

From: [Ross Mollenhauer](#)
To: [Matt Hammerstein](#)
Cc: [Emily Gluckin](#); [Dave DeGrandpre](#); [Kody Swartz](#); [Spencer Woith](#); [Tony Hilliard](#); [Logan McInnis](#); [Andy Schultz](#)
Subject: RE: Mcnett Flats Subdivision - First Agency Sufficiency Review
Date: Wednesday, September 23, 2020 4:38:01 PM
Attachments: [Figure 4 Mullan WW.PDF](#)
[image002.png](#)

Hi Matt, here's some comments for you on sewer....

- HDR/DJA have been running the sewer model for us to estimate the necessary sewer main sizes in this area. I don't know that their results are final but the last version I have seen is attached here. As you can see it shows a 12" sewer main running north in George Elmer and flowing west into Remington Flats at some point. Therefore I would ask that all of Sewer Main A be upsized to 12" in size. It's true that it could just be upsized in George Elmer only but without knowing how the land to the north will develop, I'd rather give us 2 streets (George Elmer and Old Ranch Rd) as corridors for our 12" backbone to expand. Maintain minimum grade.
- Hopefully everyone realizes that the sewer main yours would tie into (in Remington Flats) is not built yet. Your plans refer to your connection point as an "existing manhole" which isn't entirely true.
- Manholes with 45° or less change in flow direction shall have a minimum of 0.1 foot drop across the manhole. Manholes with 45° or greater change in flow direction shall have a minimum of 0.2 foot drop across the manhole.
- Manhole lids will be required to be bolt-down, water-tight lids as per new details in the forthcoming PW manual.

Thanks,



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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 if you have any questions.

Thank you,

MATT HAMMERSTEIN
LAND DEVELOPMENT ENGINEER



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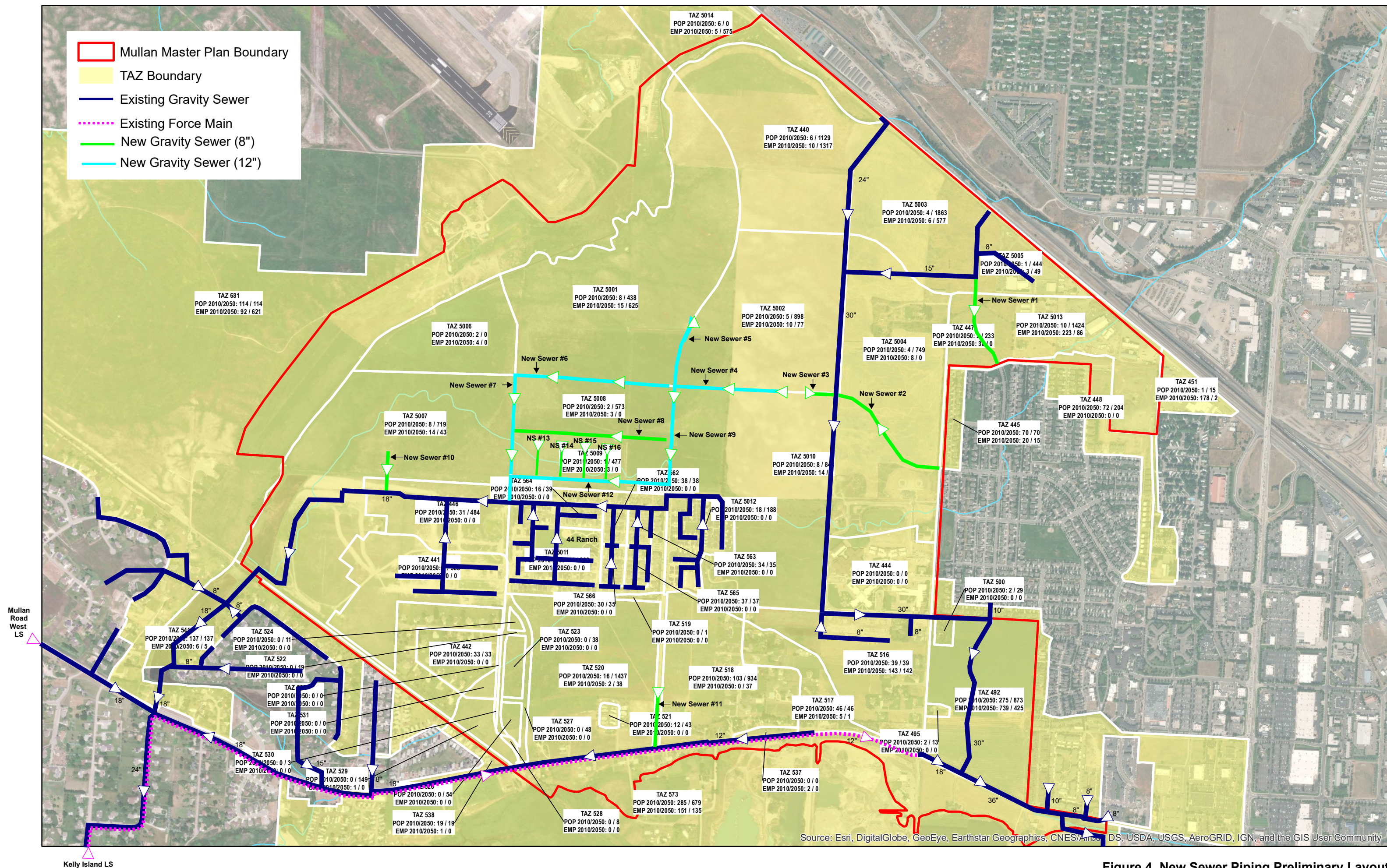


Figure 4. New Sewer Piping Preliminary Layout