



**Missoula City Board of Adjustment  
Agenda**

**Date:** September 23, 2020, 6:00 PM

**Location:** Live Stream and On Demand: <http://www.ci.missoula.mt.us/webcasts>  
Watch Live on Cable TV Channel 190  
YouTube Live Stream and On Demand:  
<https://www.youtube.com/channel/UC5fnfMPFGSk8Gwq6F5UoqGg>  
Live call in phone numbers: 1 (253) 215-8782 1 (888) 475-4499 (landlines only) Meeting ID:  
960 049 3694

**Members:** Sandy Mitchell , Patrick Bridegam, Hans Hoffman (chair), Lance Koch ,  
John Newman (vice chair), James Sage, Katelyn Hepburn , Don Briggs (Alternate 1)

*If anyone attending this meeting needs special assistance, please provide 48 hours advance notice by calling Development Services at 406-552-6630.*

**Pages**

1. Call to Order
  2. Roll Call
  3. Approval of Minutes from August 26, 2020 1
  4. Public Comment
  5. Staff Announcements
  6. Public Hearings
  - 6.1 Public forum for the University of Montana regarding the removal of housing to expand a parking lot onto the residentially zoned parcel located at 907 E. Beckwith Ave. 3

Emily Gluckin

**Recommended motion:**  
Not applicable. State law indicates the Board of Adjustment has no power to deny the proposal but shall act only to allow a public forum for comment.
  7. Other Business
  8. Adjournment
-



## **Missoula City Board of Adjustment Minutes**

August 26, 2020, 6:00 PM

Virtual Meeting: Live Stream and On Demand: <http://www.ci.missoula.mt.us/webcasts>

Watch Live on Cable TV Channel 190

YouTube Live Stream and On Demand:

<https://www.youtube.com/channel/UC5fnfMPFGSk8Gwq6F5UoqGg>

Live call in phone numbers: 1 (253) 215-8782 1 (888) 475-4499 (landlines only) Meeting ID: 960 049 3694

Voting members present: Sandy Mitchell (vice-chair), Patrick Bridegam, Hans Hoffman (chair), Katelyn Hepburn (Alternate 1), Don Briggs (Alternate 2)

Regular member(s) absent: Lance Koch, John Newman (vice chair), James Sage

### **1. Call to Order**

Hans Hoffman called the meeting to order at 6:05 p.m.

### **2. Roll Call**

Staff called the roll.

### **3. Approval of Minutes from June 24, 2020**

The minutes were approved as submitted.

### **4. Public Comment**

There was no public comment.

### **5. Staff Announcements**

Cassie Tripard, Development Services, introduced herself.

### **6. Public Hearings**

#### **6.1 Public forum for City Parks and Recreation regarding the construction of new bathroom enclosures within the front setback at Rose Park and Westside Park.**

Cassie Tripard, planner with Development Services, presented on the proposed bathroom enclosures at two park locations in Missoula: Rose Park and Westside Park. She reviewed the zoning of the parcels surrounding the parks, and where the placements of the enclosures will be. The structures will partially enclose a portalet, or portapotty.

The proposed enclosures are in line with Crime Prevention through Environmental Design principles. Placing the bathrooms in a highly visible location allows the public to

passively monitor the location to prevent vandalism and other criminal behavior. In addition, by placing the portalets in the setback, it allows for easier maintenance.

When an agency intends to use or development land contrary to the zoning regulations, the Board of Adjustment shall hold the public hearing as a public forum and shall have no power to deny or condition the proposed use, but shall act only to allow a public forum for comment on the proposed use.

Citizen Maria Chesnut lives in the area of Rose Park, across the street from the proposed bathroom location. She was opposed to the portalet and it intruding into the setback. She was concerned about the cleanliness of the bathroom, as well as crime. She suggested that events intending to use Rose Park rent a portalet, as needed.

Nathan McLeod from the Parks and Recreation department responded to Ms. Chesnut's concerns. He stated that research has shown that barriers to people using parks include off-leash dogs and lack of bathrooms. Further, he explained that elderly veterans come to see the memorial and the park, and that this is a part of a full ADA project to provide accessibility to the rose garden and the Vietnam memorial.

Citizen Steven Pulito, a homeowner directly across from the proposed portalet solution in Westside Park, opposed the construction. He provided written comments as well (attached). Mr. Pulito voiced his concerns. He asked that Parks and Rec consider a more permanent solution.

Mr. McLeod responded by explaining that the temporary solution of portalet provides a number of benefits including the ability to remove them if there is a problem with inappropriate behavior or vandalism, for example. These benefits are partially behind the reason why Parks and Rec have gone with portalet enclosures in a lot of Missoula parks.

Mr. Pulito voiced additional concerns over public response to this item, and the ability of the neighborhood of Westside Park to respond. Mr. McLeod reviewed the process for such an item, and that this is the last step in that process. He further explained that Parks and Rec tried to use the Master Plan to gauge the neighborhood's desires for proposed amenities. He stated that the opening will be facing the park and that the enclosures of more ascetically pleasing than a portalet alone.

A board member asked if the portalets will be locked. The Parks department stated that the answer to this question could depend on how the portalets are being used (or abused).

Not applicable. State law indicates the Board of Adjustment has no power to deny the proposal but shall act only to allow a public forum for comment.

**7. Other Business**

There was no other business.

**8. Adjournment**

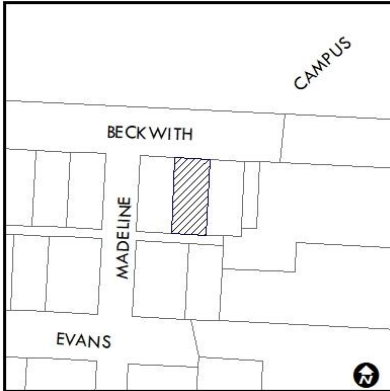
Hans Hoffman adjourned the meeting at 6:44 p.m.



