

## **Section C: SUBDIVISION APPLICATION**

- ✓ Subdivision Application (*22 pages*)
- ✓ Road Summary (1 Page)



## DEVELOPMENT SERVICES

435 RYMAN • MISSOULA, MT 59802 - 4297 • (406) 552-6630 • FAX:

### EXHIBIT 2B – CITY MAJOR SUBDIVISION APPLICATION

#### A. GENERAL INFORMATION

1. The subdivider has one year after the pre-application meeting to submit a formal subdivision application. Otherwise, a new subdivision pre-application meeting is required.
2. One submittal packet and full-sized preliminary plat is required for each Element Review submittal. The subdivider is encouraged to schedule a meeting with the case planner to submit the formal application packet for Element Review. If requested the meeting will be scheduled within 10 working days of the case planner and the subdivider's conversation regarding the Element meeting request. The Element Review period starts the day the packet is submitted to Development Services for review and the fee is paid.
3. Once the application packet is deemed complete for Element Review, one submittal packet and full-sized preliminary plat is required for Development Services staff review for each Sufficiency submittal, in addition to packets mailed to agencies identified in the subdivision agency review list. Alternatively, if an electronic packet is submitted meeting the electronic packet submission guidelines, the agency sufficiency packets can be provided electronically.
4. For each Sufficiency submittal via electronic packet, applicants will send agencies a hard copy cover letter and an electronic cover letter notifying them that the project has commenced 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, etc. Sufficiency review. This letter should include a link to the subdivision packet on the DS website, review deadlines, contacts, and other information for the Sufficiency review as indicated by DS.
5. Upon completion of Agency Sufficiency Review, the application packets submitted for Planning Board and City Council review must include any agency comment received during Agency Sufficiency Review as well as any applicant responses to the agency comment, if applicable. In addition, Planning Board and City Council review packets must include the letter declaring the application packet Sufficient, and all Element and Agency Sufficiency Review letters from DS. Except for the addition of these materials, the packets submitted for Planning Board and City Council review must be exactly the same as the packet that was deemed Sufficient.
6. Packets for Planning Board review must be provided as hard copy packets, bound along the left edge via plastic comb, plastic coil, or similar style binding device. Single-corner staple fastening does not constitute binding of the left edge. Each packet shall contain full-sized preliminary plats and supplementary data sheets.
7. Packets for City Council review must be provided in an electronic format per the electronic packet submittal guidelines.
8. Name of proposed subdivision: **Remington Flats**
9. Name(s) of Subdivider: **Denali Development, LLC**  
Mailing Address: **2336 Aspen Grv Missoula, MT 59801**  
Telephone Number: **(406) 499-1194**  
Email Address: **lance@denaligroup.net**
10. Name(s) of Owner of Record: **Zootown Investments, LLC**  
Mailing Address: **2336 Aspen Grv Missoula, MT 59801**  
Telephone Number: **(406) 499-119**  
Email Address: **lance@denaligroup.net**
11. Name and Company of Representative: **Brian Throckmorton - 406 Engineering, Inc**

Mailing Address: 1201 S. 6<sup>th</sup> Street W. #102, Missoula, MT 59801  
 Telephone Number: (406) 317-1131  
 Email Address: brian@406eng.com

12. If the applicant is someone other than the property owner, the owner must also sign the application in the space provided below. Certification: I hereby certify that the foregoing information contained or accompanied in this application is true and correct to the best of my knowledge.

Is Property Owner  
 Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_  
 X [Signature] \_\_\_\_\_ Date 3/5/20  
 Owner's Signature \_\_\_\_\_ Date \_\_\_\_\_  
[Signature] \_\_\_\_\_ Date 3/5/20  
 Representative's Signature \_\_\_\_\_ Date \_\_\_\_\_

**B. SUBJECT PROPERTY INFORMATION**

General location of subdivision and address (if address has been assigned): 2702 Roundup Dr 59808  
 Legal Description - complete and unabbreviated: S12, T13 N, R20 W, C.O.S. 3176, Parcel 9 in NE4 SW4  
 Township, Range, Section(s): **T13N R20W S12**  
 Subdivision, Lot(s), Block(s):  
 Tract(s), COS#: **Parcel 9 COS 3176**  
 Geocode: **04-2199-12-1-01-21-0000**

Number and type of lots proposed: **152**  
 Average Lot Size: **3,732**  
 Median Lot Size: **3,951**  
 Total acreage of subdivision: **20.00**  
 Total net acreage of lots within the proposed subdivision: **13.02**  
 Total acreage in streets and roads: **6.98**  
 Total acreage in parks or common area: **N/A**  
 Gross Density: **7.6 DU/per Acre**

**C. TYPE OF SUBDIVISION PROJECT (Check all that apply):**

- Major (6 or more lots)
- Residential
- Commercial/Industrial
- Mobile Home Park
- RV Park
- Condominium
- Subdivision PUD

**D. ZONING AND GROWTH POLICY COMPLIANCE**

1. Complete the following table (where applicable, indicate Unzoned):

	Zoning	Current Land Use
Adjacent (North)	<b>C-RR1 (County)</b>	<b>Farmstead - Rural</b>

Adjacent (South)	<b>44 Ranch Special Z.D.</b>	<b>Improved Property - Urban (Residential)</b>
Adjacent (East)	<b>C-RR1 (County)</b>	<b>Exempt Property - Airport</b>
Adjacent (West)	<b>C-RR1 (County)</b>	<b>Vacant Land - Rural</b>

2. Is the property zoned? **Yes**
  - a. If yes, what is the current zoning of the property? **C-RR1 (County)**
  - b. If yes, provide a zoning map (if available). If the property is split zoned, show the zoning district boundaries on the plat or a Supplemental Data Sheet with the plat as a base map. Included in Section A
  - c. If yes, provide a copy of the zoning district standards which apply to the proposed subdivision. N/A - City annexation and new zoning standards will be applied to the property.
  - d. If yes, describe how the project complies with the existing zoning district. **New Zoning Standards will apply per RT5.4 and the /NC-RF Remington Flats Neighborhood Character Overlay.**
3. Do you intend to zone the property, or will the property have to be re-zoned to allow for this development? **Yes**
  - a. If yes, what is the proposed zoning for the subject property? **RT5.4 with /NC-RF Remington Flats Neighborhood Character Overlay**
  - b. If a zoning change is requested concurrently with the proposed subdivision, provide a complete and signed rezoning application and a copy of the proposed zoning district regulations. N/A
4. Will this property be required to be annexed into the City? **Yes**
  - a. If yes, what zoning district does the City Council intend to apply upon annexation? **Proposed RT5.4 with /NC-RF Remington Flats Neighborhood Character Overlay**
  - b. If yes, provide a copy of the Resolution of Intent to Annex approved by City Council. **This will run concurrent with the proposed Subdivision.**
5. Is the property within the Urban Growth Area? **Yes**
6. Which comprehensive plan(s) of the Missoula City Growth Policy apply to this property? **2035 our Missoula City Growth Policy**
7. What is the current land use designation for this property, as indicated in the applicable comprehensive plan? **Residential Medium Density - 3 to 11 D.U. / Acre** Provide a map of the land use designation and legend from the applicable comprehensive plan / growth policy. Please see Section A
8. Describe how the project complies with the land use designation and the goals and policies of the Growth Policy. **This project has a density of 7.6 D.U. / Acre which is with in the proposed Residential Medium Density Parameters.**
9. Is a Planned Unit Development proposed? **No** If a Planned Unit Development is proposed, provide additional submittal requirements per Section 3-120.2.

