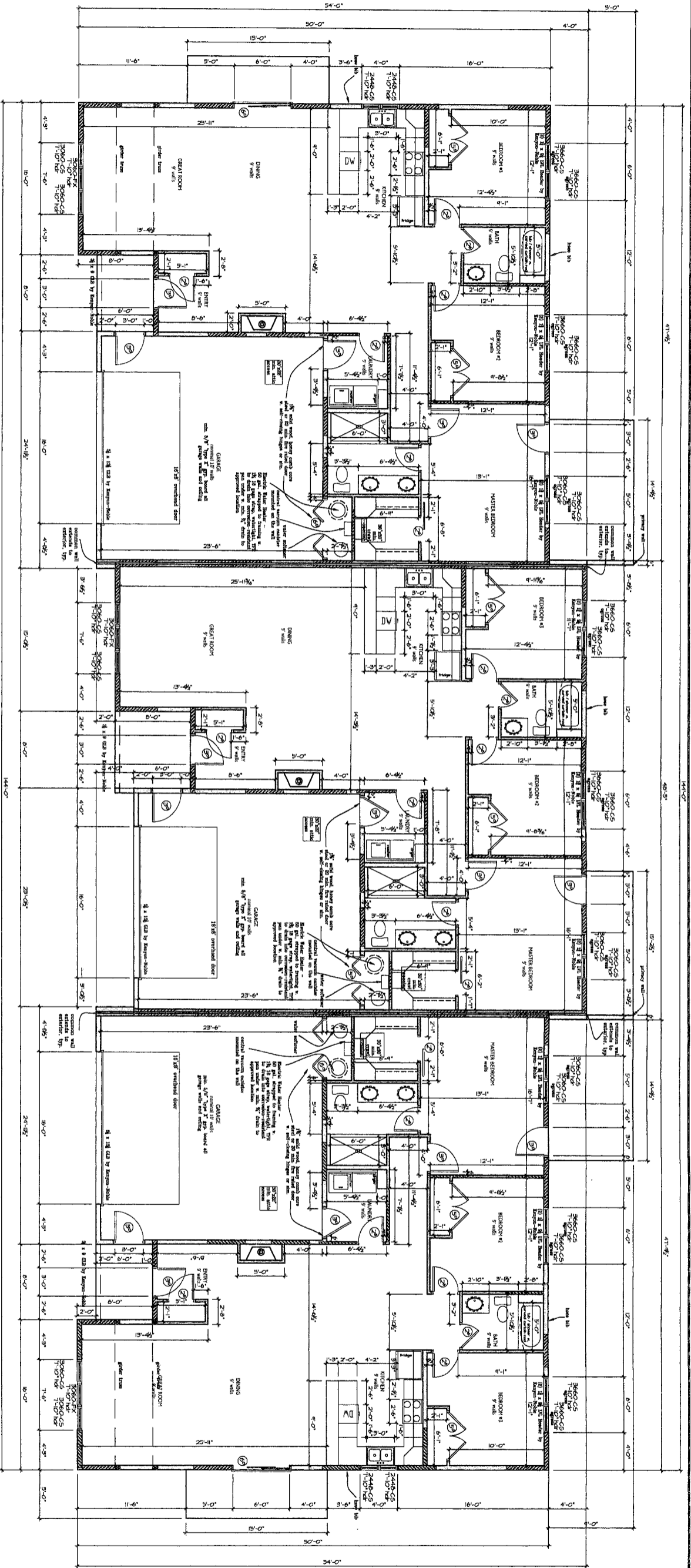
Scale: 3/16" = 1'

GENERAL CONTRACTOR:
ANDREASSI CUSTOM HOMES, INC.

DAVID ANDREASSI
 3643 NELSON
 BOZEMAN, MT 59718
 phone #: 406-580-0080
 mobile #: 406-580-0080

IMPACT
 DRAFTING & DESIGN, INC.
 Brentwood Professional Center
 195 Stoneridge Dr, Suite 3D
 Bozeman, MT, 59718
 406-522-5382
 www.impactdrafting.com

Revised By:	Date:
D. Johnson	17 Jul 19
D. Johnson	11 Oct 19
D. Johnson	01 Nov 19
©2019 IMPACT	
2	
5	
Elevations Back & Left	



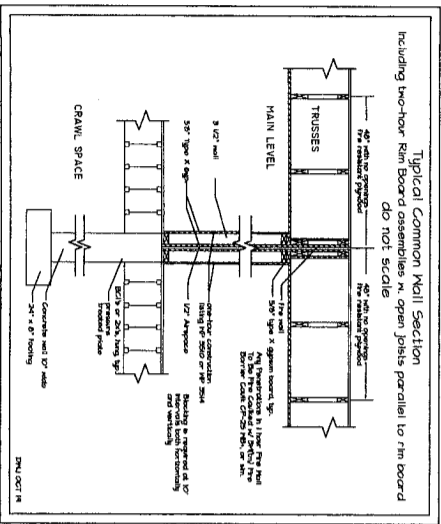
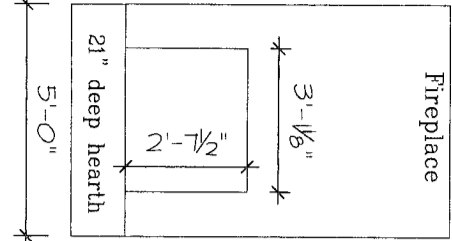
2401 UNIT A
 First Floor = 1707 SQ. FT.
 Garage = 597 SQ. FT.

2401 UNIT B
 First Floor = 1673 SQ. FT.
 Garage = 573 SQ. FT.

2401 UNIT C
 First Floor = 1707 SQ. FT.
 Garage = 598 SQ. FT.

scale: 3/16" = 1'

Residential Use



FRAMER'S NOTES:

1" Water line source for the entire building

- line exterior sheathing w/ outside of foundation wall
- exterior walls drawn as 6" w. sheathing lining up w. the foundation wall
- bearing walls drawn as 5 1/2"
- plumb lines drawn as 5 1/2"
- section walls drawn as 5 1/2"
- girder trusses and beams
- girder trusses to be attached to the top plate w/ Simpson Hurricane Straps that are equal to or exceed uplift calc's per truss manufacturer's engineered drawings - to be specified by others (see truss plans) flashing at the following locations:
- continuously above all projecting wood trim
- at wall and roof intersections
- where porches, decks or exterior stairs attach to wood framing

It is the express responsibility of the General Contractor and individual subcontractors to verify the information shown on these drawings. Only a qualified professional, call Impact Drafting & Design if there are any questions.

- GENERAL BUILDING NOTES:**
- Window and door sizes are nominal, refer to individual supplier cut sheets.
 - Doors in garage and penetrating walls and ceilings min. 26 gage. No openings in garage.
 - Do not deviate from electrical plan with out express permission from electrician.
 - Unless otherwise specified, electrician should assume that interior trim with is 3/4" minimum.
 - All below grade level concrete to be covered with approved foundation coating.
 - Finish cement or glass mat gypsum board required for wall tie in showers, and tub surrounds, and behind shower wall panels.
 - All toilets to have elongated bowls and pressure assist tanks unless otherwise specified.
 - 3" PVC pipe to be installed for passive radon mitigation

WINDOW NOTES:

- Empered Glass Requirements:**
- Basements & All Sleeping Rooms
 - Min. opening width : 20 in.
 - Min. opening height: 24 in.
 - Max. sill height above floor: 34 in.
 - Max. sill height above floor: 44 in.
 - Max. sill height above floor: 54 in.
 - Max. sill height above floor: 64 in.
 - Max. sill height above floor: 74 in.
 - Max. sill height above floor: 84 in.
 - Max. sill height above floor: 94 in.
 - Max. sill height above floor: 104 in.
 - Max. sill height above floor: 114 in.
 - Max. sill height above floor: 124 in.
 - Max. sill height above floor: 134 in.
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 - Max. sill height above floor: 334 in.
 - Max. sill height above floor: 344 in.
 - Max. sill height above floor: 354 in.
 - Max. sill height above floor: 364 in.
 - Max. sill height above floor: 374 in.
 - Max. sill height above floor: 384 in.
 - Max. sill height above floor: 394 in.
 - Max. sill height above floor: 404 in.
 - Max. sill height above floor: 414 in.
 - Max. sill height above floor: 424 in.
 - Max. sill height above floor: 434 in.
 - Max. sill height above floor: 444 in.
 - Max. sill height above floor: 454 in.
 - Max. sill height above floor: 464 in.
 - Max. sill height above floor: 474 in.
 - Max. sill height above floor: 484 in.
 - Max. sill height above floor: 494 in.
 - Max. sill height above floor: 504 in.
 - Max. sill height above floor: 514 in.
 - Max. sill height above floor: 524 in.
 - Max. sill height above floor: 534 in.
 - Max. sill height above floor: 544 in.
 - Max. sill height above floor: 554 in.
 - Max. sill height above floor: 564 in.
 - Max. sill height above floor: 574 in.
 - Max. sill height above floor: 584 in.
 - Max. sill height above floor: 594 in.
 - Max. sill height above floor: 604 in.
 - Max. sill height above floor: 614 in.
 - Max. sill height above floor: 624 in.
 - Max. sill height above floor: 634 in.
 - Max. sill height above floor: 644 in.
 - Max. sill height above floor: 654 in.
 - Max. sill height above floor: 664 in.
 - Max. sill height above floor: 674 in.
 - Max. sill height above floor: 684 in.
 - Max. sill height above floor: 694 in.
 - Max. sill height above floor: 704 in.
 - Max. sill height above floor: 714 in.
 - Max. sill height above floor: 724 in.
 - Max. sill height above floor: 734 in.
 - Max. sill height above floor: 744 in.
 - Max. sill height above floor: 754 in.
 - Max. sill height above floor: 764 in.
 - Max. sill height above floor: 774 in.
 - Max. sill height above floor: 784 in.
 - Max. sill height above floor: 794 in.
 - Max. sill height above floor: 804 in.
 - Max. sill height above floor: 814 in.
 - Max. sill height above floor: 824 in.
 - Max. sill height above floor: 834 in.
 - Max. sill height above floor: 844 in.
 - Max. sill height above floor: 854 in.
 - Max. sill height above floor: 864 in.
 - Max. sill height above floor: 874 in.
 - Max. sill height above floor: 884 in.
 - Max. sill height above floor: 894 in.
 - Max. sill height above floor: 904 in.
 - Max. sill height above floor: 914 in.
 - Max. sill height above floor: 924 in.
 - Max. sill height above floor: 934 in.
 - Max. sill height above floor: 944 in.
 - Max. sill height above floor: 954 in.
 - Max. sill height above floor: 964 in.
 - Max. sill height above floor: 974 in.
 - Max. sill height above floor: 984 in.
 - Max. sill height above floor: 994 in.
 - Max. sill height above floor: 1004 in.