## DEVELOPMENT SERVICES

435 RYMAN | MISSOULA, MT 59802-4297 | 406.552.6630 | FAX 406.552.6053

### BOARD OF ADJUSTMENT PUBLIC FORUM

Agenda item:	Public forum for the University of Montana regarding the removal of housing to expand a parking lot onto the residentially zoned parcel located at 907 E. Beckwith Ave.		
Report Date:	9/16/2020		
Case Number:	2020-MSS-BRD-00011		
Case Planner:	Emily Gluckin Associate Planner, Development Services		
Report Reviewed & Approved By:	Mary McCrea Permits and Land Use Manager, Development Services		
Public hearing date:	September 23, 2020		
Applicant:	University of Montana		
Location of request:	907 E. Beckwith Avenue Lots 3 and 4 of Block 48 of Hammond Addition #3 in Section 27, Township 13 North, Range 19 West, P.M.M.		
Legal notification:	The legal ad for the September 23 <sup>rd</sup> , 2020 public hearing was published in the <i>Missoulian</i> on September 6 <sup>th</sup> and September 13 <sup>th</sup> , 2020. Certified mailings were sent to adjacent property owners on September 8 <sup>th</sup> , 2020. The property was posted on September 8 <sup>th</sup> , 2020.		
Zoning:	R5.4 – Residential		
		Surrounding Land Uses	Surrounding Zoning
	North:	University of Montana	OP3 Public Lands and Institutional
	South:	Single Dwelling Residential	R5.4 Residential /NC-UD University District Overlay
	East:	Multi-Dwelling Residential	R5.4 Residential /NC-UD University District Overlay
	West:	Parking Lot	R5.4 Residential /NC-UD University District Overlay
STAFF RECOMMENDATION			
None			
RECOMMENDED MOTION:			
Not applicable. State law indicates the Board of Adjustment has no power to deny the proposal but shall act only to allow a public forum for comment.			

### I. INTRODUCTION

The University of Montana proposes to remove existing housing in order to expand an existing parking lot located at 901 E. Beckwith Ave onto the property at 907 E. Beckwith Ave. The parking lot will provide parking for the use by the University of Montana. A detached single-dwelling residence currently exists on the subject property and will be demolished as part of the parking lot expansion. The University of Montana is requesting exemptions to the zoning requirements pertaining to non-accessory parking in a residential district, including the use of the parcel as a parking lot for a non-residential use, the placement of the parking lot, and the landscaping requirements for parking lots.

## II. STATE LAW

Part 4 of Title 76, MONTANA CODES ANNOTATED, Planning and Zoning, Section 76-2-402 reads as follows:

Local zoning regulations - Application to agencies. Whenever an agency proposes to use public land contrary to local zoning regulations, a public hearing, as defined below, shall be held.

- (1) The local Board of Adjustment, as provided in this chapter, shall hold a hearing within 30 days of the date the agency gives notice to the board of its intent to develop land contrary to local zoning regulations.
- (2) The board shall have no power to deny the proposed use but shall act only to allow a public forum for comment on the proposed use.

"Agency" is defined as a board, bureau, commission, department, an authority, or other entity of state or local government.

## III. DISCUSSION

907 E. Beckwith Ave is in the R5.4 Residential zoning district and is within the University District Neighborhood Character Overlay District. A parking area for the University currently exists on the parcel to the west of the subject property that is proposed to be extended to the east to create seventeen (17) additional parking spaces and a U-shaped drive aisle that will connect to the existing access points on Madeline Ave.

Non-accessory parking is parking that is not accessory to a primary use located on the same parcel. Non-accessory parking is defined as parking that is not provided to comply with minimum off-street parking requirements and that is not provided exclusively to serve occupants or visitors to a particular use, but rather available to the public-at-large, and is not a permitted use in the R5.4 district per Title 20.05.020.F. According to Title 20.60.040.C.2.b, off-site parking must be located on a parcel zoned for the same or more intense use group. The University of Montana is classified as a public/civic use, which is a more intense use group than residential household living.

According to Title 20.25.072.D.2, parcels may not be combined or expanded to create a parcel that exceeds 65 feet in width or 8,450 square feet in area. Expanding the parking lot onto 907 E. Beckwith Ave creates a zoning parcel that is 15,600 square feet in area.

The proposed parking area will be located approximately three (3) feet from the front property line on E. Beckwith Ave, and the majority of the parcel will be paved. Per Title 20.60.040.B, parking in a residential district may not be located in a front setback, and no more than forty percent of the front yard area may be paved. The parking lot will be located in the front setback area and eighty-five (85) percent of the front yard area will be paved.

The proposed parking area does not include a minimum of ten percent interior parking lot landscaping as required by Title 20.65.040.C, which must be provided through landscape islands or landscaped areas between six and fifteen feet in depth bordering paved parking areas.

The proposal does not include perimeter parking lot landscaping, which must be provided through a combination of berms, planting, walls, or fences that result in a continuous buffer of at least 36" along the parking area frontage per Title 20.65.050.C.1.

Per Title 20.65.060.B, a buffer is required when nonresidential development occurs on parcels abutting residential districts or parcels used for residential purposes. The subject property abuts a residentially zoned parcel to the east, and the proposal does not comply with the required standards for buffers.

The University of Montana is considered a governmental agency and as such is exempt from local zoning regulations. A governmental agency that proposes a development that does not meet the letter of the Zoning Ordinance is required by State statute 76-2-402 to go to the Missoula Board of Adjustment for a public forum. The purpose is to provide notice to the public and allow for comment. Because the applicant is not meeting the zoning standards outlined above, they are required to hold a public forum.

As stated in Montana Codes Annotated, the Board has no power to deny the proposal, but shall act only to allow a public forum for comment.

#### IV. NOTICE

Notices of this Public Forum have been published in the Missoulian and sent out to applicable City departments as well as to adjacent property owners within a 150-foot radius for comment. Notice has also been posted on the property.

