MOONLIGHT BASIN

May 2013

Trapper Creek Subdivision, PUD
Lien Holder(s) Contact/Notification List

MT Moonlight Basin Resort Ops, LLC
1271 Avenue of the Americas, Floor 39
New York, NY 10020-1401

MOONLIGHT BASIN

May 23, 2013

MT Moonlight Basin Resort Ops, LLC
1271 Avenue of the Americas, Floor 39
New York, NY 10020-1401

Re: *Proposed Preliminary Plat Application – Trapper Creek Subdivision, Planned Unit Development*
(A Tract of Land located in the Northeast Quarter of Section 24, Township 6 South, Range 2 East, Madison County)

MT Moonlight Basin Resort Ops, LLC:

This letter is to notify you that MT Moonlight Basin Resort Ops, LLC, is preparing to submit a preliminary plat application for Trapper Creek Subdivision, PUD, to the Madison County Planning Board.

As the enclosed map illustrates Trapper Creek Subdivision lies centrally within the current Cowboy Heaven development between Alpine Meadows and Cowboy Heaven Phase 3A and Phase 2. This subdivision has direct access off of Mountain Loop Road and Peaks View Drive and is within a mile from the main Moonlight Basin entrance and the Moonlight Lodge.

Trapper Creek Subdivision, PUD will contain the following:

Total acreage: approximately 7.15 acres
Residential Lots: 2.22 acres
Common Area: 4.93 acres

Proposed Land Use:
Proposed Maximum Residential Units: 24 Cabin-Style Units (2-3 bedroom)
Mix of 1200 to 1800 sf Cabins with ski and trail access

- Phase 1: 6 Residential Lots/Units; 1 Common Area Lot with a proposed Community Building - 2.34 acres
- Phase 2: 6 Residential Lots/Units; 1 Common Area Lot - 1.25 acres
- Phase 3: 12 Residential Lots/Units; 1 Common Area Lot - 3.56 acres

Common Area, Community Building and Residential Lot property to be HOA maintained and managed. Recreational easements across all Lots and Common Area

Your comments to Moonlight Basin, in the next 30 days, pertaining to this proposed subdivision are welcomed. Please address your comments to:

Moonlight Basin
Attn: Kevin Germain
P.O. Box 1369
Ennis, MT 59729
P: 406-682-2203 / F: 406-682-7975
kgermain@moonlightbasin.com

Please let us know if you have any questions about Trapper Creek Subdivision, PUD. We will be happy to discuss any questions you may have.

