106 1st Street E., Polson, MT 59860
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City of Polson

AGENDA
Polson City–County Planning Board
Tuesday October 13, 2015 @ 6:00 P.M.
Polson City Hall Council Chambers

Call Meeting to Order

Roll call

Pledge of Allegiance

Public Comments Not on the Agenda

Approve July 14, 2015 Meeting Minutes

Approve August 11, 2015 Meeting Minutes

New Business: Special Use Permit #15-08 - 101 Whitewater Place Building

Special Use Permit #15-07 - Westshore Espresso

Old Business: Polson Development Code rewrite update – City Manager Mark Shrives

2006 Polson Growth Policy rewrite update – Erica Wirtala

Public Comments

Meeting Adjourn

The City of Polson encourages public participation in its public meetings and hearings in doing so the City holds its meetings in handicapped facilities and any persons desiring accommodations for a handicapping condition should call City Hall at 883-8200 for more information. “

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City of Polson

CITY COUNTY PLANNING BOARD MEETING - DRAFT
Tuesday July 9, 2015
City Hall Council Chambers—6:00 p.m.

Members Present: Dennis DeVries, Merle Parise, Mike Lies, Joslyn Shackelford, Gil Mangles, Dave Rensvold and Sam Jacobson.
Members Absent: Tim McGinnis
Staff Present: Contract City Planner Erica Wirtala, County Planner LaDana Hintz, and City staff Ardrene Sarracino
Staff Absent: Beth Smith
Public Present: Elsa Duford, and Lee Manicke -Dennis Duty (did not sign in but spoke via audio)

Order of Business: Special Use Permit 15-05 First Citizens Bank ATM Drive Thru
2006 Polson Growth Policy Rewrite

5:57 PM~ Roll call was taken and the Pledge of Allegiance was led by the Vice Chair Joslyn Shackelford. Board member Gil Mangles started public comment on items not on the agenda, as a citizen of the community. He said a friend had taken him to McKenzie River and they had to wait more than 5 minutes to leave the parking lot because of a delivery truck coming in. He said the parking spots are very small and something needs to be done. Gil said every Permit already approved has very small spaces. Vice Chair Shackelford suggested portions of the parking lot were still being paved and once it's all paved, completed and opened up there will be more adequate parking. Developer Dennis Duty stated all parking spaces have been designed according to the code. The code is what would need to be changed. The real issue anymore is, there are a lot of smaller cars rather than bigger trucks and parking lots are very expensive to build. There were not any other comments made for items not on the agenda.
Erica Wirtala read the staff report for SUP #15-05 ATM Drive thru for First Citizens Bank. There are sixteen conditions of approval along with the Findings of Facts. Erica noted later down the road there would be a building coming in. Board member Dennis DeVries questioned Erica on why the application showed three parking spots and why the applicant is not asking for water or sewer, but the landscape shows a lot of greenery. Erica said there may be irrigation needed, but that does not initiate a Municipal Facilitates Exclusion. She would get clarification for the Commission. Jacobson and Shackelford felt the concern was covered under condition thirteen and fourteen. **Motion made by Dennis DeVries seconded by Dave Rensvold to recommend approval for the Special Use Permit 15-05 First Citizens Bank Drive Thru with the Findings of Facts and sixteen conditions. All in Favor. Motion Carried.** Sam Jacobson commented that with the new code the board and the applicant will not be going through this process with the new code. Sam wants to get the Polson Development Code rewrite moving forward.
Public Comment came from Lee Manicke regarding storm drains. He said the staff reports have at least three places where the storm water should be reviewed and approved by the City Engineer. For the SUP 15-05, there is not a concept for what may be, so he made comments on what one should not look like. South of O'Reillys in the lawn are quadrants each have an opening of 6-7 inches vertical and 2 feet horizontal. He feels these are safety hazards by not having screens or drains. There is another one by the stop light push button by the trail. These should

have grates or screens to keep trash, kids, or animals out. Lee said if this is the Polson Standards and Design for storm drains, it needs to be addressed or changed and require them to be covered. Per Planner Erica Wirtala the storm water comes in later in the process, the applicant will get an engineer or technical professional after the SUP has been approved, but again that comes up later. This board is not reviewing storm water. Erica said these issues regarding storm drain regulations can be cleared up in the new PDC. It is a concern that needs to be addressed. Agent for the SUP ATM Johna Morrison said the storm water for this project would be addressed with swales off Ridgewater Drive. She noted she had seen the concerned area and it was about five feet deep and 6 inches wide and was definitely an interesting way to contain storm water. Dennis Duty said the engineers for O'Reillys came from Kentucky. He agrees with the need for screens and will stop by and visit with the business about the concern. Dennis noted the regulations are at a state level. Joslyn Shackelford abstained from the vote due to a conflict with the landscaping agreements. Motion made to recommend approval of the Special Use Permit 15-05 First Citizens Bank ATM with the sixteen conditions. All in Favor. Motion Carried.

Erica said the Growth Policy rewrite is moving along and is hoping to have a draft ready for the board at next meeting. LaDana spoke about being three quarters of the way through the PDC.

For the record, Sam Jacobson requested the meeting minutes or audio, whichever was available, for the last meeting on the PDC rewrite with Land Solutions, possibly August or September meeting in 2014. Then the board can review and verify where they left off and where they need to pick-up on the PDC rewrite.

It was discussed that signs in Polson such as banners, and flags fluttering in the wind are getting out of hand and have not been being enforced per the timeline in which they can be up. Erica spoke about a new interesting ruling in the Supreme Court regarding signage. She will be following up on it to verify what it may mean to any sign regulations.

Meeting Adjourned 6:49 p.m.

_____
Vice Chair Joslyn Shackelford

_____
ATTEST: Beth Smith Planning Technician via audio recording

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City of Polson

CITY COUNTY PLANNING BOARD MEETING -DRAFT
Tuesday August 11, 2015
City Hall Council Chambers—6:00 p.m.

Members Present: Dennis DeVries, Merle Parise, Mike Lies, Tim McGinnis, Joslyn Shackelford, Gil Mangles, and Sam Jacobson
Members Absent: Dave Rensvold
Staff Present: City Contract Planner Erica Wirtala, County Planner LaDana Hintz, County Commissioner Ann Brower and Beth Smith
Public Present: Dennis Duty, Colton Litzenberger, Ken Siler, Rex, Lita Fonda and Lee Manicke

Order of Business: Special Use Permit #15-04 St Luke Convenience Care & Therapy
Special Use Permit #15-06 FRE Polson Dialysis Clinic

6:01 PM~ Roll call was taken and Lake County Commissioner Ann Brower led the Pledge of Allegiance. No Public comments on items not on the agenda. Mike Lies motioned, Sam Jacobson seconded to approve June 9, 2015 meeting minutes. All in Favor. Motion carried.
Chairman McGinnis recused himself from the Special Use Permit #15-04 for St Luke Medical Clinic and handed the meeting over to Vice Chair Shackelford. City Planner Erica Wirtala presented the staff report for the St Luke Medical Clinic application. The planning staff finds this application meets the requirements of the Polson Development Code, Polson Growth Policy therefor recommends approval of the SUP with Findings of Facts, and eighteen conditions of approval must be completed prior to any Certificate of Occupancy being issued. Rex Thompson with OZ Architects representing the applicant addressed the board. There was not a whole lot of discussion on the project. Board member Mr. Mangles brought up traffic congestion. **Motion made by Dennis DeVries second by Sam Jacobson to recommend approval for SUP#15-04 St Luke Medical Clinic Convenience Care & Physical Therapy with Findings of Facts and the eighteen conditions of approval. All in Favor Motion carried.** Chairman McGinnis took back the Chair and acknowledged he recused himself from the meeting because he was involved in the sale of the vacant property and his wife is a board member for the St Luke Hospital.

Special Use Permit #15-06 FRE Montana Dialysis Clinic: City Planner Erica reiterated her staff report as presented with emphasis on the topography of the lot and storm drain specification. The facility complies with all the 2006 Polson Development Code and Growth Policy. The City Planning staff recommends approval of the application based on 18 conditions. Colton Litzenberger with Professional Consulting Inc. addressed the Board. He explained the approved Municipal Facilities Exclusion application attached directly to this piece of property for the Phase 6 of the Ridgewater subdivision was very specific to the building of the storm drain due to the topographical issues with this lot. Colton was here to help explain the storm retention and the specific design needed for the project however, the disposal of the medical waste then became the topic of discussion. Board member Merle Parise questioned the disposal of dialysis waste. Colton stated Christopher Kidd Architects would be doing the design on the actual operations of the clinic and the function of the system for the dialysis project. Colton could not answer the question of how the medical waste would be disposed of. Condition number nineteen was added to the staff report. Will require all medical waste including medical water to be disposed of in the proper manner as called out by federal requirements. Dennis DeVries asked about the City Engineer reviewing the plans and she is well aware of the conditions, which are required.

Lee Manicke made comments on the Soccer Complex SUP and said they are not following the conditions of approval for their driveways. Vice Chair Shackelford clarified that the Soccer Board would be submitting an amendment to the SUP for the Youth Soccer Associations Special Use Permit. Dennis Duty commented on the drainage in the subdivision and stated the area has great drainage. **Dennis DeVries motioned to recommend approval of the SUP#15-06 with the Findings of Facts and nineteen conditions of approval. Gil Mangles seconded motion. All in Favor Motion carried.**

Lake County Commissioner Ann Brower addressed the board and discussed the Polson Development Code rewrite. She said the Commissioners for Lake County and the County staff have spent a lot of time reviewing the Draft PDC. She said at this time the County cannot approve it the way it is written. County Chairman iterated the County had board representation at almost all the rewrite workshop meetings. He stated he wished those issues the County is having would have been identified as they went through the process. Ms. Brower agreed. County board member Merle Parise questioned what some of the actual concerns are and if they are major issues. Maybe she would point out just one particular item. It was said there are many issues. Board member Sam Jacobson stated for clarification that the board never voted on recommendation of the final draft. He wanted it to be clear the draft is still out there to be worked on. Ms. Brower appreciated the information. Dennis Duty stated the current development code is legally different from the state. The City of Polson has been sitting here for seven years with a less than adequate development code and it needs to be updated. Somehow, the Development Code needs to move forward. Vice Chair Shackelford asked Commissioner Brower what priority level the rewrite of the Polson Development Code is with the County. Ms. Brower stated it is at the top two level besides daily tasks. City Manager Mark Shrives thanked Ann for coming to the Planning Board meeting and invited her to come to the City Commission meeting on Monday night the seventeenth. He said the Polson Development Code would be on the Agenda for discussion and direction. Ann said she would suggest that one of the County Commissioners try to be there. She was not sure if it would be her but appreciated the information. Lita Fonda commented on the recordings of the City County Planning Board meetings and workshops. She also noted cross reference pages still needed to be fixed and the lack of one single person's leadership on the project has been lacking. She felt the way some of the meetings went so much depended on who showed up. On at least one occasion, voting was an issue where the board out voted all three planners when they said something would not work. She felt it has just been a very unusual process. Chairman McGinnis disagreed and stated nobody ever said Democracy was neither tidy nor timely and he felt this was a very Democratic process. Board member Jacobson agreed. Lita commented on no quorum size and other oddities. Dennis Duty said the PDC Draft rewrite process needs to move forward. There were plenty of public workshops and just because people did not come to those meetings is not anyone's fault but their own. Update from Planner Erica Wirtala on the 2006 Polson Growth Policy rewrite. The rewrite started in February of 2015 and is moving forward nicely. She was hoping to have a draft for the Board at the next meeting. She said it would be a hand out and not part of the Agenda. She commented how each chapter is intertwined with the next chapter. She has been visiting with the Fish Wildlife and Parks people, Tribal entities and City departments. She said the Growth Policy rewrite is moving along and making progress as one happy consolidated unit.

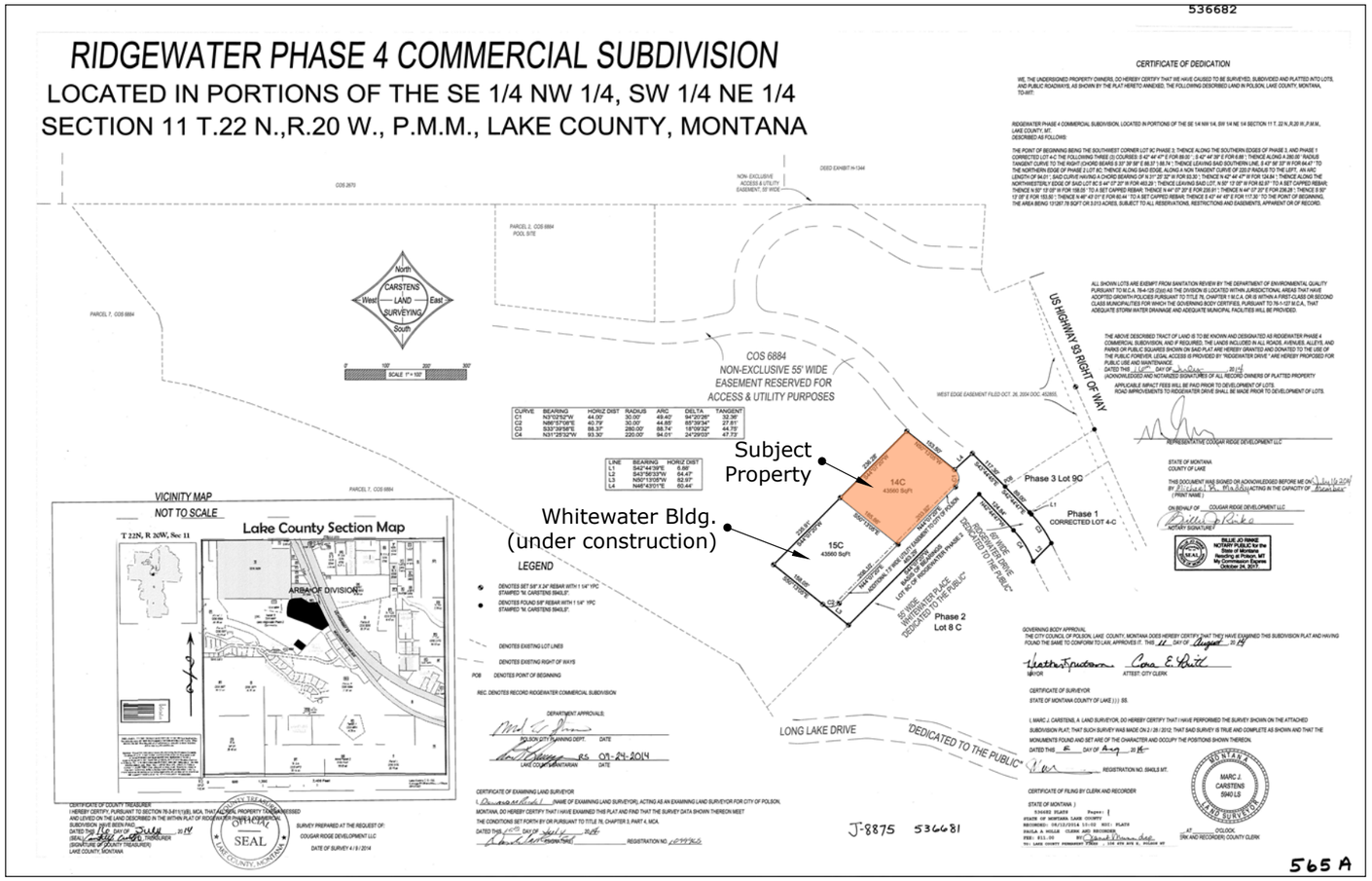
Other public comments came from City Manager Mark Shrives. He said Eric and Erica based with Sand Surveying have worked for the City of Polson since the spring of 2014. They jumped in and

have done a great job. The City has been busy and over time, many other projects have come up. It seems the City is in need of more onsite oversite on day-to-day basis so the City has hired a planner. His name is Kyle Roberts and he will start August 24. He again wanted to thank Eric and Erica and the work they have done for the City. Erica will continue to shepherd the Growth Policy rewrite and phase in and out with the new planner. Dennis DeVries asked Mark about the City Commission meeting agenda he mentioned on the Development Code. Mark said it would be an item of discussion and direction. Vice Chair Shackelford asked Mark if the City wants to move forward without the County would the County members then step down. LaDana explained to the Board what the process should be if the City of Polson Commission decide to move on with the Polson Development Code without the county. She said the City would have to ask the County in a written request to have their own board. Then the County would either approve or deny the request. If they approved the board would be dissolved and the City would come in with their own board. The County would then amend their jurisdictional area. It is under State law. The County established jurisdictional boundaries in 1959. Mark was asked whether board member Dennis DeVries could stay on the Planning Board and the Government Review board being a contracted employee for the City of Polson. Mark said it was okay and up to Dennis if he wanted to continue on the boards or not. Dennis said he was not sure yet what he was going to be doing and would figure it out in the next month or so.

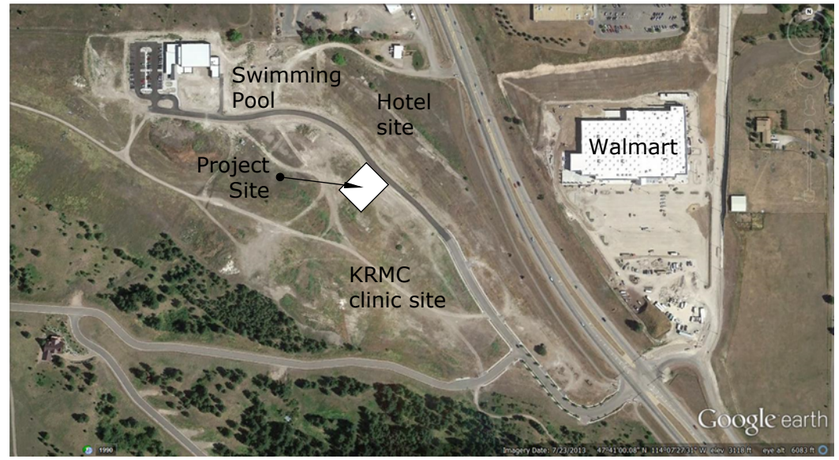
Meeting Adjourned 7:15 p.m.

_____
Chairman Tim McGinnis

_____
ATTEST: Beth Smith Planning Technician



Ridgewater Plat / Location Map



Site Context Aerial Photo

Special Use Permit Application Packet

Project: **101 Whitewater Building** (new construction)

Owner: Nate Modderman
Location: Lot 14C; Ridgewater Phase 4, Polson, MT
Zoning: HCZD Highway Commercial Zoning District
Plans by: Drawings prepared by Paul Bishop, Polson MT

Note: Owner also has adjacent property (lot 15 C) referred to as the "Whitewater Building" under constriction under a previously granted Special Use Permit.

CONTENTS

ATTACHMENTS

Stormwater management plan
Landscaping plan

101 Whitewater Building

SUPPLEMENTAL INFORMATION

a. Traffic flow and control

Auto traffic approaches the site via Ridgewater Drive from the Highway 93 "Walmart" intersection. No special traffic considerations are anticipated to be created by the proposed project. It is the project developer's understanding that an overall traffic control plan has been previously submitted to the City of Polson by the Ridgewater developer.

b. Access to and circulation within the property

Traffic into and out of the main parking area will be via Whitewater Place. Coffee Shop drive-through patrons will utilize a single lane one-way drive which exits onto Ridgewater Drive. The proposed parking area is linked to the adjacent "Whitewater Building" parking to provide emergency, and convenience, access. The connection is a condition of the previous approval for the Whitewater Building Special Use Permit.

c. Off-street parking and loading

Off-street parking is provided in one lot. The developer is requesting a reduction in required parking spaces which reflects the use and use patterns of the proposed tenants. No special loading needs are anticipated and thus no loading facilities are provided.

d. Refuse and service areas

A central trash enclosure / pickup area is provided.

e. Utilities

Sewer and water are provided to the site by the City of Polson municipal systems. Underground electrical power is provided to the site by Mission Valley Power.

f. Screening and buffering

Buffer strips are provided for all sides of the property. No fencing is anticipated.

g. Signs, yards, and other open spaces

Signage will be provided on the building façade. Yards and open spaces are provided on all side of the proposed building.

h. Height, bulk, and location of structures

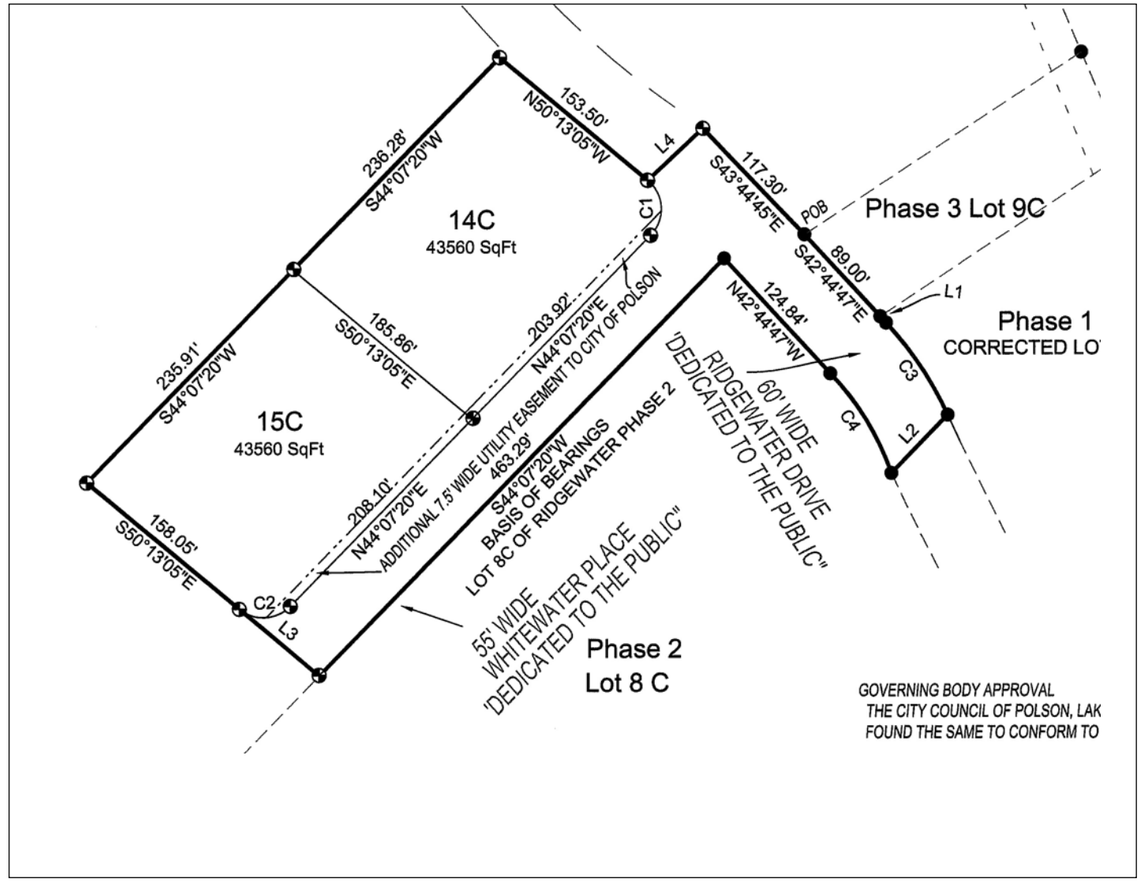
The proposed building height is well below the allowable height of 30 feet. The building bulk is minimized by a varied height parapet and added architectural features like entry canopies, window awnings, and material changes. The building is intended to be a sister facility to the neighboring "Whitewater Building" currently under construction.