#### V. COMMENTS FROM ADJACENT PROPERTY OWNERS

In favor:	0
Not in favor:	0
No Response:	8
Total:	8

#### VI. COMMENTS FROM CITY AGENCIES

Fire Department:	No comment received at time of staff report
Police Department:	No comment received at time of staff report
City Attorney:	No comment received at time of staff report
Parks Department:	No comment received at time of staff report
Office of Neighborhoods:	No comment received at time of staff report
City Public Works	The Storm Water Utility recommended that the applicant's plans should consider the presence of a seasonal spring that occasionally floods the area where the project is located. See attached.
Missoula Redevelopment Agency:	No comment received at time of staff report
Office of Housing and Community Development:	The Office of Housing and Community Development stated that the demolition of an existing home for the construction of parking spaces does not align with the city's housing and transportation goals. They recommend that the applicants preserve and relocate the home rather than demolish the building. See attached.
City-County Health Department:	No comment received at the time of staff report
Water Quality District:	No comment received at the time of staff report
Missoula Urban Transportation District:	No comment received at the time of staff report
Historic Preservation Office:	The Historic Preservation Office stated that the proposed project does not fit with the historic character of the neighborhood, does not adhere to the City Growth Policy's goals of reducing auto-dependency, and reduces the existing housing stock in high-demand location. The HPO recommends either relocating the existing structure or a full deconstruction rather than demolition. See attached.

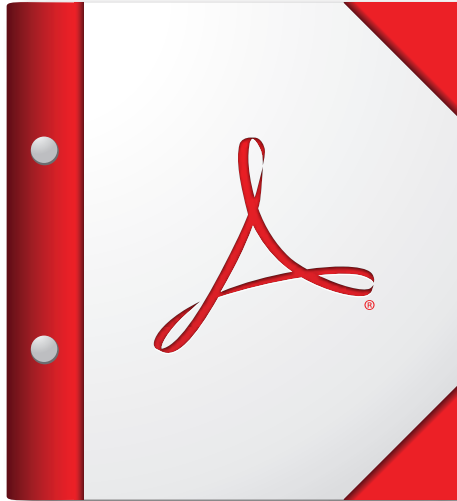
#### IV. ATTACHMENTS:

A.	Application Packet
B.	Agency Comment – Office of Housing and Community Development
C.	Agency Comment – Historic Preservation
D.	Agency Comment – Storm Water Utility



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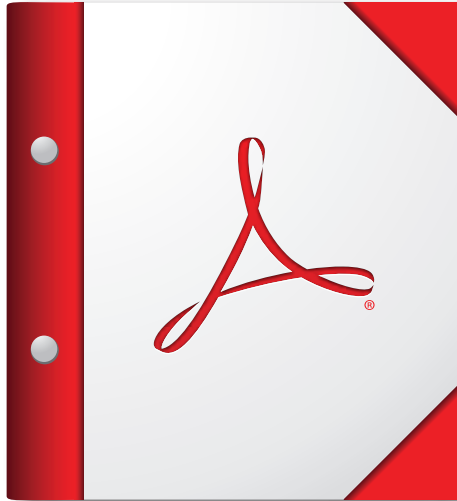
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September 2, 2020

City of Missoula  
Planning Department  
Attn: Emily Gluckin  
435 Ryman Street  
Missoula, MT 59802

**RE: University Of Montana – Beckwith Avenue Parking Lot**

Dear Ms. Gluckin,

The purpose of this letter is to outline the proposed parking lot expansion for the University of Montana. The parking lot is located at the southeast corner of Beckwith and Madeline Avenues. The project proposes to demolish the existing house located at 907 E. Beckwith Avenue and expand the adjacent parking lot by 17 parking spaces. The project will connect to the existing parking layout and create a U-shaped drive aisle for easy access in and out of the parking lot. The current zoning of 907 E. Beckwith Avenue is R5.4. The project requests variances for the following design elements:

- Municipal Code 20.65.040.C – Interior Parking Lot Landscaping
- Municipal Code 20.65.050 – Perimeter Parking Lot Landscaping – Proposed design will match existing gravel mulch buffer landscape.
- Municipal Code 20.65.060.B.2.b – Fence or Wall Buffers (applies to east boundary adjacent to residential lot)
- Municipal Code 20.05.020 – Non-Accessory Parking in Residential Zoning – Residential Zoning prohibits non-accessory parking lots.
- Municipal Code 20.60.040.B – Location of Off-Street Parking in Residential Districts

The following documents are attached:

- Board of Adjustment Application
- Topographic Survey
- Demolition Plan
- Site Plan

Please call if any additional information is needed. You can reach me at 406-922-7107.

Sincerely,

CUSHING TERRELL



Ron Isackson, PE



## DEVELOPMENT SERVICES

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

# MISSOULA CITY BOARD OF ADJUSTMENT APPLICATION

Date: 08.28.2020

Meeting Date: 09.23.2020

Applicant Name: University of Montana

Address: 32 Campus Drive, Missoula Phone 406-243-0211

Agent Name: Cushing Terrell

Address: 411 E Main St, Bozeman Phone: 406-556-7100

Project Address/Location: 907 E Beckwith Avenue, Missoula

Request Type: Public Forum meeting

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### The following items must be submitted as part of the application:

#### Legal Description

Lot(s): 3 & 4; Block(s): 48; Subdivision: Hammond Addition #3

Section: 27; Township: 13N; Range: 19W

COS# NA

Zoning: R5.4/NC-UD University District Neighborhood Character Overlay

### 11 PACKETS CONTAINING THE FOLLOWING ITEMS:

- a. Application
- b. Cover Letter
- c. Site Plan/ Landscaping Plan – 11" x 14" or smaller (to scale)
- d. Elevation Drawings – 11" x 14" or smaller (to scale)
- e. Topography Map, if applicable – 11" x 14" or smaller (to scale)
- f. Floor Plan

## MISSOULA CITY BOARD OF ADJUSTMENT APPLICATION

### APPLICANT'S RESPONSIBILITY

The burden of proof for an applicable hardship and justification of proposal lies with the applicant. The applicant or the applicant's agent must be present at the meeting. Failure to appear at the meeting is grounds for denial of the variance request.

