



406 ENGINEERING

1201 S. 6th Street W., Suite 102 | Missoula, MT 59801 | 406.317.1131
35 8th Street East | Kalispell, MT 59901 | 406.257.0679

April 5, 2024

Missoula Community Planning, Development &
Innovation
Attn: Dave DeGrandpre, AICP
435 Ryman
Missoula, MT 59802

RE: Aspire Subdivision, Annexation, & Zoning Upon Annexation 2nd Sufficiency Review

Dear Dave:

We are in receipt of your information request letter dated March 15, 2024 for the above-mentioned subject. Please consider the following responses to each of your comments in the order presented in the letter. Your comments are provided in ***bold italics*** with our response in normal font.

PRELIMINARY PLAT

1. ***Please rename Junction Way as the City cannot accept street types as road names.***

Junction Way has been renamed Jumbo Drive and will be changed on associated documents.

2. ***Please rename Aspire Alley as it too closely resembles Aspire Loop and the word alley cannot be included in a road name. We would prefer (new name) Lane.***

Aspire Alley has been renamed Lupine Way and will be changed on associated documents.

3. ***The easements on Lots 61-62 and 62/63: The easements are for services to the lots, not public, so please make the easements for the benefit of the appropriate lots.***

These easements have been adjusted on the Preliminary Plat (See Section A)

PHASING

4. ***Please update the phasing plan as shown on the attachment.***

The Phasing Plan has been adjusted, Also the CCR's have been adjusted to accommodate maintenance of sidewalks and boulevards for a phase prior to the creation of a lot in a future phase (See Section A and Section E)

OFF SITE ROAD IMPROVEMENTS

5. ***The Sommers Street bus stop needs to be on Speedway and sidewalks need to be shown to bus stop. Provide documentation that Mountain Line approves offsite improvements. (3-020.4.G)***

Please see attached email from Mountain Line regarding bus stop locations. Locations will be determined during the final design phase of each phase.

6. ***Please provide documentation of coordination with Missoula County Public Works regarding offsite transportation improvements including a timeline of all County improvements along with which phase each improvement will be installed.***

Please see the attached email from Shane Stack with Missoula County regarding the coordination of Sommers Street.

7. ***Watermain improvements in Sommers needs to be constructed prior to road improvements – when is this proposed to occur?***

Please see the updated offsite improvement plans referencing the water main improvements in Sommers Street and the phases at which the improvements will occur. (See Section A)

FIRE

8. ***Hydrants need to be relocated to approved fire locations - see fire attachment. We know that the back lot will not have 250' of cover but City Fire would prefer hydrants located at intersections and not mid-block. (5-020.12)***

Fire Hydrants were originally not thought to be needed (see attached email from the City of Missoula). The ones shown as part of the first sufficiency package were at the request from the City of Missoula but did not have fire approval. Full location approval from the City of Missoula and Missoula Fire Department will happen during the design phase each phase of the subdivision. Locations requested from Engineering staff are included in this submittal for use in final design phase.

ROADS

9. ***Show Waterside Drive as a single profile, as road will be constructed first and other roads tie into this main road. (3-140.6.C)***

In discussions with engineering staff it was discussed that Waterside Drive will have an intersection in the northern section and the large more predominant road in that area will be Aspire Loop, so it is not intended to be one profile.

10. ***Provide road section for 25-foot ROW Waterside Lane (alley). (3-020.C)***

A road section has been added to the preliminary road drawings. (See Section A)

11. ***Sheet D1 - There are three Waterside Drive page 21 of 22 both former rear lanes are named as such, ensure proper road name changes are on all pages of sufficiency submission.***

The road names now correctly label in the preliminary road drawings (See Section A)

12. Mid-block crossing needs to have ladder paint on crossing (not sufficiency)

This is noted and will be included in Final Design drawings.

