

Section II – Part H Noxious Weed Management Plan



MEMO

TO: Erik Garberg
CTA Land & Development, LLC

FROM: John Ansley
Gallatin County Weed Department

DATE: March 5, 2015

RE: The Village at Amsterdam

Dear Mr. Garberg:

Please find enclosed a copy of the approved Weed Management Plan for The Village at Amsterdam. Noxious weeds shall be treated by July 15 of each year with a follow-up treatment in the fall by October 15 of each year (if needed).

Final Plat Approval may be denied or delayed if noxious weed treatment has not occurred.

If you have any questions, please call me at 582-3265.

Thank you.

A handwritten signature in blue ink, appearing to read "John Ansley", is written over a white background.

John Ansley
Gallatin County Weed Department



Gallatin County Weed Department
 901 North Black
 Bozeman, MT 59715
 406.582.3265

DRAFT NOXIOUS WEED MANAGEMENT PLAN

This plan is valid and effective upon approval by the Board or Board's Representative for 3 years from date of approval or until land ownership changes. The Landowner/Landowner's Representative agrees that the Board shall have the right to revise this plan and any Memorandum of Understanding as necessary to effectuate the purposes Landowner's of the Gallatin County Weed Management Plan or Montana Noxious Weed Control Act. The Landowner/ Representative will provide documentation that the Weed Management Plan has been implemented.

The property owner agrees that the Weed Department may inspect the property prior to granting approval of the Weed Management Plan, and if approved, such reasonable inspections as necessary to determine compliance with this plan.

Approval of any extensions or final plat for a SUBDIVISION or TELECOMMUNICATION plan may be denied or delayed if noxious weeds have not been properly controlled. Documentation of weed management will be requested with extension or final plat application.

Requirements for SUBDIVISION or TELECOMMUNICATION plan approval include:

- Brief Cover letter stating current and future uses of the property
- Plat map detailing distribution and species of noxious weeds present
- Property inspection by Weed Department personnel
- Review Fee: (1-5 lots Minor \$150) (≥ 6 lots Major \$300)
- Completion of this application

CHECK TYPE OF WEED MANAGEMENT PLAN (check all that apply)

- Subdivision
- Telecommunications/Cell Tower (\$150)
- Roadside Maintenance (no spray program)
- Compliance
- Organic Farm/Ranch

I have read and understand all the relevant sections of the Gallatin County Weed Management Plan.

 Landowner/Landowner's Representative Signature

Landowner**Landowner's Representative**

(If Applicable)

Landowner: CTA Land and Development LLCCompany: CTA Architects EngineersMail Address: 13 N. 23rd StreetContact Erik GarbergCity: BillingsMail Address: 411 Main Street, Suite 101State: MT ZIP: 59101City: BozemanPhone(s): 406.248.7455State: MT ZIP: 59715Email: waynef@ctagroup.comPhone(s): 406.922.7121Email erikgarberg@ctagroup.co,**PROJECT DESCRIPTION** (Please complete all that apply)Project Name: The Village at AmsterdamPhysical Address: Legal Description: T_ 1 N/S R_ 3 E/W Sec 14 1/4 1/2E 1/4 1/2ENumber of Lots: 60Total Acres in Project: 78Total Road Miles in Project: Landowner Contact desired prior to inspection Yes No**PROJECT OVERVIEW** (Describe what the intentions are for developing this property)The Village at Amsterdam encompasses 78 acres of agricultural land to be ddeveloped into a residential subdivision. The development will include 58 residential lots, 2 commercial lots fronting Churchill Road,approximately 10 acres of park land, and 21 acres in agricultural land.**NOXIOUS WEED MANAGEMENT PLAN**Noxious Weed Species on Property (*provide plat map with weed inventory*):Canada Thistle; Hounds Tongue; Musk Thistle; Knapweed.

METHOD OF WEED CONTROL YOU INTEND TO USE (mark all that apply):

CHEMICAL MECHANICAL CULTURAL BIOLOGICAL

Describe specific control measures (if using herbicides, include type of herbicide and rates) and timing of control for 3 years. *Attach additional pages if necessary / incorporate by reference:*

Regular application of a mixture of Curtail, 2-4 D, and Surfactant will be applied at a rate of 2 pints each per acre to all disturbed areas. For Houndstongue us Cimmaron at 1 oz per acre with surfacant and 2-4-D.