Project No. B19-0606-2

scale is correct if printed on D-Size paper by IMPACT Drafting

Scale: 3/16" = 1'

GENERAL CONTRACTOR:
 ANDREASSI CUSTOM HOMES, INC.

DAVID ANDREASSI
 phone #: 406-580-0800
 mobile #: 406-580-0800

3615 NELSON BOZEMAN, MT 59718

IMPACT DRAFTING & DESIGN, INC.
 Brentwood Professional Center
 195 Stoneridge Dr. Suite 3D
 Bozeman, MT. 59718
 406-522-5382
 www.impactdrafting.com

Bridger Creek - Phase I, Lot 57 A

THE LINKS CONDOS SOUTH PLAN

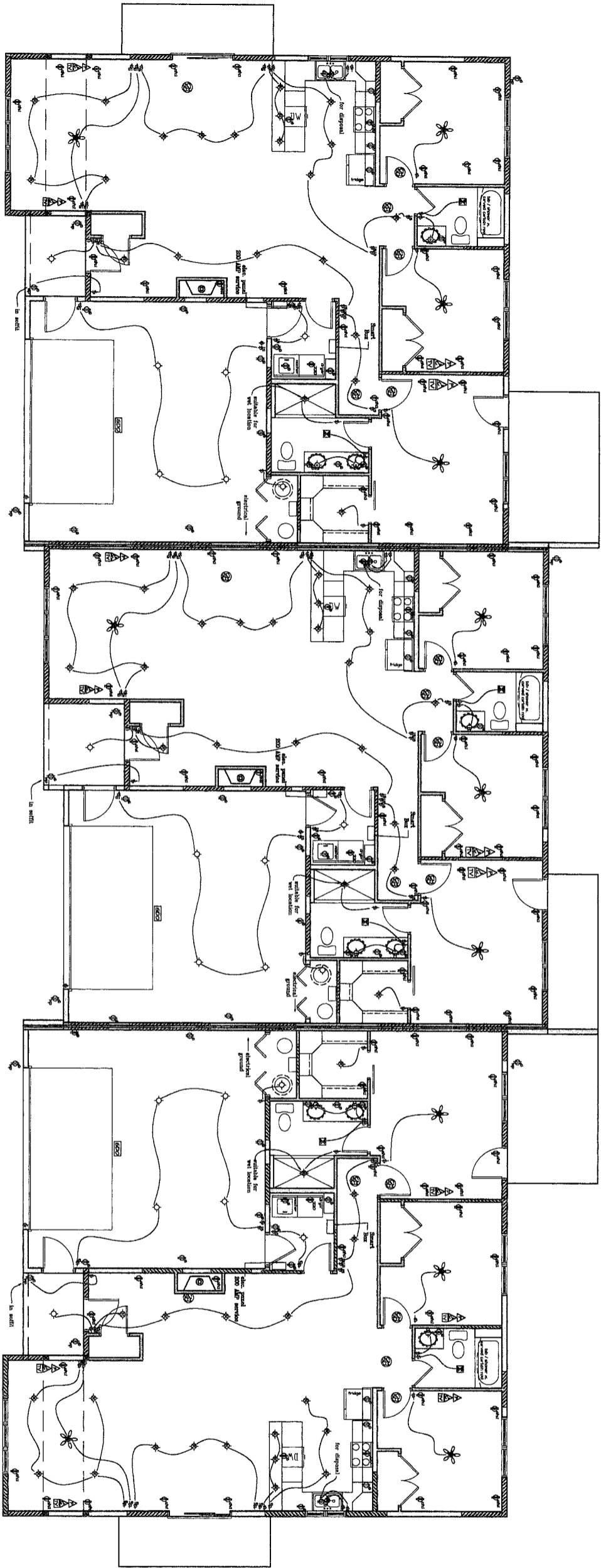
2401 BIRDIE DRIVE A-B-C
 BOZEMAN, MONTANA

2019 IMPACT

Impact Drafting & Design, Inc.
 1101 S. 11th Ave.
 Bozeman, MT 59718
 406-522-5382

Floor Plan

Main Floor



Residential Use

Main Floor Electrical

scale: 3/16" = 1'-0"

ELECTRICAL LEGEND

- ⊕ duplex outlet, 110 v.
- ⊕ 220 outlet
- ⊕ ground fault interrupting outlet (GFI)
- ⊕ water proof outlet (WFO)
- ⊕ arc fault circuit interrupter outlet
- ⊕ switched duplex outlet, 110 v.
- ⊕ duplex outlet, 110 v.
- ⊕ 3-way switch
- ⊕ 4-way switch
- ⊕ dimmer switch
- ⊕ ceiling mounted light fixture
- ⊕ track lighting
- ⊕ wall mounted light fixture
- ⊕ flush, wall mounted, slab wash
- ⊕ recessed, ceiling mounted light fixture (led recommended)
- ⊕ ceiling mounted fan fixture w/ light
- ⊕ ceiling mounted fan fixture
- ⊕ under light fixture (led/fluorescent/etc.)
- ⊕ over / under cabinet lighting
- ⊕ exhaust fan w/ light
- ⊕ thermostat
- ⊕ smoke detector
- ⊕ carbon monoxide & smoke detector
- ⊕ phone / satellite jack (R311)
- ⊕ computer data port (R345)
- ⊕ television cable jack
- ⊕ stereo / sound system jack
- ⊕ garage door button or keypad
- ⊕ garage door opener
- ⊕ doorbell button
- ⊕ wall mounted doorbell

General Electrical Notes

- Smoke detectors to be interconnected
- All Smoke Detectors outside Sleeping Rooms and at the top and bottom of stairs must also be a combination carbon monoxide detector (R315)
- Electrical outlets in kitchen, garage and laundry to be 48" above floor level
- All interior outlets to be AFCI & tamper resistant
- All interior recessed lights to be on dimmer switches
- All Exterior Lights to be dark-sky compliant
- Electrical plans may need to be deviated from by electrician to meet building specific needs either by design or code, however those deviations must be discussed with IMPACT Drafting, Builder, or Client prior to being made. No deviations may violate electrical codes.
- IRC Section 303.4 - Where the air infiltration rate of a dwelling unit is less than 5 air changes per hour when tested with a blower door at a pressure of 0.2 inch w.c. (50Pa) in accordance with Section N1102.4.1.2, the dwelling unit shall be provide with whole-house ventilation in accordance with Section M1507.3
- Per NEC 210.11(C)3 bathroom circuiting shall either be: a) a 20 amp dedicated circuit for each bathroom or b) at least one 20 AMP circuit supplying only bathroom outlets

Bridger Creek - Phase I, Lot 57 A

THE LINKS CONDOS SOUTH PLAN

2401 BIRDIE DRIVE A-B-C
BOZEMAN, MONTANA

Project No. B19-0606-2
Scale: 3/16" = 1'

GENERAL CONTRACTOR:
ANDREASSI CUSTOM HOMES, INC.
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www.impactdrafting.com 406-522-5382

Date	By	Revised
05-20-19	D. Johnson	05-20-19
07-11-19	D. Johnson	07-11-19
08-14-19	D. Johnson	08-14-19
11-13-19	D. Johnson	11-13-19
11-13-19	D. Johnson	11-13-19

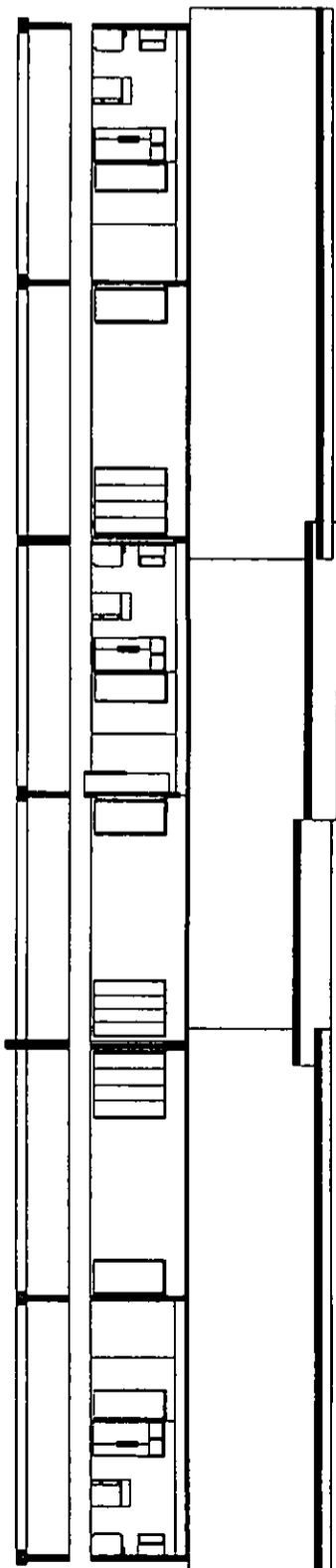
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4
5
Electrical
Main Floor