i. Location of proposed open space uses

The proposed design provides open space at all sides of the building. Open space uses will be limited to landscaped areas and simple outdoor areas for the building tenants.

j. Hours and manner of operation
Coffee shop will operate from 7AM to 7PM
The gymnastics program will be open from 9AM to 8PM
The workout gym will be open 24 hours
The financial services will be open from 8AM to 5PM

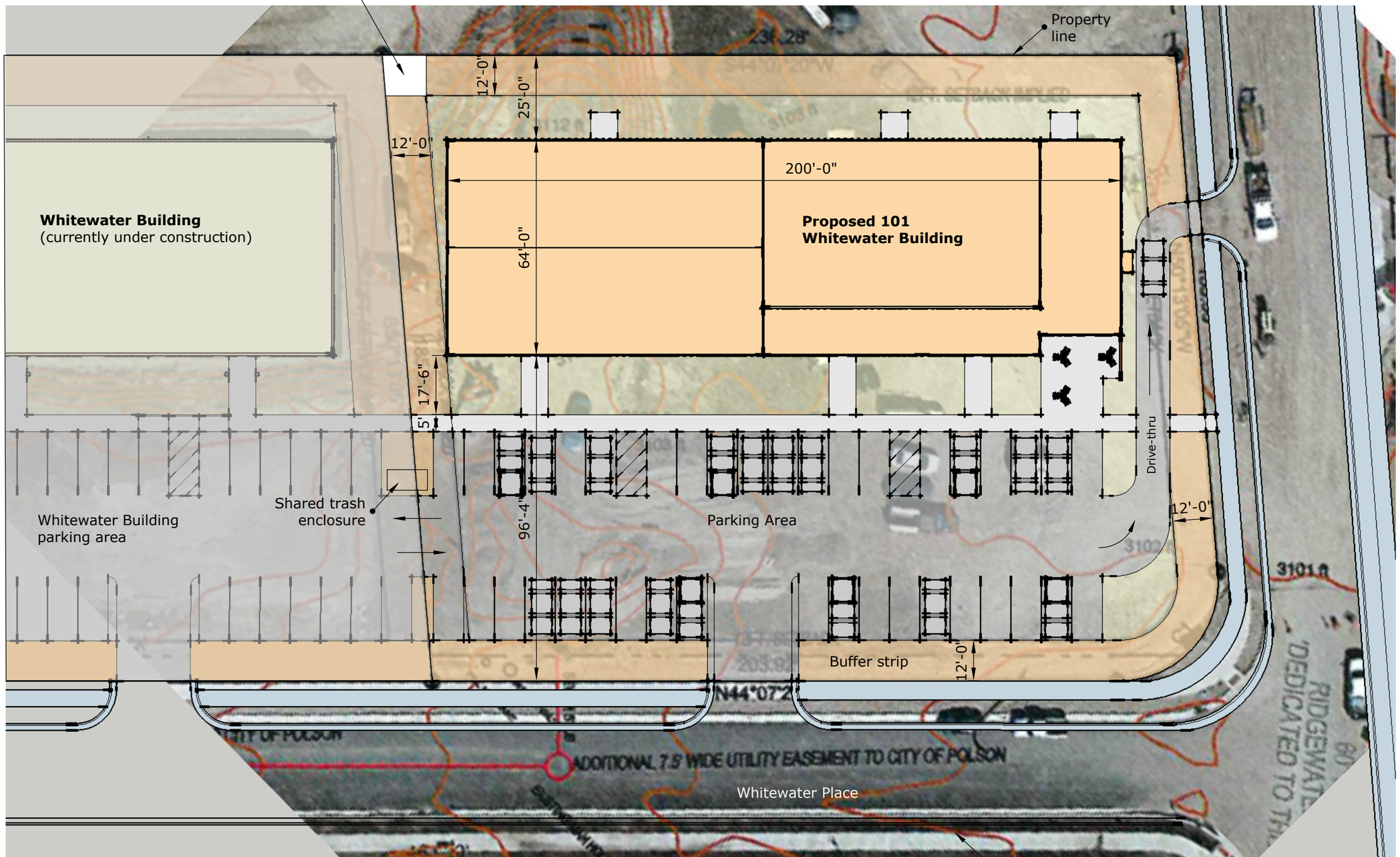
k. Noise, light, dust, odors, fumes and vibration
No unusual noise, light, dust, odors, fumes and vibration are anticipated to be created by this project. Outdoor lighting will be selected which does not create glare for the neighboring residential areas.



SITE SURVEY
NTS
Survey imagery and topography by Carstens Surveying

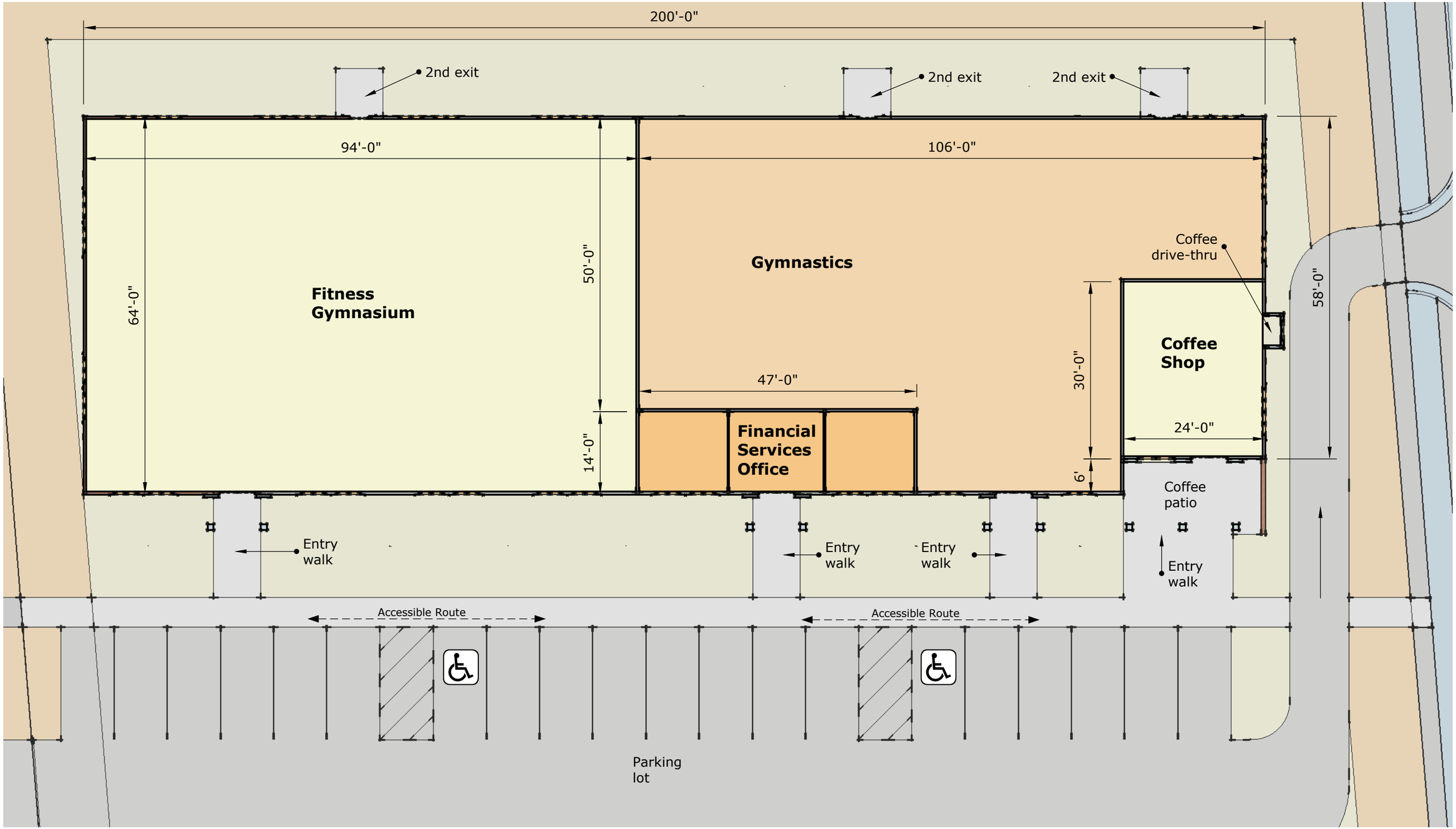
SITE PLAT MAP
NTS
by Carstens Surveying

Note: 100 sq.ft. of the site is to remain undisturbed during construction



Base mapping by Carstens

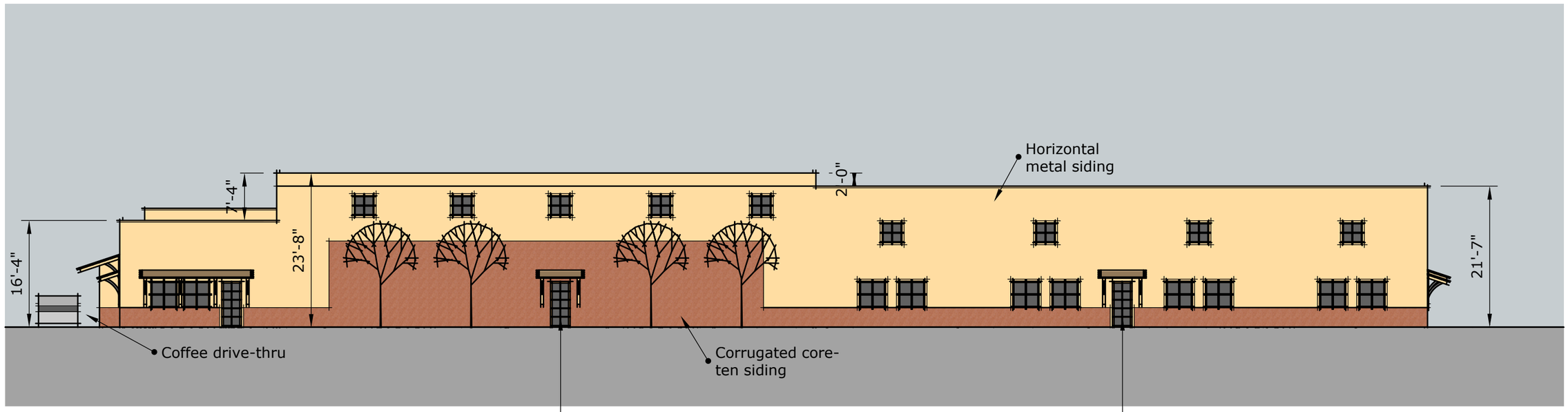
SITE PLAN
Scale: 1"=30'-0"



SCHEMATIC FLOOR PLAN
Scale: 1/16" = 1'-0"

NOTE:
Final internal space configurations are currently being developed for each designated space.

SOUTH ELEVATION
Scale: 1/16"=1'-0"

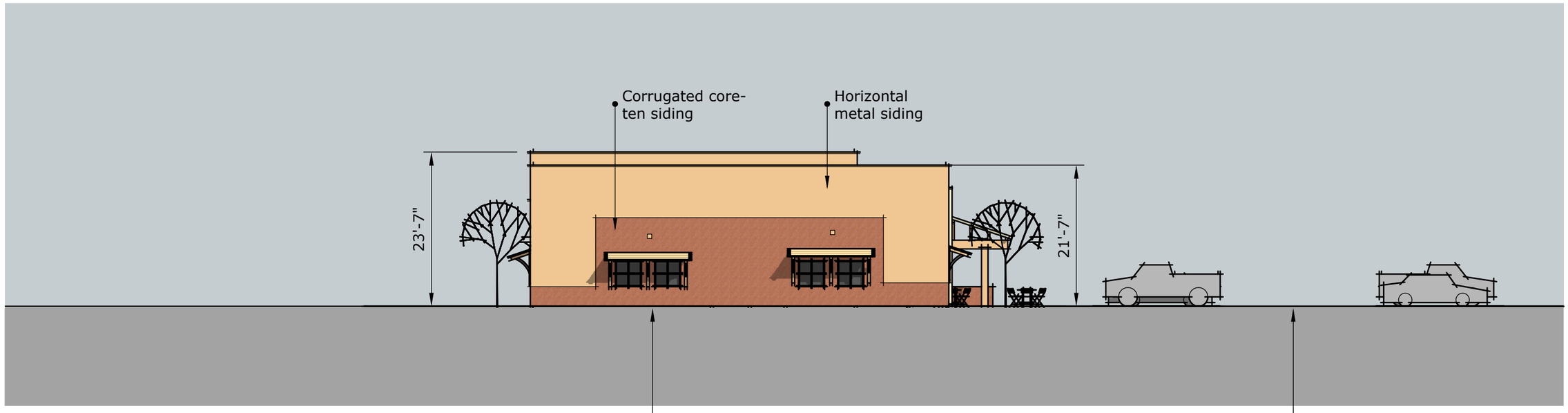


NORTH ELEVATION
Scale: 1/16"=1'-0"

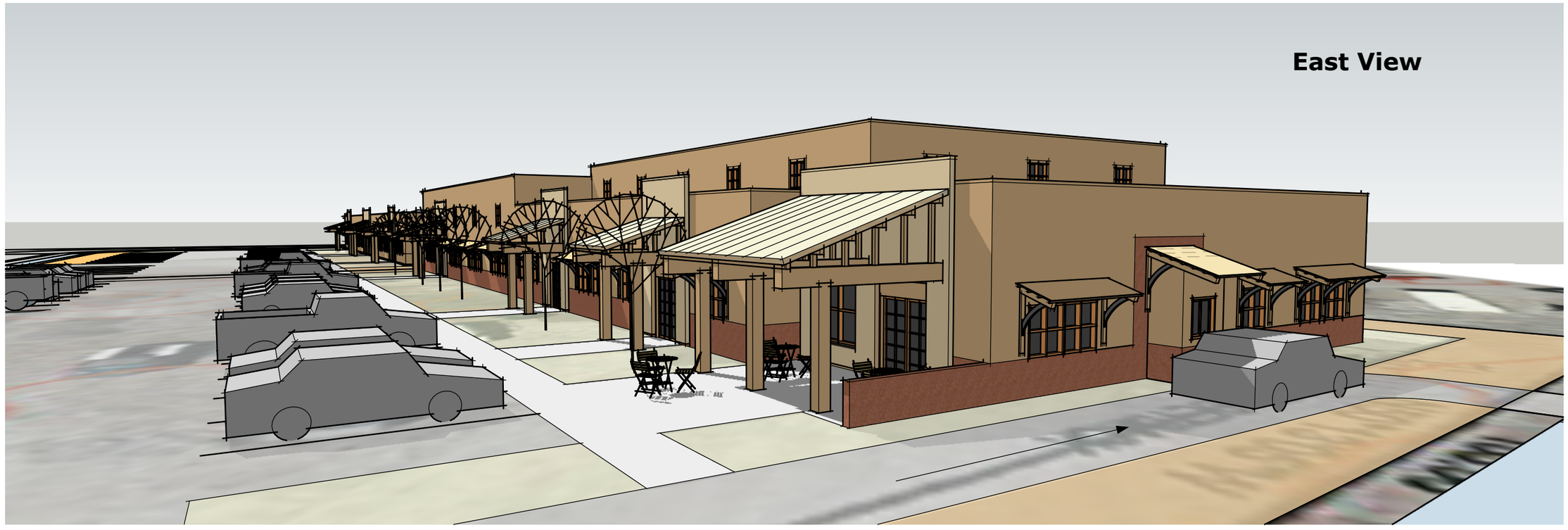
Allowable building height = 30' (OK)

EAST ELEVATION
Scale: 1/16"=1'-0"

Allowable building height = 30' (OK)



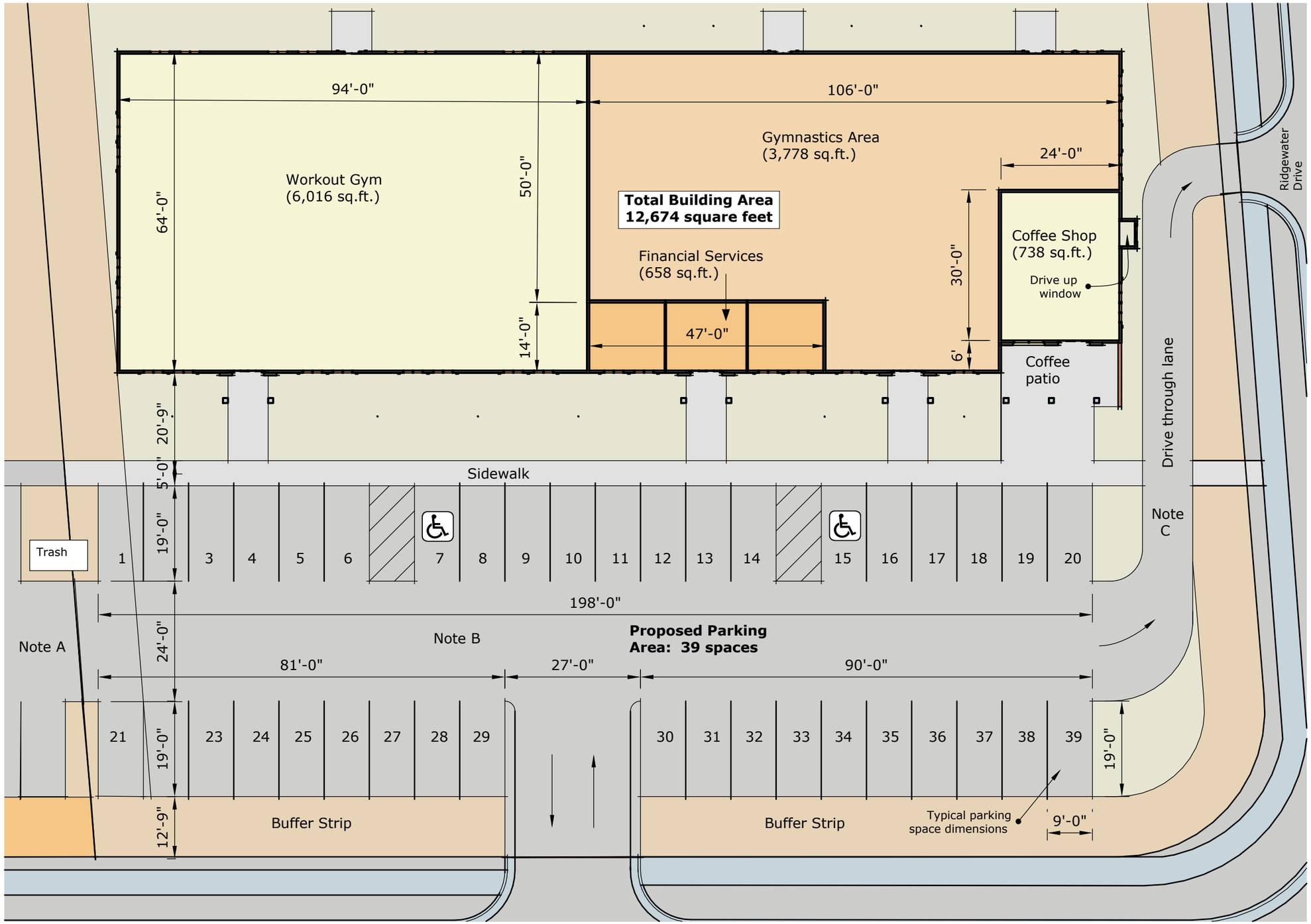
WEST ELEVATION
Scale: 1/16"=1'-0"


East View


West View


West View


North View



Note A: Connect proposed 101 Whitewater Place parking area to Whitewater Building parking area per previous SUP agreement.

Note B: See stormwater management plan for parking area drainage.

Note C: One way traffic flow for drive-through window coffee shop.

PARKING CALCULATIONS

Building Space Description	Area GSF	Required Spaces	Parking calculation	Spaces Req.	Rounded Number
Coffee Shop	738	15 spaces per 1,000 sq.ft.	= 720 / 1,000 X 15	10.80	11
Professional Offices	658	3 spaces per 1,000 sq.ft.	= 658 / 1,000 X 3	1.97	2
Workout Gym	6,016	3 spaces per 1,000 sq.ft.	= 6,016 / 1,000 X 3	18.05	18
Gymnastics	5,262	3 spaces per 1,000 sq.ft.	= 5262 / 1,000 X 3	13.04	13

Programmed area	12,674 sq.ft.	Total parking spaces required	44
		Proposed parking spaces	39
		Spaces requested to delete	5
		% reduction requested	11%

Parking Space Reduction:

The Owner is requesting a reduction in the number of required parking spaces. The following mitigating circumstances are offered for consideration.

1. The Coffee Shop has a particularly high parking requirement compared to the actual use patterns (primarily drive through and pick up service).

2. The gymnastics and workout gym have primary use hours that do not coincide with the normal 8 to 5 business day. Any overflow parking can be accomodated after hours at the adjacent Whitewater Building parking area which is 100% day time use.