**E. CLUSTER AND CONSERVATION DEVELOPMENT**

1. Is Cluster and Conservation Development per Section 3-180 proposed? **No**
  - a. If yes, provide additional submittal requirements described in Section 3-180.

**F. PHASING**

1. Is this subdivision proposed to be developed in phases? **Yes**  
If yes, provide a phasing plan per Section 4-070.2 & 4-070.3 (and optional Phasing Plan Narrative) which indicates the following:
  - a. each phase of the subdivision numbered in the order in which they are proposed to be filed;
  - b. which lots and which improvements will occur in each phase;

- c. a legend that lists each phase and specific final plat filing deadline for each phase, including the month, day and year that each phase will be submitted for final plat review; and,
  - d. the amount of parkland dedication required for each phase and the amount provided for each phase.
  - e. If the Phasing Plan is in color, also number each phase directly on the platted areas.
- See Phasing Plan in Section A

**G. COVENANTS AND/OR HOMEOWNER’S ASSOCIATION**

1. As a separate attachment, provide proposed draft covenants and restrictions to be included in deeds and contracts for sale.
2. Is common property to be deeded to a property owner’s association? **No**  
If common property is to be deeded, provide draft covenants and restrictions per Section 5-020.14K.
2. Are there existing or proposed covenants and/or a homeowner’s association? **No**  
If yes, provide existing covenants, restrictions, and/or property owner’s or homeowner’s association documents or other documents that outline deed restrictions that apply to the subdivision.  
If yes, the proposed draft covenants shall specify they apply to the proposed subdivision and are supplemental to the existing covenants and restrictions.

**H. PROJECT SUMMARY**

As a separate attachment labeled "*Project Summary*" and included at the beginning of the submittal packet, provide a narrative description of the proposed project and existing site conditions.

Summarize the following information:

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>▪ Owner;</li> <li>▪ Developer;</li> <li>▪ Representative name and company;</li> <li>▪ Subdivision name;</li> <li>▪ # of lots proposed;</li> <li>▪ # of acres;</li> </ul> | <ul style="list-style-type: none"> <li>▪ Legal description;</li> <li>▪ Summary of roads;</li> <li>▪ Summary of non-motorized facilities;</li> <li>▪ Variances requested, if any; and</li> <li>▪ Zoning &amp; growth policy compliance</li> </ul> |
|---|--|

**Please see Section B**

**I. MAPS, DATA SHEETS, AND MATERIALS**

As separate attachments, provide the following Maps and Data Sheets with the site clearly identified. All full-size (24" x 36") Supplemental Maps and Data Sheets shall be folded to a maximum of 9" x 12". Where appropriate, required information may be combined as long as the information is clearly presented. Use the preliminary plat as a base map where practical and feasible. Please check the box if the Supplemental Map or Data Sheet is included in the packet and state where in the packet it is located. If the item is not included in the submittal packet, please note "N/A".

- A vicinity map** showing the subject property and the area within 1,000 feet of the subject property. **Please See Section A**
- A Zoning map** of the subject property and vicinity (showing the existing zoning district), extending at least 300 feet from the property boundaries. **Please See Section A**
- A Growth Policy/Comprehensive Plan map** of the subject property and vicinity extending at least 300 feet from the property boundaries for the applicable comprehensive plan, clearly showing the land use designation of the subject property and surrounding properties. **Please See Section A**
- Adjacent properties.** A map showing the relationship of the proposed subdivision to adjacent subdivisions, certificates of survey, and public or private rights of way and any other access. Include the zoning of adjacent properties and the location of any buildings, railroads, power

lines, towers, roads, and other land uses on adjacent lands. Show the names of platted subdivisions and numbers of certificates of surveys on the map. **Please See Section A**

- Adjacent ownership.** A map showing the ownership of adjacent lands, including lands across public and private rights of way. **Please See Section A**
- Certificate of survey and/or prior subdivision history** of subject property and adjacent properties. **Please See Section A**
- An aerial photo** of the subject property and vicinity extending at least 200 feet from the property boundaries. **Please See Section A**
- An existing conditions map** per Section 4-010.1B(1) including location, current land use, land cover (such as cultivated areas, paved areas), natural features (such as lakes, streams, riparian vegetation), all existing structures and improvements, and all encumbrances, such as easements. **Please See Section A**
- Landscaping and maintenance plans** for common areas, and boulevard plantings, as may be required. **Please See Section A**
- Variance requests.** If the proposed subdivision cannot comply with all subdivision standards, provide an attachment labeled "Variance Request(s)" and identify, for each standard not met, the section of the subdivision regulations for which the variance request is being sought and address the variance criteria (in Section 6-010 of the City of Missoula Subdivision Regulations) for each variance request. **Please See Section F**
- An attachment labeled "**Neighborhood Comment and Response,**" with minutes from neighborhood meetings and any comments received during the meeting(s). **Please See Section G**

#### **J. WATER AND SANITATION REPORT**

The State of Montana [MCA 76-3-622] requires subdividers to provide the following water and sanitation information for any new subdivision that will include a new water supply system or new wastewater facilities. In compliance with this law, attach a separate document entitled "Water & Sanitation Report" which contains the following:

- 1. **Map.** A vicinity map or plan that shows:
  - a. The location, within 100 feet outside of the exterior property line of the subdivision and on the proposed lots, of flood plains; surface water features; springs; irrigation ditches;
  - b. Existing, previously approved, and, for parcels fewer than 20 acres, proposed water wells and wastewater treatment systems; for parcels less than 20 acres, mixing zones;
  - c. The representative drain-field site used for the soil profile description; and
  - d. The location, within 500 feet outside of the exterior property line of the subdivision, of public water and sewer facilities.
- 2. **Description.** A description of the proposed subdivision's water supply systems, storm water systems, solid waste disposal systems, and wastewater treatment systems, including the following:
  - a. Whether the water supply and wastewater treatment systems are individual, shared, multiple user, or public as those systems are defined in rules published by the Montana Department of Environmental Quality (DEQ).
  - b. If the water supply and wastewater treatment systems are shared, multiple user, or public, a statement of whether the systems will be public utilities as defined in 69-3-101, MCA and subject to the jurisdiction of the public service commission or exempt from public service commission jurisdiction and, if exempt, an explanation for the exemption.
  - c. If the water supply is provided by a multiple user water supply system, per Section 3-070, submit the system design prepared by a professional engineer to comply with design and construction requirements for public water supply systems specified by rules adopted pursuant to MCA Title 75, Chapter 6.