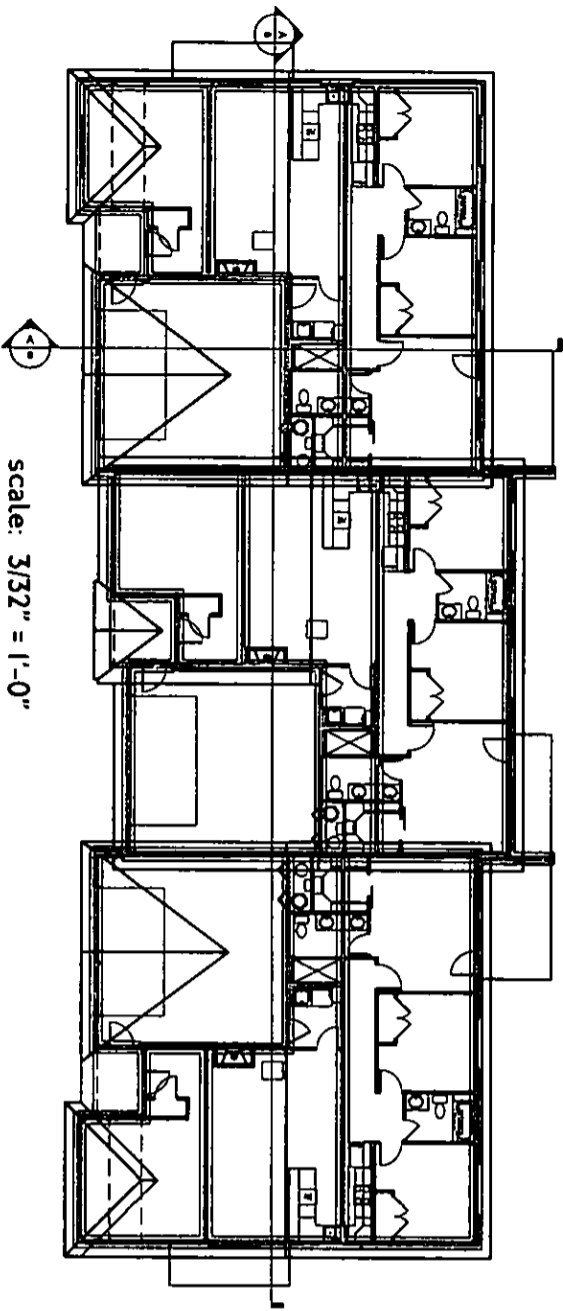
- This plan drawn in accordance with the:
- 2012 International Building Code
 - 2012 International Mechanical Code
 - 2012 International Fuel Gas Code
 - 2012 International Energy Conservation Code
 - 2012 Uniform Plumbing Code
 - 2014 NFPA 70 (National Electrical Code)

* General Contractor is expressly responsible for code adherence

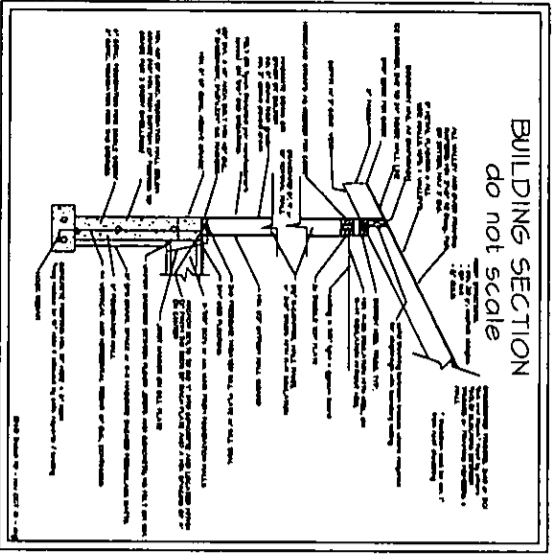
This plan drawn in accordance with the International Building Code
 * General Contractor is expressly responsible for code adherence



North-South Section
 scale: 1/8" = 1'-0"



scale: 3/32" = 1'-0"



CONDITIONS OF MECHANICALLY VENTILATED CHAMBER SPACE NOTES:

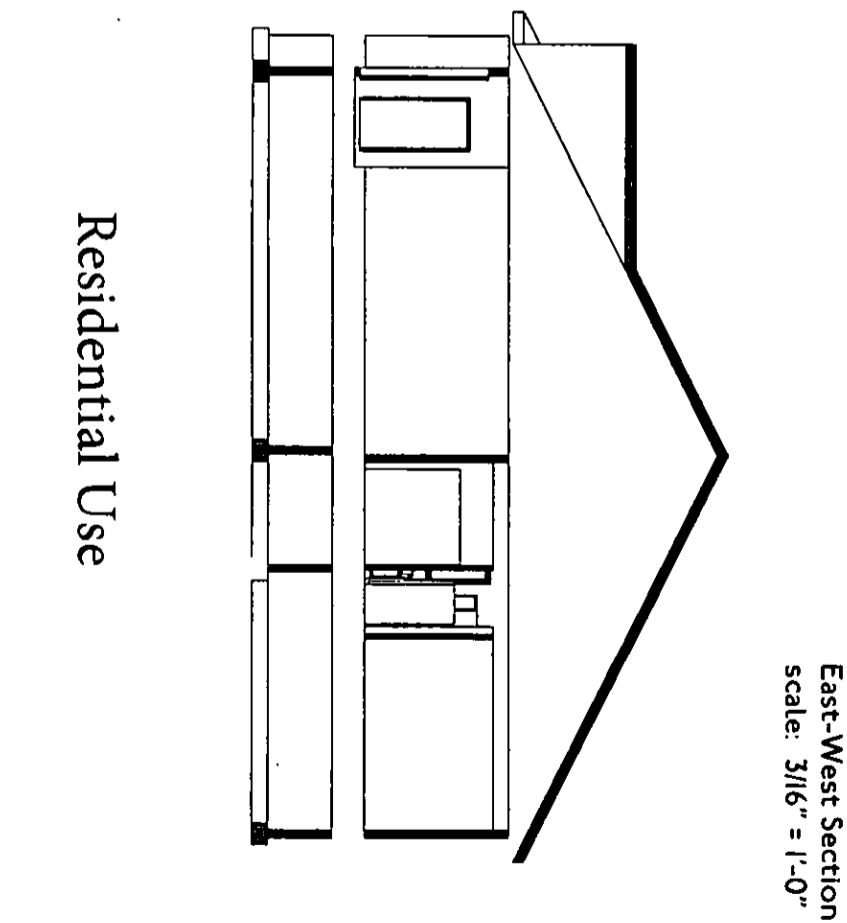
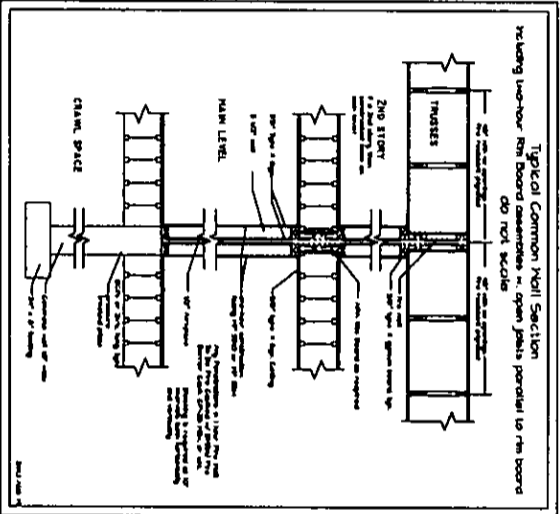
- Exhaust fans must have Class 1 vapor resistant with a 5 year warranty and be UL listed. Excess fan capacity shall be provided to the main duct.
- Impact suggests crawl space filled with min. 4" of compacted gravel, washed rock, or sand.
- Impact recommends a 3" PVC pipe be installed for radon radon mitigation.

FINISHES LOCATED IN THE CHAMBER SPACE:

- equipment installed at grade level shall be supported on a level concrete slab extending a minimum of 3' above adjoining grade or shall be suspended a minimum of 3' above grade.
- an approved fuel storage tank shall be installed in the fuel supply piping serving each piece of fuel burning equipment at an accessible location ahead of the unit or appliance connection within 30" of the equipment.
- finishes to be located within 20' of the space opening - an approved independent means of egress shall be provided to each piece of equipment, fuel box.
- permanent switch controlled lighting shall be installed in the chamber space.
- a 20-volt service receptacle shall be located within 25' of and on the same level as the equipment for maintenance.
- exhaust vents for high efficiency furnaces to be PVC or other high temperature material.

GENERAL:

- If foundation wall is finished, foundation is to have one (1) 1500 screened power vent only.

