



1201 South 6th Street | Suite 102 | Missoula, MT 59801 | 406.257-0679 | www.406engineeringinc.com

March 4, 2022

City of Missoula Development Services
Dave Degrandpre, Planning Supervisor
435 Ryman Street
Missoula, MT 59802

RE: Phased Development Application for **Phases 2 and 3 of the Remington Flats Subdivision**
 A Major Subdivision Located on Tract 9 of COS 3176
 Section 12, T13N, R20W, P.M.M., Missoula County, Montana

Dear Dave:

This letter is to request governing body review Per *MCA Section 76-3-617- Phased Development* by the City Council of Missoula for Phases 2 and 3 of the Remington Flats Subdivision. We intend to start development on the above-mentioned phases once City Council gives their final approval.

The following items are attached for review:

- Preliminary Final Plat for Phases 2 and 3 of Remington Flats Subdivision
- Approved Preliminary Plat
- Approved Phasing Plan

If you have any questions or need anything further for your review, please let me know.

Sincerely,
406 Engineering, Inc.

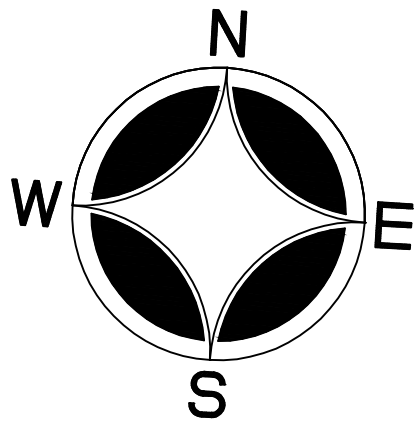
A handwritten signature in blue ink, appearing to read 'Sean Amundson', is written over a light blue horizontal line.

Sean Amundson

Enclosures: As listed above in letter

C. Denali Development, LLC (w/ enclosures)
 File and Scan (w/ enclosures)

https://406engineeringinc.sharepoint.com/Shared Documents/406 Work/1_Projects/2018 Projects/007-132012 - Beauchamp Const/4_PLANNING/Phase 2 and 3 Meeting/1.ltr.2022-01-05.Phase2.Cover.docx
Friday, March 04, 2022, 8:40 AM



DATE OF SURVEY

JUNE 15, 2020

BASIS OF BEARING

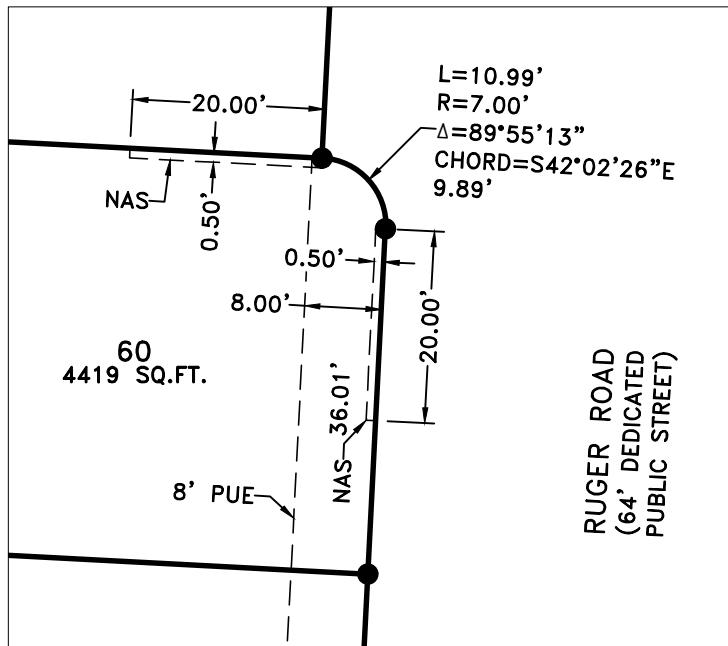
MONTANA STATE PLANE 2500/NAVD88

OWNER/DEVELOPER

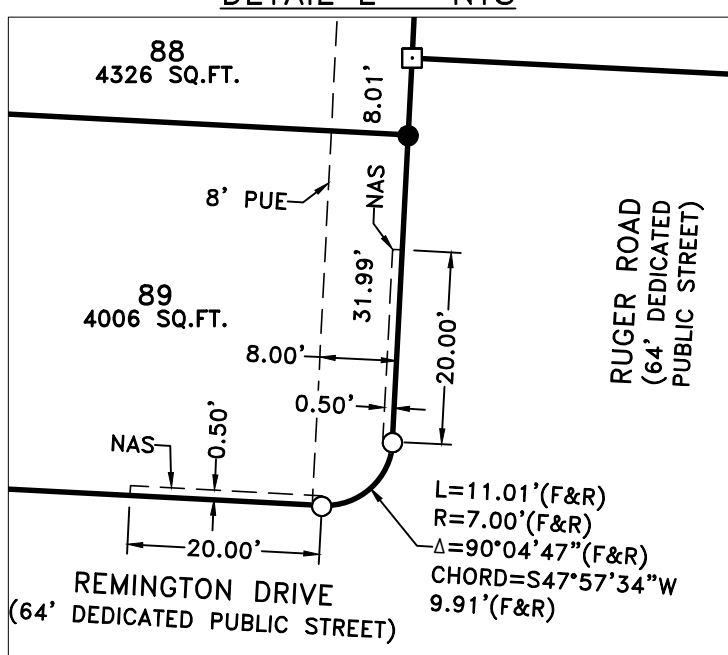
ZOOTOWN INVESTMENTS, LLC

Bearings as shown hereon are Montana State Plane grid bearings. A rotation of approximately minus 3°20'44" to true Geodetic North.