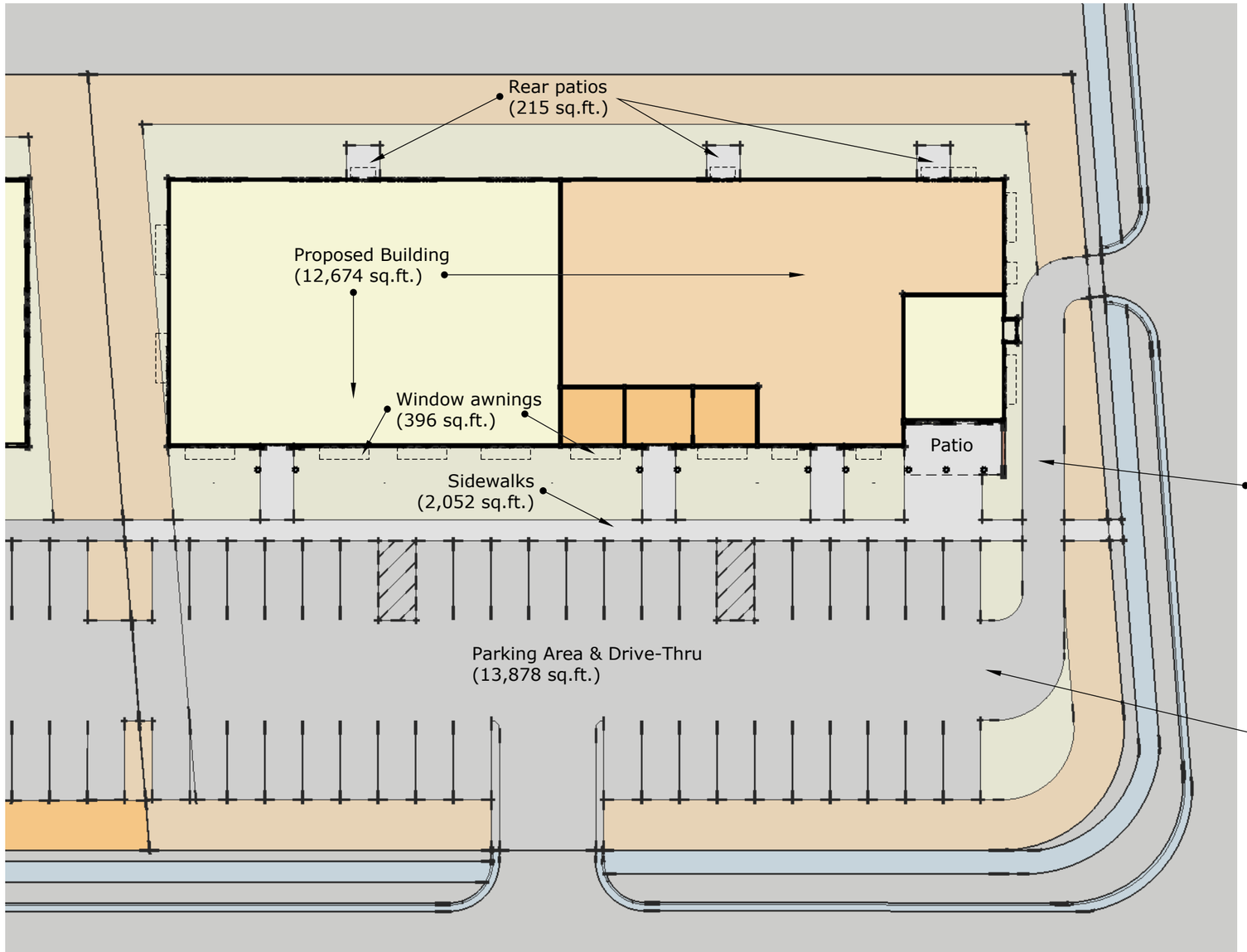
3. The gymnastics program has a lot of drop-off and pick-up traffic, with very little on-site parking need.

4. The gymnastics program and the workout gym have large spaces with comparitively small numbers of people at any given time.

Summary: The Owner asks that the parking requirement of 44 spaces be reduced by 5 spaces.

PARKING PLAN

Scale: 1"=20'-0"



IMPERVIOUS SURFACE CALCULATIONS:

43,560 sq.ft.	Total site area
12,674 sq.ft.	Proposed building footprint
13,878 sq.ft.	Parking area and drive-thru lane
2,052 sq.ft.	Sidewalks and coffee patio
215 sq.ft.	Rear patio areas
396 sq.ft.	Window awnings
29,215 sq.ft.	Total impervious surface

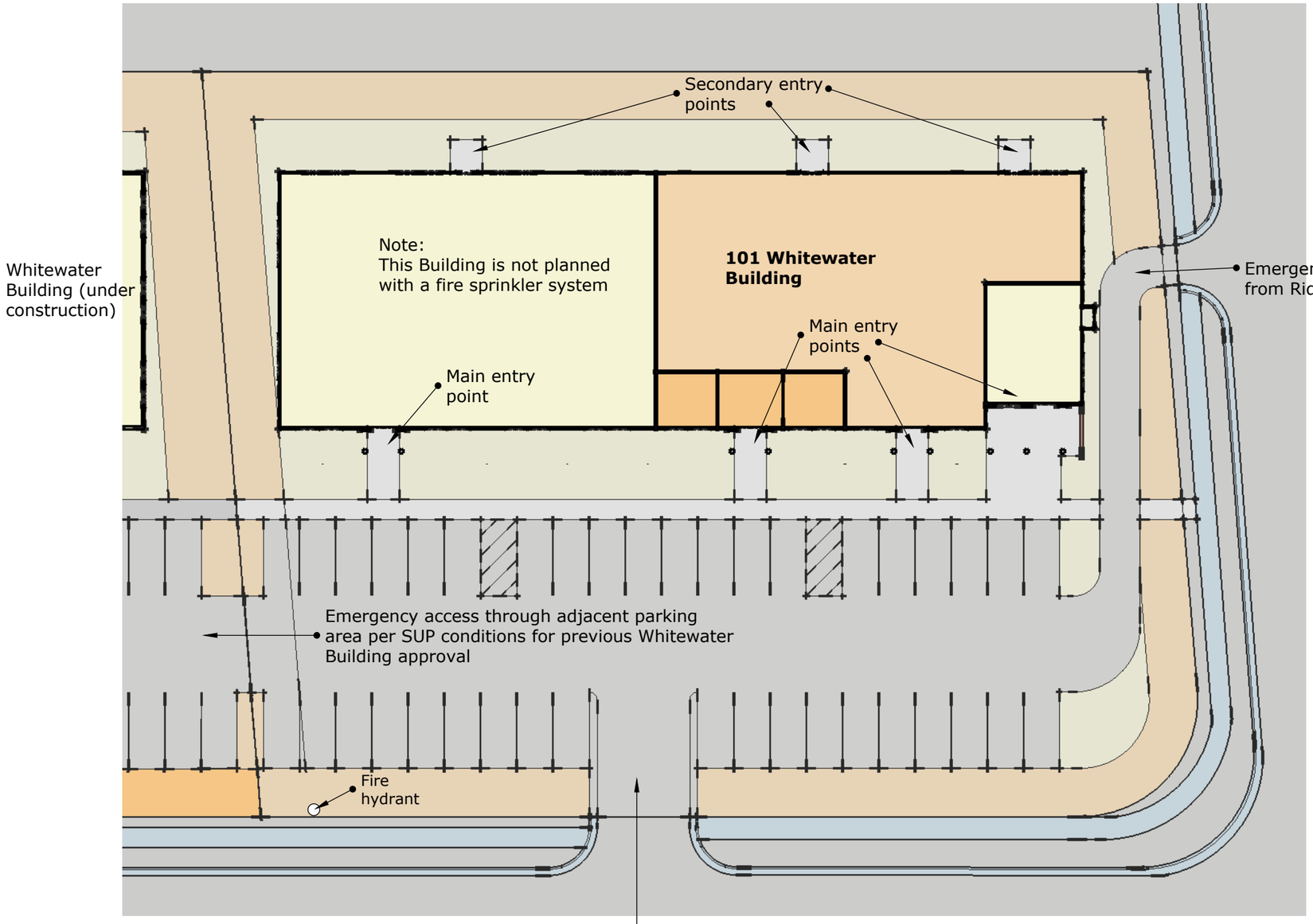
29,215 / 43,560 = **67%** impervious surface coverage

Allowable impervious surface = **80%** **(OK)**

Note:
For the purposes of the impervious surface calculations the subject property has been considered "flat ground" (slope between 0% to 8%). See site survey by Carstens.

IMPERVIOUS SURFACE PLAN

Scale: 1"=30'-0"



EMERGENCY SERVICES PLAN

Scale: 1"=30'-0"

EMERGENCY SERVICES PLAN

Fire Department
Fire hydrants are available to the site as shown. Distance to Polson Fire Department Station #1 is 2.8 miles. Response time is approx. 5 minutes.

This building is not proposed to be served by an internal fire sprinkler system. It is designed to meet all applicable building and fire codes.

Police
The distance to the Polson Police Department offices is 2.8 miles. Response time is approx. 5 minutes.

Ambulance
The site is served by Polson/Ronan Ambulance Services and is approx. 3.6 miles from the St. Joseph Hospital emergency room.

General site security and access
The site and building will be accessible, well lit and generally safe and secure. No safety concerns are anticipated from the proposed building uses.

The adjacent Whitewater Building project was previously approved with a condition that the parking areas for the Whitewater Building and the proposed 101 Whitewater Building be linked, as shown.

September 2015

Modderman Project
Stormwater Mitigation Report

For submission to:

City of Polson & the Montana Department of Environmental Quality

Report prepared by:

A2Z Engineering, PLLC.
138 East Center Street, Suite A
Kalispell, MT 59901
(406) 755-7888
A2Z-Engineering.com

Stormwater Report – DEQ8

Under the Administrative Rules of Montana (ARM) section 17.36.310 the State provides regulations for subdivision stormwater drainage mitigation. The following report is based upon the requirements in the Montana Department of Environmental Quality's (DEQ) Circular DEQ8 MONTANA STANDARDS FOR SUBDIVISION STORMWATER DRAINAGE, 2002 Edition, specifically section 1.1 ENGINEERING REPORT.

Special Project Note: The intent of this project is to take an undeveloped 1 acre tract in a new commercial subdivision and install a four-unit structure with associated parking lot.

1.1.1 - General Information

A. Identification of the subdivision

The subject parcel is labeled as Tract 14C of the Ridgewater Phase 4 Commercial Subdivision in Section 11, Township 22 North, Range 20 West. The tract is a 1.000 acre parcel created by platting in Polson, MT.

B. Name and mailing address of the owner

The subject property is owned by:

Nate Modderman
410 Sherman Lane
Bigfork, MT 59911

1.1.2 - Extent of the storm drainage, including

The methodology for computation of peak flow rates will be the rational method, which is permitted by DEQ8 section 2.1 for areas of less than 200 acres. The rational method consists of the equation Q = K x C x I x A where:

Q = peak flow rate in cubic feet per second
K = frequency correction factor,
being 1.00 for 2-yr and 10-yr storm frequencies
being 1.25 for the 100-yr storm frequency
C = runoff coefficient,
being 0.9 for roofs, asphalt, sidewalks
being 0.3 for native state surfaces
being 0.1 for lawns and landscaped areas
I = rainfall intensity in inches per hour
A = area of study in acres

The methodology for computation of runoff volumes will be a modification of the rational method. The volume computation equation is V = C x D x A where:

V = runoff volume in cubic feet
C = runoff coefficient,
being 0.9 for roofs, asphalt, sidewalks
being 0.3 for native state surfaces
being 0.1 for lawns and landscaped areas
D = rainfall depth in feet
A = area of study in square feet

Concerning the rainfall intensity I, a computation of time of concentration (Tc) must be performed. With this value, the DEQ8 document provides 2-yr storm intensity rates in Appendix A based upon the one-hour storm event. This report chooses to utilize the Kalispell rainfall values.

Concerning the rainfall depth D, the 2-yr one-hour event is shown in DEQ8 Appendix A for Kalispell to have a depth of 0.48 inches.

A. Delineation of drainage areas within the subdivision, estimates of peak flows generated within these drainage areas, and estimates of flow volumes, if detention ponds or other storage facilities are included in the design,

The pre-project and post-project drainage areas are generally defined as the area within the property line of the project, being 1.00 acres. The areas surrounding this project site are either developed lots, curbed streets or undeveloped lots that drain away from the project site. Therefore, no off-site drainage calculations are necessary.

Post-project the site will also be protected by surrounding streets and development.

Area 1 - Around Building

This area is the lawn / landscaping surrounding the building on all sides except the front. The area measures 9,000 square feet and will have a "C" value of 0.1. The time of concentration is very short because of the narrow dimensions, so it is assumed to be 5 minutes.

Peak runoff flowrate can be calculated as:

Q = C x I x A = 0.1 x 2.06 in/hr x 0.207 acres = 0.0012 cfs

Volume of runoff can be calculated as:

V = C x D x A = 0.1 x 0.04 ft x 9,000 sq ft = 36 cu ft

This area will be allowed to drain off the site in an uncontrolled fashion for two reasons. First, it is a very small flow spread over a long distance. Second, the very narrow dimensions of the drainage area make it very difficult to collect the flow.

Area 2 - Building Roof

This area is the roof of the building. The area measures 200 ft x 64 ft = 12,800 square feet and will have a "C" value of 0.9. The time of concentration is very short because of the high rate of imperviousness, so it is assumed to be 5 minutes.

Peak runoff flowrate can be calculated as:

Q = C x I x A = 0.9 x 2.06 in/hr x 0.2938 acres = 0.545 cfs

Volume of runoff can be calculated as:

V = C x D x A = 0.9 x 0.04 ft x 12,800 sq ft = 820.8 cu ft

This area will be collected by roof drains and directed to a stormwater mitigation facility.

Area 3 - In Front of the Building

This area is a combination of sidewalk, lawn / landscaping, and parking lot. It includes 7,100 square feet of lawn / landscaping at "C" = 0.1 and 14,660 square feet of sidewalk / pavement at "C" = 0.9. Combining these, the "C" value becomes:

Combined "C" = (0.1 x 7,100) + (0.9 x 14,660) / 21,760 = 0.63897 = 0.64

The time of concentration is very short because of the large amount of impervious surfacing, so it is assumed to be 5 minutes.

Peak runoff flowrate can be calculated as:

Q = C x I x A = 0.64 x 2.06 in/hr x 0.500 acres = 0.659 cfs

Volume of runoff can be calculated as:

V = C x D x A = 0.64 x 0.04 ft x 21,760 sq ft = 557.1 cu ft

This area will be collected by roof drains and directed to a stormwater mitigation facility.

B. Delineation of drainage areas outside the subdivision that flow through the subdivision, and estimates of peak flows generated within these drainage areas,

The pre-project and post-project drainage areas are generally defined as the area within the property line of the project, being 1.00 acres. The areas surrounding this project site are either developed lots, curbed streets or undeveloped lots that drain away from the project site. Therefore, no off-site drainage calculations are necessary.

C. For flows that originate outside the subdivision, provisions for passing these flows through the subdivision without flooding home sites or drain field sites (at a recurrence interval of 100 years), and without overtopping of roadways (at a recurrence interval of 10 years),

Post-project the site will be protected by street on the southeast side and development on the southwest side. This will essentially remove any off-site areas that drain through the project.

The owner of the 1 acre tract has no control over areas outside the lot that may drain onto the roadway. That responsibility belongs to the developer of the larger subdivision.

No off-site flows will be allowed to enter the site and endanger the proposed structure. On-site grading will preclude this possibility.

D. For flows that originate within the subdivision, provisions for detaining or retaining these flows, so that the peak flow (e.g. from the 2-year, 1-hour event) that leaves the subdivision after development does not exceed the peak flow before development,

Pre-Project Flows Leaving the Site

Ignoring the pre-project off-site flows, the runoff generated on the 1.0 acre tract in the native condition is as follows:

Peak Flowrate Q = C x I x A, where:

"C" is 0.3 because of the natural, native state of the site

"Tc" is calculated for sheet flow, 230 ft long, 2% slope, 0.15 "n" value to be 30 minutes.

"I" at 30 minutes is 0.82 in/hr

"A" is 1.0 acres

Peak Flowrate Q = C x I x A = 0.3 x 0.82 in/hr x 1.0 acres = 0.246 cfs

Total Volume Runoff V = C x D x A, where:

"C" is 0.3 because of the natural, native state of the site

"D" is 0.48 inches over 1 hour, or 0.04 feet

"A" is 1.0 acres

Total Volume Runoff V = C x D x A = 0.3 x 0.04 ft x 43,560 sq ft = 522.7 cu ft

Post-Project Flows Leaving the Site

The flows from Area 1 will leave the site naturally, and they were found to be 0.0012 cfs at 5 minutes and 36 cu ft over an hour. This is only (0.0012 / 0.246) = 0.5% of the pre-project flowrate, so it is negligible and will not be further discussed.

Totaling the flows from Area 2 and Area 3 finds:

Total Peak Flows = 0.545 cfs + 0.659 cfs = 1.204 cfs

Total Runoff Volume = 820.8 cu ft + 557.1 cu ft = 1,377.9 cu ft

This is a significant increase from the pre-project values of 0.246 cfs & 522.7 cu ft.

Stormwater Capture, Storage and Infiltration

Stormwater falling on the parking lot is directed to inlet grates. These inlets pass the stormwater through a sump and oil separator tube and into a perforated infiltration chamber. This chamber holds the runoff until it infiltrates into the natural alluvial soils which lay below the project site.

Likewise, roof runoff is directed to the infiltration system through a system of underground piping.

The volume available to store runoff is created by an 85 foot long perforated 48" diameter corrugated metal pipe. This pipe is surrounded by a 5 ft deep and 5 ft wide bed of clean rock. This rock is wrapped entirely in a non-woven geo-fabric to keep the fines in the soil from being washed into the matrix.

Calculating the volume provided:

Volume in CMP = pi x radius^2 = 3.14 x (2 ft)^2 = 12.566 cu ft / linear ft

Volume in Rock = [(rock x-section) - (CMP x-section)] x 30% voids

= [(5 ft x 5 ft) - (3.14 x ((2 ft)^2)] x 0.3 = 3.73 cu ft / linear ft

Volume = 12.566 cu ft + 3.73 cu ft = 16.296 cu ft / linear ft

Total Volume in 85 Linear Feet = 85 ft x 16.296 cu ft/linear ft = 1,385 cu ft

This volume exceeds the calculated runoff value of the 2-year 1-hour storm, being 1,377.9 cu ft.

E. Where storm drainage is intended to be discharged into the ground, locations of nearby (within 200 feet) wells and drain fields that may be impacted, or a statement that there are no wells or drain fields nearby.

There are no known groundwater wells or drain fields within 200 feet of any of the stormwater infiltration features

Water Quality Issues

Under the Administrative Rules of Montana (ARM) section 17.36.310 (6):

Storm water that reaches state surface waters must be treated prior to discharge if the reviewing authority determines that untreated storm water is likely to degrade the receiving waters.

(a) minimum treatment of storm water consists of removal of settleable solids and floatable material. The reviewing authority may require more extensive treatment if deemed necessary to protect state waters from degradation;

(b) plans for the treatment facility must be approved by the reviewing authority.

The storm mitigation measures proposed for the subject parcel meet these requirements as follows:

- Runoff collected on the parking lot area passes through an inlet grate into a structure with an 18 inch deep sump that provides for separation of grits and gravels. The inlet also utilizes a downward facing 90 degree bend to screen off oils and other floatables. Finally stormwater is infiltrated into the soils rather than being discharged directly to surface waters.
- Runoff from non-collected areas travels through lawn / turf, which provides biological filtration

Stormwater System Operations and Maintenance

Operations and maintenance of the system for the subject parcel is rather simple and doesn't require special skills.

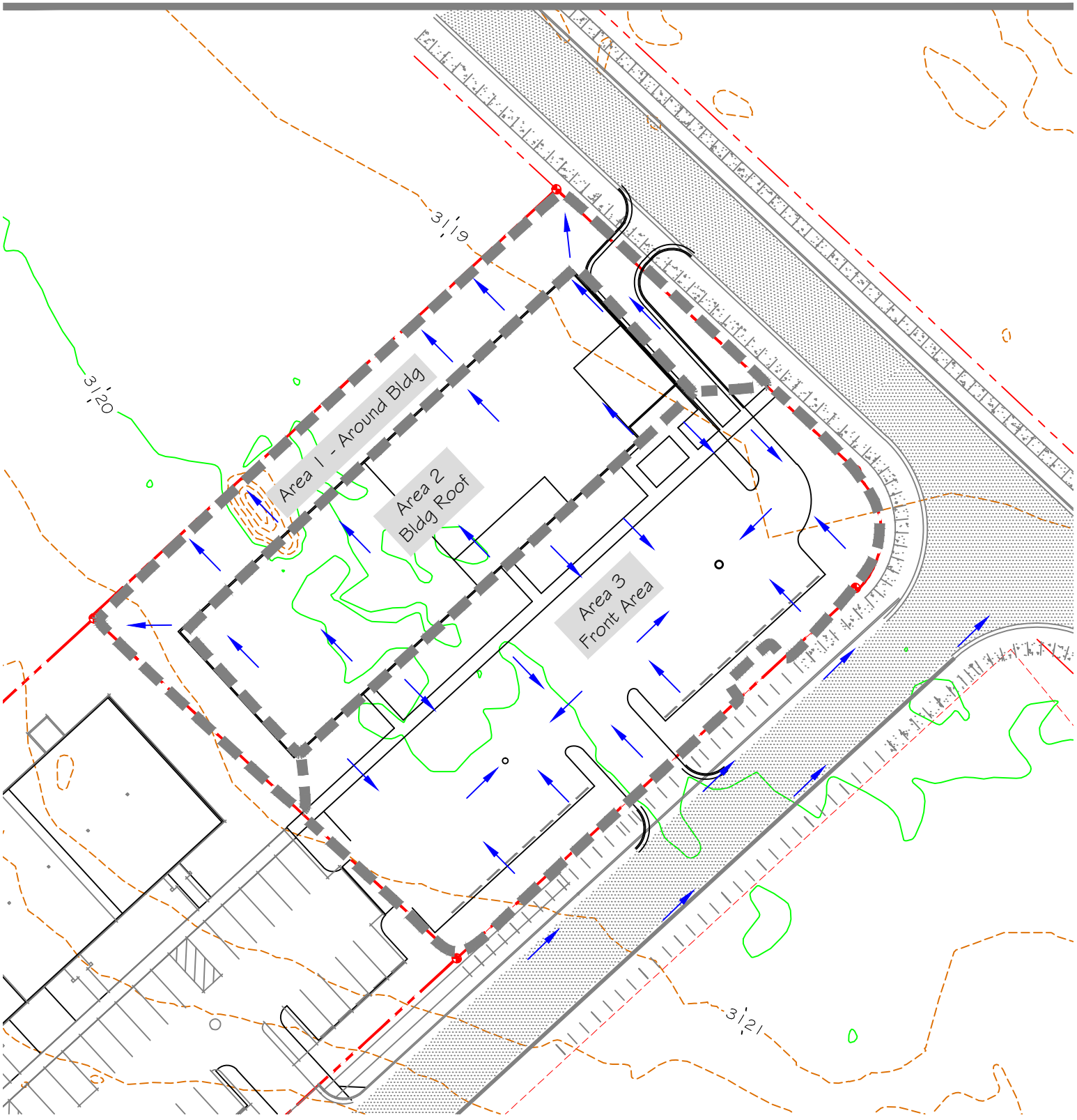
- Schedule
  - Twice per year (i.e. Spring and Fall)
  - After any rainfall event of more than ½" in 24 hours
- Inspection Items
  - Building Roof Runoff Piping Systems
    - Inspect for any breakage and use hose & water to check for free flow
    - Locations
      - Roof drainage piping from building
    - Corrective actions
      - Repair breakage
      - Hire plumber to correct pipe blockages
  - Lawn Areas
    - Inspect for excess vegetation, debris, excess erosion and blockages
    - Locations
      - Whole property
    - Corrective Actions
      - Mow to control vegetation
      - Remove trash
      - Fill, compact, seed & mulch eroding soils
      - Excavate, seed & mulch ditches that fill with soils
  - Storm Inlets, Storage and Piping
    - Inspect grate for debris
    - Inspect inlet bottom for sediment in excess of 6 inches depth
    - Inspect stormwater piping for debris / sediment
    - Locations
      - At grate inlets in parking lot
    - Corrective Actions
      - Remove trash / organic debris
      - Remove grit and/or sediment in sumps
      - Hire plumber to correct pipe blockages
- Unexpected Circumstances
  - If owner / maintenance personnel encounter difficulty that is not addressed here, they are encouraged to contact the design engineer (A2Z Engineering, 406.755.7888) or any other State registered professional civil engineer.