WATER

13. The water plans need a lot of work (showing water mains joining at acute angles, high points in their profiles, etc.) but again this can be addressed in the Stage process. (not sufficiency)

This is noted and the drawings will have a lot of work done during the design stage.

14. Sewer and Water Report – Flow rate calculations need to get updated with City of Missoula standard flow rates in the Public Works manual (not just use DEQ numbers). (not sufficiency)

This is noted and for the design stage the City of Missoula stand flows will be used to ensure adequate flow rates for design and usage.

15. Provide Sommers to Dakota 12" watermain extension prior to Phase 3. For sufficiency provide plan view design. (MCPWSS 4.2.3)

Please see offsite improvement drawings showing the plan view of the proposed 12" water main. This will need to be in two parts. During Phase I the portion under Sommer's Street will need to be constructed. The remaining portion will be during Phase III. The developer recognized that this section will be in partnership with the City of Missoula, and will either install this section with some financial help from the City or need to provide financial help to the City of Missoula for the installation of this portion. (See Section A)

Due to the uncertainty of installation, a condition of approval stating the watermain will need to be installed as part of Phase III of the subdivision and coordination of construction between the developer and the City of Missoula will need to take place to determine design and construction responsibilities.

SEWER MAIN PLANS

16. Clarify the proposed sewer main size. The sewer report indicates 8" sewer but Sewer Main Plan & Profile Sheet 7 of 16 calls out a 10" main. Additionally, sewer main size downstream of MH-(73) is not stated in plan/profile sheets. (Required for sufficiency)

The plan and Profile for this section has been adjusted to show an 8" sewer main. The report was correct in stating an 8" main. (See Sewer drawings in Section A)

17. Confirm that connection to wet well is feasible given the other sewer main connections. (Required for sufficiency) (MCPWSS 5.2.7)

The project will be connecting to the manhole directly outside of the wet well. A profile to this manhole showing the existing manholes elevations is now included in the Sewer Drawings. (See Section A)

- 18. Confirm Lots 1-5 are buildable with the existing sewer main easement. (Required for sufficiency) (MCPWSS 5.2.7)**

Attached is an exhibit showing the outline of the proposed home for Lots 1-5 showing the constructability of each lot. (See Attachment)

- 19. Gravity sewer services will be required for all lots. Ejector pumps will not be permitted. Gravity mains will be required for lots 1-18, 100-110. Confirm that lots 142-153 can discharge to existing sewer by gravity services or provide new gravity sewer main. (Required for sufficiency) (MCPWSS 5.3.1)**

Sewer mains have been added to Sommers Street to ensure gravity is possible for each proposed lot. As full design takes place for each phase a request to remove these may happen if the proposed lots can gravity flow to the existing sewer mains. (See Sewer Plans in Section A)

GRADING AND DRAINAGE PLAN

- 20. Pre- and post-development condition analysis areas should have matching extents or provide justification for variations. (Required for sufficiency) (MCPWSS 6.2.1)**

The post-development analysis area has been revised to match the pre-development analysis area. The post-development analysis area includes more subbasins due to the larger basins being modified by roadways. The analysis areas are shown on Appendices A and B of the revised stormwater report (See Section N).

- 21. Post-development conditions need to consider run-on from upgradient areas. (Required for sufficiency) (MCPWSS 6.2.1)**

Run-on from upgradient areas is included in calculations for post-development flow. The off-site contribution area is shown in Appendix B of the revised stormwater report. Additional discussion on offsite drainage is included in Section 2.2 of the report (See Section N).

- 22. Discuss multifamily stormwater control in greater detail. Runoff originating in parking lots and from multifamily roofs should be infiltrated by private sumps outside of the ROW. (Required for Sufficiency) (MCPWSS 6.2.4)**

The multifamily lots will each need to submit an individual drainage plan for zoning compliance prior to construction. For the revised report, flow and volume are estimated for these lots as Basin DD. It is estimated that 7 sumps will need to be installed to collect this runoff. The Alleys are evaluated separately as Basins BB and CC. Both alleys will require 2 sumps to infiltrate the runoff (See Section N).