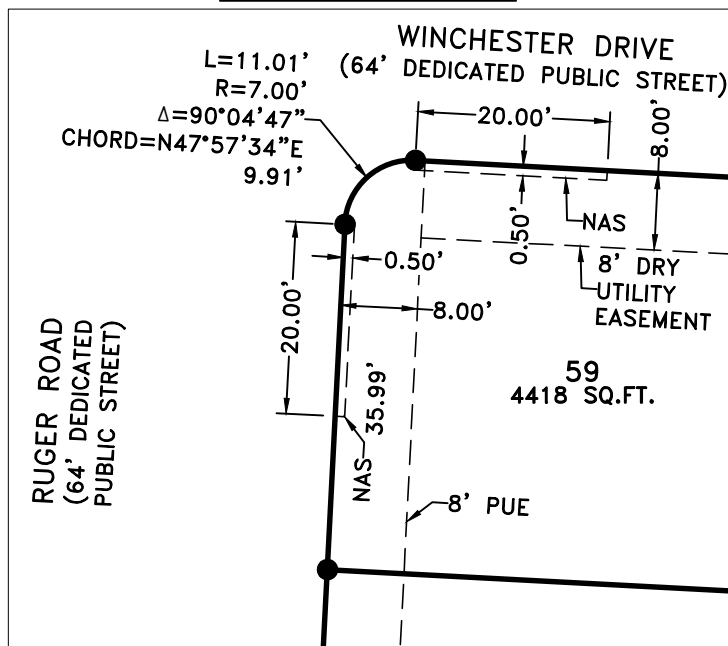
NO ACCESS STRIP (NAS)
DETAIL A - NTS



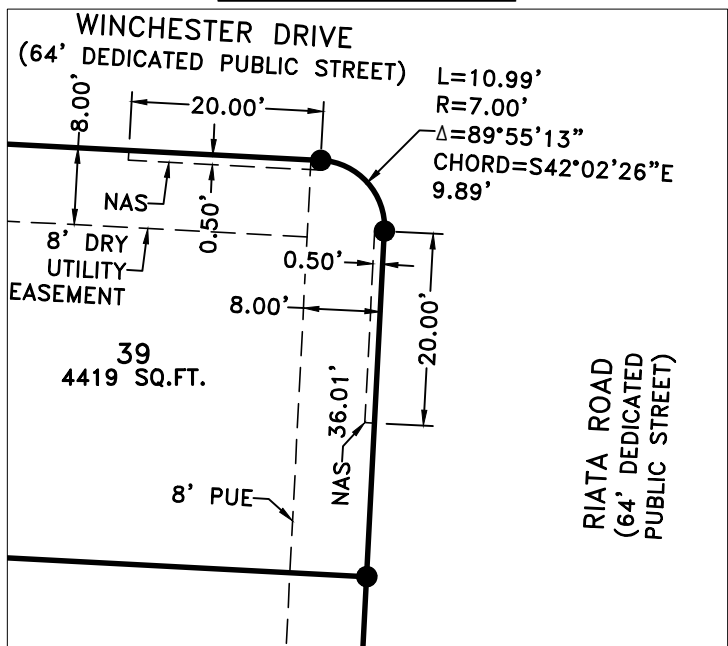
NO ACCESS STRIP (NAS)
DETAIL E - NTS



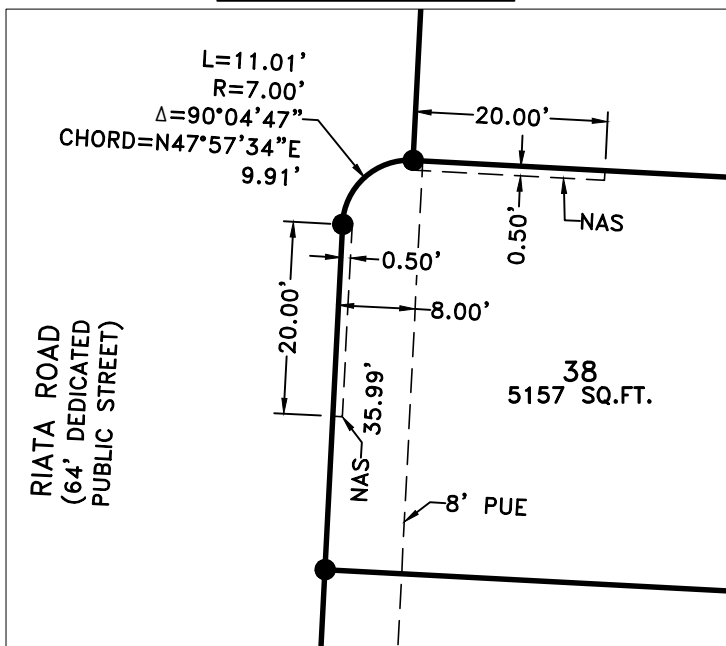
NO ACCESS STRIP (NAS)
DETAIL B - NTS



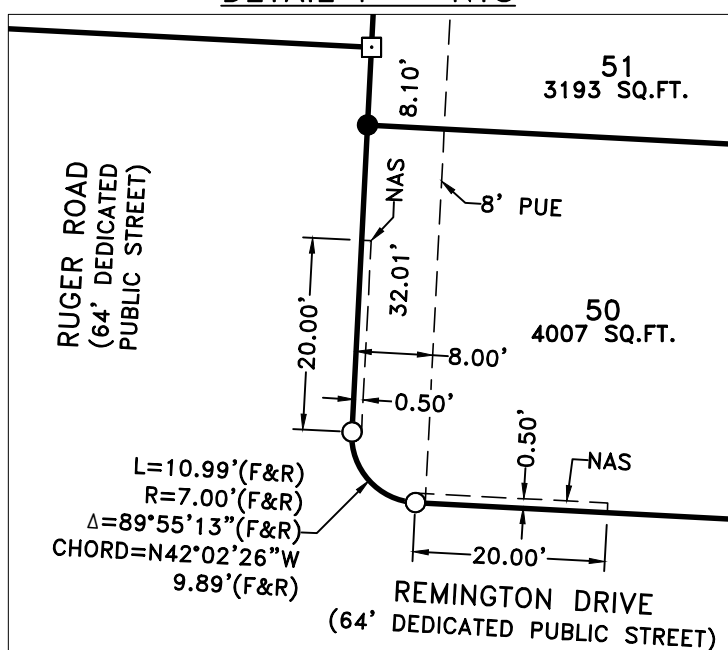
NO ACCESS STRIP (NAS)
DETAIL C - NTS



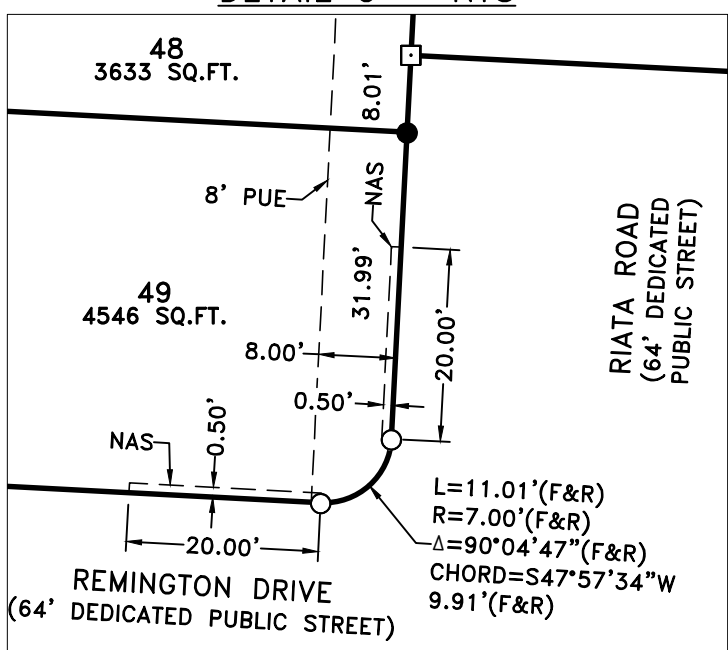
NO ACCESS STRIP (NAS)
DETAIL D - NTS



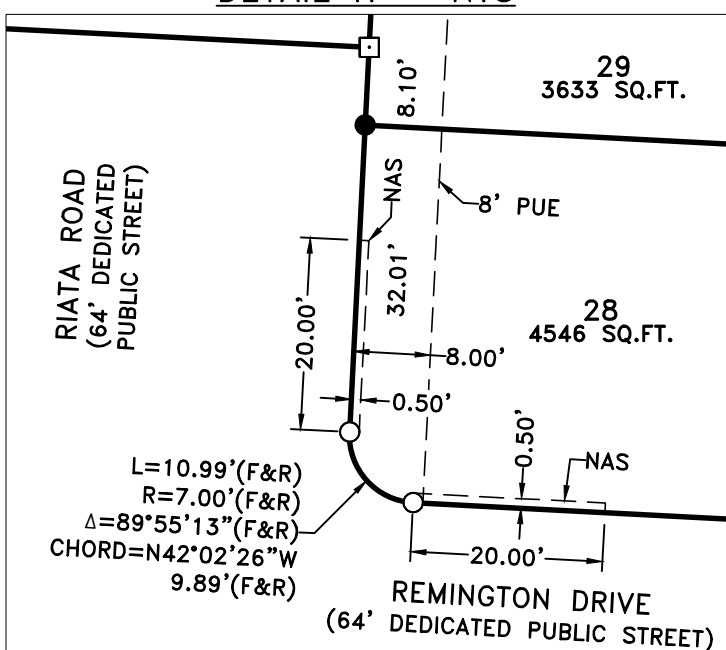
NO ACCESS STRIP (NAS)
DETAIL F - NTS



NO ACCESS STRIP (NAS)
DETAIL G - NTS



NO ACCESS STRIP (NAS)
DETAIL H - NTS



LEGEND

- = SET 5/8" X 24" REBAR W/1-1/4" RPC (MTNWC0 9330 LS)
- = SET 5/8" X 24" REBAR W/1-1/2" AC (MTNWC0 9330 LS)
- = FOUND 1-1/4" RPC (MTNWC0 9330 LS)
- = FOUND 1-1/2" AC, (MTNWC0 9330 LS)
- ◇ = FOUND 5/8" REBAR
- ⊙ = FOUND 1-1/4" YPC, (MARTINSEN 4124S)
- △ = FOUND 1-1/2" AC, (WEI SHAYLOR 19110LS)
- (R) = RECORD OR ADDITIVE RECORD PER REMINGTON FLATS, PHASE 1
- (R1) = RECORD OR ADDITIVE RECORD PER MCNETT FLATS
- COS = CERTIFICATE OF SURVEY
- NAS = 0.50' WIDE NO ACCESS STRIP
- PUE = PUBLIC UTILITY EASEMENT
- R/W = RIGHT OF WAY
- AC = ALUMINUM CAP
- YPC = YELLOW PLASTIC CAP
- RPC = RED PLASTIC CAP
- POB = POINT OF BEGINNING
- NTC = NON-TANGENT CURVE
- NTS = NOT TO SCALE

NOTE: ALL BEARINGS, DISTANCES AND CURVE DATA SHOWN
HEREON ARE FOUND OR SET UNLESS OTHERWISE NOTED.

PRELIMINARY SUBDIVISION PLAT OF REMINGTON FLATS, PHASES 2 AND 3

A SUBDIVISION OF THE CITY OF MISSOULA, COUNTY OF MISSOULA, MONTANA
LOCATED IN THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (NE1/4SW1/4) OF
SECTION 12, T.13N., R.20W., P.M.M., MISSOULA COUNTY, MONTANA

EXAMINED AND APPROVED

CERTIFICATE OF CITY PLANNER

Dated this ____ day of _____, 202____, by _____
Land Use Planner

CERTIFICATE OF MISSOULA CITY/COUNTY HEALTH DEPARTMENT

Dated this ____ day of _____, 202____, by _____
City/County Sanitarian

CERTIFICATE OF CITY ENGINEER

