

**From:** [Logan McInnis](#)  
**To:** [Matt Hammerstein](#)  
**Cc:** [Emily Gluckin](#); [Dave DeGrandpre](#); [Kody Swartz](#); [Spencer Woith](#); [Tony Hilliard](#)  
**Subject:** RE: Mcnett Flats Subdivision - First Agency Sufficiency Review  
**Date:** Wednesday, September 23, 2020 4:08:52 PM  
**Attachments:** [STD-413 Typical 4-inch and Larger Water Service Stub Detail.pdf](#)

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Matt,

Attached are additional comments regarding water and sewer for McNett flats

#### Construction Plans

1. Remington and Winchester drives are mislabeled on sheet 4.0
2. Meter pit details SD-9 and SD-10 should not be included. Meters for commercial buildings should be installed in the building as indicated in Detail SD-12. Irrigation meters are allowed in pits as shown in SD-13. Missoula Water's draft commercial water stub detail is attached.

#### Fire Department Approval

1. The required fire flow was not provided by the Fire Marshal, Missoula Water needs this information in order to run a hydraulic model.

#### Water Supply

1. The report says all mains are planned to be 8", which is not acceptable. Missoula Water's standard for commercial and multifamily projects is 12" main. All mains except those described in #2 below should be 12" diameter.
2. The main in Winchester from the boundary with Remington Flats to Abby Lane, and Abby Lane to George Elmer, and George Elmer north of Abby Lane should be 16" main. Missoula Water will pay to upsize from 12" main to 16" main.
3. Comments about mains being capped for future extension should be revised to say that blowoffs will be installed at all dead ends
4. This property is subject to a special facility buy-in of \$282 per equivalent single family lot. Equivalent single lot calculations are not defined, but we suggest using the same equivalent used to calculate sewer development fees when compared to a 5/8" water meter.

Thanks,

Logan McInnis, PE  
Utilities Engineer  
City of Missoula  
[lmcinnis@ci.missoula.mt.us](mailto:lmcinnis@ci.missoula.mt.us)  
406-552-6766

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**From:** Matt Hammerstein <matt@woitheng.com>  
**Sent:** Tuesday, September 8, 2020 11:03 AM  
**To:** Matt Hammerstein <matt@woitheng.com>  
**Cc:** Emily Gluckin <GluckinE@ci.missoula.mt.us>; Dave DeGrandpre <DeGrandpreD@ci.missoula.mt.us>; Kody Swartz <kody@woitheng.com>; Spencer Woith <spencer@woitheng.com>; Tony Hilliard <tony@woitheng.com>  
**Subject:** Mcnett Flats Subdivision - First Agency Sufficiency Review

To Whom it May Concern:

Attached is an electronic copy of the First Agency Sufficiency Review notification for the Mcnett Flats subdivision in Missoula, which was mailed to you today. Development Services has indicated that you are an agency or interested party for the proposed subdivision, and we would like to extend this request for review and commentary on the proposed project.

Agencies and interested parties are being notified that the subdivision application packet has been submitted and is available for review and commentary at the following web address: <https://www.ci.missoula.mt.us/2707/Mcnett-Flats>

1. Agencies and interested parties were notified on **September 8, 2020**.
2. The Agency Review comment deadline for First Sufficiency Review is **September 23, 2020**.
3. The Sufficiency Review deadline is **September 28, 2020**.

Please feel free to give me a call at (406) 203-9565 or email at [matt@woitheng.com](mailto:matt@woitheng.com) if you have any questions.

