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To: [Mary McCrea](#)
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Subject: Hellgate Village Subdivision - City Engineering Conditions and Variances
Date: Tuesday, September 17, 2019 2:28:20 PM

City Engineering comments for Hellgate Village Subdivision.

Variance No. 1

City Engineering supports Variance No. 1 permitting an 80 foot wide right-of-way for Mary Jane Boulevard subject to the following condition of approval:

The subdivider shall provide plans for and installation of road improvements for Mary Jane Boulevard meeting Urban Collector (with Parking) standards per the road section shown on Sheet 2 of 2 of the preliminary plat, within an 80 foot wide right-of-way.

Variance No. 2

City Engineering supports Variance No. 2 permitting a 61 foot wide right-of-way for Galway Avenue rather than the 70 foot wide right-of-way required by City subdivision regulations subject to the following condition of approval:

The subdivider shall provide plans for and installation of road improvements for Galway Avenue meeting Low Density Urban Local Street (with Parking) standards per Section 3-020, Table .2A of the City Subdivision Regulations, within a 61 foot wide right-of-way which will encompass the right-of-way improvements per the road section shown on Sheet 2 of 2 of the preliminary plat.

Conditions of Approval

- A. City Engineering supports the Condition of Approval requiring a complete grading, drainage and storm water plan meeting Montana Department of Environmental Quality standards, prior to final plat approval, subject to review and approval by Missoula Storm Water Superintendent and City Engineer.

Finding of Facts

There currently exists differences between City of Missoula Subdivision Regulations, City of Missoula Storm Water Specifications and Design Standards and Montana Department of Environmental Quality (MDEQ) storm water regulations as presented in Circular DEQ-8 *Montana Standards for Subdivision Storm Water Drainage*. It is the intent of City Engineering and Missoula Public Works Storm Water Division that all development within the City of Missoula evaluate and control storm runoff of the 100-year, 24-hour storm event. The 100-year, 24-hour storm event is the required event for both MDEQ *Montana Standards for Subdivision Storm Water Drainage* and the City of Missoula Storm Water Specifications and Design Standards but is a greater event than required in the City of Missoula Subdivision Regulations. City of Missoula Subdivision Regulations, Chapter 3-010.1 state all subdivisions are subject to applicable laws, ordinances and regulations including Montana Code Annotated, which includes the MDEQ requirements. A preliminary grading,

drainage and storm water plan was submitted during sufficiency review and included field measurements of test pits. City Engineering and Public Works Storm Water Division are asking all developments to provide a complete grading, drainage and storm water plan meeting the requirements of Montana Department of Environmental Quality Circular DEQ-8 chapters 2 and 3.

- B. City Engineering supports the Condition of Approval requiring the subdivider to provide plans for and installation of fire department turnarounds at the southern end of Mary Jane Boulevard and Galway Avenue as shown on Sheet 1 of 2 of the Preliminary Plat within temporary turnaround easements included on the final plat, subject to review and approval by the City Engineer and City Fire.

Finding of Facts

Mary Jane Boulevard and Galway Avenue extend to the southern boundary of the subdivision. The preliminary plat shows temporary turnaround easements and installation of turnarounds that extend off-site to the property adjacent to the south.

City Engineering recommends a condition of approval requiring the subdivider to provide plans for and installation of the turnarounds within temporary turnaround easements on the final plat, subject to review and approval by the City Engineer and City Fire. This is included as a recommended condition of approval.

- C. City Engineering supports the Condition of Approval requiring the subdivider to provide utility easements and plans for installation of sewer and water mains within public utility easements prior to final plat approval, subject to review and approval by the City Engineer. All sewer and water mains shall be located at least 10 feet from the edge of the easement and all sewer and water mains shall be located at least 10 feet from any parallel sewer/water mains.

Finding of Facts

Buried utilities must be centered within a utility easement to allow excavation of the pipe for repairs or replacement. Excavations can extend laterally about the same distance as a pipeline is buried. An eight-foot deep excavation could extend sixteen feet in total width. The City requires a minimum twenty-foot (20) wide utility easement to be centered along any City utility main. The required width of the easement would increase if the bury depth extends beyond eight (8) feet.

This subdivision is also extending City water mains through the subdivision. Missoula Water's specifications allow dead end mains up to 500 feet in length. The proposed main in Galway Avenue appears to be around 500 feet. This is acceptable for this project, but any future extensions of the Galway and/or Mary Jane Boulevard mains will require the mains to be looped. The subdivision submittal packet did not include details regarding water demands, therefore Missoula Water could not determine required main sizes. Multi-dwelling

structures may require at least one 12-inch main, while 8-inch mains may be adequate for single dwelling residential structures.

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