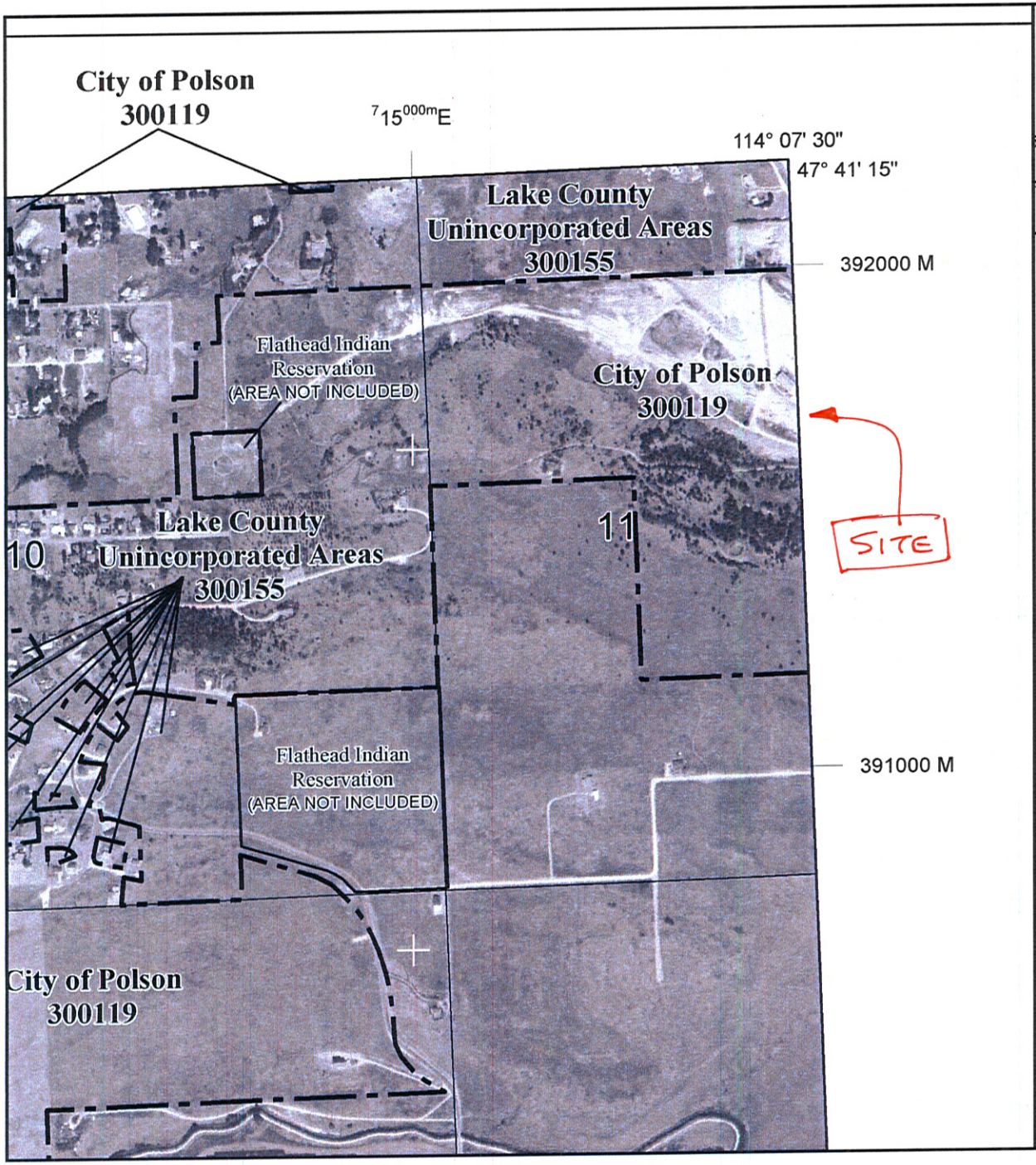
Appendix

Post-Project Drainage Patterns Exhibit
FEMA Firmette
USDA USGS Soils Report
Soils Test Pits Map, Photos & Logs

A2Z ENGINEERING, PLLC
138 East Center Street, Suite A, Kalispell, MT 59901
Phone 406.755.7888 Fax 406.755.7880

Project	Date
Modderman Project	Sept 2015
Subject	**Page No.**
Post-Project Drainage Flows	1 of 1





MAP SCALE 1" = 1000'

500 0 1000 2000

FEET

METERS

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0545C

FIRM

FLOOD INSURANCE RATE MAP

LAKE COUNTY, MONTANA AND INCORPORATED AREAS

PANEL 545 OF 1275

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
LAKE COUNTY	300155	0545	C
POLSON, CITY OF	300119	0545	C

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
30047C0545C

MAP REVISED
FEBRUARY 6, 2013

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

United States Department of Agriculture

NRCS

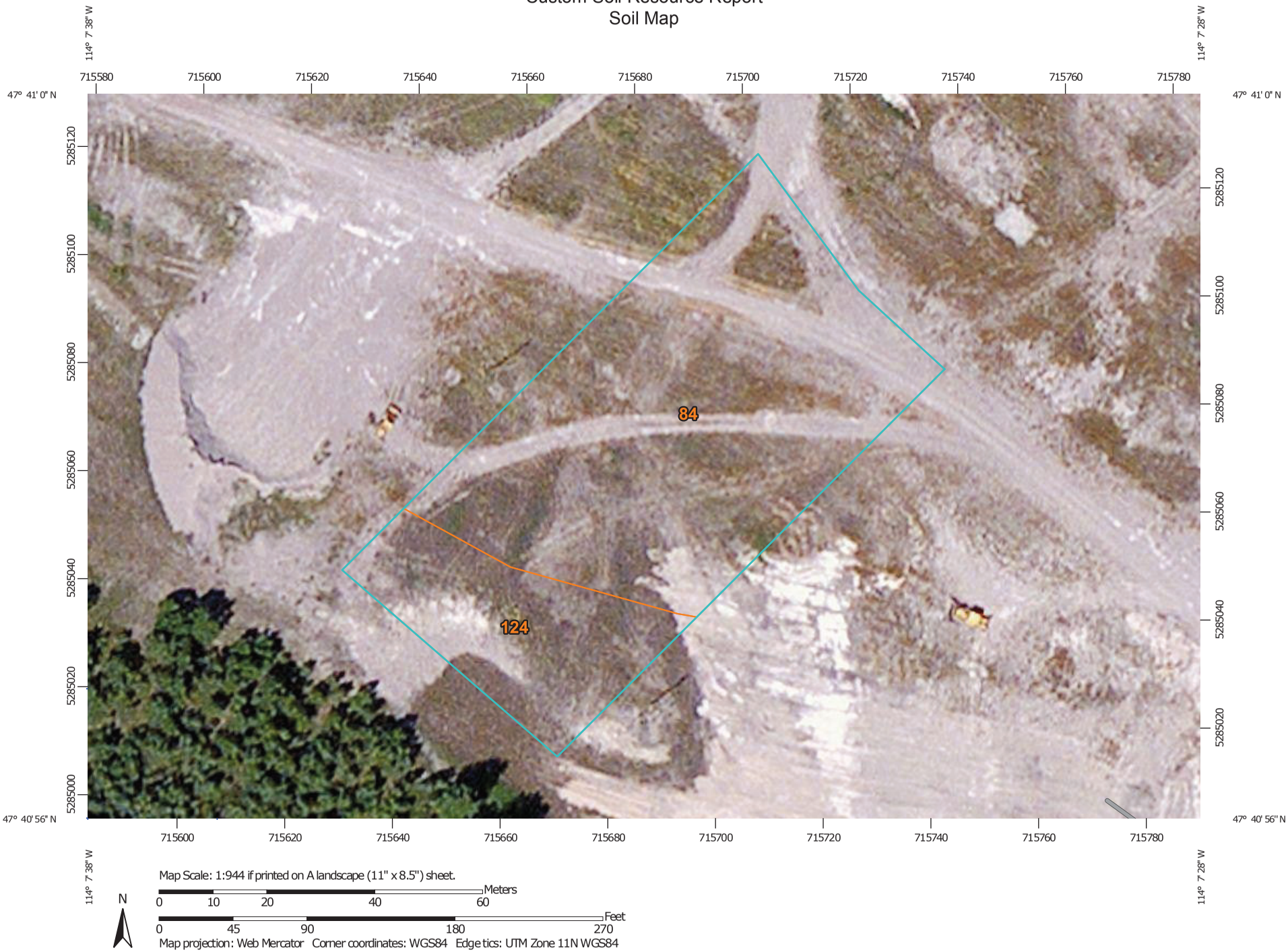
Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Lake County Area, Montana

October 3, 2014

Custom Soil Resource Report
Soil Map



Map Scale: 1:944 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 10 20 40 60

Feet
0 45 90 180 270

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

Map Unit Legend

Lake County Area, Montana (MT629)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
84	Kerl loam, 2 to 4 percent slopes	1.0	76.5%
124	Niarada gravelly loam, cool, 30 to 60 percent slopes	0.3	23.5%
Totals for Area of Interest		**1.4**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Lake County Area, Montana

84—Kerl loam, 2 to 4 percent slopes

Map Unit Setting

National map unit symbol: 4w7d
Elevation: 2,400 to 4,900 feet
Mean annual precipitation: 14 to 19 inches
Mean annual air temperature: 39 to 45 degrees F
Frost-free period: 90 to 135 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Kerl and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Kerl

Setting

Landform: Alluvial fans, stream terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Glaciofluvial deposits

Typical profile

A - 0 to 7 inches: loam
Bw - 7 to 20 inches: gravelly loam
Bk - 20 to 60 inches: gravelly loam

Properties and qualities

Slope: 2 to 4 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 15 percent
Salinity, maximum in profile: Nonsaline (0.0 to 2.0 mmhos/cm)
Available water storage in profile: High (about 10.8 inches)

Interpretive groups

Land capability classification (irrigated): 2e
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: C
Ecological site: Silty (si) 15-19" p.z. (R044XW184MT)

Minor Components

Polson

Percent of map unit: 4 percent
Landform: Alluvial fans, stream terraces
Down-slope shape: Linear
Across-slope shape: Linear

Belton

Percent of map unit: 4 percent
Landform: Alluvial fans, stream terraces
Down-slope shape: Linear
Across-slope shape: Linear

Gird

Percent of map unit: 4 percent
Landform: Alluvial fans, stream terraces
Down-slope shape: Linear
Across-slope shape: Linear

Niarada

Percent of map unit: 3 percent
Landform: Stream terraces, alluvial fans
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: Silty (si) 15-19" p.z. (R044XW184MT)

124—Niarada gravelly loam, cool, 30 to 60 percent slopes

Map Unit Setting

National map unit symbol: 4vwr
Elevation: 2,700 to 6,000 feet
Mean annual precipitation: 14 to 22 inches
Mean annual air temperature: 39 to 45 degrees F
Frost-free period: 90 to 120 days
Farmland classification: Not prime farmland

Map Unit Composition

Niarada and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Niarada

Setting

Landform: Moraines
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Glacial till

Typical profile

Ap - 0 to 7 inches: gravelly loam
A - 7 to 14 inches: very gravelly loam
Bw - 14 to 18 inches: very gravelly loam
Bk - 18 to 60 inches: very gravelly loam

Properties and qualities

Slope: 30 to 60 percent
Depth to restrictive feature: More than 80 inches

Natural drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 35 percent
Salinity, maximum in profile: Nonsaline (0.0 to 2.0 mmhos/cm)
Available water storage in profile: Low (about 5.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: B
Ecological site: Silty-cool (sicool) 15-19" p.z. (R044XW185MT)

Minor Components

Hogsby

Percent of map unit: 5 percent
Landform: Moraines
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: Shallow (sw) 15-19" p.z. (R044XW146MT)

Flott

Percent of map unit: 5 percent
Landform: Moraines
Down-slope shape: Linear
Across-slope shape: Linear

Walstead

Percent of map unit: 3 percent
Landform: Moraines
Down-slope shape: Linear
Across-slope shape: Linear

Rock outcrop

Percent of map unit: 2 percent

A2Z Engineering, PLLC • 138 East Center Street, Suite A • Kalispell, MT 59901
Phone: (406) 755-7888 • Fax: (406) 755-7880 • www.a2z-engineering.com

(Above) Soils Typical of Test Pits - Typical Test Pit (Below)

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Phone: (406) 755-7888 • Fax: (406) 755-7880 • www.a2z-engineering.com

TEST PIT FIELD LOG

Project: Moddoxman Project
Location: Ridgewater 4
Date: May 5, 2019
Excavator/Operator: Johnson Excavation
Hole No.: 1
Weather: Partly Cloudy
Logged By: Robert Smith

Groundwater: Required information – Groundwater present? Depth? Seasonal table? Motteling?

No groundwater

Limiting Layer: Required information – Is bedrock, impervious layer or seasonally high groundwater present?

No impervious layers

Soil Horizons: Required Information – Layer thickness (inches), texture, structure, consistence, color, color variation, % stoniness, plasticity, organics, etc.

Layer 1: 0" – 36" : Silt loam soil with round gravel

Layer 2: 36" – 72" : Gravelly tan clay-loam with round gravel

Layer 3: 72" – 108" : Very gravelly/cobbly loam (round rock)

Layer 4:

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Phone: (406) 755-7888 • Fax: (406) 755-7880 • www.a2z-engineering.com

TEST PIT FIELD LOG

Project: Mossman Project
Location: Ridgewater 4
Date: May 5 2014
Excavator/Operator: Johnson Excavation
Hole No.: 2
Weather: Partly Cloudy
Logged By: R. Smith

Groundwater: Required information – Groundwater present? Depth? Seasonal table? Motteling?

No Groundwater

Limiting Layer: Required information – Is bedrock, impervious layer or seasonally high groundwater present?

No limiting layers

Soil Horizons: Required Information – Layer thickness (inches), texture, structure, consistence, color, color variation, % stoniness, plasticity, organics, etc.

Layer 1: 0" - 36" : Gravelly silt-loam, round rock.

Layer 2: 36" - 96" : Tan Gravelly clay-loam round rock

Layer 3: 96" - 108": Cobbly loam round cobbles

Layer 4:

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Phone: (406) 755-7888 • Fax: (406) 755-7880 • www.a2z-engineering.com

TEST PIT FIELD LOG

Project: MODIFICATION PROJECT
Location: RIDGEWATER 4
Date: MAY 5 2014
Excavator/Operator: JOHNSON EXCAVATION
Hole No.: 2
Weather: PARTLY CLOUDY
Logged By: ROBERT SMITH

Groundwater: Required information – Groundwater present? Depth? Seasonal table? Motteling?

NO GROUNDWATER

Limiting Layer: Required information – Is bedrock, impervious layer or seasonally high groundwater present?

NO LIMITING LAYERS

Soil Horizons: Required Information – Layer thickness (inches), texture, structure, consistence, color, color variation, % stoniness, plasticity, organics, etc.

Layer 1: 0" - 24" Gravelly silt-loam
round rock

Layer 2: 24" - 108" Cobbly fan clay loam
rounded angular rock

Layer 3:

Layer 4:

Site Development & Stormwater Plans for Modderman Project

a project located within the boundaries of

Polson, Montana

Project Sheet Index:

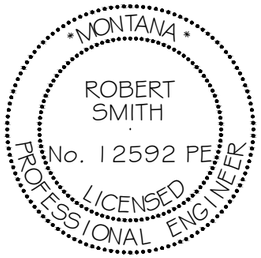
Location Map:
Not to Scale

Design Engineer:

Robert Smith, Montana PE #12592
A2Z Engineering, PLLC
138 East Center Street, Ste A, Kalispell, MT 59901
406.755.7888 phone 406.755.7880 fax

General Notes:

1. It is contractor's responsibility to verify the presence, location and depth of all existing utilities as needed to perform the work. It shall be the contractor's responsibility to protect the utilities from damage. Contractor shall call (800) 551-8344 or (406) 755-UDIG (8344) within Flathead and Lincoln Counties. In all other areas, contractor shall call (800) 424-5555.
2. Property pins found within the construction area shall be preserved. If a monument is disturbed, the contractor shall replace the monument at their expense.
3. Trenching and excavation can be hazardous. Contractor shall take all necessary precautions to protect workers and comply with the Occupational Safety & Health Administration's established standards for such work, found in 29 CFR Part 1926 subpart P.
4. All necessary permits shall be obtained by contractor.
5. All public improvements shall be constructed and tested in accordance with the latest edition of the City of Polson's Development Code and the latest edition of the Montana Public Works Standard Specifications. The construction plans are intended to work in conjunction with the above mentioned standards. In the case of any discrepancy between these plans and the above mentioned standard specifications, these plans shall control, followed by the City's Development Code and then the MPWSS.



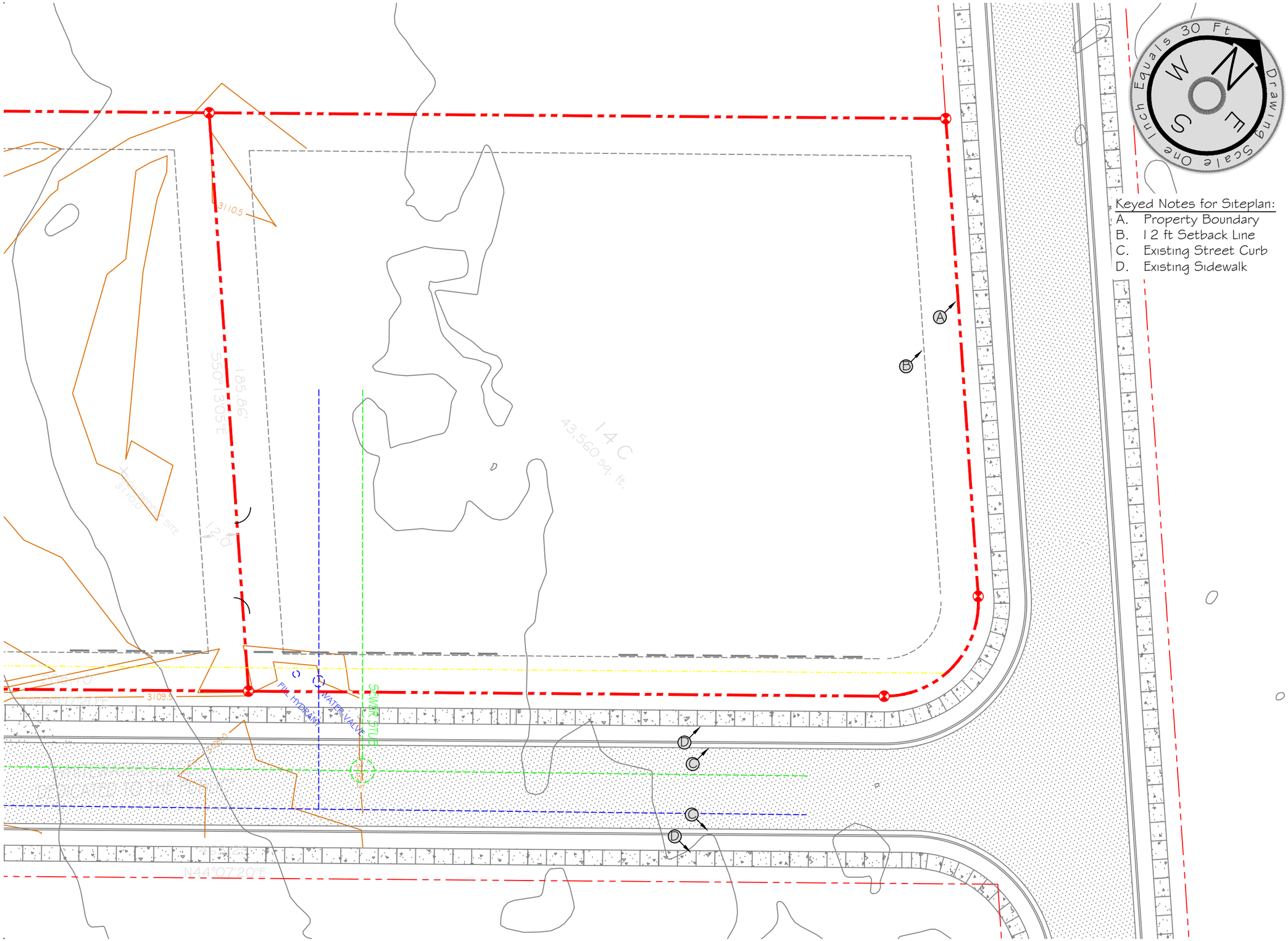
Revisions:
Drwn by: R Smith
Chkd by: R Smith

138 E. Center Street, Ste A
Kalispell, MT 59901
Phone (406) 755-7888
A2Z-Engineering.com

Modderman Project
Site Development Plans
Cover Sheet
Lot 15C, Ridgewater Phase 4
Polson, Montana

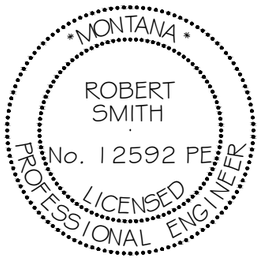
Plan Sheet Number:

