



## DEVELOPMENT SERVICES

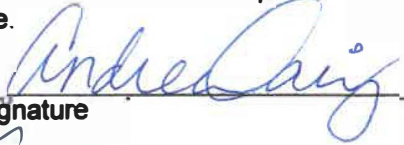


435 RYMAN • MISSOULA, MT 59802 - 4297 • (406) 552-6630 • FAX: (406) 552-6053

### EXHIBIT 2A – CITY MINOR SUBDIVISION APPLICATION

#### A. GENERAL INFORMATION

1. The subdivider has one year after the pre-application meeting to submit a formal subdivision application. Otherwise, a new subdivision pre-application meeting is required.
2. One submittal packet and full-sized preliminary plat is required for each Element Review submittal. The subdivider is encouraged to schedule a meeting with the case planner to submit the formal application packet for Element Review. If requested the meeting will be scheduled within 10 working days of the case planner and the subdivider's conversation regarding the Element meeting request. The Element Review period starts the day the packet is submitted to Development Services for review and the fee is paid.
3. Once the application packet is deemed complete for Element Review, one submittal packet and full-sized preliminary plat is required for Development Services staff review for each Sufficiency submittal, in addition to packets mailed to agencies identified in the subdivision agency review list. Alternatively, if an electronic packet is submitted meeting the electronic packet submission guidelines, the agency sufficiency packets can be provided electronically.
4. For each Sufficiency submittal via electronic packet, applicants will send agencies a hard copy cover letter and an electronic cover letter notifying them that the project has commenced 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, etc. Sufficiency review. This letter should include a link to the subdivision packet on the DS website, review deadlines, contacts, and other information for the Sufficiency review as indicated by DS.
5. Upon completion of Agency Sufficiency Review, the application packets submitted for City Council review must include any agency comment received during Agency Sufficiency Review as well as any applicant responses to the agency comment, if applicable. In addition, City Council review packets must include the letter declaring the application packet Sufficient, and all Element and Agency Sufficiency Review letters from DS. Except for the addition of these materials, the packets submitted for City Council review must be exactly the same as the packet that was deemed Sufficient. Packets for City Council review must be provided in an electronic format per the electronic packet submittal guidelines.
6. Name of proposed subdivision: **Trinity Mullan Subdivision**
7. Name(s) of Subdivider: **Trinity Apartments, LLLP**  
Mailing Address: **1535 Liberty Lane, Suite 116A Missoula, MT 59808**  
Telephone Number: **406-532-4663**  
Email Address: **heather@homeword.org**
8. Name(s) of Owner of Record: **Missoula County**  
Mailing Address: **200 West Broadway**  
Telephone Number: **406-258-4877**  
Email Address: **bcc@missoulacounty.us**
9. Name and Company of Representative: **WGM Group, Inc.- Jamie Erbacher**  
Mailing Address: **1111 East Broadway Missoula, MT 59802**  
Telephone Number: **406-531-9661**  
Email Address: [jerbacher@wgmgroup.com](mailto:jerbacher@wgmgroup.com)
10. If the applicant is someone other than the property owner, the owner must also sign the application in the space provided below. Certification: I hereby certify that the foregoing

information contained or accompanied in this application is true and correct to the best of my knowledge.

  
 Applicant's Signature \_\_\_\_\_ Date 8/14/2020  
  
 Owner's Signature \_\_\_\_\_ Date 8/13/20  
  
 Representative's Signature \_\_\_\_\_ Date 8/13/20

General location of subdivision and address (if address has been assigned): 2340 Mullan Road and 2350 Mullan Road  
 Legal Description - complete and unabbreviated: Parcel 2A of COS 4878 located in the SW1/4 of Section 17, Township 13N, Range 19W  
 Township, Range, Section(s): **T13N, R19W, Section 17**  
 Subdivision, Lot(s), Block(s): **N/A**  
 Tract(s), COS#: **4878**  
 Geocode: **04-2200-17-2-14-03-0000**

Number and type of lots proposed: **2**  
 Average Lot Size: **11.20 Acres**  
 Median Lot Size: **11.20 Acres**  
 Total acreage of subdivision: **22.39 Acres**  
 Total net acreage of lots within the proposed subdivision: **21.24 Acres**  
 Total acreage in streets and roads: **1.15 Acres**  
 Total acreage in parks or common area: **N/A**  
 Gross Density: **Proposed Lot 1 gross density= 24 dwelling units per acre, Proposed Lot 2 density=N/A**

**C. TYPE OF SUBDIVISION PROJECT (Check all that apply):**

- Minor (5 or fewer lots)
- Residential
- Commercial/Industrial
- Mobile Home Park
- RV Park
- Condominium
- Subdivision PUD

**D. ZONING AND GROWTH POLICY COMPLIANCE**

1. Complete the following table (where applicable, indicate Unzoned):

	Zoning	Existing Land Use
Adjacent (North)	<b>M1-2/DE-C Limited Industrial/Design Excellence Corridor Typology 3</b>	<b>Office, Light Equipment Sales/Rentals</b>
Adjacent (South)	<b>C2-4 Community Commercial</b>	<b>Single Dwelling Residential, Office, Medical Office, College, Retail</b>

Adjacent (East)	<b>M1-2 Limited Industrial and C2-4/DE-C Community Commercial Design Excellence Corridor Typology 3</b>	<b>Light Equipment Sales/Rentals, Retail</b>
Adjacent (West)	<b>M1R-2 Limited Industrial - Residential</b>	<b>Medical Office</b>

2. Is the property zoned? **Yes**
  - a. If yes, what is the current zoning of the property? **M1R-2 Limited Industrial – Residential**
  - b. If yes, provide a zoning map (if available). If the property is split zoned, show the zoning district boundaries on the plat or a Supplemental Data Sheet with the plat as a base map. **Please see the included zoning maps in Section 2.**
  - c. If yes, provide a copy of the zoning district standards which apply to the proposed subdivision. **Please see the included zoning district standards in Section 6.**
  - d. If yes, describe how the project complies with the existing zoning district. **This subdivision will comply with the M1R-2 lot size, density, and use requirements. The Missoula Pre Release building, Missoula Detention Center, Missoula Correctional Services and the Evidence Warehouse building will remain on Lot 2. Lot 1 will be used for a mixed-use development that includes an affordable housing component and a navigation center component. All uses are permitted within the M1R-2 zone.**
3. Do you intend to zone the property, or will the property have to be re-zoned to allow for this development? **The property is currently zoned M1R-2 and will remain M1R-2.**
  - a. If yes, what is the proposed zoning for the subject property? **N/A**
  - b. If a zoning change is requested concurrently with the proposed subdivision, provide a complete and signed rezoning application and a copy of the proposed zoning district regulations. **N/A**
4. Will this property be required to be annexed into the City? **No, the property is already within the Missoula City limits.**
  - a. If yes, what zoning district does the City Council intend to apply upon annexation? **N/A**
  - b. If yes, provide a copy of the Resolution of Intent to Annex approved by City Council. **N/A**
5. Is the property within the Urban Growth Area? **Yes**
6. Which comprehensive plan(s) of the Missoula City Growth Policy apply to this property? **Our Missoula Growth Policy 2035**
7. What is the current land use designation for this property, as indicated in the applicable comprehensive plan? **Regional Commercial and Services** Provide a map of the land use designation and legend from the applicable comprehensive plan/growth policy. **Please see Section 2 for the Land Use Designation Map.**
8. Describe how the project complies with the land use designation and the goals and policies of the Growth Policy. **The Regional Commercial and Services land use designation accommodates those uses with special or extensive land use needs and impacts. The proposed subdivision is zone M1R-2 which is one of the zoning districts corresponding to the Regional Commercial and Services land use designations. Multi-dwelling and commercial uses are permitted in the M1R-2 zoning district.**

**Lot 1 will include a mixed-use building that will serve the highly vulnerable and long-term homeless residents of Missoula. The project has a proposed gross density of 24 dwelling units per acre. The navigation center will connect people experiencing homelessness to a network of resources and support services that focuses on promoting stabilization and transition to permanent and long term housing in a single hub. Lot 2 will continue to house Missoula Pre Release, Missoula Correctional Services, and the Detention Center. These services are needed in Missoula and through this subdivision can continue to be centrally located in an area of town where**

**multi-modal transportation options are available.**

9. Is a Planned Unit Development proposed? **No** If a Planned Unit Development is proposed, provide additional submittal requirements per Section 3-120.2. **N/A**

#### **E. CLUSTER AND CONSERVATION DEVELOPMENT**

1. Is Cluster and Conservation Development per Section 3-180 proposed? **No**  
a. If yes, provide additional submittal requirements described in Section 3-180. **N/A**

#### **F. PHASING**

1. Is this subdivision proposed to be developed in phases? **No**  
If yes, provide a phasing plan per Sections 4-070.2 & 4-070.3 (and optional Phasing Plan Narrative) which indicates the following: **N/A**
- a. each phase of the subdivision numbered in the order in which they are proposed to be filed;
  - b. which lots and which improvements will occur in each phase;
  - c. a legend that lists each phase and the month, day and year that each phase will be submitted for final plat review; and,
  - d. the amount of parkland dedication required for each phase and the amount provided for each phase.
  - e. If the Phasing Plan is in color, also number each phase directly on the platted areas.