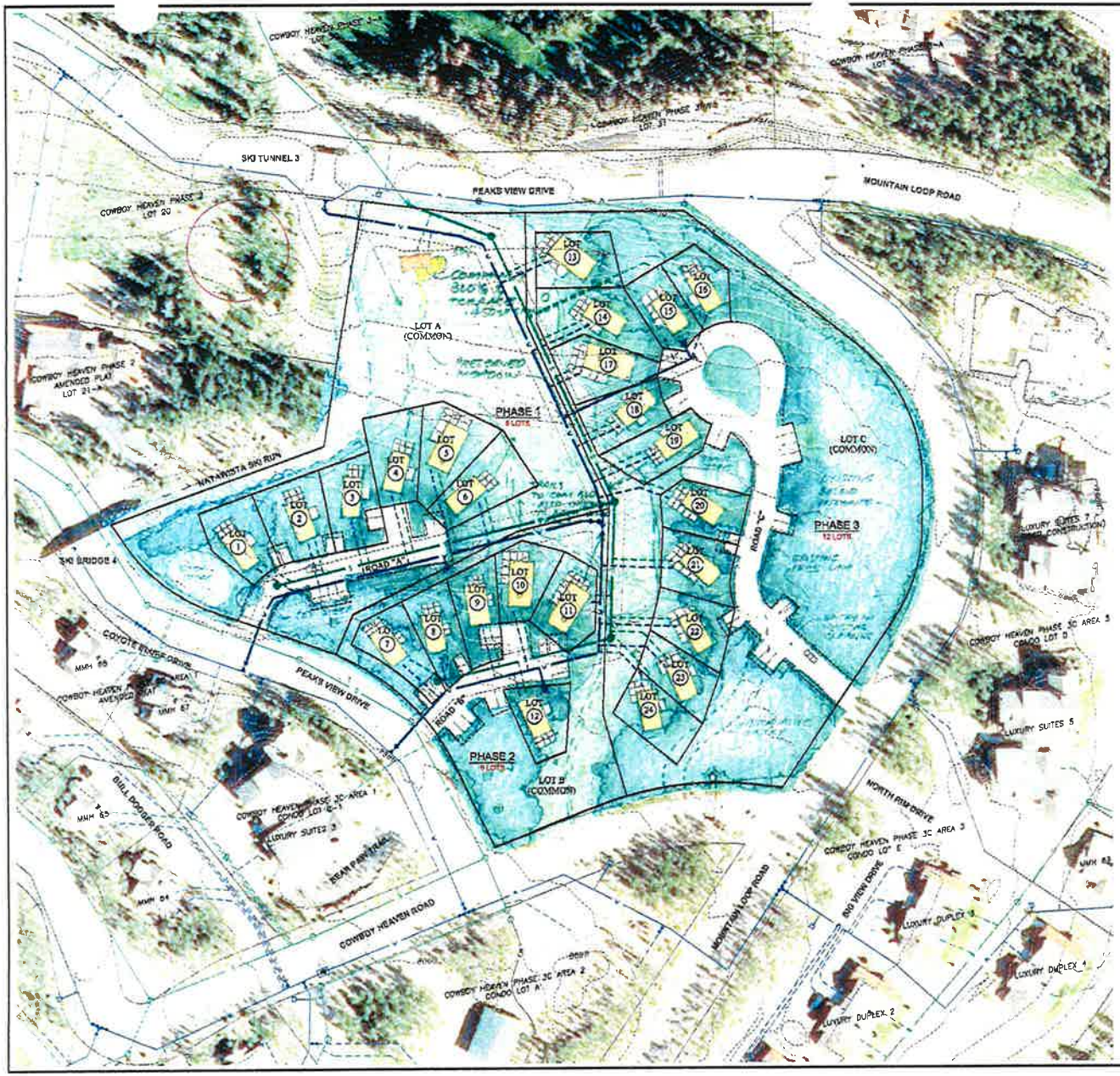
Regards,

Kevin P. Germain,
Director of Planning & Development

KG:jf
Enclosure

cc: Madison County Planning Board

K:\02 Subdivisions\Cowboy Heaven\05.13 CH P3C A4 Moose Turn\PROJECTS\2013 Preapp\dwg\MC 2013 Preapp.dwg, 4/12/2013 8:58:00 AM, MBR P&D, EWB



TRAPPER CREEK SUBDIVISION

PLANNED UNIT DEVELOPMENT

LEGAL DESCRIPTION:

AN UNPLATTED TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 EAST, P.M.M., MADISON COUNTY, MONTANA.

LEGEND

NEW	EXISTING	DESCRIPTION
	7980	CONTOUR
		PROPERTY LINE
		ACCESS EASEMENT LINE
		UTILITY EASEMENT LINE
		WATER MAIN
		WATER SERVICE
		WATER FIRE HYDRANT
		SEWER MAIN
		SEWER SERVICE
		BUILDING ENVELOPE

NOTES:

1. THE 2009 AERIAL PHOTOGRAPH IS SHOWN FOR REFERENCE ONLY AND IS NOT TIED TO THE CONTOURS OR PROPERTY LINES.

2. THE CONTOURS ARE FROM THE 2006 AERIAL FLIGHT OF THE PROPERTY AND SUBSEQUENT TOPOGRAPHIC SURVEYS. THE MAJOR INTERVAL SHOWN IS 10' AND THE MINOR INTERVAL SHOWN IS 2'.

3. THE PROPOSED EASEMENTS SHOWN ARE FOR ACCESS AND UTILITIES AND ARE PRELIMINARY. ADDITIONAL EASEMENTS MAY BE REQUIRED.

4. THE PROPOSED ROADS SHOWN SHALL MEET THE STANDARDS OF THE MADISON COUNTY SUBDIVISION REGULATIONS.

5. EXISTING UNDERGROUND ELECTRIC AND COMMUNICATION UTILITIES ARE LOCATED ADJACENT TO THE TRACT BUT ARE NOT SHOWN.

AREA TABLE

PHASE	TYPE	ACRES
1	LOTS 1-6	0.63
	LOT A (COMMON)	1.71
	TOTAL	2.34
2	LOTS 7-12	0.53
	LOT B (COMMON)	0.72
	TOTAL	1.25
3	LOTS 13-24	1.14
	LOT C (COMMON)	2.42
	TOTAL	3.56
TOTAL	LOTS	2.22
	COMMON AREA	4.93
	TOTAL	7.15

0 25' 50' 100'

SCALE

PLANNING & DEVELOPMENT
2 HOT SPRINGS LOOP ROAD
P.O. BOX 3359
ENNIS, MT 59729
office: (406) 682-6666
fax: (406) 682-7975
www.moonlightbasin.com

MOONLIGHT BASIN

DRAWN BY: EWB
DESIGNED BY: MBR/MAD
DATE ISSUED: 4/12/13
PROJECT NO. 05.13
DRAWING NAME: MC 2013 Preapp.dwg
SHEET 1 OF 1

MOONLIGHT BASIN
MADISON COUNTY, MONTANA

TRAPPER CREEK SUBDIVISION
PREAPPLICATION EXHIBIT