- 23. Measured infiltration rates vary widely between test pits (28,826-in/hr to 126-in/hr). Applying the lowest measured infiltration rate for design of the entire site will result in an excessive number of drywells. Subsequent detailed design should seek to optimize the number of dry wells. (Not required for sufficiency)**

Infiltration rates for design calculations have been revised to use more than the most conservative result. Additional discussion is included in section 3.2.c) v of the revised Stormwater Report (See Section N).

24. *Catch basins need to be on uphill side of curb ramps.*

Catch basins are located uphill of curb ramps and at the low spot in drainage basins as shown on Appendix B of the revised Stormwater Plan (See Section N).

PARKLAND

25. *Assuming several issues can be worked out, the City has agreed to take ownership of the new park, and maintenance of Canyon View Park, if the new park is designed in a cohesive way that functions as one larger park. Please change the labels on the plat from common area to parkland.*

This label has been changed on all documents. (See Planning Maps in Section A)

26. *The swale shown within the riverside parkland is a private stormwater feature. Please locate the swale on the lots to prevent stormwater from impacting the parkland and provide an appropriate easement on the plat.*

At the Request of the City of Missoula this swale has been removed as it was for storm drainage for the proposed trail. (See Grading and Drainage Plans in Section A)

27. *City Parks and Recreation requires vehicular maintenance access through the riverside park. There is an existing 1-foot no-access strip between the sewer maintenance easement on Waters Edge Subdivision that will not be lifted. The existing pedestrian access between Lot 78 and 79 should be widened to 20 feet to accommodate maintenance vehicles, and there must be enough space for vehicles to turn around at the north end of the trail.*

Both of these requirements have been updated on the preliminary plat. (See Preliminary Plat in Section A)

RIPARIAN RESOURCE PLAN

28. *Page 3 states the open space and riparian areas will be maintained by the Aspire Subdivision Homeowners Association and dedicated as common area. The City of Missoula Parks and Recreation Department has agreed to accept and maintain the riverfront area if this subdivision is approved and platted, as stated elsewhere in the application materials. Please modify the Riparian Resource Plan text to be consistent with the current proposal for riverfront ownership and maintenance.*

This has been adjusted to list The City of Missoula Parks and Rec Department as the responsible party for maintaining the riparian area.

Additional Information Requested

29. Concerns over stormwater leaving individual properties and running onto the river front trail In discussions with the City of Missoula, a proposed condition to be added to the plat would state:

“Lots 32 through 83 shall maintain and manage all stormwater within the bounds of each individual lot, except for that stormwater that may be directed to the City Right of Way of Waterside Drive. This is specifically intended to keep storm water from leaving each lot in an easterly direction toward the Clark Fork River.”

30. Additional variance request regarding lots 62, 65, and 66 not having adequate access.

A seventh variance was added to the application requesting to have lots 62, 65, and 66 front a common pedestrian path and rear of the structures with garages front an alley drive.

Thank you for your comments and the opportunity to respond to them. Please let me know if you have any additional questions or require any additional information for your review.

Sincerely,
406 Engineering, Inc.



Brian Throckmorton
CEO

Enclosures: As listed above in letter.

https://406engineeringinc.sharepoint.com/Shared Documents/406 Work/1_Projects/2021 Projects/21-001 DeNova Homes/4_PLANNING/2.Subdivision Application/_Deficiencies/4. Second Sufficiency Deficiency/2024-04-05.mcpdi.sufficiency 2nd.docx
Friday, April 05, 2024, 3:23 PM

From: [Spencer Starke](#)
To: [Brian Throckmorton](#); [Colin Woodrow](#); [Dan Stone](#)
Subject: RE: Bus Routes for East Missoula and Aspire Subdivision
Date: Wednesday, April 3, 2024 1:59:39 PM
Attachments: [image001.png](#)

Hi Brian,

We will not be requesting any amenities as a result of this Subdivision. As you mentioned, there is a high likelihood that the route 4 will be rerouted, we don't know what that will look like or whether the route will be within the scope of the Aspire Subdivision.