#### **G. COVENANTS AND/OR HOMEOWNER'S ASSOCIATION**

1. As a separate attachment, provide proposed draft covenants and restrictions to be included in deeds and contracts for sale. **Draft covenants can be found in Section 7. A weed management plan and revegetation plan will be recorded as attachments to the covenants with the property at the time the plat is filed.**
2. Is common property to be deeded to a property owner's association? **No**  
If common property is to be deeded, provide draft covenants and restrictions meeting minimum standards per Section 5-020.14K. **N/A**
3. Are there existing or proposed covenants and/or a homeowner's association? **No**  
If yes, provide existing covenants, restrictions, and/or property owner's or homeowner's association documents or other documents that outline deed restrictions that apply to the subdivision. **N/A**  
If yes, the proposed draft covenants shall specify they apply to the proposed subdivision and are supplemental to the existing covenants and restrictions.

#### **H. PROJECT SUMMARY**

As a separate attachment labeled "*Project Summary*" and included at the beginning of the submittal packet, provide a narrative description of the proposed project and existing site conditions.

Summarize the following information:

- Owner;
- Developer;
- Representative name and company;
- Subdivision name;
- # of lots proposed;
- # of acres;
- Legal description;
- Summary of roads;
- Summary of non-motorized facilities;
- Variances requested, if any; and
- Zoning & growth policy compliance

**Please See Section 1 for the Project Summary.**

**I. MAPS, DATA SHEETS, AND MATERIALS**

As separate attachments, provide the following Maps and Data Sheets with the site clearly identified. All full-size (24" x 36") Supplemental Maps and Data Sheets shall be folded to a maximum of 9" x 12". Where appropriate, required information may be combined as long as the information is clearly presented. Use the preliminary plat as a base map where practical and feasible. Please check the box if the Supplemental Map or Data Sheet is included in the packet and state where in the packet it is located. If the item is not included in the submittal packet, please note "N/A".

- A vicinity map** showing the subject property and the area within 1,000 feet of the subject property. **Please refer to Section 2.**
- A Zoning map** of the subject property and vicinity (showing the existing zoning district), extending at least 300 feet from the property boundaries. **Please refer to Section 2.**
- A Growth Policy/Comprehensive Plan map** of the subject property and vicinity extending at least 300 feet from the property boundaries for the applicable comprehensive plan, clearly showing the land use designation of the subject property and surrounding properties. **Please refer to Section 2.**
- Adjacent properties.** A map showing the relationship of the proposed subdivision to adjacent subdivisions, certificates of survey, and public or private rights of way and any other access. Include the zoning of adjacent properties and the location of any buildings, railroads, power lines, towers, roads, and other land uses on adjacent lands. Show the names of platted subdivisions and numbers of certificates of surveys on the map. **Please refer to Section 2.**
- Adjacent ownership.** A map showing the ownership of adjacent lands, including lands across public and private rights of way. **Please refer to Section 2.**
- Certificate of survey and/or prior subdivision history** of subject property and adjacent properties. **Please refer to Section 2.**
- An aerial photo** of the subject property and vicinity extending at least 200 feet from the property boundaries. **Please refer to Section 2.**
- An existing conditions map** per Section 4-010.1B(1) including location, current land use, land cover (such as cultivated areas, paved areas), natural features (such as lakes, streams, riparian vegetation), all existing structures and improvements, and all encumbrances, such as easements. **Please refer to Section 2.**
- Landscaping and maintenance plans** for common areas, and boulevard plantings, as may be required. **A full landscape and maintenance plan will be submitted when the building permit and zoning compliance permit are submitted for improvements on Lot 1.**
- Variance requests.** If the proposed subdivision cannot comply with all subdivision standards, provide an attachment labeled "Variance Request(s)" and identify, for each standard not met, the section of the subdivision regulations for which the variance request is being sought and address the variance criteria (in Section 6-010 of the City of Missoula Subdivision Regulations) for each variance request. **Please refer to Section 4.**

**J. WATER AND SANITATION REPORT**

The State of Montana [MCA 76-3-622] requires subdividers to provide the following water and sanitation information for any new subdivision that will include a new water supply system or new wastewater facilities. In compliance with this law, attach a separate document entitled "Water & Sanitation Report" which contains the following:

**N/A – The Trinity Mullan Subdivision will not include new water supply or wastewater facilities. The subdivision is adjacent to municipal facilities which will be extended to service the subdivision. A Municipal Facilities Exemption is not required at this time per MCA 76-3-622(1)(2) and 76-4-125(2)(2)(d).**

- 1. **Map.** A vicinity map or plan that shows:
  - a. The location, within 100 feet outside of the exterior property line of the subdivision and on the proposed lots, of flood plains; surface water features; springs; irrigation ditches;
  - b. Existing, previously approved, and, for parcels fewer than 20 acres, proposed water wells and wastewater treatment systems; for parcels less than 20 acres, mixing zones;
  - c. The representative drain-field site used for the soil profile description; and
  - d. The location, within 500 feet outside of the exterior property line of the subdivision, of public water and sewer facilities.
- 2. **Description.** A description of the proposed subdivision's water supply systems, storm water systems, solid waste disposal systems, and wastewater treatment systems, including the following:
  - a. Whether the water supply and wastewater treatment systems are individual, shared, multiple user, or public as those systems are defined in rules published by the Montana Department of Environmental Quality (DEQ).
  - b. If the water supply and wastewater treatment systems are shared, multiple user, or public, a statement of whether the systems will be public utilities as defined in 69-3-101, MCA and subject to the jurisdiction of the public service commission or exempt from public service commission jurisdiction and, if exempt, an explanation for the exemption.
  - c. If the water supply is provided by a multiple user water supply system, per Section 3-070, submit the system design prepared by a professional engineer to comply with design and construction requirements for public water supply systems specified by rules adopted pursuant to MCA Title 75, Chapter 6.
- 3. **Lot layout.** A drawing of the conceptual lot layout at a scale no smaller than 1 inch equal to 200 feet that shows all information required for a lot layout document in rules adopted by the Montana Department of Environmental Quality pursuant to 76-4-104, MCA.
- 4. **Suitability.** Evidence of suitability for new on-site wastewater treatment systems that, at a minimum, include:
  - a. A soil profile description from a representative drain-field site identified on the vicinity map that complies with standards published by the Montana Department of Environmental Quality;
  - b. Demonstration that the soil profile contains a minimum of 4 feet of vertical separation distance between the bottom of the permeable surface of the proposed wastewater treatment system and a limiting layer; and
  - c. In cases in which the soil profile or other information indicates that ground water is within 7 feet of the natural ground surface, evidence that the ground water will not exceed the minimum vertical separation distance of 4 feet.
- 5. **Water quantity.** For new water supply systems, unless cisterns are proposed, evidence of adequate water availability:
  - a. obtained from well logs or testing of onsite or nearby wells;
  - b. obtained from information contained in published hydro-geological reports; or
  - c. as otherwise specified by rules adopted by the Montana Department of Environmental Quality pursuant to 76-4-104, MCA.
- 6. **Water quality.** Evidence of sufficient water quality in accordance with rules adopted by the Montana Department of Environmental Quality pursuant to 76-4-104, MCA.
- 7. **Impacts to groundwater quality.** Preliminary analysis of potential impacts to ground water quality from new wastewater treatment systems, using as guidance rules adopted by the board of environmental review pursuant to 75-5-301, MCA and 75-5-303, MCA related to standard mixing zones for ground water, source specific mixing zones, and non-significant changes in water quality. The preliminary analysis may be based on currently available information and must consider the effects of overlapping mixing zones from proposed and existing wastewater treatment systems within and directly adjacent to the subdivision. Instead of performing the preliminary analysis, the sub-divider may perform a complete non-

degradation analysis in the same manner as is required for an application that is reviewed under Title 76, Chapter 4.

**K. PRIMARY REVIEW CRITERIA REPORT, SUMMARY OF PROBABLE IMPACTS, AND SUBDIVISION REGULATION COMPLIANCE**

*(Montana Code Annotated (M.C.A. 76-3-603) does not require the submittal of an Environmental Assessment for minor subdivision proposals.)*

1. **IMPACT ON AGRICULTURE:** Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to agriculture. Agricultural land includes land used for agriculture or having a soil type defined by the Natural Resources Conservation Service as having agricultural importance, including prime farmland, prime farmland if irrigated, farmland of statewide importance, and farmland of local importance.
  - a. **Agriculture production.** Is the proposed subdivision located on land currently or previously used for agricultural production? **No**  
If yes, identify the number of acres in production on a map.
  - b. **Description.**
    - i. Describe the productivity of the land and whether the subdivision would remove from production any agricultural or timber land. **For over twenty years, the Missoula County Detention Center has operated from this location. No agricultural or timberland will be removed from the current supply.**
    - ii. Describe agricultural operations and other uses of land on the adjacent property. **The adjoining lands are all used commercially. A large medical complex is located west of the property, several smaller office buildings and wholesale business are located south of Mullan Road, retail sales and a car leasing company are located east of the property and RV sales and professional offices are located north of the property.**
    - iii. Describe what measures will be taken, if any, to control family pets. **Pets may be permitted on Lot 1. All dogs will be required to be leashed while on-site and pet waste bags will be provided. Pets are not currently permitted or associated with the development on Lot 2.**
    - vi. Describe any existing fence lines around the subdivision boundary, which protect agricultural lands under an ownership other than that of the subdivider, and describe any measures which will be taken to ensure that the owners of the subdivision will share with the owner of the agricultural lands in the continued maintenance of the fence. **There are no surrounding agricultural uses and therefore no agricultural fences are in place. No mitigation is required.**
  - c. **Soil type.** Is the proposed subdivision located on land with a soil type defined by the Natural Resources Conservation Services (NRCS) as having agricultural importance (Prime, Prime if Irrigated, Statewide or Local Importance)? If yes, which type(s)? **Proposed Lot 1 of the Subject Property contains Orthents soils which are not classified as prime farmland. Orthents soils also cover the majority of proposed Lot 2. Moiese gravelly loam soils are located in a small portion of the northeast corner and northwest corner of Lot 2. The Moiese gravelly loam soil unit is categorized as farmland of local importance. The areas within the Subject Property that contain Moiese gravelly loam soils have very limited or no agricultural potential. The NRCS soil survey custom report in Section 6 provides a map of soil units and greater details of soil characteristics.**
    - i. **Soils map.** If yes, identify each area on a copy of the preliminary plat and provide a Soils Map and Table from the Soil Survey, published by the U.S. Department of Agriculture, the Natural Resources Conservation Service, and the Forest Service, showing the soil type(s) found within