I, _____, City Engineer of the City of Missoula, Missoula County, Montana, do hereby certify that I have examined this plat and I find that it conforms to the surveying and roadway requirements of state and local regulations enacted pursuant thereto.

Dated this ____ day of _____, 202____, by _____
City Engineer

CERTIFICATE OF CITY ATTORNEY

I, _____, City Attorney of the City of Missoula, Missoula County, Montana, do hereby certify that I have examined the Certificate of Title of this Plat and find that it conforms to the requirements of Section 76-3-612, M.C.A., and state and local regulations enacted pursuant thereto.

Dated this ____ day of _____, 202____, by _____
City Attorney

Examined and approved this ____ day of _____, 202____, and it having been made to appear that this plat, being the platted area herein contained and it so appearing that it is in the public interest to accept and approve for the public, all street right-of-way and utility easements within said tract and utility easements lying outside of the adjacent to said tract. Therefore, having duly approved by the council of the City of Missoula, Montana on this date, it is hereby certified approved by the undersigned.

Dated this ____ day of _____, 202____, by _____
Mayor City of Missoula, Montana

Clerk, City of Missoula, Montang

CERTIFICATE OF LANDOWNER

The undersigned hereby certifies that the graphics shown on the Conditions of Approval sheet (sheet 1 of 2 of this plat) represents requirements by the governing body for final plat approval and that all conditions of subdivision application for this phase of the subdivision have been satisfied, and the information shown is current as of the date of the certification required in ARM 24.183.1107(4)(b), and that changes to any land use restrictions or encumbrances may be made by amendments to covenants, zoning regulations, easements, or other documents as allowed by law or by local regulations.

