

MCNETT FLATS SUBDIVISION

Major Subdivision Application

Section 14: Fire Department Approval

<i>Revision</i>	<i>Date</i>
1 st Element Review Copy	August 25, 2020
1 st Sufficiency Review Copy	September 1, 2020
Governing Body Review	December 4, 2020



July 29, 2020

City of Missoula Fire Department
Dax Fraser, Fire Marshal
435 Ryman Street
Missoula, Mt 59802

Via Email: dfraser@ci.missoula.mt.us

RE: Mcnett Flats Proposed Subdivision Fire Hydrant Layout

Dax,

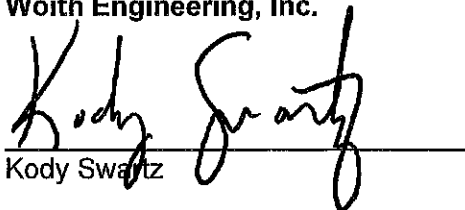
Tollefson Properties, LLC is proposing to subdivide approximately 20.21 acres of land into 6 lots more particularly described as Parcel 8A of Certificate of Survey 6109 located in Section 12, Township 13 North, Range 20 West. The Subject parcel is located at the terminus of George Elmer Drive directly north of the existing Flynn Ranch and 44 Ranch Subdivisions and adjacent to the east of the proposed Remington Flats Proposed Subdivision that is currently under review from the City of Missoula.

The requested B2-2 zoning will allow for a variety of land uses, including household living in vertical mixed-use buildings, single-purpose residential buildings, and mixed-use buildings, as well as the variety of public, civic, and commercial uses outlined in Section 20.10.020 of Missoula Code of Ordinances Title 20. This wide variety of permitted uses will allow future projects within the proposed subdivision to comply with the goals of the land use designations by allowing medium- to high-density development to support a substantial portion of future City and County growth. The proposed subdivision is located at a future node within the vicinity of the Mullan Area BUILD Grant - the intersection of George Elmer Drive and a planned urban local street. The proposed B2-2 zoning will allow the land uses of the parcels within the proposed subdivision to maintain flexibility to meet variable current and future market needs.

Please review the attached Site Plan and proposed fire hydrant layout. The City of Missoula is requesting your approval on the project layout, fire protection infrastructure location as it pertains to the Missoula Fire Department. It is also requested that you provide a flow rate in gallons per minute that you would like to see achieved by the proposed fire hydrants. Please let us know if any further information is needed for your review. Otherwise, please sign this approval letter below and mail or email it back with a desired Hydrant Flow Rate. We will need this approval to provide to DEQ and the City of Missoula in their review of the proposed Subdivision. If you prefer to include a separate letterhead feel free to do so.

If you have any questions or require anything further for your review, please contact me.

Sincerely,
Woith Engineering, Inc.



Kody Swartz

Enclosed: Site Plan showing proposed hydrant layout

The City of Missoula Fire Department has reviewed the proposed plans and proposed fire hydrant locations, for the Mcnett Flats Subdivision. The Department approves the proposed site plan and has no further recommendations for this development.



Signature

Dax FRASER

Print

7/30/20

Date