- ☒ 3. **Lot layout.** A drawing of the conceptual lot layout at a scale no smaller than 1 inch equal to 200 feet that shows all information required for a lot layout document in rules adopted by the Montana Department of Environmental Quality pursuant to 76-4-104, MCA.
- ☒ 4. **Suitability.** Evidence of suitability for new on-site wastewater treatment systems that, at a minimum, include:
  - a. A soil profile description from a representative drain-field site identified on the vicinity map that complies with standards published by the Montana Department of Environmental Quality;
  - b. Demonstration that the soil profile contains a minimum of 4 feet of vertical separation distance between the bottom of the permeable surface of the proposed wastewater treatment system and a limiting layer; and
  - c. In cases in which the soil profile or other information indicates that ground water is within 7 feet of the natural ground surface, evidence that the ground water will not exceed the minimum vertical separation distance of 4 feet.
- ☒ 5. **Water quantity.** For new water supply systems, unless cisterns are proposed, evidence of adequate water availability:
  - a. obtained from well logs or testing of onsite or nearby wells;
  - b. obtained from information contained in published hydro-geological reports; or
  - c. as otherwise specified by rules adopted by the Montana Department of Environmental Quality pursuant to 76-4-104, MCA.
- ☒ 6. **Water quality.** Evidence of sufficient water quality in accordance with rules adopted by the Montana Department of Environmental Quality pursuant to 76-4-104, MCA.
- ☒ 7. **Impacts to groundwater quality.** Preliminary analysis of potential impacts to ground water quality from new wastewater treatment systems, using as guidance rules adopted by the board of environmental review pursuant to 75-5-301, MCA and 75-5-303, MCA related to standard mixing zones for ground water, source specific mixing zones, and non-significant changes in water quality. The preliminary analysis may be based on currently available information and must consider the effects of overlapping mixing zones from proposed and existing wastewater treatment systems within and directly adjacent to the subdivision. Instead of performing the preliminary analysis, the sub-divider may perform a complete non-degradation analysis in the same manner as is required for an application that is reviewed under Title 76, Chapter 4.

**K. ENVIRONMENTAL ASSESSMENT, PRIMARY REVIEW CRITERIA REPORT, SUMMARY OF PROBABLE IMPACTS, AND SUBDIVISION REGULATION COMPLIANCE**

Montana Code Annotated (M.C.A. 76-3-603) requires the submittal of an Environmental Assessment for all major subdivision proposals and defines minimum requirements for its contents. The Environmental Assessment must address the requirements of M.C.A. 76-3-603, and clearly demonstrate that the proposed subdivision will have no adverse impacts on agriculture, agricultural water user facilities, local services, natural environment, public health and safety, wildlife and wildlife habitat, or the report must identify the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts. Provide a narrative that addresses each Section of the Environmental Assessment. In addition, respond to the following questions which address the primary review criteria. Where requested, provide maps and data sheets. All maps and data sheets shall be folded to 8½" x 11". Where appropriate, required information may be combined as long as the information is clearly presented. Where a plan is required, use the preliminary plat as a base map if practical and feasible.

Per M.C.A. 76-3-603, an Environmental Assessment must accompany the preliminary plat and must include the following information. For your reference, the bulleted list below summarizes the

Environmental Assessment requirements that will be fully satisfied by completing Parts 1 through 6 of this Section.

- **Environmental description.** Provide a narrative that describes:
  - Every body or stream of surface water that may be affected by the proposed subdivision,
  - Available groundwater information,
  - Topography,
  - Vegetation, and
  - Wildlife use within the area of the proposed subdivision.
- **Probable impacts.** A summary of the probable impacts of the proposed subdivision based on the primary review criteria described in M.C.A. 76-3-608;
- **A community impact report** containing a statement of anticipated needs of the proposed subdivision for local services, including education and school bus routes; Mountain Line bus routes, roads and maintenance; water, sewage, and solid waste facilities; and fire and police protection (per MCA 76-3-603(c)); See Section 6;
- **Coordination of roads.** A description that explains how the subdivision provides for coordination of roads within subdivided land with other roads, both existing and planned (per MCA 76-3-603(d) and MCA 76-3-501);
- **Land dedication.** A description of the dedication of land for roadways and for public utility easements (MCA 76-3-501(3));
- **Road improvements.** A description of the proposed improvements of roads (MCA 76-3-501(4));
- **Open space.** A description of how the subdivision provides adequate open space for travel, light, air, and recreation (MCA 76-3-501(5));
- **Sanitation.** A description of sanitary facilities (MCA 76-3-501(7)). The applicant may cross-reference Section J, the Water and Sanitation Report, and other relevant areas of the application;
- **Congestion.** A description of the proposed subdivision's mitigation measures to avoid or minimize congestion (MCA 76-3-501(8)); and
- **Avoidance of impacts.** A description of how the proposed subdivision will avoid unnecessary environmental degradation and danger of injury to health, safety, or welfare by reason of natural hazard, including but not limited to fire and wildland fire, or the lack of water, drainage, access, transportation, or other public services, or that would necessitate an excessive expenditure of public funds for the supply of services (MCA 76-3-501(9)).

**1. IMPACT ON AGRICULTURE:** Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to agriculture.

Agricultural land includes land used for agriculture or having a soil type defined by the Natural Resources Conservation Service as having agricultural importance, including prime farmland, prime farmland if irrigated, farmland of statewide importance, and farmland of local importance.

**Soil is classified as Prime Farmland if irrigated. Please see Section O for further detail.**

**a. Agriculture production.** Is the proposed subdivision located on land currently or previously used for agricultural production? **Yes**

If yes, identify the number of acres in production on a map. N/A The property is not currently in production.

**b. Description.**

i. Describe the productivity of the land and whether the subdivision would remove from production any agricultural or timber land. **The site had previously been used for livestock grazing and hay production. The property has sat idle for multiple years with no agricultural use. With little to no production in the recent years, it is not**



being used as agricultural land. No agricultural land will be removed because it is currently not used for that purpose. The status will remain the same developed or undeveloped.

- ii. Describe agricultural operations and other uses of land on the adjacent property. **The adjoining land to the north, east and west is currently used as agriculture land for hay production. The adjoining land to the south is residential.**
- iii. Describe what measures will be taken, if any, to control family pets. **Interaction of pets with the adjacent agricultural area will be similar to the existing development adjacent to the property. The Covenants will place restrictions on homeowners to control pets. See Section E.**
- vi. Describe any existing fence lines around the subdivision boundary, which protect agricultural lands under an ownership other than that of the subdivider, and describe any measures which will be taken to ensure that the owners of the subdivision will share with the owner of the agricultural lands in the continued maintenance of the fence. **The property is fully enclosed by a fence. Future plans for the adjoining ag parcels are unknown at this time. The property surrounding this project is for sale and will likely be developed into residential neighborhoods. Fence maintenance will be the responsibility of each lot owner.**

- c. **Soil type.** Is the proposed subdivision located on land with a soil type defined by the Natural Resources Conservation Services (NRCS) as having agricultural importance (Prime, Prime if Irrigated, Statewide or Local Importance)? **Yes**

If yes, which type(s)? **Prime farmland if irrigated.**

- i. **Soils map.** If yes, identify each area on a copy of the preliminary plat and provide a Soils Map and Table from the Soil Survey, published by the U.S. Department of Agriculture, the Natural Resources Conservation Service, and the Forest Service, showing the soil type(s) found within the proposed subdivision. See Section O for soil information.
- ii. **Soils assessment.** Provide a soils assessment per Section 5-020.14M. See Section O for soil information.
- iii. **Sewer and zoning.** If the soil type is defined as Prime or Prime if Irrigated, is the subdivision proposing or required to connect to sewer, or is the property unzoned?  
**Yes**
- iv. **Irrigation.** If the soil type is defined as Prime if Irrigated, is the property served by an existing, developed irrigation system or water right, including wells and adjacent irrigation ditches? **Yes**

- 2. **IMPACT ON AGRICULTURAL WATER USER FACILITIES:** Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to agricultural water user facilities.