Authorized Official
Zootown Investments, LLC

ACKNOWLEDGEMENT * * *

State of Montana
County of Missoula

This instrument was acknowledged before me on this ____ day of _____, 202____, by

_____ as _____ of Zootown Investments, LLC.

ss _____
Notary Signature Date

NOTARY SEAL

The following notes are placed hereon as required by the City of Missoula:

- Acceptance of a deed for a lot within the subdivision shall constitute the assent of the owners to any future SID/RSID, based on benefit, for the upgrading of streets within this subdivision, including but not limited to paving, curbs and gutters, non-motorized facilities, street widening and drainage facilities.
- This property is in the airport influence area and subject to the requirements of the Airport Influence Area Resolution. The Remington Flats, Phases 2 & 3, Subdivision may also be within an extended approach and departure zone for a proposed second runway as shown in the Airport Authority's 2004 plan and lot owners should be aware of the resultant safety risk. Lot owners should consult the airport layout plan and any relevant documents to determine the status of the proposed runway location at the time of purchase.
- No structures shall be constructed with basements. Structures may include crawl spaces, so long as crawl spaces do not include any living area.

SURVEYOR'S CERTIFICATION

I certify that the attached subdivision plat represents a survey performed under my supervision, and completed on the date shown hereon. Further, do to ongoing construction activities, monumentation of lot corners may be deferred as much as 240 days after the recording of this plat.

Ken E. Jenkins, P.L.S. Date
Montana Registration No. 9330 LS

CERTIFICATE OF DEDICATION

We do hereby certify that we have caused to be surveyed, subdivided, and platted into lots, as shown hereon, the following described tract of land:

A portion of Tract 9, COS 3176, located in and being a portion of the Northeast One-Quarter of the Southwest One-Quarter (NE1/4SW1/4) Section 12, T.13N., R.20W., P.M.M., Missoula County, Montana, being more particularly described as follows:

Beginning at the Northeast corner of Remington Flats, Phase 1, a recorded subdivision of Missoula County, Montana; thence along the northerly boundary of said Remington Flats, Phase 1, the following thirteen (13) courses: 1) N87°00'03"W, 109.65 feet; 2) along a curve concave to the northeast with an arc length of 10.99 feet, a radius of 7.00 feet, and with a chord bearing N42°02'26"W, 9.89 feet; 3) N02°55'11"E, 40.11 feet; 4) N87°04'49"W, 64.00 feet; 5) S02°55'11"W, 40.00 feet; 6) along a curve concave to the northwest with an arc length of 11.01 feet, a radius of 7.00 feet, and with a chord bearing S47°57'34"W, 9.91 feet; 7) N87°00'03"W, 192.00 feet; 8) along a curve concave to the northeast with an arc length of 10.99 feet, a radius of 7.00 feet, and with a chord bearing N42°02'26"W, 9.89 feet; 9) N02°55'11"E, 40.11 feet; 10) N87°04'49"W, 64.00 feet; 11) S02°55'11"W, 40.00 feet; 12) along a curve concave to the northwest, with an arc length of 11.01 feet, a radius of 7.00 feet, and with a chord bearing S47°57'34"W, 9.91 feet; 13) N87°00'03"W, 95.99 feet; thence N02°55'11"E, 372.00 feet; thence S87°00'03"E, 96.01 feet; thence N02°59'57"E, 64.00 feet; thence S87°00'03"E, 269.89 feet; thence along a curve concave to the northwest with an arc length of 11.01 feet, a radius of 7.00 feet, and with a chord bearing N47°57'34"E, 9.91 feet; thence S87°04'49"E, 64.00 feet; thence along a curve concave to the northeast with an arc length of 10.99 feet, a radius of 7.00 feet, and with a chord bearing S42°02'26"E, 9.89 feet; thence S02°54'08"W, 64.00 feet; thence S87°00'03"E, 113.39 feet to a point of intersection with the east line of said Tract 9; thence along said east line of said Tract 9, S03°29'57"W, 372.00 feet, to the Point of Beginning; containing 5.13 Acres, more or less, being surveyed and monumented according to this plat.

Further, that the above described tract of land is to be known as Remington Flats Subdivision, Phases 2 & 3; and the lands included in all streets shown on said plat are hereby dedicated, granted, and donated to the use of the public forever;

Further, that the attached plat conforms to the preliminary plat as previously reviewed and granted approval by the City Council on _____, 202____.

Further, "the undersigned hereby grants unto each and every person, firm, or corporation, whether public or private, providing or offering to provide telephone, telegraph, electric power, gas, cable television, water, or sewer service to the public, the right to the joint use of an easement for the construction, maintenance, repair, and removal of their lines and other facilities, in, over, under, and across each area designated on this plat as "Utility Easement" and "Public Access and Utility Easement" to have and to hold forever";

Further, "any irrigation water rights historically serving the property are severed from the land. Lots contained within this plat that are classified as irrigated land may be assessed for irrigation water delivery even though the water might not be deliverable to that particular lot";

Further, "that federal, state, and local plans, policies, regulations, and/or conditions of subdivision approval that may limit the use of the property, including the location, size, and use are shown on the Conditions of Approval sheet or as otherwise stated";

Further, "that all buyers of property should ensure that they have obtained and reviewed all sheets of the plat and all documents recorded and filed in conjunction with the plat and that buyers of property are strongly encouraged to contact the local planning department and become informed of any limitations on the use of the property prior to closing";

Further, "that all or part of the required public improvements have been installed and/or security requirements pursuant to 76-3-507, MCA, secure the future construction of any remaining public improvements to be installed"

Authorized Official
Zootown Investments, LLC

ACKNOWLEDGEMENT * * *

State of Montana
County of Missoula

This instrument was acknowledged before me on this ____ day of _____, 202____, by

_____ as _____ of Zootown Investments, LLC.

ss _____
Notary Signature Date

NOTARY SEAL

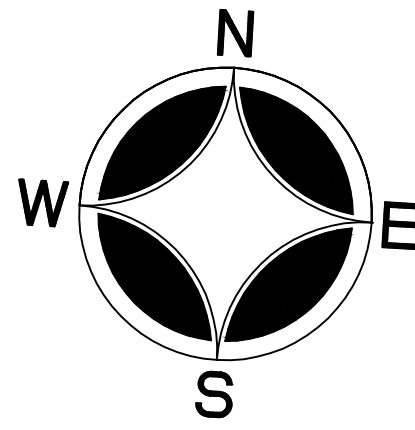


MONTANA NORTHWEST COMPANY
SURVEYING MAPPING PLANNING CONSULTING
P.O. BOX 8777, MISSOULA, MT 59807 PHONE 406-721-4033 FAX 406-721-4066 MTNWC0.COM
P.O. BOX 177, ANACONDA, MT 59802 PHONE 406-559-5005 FAX 406-559-5006 MTNWC0.COM

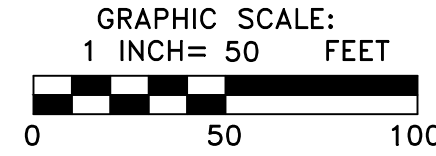
1/4	SEC.	T.	R.
	12	13N	20W

SHEET 1 OF 2
SUBDIVISION PLAT OF
REMINGTON FLATS, PHASES 2 & 3
MISSOULA COUNTY, MONTANA

COUNTY TRACKING #22-00_____



Bearings as shown hereon are Montana State Plane grid bearings. A rotation of approximately minus 3°20'44" to true Geodetic North.



