

STAGE 4 RELEASED FOR CONSTRUCTION PLANS APPROVED

PER SCENARIO 1 BUILDING PERMIT RELEASE POLICY		PLAT and IMPROVEMENT GUARANTEE INFORMATION		PER SCENARIO 2 BUILDING PERMIT RELEASE POLICY		PLAT and IMPROVEMENT GUARANTEE INFORMATION		PER SCENARIO 3 BUILDING PERMIT RELEASE POLICY		PLAT and IMPROVEMENT GUARANTEE INFORMATION	
ALL INFRASTRUCTURE	<ul style="list-style-type: none">Permit issuedBegin ConstructionConstruction complete for entire phaseConsultant submits information to DEQ for certificationConsultant submits As-Builts, Certifications (and other) to CityCity reviews submittal for completeness; if needed, denies and returnsCity issues Acceptance Letter, warranty startedApprove building and utility connection permits			SEWER, WATER, STORM WATER ONLY	<ul style="list-style-type: none">Permit issuedBegin ConstructionUtility Construction complete for entire phaseConsultant verifies all work completed as per plans and specificationsConsultant submits information to DEQ for certificationConsultant submits As-Builts, Certifications (and other) to CityCity reviews submittal for completeness; if needed, denies and returnsCity may perform a reinspection if significant punch list items warrantCity issues Utility Acceptance Letter, warranty started	<p>POST IMPROVEMENT GUARANTEE for all Remaining improvements plus minimum 30% construction contingency</p>		ALL INFRASTRUCTURE	<ul style="list-style-type: none">Approve building, permits ;Structure cannot be connected until mains are acceptedStructure cannot be occupied until all infrastructure is completeDeveloper agrees to this in writingPermit issuedBegin ConstructionConstruction complete for entire phaseBuilding construction suspendedDeveloper cleans entire phase, removes all construction activity from ROWConsultant submits information to DEQ for certificationConsultant submits As-Builts, Certifications (and other) to CityCity reviews submittal for completeness; if needed, denies and returnsCity may perform a reinspection if significant punch list items warrantCity issues Acceptance Letter, warranty startedIssue utility connection permits	<p>POST IMPROVEMENT GUARANTEE for all Remaining improvements plus 30% construction contingency</p>	
		<p>FILE PLAT or meet conditions set forth in MCA 76-3-303</p>			<p>FILE PLAT or meet conditions set forth in MCA 76-3-303</p>		<p>FILE PLAT or meet conditions set forth in MCA 76-3-303</p>			<p>RETURN IMPROVEMENT GUARANTEE for all completed subsurface improvements minus 25% retainage</p>	
CURB, SIDEWALK and PAVING					<ul style="list-style-type: none">Approve building, water, and sewer connection permits ;<ul style="list-style-type: none">Structure cannot be occupied until all infrastructure is completeDeveloper agrees to maintain all surface infrastructure in writingBuildout complete and landscaping installed or building suspendedConstruction complete for entire phaseDeveloper cleans entire phase, removes all construction activity from ROWConsultant submits as-builts, certification, (and other) to CityCity reviews submittal for completeness; if needed, denies and returnsCity issues Surface Infrastructure Acceptance Letter, warranty startedStructure may be occupied after issuance of Certificate of Occupancy	<p>Return Remaining Guarantee</p>			<p>Return Remaining Guarantee</p>		