- the proposed subdivision. **Please see the Preliminary Plat in Section 2 and the Natural Resource Conservation Service (NRCS) Soils Report in Section 6.**
- ii. **Soils assessment.** Provide a soils assessment per Section 5-020.14M. **Please see the Soils Evaluation in Section 6.**
  - iii. **Sewer and zoning.** If the soil type is defined as Prime or Prime if Irrigated, is the subdivision proposing or required to connect to sewer, or is the property unzoned?  
**N/A. The soil type is not defined as Prime or Prime if Irrigated.**
  - iv. **Irrigation.** If the soil type is defined as Prime if Irrigated, is the property served by an existing, developed irrigation system or water right, including wells and adjacent irrigation ditches? **N/A. The soil type is not defined as Prime if Irrigated, nor does it have any existing water rights.**
2. **IMPACT ON AGRICULTURAL WATER USER FACILITIES:** Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to agricultural water user facilities.
- a. **Location.** Is the subdivision located on land with agricultural water user facilities or adjoining an agricultural water user facility? **Yes**
    - i. If yes, describe the facilities (irrigation ditch, well, etc.). **The Hellgate Valley Irrigation Ditch (Flynn Lowney Ditch) runs along the southern property line.**
  - b. **Ditches.** Are any irrigation ditches located on or adjacent to the property? **Yes**
    - i. If yes, provide the name and contact information for the responsible ditch company. **Hellgate Valley Irrigation Company, Rollette Pruyn, Ditch President 406-544-1115**
    - ii. If yes, do you intend to provide access to the irrigation ditch for all lots? **No**
      1. If no, if the average lot size in the proposed subdivision will be one acre or less, provide for disclosure notifying potential buyers that lots within the subdivision are classified as irrigated land and may continue to be assessed for irrigation water delivery even though the water may not be deliverable to the lots. **N/A, both lots will be greater than one acre in size.**
  - c. **Abandonment or transfer of water rights.** Does the subdivision involve the abandonment or transfer of water rights from the property being subdivided? **No, no water rights are associated with the property.**
    - i. If yes, provide documentation that the water rights have either been removed from the land or that the process has been initiated to remove the water rights from the land. **N/A**
    - ii. If yes, the fact the water rights have been or will be removed from the land within the subdivision shall be denoted on the preliminary plat. **N/A**
    - iii. If no, the subdivider shall, unless otherwise provided under separate written agreement or filed easement, show on the preliminary plat, ditch easements for the unobstructed use and maintenance of existing water delivery ditches, pipelines, and facilities in the proposed subdivision that are necessary to convey water through the subdivision to lands adjacent to or beyond the subdivision boundaries in quantities and in a manner that are consistent with historic and legal rights. A minimum width of 10 feet is required on each side of irrigation ditch canals and ditches for maintenance purposes, unless a lesser width is agreed to by the owner of the ditch right. **Please see the Preliminary Plat in Section 2.**
  - d. **Removal of facilities.** Does the subdivision involve the abandonment or removal of agricultural water user facilities? **No**



- e. **Maintenance.** Will the proposed subdivision or associated improvements alter access for maintenance of agricultural water user facilities? **A maintenance agreement will be established with the future owners of Lot 1 and the Hellgate Valley Irrigation Company. Please see Section 6 for a copy of the maintenance agreement. The Hellgate Valley Irrigation Company is not requesting a maintenance agreement with Missoula County, the owners of Lot 2.**
  - f. **Water availability.** Will the proposed subdivision or associated improvements alter the movement or availability of water? **No. The ditch crossing will be sized to accommodate irrigation ditch flows and will be designed so that obstructions are not in place to cause debris to build up within the ditch. Water will flow freely and will not constrict existing water flows in the ditch.**
  - g. **Disturbance.** Will any proposed construction disturb an existing irrigation ditch or well or result in any changes to agricultural water use? **Yes, the installation of driveway crossing and installation of a new sanitary sewer main will disturb the ditch for a short period of time. However, all disturbances to the ditch for new construction will be done while the ditch is turned off (November thru April). The ditch will be repaired to the original condition following crossing installations. These activities will not result in any changes to agricultural water use.**
3. **IMPACT ON NATURAL ENVIRONMENT:** Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to the natural environment.
- a. **Public lands**
    - i. Is the subdivision proposal adjacent to public lands? **No**
      - 1. If yes, how will the proposed subdivision affect adjacent public land uses? **N/A**
      - 2. If yes, describe any applicable land management policies of any public lands adjacent to or near the proposed subdivision. **N/A**
      - 3. If yes, describe how access to public lands will be affected by this subdivision. **N/A**
  - b. **Historical features**
    - i. Are there any known historic, paleontological, archaeological or cultural sites, structures or objects on or within a half-mile of the proposed subdivision? **A cultural resource file search was conducted through the Montana Historical Society. Documentation of historic sites and previously conducted cultural resource inventories for Section 17, Township 13 North, Range 19W, P.M.M. are provided in Section 6.**
    - ii.
      - 1. If yes, identify any known historical, paleontological, archaeological or cultural sites, structures and/or objects within a half-mile of the proposed subdivision, provide a site map identifying these features which may be affected by the proposed subdivision and describe any plans to protect such sites or properties. **There are currently no structures on Lot 1 where the apartment complex is proposed. As long as there will be no disturbance or alteration to structures over fifty years of age, the Montana Historical Society feels that there is a low likelihood cultural properties will be impacted by the project. Therefore, the Montana Historical Society concluded that a cultural resource inventory is unwarranted at this time. However, if cultural materials are inadvertently discovered during the project, the Montana Historical Society office should be contacted, and the site investigated.**

2. If yes, discuss the impact of the proposed development on any historic features, and the need for inventory, study and/or preservation with the State Historic Preservation Office (SHPO). Provide a written statement outlining any recommendations of SHPO and any plans for inventory, study and/or preservation and any mitigation planned to overcome any adverse impacts. **See response to #1 above.**

**c. Water rights**

- i. Have the water rights been severed from the subject property? **Water rights are not associated with the land.**

**d. Groundwater**

Does high seasonal groundwater rise within 15 feet of the surface of the property? **No. Groundwater was not encountered within 15 feet of the surface of the property during exploratory boring conducted between May 28, 2020, to June 2, 2020.**

1. When evidence of high groundwater or unstable soil is present, provide a groundwater drainage mitigation plan prepared by a licensed professional engineer to mitigate the problem. The plan shall include, but not be limited to, measures to prevent the migration of groundwater through water, sewer and drainage trenches. **N/A, Groundwater mitigation is unnecessary for the proposed development, parking lot area, and driving lane.**
- ii. What are the maximum and minimum depths to the water table, and on what dates were those depths determined? **Shallow groundwater was encountered at depths of 17.0 to 18.3 feet below ground surface (ft bgs) during exploratory boring conducted between May 28, 2020, to June 2, 2020. Tetra Tech's Geotechnical Report is provided in Section 6.**
- iii. What is the depth of aquifers and aquifer recharge areas from the surface of the property? **Shallow groundwater was encountered at depths of 17.0 to 18.3 feet below ground surface (ft bgs) during exploratory boring conducted between May 28, 2020, to June 2, 2020 (Geotechnical Report, Section 6). Clay deposits in this area of the Missoula Valley can create perched, shallow groundwater lenses. Well logs from a nearby property describe shallow, perched groundwater. The shallow groundwater is separated from the deeper, regional Missoula aquifer by numerous clay layers (Groundwater Information Center IDs: 300566 and 300526). Based on well logs for the area, the water table of the Missoula aquifer is approximately 50 ft bgs. There are no recharge areas to the Missoula aquifer from the surface of the Subject Property. The Clark Fork River and smaller tributaries flowing into the valley recharge the Missoula aquifer. Hellgate Canyon is the primary recharge area for the Missoula Aquifer.**
- iv. Describe the steps necessary to avoid depletion or degradation of groundwater recharge areas. **The proposed development will not deplete or degrade groundwater recharge areas.**

**e. Surface water**

- i. **Delineated floodplain.** Is any portion of the property within a FEMA-designated 100-year or Shaded Zone X floodplain? **No**
  1. If any portion of the property is within a FEMA-designated 100-year or Shaded Zone X floodplain, provide a map with a legend showing the designated areas, and/or areas removed by FEMA through a Letter of Map Amendment. **N/A**
- ii. **Non-delineated floodplain.** Are any proposed building sites within 20 vertical feet and 1,000 horizontal feet of a stream draining an area of 15 square miles or more and in the

same drainage basin, in an area where no official floodway delineation or floodway study of the stream has been made (in accordance with 3-010.2A)? **N/A**