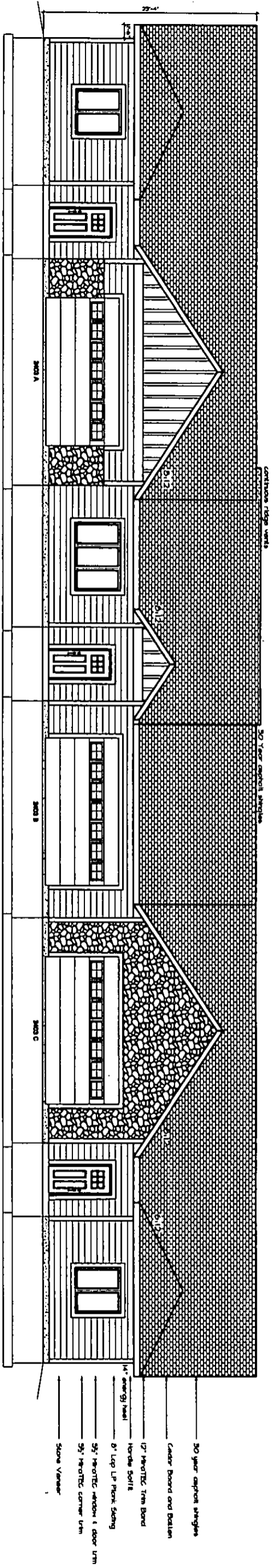


East-West Section
 scale: 3/16" = 1'-0"

Residential Use

Project No. B19-0606-2 scale is correct if printed on D-size paper by IMPACT Drafting Scale: varies		GENERAL CONTRACTOR: ANDREASSI CUSTOM HOMES, INC. 3445 NEDLSON BOZEMAN, MT 59718 phone #: 406-560-0080 mobile #: 406-560-0080		BRENTWOOD PROFESSIONAL CENTER 895 Stoneridge Dr., Suite 3D Bozeman, MT 59718 406-522-5382
THE LINKS CONDOS SOUTH PLAN 2401 BIRDIE DRIVE A-B-C BOZEMAN, MONTANA		BRIDGER CREEK - PHASE I, LOT 57 A 07/01/2021 5		

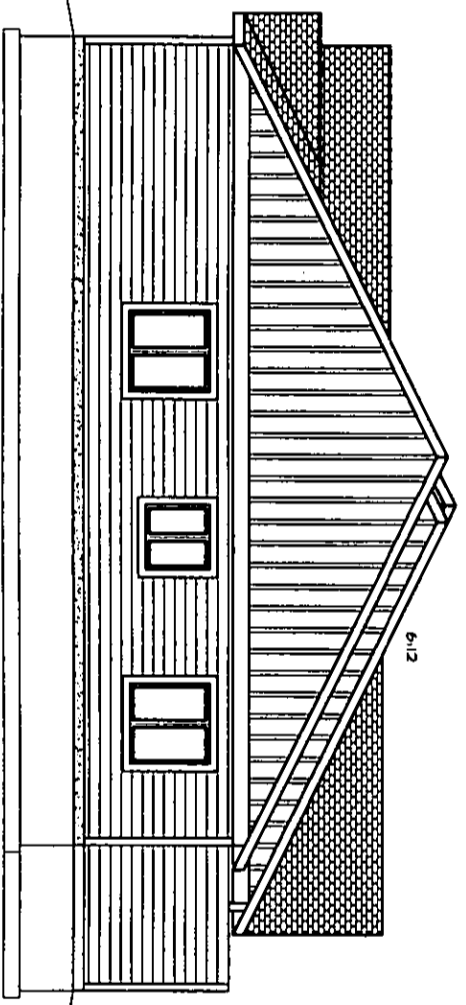
2403 A B C - ISLAND PLAN



Front Elevation

Scale: 3/16" = 1'

Residential Use

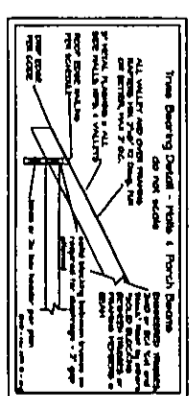


Right Elevation

Scale: 3/16" = 1'

Flashing required at the following locations:

- exterior window and door openings
- intersection of chimneys or other masonry with frame walls
- under and at the ends of masonry, wood or metal copings and sills
- continuously above all projecting wood trim
- where exterior porches, decks, or stairs attach to wood framing at wall and roof intersections
- at built-in gutters



SHEET INDEX

1. elevations - front & right
2. elevations - back & left
3. main floor plan
4. main floor electrical
5. sections

Revised	Date	By	Checked
1	08/18/19	DA	DA
2	08/19/19	DA	DA
3	08/20/19	DA	DA
4	08/21/19	DA	DA
5	08/22/19	DA	DA

Bridger Creek - Phase I, Lot 57 A

THE LINKS CONDOS ISLAND PLAN

2403 BIRDIE DRIVE A-B-C
BOZEMAN, MONTANA

Project No. B19-0606-1

GENERAL CONTRACTOR:
ANDREASSI CUSTOM HOMES, INC.

DAVID ANDREASSI
2418 NELSON
BOZEMAN, MT 59718
phone #: 406-540-1000
mobile #: 406-540-1000

Scale: 3/16" = 1'

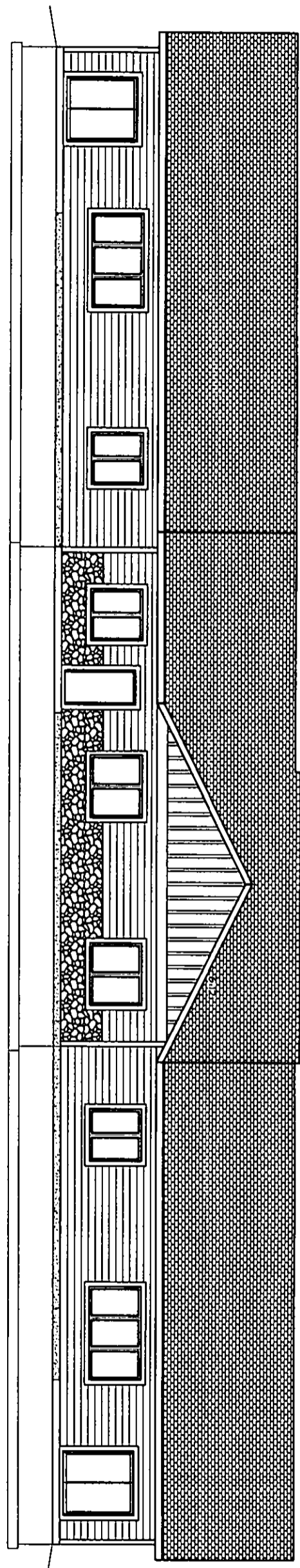
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DRAFTING & DESIGN, INC.

Brentwood Professional Center
895 Stoneridge Dr., Suite 3D
Bozeman, MT 59718
406-522-5382

www.impactdrafting.com

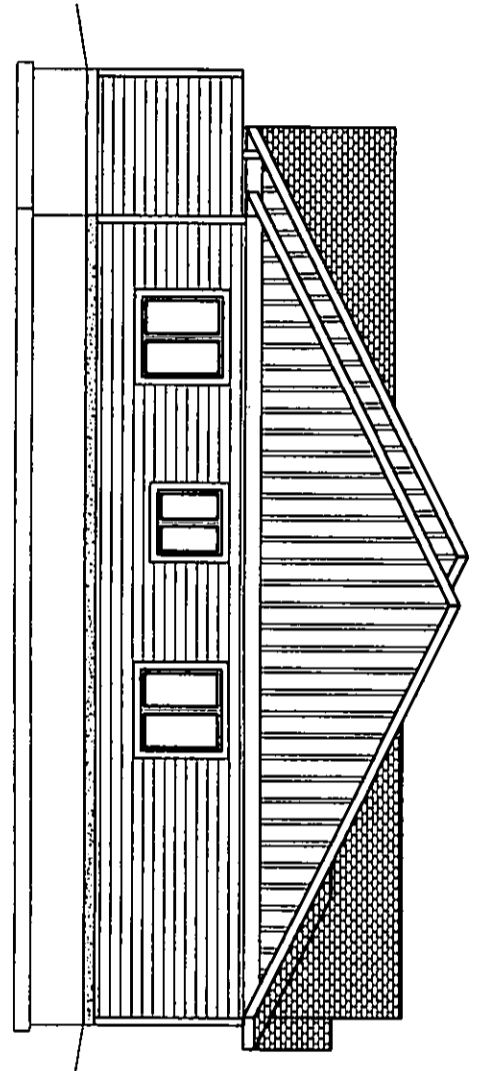
Elevations
Front & Right

1
5



Back Elevation

Scale: 3/16" = 1'



Left Elevation

Scale: 3/16" = 1'

Residential Use

- Flashing required at the following locations:
- exterior window and door openings
 - intersection of chimneys or other masonry with frame walls
 - under and at the ends of masonry, wood or metal copings and sills
 - continuously above all projecting wood trim
 - where exterior porches, decks, or stairs attach to wood framing at wall and roof intersections
 - at built-in gutters