### CHAPTER 20.90.010, BOARD OF ADJUSTMENT, AUTHORITY

A board of adjustment is established as authorized by §76-2-321 through §76-2-328, MCA. The board of adjustment is responsible for conducting public hearings and making decisions in accordance with the procedures of this zoning ordinance and state law.

### BOARD OF ADJUSTMENT HAS THE AUTHORITY TO REVIEW:

1. Variance Requests (Section 20.85.090)
2. Appeals of Administrative Decisions (Section 20.85.100)
3. Special Exceptions (Section 20.75.090) and Sign Variances (Section 20.75.130)

### VARIANCE APPROVAL

An approved zoning variance will lapse and have no further effect **2 years** after it is granted by the board of adjustment or 2 years after a final court order is issued (if the variance is the subject of litigation), unless **all** of the following occur:

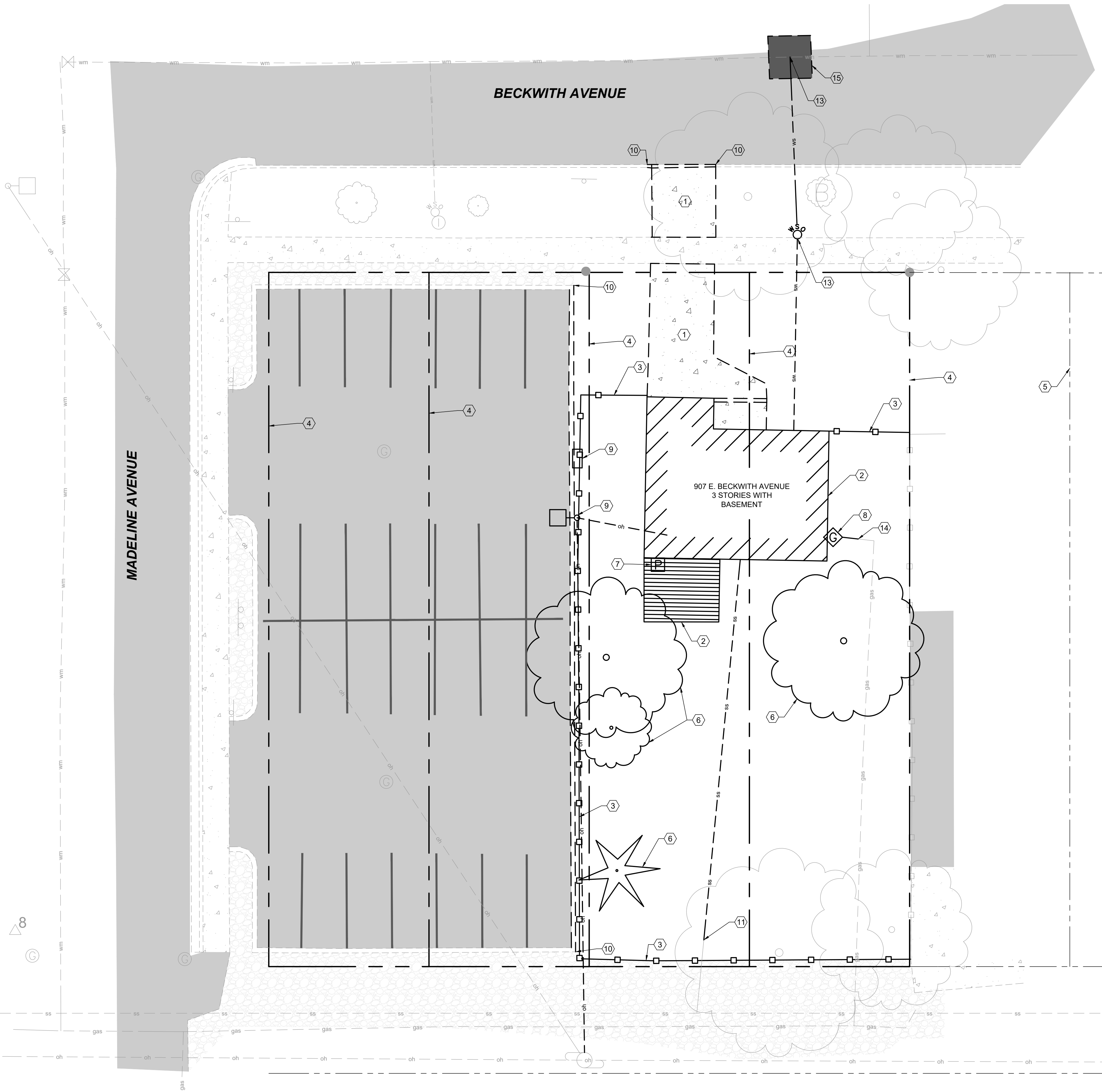
- a) a building permit has been issued (if required);
- b) a zoning compliance permit has been issued; and
- c) a final certificate of zoning compliance has been issued.

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I hereby attest that the information on this application form is accurate and complete.

Property Owner's Signature  Date 8/28/2020

I, KEVIN KREBSBACH, owner of the said property authorize RON JACKSON to act as my agent in this application.