1. If any proposed building sites are within 20 vertical feet and 1,000 horizontal feet of a stream draining an area of 15 square miles or more and in the same drainage basin, in an area where no official floodway delineation or floodway study of the stream has been made (in accordance with Section 3-010.2A), submit a Flood Hazard Evaluation Report. **N/A**
  
- iii. **Mapping.** Locate on a plat overlay or sketch map all surface water and the delineated floodways that may affect or be affected by the proposed subdivision including natural water systems (streams, lakes, rivers, or marshes), artificial water systems (canals, ditches, aqueducts, reservoirs, irrigation or drainage systems), and land subject to flooding. **See Section 2- Preliminary Plat for the irrigation ditch location. No flood waters will be encountered within the subdivision per the FEMA maps.**
  
- iv. **Description.** Describe all surface water that may affect or be affected by the proposed subdivision including name, approximate size, present use, and time of year that water is present. Describe the proximity of proposed construction (such as buildings, sewer systems, and roads) to surface waters. **In order to access Lot 1 a ditch crossing will be placed within the Flynn Lowney Ditch. This crossing will be a corrugated culvert will be placed in the ditch between November and April when the ditch is turned off. A sewer main will also be extended under the ditch during this same timeframe. All other construction is located outside of the ditch easement and will not affect water flow. The building proposed on Lot 1 will be approximately 90 feet from the northern edge of the Flynn Lowney Ditch. Overall the ditch varies in width from 10-15 feet along the full length of the southern property line. See the Project Summary in Section 1 for a description of future the lot scenario.**
  
- v. **Wetlands.** If wetlands are present, the subdivider shall provide wetlands investigation completed by a qualified consultant using the U.S. Army Corps of Engineers' Wetlands Delineation Manual Technical Report Y-87-1 (1987 Manual). If the investigation indicates the presence of wetlands, a wetlands delineation shall be shown on the final plat. If any construction or changes are proposed which require a 404 Permit, the subdivider shall provide evidence of such permit to the planning department. **N/A**
  
- vi. **Water quality.** Please indicate which if any of the following water quality permits have been applied for and describe the reasons why these permits are required: **N/A**
  1. 310 Permit (Local Conservation District)
  2. SPA 124 Permit (Department of Fish, Wildlife, and Parks)
  3. Floodplain Permit (City Floodplain Administrator)
  4. Section 404 Permit, Section 10 Permit (U.S. Army Corps of Engineers)
  5. 318 Authorization (Department of Environmental Quality)
  6. Navigable Rivers Land Use License or Easement (Department of Natural Resources and Conservation)

**f. Vegetation and Riparian Resource Areas**

- i. **Plant types.** Describe the vegetative types by plant community, relative age, and condition. **Lot 1 of the subdivision is sparsely vegetated. The predominate plant species include spotted knapweed, salsify, hairy vetch, and dandelions. There is a row of landscaped deciduous trees on the southern boundary of Lot 1, adjacent to Maple Street. The densest patch of knapweed on the property is located in the northeast corner of Lot 2 (north**

of Lot 1), as illustrated on the Weed Management Plan Site Map provided in Exhibit the Weed Management and Revegetation Plan for Trinity Mullan Subdivision, an attachment to the covenants. The majority of Lot 2 is landscaped with turf grass.

- ii. **Measures to preserve existing vegetation.** Describe any measures that will be taken to preserve trees and other natural vegetation as much as possible (such as locating roads, lot boundaries, and planning of construction to avoid damaging tree cover). **The trees on Lot 1 will be removed, disturbed areas will be landscaped post construction according to the zoning regulation. The proposed project will have 34,250 square feet of ground-level common activity area that will be covered with turf grass, which will help suppress the existing knapweed growth. No modifications are proposed to the landscaping associated with Lot 2. An existing conditions map is included in Section 2 of the application packet.**
- iii. **Critical plant communities.** Describe measures that will be taken to protect critical plant communities (such as keeping structural development away from these areas, and setting aside areas for open space). **There are no critical plant communities at the Subject Property.**
- iv. **Weeds.** Identify areas containing noxious weed growth. Describe proposed means of weed control, especially means to prevent weed growth on areas disturbed by construction. **Spotted Knapweed is the primary noxious weed species of concern with this subdivision. It is located throughout Lot 1 and in the northeast corner of Lot 2. In coordination with the Missoula County Weed District, a Weed Management and Revegetation Plan was created for the Subject Property. Mowing is the recommended treatment for controlling knapweed at the Subject Property. It should occur at the end of July, when the knapweed begins to flower and before setting seed. Mowing treatments should continue until turf is laid in common activity areas. The area with dense Knapweed stands north of the proposed apartment complex should be treated by the Owners with annual mowing or an herbicide application.**
- i. **Wetlands and riparian resource areas.** Are there any wetland and/or riparian resource areas on the property per Section 2-020.102?
  - 1. If Riparian Resource Areas are within or adjacent to the proposed subdivision, provide a Riparian Management Plan per the submittal requirements in Sections 3-130.3 and 5-020.14L. Show areas of riparian resource and proposed buffers on a supplemental data sheet. **There are no wetlands nor riparian resource areas on the Subject Property.**
- ii. **Map.** Provide a map showing the distribution of the vegetation types (such as existing trees, vegetation clusters, marsh, grassland, shrub, coniferous forest, deciduous forest, mixed forest) and critical plant communities such as stream bank or shoreline vegetation, vegetation on steep or unstable slopes, vegetation on soils highly susceptible to wind or water erosion. **Please see the existing conditions map for existing plantings.**

**g. Geology / Hydrology / Soils / Slopes**

- i. **Description.** Describe the geologic, soil, or topographic conditions and any measures that will be taken to address potential problems encountered in the construction of roadways, basements, water supply trenches, sewer supply trenches, septic tank and drainfield installation, and/or underground electrical and telephone lines. **Lot 1 of the**

subdivision is relatively flat with the surface elevations ranging about three feet. See the accompanying Slope Map Exhibit in Section 2 for additional detail. Minimal site grading will be needed to level the site for construction and to provide positive drainage away from the new structures and surrounding finished grades.

Exploratory boring beneath the topsoil horizon and paved areas of the Subject Property determined that the soil profile generally consists of varying thicknesses of fine-grained silty or clayey deposits, extending to depths of 9 feet or less. Below the fine-grained soil, or in some cases beneath the topsoil, discontinuous seams of sand were encountered. The sand extended to depths of 2.8 to 8 feet, and beyond the maximum depth explored in borehole BH-2 (10.5 feet). Medium dense to very dense alluvial gravel was encountered below the silty, clayey, or sandy soils, and extended beyond the maximum depth explored in all of the boreholes in which it was encountered (maximum depth of 26 feet). Undocumented fill was encountered to a depth of approximately 5.5 feet in borehole BH-10, and to a depth of approximately 1 foot in BH-15.

- ii. **Cut and fill.** Describe the location and amount of any cut or fill three (3) or more feet in depth and plans to prevent erosion and promote revegetation of those cuts and fills. **Site grading for construction is anticipated to consist of minimal cuts and fills of two to three feet. Disturbed areas surrounding the building will be revegetated. Pockets of existing fill within the new building footprints will be removed in its entirety. Any fine-grained silty or clayey deposits or sand seams encountered at the prospective foundation elevations will be removed in their entirety and replaced with properly compacted engineered gravel fill. A conventional spread footing foundation bearing on the natural alluvial gravel or, where necessary a zone of compacted engineered gravel fill extending to the natural gravel, is recommended to support the anticipated structural loads. Column footings and strip footings placed on the natural gravel can be designed for an allowable bearing pressure of 5,000 pounds per square foot (psf). Imported fill must meet the gradation requirements specified herein. The on-site gravel is suitable for use as backfill along foundation walls, fill under the pavement section, as over-lot fill for site grading, and as engineered fill provided any deleterious materials or debris are removed. The gravel must be placed under controlled moisture and density conditions in accordance with requirements provided in the Site Grading section below. Based on the drilling information, some oversize cobbles and boulders should be anticipated, which is common to the alluvial gravel in the Missoula Valley. These oversize materials must be removed prior to placement as compacted structural or engineered gravel fill.**
- iii. **U.S.G.S. topographic map.** Provide a detailed current U.S. Geological Survey topographic map with an outline of the subdivision clearly indicated. **Please see U.S.G.S Map in Section 2.**
- iv. **Limitations map.** Provide a Geologic / Topographic Limitations Map which locates any unusual geologic, soil, or topographic condition on the property which may limit the capability for building or excavation using ordinary and reasonable construction techniques. Conditions include, but are not limited to: shallow depths to bedrock, depth to aquifers and aquifer recharge areas (source: Montana Bureau of Mines and Geology Groundwater Information Center - GWIC), basin closures (Source: Department of

Natural Resources, Missoula Regional Office), a high groundwater table, unstable or expansive soils, and slopes in excess of 25%. **N/A There are no geologic, soil, or topographic limiting conditions anticipated for proposed development on Lot 1 of the Subject Property.**