DATE OF SURVEY

JUNE 15, 2020

BASIS OF BEARING

MONTANA STATE PLANE 2500/NAVD88

OWNER/DEVELOPER

ZOOTOWN INVESTMENTS, LLC

PRELIMINARY SUBDIVISION PLAT OF REMINGTON FLATS, PHASES 2 AND 3

A SUBDIVISION OF THE CITY OF MISSOULA, COUNTY OF MISSOULA, MONTANA
LOCATED IN THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (NE1/4SW1/4) OF
SECTION 12, T.13N., R.20W., P.M.M., MISSOULA COUNTY, MONTANA

AREAS

LOT AREA = 3.65 ACRES (158,952 SQ.FT.)
STREET AREA = 1.48 ACRES (64,373 SQ.FT.)
TOTAL AREA = 5.13 ACRES (223,325 SQ.FT.)

LEGEND

- = SET 5/8" X 24" REBAR W/1-1/4" RPC (MTNWC0 9330 LS)
- = SET 5/8" X 24" REBAR W/1-1/2" AC (MTNWC0 9330 LS)
- = FOUND 1-1/4" RPC (MTNWC0 9330 LS)
- = FOUND 1-1/2" AC, (MTNWC0 9330 LS)
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- POB = POINT OF BEGINNING
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NOTE: ALL BEARINGS, DISTANCES AND CURVE DATA SHOWN
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LINE	BEARING	DISTANCE
L1	N02°55'11"E	39.00'
L2	N02°55'11"E	31.00'
L3	N02°55'11"E	38.00'
L4	N02°55'11"E	31.00'
L5	N02°55'11"E	32.00'
L6	N02°55'11"E	12.00'
L7	N02°55'11"E	15.00'
L8	N02°55'11"E	16.00'
L9	N02°55'11"E	15.00'
L10	N02°55'11"E	25.00'
L11	N02°55'11"E	6.00'
L12	N02°55'11"E	25.00'
L13	N02°55'11"E	13.00'
L14	N02°55'11"E	31.00'
L15	N02°55'11"E	43.00'
L16	N02°55'11"E	8.10'
L17	N02°55'11"E	22.90'
L18	S02°55'11"W	22.99'
L19	S02°55'11"W	8.01'
L20	N02°55'11"E	8.10'
L21	N02°55'11"E	22.90'
L22	S02°55'11"W	33.99'
L23	S02°55'11"W	8.01'



MONTANA NORTHWEST COMPANY

SURVEYING MAPPING PLANNING CONSULTING
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P.O. BOX 177, ANACONDA, MT 59802 PHONE 406-559-5005 FAX 406-559-5006 MTNWC0.COM

PREPARED AT THE REQUEST OF: 406 ENGINEERING
MTNWC0 PROJECT NO. 2647-19 D-1457B
DRAFT DATE: 2/3/2022 REVISED: 3/2/2022

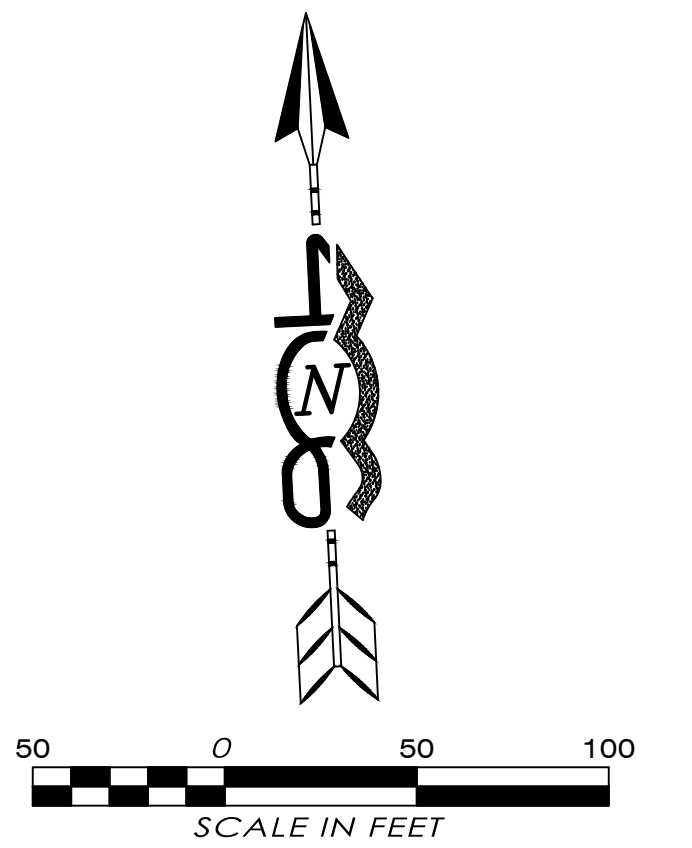
1/4	SEC.	T.	R.
	12	13N	20W

SHEET 2 OF 2
SUBDIVISION PLAT OF
REMINGTON FLATS, PHASES 2 & 3
MISSOULA COUNTY, MONTANA

COUNTY TRACKING #22-00-_____

Preliminary Plat of
Remington Flats Subdivision
A 152 Lot Major Subdivision Located In
NE 1/4 OF THE SW 1/4 OF
SEC.12, T.13N., R.20W., P.,M.,M., MISSOULA COUNTY, MONTANA