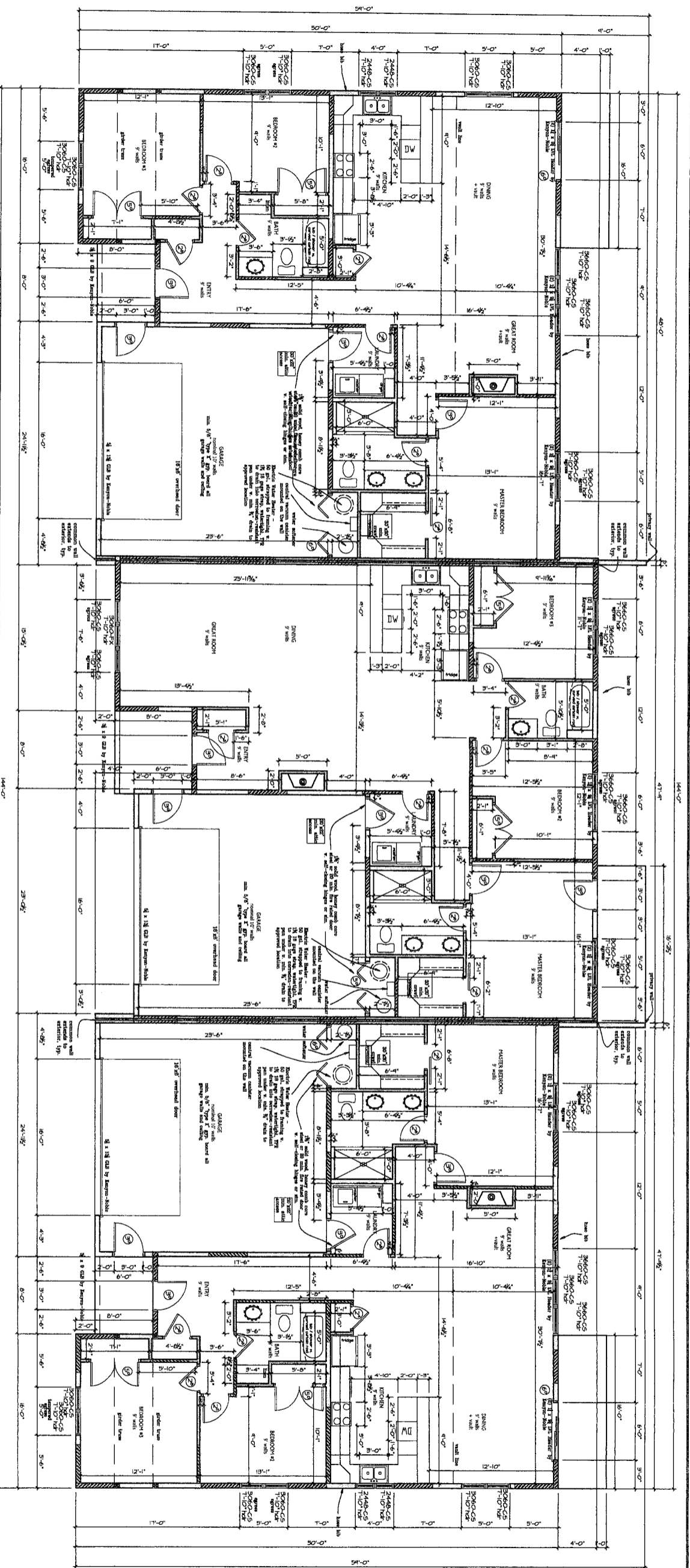
Revised	By	Date	Reason
0	J. Anderson	08/14/19	Initial
1	J. Anderson	03/21/19	Revised
2	J. Anderson	11/14/18	Revised
3	J. Anderson	07/24/18	Revised
4	J. Anderson	07/24/18	Revised

Bridger Creek - Phase I, Lot 57 A
THE LINKS CONDOS ISLAND PLAN
 2403 BIRDIE DRIVE A-B-C
 BOZEMAN, MONTANA

Project No. B19-0606-1
 Scale: 3/16" = 1'
 GENERAL CONTRACTOR:
ANDREASSI CUSTOM HOMES, INC.
 DAVID ANDREASSI
 3445 MELSON BOZEMAN, MT 59718 phone #: 406-560-4060 mobile #: 406-560-4060

IMPACT
 DRAFTING & DESIGN, INC.
 Brentwood Professional Center
 895 Stoneridge Dr., Suite 3D
 Bozeman, MT 59718
 406-522-5382
 www.impactdmf.com

Elevations
 Back & Left
 2
 5



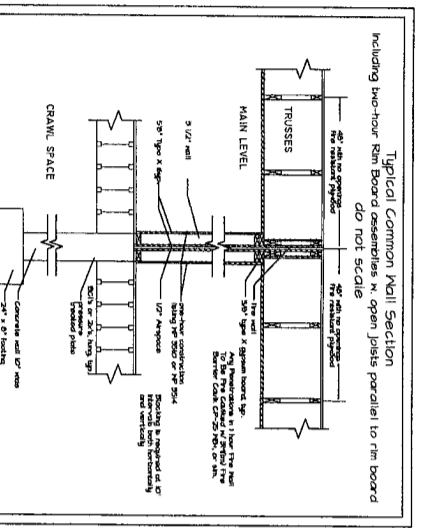
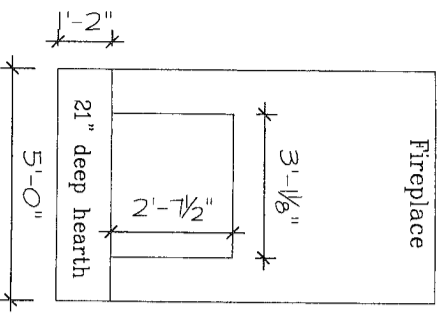
2403 UNIT A
 First Floor = 1700 SQ. FT.
 Garage = 589 SQ. FT.

2403 UNIT B
 First Floor = 1668 SQ. FT.
 Garage = 575 SQ. FT.

2403 UNIT C
 First Floor = 1700 SQ. FT.
 Garage = 591 SQ. FT.

scale: 3/16" = 1'

Residential Use



FRAMER'S NOTES:

- In general:
- line exterior sheathing w/ outside of foundation wall
- exterior walls drawn as 5 1/2"
- plumbing walls drawn as 5 1/2"
- curtain walls drawn as 3 1/2"
- solid bearing required for all girder trusses and beams
- girder trusses to be attached to the top plate w/ Simpson hurricane straps (see details)
- engineer drawings - to be specified by others (see truss plans)
- flashing at the following locations:
- continuously above all projecting wood trim
- continuously above all exterior stairs attach to wood framing
- at all exterior doors and windows
- it is the express responsibility of the General Contractor and individual trades to interpret these plans and create the home. These plans are only a guideline. Call IMPACT Drafting & Design if there are any questions.

GENERAL BUILDING NOTES

- Window and door sizes are nominal, refer to individual supplier cut sheets.
- doors in garage and penetrating walls and ceilings min. 26 gage. No
- do not deviate from electrical plan with out express permission from designer or owner.
- Unless otherwise specified, electrician should assume that interior trim work is 3/4" minimum.
- Cement, fiber cement or glass mat gypsum board required for wall tile in showers and tub surrounds, and behind shower wall panels
- All doors to have elongated bows and pressure assist tank unless
- 3" PVC pipe to be installed for passive radon mitigation

TEMPERED GLASS REQUIREMENTS:

- In all ground exterior enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers
- Min. opening height: 20 in.
- Min. net clear opening: 5.7 sq. ft. (SD sq. ft. for ground floor)
- Max. sill height above floor: 44 in.
- Max. sill height above grade: 48 in.
- Max. sill height above finished grade: 54 in.
- Under a deck o.k. if a min. 35" walking surface w/ 36" horizontally escape height provided
- Contractor and window manufacturer are expressly responsible for windows meeting all codes, including egress. Windows must be wrapped.

Additional Revision	Date
D. Johnson 08 Nov 19	08 Nov 19
D. Johnson 13 Nov 19	13 Nov 19

Bridger Creek - Phase I, Lot 57 A

THE LINKS CONDOS ISLAND PLAN

2403 BIRDIE DRIVE A-B-C
 BOZEMAN, MONTANA

Project No. B19-0606-1

Scale is correct if printed on D-size paper by IMPACT Drafting

Scale: 3/16" = 1'

GENERAL CONTRACTOR:
 ANDREASSI CUSTOM HOMES, INC.
 3615 NELSON BOZEMAN, MT 59718
 phone #: 406-580-1080
 mobile #: 406-580-1080