- a. **Location.** Is the subdivision located on land with agricultural water user facilities or adjoining an agricultural water user facility? **Yes**
  - i. If yes, describe the facilities (irrigation ditch, well, etc.). **An irrigation ditch located at the southeast corner of the property. No other improvements exist onsite.**
- b. **Ditches.** Are any irrigation ditches located on or adjacent to the property? **Yes**
  - i. If yes, provide the name and contact information for the responsible ditch company.
  - ii. If yes, do you intend to provide access to the irrigation ditch for all lots? **No**

1. If no, if the average lot size in the proposed subdivision will be one acre or less, provide for disclosure notifying potential buyers that lots within the subdivision are classified as irrigated land and may continue to be assessed for irrigation water delivery even though the water may not be deliverable to the lots. The lots proposed are less than one acre.
- c. **Abandonment or transfer of water rights.** Does the subdivision involve the abandonment or transfer of water rights from the property being subdivided? **Yes**
    - i. If yes, provide documentation that the water rights have either been removed from the land or that the process has been initiated to remove the water rights from the land. Water rights are transferring currently. The water rights will be severed before the final plat is filed for any lot.
    - ii. If yes, the fact the water rights have been or will be removed from the land within the subdivision shall be denoted on the preliminary plat. See Preliminary Plat in Section A
    - iii. If no, the subdivider shall, unless otherwise provided under separate written agreement or filed easement, show on the preliminary plat, ditch easements for the unobstructed use and maintenance of existing water delivery ditches, pipelines, and facilities in the proposed subdivision that are necessary to convey water through the subdivision to lands adjacent to or beyond the subdivision boundaries in quantities and in a manner that are consistent with historic and legal rights. A minimum width of 10 feet is required on each side of irrigation ditch canals and ditches for maintenance purposes, unless a lesser width is agreed to by the owner of the ditch right.
  - d. **Removal of facilities.** Does the subdivision involve the abandonment or removal of agricultural water user facilities? **No**
  - e. **Maintenance.** Will the proposed subdivision or associated improvements alter access for maintenance of agricultural water user facilities? **No**
  - f. **Water availability.** Will the proposed subdivision or associated improvements alter the movement or availability of water? **No**
  - g. **Disturbance.** Will any proposed construction disturb an existing irrigation ditch or well or result in any changes to agricultural water use? **No**
3. **IMPACT ON NATURAL ENVIRONMENT:** Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to the natural environment.
    - a. **Public lands**
      - i. Is the subdivision proposal adjacent to public lands? **No**
        1. If yes, how will the proposed subdivision affect adjacent public land uses? **N/A**
        2. If yes, describe any applicable land management policies of any public lands adjacent to or near the proposed subdivision. **N/A**
        3. If yes, describe how access to public lands will be affected by this subdivision. **N/A**
    - b. **Historical features**
      - i. Are there are any known historic, paleontological, archaeological or cultural sites, structures or objects on or within a half-mile of the proposed subdivision? **No**

1. If yes, identify any known historical, paleontological, archaeological or cultural sites, structures and/or objects within a half-mile of the proposed subdivision, provide a site map identifying these features which may be affected by the proposed subdivision and describe any plans to protect such sites or properties. **N/A**
2. If yes, discuss the impact of the proposed development on any historic features, and the need for inventory, study and/or preservation with the State Historic Preservation Office (SHPO). Provide a written statement outlining any recommendations of SHPO and any plans for inventory, study and/or preservation and any mitigation planned to overcome any adverse impacts. **N/A**

**c. Water rights**

- i. Have the water rights been severed from the subject property? **No**

**d. Groundwater**

- i. Does high seasonal groundwater rise within 15 feet of the surface of the property?  
**Yes**
  1. When evidence of high groundwater or unstable soil is present, provide a groundwater drainage mitigation plan prepared by a licensed professional engineer to mitigate the problem. The plan shall include, but not be limited to, measures to prevent the migration of groundwater through water, sewer and drainage trenches. See Section M for groundwater study
- ii. What are the maximum and minimum depths to the water table, and on what dates were those depths determined? **See Section M for groundwater study**
- iii. What is the depth of aquifers and aquifer recharge areas from the surface of the property? **See Section M for groundwater study**
- iv. Describe the steps necessary to avoid depletion or degradation of groundwater recharge areas. **See Section M for groundwater study**

**e. Surface water**

- i. **Delineated floodplain.** Is any portion of the property within a FEMA-designated 100-year or Shaded Zone X floodplain? **No**
  1. If any portion of the property is within a FEMA-designated 100-year or Shaded Zone X floodplain, provide a map with a legend showing the designated areas, and/or areas removed by FEMA through a Letter of Map Amendment. See Section A for floodplain map
- ii. **Non-delineated floodplain.** Are any proposed building sites within 20 vertical feet and 1,000 horizontal feet of a stream draining an area of 15 square miles or more and in the same drainage basin, in an area where no official floodway delineation or floodway study of the stream has been made (in accordance with 3-010.2A)? **No**
  1. If any proposed building sites are within 20 vertical feet and 1,000 horizontal feet of a stream draining an area of 15 square miles or more and in the same drainage basin, in an area where no official floodway delineation or floodway study of the stream has been made (in accordance with Section 3-010.2A), submit a Flood Hazard Evaluation Report. **N/A**
- iii. **Mapping.** Locate on a plat overlay or sketch map all surface water and the delineated floodways that may affect or be affected by the proposed subdivision including natural water systems (streams, lakes, rivers, or marshes), artificial water systems (canals, ditches, aqueducts, reservoirs, irrigation or drainage systems), and land subject to flooding. **N/A**

- iv. **Description.** Describe all surface water that may affect or be affected by the proposed subdivision including name, approximate size, present use, and time of year that water is present. Describe the proximity of proposed construction (such as buildings, sewer systems, and roads) to surface waters. **N/A**
- v. **Wetlands.** If wetlands are present, the subdivider shall provide wetlands investigation completed by a qualified consultant using the U.S. Army Corps of Engineers' Wetlands Delineation Manual Technical Report Y-87-1 (1987 Manual). If the investigation indicates the presence of wetlands, a wetlands delineation shall be shown on the final plat. If any construction or changes are proposed which require a 404 Permit, the subdivider shall provide evidence of such permit to the planning department. **N/A**
- vi. **Water quality.** Please indicate which if any of the following water quality permits have been applied for and describe the reasons why these permits are required: **N/A**
  - 1. 310 Permit (Local Conservation District)
  - 2. SPA 124 Permit (Department of Fish, Wildlife, and Parks)
  - 3. Floodplain Permit (City Floodplain Administrator)
  - 4. Section 404 Permit, Section 10 Permit (U.S. Army Corps of Engineers)
  - 5. 318 Authorization (Department of Environmental Quality)
  - 6. Navigable Rivers Land Use License or Easement (Department of Natural Resources and Conservation)