- v. **Geotechnical report.** If the proposed subdivision includes land areas with the potential for landsliding, slope instability, or high ground water, provide a report by a qualified soil or geotechnical engineer indicating the locations, character, and extent of all areas subject to landsliding, slope instability, and high ground water, and prominently designate these areas on the preliminary plat and other records of conveyance. **The Subject Property does not include areas with potential for land sliding, slope instability, or high groundwater. Please see Section 6 for the geotechnical report.**
  - vi. **Steep Slopes/Slope category map.** Does the subject property have slopes of 25% or greater? **There are no areas with slopes of 25% or greater within Lot 1 where development is proposed. Lot 2 does contain zones with slopes of 25% or greater, located primarily in areas that are already developed by the Missoula County Detention Center, road ditch fore slopes, or irrigation ditch catch slopes, as illustrated on the attached Slope Map Exhibit in Section 2.**
    - 1. If yes, designate these areas as "No-Build Zone/Steep Slope" on the plat. **No construction is proposed in areas with slopes of 25% or greater so a designation of "No-Build Zone/Steep Slope" is unwarranted. Steep areas are primarily road ditch fore slopes and irrigation ditch catch slopes. Adjacent development will fill next to the ditch eliminating the catch slopes. If the irrigation ditch is terminated in the future, the ditch will be filled to grade.**
  - vii. **Hillside density adjustment calculation worksheet.** If the subdivision has sites proposed for development located on slopes over fifteen (15) percent, submit a hillside report per the requirements in Section 5-020.14E and a density adjustment calculation worksheet per the requirements in Section 3-140.4. A hillside density adjustment calculation worksheet is available at the Development Services Office. **N/A No hillside development is proposed.**
4. **IMPACTS ON WILDLIFE AND WILDLIFE HABITAT:** Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to wildlife and wildlife habitat.
- a. **Species types.** Per Montana Fish, Wildlife, and Parks maps and data, which species of fish and wildlife use the area to be affected by the subdivision? **The Montana Fish, Wildlife & Parks' (FWP) Open GIS Data Group provides wildlife distribution information by Section areas. The following animals are assumed to utilize a portion or all of Section 17, Township 13 North, Range 19W, P.M.M: black bear, grizzly bear, Hungarian partridge, Montana gray wolf, mountain lion, mule deer, and whitetailed deer. FWP's search radius of Section 17 encompasses the Clark Fork River corridor which offers suitable habitat for large mammals. The Subject Property is surrounded by a major arterial road, a minor arterial road, and commercial development. The barren ground of Lot 1 does not provide prime or sensitive habitat. Common birds and mammals, such as rodents, may be found at the Subject Property.**

**The Montana Natural Heritage Program (MTNHP) database assesses the known or potential occurrence of species of concern from direct evidence, indirect evidence, habitat characteristics, and predictive distribution models. There are no direct**

**observations for species of concern within the Subject Property. MTNHP uses a deductive model to predict suitable habitat for a particular species. The Subject Property does not provide suitable habitat for the species of concern identified in Section 17. MTNHP's Environmental Summary Report is provided in Section 6.**

**b. Wildlife mitigation.**

- i. Describe any proposed measures to protect, enhance, or minimize degradation of wildlife habitat (such as keeping buildings and roads back from shorelines, setting aside marshland as open space, using a cluster development to limit development on sensitive areas). **The Subject Property does not contain prime or sensitive habitat. No adverse impacts to wildlife or wildlife habitat are anticipated.**
- ii. Describe any proposed measures to minimize or mitigate conflicts between residents and wildlife (such as covenants that require garbage and pet food to be kept indoors). **Refer to the Declaration of Covenants in Section 7 for the proposed measures to minimize conflicts between residents and wildlife.**

**c. Map.** Provide a map identifying any known critical or key wildlife areas such as big game winter ranges, grizzly bear linkage corridors, waterfowl nesting areas, habitat for rare or endangered species, and wetlands and riparian resource areas per Montana Fish, Wildlife, and Park's maps and data and other appropriate resources. **No known critical or key wildlife areas exist onsite.**

**5. IMPACTS ON PUBLIC HEALTH & SAFETY:** Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to public health and safety.

**a. Air Stagnation Zone.** Is the property within the Air Stagnation Zone? **Yes. To minimize adverse impacts and maintain compliance with the Missoula City-County Air Pollution Control Program, all driving surfaces will be paved and outdoor burning and woodstoves will be prohibited. Although the properties are within the M1R-2 Limited Industrial –Residential zone, the uses proposed are residential and commercial will not require an air quality permit. No adverse impacts are foreseen with this subdivision.**

**b. Airport Influence Area.** Is the property within the Airport Influence Area? **No**

- i. If the property is within the Airport Influence Area, provide a map showing the boundaries of the Airport Influence Area with the site identified and other sub-areas (such as Runway Protection Zone (RPZ), Extended Approach and Departure Areas (EADA), and the 65 dnL noise contour). **N/A**

**c. Avoidance and mitigation of hazards.** Describe avoidance or mitigation measures that are proposed to address identified hazard(s) and provide a map locating the hazards. Examples of health and safety hazards are:

- i. areas containing high pressure gas lines or high voltage lines; **An above-ground power line exists near the property boundary. Construction in this area will be limited to the installation of a sewer main extension and a ditch crossing to provide access to Lot 1. Construction should not interfere with the above-ground power line.**
- ii. land on or adjacent to Superfund or hazardous waste sites; **N/A**
- iii. land on or adjacent to abandoned landfills, mines, well, waste sites or sewage treatment plants; and **N/A**
- iv. areas identified as a high seismic hazard **N/A**

**d. Nuisances.** If the proposed subdivision contains on-site or nearby off-site land uses that

create a nuisance (such as noise, dust, smoke, or unpleasant odors), identify such nuisances and describe avoidance or mitigation measures that are being proposed to address them. **N/A**

6. **IMPACT ON LOCAL SERVICES:** Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to local services.

a. **Transportation facilities – motorized and non-motorized.** Describe the proposed subdivision’s mitigation measures to avoid or minimize congestion (MCA 76-3-501(8));

i. **Bridges and culverts.** Describe characteristics such as location, name, type, width, design load, and vertical clearance, of any existing or proposed bridges or culverts within the subdivision or on roads providing access to the subdivision. **Multiple options are being considered at this time for a “bridge” across the irrigation ditch for a driveway connection to Mullan Road to access lot 1. The developer will continue to work with the ditch company and the City to finalize an appropriate ditch crossing that is acceptable to the ditch company and will handle HS-20 (truck) loading. The ditch crossing will be designed so that water flows in the ditch remain unobstructed and debris in the ditch will not get “hung up” on this proposed crossing. Ditch crossings being considered include a rigid concrete box, a corrugated arch culvert, or a corrugated “squash”/elliptical culvert.**

ii. **Non-motorized transportation facilities.** Describe existing and proposed non-motorized transportation facilities that will serve the proposed subdivision, including sidewalks and bike lanes/stripping. **Bike lanes and 5-foot sidewalks exist along Mullan Road. Five-foot sidewalks exist along West Broadway and the south side of Maple Street. The sidewalks are curbside along Mullan Road and Maple Street. Boulevards are provided adjacent to the sidewalks along West Broadway. A wide shoulder exists along West Broadway which can be utilized by bicyclist. A 5-foot boulevard sidewalk is planned along the north side of Maple Street.**

**A system of interconnected sidewalks and pedestrian improvements exists for the development on Lot 2. Sidewalks and pedestrian improvements are proposed with the development on Lot 1. On July 14, 2020, City staff expressed interest in a pedestrian access easement from Lot 1 to West Broadway. A 6-foot trail in a 12-foot wide easement is planned from the north end of Lot 1 over and across the Dollar-Rent-A-Car Property, owned by B & J Investments. A separate agreement will be entered into between B & J Investments, the City, and the future owners of Lot 1 to complete this connection. This trail will be paved and approved by Missoula Parks and Recreation and City Engineering prior to final plat. A 6-foot public non-motorized access easement and 5-foot asphalt trail will also be provided north of the ditch on Lot 1 to connect the sidewalk(s) on Maple Street to the sidewalk on Mullan Road. These connections along with the new sidewalk along the north side of Maple Street will allow for pedestrian connectivity to Lot 1 in all directions in the shortest distance possible.**

**Bike lanes exist along Mullan Road and West Broadway.**

iii. **Bus Routes.** Provide a map showing the locations of any bus stops and turnarounds for



school buses and public transit, or provide a narrative description of bus routes in lieu of a map. If the project is located on an existing school bus route, show the route and the nearest bus stop relative to the proposed subdivision. If a bus stop is proposed within the subdivision, indicate the type and location on a Supplemental Data Sheet. **A bus stop exhibit has been provided in Section 2. There are three public transit stops located on West Broadway all located within two-tenths of a mile. School bus stops are located at the intersection of Great Northern Avenue/Santa Fe Court and Maple Street/West Russell Street. It is approximately 1,330 feet to the Maple Street/West Russell Street school bus stop; however, this is across West Broadway. The school bus stop at Great Northern Avenue/Sante Fe Court is approximately 1,950 feet from the property. The public can easily access the neighborhood and services on the east side of West Broadway via the traffic signal at West Broadway and Mullan Road. During an in-house review of the subdivision, Development Services noted that two additional public transit bus stops are planned along West Broadway near the north end of the property. A pedestrian crossing is also planned in this area. No new school bus stops are planned at this time.**

- iv. **Roads.** Complete the following table to describe current conditions and, if applicable, any proposed improvements to roads serving the subdivision. If necessary, provide information about additional roads on a separate sheet.