ESTIMATED COSTS OF WEED CONTROL FOR 3 YEARS. (Specify cost for each year)

Who will complete work: Self Contracted

Contractor Name (if applicable) _

Year	Herbicide/Applicator Cost	Cultural/Mechanical Cost	Biological Cost
1	9,500.00	3,500.00	
2	9,500.00	3,500.00	
3	9,500.00	3,500.00	
Total	\$ 28,500.00	\$ 10,500.00	\$ 0.00

RE-VEGETATION PLAN

Are any disturbances planned? Yes No

If yes, complete the following re-vegetation section.

MANDATORY RE-VEGETATION REQUIREMENTS: Areas disturbed during subdivision development (road construction, pond construction, service/utility/gas/electric/telephone line installation) will have a layer of topsoil redistributed onto disturbed areas. Disturbed areas will be seeded to an appropriate grass seed mix for the site. During the first and second years of grass establishment, areas seeded to grass will be mowed as appropriate to prevent weed seed development and dispersal.

PLANNED DISTURBANCES (mark all that apply):

Utility/Service line Pond Road Park Trail Central Septic Other (list type)

Describe in detail, the revegetation to mitigate all disturbances that will occur on this property (list type and amount of seed/sod, seeding methods and timing, and fertilization): *Attach additional pages if necessary incorporate by reference:*

See attached pages for revegetation plan describing seed/sod amounts, methods, timing and fertilization schedules.

ESTIMATED COSTS OF REVEGETATION FOR 3 YEARS. (Specify cost for each year)

Work will be done by: Self Contracted

Contractor Name (if applicable) Not yet contracted

Year	Revegetation Cost
1	25,000.00
2	25,000.00
3	25,000.00
Total	\$ 75,000.00

PLEASE COMPLETE THE FOLLOWING SECTIONS THAT APPLY:

GRAVEL SOURCE (If using outside supply of gravel)

List source of gravel/pit run/road mix/topsoil/etc... brought on-site for disturbance mitigation and/or construction.

Name of Gravel Pit: Not Yet Contracted

Location: _

Contact Person: _

***Be aware that gravel sources and topsoil may contain noxious weed seeds; therefore, we recommend using a source that is actively controlling noxious weeds on their property, consistent with an approved Weed Management Plan.**

ORGANIC CERTIFICATION ORGANIZATION (for Organic Farm/Ranch only)

Organic Farm - Ranch Certification Organization: N/A

Contact Person: _

Phone Number: _

Mailing Address: _

E-mail: _____

ROADSIDE MAINTENANCE (only applies to No Spray Program)

The LANDOWNER/LANDOWNER'S REPRESENTATIVE has read the relevant sections of the Gallatin County Weed Management Plan and realizes that the WEED DEPARTMENT is released of liability for any losses suffered by the LANDOWNER/LANDOWNER'S REPRESENTATIVE in managing noxious weeds on the County road right-of-way. The landowner also agrees to control and prevent from propagating any and all noxious weeds listed on the Gallatin County Noxious Weed List. Failure to do so within ten (10) calendar days from receiving written notice from the Gallatin County Weed Department will make this plan null and void, and the Gallatin County Weed Department will control the noxious weeds by the most economical and direct means.

(initial)

STATUS

APPROVED NOT APPROVED

RECOMMENDATIONS AND/OR CONDITIONS:

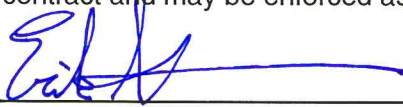
Noxious weeds shall be treated by July 15 of each year
with a follow-up treatment by October 15 of each year (if needed).

Additional terms and conditions apply – see attached

Compliance with laws and regulations. LANDOWNER/LANDOWNER'S REPRESENTATIVE has an affirmative duty to take notice of, observe, and strictly comply with all existing laws, rules and regulations and any laws, rules and regulations that may be adopted after the date of this agreement. Whether or not the same are expressly stated in the agreement, the LANDOWNER/LANDOWNER'S REPRESENTATIVE shall strictly comply with all applicable state, federal and local laws and regulations.

LANDOWNER/LANDOWNER'S REPRESENTATIVE agree that this plan is supported by good valid consideration and this plan constitutes a binding contract and may be enforced as such.


(Signature of Weed Board Chairman/Representative)


(Signature of Landowner's Representative)

John Ansky
(Type/print name of Chairman/Representative)

Erik Garberg
(Type/print name of Landowner's Representative)

3-5-2015
(Date)

3/5/15
(Date)

(Signature of Landowner)

Erik Garberg
(Type/print name of Landowner)

(Date)