**f. Vegetation and Riparian Resource Areas**

- i. **Plant types.** Describe the vegetative types by plant community, relative age, and condition. **The property is sparsley covered with alfalfa/grass mixture.**
- ii. **Measures to preserve existing vegetation.** Describe any measures that will be taken to preserve trees and other natural vegetation as much as possible (such as locating roads, lot boundaries, and planning of construction to avoid damaging tree cover). **No living trees exist onsite. No other measures will be taken to preserve natrual vegetation.**
- iii. **Critical plant communities.** Describe measures that will be taken to protect critical plant communities (such as keeping structural development away from these areas, and setting aside areas for open space). **No known critical plant communities exist onsite**
- iv. **Weeds.** Identify areas containing noxious weed growth. Describe proposed means of weed control, especially means to prevent weed growth on areas disturbed by construction. **See Section J for weed management plan**
- v. **Wetlands and riparian resource areas.** Are there any wetland and/or riparian resource areas on the property per Section 2-020.102? **No**
  - 1. If Riparian Resource Areas are within or adjacent to the proposed subdivision, provide a Riparian Management Plan per the submittal requirements in Sections 3-130.3 and 5-020.14L. Show areas of riparian resource and proposed buffers on a supplemental data sheet.
- vi. **Map.** Provide a map showing the distribution of the vegetation types (such as existing trees, vegetation clusters, marsh, grassland, shrub, coniferous forest, deciduous forest, mixed forest) and critical plant communities such as stream bank or shoreline

vegetation, vegetation on steep or unstable slopes, vegetation on soils highly susceptible to wind or water erosion. See Section A for existing vegetation map.

**g. Geology / Hydrology / Soils / Slopes**

- i. **Description.** Describe the geologic, soil, or topographic conditions and any measures that will be taken to address potential problems encountered in the construction of roadways, basements, water supply trenches, sewer supply trenches, septic tank and drainfield installation, and/or underground electrical and telephone lines.
  - ii. **Cut and fill.** Describe the location and amount of any cut or fill three (3) or more feet in depth and plans to prevent erosion and promote revegetation of those cuts and fills. **The NRCS classifies the soil as Desmet Loam. For more detail see Section M for the Groundwater Study and Section N for Geotechnical Engineering Report.**
  - iii. **U.S.G.S. topographic map.** Provide a detailed current U.S. Geological Survey topographic map with an outline of the subdivision clearly indicated. See Section A for USGS exhibit.
  - iv. **Limitations map.** Provide a Geologic / Topographic Limitations Map which locates any unusual geologic, soil, or topographic condition on the property which may limit the capability for building or excavation using ordinary and reasonable construction techniques. Conditions include, but are not limited to: shallow depths to bedrock, depth to aquifers and aquifer recharge areas (source: Montana Bureau of Mines and Geology Groundwater Information Center - GWIC), basin closures (Source: Department of Natural Resources, Missoula Regional Office), a high groundwater table, unstable or expansive soils, and slopes in excess of 25%. See Section M for the Groundwater Study and Section N for Geotechnical Engineering Report.
  - v. **Geotechnical report.** If the proposed subdivision includes land areas with the potential for landsliding, slope instability, or high ground water, provide a report by a qualified soil or geotechnical engineer indicating the locations, character, and extent of all areas subject to landsliding, slope instability, and high ground water, and prominently designate these areas on the preliminary plat and other records of conveyance. See Section N for Geotechnical Engineering Report.
  - vi. **Steep Slopes/Slope category map.** Does the subject property have slopes of 25% or greater? **No**
    1. If yes, designate these areas as "No-Build Zone/Steep Slope" on the plat.
  - vii. **Hillside density adjustment calculation worksheet.** If the subdivision has sites proposed for development located on slopes over fifteen (15) percent, submit a hillside report per the requirements in Section 5-020.14E and a density adjustment calculation worksheet per the requirements in Section 3-140.4. A hillside density adjustment calculation worksheet is available at the Development Services Office. N/A
- 4. IMPACTS ON WILDLIFE AND WILDLIFE HABITAT:** Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to wildlife and wildlife habitat.

- a. **Species types.** Per Montana Fish, Wildlife, and Parks maps and data, which species of fish and wildlife use the area to be affected by the subdivision? **See Section I for list of fish and wildlife species in the vicinity of the proposed subdivision.**
- b. **Wildlife mitigation.**
  - i. Describe any proposed measures to protect, enhance, or minimize degradation of wildlife habitat (such as keeping buildings and roads back from shorelines, setting aside marshland as open space, using a cluster development to limit development on sensitive areas). **The project site does not contain prime or sensitive habitat.**
  - ii. Describe any proposed measures to minimize or mitigate conflicts between residents and wildlife (such as covenants that require garbage and pet food to be kept indoors). **See Section E for covenants showing proposed measures to minimize conflicts between wildlife and residents.**
- c. **Map.** Provide a map identifying any known critical or key wildlife areas such as big game winter ranges, grizzly bear linkage corridors, waterfowl nesting areas, habitat for rare or endangered species, and wetlands and riparian resource areas per Montana Fish, Wildlife, and Park's maps and data and other appropriate resources. No known critical or key wildlife areas exist onsite. See Section A for Wildlife Exhibit showing Montana Fish, Wildlife and Parks data.

**5. IMPACTS ON PUBLIC HEALTH & SAFETY:** Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to public health and safety.

- a. **Air Stagnation Zone.** Is the property within the Air Stagnation Zone? **Yes**
- b. **Airport Influence Area.** Is the property within the Airport Influence Area? **Yes**
  - i. If the property is within the Airport Influence Area, provide a map showing the boundaries of the Airport Influence Area with the site identified and other sub-areas (such as Runway Protection Zone (RPZ), Extended Approach and Departure Areas (EADA), and the 65 dnL noise contour).
- c. **Avoidance and mitigation of hazards.** Describe avoidance or mitigation measures that are proposed to address identified hazard(s) and provide a map locating the hazards.  
Examples of health and safety hazards are:
  - i. areas containing high pressure gas lines or high voltage lines;
  - ii. land on or adjacent to Superfund or hazardous waste sites;
  - iii. land on or adjacent to abandoned landfills, mines, well, waste sites or sewage treatment plants; and
  - iv. areas identified as a high seismic hazard**N/A**
- d. **Nuisances.** If the proposed subdivision contains on-site or nearby off-site land uses that create a nuisance (such as noise, dust, smoke, or unpleasant odors), identify such nuisances and describe avoidance or mitigation measures that are being proposed to address them. **No known nuisances in the area. No need for mitigation is anticipated**

**6. COMMUNITY IMPACT REPORT & IMPACT ON LOCAL SERVICES:** Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed

avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to local services.