## # KEY NOTES

1. CONCRETE TO BE REMOVED.
2. BUILDING AND DECK TO BE DEMOLISHED TO GRADE. FOUNDATION TO BE REMOVED TO DEPTH OF PROPOSED ASPHALT SECTION.
3. FENCE TO BE REMOVED.
4. EXISTING SUBJECT PROPERTY LINE.
5. ADJACENT PROPERTY LINE.
6. REMOVE TREE.
7. REMOVE POWER METER.
8. REMOVE GAS METER.
9. REMOVE OVERHEAD LIGHT POLE AND ASSOCIATED OVERHEAD POWER LINES.
10. BEGIN/END REMOVAL OF CONCRETE CURB.
11. CAP AND ABANDON EXISTING SANITARY SEWER SERVICE WITHIN 5' OF PROPERTY LINE. REFER TO CITY OF MISSOULA STANDARD DETAIL STD-311.
12. REMOVE AND RELOCATE EXISTING PARKING PERMIT BOOTH.
13. APPROXIMATE LOCATION OF EXISTING WATER SERVICE. CAP AND ABANDON AT CORPORATION STOP. REFER TO CITY OF MISSOULA STANDARD DETAIL STD-310.
14. CAP AND ABANDON EXISTING GAS SERVICE.
15. ASPHALT TO BE REMOVED AS NEEDED FOR WATER SERVICE ABANDONMENT.

## DEMOLITION LEGEND

	EXISTING ASPHALT
	EXISTING CONCRETE
	EXISTING CONCRETE TO BE REMOVED
	EXISTING LANDSCAPE
	EXISTING CONCRETE CURB
	EXISTING CONCRETE CURB TO BE REMOVED
	PROPERTY LINE
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	EXISTING GAS LINE
	EXISTING OVERHEAD POWER
	EXISTING WOODEN FENCE
	EXISTING LIGHT POLE AND POWER METER
	EXISTING GAS METER
	EXISTING STORM CATCH BASIN
	EXISTING TREES

## PROJECT CONDITIONS

1. STRUCTURES TO BE DEMOLISHED WILL BE DISCONTINUED IN USE AND VACATED PRIOR TO THE START OF WORK.
2. THE OWNER ASSUMES NO RESPONSIBILITY FOR CONDITION OF STRUCTURES TO BE DEMOLISHED.
3. CONDITIONS EXISTING AT TIME OF INSPECTION FOR BIDDING PURPOSES WILL BE MAINTAINED BY OWNER AS PRACTICABLE. VARIATIONS WITHIN STRUCTURES MAY OCCUR BY OWNER'S REMOVAL AND SALVAGE OPERATIONS PRIOR TO START OF DEMOLITION WORK.
4. UNLESS OTHERWISE INDICATED IN CONTRACT DOCUMENTS OR SPECIFIED BY THE OWNER, ITEMS OF SALVAGEABLE VALUE TO CONTRACTOR SHALL BE REMOVED FROM SITE AND STRUCTURES. STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED AND SHALL NOT INTERFERE WITH OTHER WORK SPECIFIED IN CONTRACT DOCUMENTS.
5. EXPLOSIVES SHALL NOT BE BROUGHT TO SITE OR USED WITHOUT WRITTEN CONSENT OF AUTHORITIES HAVING JURISDICTION. SUCH WRITTEN CONSENT WILL NOT RELIEVE CONTRACTOR OF TOTAL RESPONSIBILITY FOR INJURY TO PERSONS OR FOR DAMAGE TO PROPERTY DUE TO BLASTING OPERATIONS. PERFORMANCE OF REQUIRED BLASTING SHALL COMPLY WITH GOVERNING REGULATIONS.