<i>Road name</i>	<b>Mullan Road</b>	<b>Maple Street</b>	<b>West Broadway</b>	
Onsite or offsite	<b>Offsite</b>	<b>Offsite</b>	<b>Offsite</b>	
Right-of-way type (public/private) If public, state the jurisdiction.	<b>Public</b>	<b>Public</b>	<b>Public</b>	
Right-of-way width	<b>66 ft.</b>	<b>48 ft. (+/-)</b>	<b>160 ft.</b>	
Surface type (gravel, chip-seal, asphalt)	<b>Asphalt, chip seal</b>	<b>Asphalt</b>	<b>Asphalt, chip seal</b>	
Surface width and, if applicable, shoulder width	<b>Two 10.5' driving lanes and a 12' turning lane, and two 7.5' shoulders</b>	<b>29.5'</b>	<b>62.9' including four driving lanes, a 15.2' center turn lane, a 13' shoulder on the west side and a 12' shoulder on the east side</b>	
Maximum grade	<b>Existing grade is 0.8%</b>	<b>Proposed grade is 0.5%</b>	<b>Existing grade is 1.5%</b>	
Road length	<b>3700' from West Broadway/ Mullan Road intersection to Mullan Rd. Great Northern Ave</b>	<b>310'</b>	<b>2,600' from West Broadway/ Mullan Rd. intersection to Palmer St./W Broadway intersection</b>	
Maintenance responsibility (City, private )	<b>City</b>	<b>City</b>	<b>Montana Department of</b>	

			<b>Transportation</b>	
Road maintenance agreement (if private) (yes, no, or N/A)	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
Curbs/gutters Drainage swales	<b>Curb/gutter, no swale</b>	<b>Curb/gutter, no swale</b>	<b>Curb/gutter, no swale</b>	
Sidewalk, trail, and boulevard widths	<b>5' sidewalk, no boulevard or trail</b>	<b>5' sidewalk on north and south, 7' boulevard on north, no boulevard on south, no trail</b>	<b>5' sidewalk on east and west, 10.4' boulevard on west, 7.5' boulevard on east, no trail</b>	
Bike Lanes	<b>Yes</b>	<b>No</b>	<b>No</b>	
Estimated time for completion	<b>Existing</b>	<b>Early 2021</b>	<b>Existing</b>	
Road Classification (collector, arterial, etc.)	<b>Minor Arterial (without parking)</b>	<b>Urban Local Commercial/Industrial</b>	<b>Principal Arterial (with parking)</b>	

1. **Year-round access.** If year-round vehicular access to all lots and common facilities within the subdivision is not provided, explain why. **N/A, year-round access will be provided to all lots.**
  
2. **Arterial access.** If access to any individual lot is directly from an arterial street or road, explain why access was not provided by means of a road with a lesser classification. **Lot 1 will have two points of access, one from Mullan Road, a minor arterial, and one from Maple Street, an urban local commercial/industrial road. The Maple Street/West Broadway intersection is approximately 350 feet from the West Broadway/Mullan Road intersection. Turning left on to Maple Street from West Broadway and left from Broadway on to Maple Street can be difficult when traffic is present on West Broadway. By providing a second access point on Mullan Road the traffic signal can be utilized which will allow for easier motor vehicle traffic circulation and less queuing on West Broadway. Access to Lot 2 from Mullan Road currently exists and is not proposed to change with this subdivision. No direct access to West Broadway is proposed with this subdivision.**
  
3. **Private road access.**
  - A. Does access to the property cross any private properties not owned by the subdivider or property owner? **No**
    - i. If access to the subdivision is across private property not owned by the subdivider, provide a list labeled "Legal Access" containing the names and owners of those properties. Include documentation of perpetual legal access (including but not limited to easements, agreements, and access permits or other forms of access permission) or describe how perpetual legal access will be obtained prior to the filing of the final plat. The documentation must be sufficient to demonstrate perpetual legal access. The information must be provided for any access routes required. **N/A**
  - B. Are private roads proposed? **No**  
If private roads are proposed, include a private road maintenance plan in a development agreement or draft covenants. **N/A**
  - C. Are short courts proposed? **No**

If short courts are proposed, provide a plan meeting the standards of Section 3-020.6B and a variance request addressing the criteria in Section 6-010. **N/A**

D. Are Homezone/Woonerf streets proposed? **No**

If Homezone/Woonerfs are proposed, provide a plan meeting the standards of Section 3-020.7 **N/A**

E. Are Cul-de-sac/Circle/Loop streets proposed? **No**

If Cul-de-sac/Circle/Loop streets are proposed, provide a plan meeting the standards of Section 3-020.5B and a variance request addressing the criteria in Section 6-010. **N/A**

4. **Traffic impact narrative:**

A. What is the expected increase in the number of automobile trips per day that the proposed subdivision will generate? For traffic estimates, please reference the most recent edition of *Trip Generation: An ITE Informational Report*. **The expected increase in the number of automobile trips per day is 688. The 100 workforce units are expected to generate 543 vehicle trips per day, while the 30 permanent supportive housing units are expected to generate 53 vehicle trips per day, and the 8,000 square foot navigation center will generate 92 vehicle trips per day.**

B. Identify all existing transportation corridors, (including bicycle and pedestrian routes) within a quarter-mile radius of the project and provide a summary describing how this project is likely to impact those transportation corridors. **The ¼ mile radius includes Mullan Road, West Broadway, Birch Street, and Maple Street. Mullan Road is a three-lane roadway, with a travel lane plus bike lanes and sidewalks in each direction, plus a center two-way-left-turn-lane. West Broadway exists as a five-lane roadway with two travel lanes, a shoulder, and sidewalk in both directions, plus a center two-way-left-turn-lane. Each of these roadways are already fully built-out and provide left-turn deceleration lanes at the proposed site access points. No further improvements are necessary or possible within the existing right-of-way.**

**Birch and Maple Streets are each local roadways providing access for properties between West Broadway and North Russell Streets. Each has a single travel lane in each direction, plus on-street parking. The Birch Street approach to West Broadway widens to provide a separate left-turn lane and is traffic signal controlled opposite Mullan Road. The proposed site driveway onto Mullan Road will result in one new driveway crossing for both the westbound Mullan Road bike lane and the north side Mullan Road sidewalk.**

**No impacts are expected to Birch Street, Mullan Road or West Broadway. It is anticipated that a good portion of the clientele and tenants utilizing the services and occupying the units on Lot 1 will be using non-motorized transportation or public transit, therefore improvements to the non-motorized transportation street section of Maple Street is proposed to be improved as noted below in Section C.**

C. What are the planned improvements to existing public and private access roads to mitigate the impacts anticipated from this subdivision? **The existing road infrastructure along Mullan Road and West Broadway is adequate to serve the future development on Lot 1 and the existing development on Lot 2. It is anticipated that a good portion of the clientele and tenants utilizing the**

services and occupying the units on Lot 1 will be using non-motorized transportation or public transit.

To improve pedestrian circulation opportunities, the project will construct a new 5-foot sidewalk with 7-foot boulevard on the north side of Maple Street between West Broadway and the subject property. A curb extension on the north side of Maple Street, on the west side of Broadway, will also be constructed to reduce the pedestrian crossing distance. The width of Maple Street west of Broadway will be reduced to 38.5' (face-of-curb to face-of-curb) to provide the space required to construct these pedestrian improvements within the existing right-of-way, resulting in two 10' travel lanes and an 8.5' parking lane on the north side of the street. Additionally, a 12-foot wide non-motorized easement containing a 6-foot wide pathway will be provided across the Dollar Rent A Car property to connect Lot 1 to West Broadway. The preliminary site plan provided in Section 2 details the Maple Street improvements and the Dollar Rent A Car Exhibit in Section 6 details the easement crossing the Dollar Rent A Car property.

5. **Street and road plans**, including at a minimum, the following information:
  - A. Using the subdivision plat as a base map show the following:
    - i. Street names **Please see the Preliminary Plat in Section 2.**
    - ii. Right-of-way widths **Please see the Preliminary Plat in Section 2.**
    - iii. Surface widths **Please see the Street Cross Section in Section 5.**
    - iv. Street grades **Please see the Preliminary Plat in Section 2.**
    - v. Type, width and location of sidewalks and curbs/gutters **Please see the Street Cross Section in Section 5.**
    - vi. Minimum site distances and curb radii at corners **Please see the Preliminary Plat in Section 2.**
    - vii. Locations and characteristics of bridges and culverts **Please see the Trinity Apartments Mullan Site Plan in Section 5 for the new bridge and culvert crossing the Flynn Lowney Ditch for access to Lot 1. In addition, a detailed Flynn Lowney Ditch Crossing Exhibit has been included in Section 5.**
    - viii. Location of street lights **No new street lights are proposed.**
    - ix. For cul-de-sac streets, provide the widths of turn-around radii, minimum right-of-way widths at turn-arounds, minimum surface widths at turn-arounds and total length **N/A**
    - x. Number and location of on-street parking spaces, if applicable **N/A**
    - xi. Bike lanes – existing or proposed. **Please see the Street Cross Section in Section 5.**
  - B. **Typical cross sections** including pavement and base thickness for each type of proposed road or road improvement proposed within the subdivision and adjacent to the subdivision which serves the subdivision. **Improvements to the north side of Maple Street will include a 5-foot sidewalk, curb and gutter, and a 7-foot boulevard. The curb ramps on the north side of the intersection of Maple Street and West Broadway will be improved to meet current standards, with permission obtained from the Montana Department of Transportation. The City of Missoula will be participating in the cost of improvements to the north side of Maple Street. The City of Missoula has a project planned to improve the Maple Street right-of-way. The future owner of Lot 1 will participate in a cost improvement agreement with the City of Missoula to construct the required right-of-way improvements. Once the proposed improvements are constructed, Maple Street will contain 5-foot**