**a. Transportation facilities – motorized and non-motorized.** Describe the proposed subdivision’s mitigation measures to avoid or minimize congestion (MCA 76-3-501(8)); **The project is proposing an extension of Chuck Wagon Drive, Tenderfoot Way and Riata Road. New roads (Browning Road, Ruger Road, Winchester Drive, and Remington Drive) will be constructed and provide connectivity through the subdivision. The grid allows homeowners to exit the subdivision via Chuck Wagon Drive or Goerge Elmer Boulevard.**

- i. **Bridges and culverts.** Describe characteristics such as location, name, type, width, design load, and vertical clearance, of any existing or proposed bridges or culverts within the subdivision or on roads providing access to the subdivision. **A culvert will be placed over the existing irrigation ditch where Chuck Wagon Drive crosses. The proposed culvert will be sized accordingly.**
- ii. **Non-motorized transportation facilities.** Describe existing and proposed non-motorized transportation facilities that will serve the proposed subdivision, including sidewalks and bike lanes/stripping. **Existing sidewalks throughout the existing development to the south, new sidewalks throughout the proposed development, and a bike lane that will be constructed as part of Chuck Wagon Drive.**
- iii. **Bus Routes.** Provide a map showing the locations of any bus stops and turnarounds for school buses and public transit, or provide a narrative description of bus routes in lieu of a map. If the project is located on an existing school bus route, show the route and the nearest bus stop relative to the proposed subdivision. If a bus stop is proposed within the subdivision, indicate the type and location on a Supplemental Data Sheet. **See Section A for school bus stop locations**
- iv. **Roads.** Complete the following table to describe current conditions and, if applicable, any proposed improvements to roads serving the subdivision. If necessary, provide information about additional roads on a separate sheet.

<i>Road name</i>				
Onsite or offsite				
Right-of-way type (public/private) If public, state the jurisdiction.				
Right-of-way width				
Surface type (gravel, chip-seal, asphalt)				
Surface width and, if applicable, shoulder width				
Maximum grade				
Road length				
Maintenance responsibility (City, private )				
Road maintenance agreement (if private) (yes, no, or N/A)				
Curbs/gutters Drainage swales				

Sidewalk, trail, and boulevard widths				
Bike Lanes				
Estimated time for completion				
Road Classification (collector, arterial, etc.)				

1. **Year-round access.** If year-round vehicular access to all lots and common facilities within the subdivision is not provided, explain why. **N/A**
  
2. **Arterial access.** If access to any individual lot is directly from an arterial street or road, explain why access was not provided by means of a road with a lesser classification. **N/A**
  
3. **Private road access.**
  - A. Does access to the property cross any private properties not owned by the subdivider or property owner? **No**
    - i. If access to the subdivision is across private property not owned by the subdivider, provide a list labeled "Legal Access" containing the names and owners of those properties. Include documentation of perpetual legal access (including but not limited to easements, agreements, and access permits or other forms of access permission) or describe how perpetual legal access will be obtained prior to the filing of the final plat. The documentation must be sufficient to demonstrate perpetual legal access. The information must be provided for any access routes required. **N/A**
  - B. Are private roads proposed? **No**  
If private roads are proposed, include a private road maintenance plan in a development agreement or draft covenants. **N/A**
  - C. Are short courts proposed? **No**  
If short courts are proposed, provide a plan meeting the standards of Section 3-020.6B and a variance request addressing the criteria in Section 6-010. **N/A**
  - D. Are Homezone/Woonerf streets proposed? **No**  
If Homezone/Woonerfs are proposed, provide a plan meeting the standards of Section 3-020.7
  - E. Are Cul-de-sac/Circle/Loop streets proposed? **No**  
If Cul-de-sac/Circle/Loop streets are proposed, provide a plan meeting the standards of Section 3-020.5B and a variance request addressing the criteria in Section 6-010.
  
4. **Traffic impact narrative:**
  - A. What is the expected increase in the number of automobile trips per day that the proposed subdivision will generate? For traffic estimates, please reference the most recent edition of *Trip Generation: An ITE Informational Report*. **See Section L for Traffic impact Study**
  - B. Identify all existing transportation corridors, (including bicycle and pedestrian routes) within a quarter-mile radius of the project and provide a summary describing how this project is likely to impact those transportation corridors. **See Section L for Traffic impact Study**
  - C. What are the planned improvements to existing public and private access roads to mitigate the impacts anticipated from this subdivision? **See Section L for Traffic impact Study**



5. **Street and road plans**, including at a minimum, the following information:
  - A. Using the subdivision plat as a base map show the following:
    - i. Street names
    - ii. Right-of-way widths
    - iii. Surface widths
    - iv. Street grades
    - v. Type and location of sidewalks and curbs/gutters
    - vi. Minimum site distances and curb radii at corners
    - vii. Locations and characteristics of bridges and culverts
    - viii. Location of street lights
    - ix. For cul-de-sac streets, provide the widths of turn-around radii, minimum right-of-way widths at turn-arounds, minimum surface widths at turn-arounds and total length
    - x. Number and location of on-street parking spaces, if applicable
    - xi. Bike lanes – existing or proposed.  
See Section A for Grading, Drainage and Road plans
  - B. **Typical cross sections** including pavement and base thickness for each type of proposed road or road improvement proposed within the subdivision and adjacent to the subdivision which serves the subdivision.
  - C. **Road profiles and cross sections** for all proposed streets and roads which have grades exceeding seven (7) % or cuts/fills exceeding three (3) feet.
  
6. **Grading and drainage plans**, including at a minimum the following information:
  - A. Provide a report that addresses the following:
    - i. A description of the proposed storm drainage and calculations for a 10-year frequency 1-hour storm and a 100-year frequency 1-hour storm on site and a method to mitigate adverse impacts for a 100-year frequency 1-hour storm.  
See Section O for Grading and Drainage Report
    - ii. Conveyance, treatment, and disposal of storm water for both on-site and off-site facilities. See Section O for Grading and Drainage Report
  - B. Using the subdivision plat as a base map, show the following:
    - i. proposed grades of all streets;
    - ii. proposed drainage facilities for all lots, blocks, and other areas (show accurate dimensions, courses and elevations);
    - iii. graded slopes;
    - iv. existing and proposed contours; and
    - v. design for suitable drainage facilities for any surface run-off. If detention or retention areas are proposed, provide cross sections of the facilities and inlet and outlet location and elevations. See Section A for Grading, Drainage and Road plans
  - C. Provide a storm water pollution prevention plan (SWPPP) for all lots, blocks, and other areas (show accurate dimensions, courses and elevations). A SWPPP will be provided prior to Construction Approval
  - D. Submit a Slope Category Map showing grades between 5-10%, 10.01%-20%, 20.01%-25%, and over 25%.
  
7. **Traffic study.** Submit a Traffic Study if the proposed subdivision generates 200 or more average weekday daily trips and the City Engineer requires submittal of a Traffic Study. The Traffic Study must address the current capacities of adjacent roads and nearby intersections and provide an analysis of level of service (LOS) changes that will occur as a result of the development of the proposed subdivision.