C1



Keyed Notes for Siteplan:

A. Property Boundary
B. 12 ft Setback Line
C. Existing Street Curb
D. Existing Sidewalk



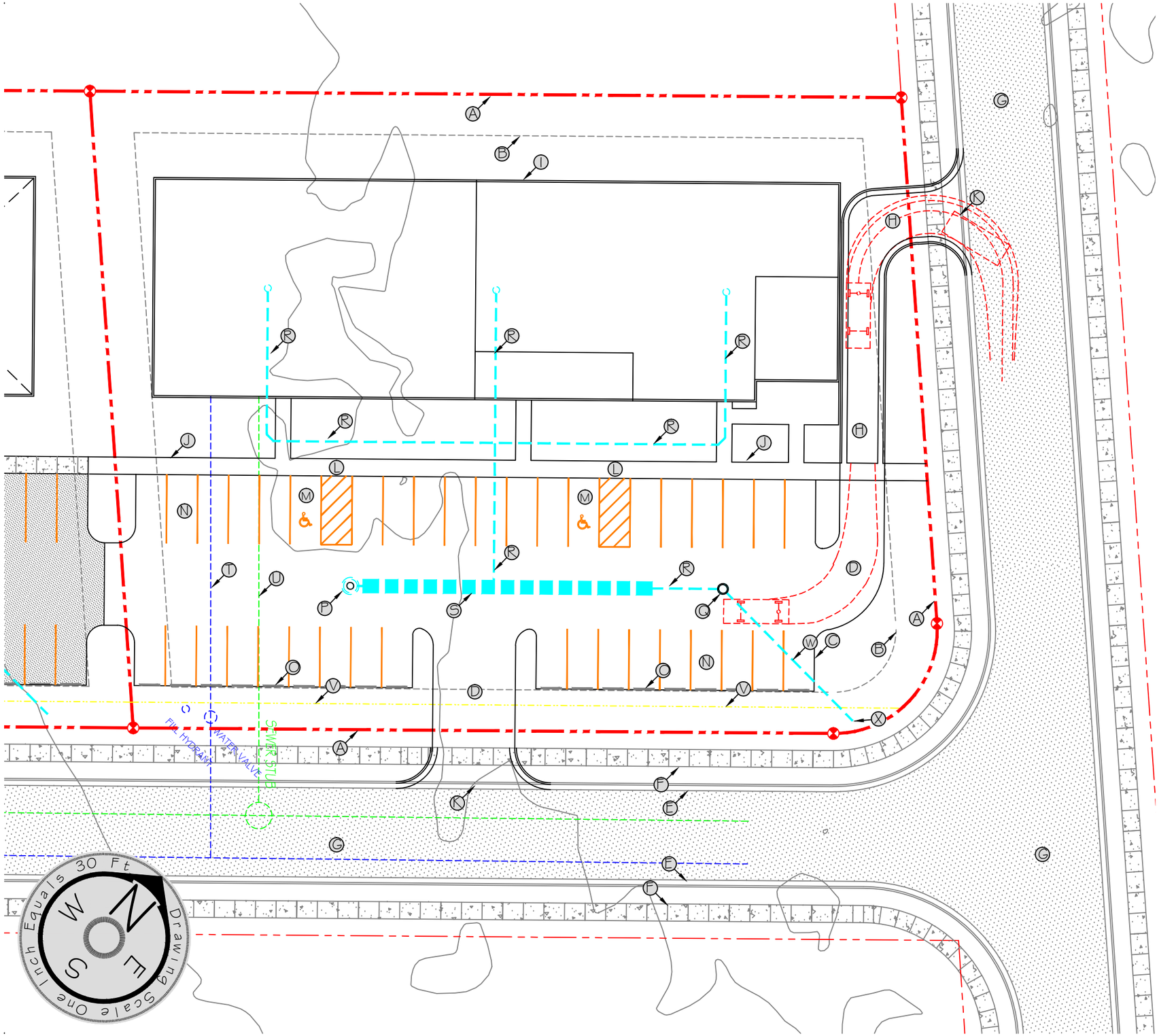
Revisions:
Drwn by: R Smith
Chkd by: R Smith

138 E. Center Street, Ste A
Kalispell, MT 59901
Phone (406) 755-7888
A2Z-Engineering.com

Modderman Project
Site Development Plans
Existing Site
Lot 15C, Ridgewater Phase 4
Polson, Montana

Plan Sheet Number:

C2



Keyed Notes for Siteplan:

A. Property Boundary
B. 12 ft Setback Line
C. Proposed Asphalt Parking Lot
D. Proposed Asphalt Drive
E. Existing Street Curb
F. Existing Sidewalk
G. Existing Street
H. Proposed Drive-Thru (12 ft wide)
I. Proposed Building
J. Proposed Sidewalk
K. Proposed Approach Apron
L. Proposed ADA Ramp
M. Proposed ADA Parking Space
N. Proposed Typical Parking Space
O. Proposed Parking Bumper Block
P. Proposed Stormwater Inlet "A"
Q. Proposed Stormwater Inlet "B"
R. Proposed stormwater piping
S. Proposed stormwater storage
T. Proposed water service
U. Proposed sewer service
V. 7.5 ft Utility Easement
W. Proposed Stormwater Overflow
X. Proposed Overflow Discharge Pt

ADA Parking Spaces: Two ADA parking spaces shall be provided in the location shown on this plan. These shall measure 9 feet wide by 20 feet long. The aisle between them shall be 9 feet wide by 10 feet long. One space shall be marked for "VAN" use. Each space shall also be delineated by a sign.

Parking Spaces (Abutting Sidewalk): Parking spaces abutting the sidewalk shall each be 9 feet wide by 20 feet in length.

Parking Spaces (Abutting Landscaping): Parking spaces abutting the landscaping shall each be 9 feet wide by 17.5 feet long. A pre-cast parking bumper block shall be installed & anchored in each space. Vehicle overhang beyond the wheels will be allowed into the landscaped area.

Parking Lot Access & Drives: The access into the parking lot and the drives between the parking spaces are 24 feet in width.

MONTANA
ROBERT SMITH
No. 12592 PE
LICENSED PROFESSIONAL ENGINEER

Revisions:

Drwn by: R Smith
Chkd by: R Smith

A2Z Engineering PLLC
Kalispell, Montana

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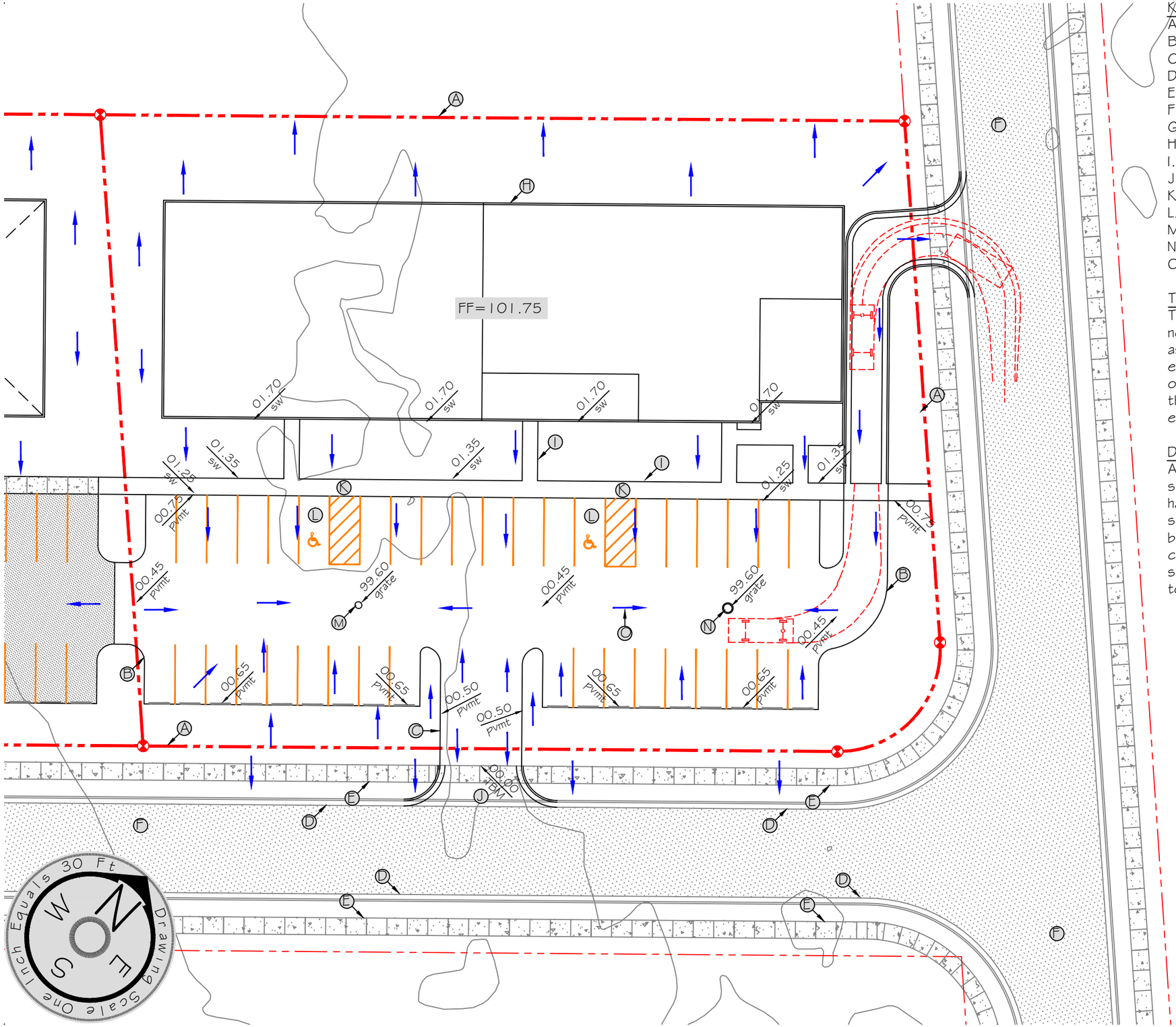
Modderman Project
Site Development Plans
Site Improvements
Lot 15C, Ridgewater Phase 4
Polson, Montana

Plan Sheet Number:

C3



Keyed Notes for Siteplan:

A. Property Boundary
B. Proposed Parking Lot
C. Proposed Drive
D. Existing Street Curb
E. Existing Sidewalk
F. Existing Street
G. n/a
H. Proposed Building
I. Proposed Sidewalk
J. Proposed Approach Apron
K. Proposed ADA Ramp
L. Proposed ADA Parking Space
M. Proposed Stormwater Inlet "A"
N. Proposed Stormwater Inlet "B"
O. Drainage Slope Arrow

Temporary Benchmark:

The siteplan is set to work with the newly constructed street. The assumed benchmark is to be elevation 100.00 on the back edge of the existing sidewalk located at the center of the proposed entrance.

Drive-Thru Turning Template:

A drive-thru is shown on the NE side of the building. This drive-thru has a 12 foot wide driving surface set 1 foot from the edge of the building. A turning template for a common passenger vehicle is shown. Signage should be installed to prohibit usage by large vehicles.

O

MONTANA
ROBERT SMITH
No. 12592 PE
LICENSED PROFESSIONAL ENGINEER

Revisions:

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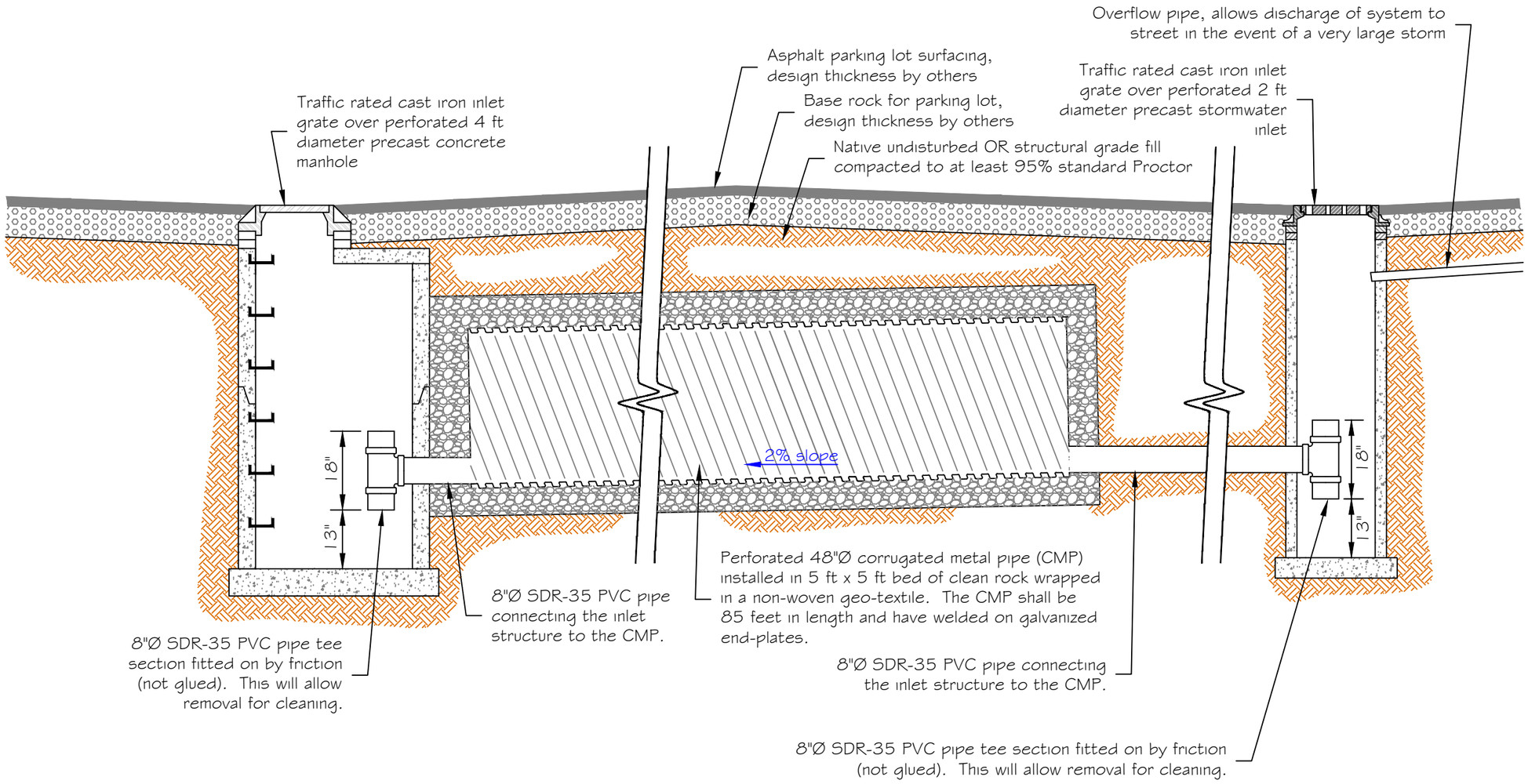
Modderman Project
Site Development Plans
Site Grading Plan
Lot 15C, Ridgewater Phase 4
Polson, Montana

Plan Sheet Number:

C4



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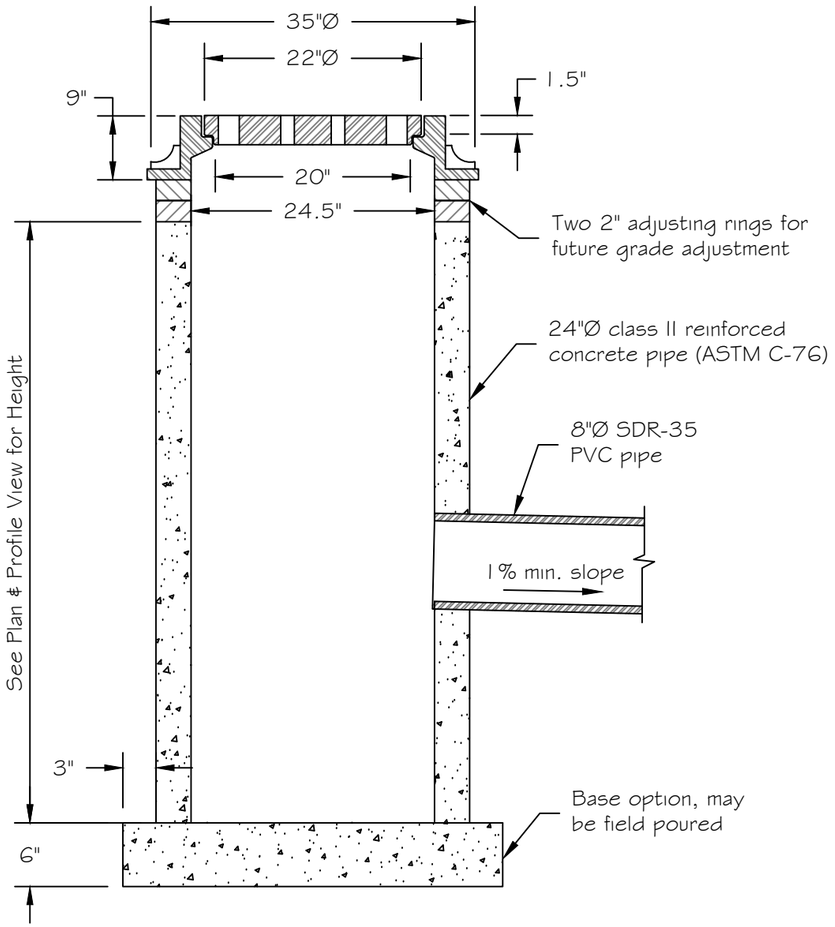
Modderman Project
Site Development Plans
Stormwater System Details
Lot 15C, Ridgewater Phase 4
Polson, Montana

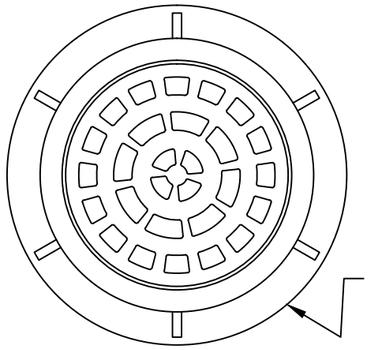
Plan Sheet Number:

C5

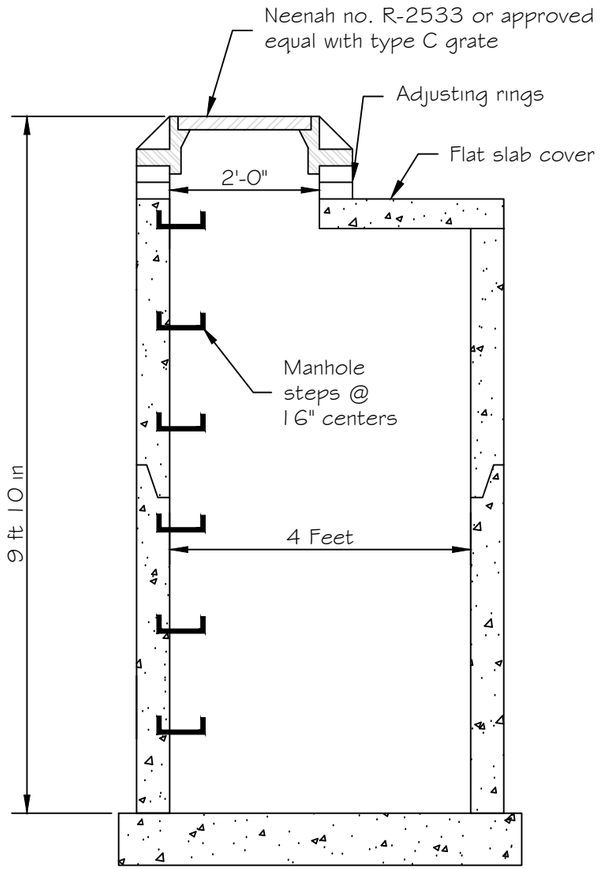
24" Standard Stormwater Inlet
Not to Scale

Notes:
- One perforation for 8"Ø SDR35 PVC pipe at 18" above bottom
- Structure to be perforated to infiltrate stormwater





Plan View of Inlet Grate



Notes:
- One perforation for 8"Ø SDR35 PVC pipe at 18" above bottom
- Manhole to be perforated to infiltrate stormwater