C.O.S. 3176
TRACT 8



BASIS OF BEARING/VERTICAL DATUM
MONTANA STATE PLANE 2500/NAVD88

LEGAL DESCRIPTION
TRACT 9 OF COS 3176, RECORDS OF
MISSOULA COUNTY, MONTANA

OWNER/DEVELOPER
ZOOTOWN INVESTMENTS, LLC

DEVELOPMENT SUMMARY
TOTAL AREA = 20.01 AC
TOTAL LOTTED AREA = 12.84 AC
RIGHT OF WAY = 7.17 AC

ENGINEER
406 ENGINEERING, INC

SURVEYOR
MONTANA NORTHWEST COMPANY

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PRELIMINARY PLAT
WAS PREPARED UNDER MY SUPERVISION

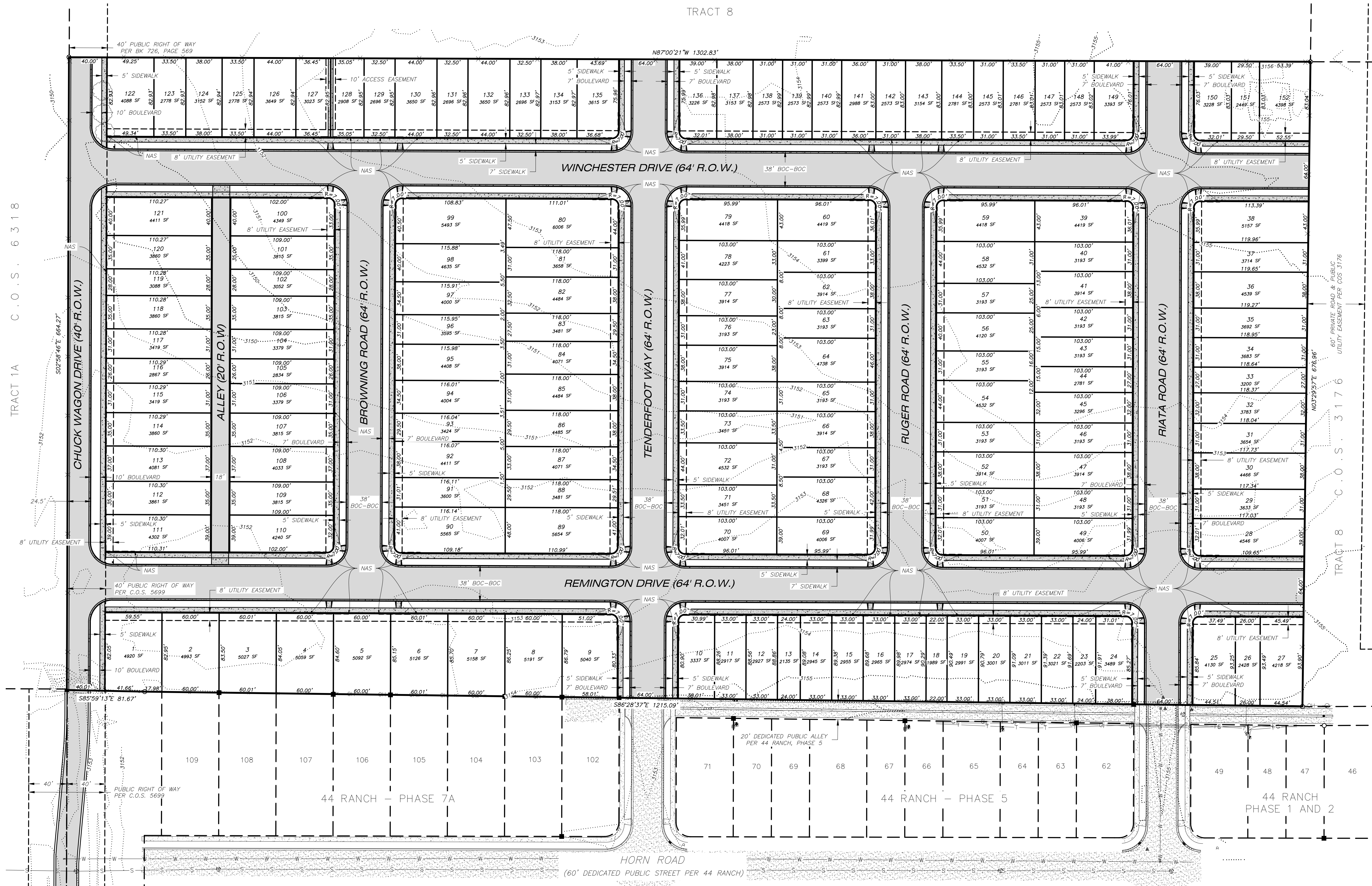
KEN E. JENKINS, DATE
PROFESSIONAL LAND SURVEYOR
MONTANA REGISTRATION NO. 9330 LS

NOTES:

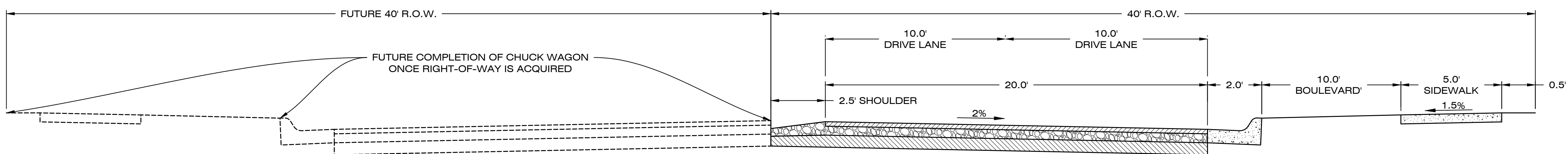
- ANY WATER RIGHTS REGARDING THE EXISTING
IRRIGATION DITCH ADJACENT TO OR CROSSING THE
PROPERTY, AND AS SHOWN ON THE PLAT, ARE HEREBY
RESERVED AND GRANTED FOR THE USE AND BENEFIT
OF LAND AND LANDOWNERS WITHIN THE PLAT WHO
HAVE A LEGAL RIGHT TO THE WATER. THE ABOVE
RESERVATION ALSO INCLUDES ANY SURFACE WATER
RIGHTS THAT MAY EXIST IN CONNECTION WITH THE
PROPERTY. LOTS CONTAINED WITHIN THE PLAT THAT
ARE CLASSIFIED AS IRRIGATED LAND MAY BE ASSESSED
FOR IRRIGATION WATER DELIVERY EVEN THOUGH THE
WATER MIGHT NOT BE DELIVERABLE TO THAT
PARTICULAR LOT.
- NO STRUCTURES SHALL BE CONSTRUCTED WITH
BASEMENTS. STRUCTURES MAY INCLUDE CRAWL SPACES,
SO LONG AS CRAWL SPACES DO NOT INCLUDE ANY
LIVING AREA

LEGEND

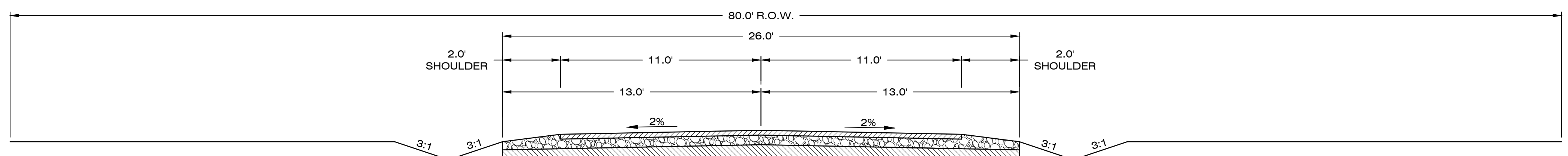
- FOUND 1-1/4" YELLOW PLASTIC CAP (KEA 16734LS)
- ▲ FOUND 1-1/4" YELLOW PLASTIC CAP (37135)
- FOUND 1-1/4" YELLOW PLASTIC CAP (41245)
- FOUND 5/8" REBAR (NO CAP)
- NAS 0.5' NO ACCESS STRIP