Identify the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to transportation facilities. If the City Engineer determines that a Traffic Study is not required, submit written documentation indicating so. See Section L for Traffic impact Study

8. **Coordination of roads.** Describe how the subdivision provides for coordination of roads within subdivided land with other roads, both existing and planned (per MCA 76-3-603(d) & MCA 76-3-501 and Subdivision Regulations Section 1-030.3B). **This project will extend Chuck Wagon Drive, Tenderfoot Way and Riata Road. New Roads have been placed in a grid pattern for easy connection to other planned developments in the area.**
  9. **Right-of-way Easements.** Describe the dedication of land for roadways and for public utility easements or the provision for right-of-way easements per MCA 76-3-501(3) and Subdivision Regulations Section 1-030.3C. **Proposed Right of Way Easements have been shown on the Preliminary Plat**
- b. Utilities and Services:** Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to utilities.
- i. **Service providers.** List the following service providers and, if applicable, how the service will be provided:
    - Electricity: **Northwestern Energy**
    - Telephone: **Spectrum**
    - Natural Gas: **North Western Energy**
    - Cable TV: **Spectrum**
    - Solid Waste Collection and Disposal: **Republic Services**
  - ii. **Over-head utilities.** If any utilities are proposed to be over-head, explain why. **N/A**
  - iii. **Street lighting.** Is street lighting proposed? **No**  
If yes, who will install and maintain proposed street lighting?
  - iv. **Utilities Plan,** including at a minimum the following information:
    1. Existing and proposed utilities located on and adjacent to the tract, including:
      - a. The approximate location, size and depth of sanitary and storm sewers, or the location of septic tanks, subsurface treatment systems, replacement areas, detention/retention basins, and irrigation and storm drainage ditches.
      - b. Approximate location, size and depth of water mains, water lines, wells, and fire hydrants if within 500 feet.
    2. Approximate location of gas lines, electric, cable TV, and telephone lines and street lights. See Section A for Utility plan
- c. Water supply:** Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to water supply.
- i. **Water system.** Identify and describe the type of water supply planned for household use (such as, an existing public or multi-family system, new public or multi-family system or individual system). **Existing Public Water Supply - Missoula Water**

1. Water supply via wells require well isolation zones. Provide easements for well isolation zones encroaching onto adjoining private property.
  - ii. **Nearest public water main.** How far is the proposed subdivision boundary from the nearest public water main? **An existing watermain is located about 5' from the property line in Riata Road.**
  - iii. **Description of use.** Describe how water will be provided for household use. **Water main extensions within the proposed subdivison. Services will be provided for each lot.**
  - iv. **Capacity.** Indicate the number of gallons per day of water the proposed subdivision will require and whether the water supply is sufficient to meet the needs of the anticipated, final population of the subdivision. Are there any anticipated effects on existing water systems or wells within the area? **The project will demand 63,000 GPD on an average day. This figure accounts for domestic and irrigation flows**
  - v. **State standards.** Indicate whether the plans for water supply meet the standards of MDEQ for quality, quantity and construction criteria. **See Section P for Missoula Water availability letter.**
  - vi. **Existing public system.** If the subdivider proposes to connect to an existing water system:
    1. Identify and describe that system. **Missoula Water Company PWSID# 0000294**
    2. Provide written evidence that permission to connect to that system has been obtained. **See Section P for Missoula Water availability letter.**
    3. State the approximate distance to that system. **~ 5 feet**
    4. State the cost of extending or improving the existing water system to service the proposed development **Approximately \$700,000**
    5. Show that the existing water system is adequate to serve the proposed subdivision. **See Section P for Missoula Water availability letter.**
  - vii. **New public system.** If a separate public water system is to be installed, describe:
    1. Who is to install that system and when it will be completed. **N/A**
    2. Who will administer and maintain the system at the beginning of subdivision development and when subdivision is completed. **N/A**
    3. Provision of evidence that the water supply is adequate in quantity, quality, and dependability (75-6-102 MCA). **N/A**
  - viii. **Individual system.** If individual water systems are to be provided, describe the adequacy of supply of the ground water for individual wells or cisterns and how this was determined. **N/A**
- d. **Sewage disposal:** Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts.
- i. Identify and describe the type of sewage disposal system planned for the subdivision. **Extensions from the City of Missoula sanitary sewer system. Services will be provided to each lot.**
  - ii. How far is the proposed development boundary from the nearest public sewage system main? **Approximatly 190 feet from the southwestern property corner.**

- iii. Is the property currently wholly within a Wastewater Facility Service Area and eligible to access public sanitary sewer disposal facilities? **Yes**
  - 1. If yes, provide the approval letter from the City Sewer Service Review Committee certifying the property for connection to and usage of the public sanitary sewer system. **See Section P for Missoula Sewer availability letter**
  - 2. If any portion of the property is outside the Wastewater Facility Service Area, provide a copy of the City Council-approved Resolution expanding the Wastewater Facility Service Area to serve the property. **N/A**

e. **Schools:** Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to schools.

- i. Identify the name of the schools and school districts (elementary and secondary) that will serve the proposed subdivision. **Hellgate Elementary and Big Sky High school**
- ii. Estimate the number of school-aged children this subdivision is likely to add to the district. **Based on a multiplier range of 0.2 - 0.5. The subdivision may have anywhere from 31 to 76 school aged children at full subdivision build out.**

f. **Emergency Services:** Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to emergency services.

i. Complete the table below:

	Name of service provider	Distance between service provider and proposed subdivision
Fire protection	City of Missoula Fire Department	3 Miles to Latimer Street Station
Police protection	City of Missoula Police Department	4.5 Miles
Ambulance	St. Patrick Hospital	4.2 Miles

- ii. How will water supply for fire protection be provided? **Fire Hydrants spaced in accordance with International Fire Code and the Missoula Fire Marshal.**
- iii. Is the property, or any portion of the property, located within a Wildland Residential Interface? **No**
  - 1. If yes, include the standards in Exhibit 6 of the Subdivision Regulations in a development agreement between the governing body and the developer or in the covenants, except in those cases when the need to protect areas of riparian resources or habitat for species of special concern outweigh the danger of wildfire.
  - 2. If yes, does the subdivision design include more than one access route providing ingress and egress from within the subdivision that meets the standards contained in Section 3-020.4L for providing emergency travel? **N/A**
- iv. If the proposed subdivision is not within a fire district, provide an application for annexing into the appropriate fire district. **N/A**

**g. Housing:** Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to housing.

- i. Describe the total number of dwellings anticipated by type (such as single dwelling, multiple dwelling, or mobile home). **All homes will be a single dwelling. Some lots will share common walls.**
- ii. Estimate the market cost of the dwellings and rents for rental units in this subdivision. Estimation is around \$250,000 - \$300,000 per unit depending on type. Rental units will be between \$1200 - \$1700 per month.
- iii. What is the approximate average number of bedrooms per dwelling unit anticipated for the subdivision? **There will be 3 bedrooms on average**
- iv. Is the subdivision planned as a second home? **No**
- v. What is the expected date of full development and occupancy for this subdivision? **2027**

**i. Open space and parkland dedication:** Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to open space and park land.