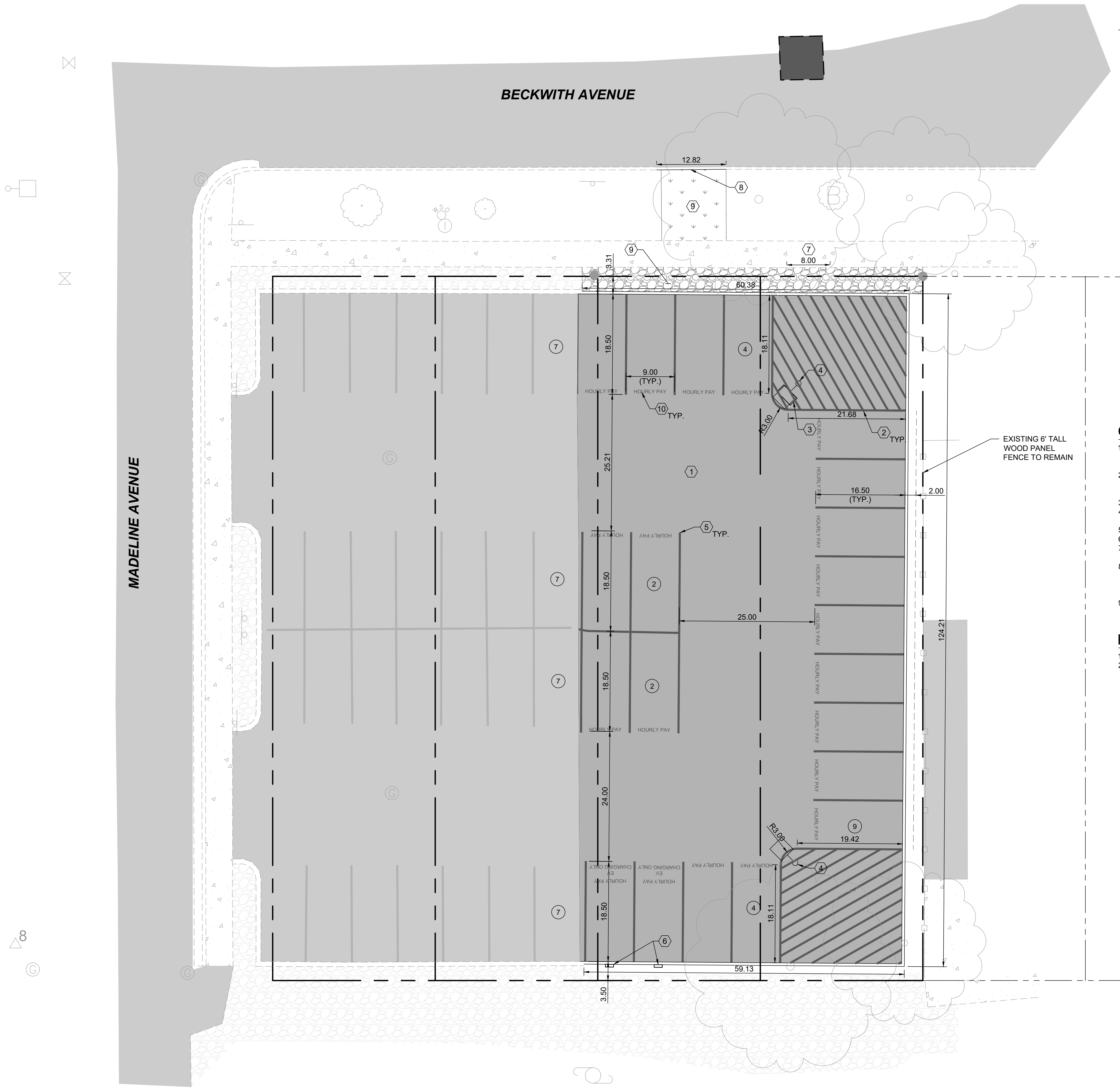
## SITE PREPARATION

1. PROVIDE, ERECT, AND MAINTAIN EROSION CONTROL DEVICES, TEMPORARY BARRIERS, AND SECURITY DEVICES PRIOR TO THE START OF DEMOLITION.
2. PROTECT EXISTING LANDSCAPING MATERIALS, APPURTENANCES, AND STRUCTURES WHICH ARE NOT TO BE DEMOLISHED. REPAIR DAMAGE CAUSED BY DEMOLITION OPERATIONS AT NO COST TO OWNER.
3. THE CONTRACTOR IS RESPONSIBLE TO PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING AS NEEDED.
4. MARK LOCATION OF UTILITIES. PROTECT AND MAINTAIN IN SAFE AND OPERABLE CONDITION UTILITIES THAT ARE TO REMAIN. PREVENT INTERRUPTION OF EXISTING UTILITY SERVICE TO OCCUPIED OR USED FACILITIES. EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES AS ACCEPTABLE TO GOVERNING AUTHORITIES AND OWNER.
5. THE CONTRACTOR IS RESPONSIBLE TO CALL 1-800-424-5555 (OR 811) AT LEAST 2 WORKING DAYS PRIOR TO ANY DEMOLITION ACTIVITIES.

## DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS AND PINS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
3. ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
4. THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURE. CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED, FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE PUBLIC DURING DEMOLITION, WHICH INCLUDES BUT IS NOT LIMITED TO CONSTRUCTION FENCING, BARRICADES, SIGNAGE, ETC.
6. THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT OWNER AS TO SPECIFIC DETAILS REGARDING REMOVAL OF EXISTING BUILDINGS, CONTENTS AND ASSOCIATED APPURTENANCES.
7. THE CONTRACTOR IS RESPONSIBLE TO INSPECT THE SITE PRIOR TO BIDDING AND INCLUDE IN THE BID ANY AND ALL ITEMS TO BE REMOVED DEMOLISHED, OR MAINTAINED AS NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT WHETHER THEY ARE SHOWN ON THIS PLAN OR NOT.
8. ALL MATERIAL GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE AT THE CONTRACTORS EXPENSE UNLESS OTHERWISE INDICATED BY THE OWNER. AN APPROPRIATE DUMP SITE SHALL BE NOMINATED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
9. THE CONTRACTOR SHALL VERIFY LOCATIONS AND MATERIAL TYPES OF ALL UTILITIES PRIOR TO THE START OF DEMOLITION.
10. PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREA. DO NOT ALLOW WATER TO POND IN EXCAVATION AREAS, AND MAINTAIN ALL EXISTING DRAINAGE PATTERNS.
11. TRAFFIC, BOTH VEHICULAR AND PEDESTRIAN SHALL BE PROTECTED BY EFFECTIVE BARRICADES AND SIGNS IN ACCORDANCE WITH MUTCD GUIDANCE AND AS REQUIRED BY THE JURISDICTION HAVING AUTHORITY. EFFECTIVE LIGHTING OF OBSTRUCTIONS SHALL BE PROVIDED AT NIGHT.
12. PROTECTION OF PROPERTY - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF PUBLIC AND PRIVATE PROPERTY ADJACENT TO HIS WORK, AND SHALL EXERCISE DUE CAUTION TO AVOID DAMAGE TO SUCH PROPERTY. THE CONTRACTOR SHALL REPLACE OR REPAIR TO THEIR ORIGINAL CONDITION, ALL IMPROVEMENTS WITHIN OR ADJACENT TO THE WORK AREA WHICH ARE NOT DESIGNATED FOR REMOVAL, AND WHICH ARE DAMAGED OR REMOVED AS A RESULT OF OPERATIONS.





# KEY NOTES

1. PROPOSED ASPHALT PAVEMENT.
2. PROPOSED CONCRETE CURB.
3. RELOCATED PARKING PERMIT BOOTH.
4. OVERHEAD LIGHT POLE. SEE ELECTRICAL PLANS.
5. PROPOSED 4" WHITE STRIPING.
6. PROPOSED ELECTRIC VEHICLE CHARGING STATION. SEE ELECTRICAL PLANS.
7. PROPOSED CONCRETE SIDEWALK PATCH.
8. PROPOSED CURB REPLACEMENT. MATCH EXISTING.
9. PROPOSED LANDSCAPE RESTORATION. MATCH EXISTING ADJACENT LANDSCAPING.
10. WHITE "HOURLY PAY" STENCIL PAINTING. MATCH EXISTING.