DAVID ANDREASSI
 phone #: 406-580-1080
 mobile #: 406-580-1080

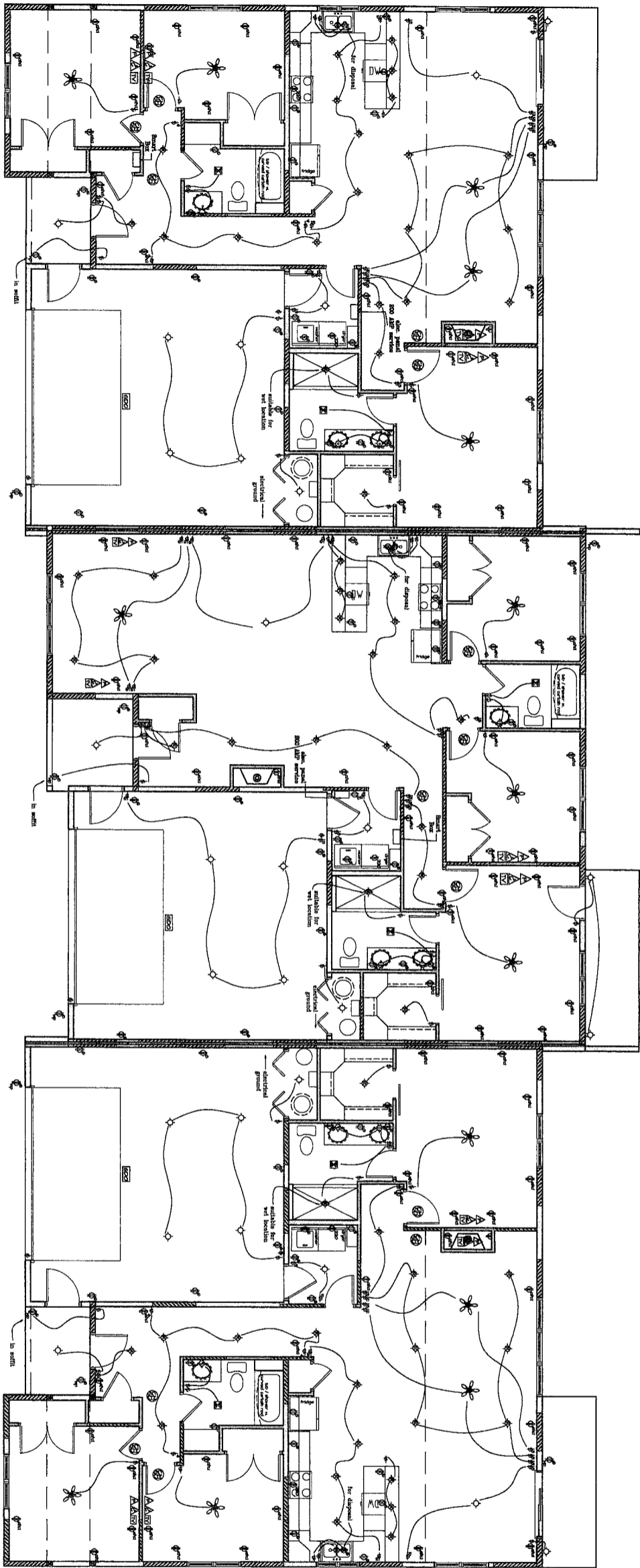
IMPACT
 DRAFTING & DESIGN, INC.

Brentwood Professional Center
 195 Stoneridge Dr., Suite 3D
 Bozeman, MT. 59718

www.impactdrafting.com 406-522-5382

Floor Plan Main Floor

3
 5



Main Floor Electrical
scale: 3/16" = 1'-0"

Residential Use

ELECTRICAL LEGEND

- = duplex outlet, 110 v
- = 220 outlet
- = ground fault interrupting outlet (GFI)
- = waterproof outlet (GFCI)
- = arc fault circuit interrupted outlet
- = switched duplex outlet, 110 v
- = in floor duplex outlet, 110 v
- = switch
- = 3-way switch
- = 4-way switch
- = dimmer switch
- = ceiling mounted light fixture
- = track lighting
- = wall mounted light fixture
- = flush, wall mounted, stair wash
- = recessed, ceiling mounted light fixture
- = ceiling mounted fan fixture w/ light
- = ceiling mounted fan fixture
- = troffer light fixture (led/fluorescent/etc.)
- = over / under cabinet lighting
- = thermostat
- = smoke detector
- = carbon monoxide & smoke detector
- = phone / satellite jack (RJ11)
- = computer data port (RJ45)
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- = doorbell button
- = wall mounted doorbell

General Electrical Notes

- Smoke detectors to be interconnected
- All Smoke Detectors outside Sleeping Rooms and at the top and bottom of stairs must also be a combination carbon monoxide detector (R315)
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- Electrical plans may need to be deviated from by electrician to meet building specific needs either by design or code, however those deviations must be discussed with IMPACT Drafting, Builder, or Client prior to being made. No deviations may violate electrical codes.
- IRC Section 303.4 - Where the air infiltration rate of a dwelling unit is less than 5 air changes per hour when tested with a blower door at a pressure of 0.2 inch w.c. (50Pa) in accordance with Section N1102.4.1.2, the dwelling unit shall be provide with whole-house ventilation in accordance with Section M1507.3
- Per NEC 210.11(C)3 bathroom circuiting shall either be: a) a 20 amp dedicated circuit for each bathroom or b) at least one 20 AMP circuit supplying only bathroom outlets

DATE	BY	REVISION
04/16/18	D. Johnson	Initial
05/11/18	D. Johnson	Revised
07/18/18	D. Johnson	Revised
07/18/18	D. Johnson	Revised
07/18/18	D. Johnson	Revised
07/18/18	D. Johnson	Revised
07/18/18	D. Johnson	Revised
07/18/18	D. Johnson	Revised
07/18/18	D. Johnson	Revised
07/18/18	D. Johnson	Revised

Bridger Creek - Phase I, Lot 57 A
THE LINKS CONDOS ISLAND PLAN
 2403 BIRDIE DRIVE A-B-C
 BOZEMAN, MONTANA

Project No. B19-0606-1
 Scale: 3/16" = 1'
 GENERAL CONTRACTOR:
ANDREASSI CUSTOM HOMES, INC.
 3615 NELSON BOZEMAN, MT 59718
 phone #: 406-580-1080
 mobile #: 406-580-1080

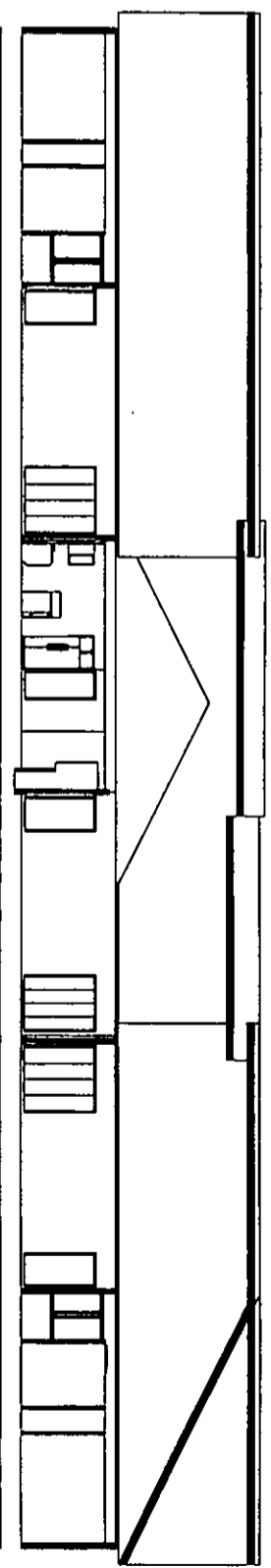
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 Brentwood Professional Center
 195 Stoneridge Dr. Suite 3D
 Bozeman, MT. 59718
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4
 5
 Electrical
 Main Floor

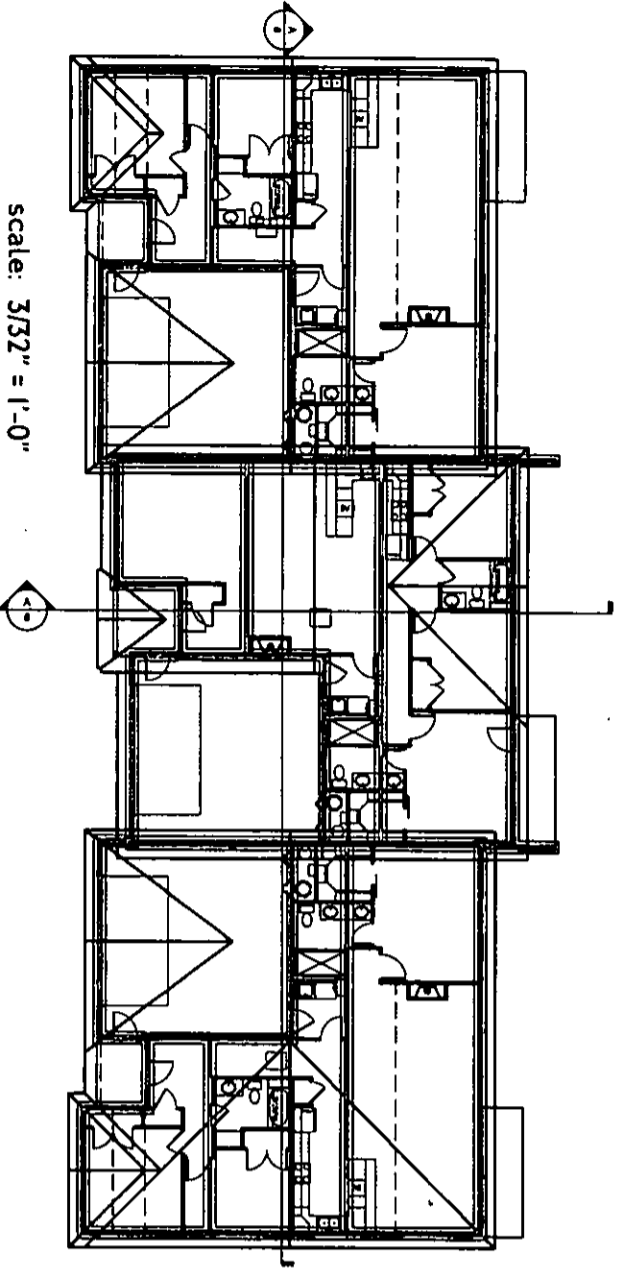
- This plan drawn in accordance with the:
- 2012 International Building Code
 - 2012 International Mechanical Code
 - 2012 International Fuel Gas Code
 - 2012 International Energy Conservation Code
 - 2012 Uniform Plumbing Code
 - 2014 NFPA 70 (National Electrical Code)