- i. **Open spaces:** Describe how the subdivision provides adequate open spaces for travel, light, air, and recreation (per MCA 76-3-501(5)). **The existing park located in 44 ranch provides adequate open spaces for the subdivision.**
- ii. **Park land:** Complete the table below to calculate the park dedication requirement for the subdivision:

	<b>Lots 0-0.5 acres</b>	<b>Lots 0.51 – 1.0 acres</b>	<b>Lots 1.01 – 3.0 acres</b>	<b>Lots 3.01 - 5.0 acres</b>	<b>Lots &gt;5.0 acres</b>	<b>All Other Lots</b>	<b>Total</b>
No. of dwellings/ acre proposed or allowed by zoning	<b>1 or 2</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>		
Total acreage in lot category	<b>13.01 ac</b>					x	
Park dedication requirement	x 0.11	x 0.075	x 0.05	x 0.025	x 0	x 0.02	
Park dedication requirement	<b>=1.43 ac</b>	=	=	=	0	=	<b><u>1.43 ac</u></b>
Total parkland proposed							<b><u>cash in lieu</u></b>

- 1. How will the parkland requirement be satisfied (such as public parkland dedication, common area deeded to a property owner’s association, previous parkland dedication, cash in-lieu, or waiver of dedication)? **Cash in-lieu**

2. If common area is proposed, provide a description of the proposed park and recreation facilities, maintenance and development schedule. Describe how park and recreation facilities will be installed and maintained. Common areas must be installed, inspected, and approved prior to being turned over to the Homeowners' Association. **N/A**
3. If cash-in-lieu is proposed, describe the circumstances that make the parkland dedication undesirable. At the time the final plat is filed, an appraisal of the fair market value of the un-subdivided, unimproved amount of land that would have been otherwise dedicated to parkland will be required to be provided by the subdivider. **Adjacent to the property is a large park in 44 Ranch. Discussions with the City and neighbors have occurred. The consensus is the money is better spent for improving the large existing park.**
4. If the parkland requirement will be satisfied through a previous dedication, describe the original dedication and demonstrate how the previous dedication meets the requirements for this proposal. **N/A**
5. If this is a manufactured home community or recreational vehicle park, have plans been made to develop a recreation area? **No**
  - a. If yes, provide a proposed preliminary plan with as much applicable information as is required to be shown on a preliminary plat. **N/A**

**L. PRELIMINARY PLAT REQUIREMENTS:** Preliminary plat submittals must conform to the requirements of the Subdivision Regulations Section 5-010. The following list is provided in order to assist applicants in preparing preliminary plats; however, it is not intended to be an all-encompassing or exclusive list.

1. **Preparation:** The plat must be prepared by a professional land surveyor licensed to practice in the State of Montana.
2. **Format:** The size of the plat must be 24" x 36" with a 1½" margin on the binding side and should be folded to a maximum of 9" x 12". Each sheet shall show the number of that sheet and the total number of sheets included.
3. **Identifying Information:** The following identifying information must be clearly indicated on the plat.
 

<input type="checkbox"/> Subdivision or development name <input type="checkbox"/> Legal description <input type="checkbox"/> North arrow <input type="checkbox"/> Scale used on the plat	<input type="checkbox"/> Names of owner(s) of record and sub-divider(s) <input type="checkbox"/> Date plat was drawn
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4. **Survey Information:** The following survey information shall be shown on the preliminary plat or shall be contained in a written statement or supplementary drawing accompanying the preliminary plat:
  - Exterior boundaries of the platted tracts;
  - Approximate location of all section or legal subdivision corners pertinent to the subdivision boundaries. Township, range, principal meridian, section and quarter section(s) if portion of a section, or other general legal description;
  - Approximate dimensions and area of each lot. Lots and blocks shall be designated by number and area.
  - All streets, alleys, avenues, roads, and highways and the proposed width of each, with existing and proposed street names;
  - The area, locations, boundaries, and dimensions of all parks, common areas, and other areas dedicated for public use;
  - The total gross area of the subdivision and the total net area, exclusive of public areas and rights-of-way;

- Ground elevations of the tract: elevations and benchmarks. Contour intervals shall be vertical intervals of two (2) feet where the average slope of the subdivision is less than ten (10) percent and at intervals of five (5) feet where the average slope of the subdivision is ten (10) percent or greater;
- Approximate location and identification of all existing and proposed private and public easements and rights-of-way, including descriptions of their widths and purposes;
- Existing and/or proposed irrigation ditch easements;
- Easements for any feature or improvement that encroaches onto adjoining private property;
- Proposed locations of intersections, other access points and access control lines for any subdivision requiring access to major highways or thoroughfares, including those under state jurisdiction;
- Identified hazard areas shall be prominently shown on the subdivision plat and in other records of conveyance;
- Any proposed "No-Build Zones" and "No-Build/No-Alteration Zones";
- The area of the subdivision within the FEMA-designated floodway and/or flood-fringe, if applicable.

**Remington Flats Subdivision - Road Summary**

Road Name	Remington Drive	Chuck Wagon Drive	Chuck Wagon Drive	Browning Road	Tenderfoot Way	Ruger Road	Riata Road	Winchester Drive
Onsite or Offsite	Onsite	Onsite	Offsite	Onsite	Onsite	Onsite	Onsite	Onsite
Right-of-Way Type (Public/Private) if Public, State Jurisdiction	Public	Public	Public	Public	Public	Public	Public	Public
Right-of-Way Width	62 Feet	40 Feet	80 Feet	62 Feet	62 Feet	62 Feet	62 Feet	62 Feet
Surface type(gravel, chip seal, asphalt)	Asphalt	Asphalt	Asphalt	Asphalt	Asphalt	Asphalt	Asphalt	Asphalt
Surface Width and, if Applicable, Shoulder Width	38 Feet TBC to TBC	22 Feet TBC to EA	22 Feet EA to EA	38 Feet TBC to TBC	38 Feet TBC to TBC	38 Feet TBC to TBC	38 Feet TBC to TBC	38 Feet TBC to TBC
Maximum Grade	3%	3%	3%	3%	3%	3%	3%	3%
Road Length	1300 Feet	660 Feet	970 Feet	440 Feet	670 Feet	440 Feet	670 Feet	1300 Feet
Maintenance Responsibility (City, private)	City	City	City	City	City	City	City	City
Road Maintenance Agreement (if private) (yes, no, or N/A)	No	No	No	No	No	No	No	No
Curbs/Gutters Drainage Swales	Curb and Gutter	Curb and Gutter (East side Only)	Drainage Swales	Curb and Gutter	Curb and Gutter	Curb and Gutter	Curb and Gutter	Curb and Gutter
Sidewalk, Trail, and Boulevard Widths	5' Sidewalk 7' Boulevard	5' Sidewalk (East Side) 10' Boulevard (East Side) 2.5' Shoulder (West Side)	None	5' Sidewalk 7' Boulevard	5' Sidewalk 7' Boulevard	5' Sidewalk 7' Boulevard	5' Sidewalk 7' Boulevard	5' Sidewalk 7' Boulevard
Bike Lanes	None	None	None	None	None	None	None	None
Estimated Time for Completion	2021	2026	2022	2025	2024	2023	2022	2027
Road Classification (collector, arterial, etc.)	Low Density Urban Local Street	Urban Collector (With Parking)	Urban Collector (With Parking)	Low Density Urban Local Street	Low Density Urban Local Street	Low Density Urban Local Street	Low Density Urban Local Street	Low Density Urban Local Street