SITE LEGEND

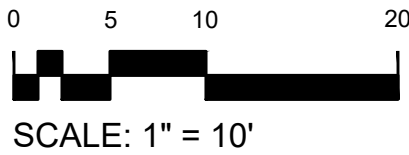
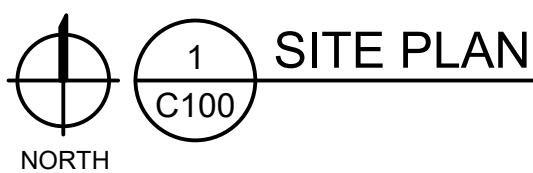
- |  |                                  |
|--|----------------------------------|
|  | EXISTING ASPHALT                 |
|  | PROPOSED ASPHALT                 |
|  | EXISTING CONCRETE                |
|  | PROPOSED RIGID CONCRETE PAVEMENT |
|  | PROPOSED STRIPING                |
|  | PROPOSED CURB                    |

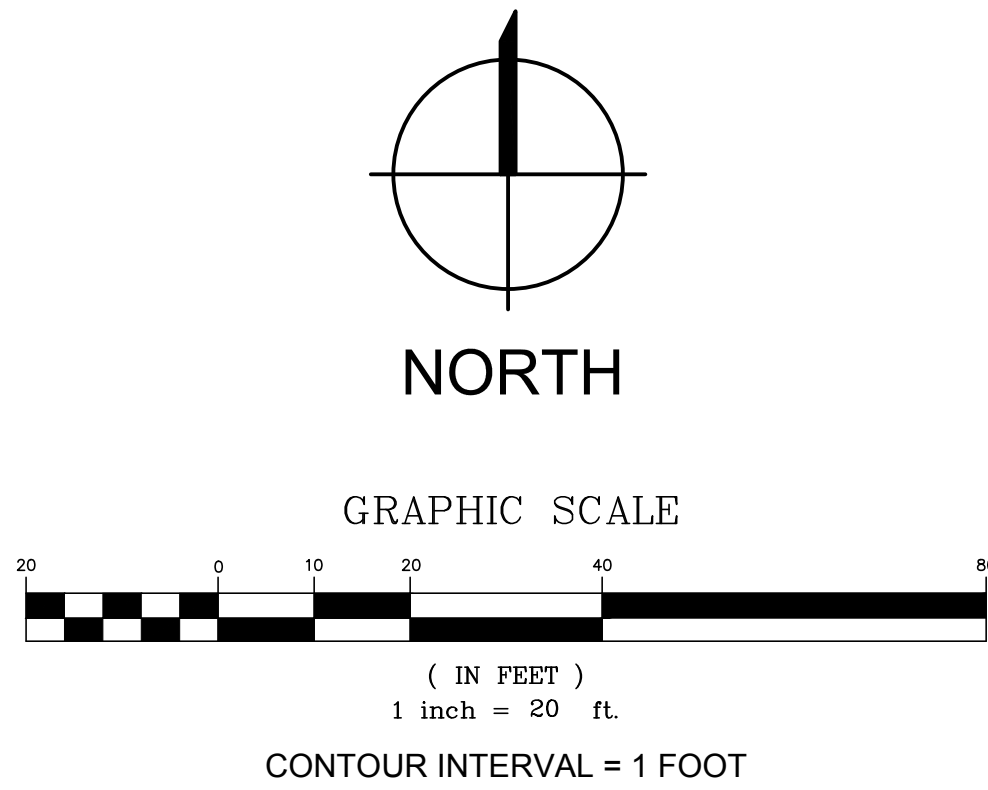
CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL REFER TO BUILDING PLANS FOR LOCATION AND DIMENSIONS OF SLOPED PAVING, EXIT PORCHES, TRUCK DOCKS, BUILDING DIMENSIONS, BUILDING ENTRANCE LOCATIONS, TOTAL NUMBER, LOCATIONS AND SIZES OF ROOF DOWNSPOUTS.
2. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AS SHOWN IN THE NATIONAL MANUAL ON UNIFORM CONTROL DEVICES FOR STREETS AND HIGHWAYS EXCEPT AS NOTED ON THE PLANS.
3. ALL CURB RADII SHOWN ARE TO FACE OF CURB.
4. ALL PAVING DIMENSIONS ARE TO FACE OF CURB, WHERE APPLICABLE, UNLESS OTHERWISE NOTED.
5. ALL COORDINATES SHOWN ARE TO FACE OF CURB OR OUTSIDE OF WALL.
6. THE CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
7. THE CONTRACTOR SHALL MATCH EXISTING CURB AND GUTTER IN GRADE, SIZE, TYPE AND ALIGNMENT AT ADJACENT ROADWAYS, UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
9. ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

PAVING NOTES

1. PAVEMENT SHALL BE PLACED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
2. PAVEMENT SECTION RECOMMENDATIONS WERE TAKEN FROM THE GEOTECHNICAL INVESTIGATION TBD.





UNDERGROUND PUBLIC UTILITIES WERE LOCATED FROM MARKS FOUND ON THE GROUND IN RESPONSE TO TICKET 20084018. LOCATION OF EXISTING UTILITIES WERE DETERMINED IN ACCORDANCE WITH ASCE 38-02 'STANDARD GUIDELINE FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA'. THERE MAY BE OTHER EXISTING UTILITIES NOT INDICATED ON THIS DRAWING.

UTILITY QUALITY LEVEL 'B' LOCATED FROM INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.

UTILITY QUALITY LEVEL 'C' LOCATED FROM INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGEMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL 'D' INFORMATION.

UTILITY QUALITY LEVEL 'D' LOCATED FROM INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS.