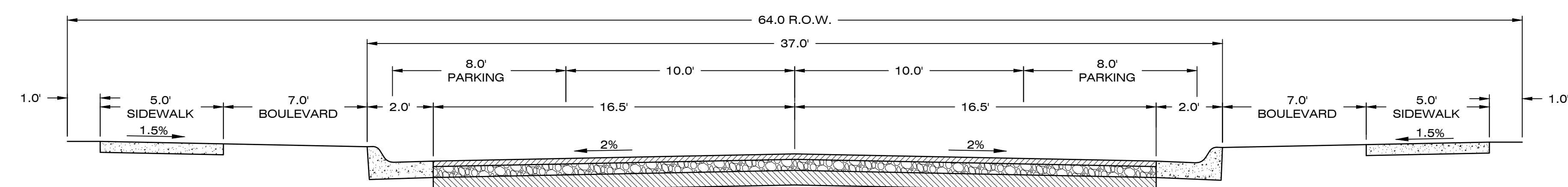
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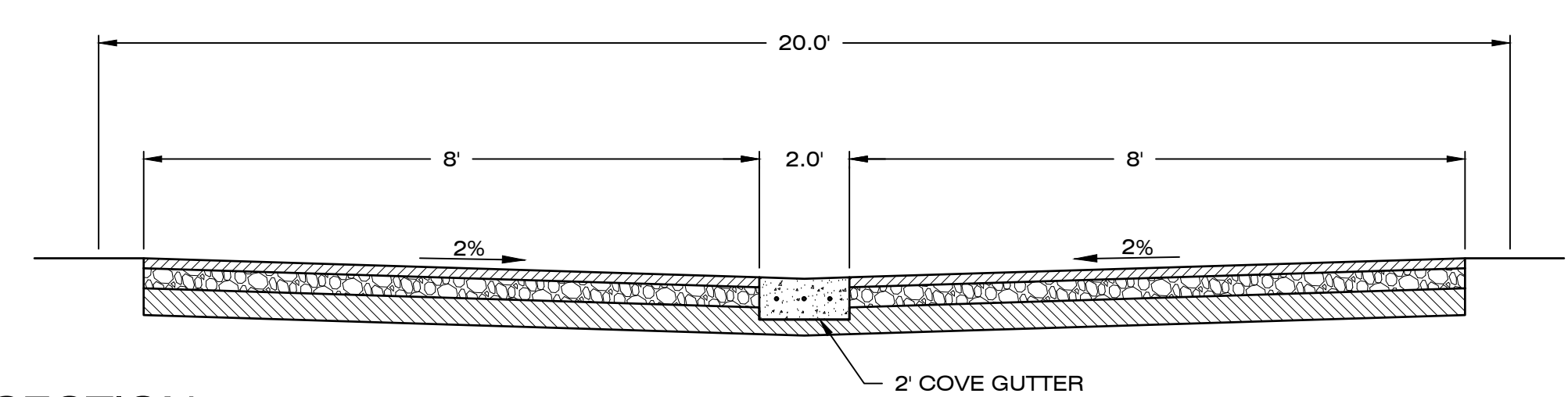
A PROPOSED ROAD SECTION - CHUCK WAGON DRIVE HALF ROAD (ON-SITE) NOT TO SCALE



B TYPICAL ROAD SECTION - CHUCK WAGON DRIVE (OFFSITE) NOT TO SCALE



C TYPICAL ROAD SECTION - REMINGTON DRIVE, BROWNING ROAD, TENDERFOOT WAY, RUGER ROAD, RIATA ROAD, AND WINCHESTER DRIVE NOT TO SCALE



D ALLEY SECTION NOT TO SCALE

NOTE:
CROSS SECTION MATERIAL DEPTHS AND
TYPES ARE TO BE PER RECOMMENDATION
OF THE SOILS REPORT IN SECTION N.

Preliminary Plat of
Remington Flats Subdivision
A 152 Lot Major Subdivision Located In
NE 1/4 OF THE SW 1/4 OF
SEC.12, T.13N., R.20W., P.,M.,M., MISSOULA COUNTY, MONTANA

C.O.S. 3176
TRACT 8

N87°00'21"W 1302.83'

WINCHESTER DRIVE (64' R.O.W.)

REMINGTON DRIVE (64' R.O.W.)

HORN ROAD

(60' DEDICATED PUBLIC STREET PER 44 RANCH)

AREA TABLE

Parcel #	Buildable Area (SF)	Parcel #	Buildable Area (SF)
1	1885	77	2079
2	2164	78	2268
3	2192	79	2079
4	2219	80	3197
5	2247	81	2028
6	2276	82	2574
7	2303	83	2301
8	2331	84	2301
9	2027	85	2574
10	1631	86	2575
11	1358	87	2301
12	1368	88	2301
13	1419	89	2964
14	1382	90	2894
15	1392	91	1979
16	1399	92	2511
17	1409	93	2244
18	1112	94	2243
19	1422	95	2508
20	1432	96	1975
21	1439	97	2240
22	1449	98	3035
23	1248	99	2845
24	1742	100	2070
25	2177	101	2070
26	1648	102	1587
27	2232	103	2070
28	2230	104	1794
29	2006	105	1794
30	2560	106	1794
31	2024	107	2070
32	2112	108	2208
33	2120	109	2070
34	2048	110	2001
35	2058	111	2024
36	2621	112	2094
37	2076	113	2234
38	2644	114	2094
39	2079	115	1815
40	1638	116	1814
41	2079	117	1814
42	1638	118	2093
43	1638	119	1605
44	1701	120	2093
45	1701	121	2093
46	1638	122	1670
47	2079	123	1227
48	1638	124	1420
49	1827	125	1227
50	1827	126	1678
51	1638	127	1356
52	1922	128	1293
53	1638	129	1183
54	2457	130	1678
55	1638	131	1183
56	2205	132	1678
57	1638	133	1183
58	2457	134	1420
59	2079	135	1450
60	2079	136	1248
61	1764	137	1420
62	2079	138	1119
63	1638	139	1119
64	2583	140	1119
65	1638	141	1226
66	2079	142	1119
67	1638	143	1420
68	2457	144	1227
69	1827	145	1119
70	1827	146	1227
71	1796	147	1119
72	2457	148	1119
73	1796	149	1334
74	1638	150	1248
75	2079	151	1270
76	1638	152	1847

