

Glacier Hills Phase 2 Plat Conditions

Preliminary plat conditions

1. All areas disturbed during development of the subdivision shall be revegetated in accordance with a plan approved by the County Weed Department.
2. The private drive shall have a 60 foot right of way, a 20 foot hard drive surface. All work shall be inspected and signed off by an engineer, licensed in the state of Montana, stating the road meets the standards of the Flathead County Subdivision Regulations.
3. The applicant shall receive physical addresses and name all roads in accordance with Flathead County Resolution #1626. The addresses and road names shall appear on the final plat.
4. The developer shall place a stop sign and road sign at the intersection of 5th street and Glacier Hills Drive, and at the intersection of Glacier Hills Drive and Glacier Hills Drive East, in accordance with Section 3.9(1)8 of the Flathead County Subdivision Regulations.
5. Electrical and telephone utilities shall be extended underground, unless already in place, as necessary to abut and be available to each lot, in accordance with Flathead County Subdivision Regulations (see Sections 3.17 and 3.18). Utility plans shall be approved by the applicable utility companies.
6. The following statements shall be placed on the face of the final plat applicable to all lots:
 - All addresses shall be visible from the road, and at the driveway entrance or on the house.
 - All utilities shall be placed underground.
 - All areas disturbed during development of structures and driveways shall be revegetated in accordance with a plan approved by the County Weed Department.
 - Defensible space will be provided around structures in accordance with Appendix G of the Flathead County Subdivision Regulations.
 - Only Class "A" and "B" roofing materials may be allowed on structures within this subdivision.
7. The lots within the subdivision shall be reviewed by the Flathead City-County Health Department and approved by the Montana Department of Environmental Quality for individual sewer and water facilities.
8. The final plat shall be in substantial compliance with the plat and plans submitted for review, except as modified by these conditions.
9. Preliminary plat approval is valid for three (3) years.

Final Plat Conditions Per Flathead County Commissioners:

- a. All addresses shall be visible from the roads either at the driveway entrance or on the house.
- b. All utilities shall be placed underground.
- c. All areas disturbed during development of structures and driveways shall be revegetated in accordance with a plan approved by the Flathead County Weed & Parks Department.
- d. Defensible space will be provided around structures in accordance with Appendix G of the Flathead County Subdivision Regulations.
- e. Only class "A" and "B" roofing materials may be allowed on structures within this subdivision.