- sidewalks on both sides of the street, 28 feet of roadway including two drive lanes and one parking lane, a seven-foot boulevard on the north side, and curb and gutter. No improvements are proposed to West Broadway or Mullan Road. Please see the street cross-sections attached to the Preliminary Plat in Section 2.
- C. **Road profiles and cross sections** for all proposed streets and roads which have grades exceeding seven (7) % or cuts/fills exceeding three (3) feet. **N/A, Maple Street is proposed to be improved, however, grades will not exceed 7% and cuts/fills will be less than 3 feet.**
6. **Grading and drainage plans**, including at a minimum the following information:
- A. Provide a report that addresses the following:
- i. A description of the proposed storm drainage and calculations for a 10-year frequency 1-hour storm and a 100-year frequency 1-hour storm on site and a method to mitigate adverse impacts for a 100-year frequency 1-hour storm. **See Section 6 for a full storm drainage report.**
  - ii. Conveyance, treatment, and disposal of storm water for both on-site and off-site facilities. **See Section 6 for a full storm drainage report.**
- B. Using the subdivision plat as a base map, show the following:
- i. proposed grades of all streets; **See the Preliminary Plat in Section 2.**
  - ii. proposed drainage facilities for all lots, blocks, and other areas (show accurate dimensions, courses and elevations); **Please refer to stormwater management plan included in storm drainage report in Section 6.**
  - iii. graded slopes; **Please see the planned Maple Street improvements included with the Preliminary Plat in Section 2.**
  - iv. existing and proposed contours; and **Please see the planned Maple Street improvements included with the Preliminary Plat in Section 2.**
  - v. design for suitable drainage facilities for any surface run-off. If detention or retention areas are proposed, provide cross sections of the facilities and inlet and outlet location and elevations. **Please see the street plans included with the Preliminary Plat in Section 2, and the drainage facility details in the Storm Drainage Report located in Section 6. Also, refer to storm water management plan for cross section of 8' remote sump and inlet detail.**
- C. Provide a storm water pollution prevention plan (SWPP) for all lots, blocks, and other areas (show accurate dimensions, courses and elevations). **Please see the Erosion Control Plan in Section 5.**
- D. Submit a Slope Category Map showing grades between 5-10%, 10.01%-20%, 20.01%-25%, and over 25%. **Please see the Slope Exhibit located in Section 2.**
7. **Traffic study.** Not required for minor subdivisions.
8. **Coordination of roads.** Describe how the subdivision provides for coordination of roads within subdivided land with other roads, both existing and planned (per MCA 76-3-603(d) & MCA 76-3-501 and Subdivision Regulations Section 1-030.3B **Mullan Road, an existing minor arterial, and West Broadway, an existing principal arterial, are improved with curb gutter and sidewalks. Maple Street is an existing roadway within a 48' right of way. The driving surface is 41' and one 5' sidewalk exists on the south side of the road. Acquiring additional right-of-way north or south of the existing right-of-way is not possible since those properties are held in different ownership from the subdivided property. The 5-foot sidewalk on the south side of the road is in good**

condition. The existing 48-foot right-of-way allows for improvements to the north side of Maple Street including a 5-foot sidewalk, curb and gutter, and a 7-foot boulevard. The curb ramps on the north side of the intersection of Maple Street and West Broadway will be improved to meet current standards, with permission obtained from the Montana Department of Transportation. The City of Missoula will be participating in the cost of improvements to the north side of Maple Street. The City of Missoula has a project planned to improve the Maple Street right-of-way. The future owner of Lot 1 will participate in a cost improvements agreement with the City of Missoula to construct the required right-of-way improvements. Once the proposed improvements are constructed, Maple Street will contain 5-foot sidewalks on both sides of the street, 28 feet of roadway including two drive lanes and one parking lane, a seven-foot boulevard on the north side, and curb and gutter.

No improvements are proposed to Mullan Road or West Broadway with the exception of one access point to serve Lot 1. This access point will be coordinated with the City Engineer at the time of permitting.

9. **Right-of-way Easements.** Describe the dedication of land for roadways and for public utility easements or the provision for right-of-way easements per MCA 76-3- 501(3) and Subdivision Regulations Section 1-030.3C. **No new right of way easements are proposed with this subdivision. Once on the property, the asphalt surfaces that either exist or that are proposed will be driving isles and parking lots, not roads. An access easement for the use and benefit of Lot 2 is provided over and across Lot 1 as shown on the plat. Public Utility easements are included on the plat.**
- b. **Utilities and Services:** Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to utilities.
- i. **Service providers.** List the following service providers and, if applicable, how the service will be provided:
- Electricity: **Northwestern Energy**
  - Telephone: **Spectrum, Blackfoot**
  - Natural Gas: **Northwestern Energy**
  - Cable TV: **Spectrum, Blackfoot**
  - Solid Waste Collection and Disposal: **Republic Services**
- ii. **Over-head utilities.** If any utilities are proposed to be over-head, explain why. **No new overhead utilities are proposed.**
- iii. **Street lighting.** Is street lighting proposed? **No**  
If yes, who will install and maintain proposed street lighting? **N/A**
- iv. **Utilities Plan,** including at a minimum the following information:
1. Existing and proposed utilities located on and adjacent to the tract, including:
    - a. The approximate location, size and depth of sanitary and storm sewers, or the location of septic tanks, subsurface treatment systems, replacement areas, detention/retention basins, and irrigation and storm drainage ditches.
    - b. Approximate location, size and depth of water mains, water lines, wells, and fire hydrants if within 500 feet.
  2. Approximate location of gas lines, electric, cable TV, and telephone lines and street lights.
- Existing and proposed utilities are shown on the Preliminary Plat in Section 2. There is also a Utility Plan Exhibit in Section 5.**

- c. **Water supply:** Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to water supply.
- i. **Water system.** Identify and describe the type of water supply planned for household use (such as, an existing public or multi-family system, new public or multi-family system or individual system). **Lot 2 is connected to the Missoula Water Municipal System. The water main currently bisecting Lot 1 will be relocated to better serve the property. No adverse impacts are anticipated from this relocation.**
    1. Water supply via wells require well isolation zones. Provide easements for well isolation zones encroaching onto adjoining private property. **No wells are proposed for the project so no well isolation zone easements are necessary.**
  - ii. **Nearest public water main.** How far is the proposed subdivision boundary from the nearest public water main? **An existing water main bisects the subject property. Please See Section 5 for the existing utilities exhibit.**
  - iii. **Description of use.** Describe how water will be provided for household use. **The water main that bisects Lot 1 will be relocated and the new development will be served by a service line. No modifications are proposed to the water main on Lot 2.**
  - iv. **Capacity.** Indicate the number of gallons per day of water the proposed subdivision will require and whether the water supply is sufficient to meet the needs of the anticipated, final population of the subdivision. Are there any anticipated effects on existing water systems or wells within the area?  
**Based on DEQ Circular 4, the development proposed with Lot 1 will require the water supply noted below. Water supply for Lot 2 will not change with this subdivision. The water supply is sufficient to meet the needs of the anticipated final populations of the subdivision. There are no adverse impacts anticipated on the existing water system.**

One bedroom units: 100 total units @ 150gpd = 15,000 gpd

Two bedroom units: 23 units @ 225gpd = 5,175 gpd

Three bedroom units: 3 units @ 300gpd = 900 gpd

Four bedroom units: 2 units @ 350gpd = 700 gpd

Office space: 5 employees @ 13gpd = 65 gpd

Irrigation:

81,460 sf x 1" of water per week per sf =  $81,460 \times (1/12) = 6,788.33$  cf/week

6,788.33 cf/week x 6 months (26 weeks) = 176,497 cf per irrigation season.

176,497 cf x 7.48 gallon = 1,320,195 gallons

304,660.4 gallon / 183 days = 7,214 gpd

Total flowrate = 29,054 gpd

Instantaneous Flowrate = 20.18 gpm (29,054/(1,440 minutes per day))

- v. **State standards.** Indicate whether the plans for water supply meet the standards of MDEQ for quality, quantity and construction criteria. **Municipal water capacity verified above. The relocated water main will be built in compliance with all state and local requirements. A City of Missoula Intent to Serve letter was issued on July 31, 2020.**

- vi. **Existing public system.** If the subdivider proposes to connect to an existing water system:
  - 1. Identify and describe that system. **Missoula Water Company PWSID #MT0000294**
  - 2. Provide written evidence that permission to connect to that system has been obtained. **City of Missoula Intent to Serve issued July 31, 2020, located in Section 6.**
  - 3. State the approximate distance to that system. **The water main bisects the property and runs north-south along the eastern property boundary.**
  - 4. State the cost of extending or improving the existing water system to service the proposed development. **The estimated cost for relocating and extending water to Lot 1 is approximately \$70,000.**
  - 5. Show that the existing water system is adequate to serve the proposed subdivision. **Prior to construction on Lot 1, the developer will submit plans to the City and DEQ for review. For subdivision review purposes, the City has provided an Intent to Serve letter which can be found in Section 6.**
- vii. **New public system.** If a separate public water system is to be installed, describe:
  - 1. Who is to install that system and when it will be completed. **N/A**
  - 2. Who will administer and maintain the system at the beginning of subdivision development and when subdivision is completed. **N/A**
  - 3. Provision of evidence that the water supply is adequate in quantity, quality, and dependability (75-6-102 MCA). **N/A**
- viii. **Individual system.** If individual water systems are to be provided, describe the adequacy of supply of the ground water for individual wells or cisterns and how this was determined. **N/A. This subdivision will be connected to municipal systems.** For individual wells, show the location of the well isolation zone on the plat.
- d. **Sewage disposal:** Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts.
 