* General Contractor is expressly responsible for code adherence

This plan drawn in accordance with the International Building Code
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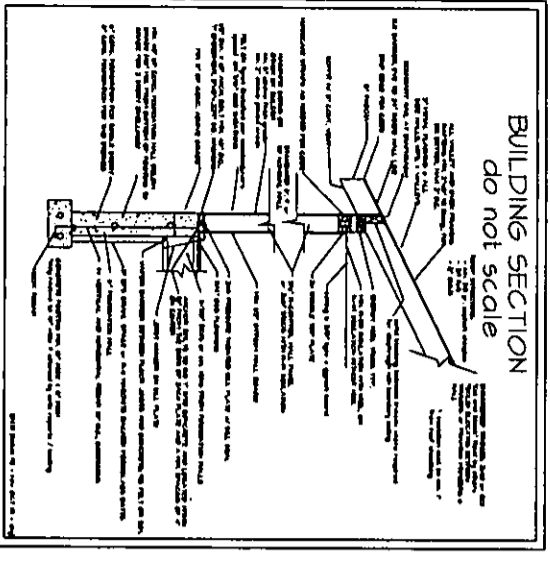


North-South Section
 scale: 1/8" = 1'-0"



East-West Section
 scale: 3/16" = 1'-0"

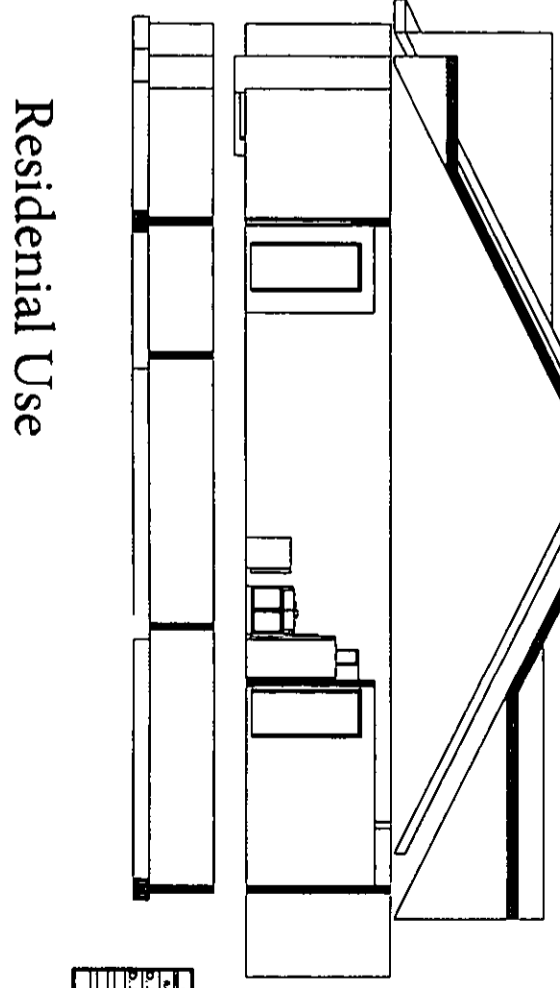
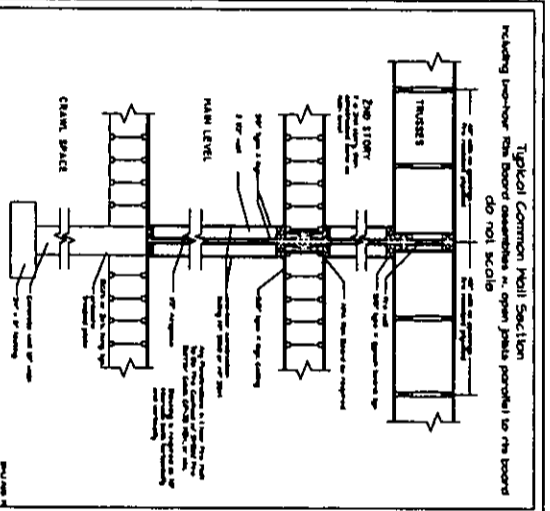
scale: 3/32" = 1'-0"



CONDITIONED or MECHANICALLY VENTILATED CRAWL SPACE NOTES: Each must have Class 1 Vapor Barrier with a 6" seam overlap and be sealed/finished. Edges must extend a min. 6" up Stem Wall and be sealed to the Stem Wall.

- IMPACT suggests crawl space lined with min. 4" of concrete, minimum 2" PVC pipe be installed for passive radon mitigation.
- **PERMITS LOCATED IN THE CRAWL SPACE:**
 - equipment installed at grade level shall be supported by a minimum of 2" above existing grade or a minimum of 6" above existing grade.
 - an approved fuel storage valve shall be installed in the fuel supply piping serving each piece of fuel burning equipment at an accessible location ahead of the equipment.
 - furnace to be located within 20 feet of the crawl space opening - an approved independent means of egress shall be provided for the electrical supply to each piece of equipment.
 - a 120-volt service receptacle shall be located within 25 feet of end on the same level as the equipment.
 - CMC or other high temperature material.

GENERAL: A foundation wall is required. Foundation is to have one (1) 16oz screened penny mesh only.



Residential Use

Revised	By	Date	Reason
0	DAVID ANDREASSI	03/24/19	ISSUE FOR PERMITS
1	DAVID ANDREASSI	03/24/19	ISSUE FOR PERMITS
2	DAVID ANDREASSI	03/24/19	ISSUE FOR PERMITS
3	DAVID ANDREASSI	03/24/19	ISSUE FOR PERMITS
4	DAVID ANDREASSI	03/24/19	ISSUE FOR PERMITS
5	DAVID ANDREASSI	03/24/19	ISSUE FOR PERMITS

Bridger Creek - Phase I, Lot 57 A
THE LINKS CONDOS ISLAND PLAN
 2403 BIRDIE DRIVE A-B-C
 BOZEMAN, MONTANA

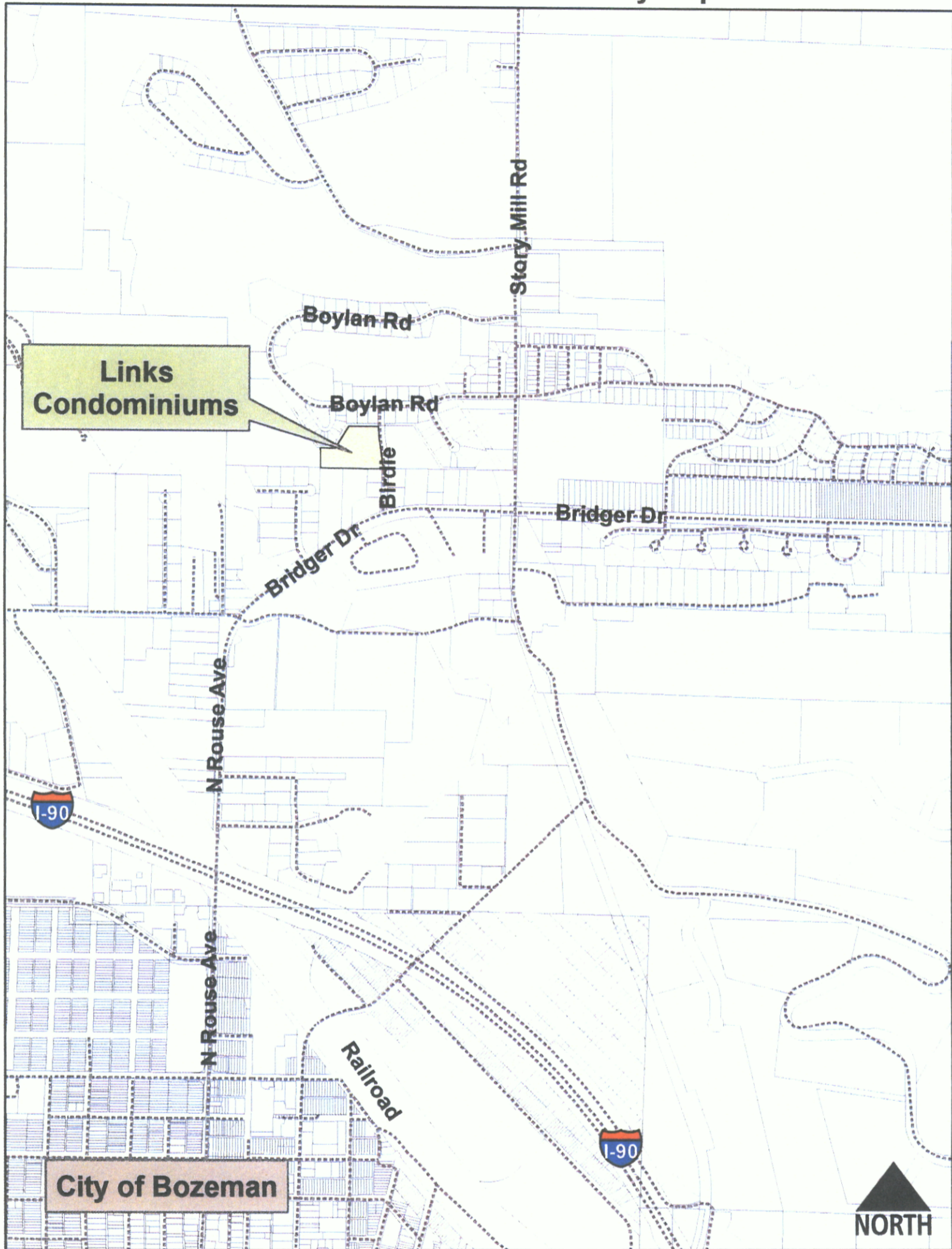
Project No. B19-0606-1
 Scale: varies

GENERAL CONTRACTOR:
ANDREASSI CUSTOM HOMES, INC.
 DAVID ANDREASSI
 2415 MELSON
 BOZEMAN, MT 59718
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 Brentwood Professional Center
 195 Stoneridge Dr. Suite 3D
 Bozeman, MT 59718
 406-522-5382
 www.impactdrafting.com