Standard Straight Manhole - ASTM C-478
Not to Scale

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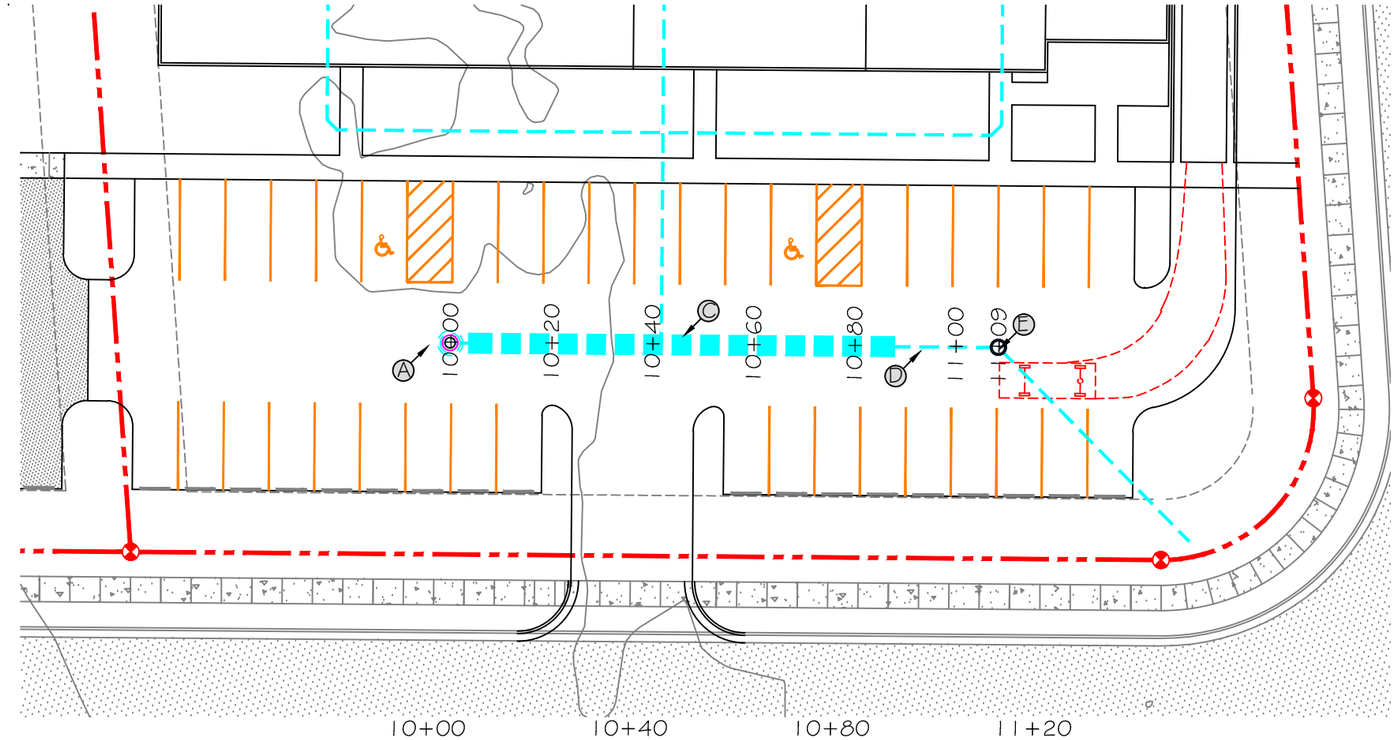
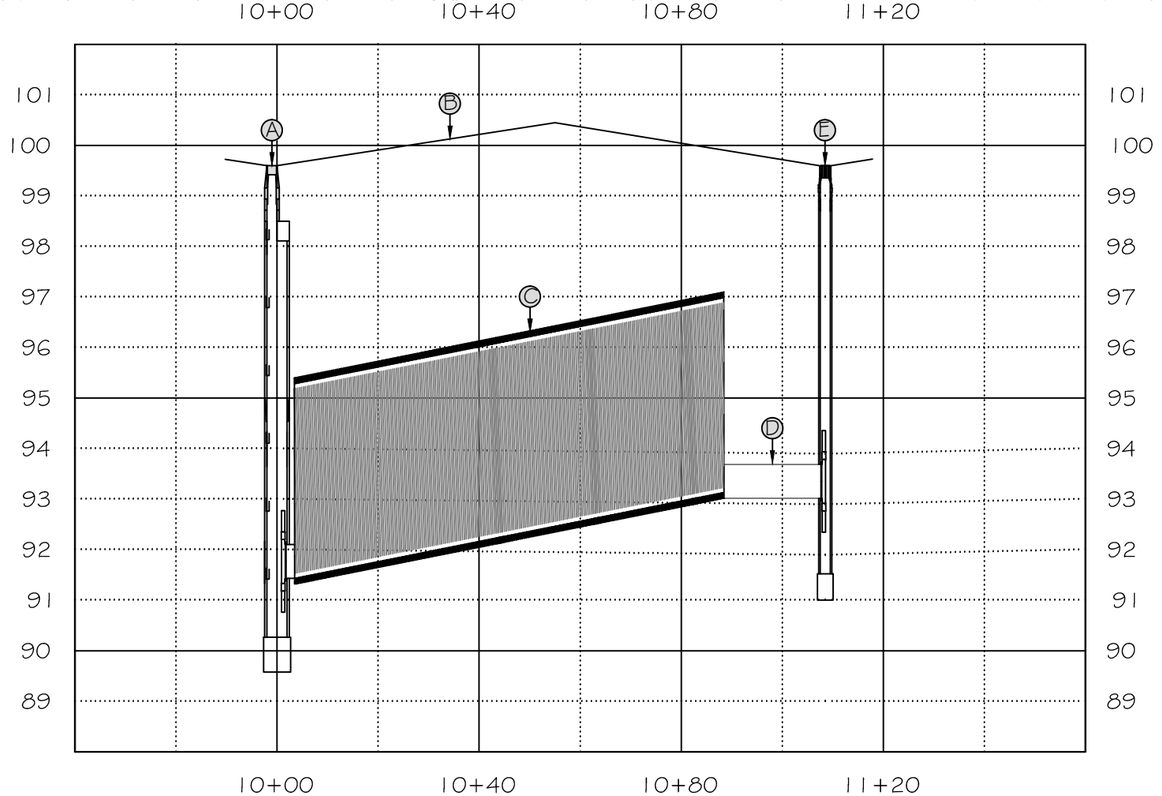
Modderman Project
Site Development Plans
Inlet Structure Details
Lot 15C, Ridgewater Phase 4
Polson, Montana

Plan Sheet Number:

C6



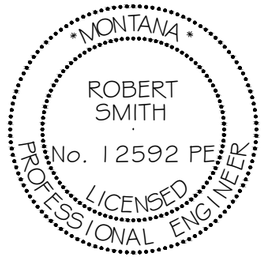


Keyed Notes:

A. Stormwater Inlet A: Sta 10+00 - Inlet grate on 4 ft diameter perforated precast concrete manhole, Rim=99.60, 8"Ø PVC FL=91.3, Sump=89.8
B. Finished asphalt surface
C. Stormwater Storage: 85 ft long 48"Ø perforated CMP, Upper FL=93.0, Lower FL=91.3, sloped at 2%
D. Storm Piping: 19 ft long 8"Ø SDR35 PVC pipe at elevation 93.0, sloped at 0%
E. Stormwater Inlet B: Sta 11+08.5 - Inlet grate on 2 ft diameter perforated precast concrete inlet steructure, Rim=99.60, 8"Ø PVC FL=93.0, Sump=91.5
F. Stormwater System Overflow: A 4"Ø sch 40 PCV pipe shall be installed from Inlet B to a discharge point located near the SE corner of the lot. The pipe shall daylight at the SE end, but slope toward Inlet A. The pipe is XX feet in length, Lower FL=98.0 (at Inlet A), Upper FL=ground level, but not greater than 99.6 (at daylight point). The discharge point should be protected by landscape features (i.e. boulders, bushes) to prevent inadvertent damage and / or plugging.

Roof Drainage Line Note: The roof drainage line is a 6"Ø SDR35 PVC pipe buried at least 24" deep. It connects directly to the 85 ft CMP. Cleanouts shall be provided at bends.

Overflow Note: In the event that this stormwater infiltration system is overwhelmed by a very large storm event, the level of water will rise until it discharges through the overflow pipe. The outlet of the overflow pipe shall be set lower than the level of the parking lot, to prevent ponding on the parking lot.



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Modderman Project
Site Development Plans
Storm System Plan & Profile
Lot 15C, Ridgewater Phase 4
Polson, Montana

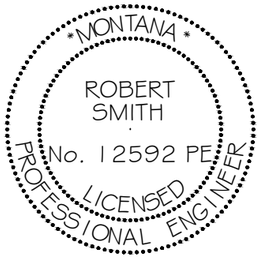
Plan Sheet Number:

C7

Stormwater System Operations and Maintenance

Operations and maintenance of the system for the subject parcel is rather simple and doesn't require special skills.

- Schedule
  - Twice per year (i.e. Spring and Fall)
  - After any rainfall event of more than ½" in 24 hours
- Inspection Items
  - Building Roof Runoff Piping Systems
    - Inspect for any breakage and use hose & water to check for free flow
    - Locations
- Roof drainage piping from building
    - Corrective actions
- Repair breakage
- Hire plumber to correct pipe blockages
  - Lawn Areas
    - Inspect for excess vegetation, debris, excess erosion and blockages
    - Locations
- Whole property
    - Corrective Actions
- Mow to control vegetation
- Remove trash
- Fill, compact, seed & mulch eroding soils
- Excavate, seed & mulch ditches that fill with soils
  - Storm Inlets, Storage and Piping
    - Inspect grate for debris
    - Inspect inlet bottom for sediment in excess of 6 inches depth
    - Inspect stormwater piping for debris / sediment
    - Locations
- At grate inlets in parking lot
    - Corrective Actions
- Remove trash / organic debris
- Remove grit and/or sediment in sumps
- Hire plumber to correct pipe blockages
- Unexpected Circumstances
  - If owner / maintenance personnel encounter difficulty that is not addressed here, they are encouraged to contact the design engineer (A2Z Engineering, 406.755.7888) or any other State registered professional civil engineer.



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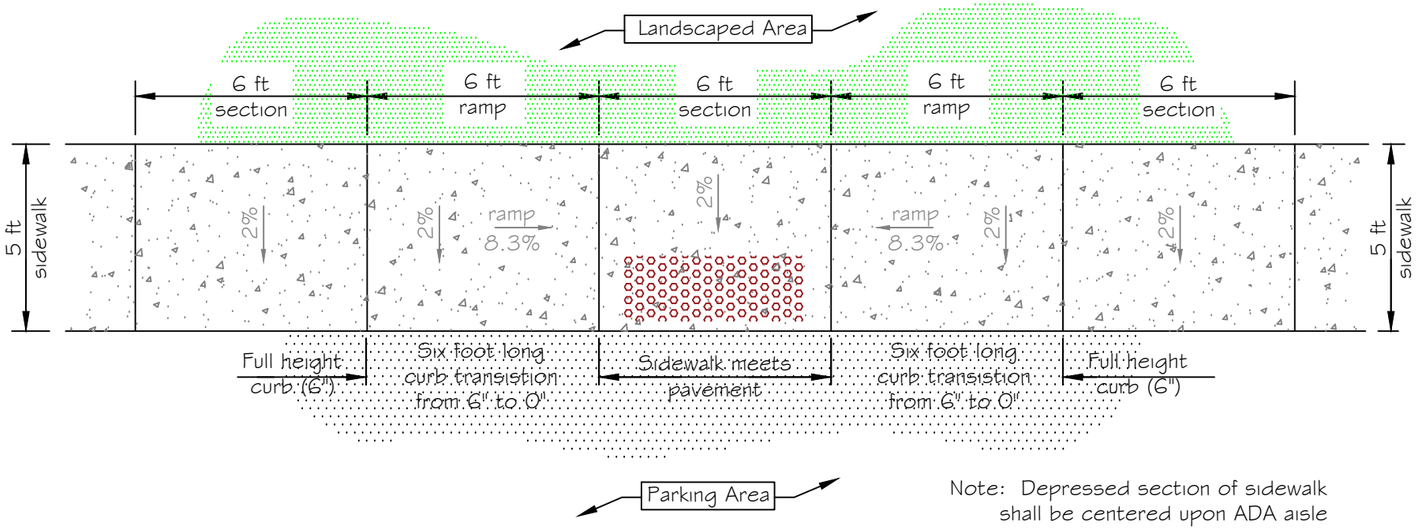
Modderman Project
Site Development Plans
Storm System O&M
Lot 15C, Ridgewater Phase 4
Polson, Montana

Plan Sheet Number:

C8



Note: Depressed section of sidewalk shall be centered upon ADA aisle

ADA Ramp Construction Notes:

1. Pedestrian ramps shall comply with the Americans with Disabilities Act / Accessibility Guidelines for buildings and facilities. This detail is intended to meet the latest Federal, State and Local requirements, and should be modified accordingly if controlling governmental entity requires.
2. The least possible slope shall be used for pedestrian ramps. The maximum slope shall be 1:12 (8.33%). The cross slope shall be no greater than 1:50 (2.00%).
3. A landing area the width of the ramp and at least 36 inches in length shall be provided at the top of the ramp.
4. Slope of the landing shall not exceed 1:50 (2.00%) in all directions.
5. Alternate designs and locations shall meet the requirements of the Americans with Disabilities Act / Accessibility Guidelines for buildings and facilities and shall be approved by the public works department prior to start of construction.
6. Pedestrian ramps shall be a minimum of 60 inches wide.
7. An area measuring at least five feet wide by two feet deep shall contain a trunkated dome pattern set in a contrasting color of concrete, typically red.

ADA Ramp Details
Not to Scale

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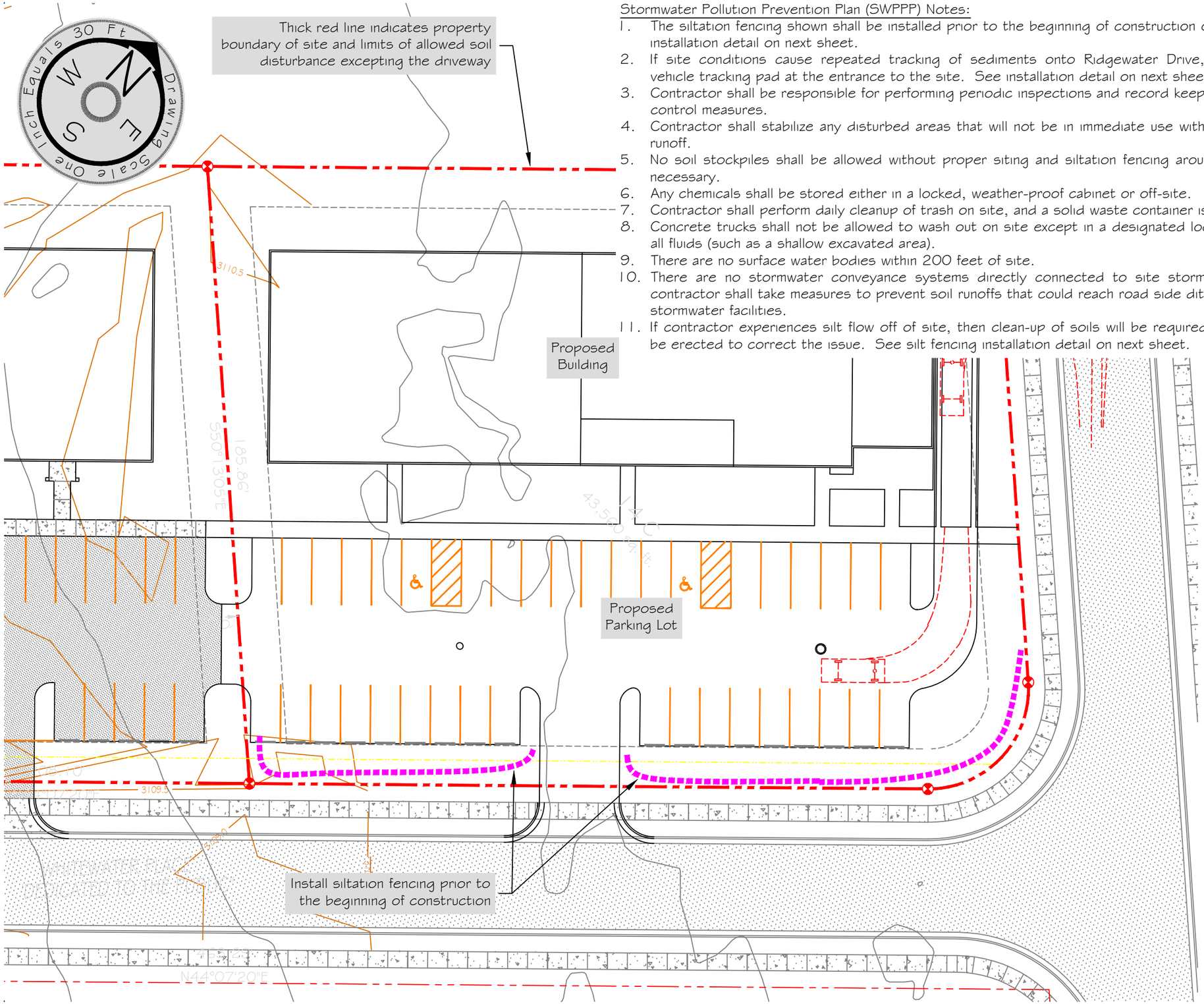
Modderman Project
Site Development Plans
ADA Ramp Details
Lot 15C, Ridgewater Phase 4
Polson, Montana

Plan Sheet Number:

C9



Stormwater Pollution Prevention Plan (SWPPP) Notes:

1. The siltation fencing shown shall be installed prior to the beginning of construction of on-site structures. See installation detail on next sheet.
2. If site conditions cause repeated tracking of sediments onto Ridgewater Drive, contractor shall install a vehicle tracking pad at the entrance to the site. See installation detail on next sheet.
3. Contractor shall be responsible for performing periodic inspections and record keeping concerning the erosion control measures.
4. Contractor shall stabilize any disturbed areas that will not be in immediate use within 14 days to prevent silt runoff.
5. No soil stockpiles shall be allowed without proper siting and siltation fencing around the downslope edge if necessary.
6. Any chemicals shall be stored either in a locked, weather-proof cabinet or off-site.
7. Contractor shall perform daily cleanup of trash on site, and a solid waste container is recommended.
8. Concrete trucks shall not be allowed to wash out on site except in a designated location designed to contain all fluids (such as a shallow excavated area).
9. There are no surface water bodies within 200 feet of site.
10. There are no stormwater conveyance systems directly connected to site stormwater system. However, contractor shall take measures to prevent soil runoffs that could reach road side ditches, inlet grates or other stormwater facilities.
11. If contractor experiences silt flow off of site, then clean-up of soils will be required and siltation fencing shall be erected to correct the issue. See silt fencing installation detail on next sheet.

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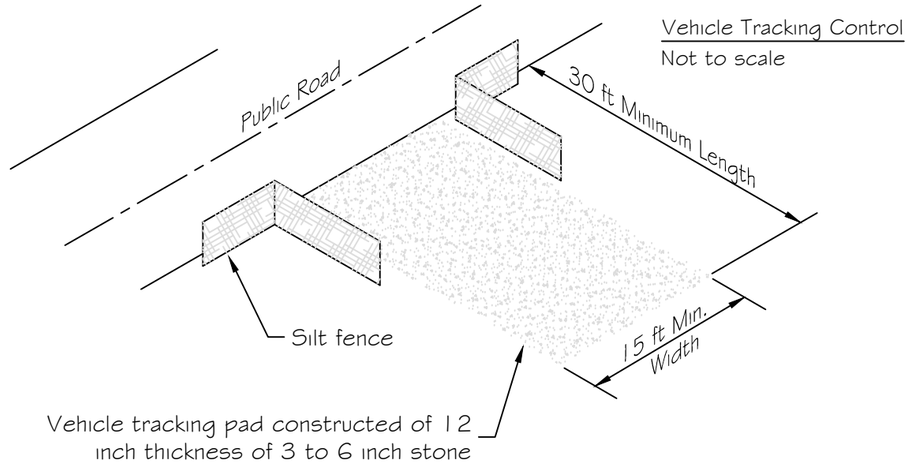
Modderman Project
Site Development Plans
Erosion Control Siteplan
Lot 15C, Ridgewater Phase 4
Polson, Montana

Plan Sheet Number:

E1

General Erosion Control Notes:

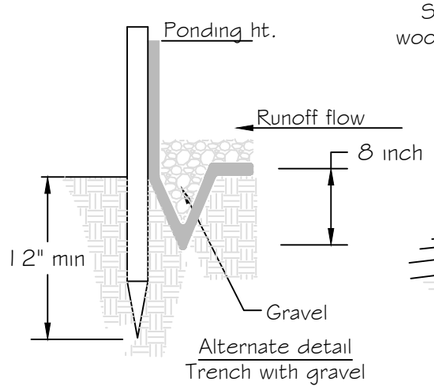
1. The contractor shall remove all sediment, mud & construction debris that accumulate in the roadside ditches (or street curblines) & public right-of-way. Removal shall be conducted in a timely manner & per request.
2. The contractor shall prevent sediment, debris and all other pollutants from entering any storm sewer system during any operations that are part of this project.
3. The contractor shall be held responsible for remediation of any adverse impacts to adjacent waterways, wetlands, etc., resulting from work performed.
4. The contractor and his authorized agents shall insure that all loads of cut/fill material imported to or exported from this site shall be property covered to prevent loss of the material during transport on public right-of-ways.
5. All disturbed areas, if left for a period of more than 14 days (i.e., if development of property or buildings is not initiated within 14 days following completion of the grading work) shall be seeded & mulched with a standard hydroseed or other engineer approved vegetation.
6. The maximum slope of all cuts shall be 3 horizontal to 1 vertical. Steeper cuts may be allowed when approved by engineer.
8. Unless confined in a pre-defined, bermed containment area, the cleaning of cement truck delivery chutes is prohibited at the job site. The discharge of water containing waste cement to the storm sewer is prohibited.



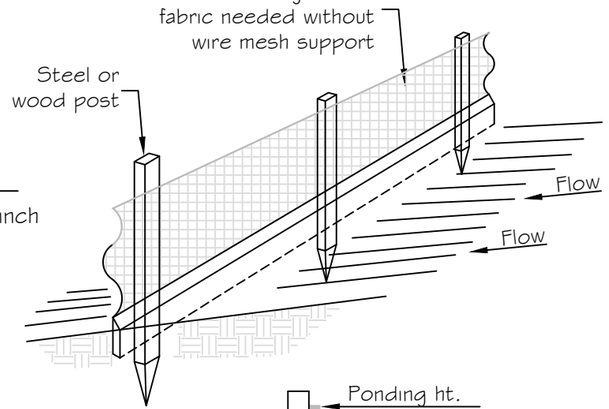
Vehicle Tracking Control
Not to scale

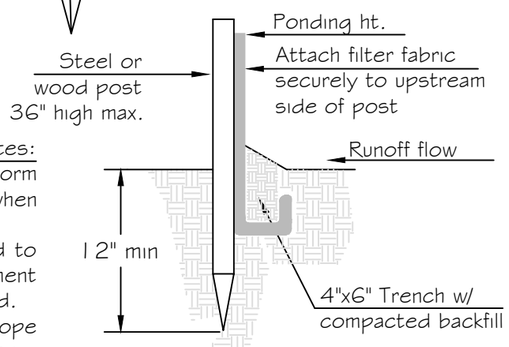
Tracking Pad Note: All vehicles entering and exiting the construction and/or building site shall traverse the vehicle tracking pad to minimize mud and dirt from tracking off-site. Rock shall be replenished if tracking occurs. Tracking pad will be renewed as directed by the engineer to retain its effectiveness. All material spilled, dropped, washed or tracked from vehicles onto roadways shall be removed immediately.

10 ft max. post spacing with wire support fence or 6 ft max. post spacing without wire support fence



Alternate detail
Trench with gravel





Standard detail
Trench with native backfill

Silt Fence Installation and Maintenance Notes:

1. Inspect & repair fence after each storm event and remove sediment when necessary.
2. Removed sediment shall be deposited to an area that will not contribute sediment off-site & can be permanently stabilized.
3. Silt fence shall be placed on slope contours to maximize ponding efficiency.