Best,

Spencer Starke

Associate Planner
Mountain Line (MUTD)
406.543.8386 (o)
sstarke@mountainline.com

Mountain Line



Benefits Us All.
mountainline.com



From: Brian Throckmorton <briant@406eng.com>
Sent: Tuesday, April 2, 2024 4:13 PM
To: Colin Woodrow <cwoodrow@mountainline.com>; Dan Stone <dstone@mountainline.com>; Spencer Starke <sstarke@mountainline.com>
Subject: RE: Bus Routes for East Missoula and Aspire Subdivision

[EXTERNAL EMAIL] CAUTION: This email originated from outside of the organization. Be cautious with any links or files contained within.

Hi Guys, I just wanted to follow up to see if you had any comments on my previous email. We are hoping to resubmit this but the City is requesting some comment back from MUTD before we can submit.

Thanks!

Brian Throckmorton, P.E.

406 Engineering Inc.
(406) 579-9041 (c)
(406) 317-1131 (o)

From: Brian Throckmorton

Sent: Wednesday, March 27, 2024 3:07 PM

To: Colin Woodrow <cwoodrow@mountainline.com>; dstone@mountainline.com;
sstarke@mountainline.com

Subject: Bus Routes for East Missoula and Aspire Subdivision

Hi Colin, Spencer, and Dan,

I just wanted to follow up on the quick conversation that Colin and I had earlier today regarding a subdivision (Aspire) we are working on East Missoula. As part of the last deficiency from the City of Missoula on our submittal we received a comment to coordinate with Mountain Line on locations of bus stops for the infrastructure (both offsite and onsite) that we are working on.

Talking to Colin today it sounds like the bus routes for East Missoula may be adjusted with upgrades to Hwy 200, but also there is a chance you may want to bring service through Aspire. We are happy to design and install bus stops anywhere Mountain Line thinks they are appropriate with the infrastructure we are working on but unfortunately, we need to respond back to City early next week, so waiting for this to be figured out isn't an option for us right now. I am hoping you guys could help us in responding back the City with some kind of condition that once you know where you would like the bus routes for East Missoula to go, we could coordinate and install any bus stops that would be part of our infrastructure (including our offsite improvements of Sommers Street).

Thank you and please feel free to reach out with any questions!

Brian Throckmorton, P.E.

CEO

406 ENGINEERING

(406) 579-9041 (c)
(406) 317-1131 (o)
1201 S. 6th St. W. #102
Missoula, MT 59801
406engineeringinc.com

From: [Dave DeGrandpre](#)
To: [Shane Stack](#)
Cc: [Brian Throckmorton](#); [Brent O'Connor](#); [edickson](#)
Subject: RE: Sommers Street - Aspire Subdivision Coordination
Date: Thursday, March 28, 2024 10:09:22 AM
Attachments: [image001.png](#)

Hi Shane,

Thank you for the message. It will help me document that coordination efforts have taken place and are ongoing for the public review process.

Dave DeGrandpre, AICP | Planning Supervisor
Community Planning, Development & Innovation
435 Ryman Missoula, MT 59802
406.529.0709 | degrandpred@ci.missoula.mt.us



Promoting equitable growth and a resilient, sustainable community.

From: Shane Stack <sstack@missoulacounty.us>
Sent: Thursday, March 28, 2024 9:44 AM
To: Dave DeGrandpre <DeGrandpreD@ci.missoula.mt.us>
Cc: Brian Throckmorton <briant@406eng.com>; Brent O'Connor <boconnor@missoulacounty.us>; edickson <edickson@missoulacounty.us>
Subject: Sommers Street - Aspire Subdivision Coordination

Hi Dave,

Brian Throckmorton reached out and shared a letter from the City related to the Aspire subdivision in East Missoula. There was language in the letter related to the coordination efforts by the Aspire Subdivision developers with Missoula County. Brian asked that I share information on the coordination of Sommers Street improvements.