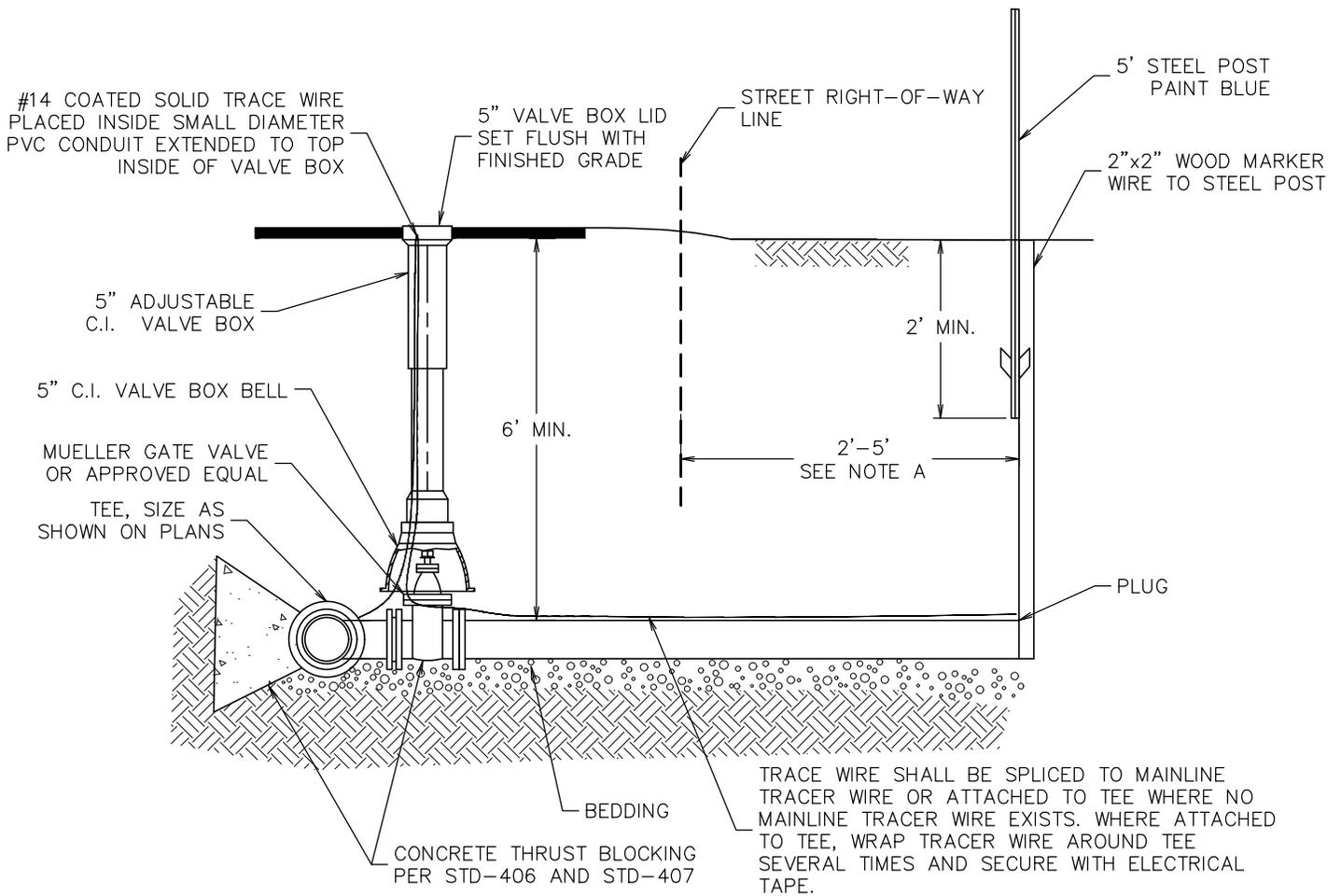
Thank you,

**MATT HAMMERSTEIN**  
*LAND DEVELOPMENT ENGINEER*



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**NOTE:**

- A. WHERE THERE IS A UTILITY EASEMENT ADJACENT TO THE RIGHT-OF-WAY, METER PIT CAN BE LOCATED 2' ON THE BUILDING SIDE OF THE EASEMENT.

**GENERAL NOTES:**

1. FOR COMMERCIAL SERVICES SMALLER THAN 4", SEE CITY STANDARD DETAIL STD-404B.
2. VALVE SHALL REMAIN CLOSED UNTIL CONNECTION TO THE BUILDING.
3. WATER SERVICES SHALL BE BURIED A MINIMUM OF 6' DEEP.
4. IF PROPERTY DOES NOT FRONT A STREET WITH A WATER MAIN, CONTACT CITY FOR SPECIFIC REQUIREMENTS RELATED TO EASEMENTS.
5. SERVICE LINE SHALL END AT WOOD POST. IT IS THE INSTALLER'S RESPONSIBILITY TO REMOVE AIR FROM THE SERVICE LINES AS NECESSARY.
6. WATER SERVICE STUBS SHALL BE INSTALLED WHERE SHOWN ON THE DRAWINGS OR AS SPECIFIED BY CITY ENGINEERING.



Engineering Division

**Typical 4-Inch and Larger Water Service Stub Detail**

*Logan McInnis*

Approved By  
Utilities Engineer  
Logan McInnis, PE

Revised: 09/28/2020

**STD - 413**