Silt Fencing Detail
Not To Scale

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Modderman Project
Site Development Plans
Erosion Control Details
Lot 15C, Ridgewater Phase 4
Polson, Montana

Plan Sheet Number:

E2

Note to Contractor / Stormwater Maintenance Personnel:

The stormwater pollution prevention plan (SWPPP) presented herein is based upon the best judgement of the design engineer. However, construction projects are many facetted and challenging in execution. In the course of construction, circumstances may dictate that the erosion control measures proposed are not adequate. THE SWPPP IS INTENDED TO BE FLEXIBLE AND ACCOMMODATE CHANGES, AT THE DISCRETION OF THE GENERAL CONTRACTOR OR OWNER. The goal of the SWPPP is to prevent erosion and contamination of stormwater. This page contains a list of optional Best Management Practices (BMPs) that may be integrated on an as-needed basis. The general contractor shall make field notes on the erosion control sheets to show the location and implementation dates of new measures.

BMPs for Stormwater Control:

As the season and subsequent site conditions dictate, alterations to existing Erosion and Sediment Control (ESC) BMPs may be warranted or additional ESC measures may be required. BMPs referenced in this section are from the Montana Department of Transportation Erosion and Sediment Control Best Management Practices Manual (MDT ESC Manual). Detailed examples and descriptions of these BMPs are included in MDT ESC Manual.

1. Construction Sequence
- Install temporary ESC BMPs; constructing sediment trapping BMPs as one of the first steps prior to grading;
- Clear, grub and rough grade for roads, temporary access points and utility locations;
- Stabilize roadway approaches and temporary access points with the appropriate construction entry BMPs;
- Temporarily stabilize, through re-vegetation or other appropriate BMPs, lots or groups of lots in situations where substantial cut or fill slopes are a result of the site grading;
- Construct roads, buildings, permanent stormwater facilities (i.e. inlets, ponds, UIC facilities, etc.);
- Protect all permanent stormwater facilities utilizing the appropriate BMPs;
- Install permanent ESC controls, when applicable; and,
- Remove temporary ESC controls when:
  - Permanent ESC controls, when applicable, have been completely installed;
  - All land-disturbing activities that have the potential to cause erosion or sedimentation problems have ceased; and,
  - Vegetation had been established in the areas noted as requiring vegetation on the accepted ESC plan on file with the engineer.

2. Clearing Limits
- Distinctly mark all clearing limits
- If clearing and grubbing has occurred, there is a window of 14 days in which construction activity must begin, otherwise the cleared area must be stabilized.
- Suggested BMPs (as needed, NOT REQUIRED unless shown on plan):
  - Preserving Natural Vegetation
  - Flood Plain Delineation
  - Buffer Zones
  - High Visibility Plastic or Metal Fence
  - Stake and Wire Fence

3. Construction Access Route
- Limit access for construction vehicles to one route whenever possible;
- Stabilize the construction access routes to minimize the tracking of sediment onto roadways;
- Install temporary vehicle tracking approach at site entrance locations;
- Inspect all roadways, at the end of each day, adjacent to the construction access route. If it is evident that sediment has been tracked offsite and/or beyond the roadway approach, removal and cleaning is required;
- If sediment removal is necessary prior to street washing, it shall be removed by shoveling or sweeping and transported to a controlled sediment disposal area;
- If street washing is required to clean sediment tracked offsite, once sediment has been removed, street wash wastewater shall be controlled by pumping back on-site or otherwise prevented from discharging into systems tributary to waters of the state; and,
- Locate wheel washes or tire baths, if applicable to ESC plan, on site. Dispose of wastewater into a separate temporary on-site treatment facility in a location other than where a permanent stormwater facility is proposed.
- Suggested BMPs (as needed, NOT REQUIRED unless shown on plan):
  - Stabilized Construction Entrance/Exit
  - Stabilized Construction Roadways
  - Entrance/Outlet Tire Wash
  - Rumble Strip/Cattle Guard
  - Construction Road/Parking Area Stabilization

4. Install Sediment Controls
- Retain the duff layer, native topsoil, and natural vegetation in an undisturbed state to the maximum extent practical;
- Keep sediment on the project site, to the maximum extent practical, in order to protect adjacent properties, water bodies, and roadways;
- Locate sediment facilities such that they will not interfere with natural drainage channels or streams; and,

BMPs for Stormwater Control: (continued)

4. Install Sediment Controls (continued)
- Inspect sediment control BMPs bi-weekly (each 14 days) at a minimum, daily during a storm event, and after any discharge from the site (stormwater or non-stormwater). The inspection frequency may be reduced to once a month if the site is stabilized and inactive.
- Suggested BMPs (as needed, NOT REQUIRED unless shown on plan):
  - Check Dams
  - Silt Fence
  - Vegetated Strip
  - Sediment Trap
  - De-silting Basin

5. Soil Stabilization
- Select appropriate BMPs to protect the soil from the erosive forces of raindrop impact, flowing water and wind, taking into account the expected construction season, site conditions and estimated duration of use;
- Control fugitive dust from construction activity in accordance with state and local air quality ordinances;
- Stabilize exposed unworked soils (including stockpiles), whether at final grade or not, within 14 days;
- Soils must be stabilized and seeded by October 15 of every year; and,
- Stabilization practices include, but are not limited to, temporary and permanent seeding, sodding, mulching, plastic covering, erosion control fabric and mats, soil application of polyacrylamide (PAM) and the early application of gravel base on areas to be paved, and dust control.
- Suggested BMPs (as needed, NOT REQUIRED unless shown on plan):
  - Scheduling
  - Preservation of Existing Vegetation
  - Temporary Seeding
  - Erosion Seeding
  - Mulching (straw, wood)
  - Geotextiles, Plastic Covers, and Erosion Control Nets/Blankets/Mats
  - Sodding
  - Top soiling
  - Polyacrylamide (PAM) for Soil Erosion Protection
  - Surface Roughening
  - Gradient Terraces
  - Dust Control

6. Protection of Inlets
- Protect inlets, drywells, catch basins and other stormwater management facilities from sediment, whether or not facilities are operable, so that stormwater runoff does not enter the conveyance system (both on-site and off-site) without being treated or filtered to remove sediment;
- Keep roads adjacent to inlets clean; sediment and street wash water shall not be allowed to enter the conveyance system (both on-site and off-site) without prior treatment; and,
- Inspect inlets weekly at a minimum and daily during storm events. Inlet protection devices shall be cleaned or removed and replaced before 6 inches of sediment can accumulate.
- Suggested BMPs (as needed, NOT REQUIRED unless shown on plan):
  - Inlet protection-products manufactured for grate inlet protection. Placing silt fence fabric or other drain fabric over an inlet grate is an unacceptable practice and will not be allowed.

7. Runoff from Construction Sites
- Protect down-gradient properties, waterways, and stormwater facilities from possible impacts due to increased flow rates, volumes, and velocities of stormwater runoff from the project site that may temporarily occur during construction;
- Runoff from the construction site through the detention/retention storage pond or swales shall be addressed in the construction sequence. No sediment laden water shall pass through the flow control system and discharge to an offsite storm conveyance systems;
- Construct stormwater control facilities (detention/retention storage pond or swales) before grading begins. These facilities shall be operational before the construction of impervious site improvements; and,
- Protect permanent infiltration facilities that are used for flow control during construction.
- Suggested BMPs (as needed, NOT REQUIRED unless shown on plan):
  - Scheduling
  - Sediment Trap
  - Temporary Sediment Pond
  - Temporary/Permanent Seeding

8. Washout Site for Concrete Trucks and Equipment
- Designate the location of a slurry pit where concrete trucks and equipment can be washed out. Slurry pits are not to be located in or upstream of a swale, drainage area, stormwater facility or water body, or in an area where a stormwater facility is existing or proposed.
- Suggested BMPs (as needed, NOT REQUIRED unless shown on plan):
  - Concrete Waste Management

BMPs for Stormwater Control: (continued)

9. Material Storage/Stockpile
- Identify locations for storage/stockpile areas, within the proposed ESC plan boundaries, for any soil, earthen and landscape material that is used or will be used on-site;
- Stockpile materials (such as topsoil) on-site, keeping off roadway and sidewalks; and,
- Maintain on-site, as feasible, items such as gravel and a roll of plastic, for emergency soil stabilization during a heavy rain event, or for emergency berm construction.
- Suggested BMPs (as needed, NOT REQUIRED unless shown on plan):
  - Stockpile Management
  - Material Use
  - Material Delivery and Storage

10. Cut and Fill Slopes
- Consider soil type and its erosive properties;
- Divert any off-site stormwater run-on or groundwater away from slopes and disturbed areas with interceptor dikes, pipes or temporary swales. Off-site stormwater shall be managed separately from stormwater generated on-site;
- Reduce slope runoff velocities by reducing the continuous length of slope with terracing and diversion, and roughening the slope surface;
- Place check dams at regular intervals within ditches and trenches that are cut into a slope; and,
- Stabilize soils on slopes, where appropriate.
- Suggested BMPs (as needed, NOT REQUIRED unless shown on plan):
  - Temporary and Permanent Seeding
  - Surface Roughening
  - Gradient Terraces
  - Interceptor Dike and Swale
  - Grass-Lined Channels
  - Pipe Slope Drains
  - Level Spreader
  - Check Dams
  - Triangular Silt Dike (Geotextile Encased Check Dam)

11. Stabilization of Temporary Conveyance Channels and Outlets
- Stabilize outlets of all conveyance systems adequately to prevent erosion of outlets, adjacent stream banks, slopes and downstream reaches.
- Suggested BMPs (as needed, NOT REQUIRED unless shown on plan):
  - Channel Lining
  - Outlet Protection

12. Control of Pollutants Other Than Sediment on Construction Sites
- Control on-site pollutants, such as waste materials and demolition debris, in a way that does not cause contamination of stormwater or groundwater. Woody debris may be chopped or mulched and spread on-site;
- Cover, contain and protect all chemicals, liquid products, petroleum products, and non-inert wastes present onsite from vandalism. Use secondary containment for on-site fueling tanks;
- Conduct maintenance and repair of heavy equipment and vehicles involving oil changes, hydraulic system repairs, solvent and de-greasing operations, fuel tank drain down and removal, and other activities that may result in discharge or spillage of pollutants to the ground or into stormwater runoff using spill prevention measures, such as drip pans. Clean all contaminated surfaces immediately following any discharge or spill incident. If raining, perform on-site emergency repairs on vehicles or equipment using temporary plastic over and beneath the vehicle; and,
- Locate pH-modifying sources, such as bulk cement, cement kiln dust, fly ash, new concrete washing and curing waters, waste streams generated from concrete grinding and cutting, exposed aggregate processes, and concrete pumping and mixer washout waters, downstream and away from any stormwater facilities or location of proposed stormwater facilities.
- Suggested BMPs (as needed, NOT REQUIRED unless shown on plan):
  - Concrete Waste Management
  - Liquid Waste Management

13. Permanent BMPs
- Include permanent BMPs, if necessary, in the ESC plan to ensure the successful transition from temporary BMPs to permanent BMPs; and,
- Restore and rehabilitate temporary BMPs that are proposed to remain in place after construction as permanent BMPs.

14. Maintenance of BMPs
- Inspect on a regular basis (at a minimum bi-weekly, and daily during/after a runoff producing storm event) and maintain all ESC BMPs to ensure successful performance of the BMPs. Conduct maintenance and repair in accordance with individual ESC BMPs outlined in this section; and,
- Remove temporary ESC BMPs within 30 days after they are no longer needed. Permanently stabilize areas that are disturbed during the removal process.

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Modderman Project
Site Development Plans
Erosion Control Notes
Lot 15C, Ridgewater Phase 4
Polson, Montana

Plan Sheet Number:

E3

Site Development & Stormwater Plans for Modderman Project

a project located within the boundaries of

Polson, Montana

Project Sheet Index:

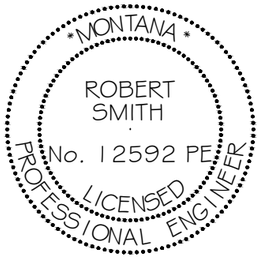
Location Map:
Not to Scale

Design Engineer:

Robert Smith, Montana PE #12592
A2Z Engineering, PLLC
138 East Center Street, Ste A, Kalispell, MT 59901
406.755.7888 phone 406.755.7880 fax

General Notes:

1. It is contractor's responsibility to verify the presence, location and depth of all existing utilities as needed to perform the work. It shall be the contractor's responsibility to protect the utilities from damage. Contractor shall call (800) 551-8344 or (406) 755-UDIG (8344) within Flathead and Lincoln Counties. In all other areas, contractor shall call (800) 424-5555.
2. Property pins found within the construction area shall be preserved. If a monument is disturbed, the contractor shall replace the monument at their expense.
3. Trenching and excavation can be hazardous. Contractor shall take all necessary precautions to protect workers and comply with the Occupational Safety & Health Administration's established standards for such work, found in 29 CFR Part 1926 subpart P.
4. All necessary permits shall be obtained by contractor.
5. All public improvements shall be constructed and tested in accordance with the latest edition of the City of Polson's Development Code and the latest edition of the Montana Public Works Standard Specifications. The construction plans are intended to work in conjunction with the above mentioned standards. In the case of any discrepancy between these plans and the above mentioned standard specifications, these plans shall control, followed by the City's Development Code and then the MPWSS.



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Chkd by: R Smith

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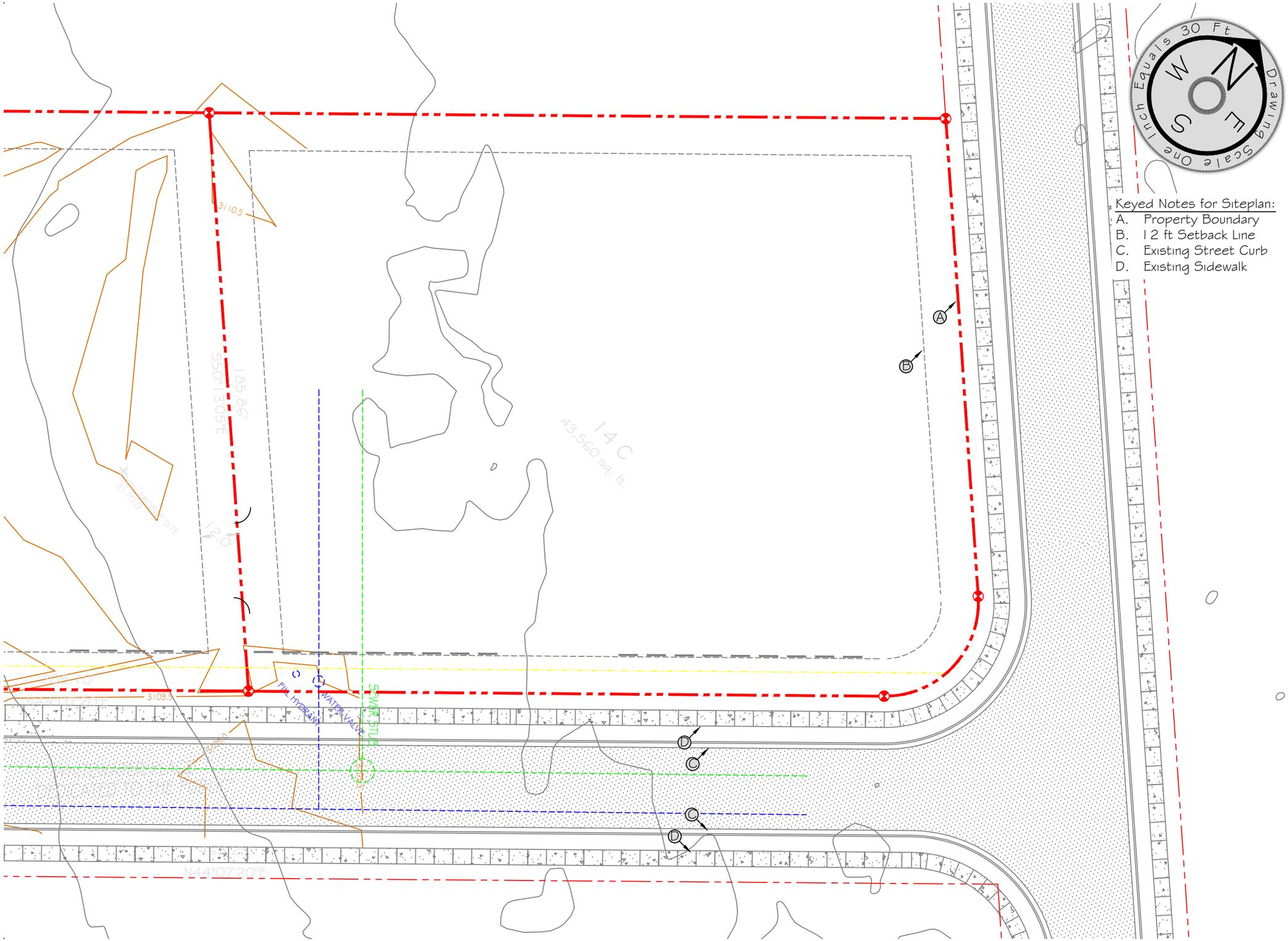
Modderman Project
Site Development Plans
Cover Sheet
Lot 15C, Ridgewater Phase 4
Polson, Montana

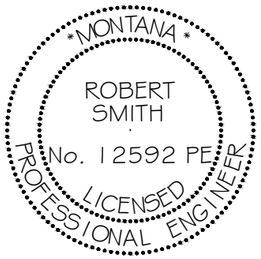
Plan Sheet Number:

C1



Keyed Notes for Siteplan:

A. Property Boundary
B. 12 ft Setback Line
C. Existing Street Curb
D. Existing Sidewalk



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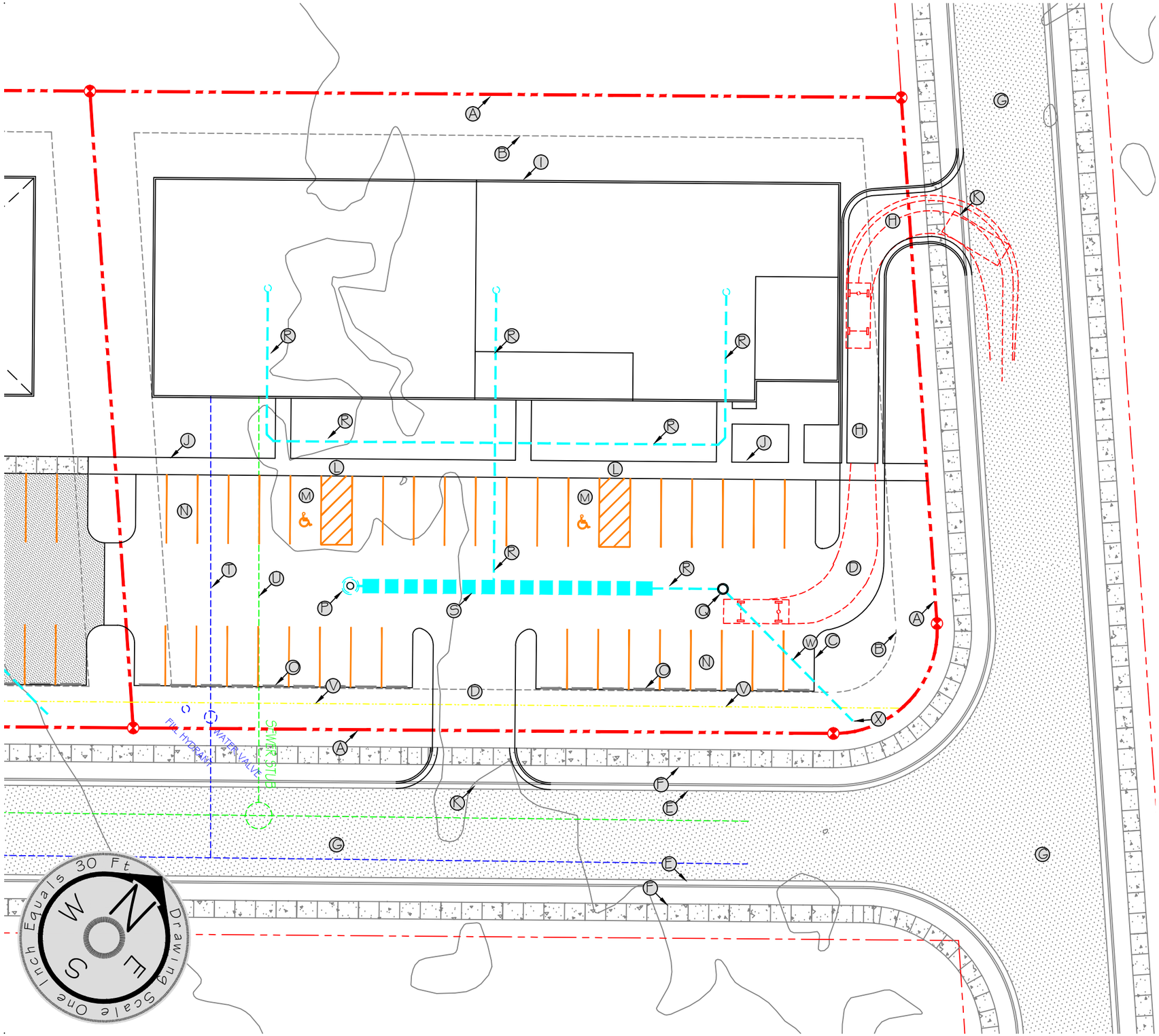
Modderman Project
Site Development Plans
Existing Site
Lot 15C, Ridgewater Phase 4
Polson, Montana

Plan Sheet Number:

C2



Keyed Notes for Siteplan:

A. Property Boundary
B. 12 ft Setback Line
C. Proposed Asphalt Parking Lot
D. Proposed Asphalt Drive
E. Existing Street Curb
F. Existing Sidewalk
G. Existing Street
H. Proposed Drive-Thru (12 ft wide)
I. Proposed Building
J. Proposed Sidewalk
K. Proposed Approach Apron
L. Proposed ADA Ramp
M. Proposed ADA Parking Space
N. Proposed Typical Parking Space
O. Proposed Parking Bumper Block
P. Proposed Stormwater Inlet "A"
Q. Proposed Stormwater Inlet "B"
R. Proposed stormwater piping
S. Proposed stormwater storage
T. Proposed water service
U. Proposed sewer service
V. 7.5 ft Utility Easement
W. Proposed Stormwater Overflow
X. Proposed Overflow Discharge Pt

ADA Parking Spaces: Two ADA parking spaces shall be provided in the location shown on this plan. These shall measure 9 feet wide by 20 feet long. The aisle between them shall be 9 feet wide by 10 feet long. One space shall be marked for "VAN" use. Each space shall also be delineated by a sign.

Parking Spaces (Abutting Sidewalk): Parking spaces abutting the sidewalk shall each be 9 feet wide by 20 feet in length.

Parking Spaces (Abutting Landscaping): Parking spaces abutting the landscaping shall each be 9 feet wide by 17.5 feet long. A pre-cast parking bumper block shall be installed & anchored in each space. Vehicle overhang beyond the wheels will be allowed into the landscaped area.