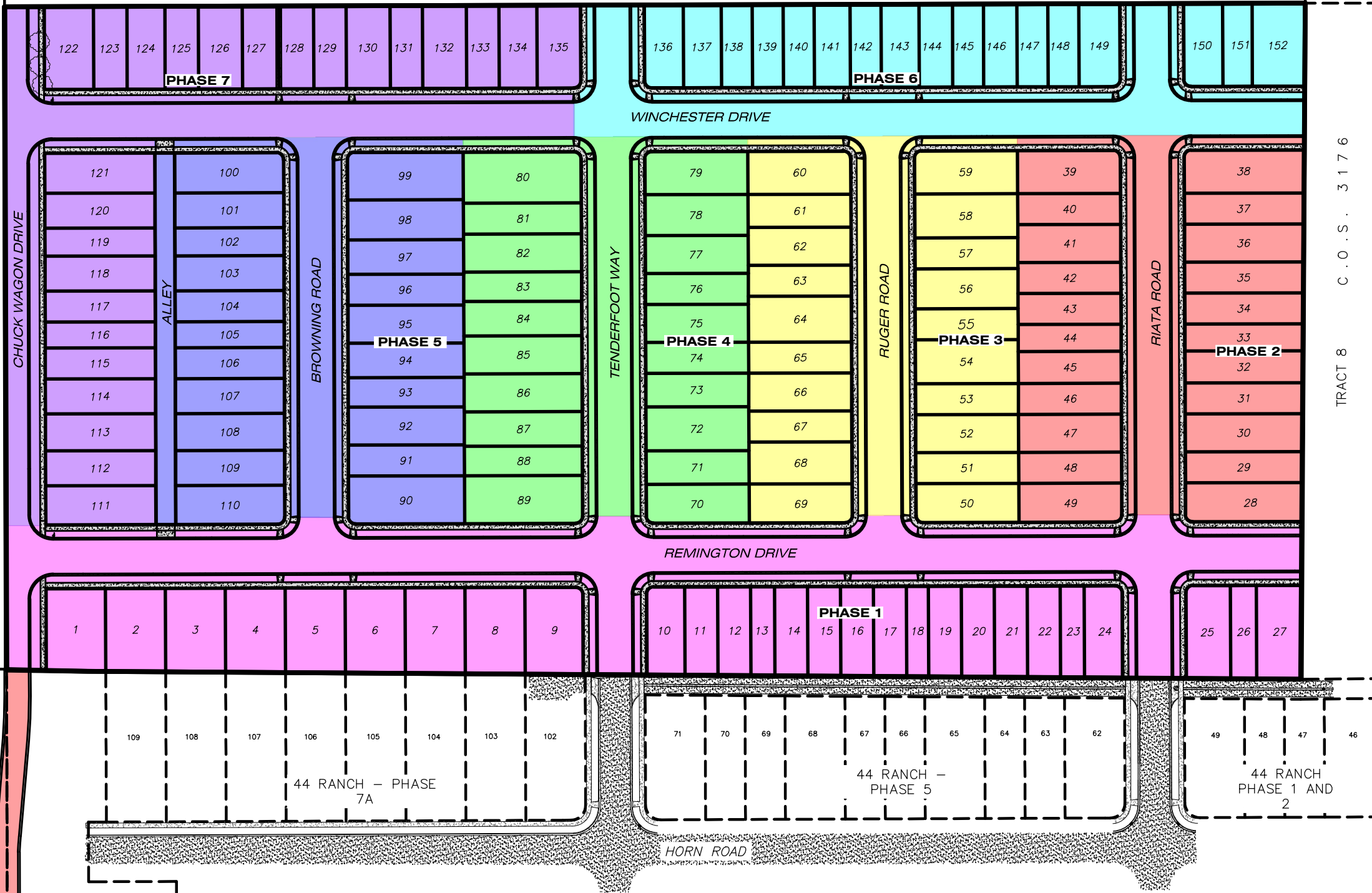
PARKING TABLE

Street Name	Parking Spots	Total	Parking Spots
Browning Rd.	67	On-Street	123
Tenderfoot Way	70	Off-Street	385
Ruger Rd.	63		
Riata Rd.	69		
Winchester Dr.	117		
Remington Dr.	122		

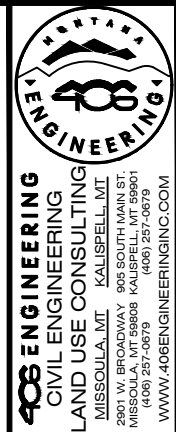
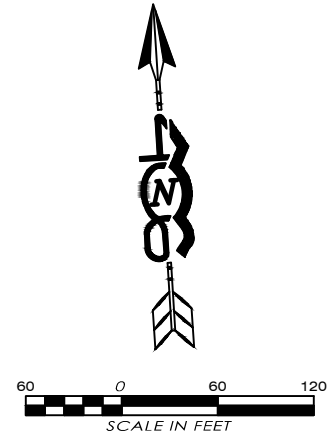


TRACT 1A C.O.S. 6318

C.O.S. 3176
TRACT 8



- PHASE 1
DEC. 31, 2022
- PHASE 2
DEC. 31, 2024
- PHASE 3
DEC. 31, 2026
- PHASE 4
DEC. 31, 2028
- PHASE 5
DEC. 31, 2030
- PHASE 6
DEC. 31, 2032
- PHASE 7
DEC. 31, 2034



DESIGNED: _____
DRAFTED: SA
CHECKED: _____
DATE: JUNE 2020

REVISIONS	DATE

LOCATION: 2702 ROUNDUP DRIVE
PARCEL 9 OF COS 3176
SECTION 12, T13N, R20W, P.M.M.
MISSOULA COUNTY, MONTANA
PREPARED FOR: DENALI DEVELOPMENT, LLC

PROJECT NAME: REMINGTON FLATS SUBDIVISION
SHEET TITLE: PHASING PLAN

406 PROJECT NO.
18-007

SHEET:
1 OF 1

THIS LOCATION, CULBERTSON, IDAHO 83408. DOCUMENT NUMBER: 18-007. PROJECT NO. 18-007. PROJECT NAME: REMINGTON FLATS SUBDIVISION. PROJECT DATE: 6/15/2020. 4:08 PM. CONSISTING OF: 1. DRAWINGS, 2. AUTOCAD, 3. PHASING, 4. 18-007.DWG.