CALL TWO WORKING DAYS BEFORE YOU DIG - 811

**BENCHMARK:**

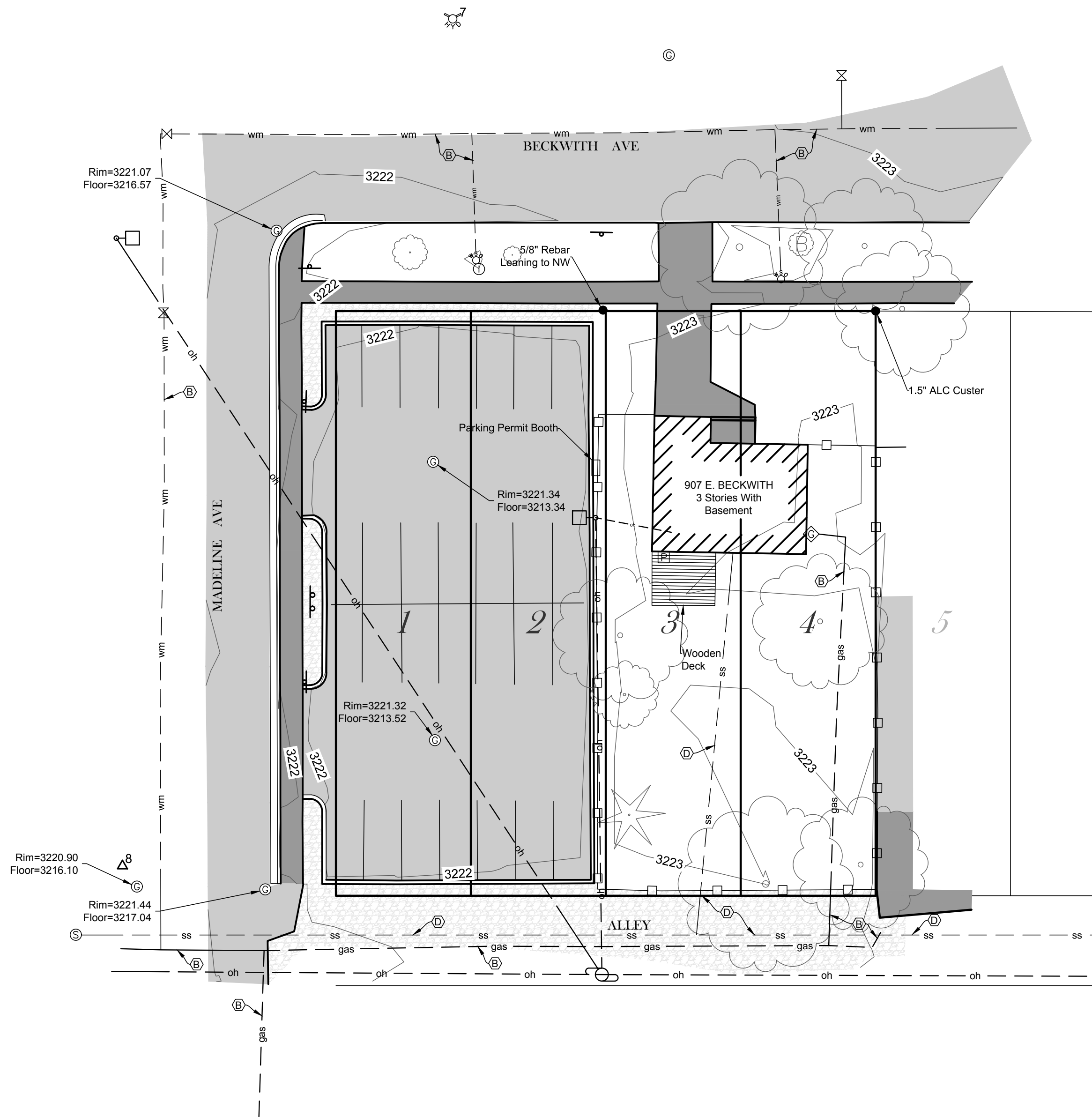
CP7 - FIRE HYDRANT UPPER FLANGE BOLT LOCATED WEST OF #107 WHICH IS CAST INTO THE FLANGE ALONG THE SOUTH EDGE.  
ELEVATION = 3225.01 FEET (NAVD88 - COMPUTED USING GEOID18)

**COORDINATE TRANSFORMATION:**

FIELD WORK COMPLETED IN STATE PLANE FORMAT (MT 2500). A TRANSFORMATION HAS BEEN APPLIED BASED ON THE COMBINED SCALE FACTOR (0.99945774) AND CONVERGENCE ANGLE (2.9955599") FROM THE OPUS REPORT FOR CP1. STATE PLANE COORDINATES FOR CP7 ARE N: 982570.989 E: 848007.472

**LEGEND**

- CONTROL POINT
- FOUND PROPERTY CORNER AS NOTED
- FIRE HYDRANT / CONTROL POINT
- WATER VALVE
- WATER SHUTOFF
- STORM DRAIN DRY WELL - OPEN GRATE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- UTILITY POLE
- LIGHT POLE - ONE LIGHT AND DIRECTION
- POWER METER
- GAS METER
- IRRIGATION CONTROL VALVE
- SINGLE POLE SIGN
- DOUBLE POLE SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- CONCRETE
- ASPHALT
- GRAVEL
- SANITARY SEWER LINE
- STORM DRAIN LINE
- WATER LINE
- OVERHEAD UTILITY LINE
- UNDERGROUND GAS
- UNDERGROUND TELEPHONE
- FENCELINE - CHAINLINK
- FENCELINE - WOODEN
- BUILDING
- PROPERTY BOUNDARY - APPROXIMATE - SUBJECT
- PROPERTY BOUNDARY - APPROXIMATE - ADJACENT



CONTROL POINT TABLE					
POINT #	DESCRIPTION	NORTHING	EASTING	ELEVATION	
7	FH BOLT WEST OF SOUTH 107	18867.72	40257.30	3225.00'	982570.9890
8	CP SPIKE	18679.41	40183.87	3221.58'	982387.3340
1225	1.5 IN ALC CUSTER	18802.77	40351.34	3223.17'	982500.8220
1226	NO 5 REBAR	18802.97	40290.72	3222.89'	982504.4880

HAMMOND ADDITION #3, BLOCK 48, LOTS 1-4  
907 EAST BECKWITH, MISSOULA, MT  
UNIVERSITY OF MONTANA

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TOPOGRAPHY  
SURVEY

08.06.2020  
DRAWN BY | VERNON  
CHECKED BY |  
REVISIONS

FILE NO.:  
UM20\_BECKWITH

NOT A BOUNDARY SURVEY

V001