**City of Missoula sewer will serve the proposed development on Lot 1. The developments on Lot 2 are connected to City of Missoula sewer. No adverse impacts have been identified or are expected with the additional development proposed with this subdivision.**

  - i. Identify and describe the type of sewage disposal system planned for the subdivision. **City of Missoula sewer main connections and extensions.**
  - ii. How far is the proposed development boundary from the nearest public sewage system main? **The existing developments are connected to the sewer main in Mullan Road which is located in the center of Mullan Road, directly adjacent to the southern property line. The new development on Lot 1 will also connect to this sewer main. A sewer forced main is located east of the property in West Broadway.**
  - iii. Is the property currently wholly within a Wastewater Facility Service Area and eligible to access public sanitary sewer disposal facilities? **Yes**
    - 1. If yes, provide the approval letter from the City Sewer Service Review Committee certifying the property for connection to and usage of the public sanitary sewer system. **City of Missoula Intent to Serve letter was issued on July 31, 2020, and located in Section 6.**
    - 2. If any portion of the property is outside the Wastewater Facility Service Area, provide a copy of the City Council-approved Resolution expanding the Wastewater Facility Service Area to serve the property. **N/A**
- e. **Schools:** Answer the questions below. In addition, provide a narrative that identifies the



adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to schools.

- i. Identify the name of the schools and school districts (elementary and secondary) that will serve the proposed subdivision. **This subdivision is within the Hellgate Elementary and Middle School District boundary and Big Sky High School District boundary.**
  - ii. Estimate the number of school-aged children this subdivision is likely to add to the district. **It is estimated households will have 0.2 - 0.5 children each, indicating that potentially 26-65 children may live in this neighborhood based on the number of homes. However, without empirical data, it is difficult to assess the actual number of children that may reside in this new neighborhood.**
- f. **Emergency Services:** Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to emergency services.
- i. Complete the table below:

	Name of service provider	Distance between service provider and proposed subdivision
Fire protection	<b>City of Missoula Fire Department</b>	<b>Less than 2.5 miles to the Pine Street Station</b>
Police protection	<b>City of Missoula Police Department</b>	<b>Less than 2 miles to the downtown Station</b>
Ambulance	<b>Missoula Emergency Services</b>	<b>One Mile to Palmer Street Station</b>

- ii. How will water supply for fire protection be provided? **Fire Hydrants located within and near the property. One new fire hydrant will be required where the eastern boundary of Lot 1 intersects Maple Street. The exact location of this hydrant will be coordinated with City Fire at the time of building permit.**
  - iii. Is the property, or any portion of the property, located within a Wildland Residential Interface? **N/A**
    - 1. If yes, include the standards in Exhibit 6 of the Subdivision Regulations in a development agreement between the governing body and the developer or in the covenants, except in those cases when the need to protect areas of riparian resources or habitat for species of special concern outweigh the danger of wildfire. **N/A**
    - 2. If yes, does the subdivision design include an access route providing ingress and egress from within the subdivision that meets the standards contained in Section 3-020.4L for providing emergency travel? **N/A**
  - iv. If the proposed subdivision is not within a fire district, provide an application for annexing into the appropriate fire district. **N/A, the property is already within the City of Missoula Fire District.**
- g. **Housing:** Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to housing.

- i. Describe the total number of dwellings anticipated by type (such as single dwelling, multiple dwelling, or mobile home). **Approximately 130 multi-family units rental homes -100 workforce homes and 30 permanent supportive homes (previously homeless housed with wrap-around services)**
  - ii. Estimate the market cost of the dwellings and rents for rental units in this subdivision. **Rental rates will range from \$527 (lowest 1 bedroom) to \$1,717 (highest 4 bedroom).**
  - iii. What is the approximate average number of bedrooms per dwelling unit anticipated for the subdivision?  
**There will be approximately 100 1-Bed units; 23 2-Bed units; 5 3-bed units; and 2 4-bed units. The majority of the units will be one-bedroom units.**
  - iv. Is the subdivision planned as a second home?  
**No**
  - v. What is the expected date of full development and occupancy for this subdivision?  
**The projected is expected to be completed by October 2022, and occupancy is expected by January 2023.**
- i. **Open space and parkland dedication:** Answer the questions below. In addition, provide a narrative that identifies the adverse impacts and describe proposed avoidance and mitigation efforts that will be used to reasonably minimize potentially significant adverse impacts to open space and park land.

- i. **Open spaces:** Describe how the subdivision provides adequate open spaces for travel, light, air, and recreation (per MCA 76-3-501(5)). **The subdivision will allow the Detention Center to maintain the existing grounds and facilities as it currently operates. Inmates will still have the ability to recreate north of the Detention Center building. Traffic circulation for the Detention Center and Correctional Services Building will generally be maintained. Approximately 26 parking spaces will be removed from the Detention Center site. A parking calculation summary for the existing uses has been included in Section 6. As noted in the summary, compliance with the zoning regulations will be maintained.**

**The Trinity Apartment development will provide for common recreational areas on proposed Lot 1 and traffic circulation will be reviewed independently with the zoning compliance permit and building permit.**

- ii. **Park land:** Complete the table below to calculate the park dedication requirement for the subdivision:

	<b>Lots of any size</b>	<b>Lots 0-0.5 acres</b>	<b>All Other Lots</b>	<b>Total</b>
No. of dwellings/ acre proposed or allowed by zoning	<b>1</b>	<b>2</b>	<b>1</b>	
Total acreage in lot category		<b>0</b>	X 4.95	
Park dedication requirement		x 0.11	x 0.02	

Park dedication requirement	<b>0</b>	=0	=.09	<u>.09</u>
Total parkland proposed				<u><b>0</b></u>

1. How will the parkland requirement be satisfied (such as public parkland dedication, common area deeded to a property owner's association, previous parkland dedication, cash in-lieu, or waiver of dedication)? **Section 3-080.2(C) exempts this subdivision from parkland requirements since only one additional lot is being created, N/A.**
2. If common area is proposed, provide a description of the proposed park and recreation facilities, maintenance and development schedule. Describe how park and recreation facilities will be installed and maintained. Common areas must be installed, inspected, and approved prior to being turned over to the Homeowners' Association. **N/A**
3. If cash-in-lieu is proposed, describe the circumstances that make the parkland dedication undesirable. At the time the final plat is filed, an appraisal of the fair market value of the un-subdivided, unimproved amount of land that would have been otherwise dedicated to parkland will be required to be provided by the subdivider. **N/A**
4. If the parkland requirement will be satisfied through a previous dedication, describe the original dedication and demonstrate how the previous dedication meets the requirements for this proposal. **N/A**
5. If this is a manufactured home community or recreational vehicle park, have plans been made to develop a recreation area? **N/A**
  - a. If yes, provide a proposed preliminary plan with as much applicable information as is required to be shown on a preliminary plat. **N/A**

**L. PRELIMINARY PLAT REQUIREMENTS:** Preliminary plat submittals must conform to the requirements of the Subdivision Regulations Section 5-010. The following list is provided in order to assist applicants in preparing preliminary plats; however, it is not intended to be an all-encompassing or exclusive list. **Please see Preliminary Plat in Section 2.**

1. **Preparation:** The plat must be prepared by a professional land surveyor licensed to practice in the State of Montana.
2. **Format:** The size of the plat must be 24" x 36" with a 1½" margin on the binding side and should be folded to a maximum of 9" x 12". Each sheet shall show the number of that sheet and the total number of sheets included.
3. **Identifying Information:** The following identifying information must be clearly indicated on the plat.
 

<input type="checkbox"/> Subdivision or development name	<input type="checkbox"/> Names of owner(s) of record and subdivider(s)
<input type="checkbox"/> Legal description	<input type="checkbox"/> Date plat was drawn
<input type="checkbox"/> North arrow	
<input type="checkbox"/> Scale used on the plat	
4. **Survey Information:** The following survey information shall be shown on the preliminary plat or shall be contained in a written statement or supplementary drawing accompanying the preliminary plat:
 

<input type="checkbox"/> Exterior boundaries of the platted tracts;
<input type="checkbox"/> Approximate location of all section or legal subdivision corners pertinent to the subdivision boundaries. Township, range, principal meridian, section and quarter section(s) if portion of a section, or other general legal description;
<input type="checkbox"/> Approximate dimensions and area of each lot. Lots and blocks shall be designated by _____

- number and area.
- All streets, alleys, avenues, roads, and highways and the proposed width of each, with existing and proposed street names;
  - The area, locations, boundaries, and dimensions of all parks, common areas, and other areas dedicated for public use;
  - The total gross area of the subdivision and the total net area, exclusive of public areas and rights-of-way;
  - Ground elevations of the tract: elevations and benchmarks. Contour intervals shall be vertical intervals of two (2) feet where the average slope of the subdivision is less than ten (10) percent and at intervals of five (5) feet where the average slope of the subdivision is ten (10) percent or greater;
  - Approximate location and identification of all existing and proposed private and public easements and rights-of-way, including descriptions of their widths and purposes;
  - Existing and/or proposed irrigation ditch easements;
  - Easements for any feature or improvement that encroaches onto adjoining private property;
  - Proposed locations of intersections, other access points and access control lines for any subdivision requiring access to major highways or thoroughfares, including those under state jurisdiction;
  - Identified hazard areas shall be prominently shown on the subdivision plat and in other records of conveyance;
  - Any proposed "No-Build Zones" and "No-Build/No-Alteration Zones";
  - The area of the subdivision within the FEMA-designated floodway and/or flood-fringe, if applicable.