NOTES
 5

Links Condominiums Vicinity Map



Date: 5/5/2021 Time: 9:49:43 AM

1 in = 0.25 miles

Document Path: N:\2089\021\ARCGIS\Links Condo-Ex A_-2021 updates\2021 Permit Vic Map.mxd



MORRISON-MAIERLE INC
2880 Technology Blvd W
Bozeman, MT 59718
P: 406-587-0721

NOTES
1. SITE PLAN (#2-07158) WAS PREVIOUSLY APPROVED ON 11/16/07
2. WATER, SANITARY SEWER, STORM SEWER, CURB, GUTTER, ASPHALT AND SIDEWALK WERE INSTALLED AND ACCEPTED ON 8/8/08
3. CASH-IN-LEAD OF PARKLAND WAS APPROVED BY CITY COMMISSION ON 5/24/07

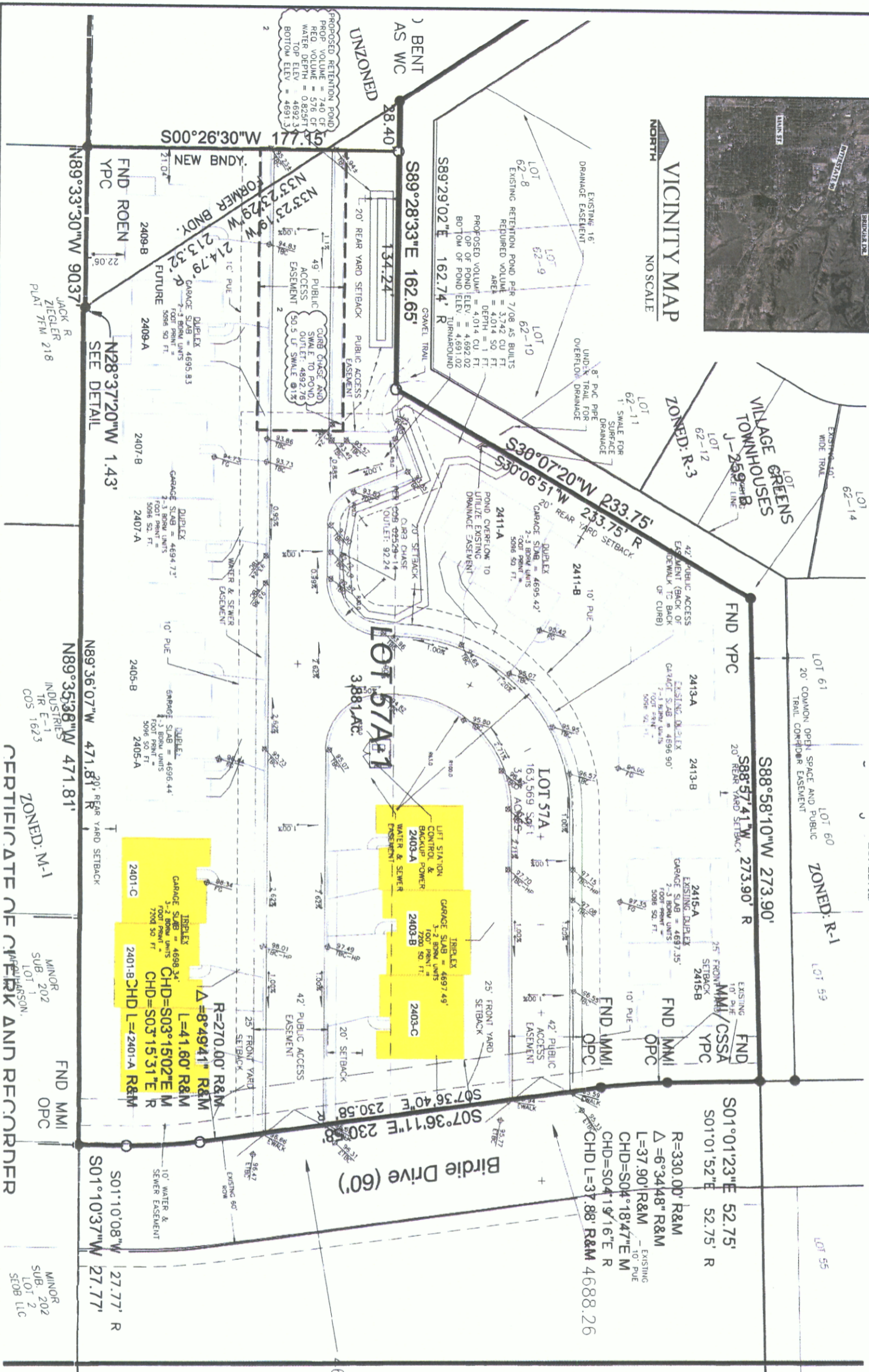


VICINITY MAP
NO SCALE

The Links Condominiums

Site Plan - Grading Plan

LOT 57A OF THE AMENDED PLAT OF LOTS 56, 57, & 58A OF BRIDGER CREEK SUBDIVISION PHASE I SITUATED IN THE SE1/4 SECTION 31, T1S, R6E, P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA
ZONED: R-3



LEGEND

- PROPOSED TRAIL
- EXISTING TRAIL
- EXISTING 18" STORM MAIN
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- BOUNDARY SETBACK LINE
- EXISTING PUBLIC UTILITY EASEMENT
- EXISTING FENCE
- PROPOSED PUBLIC UTILITY EASEMENT
- PROPOSED PRIVATE UTILITY EASEMENT
- PROPOSED 6" WATER MAIN
- PROPOSED 8" SEWER MAIN
- TELEPHONE PEDESTAL
- ELECTRIC BOX
- WATER VALVE
- SEWER MANHOLE
- FIRE HYDRANT
- SEN
- PROPOSED LOT LIGHT
- PROPOSED SIDEWALK
- DIRECTION OF SURFACE FLOW
- CURB STOP
- PROPOSED SNOW STORAGE AREA
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED FINISH GRADE ELEVATION
- SPILL CURB
- CATCH CURB
- TRANSITION CURB
- UNITS INCLUDED IN THE EIGHTH AMENDMENT TO THE DECLARATION FOR UNITS/CONDOMINIUMS

NOTE
GRADING TO MATCH EXISTING ELEVATIONS AT PROPERTY LINE.

TOTAL UNITS
EXISTING 2 X 2 PLEX'S = 4 UNITS
PROPOSED 4 X 2 PLEX'S = 8 UNITS
2 X 3 PLEX'S = 6 UNITS
TOTAL PLEX'S = 18 UNITS
TOTAL PARKING BEYOND 12'-3" BDRM + 6'-2" BDRM = 48 STALLS
PROPOSED PARKING 2 GARAGE STALLS PER UNIT = 36 STALLS
2 DRIVEWAY STALLS PER UNIT = 36 STALLS
TOTAL STALLS = 72

PARCEL AND SITE INFORMATION
PARCEL SIZE = 3.76 ACRES/163,569 SQ. FT.
BUILDING COVERAGE = 44,976 SQ. FT. (27%)
RATIO OF FLOOR AREA TO LOT SIZE = 1 : 3.7
DRIVEWAY AND PARKING = 26,948 SQ. FT. (16.5%)
IMPERVIOUS SURFACE = 91,412 SQ. FT. (55.8%)
OPEN SPACE AND/OR LANDSCAPING = 72,316 SQ. FT. (44.2%)
PUBLIC STREET RIGHT-OF-WAY = 0 SQ. FT.
NET RESIDENTIAL DENSITY = 4.8 UNITS/ACRE
GROSS RESIDENTIAL DENSITY = 4.8 UNITS/ACRE

ZONED: R-3
146,084 SqFt
3.35 ACRES

ZONED: M-1

GRAPHIC SCALE
1 inch = 30' ft

VERTICAL SCALE
THESE PRINTS MAY BE REDUCED OR ENLARGED MEASURES ONE INCH ON ORIGINAL DRAWING
MODIFY SCALE ACCORDINGLY

NO	DESCRIPTION	REVISIONS	DATE	BY
1	REVISION 1 - C.O.B. RESUBMITTAL		1/23/2020	CMS

Morrison Maierle
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COMPONENT © MORRISON MAIERLE, INC. 2021

PROFESSIONAL SEAL
JAMES A. MAIERLE
REGISTERED PROFESSIONAL ENGINEER
NO. 10000
STATE OF MONTANA

DATE: 06/22/21
O.C. REVIEW: JMS
BY: JMS
DATE: XXX

THE LINKS CONDOMINIUMS
MODIFIED SITE PLAN

MINOR SUB. 202 LOT 1
MINOR SUB. 202 LOT 2
SEDOB LLC

BOZEMAN

SITE PLAN/GRADING PLAN

PROJECT NUMBER: 2089018
SHEET NUMBER: 1
DRAWING NUMBER: C-1