

Aspire 2nd sufficiency

Preliminary Plat

1. Rename Junction Way we cannot have street types as road names.
2. Change Aspire Alley name, we cannot have Aspire Loop and Aspire Alley. Alley also cannot be included in road name. Change name accordingly, we'd prefer (new name) lane.
3. Easement on Lot 61/62 and Lot 62/63 – They are showing a PUE for water and sewer services. These are easements for services and don't need to be Public. Either make it public or private for the use and benefit of lots designated (5-010.4.H)
4. Provide Waterside In ROW easement in phase 1.

Phasing

5. Update phasing plan, see phasing attachments.

Off Site Road Improvements

6. Sommers St. Bus stop needs to be on Speedway both direction and sidewalks need to be shown to bus stop. Provide documentation that Mountain Line approves offsite improvements. (3-020.4.G)
7. Please provide documentation of coordination with Missoula County Public Works regarding offsite transportation improvements. Provide a timeline of all county improvements along with which phase each improvement will be installed. E-mail upload is not sufficient.
8. Any watermain improvements in Sommers needs to be constructed prior to road improvements.

Fire

9. 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 fire said they would prefer hydrants located at intersections and not mid-block. (5-020.12)

Road

10. Show Waterside lane as a single profile, as road will be constructed first and other roads tie into this main rd. (3-140.6.C)
11. Row width on road section – ROW varies – provide minimum 62' width and provide minimum width for boulevard. (3-020.C)
12. Provide road section for 25 foot ROW Waterside Ln. (3-020.C)
13. D1 - there are 3 Waterside Dr page 21 of 22 both former rear lanes are named as such, ensure proper road name changes are on all pages of sufficiency submission.
14. Mid-block crossing need to have ladder paint on crossing (not sufficiency)

Water

15. They need to do a lot of work on their water plans (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](#))

16. 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). Again this can be a stage process correction. ([not sufficiency](#))
17. Provide Sommers to Dakota 12" watermain extension prior to phase 3. For sufficiency provide plan view design. (MCPWSS 4.2.3)

Sewer Main Plans

18. 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)
19. Confirm that connection to wet well is feasible given the other sewer main connections. (Required for Sufficiency)(MCPWSS 5.2.7)
20. Confirm Lots 1-5 are buildable with the existing sewer main easement. (Required for Sufficiency) (MCPWSS 5.2.7)
21. 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)

Grading and Drainage Plan

22. Pre- and post-development condition analysis areas should have matching extents or provide justification for variations. (Required for Sufficiency) (MCPWSS 6.2.1)
23. Post-development conditions need to consider run-on from upgradient areas. (Required for Sufficiency) (MCPWSS 6.2.1)
24. 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)
25. 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](#))
26. Catch basins need to be on uphill side of curb ramps.