Brian and his staff have met with Missoula County and have shared draft plans. The county in general has agreed to the plans as presented with the details still needing to be addressed. I believe as the subdivision advances in the process, Brian and his team will continue sharing plans for comments and approval by the county.

I appreciate the developer's efforts to mitigate the development impacts to the East Missoula community. It will be a major improvement to Sommers Street. As MDT, the City, and the County begin to plan the improvements on Hwy 200 through East Missoula, we will make sure and coordinate efforts so that throw away costs are minimized.

I also appreciate the City making sure that the coordination with the county is occurring.

If you have questions, feel free to reach out.

Best,
Shane



Shane Stack, P.E.

Chief Public Works Officer

Missoula County Public Works

406.258.4818 or 406.830.0103

sstack@missoulacounty.us

missoulacounty.us

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From: [Sean Amundson](#)
To: [Brian Throckmorton](#)
Subject: FW: Accela Questions
Date: Wednesday, April 3, 2024 1:29:10 PM
Attachments: [image001.png](#)
[image002.png](#)

Sean Amundson



(406) 529-8945 (c)

(406) 317-1131 (o)

1201 S. 6th St. W. #102

Missoula, MT 59801

406engineeringinc.com

From: Steve Reichert <ReichertS@ci.missoula.mt.us>
Sent: Thursday, April 13, 2023 3:45 PM
To: Jacob Zimmerman <jacobz@406eng.com>
Cc: Sean Amundson <seana@406eng.com>
Subject: RE: Accela Questions

Afternoon Jake, subdivisions don't go through the stage process (PWI/Accela). Those are still submitted through Planning and their application process. Once you receive approval on the subdivision and are ready to submit infrastructure plans, which should be Stage 3 plans, that will go through Accela.

I don't believe you need hydrant locations approved by Fire for your subdivision application. We ask for that approval in the stage process but now that we are in Accela and Fire is reviewing those plans, that approval will be done on the plans you submit.

Steve

From: Jacob Zimmerman <jacobz@406eng.com>
Sent: Thursday, April 13, 2023 3:38 PM
To: Steve Reichert <ReichertS@ci.missoula.mt.us>
Cc: Sean Amundson <seana@406eng.com>
Subject: Accela Questions

Hi Steve,

We're working on having the Aspire subdivision application completed in about a month. In terms of submission, do these all go through the Accela portal now? We submitted a stage one for engineering but have the other planning materials to submit. Is there any link between the Engineering and Planning applications, or do we create another Planning project? Do we also need

to request fire chief approval through the fire tab for hydrant locations, or can we reach out to Dax personally?

