

Section Q: FIRE DEPARTMENT APPROVAL

- ✓ Fire Department Letter (2 pages)
- ✓ Fire Hydrant Exhibit (1 page)



406 ENGINEERING

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December 20, 2019

City of Missoula Fire Department
Dax Fraser, Fire Marshal
435 Ryman Street
Missoula, MT 59802

via email: dfraser@ci.missoula.mt.us

RE: Remington Flats Proposed Subdivision
Proposed development located at 2702 Roundup Drive
Parcel 9 of COS 3176, Section 12, T13N, R20W, P.M.M., Missoula County, Montana

Dear Dax:

Denali Development, LLC is proposing to subdivide the referenced 20 acres into 152 lots. Each lot will be a single-family residence, but up to 3 lots may share a common wall creating a tri-plex. There will also be stand-alone single-family residence and 2 lots sharing a common wall creating a duplex. Most residences will be around 1,500 Sq ft.

The project will be completed in 7 phases with most phases starting about 1 year after the other. Each phase is proposed to have fire protection infrastructure installed to accommodate the completed phase without reliance on future phases. During phases 2 – 5 Winchester Drive is proposed to be a construction entrance and future road base for the proposed road. The surface of that road as a construction entrance will be Recycled Asphalt (RAP) allowing for a T-turnaround at the end of each north-south roadway until Winchester Drive is completed.

Please review the enclosed Site Plan and fire protection infrastructure. The City of Missoula would like to have your approval on the project layout, fire protection infrastructure location, as well as the phasing plan, as it pertains to the Missoula Fire Department. They have also asked if you could provide a gallons per minute you would like to see at the fire hydrants proposed for this project. Please let us know if any other information is needed for your review. Otherwise, please sign this approval letter and mail or email it back with a desired Hydrant Flow Rate. We will need this verification to supply to DEQ, and the City of Missoula in their review of this proposed subdivision. Feel free to write a different letter on city letterhead if you prefer.

If you have any questions or need anything further needed for your review, please contact me.

Sincerely,
406 Engineering, Inc.

A handwritten signature in blue ink, appearing to read 'Brian Throckmorton', is written over a faint, larger signature.

Brian Throckmorton, PE

Enclosures: Site Map showing hydrant locations and Phasing

C. File and Scan (w/ enclosures)

The City of Missoula Fire Department has reviewed the proposed plans and proposed fire hydrant locations, for the Remington Flats Subdivision. The Department approves the proposed site plan and has no further recommendations for this development.



Signature

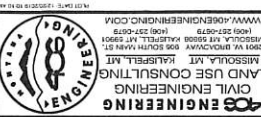
DAX FRASER

Print

12/23/19

Date

Fire Hydrants need to ~~be~~ be
1500 gpm minimum



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 SUITE 200
 MISSOULA, MT 59801
 (406) 543-8700

DESIGNED: SA
 DRAWN: SA
 CHECKED: ZZZ/2/19
 DATE: 7/23/19

PROJECT NAME: REMINGTON FLATS SUBDIVISION
 SHEET TITLE: PHASING PLAN
 PROJECT NO: 18-007
 SHEET: 1 of 1