Thanks for the help,
Jake

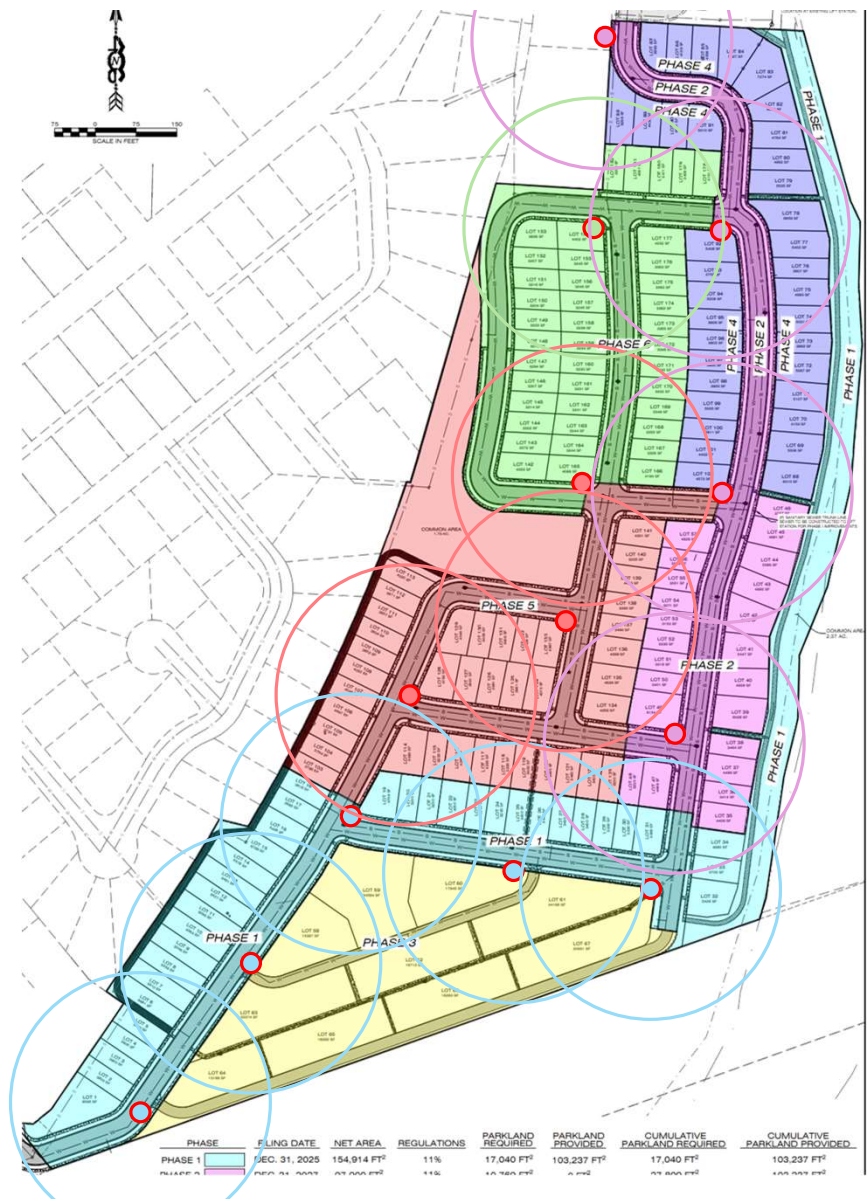
Jake Zimmerman, P.E.
Project Manager

406 ENGINEERING

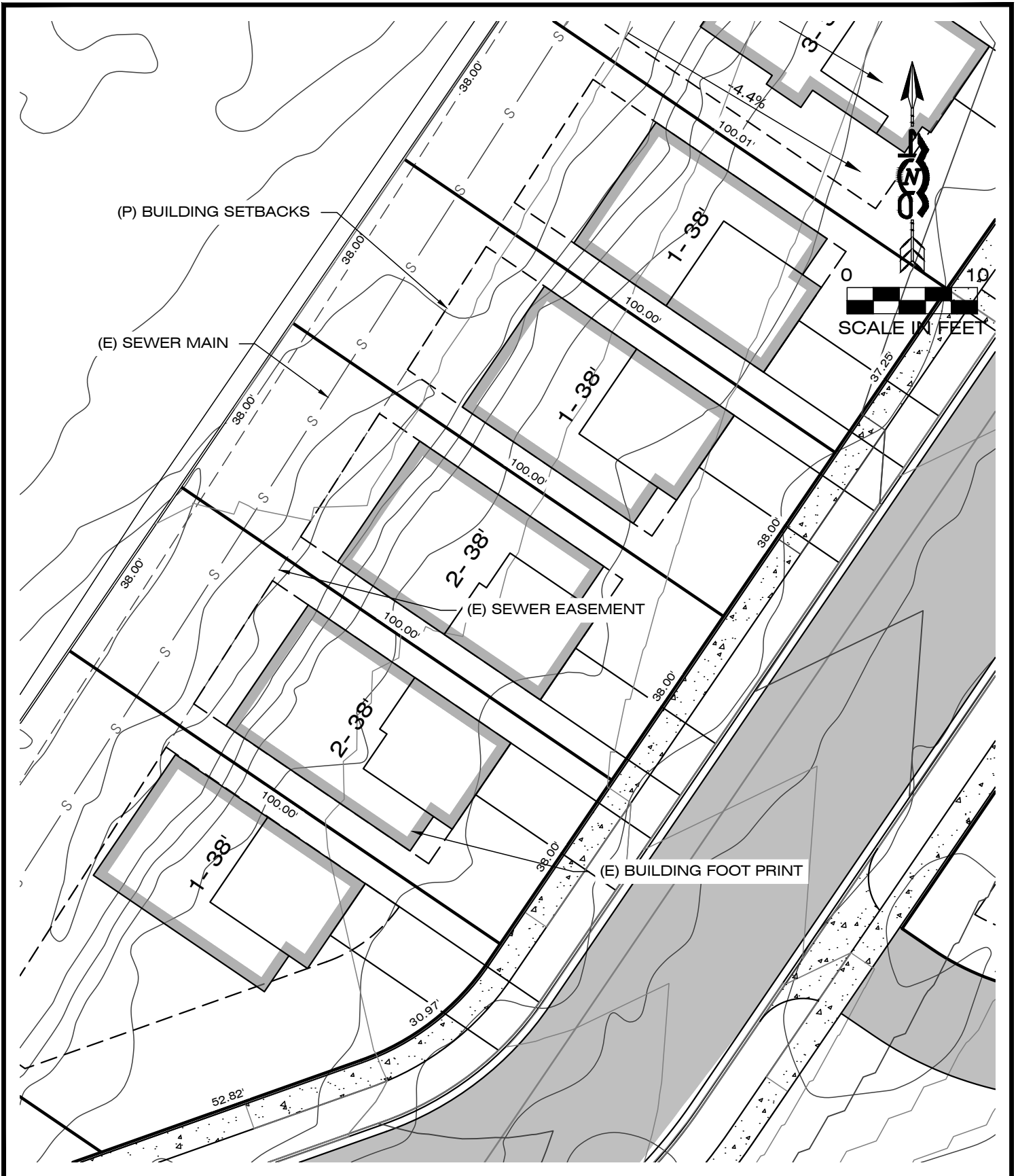
(406) 898-7576 (c)
(406) 317-1131 (o)

1201 S. 6th Street W. #102
Missoula, MT 59801

406engineeringinc.com



PHASE	FILING DATE	NET AREA	REGULATIONS	PARKLAND REQUIRED	PARKLAND PROVIDED	CUMULATIVE PARKLAND REQUIRED	CUMULATIVE PARKLAND PROVIDED
PHASE 1	DEC. 31, 2025	154,914 FT ²	11%	17,040 FT ²	103,237 FT ²	17,040 FT ²	103,237 FT ²
PHASE 2	DEC. 31, 2027	100,000 FT ²	11%	11,000 FT ²	0 FT ²	28,040 FT ²	103,237 FT ²



406 ENGINEERING

CIVIL ENGINEERING
LAND USE CONSULTING

1201 S. 6th St. W.
Missoula, MT 59801
(406) 317-1131

35 8th St. E.
Kalispell, MT 59901
(406) 257-0679

www.406engineeringinc.com

LOTS 1-5

ASPIRE SUBDIVISION

SEC. 19, T.13N, R.18W, AND

SEC. 24, T.13N, R.19W, P.M.M.

MISSOULA COUNTY, MONTANA

PRO#:21-001

TAB: LOTS 1-5

DRAFTER:BT

DATE: APRIL 2024

SHEET 1 OF 1