Parking Lot Access & Drives: The access into the parking lot and the drives between the parking spaces are 24 feet in width.

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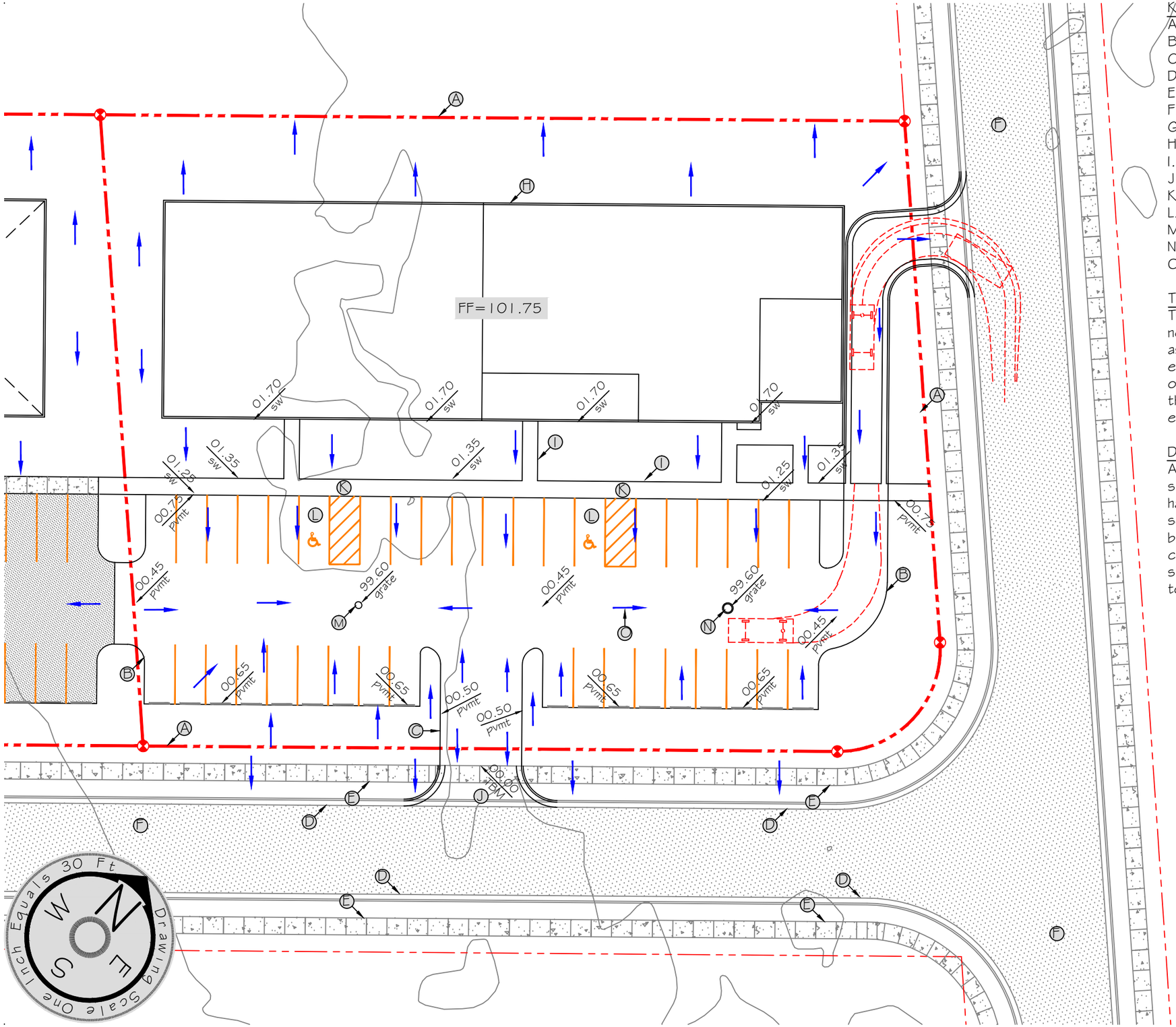
Modderman Project
Site Development Plans
Site Improvements
Lot 15C, Ridgewater Phase 4
Polson, Montana

Plan Sheet Number:

C3



Keyed Notes for Siteplan:

A. Property Boundary
B. Proposed Parking Lot
C. Proposed Drive
D. Existing Street Curb
E. Existing Sidewalk
F. Existing Street
G. n/a
H. Proposed Building
I. Proposed Sidewalk
J. Proposed Approach Apron
K. Proposed ADA Ramp
L. Proposed ADA Parking Space
M. Proposed Stormwater Inlet "A"
N. Proposed Stormwater Inlet "B"
O. Drainage Slope Arrow

Temporary Benchmark:

The siteplan is set to work with the newly constructed street. The assumed benchmark is to be elevation 100.00 on the back edge of the existing sidewalk located at the center of the proposed entrance.

Drive-Thru Turning Template:

A drive-thru is shown on the NE side of the building. This drive-thru has a 12 foot wide driving surface set 1 foot from the edge of the building. A turning template for a common passenger vehicle is shown. Signage should be installed to prohibit usage by large vehicles.

O

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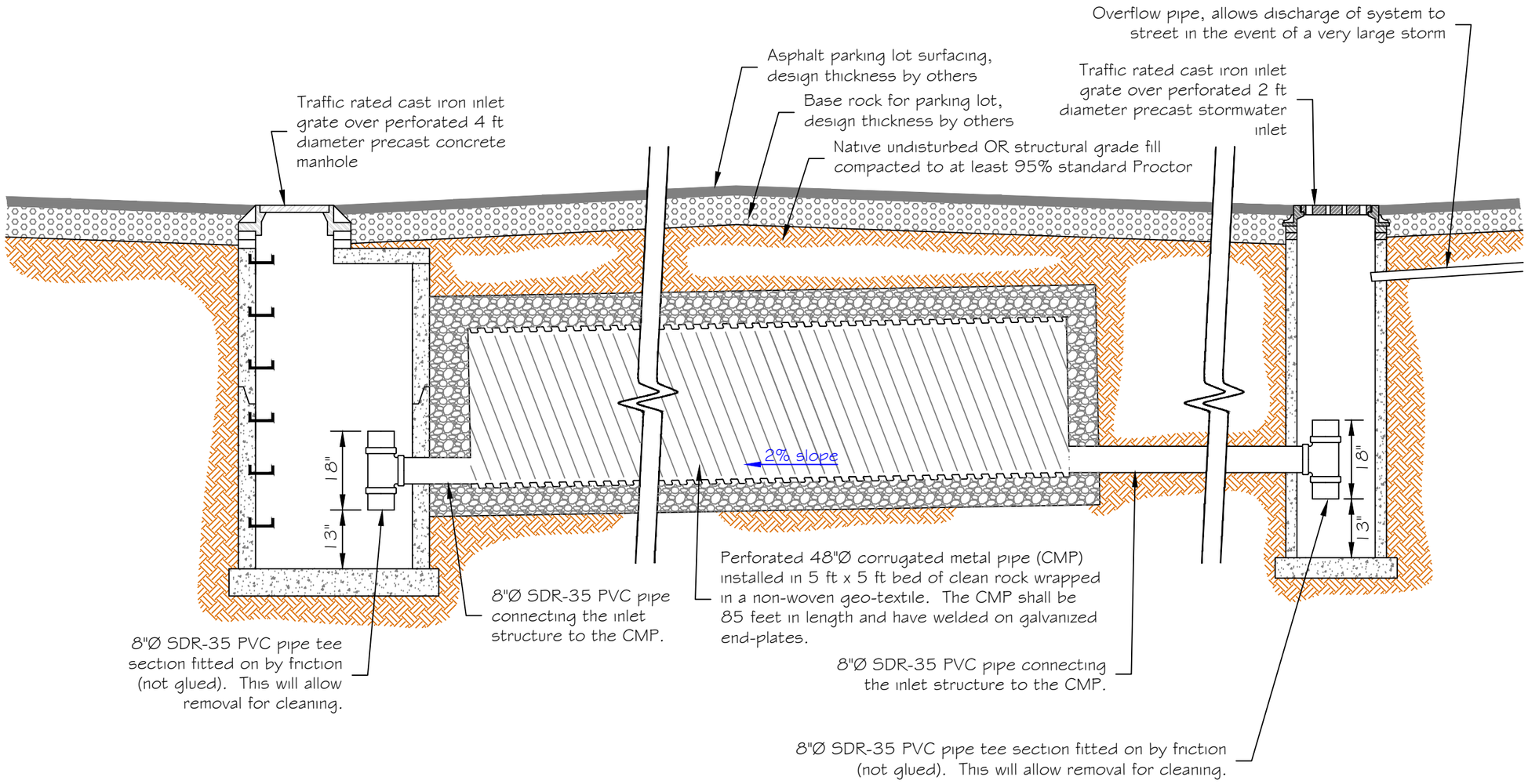
Modderman Project
Site Development Plans
Site Grading Plan
Lot 15C, Ridgewater Phase 4
Polson, Montana

Plan Sheet Number:

C4



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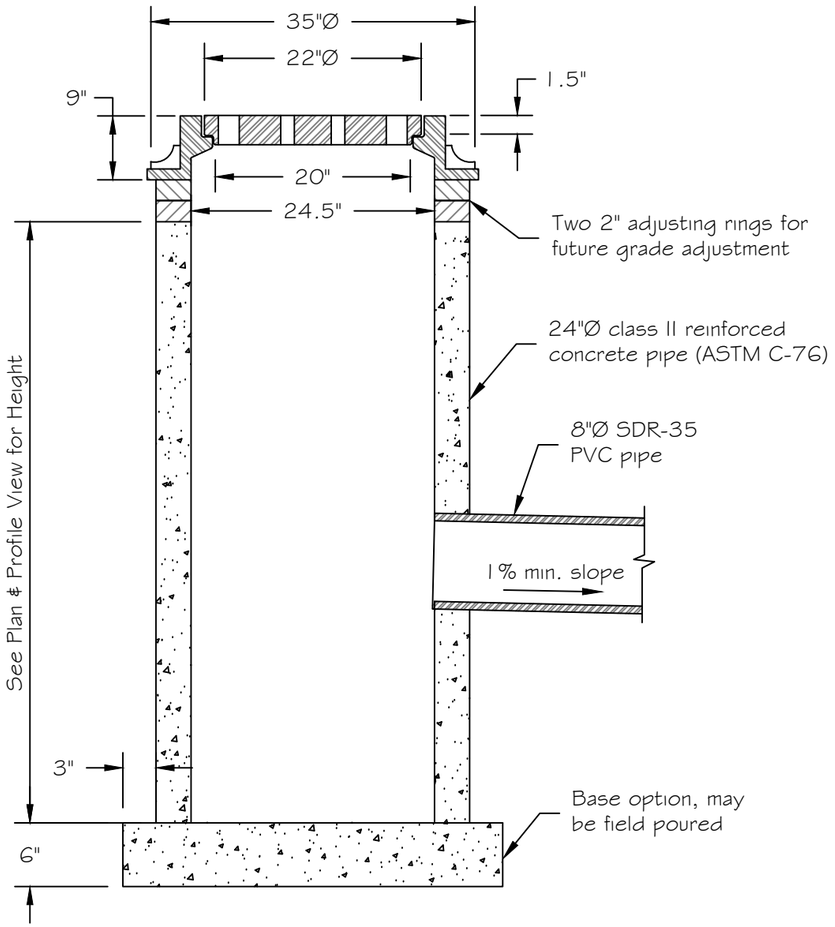
Modderman Project
Site Development Plans
Stormwater System Details
Lot 15C, Ridgewater Phase 4
Polson, Montana

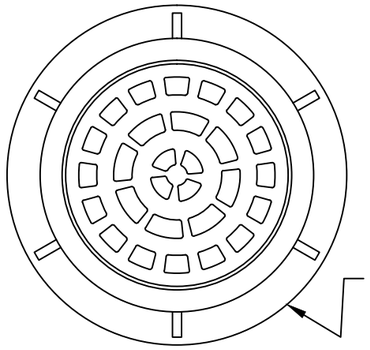
Plan Sheet Number:

C5

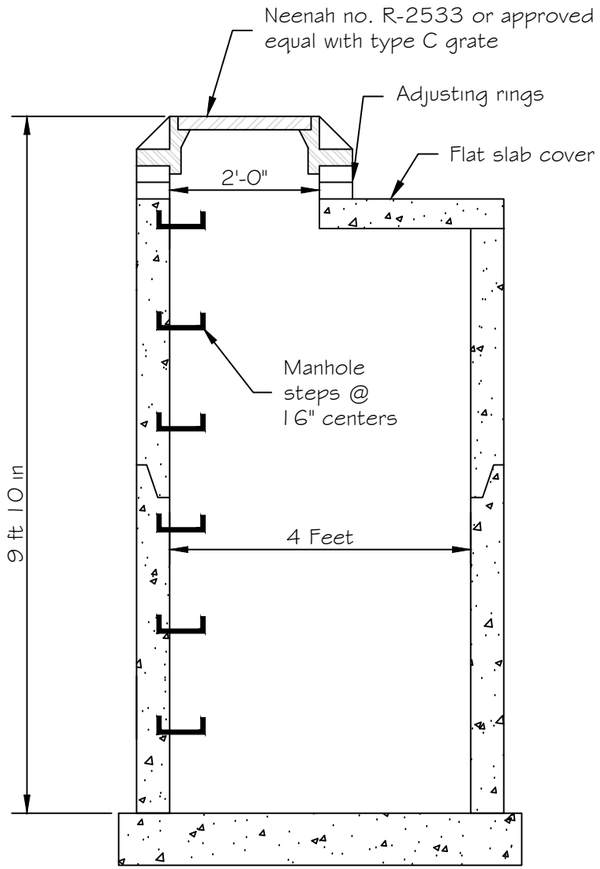
24" Standard Stormwater Inlet
Not to Scale

Notes:
- One perforation for 8"Ø SDR35 PVC pipe at 18" above bottom
- Structure to be perforated to infiltrate stormwater





Plan View of Inlet Grate



Notes:
- One perforation for 8"Ø SDR35 PVC pipe at 18" above bottom
- Manhole to be perforated to infiltrate stormwater

Standard Straight Manhole - ASTM C-478
Not to Scale

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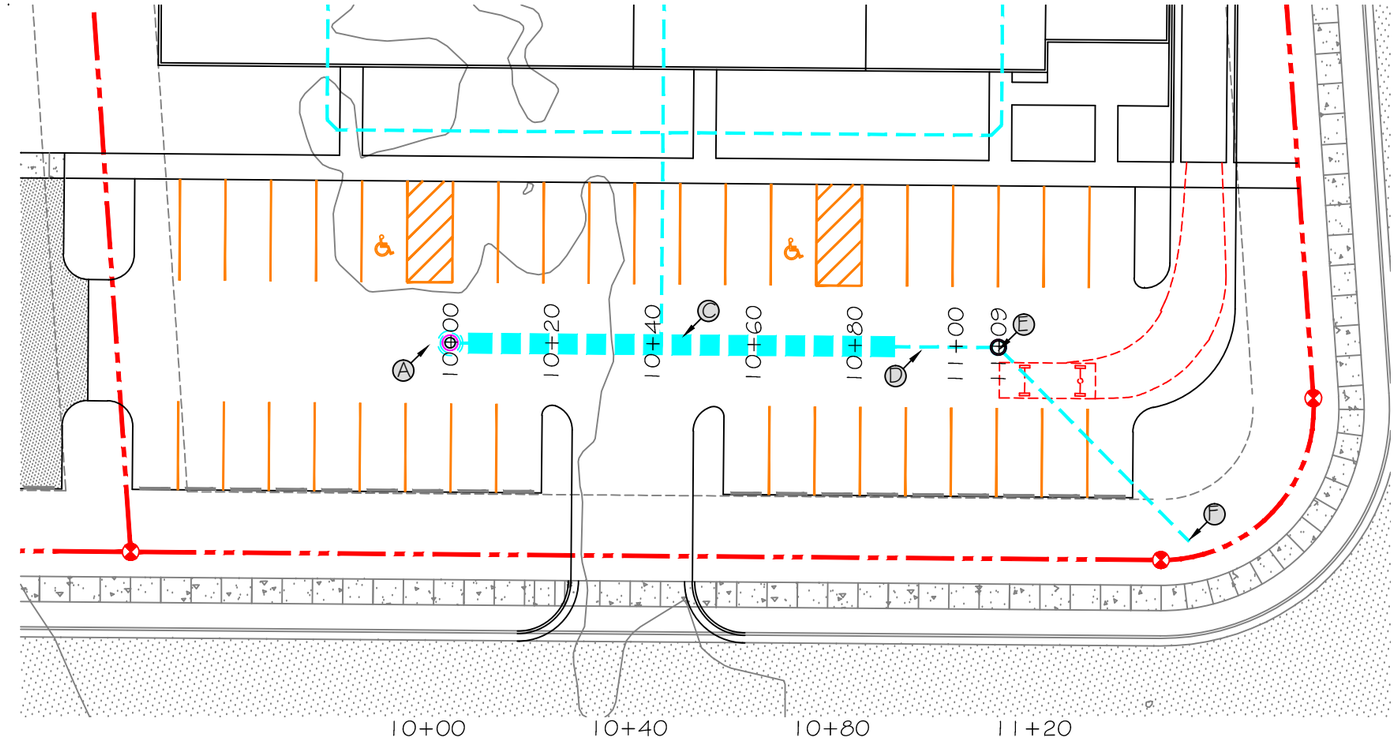
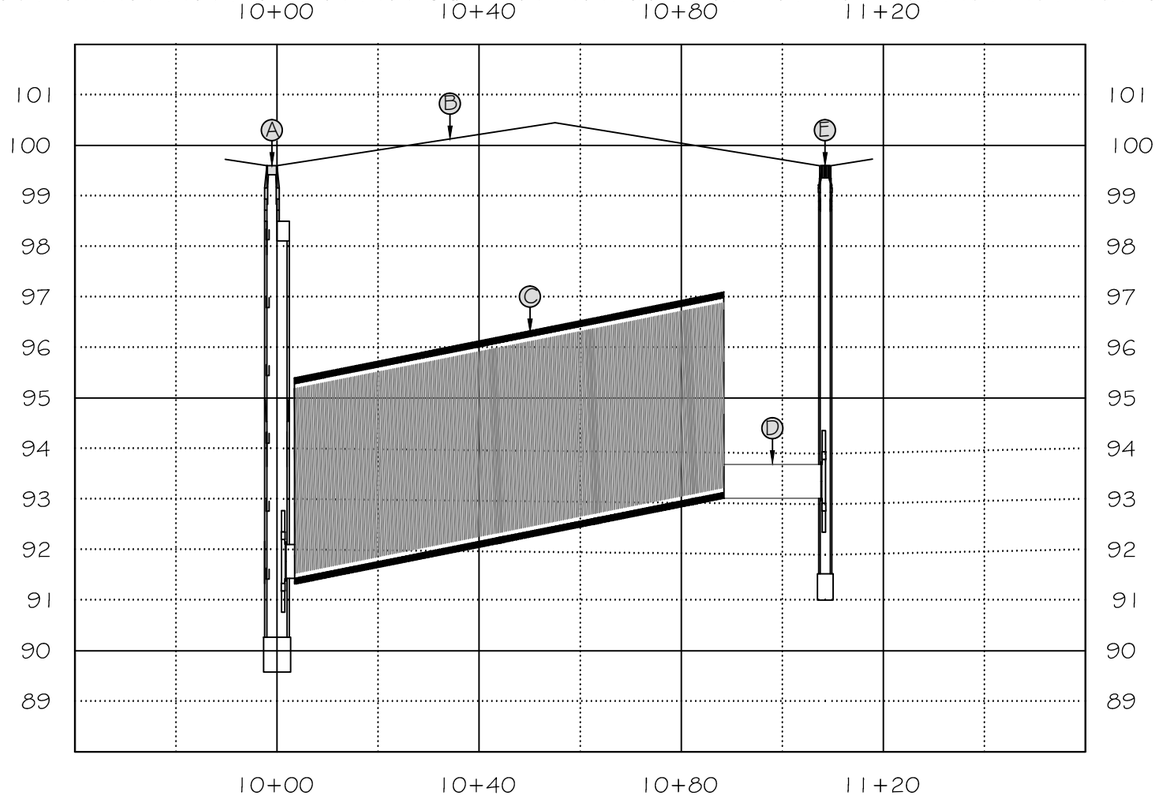
Modderman Project
Site Development Plans
Inlet Structure Details
Lot 15C, Ridgewater Phase 4
Polson, Montana

Plan Sheet Number:

C6





Keyed Notes:

A. Stormwater Inlet A: Sta 10+00 - Inlet grate on 4 ft diameter perforated precast concrete manhole, Rim=99.60, 8"Ø PVC FL=91.3, Sump=89.8
B. Finished asphalt surface
C. Stormwater Storage: 85 ft long 48"Ø perforated CMP, Upper FL=93.0, Lower FL=91.3, sloped at 2%
D. Storm Piping: 19 ft long 8"Ø SDR35 PVC pipe at elevation 93.0, sloped at 0%
E. Stormwater Inlet B: Sta 11+08.5 - Inlet grate on 2 ft diameter perforated precast concrete inlet steructure, Rim=99.60, 8"Ø PVC FL=93.0, Sump=91.5
F. Stormwater System Overflow: A 4"Ø sch 40 PCV pipe shall be installed from Inlet B to a discharge point located near the SE corner of the lot. The pipe shall daylight at the SE end, but slope toward Inlet B. The pipe is ±50 feet in length, Lower FL=98.0 (at Inlet B), Upper flowline outlets to ground level, but not greater than 99.6 (at daylight point). The discharge point should be protected by landscape features (i.e. boulders, bushes) to prevent inadvertent damage and / or plugging. A vegetative swale is also recommended to direct flow toward curb and resist erosion.

Roof Drainage Line Note: The roof drainage line is a 6"Ø SDR35 PVC pipe buried at least 24" deep. It connects directly to the 85 ft CMP. Cleanouts shall be provided at bends.

Overflow Note: In the event that this stormwater infiltration system is overwhelmed by a very large storm event, the level of water will rise until it discharges through the overflow pipe. The outlet of the overflow pipe shall be set lower than the level of the parking lot, to prevent ponding on the parking lot.

Vertical 1" = 3 ft
Horizontal 1" = 30 ft

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Modderman Project
Site Development Plans
Storm System Plan & Profile
Lot 15C, Ridgewater Phase 4
Polson, Montana

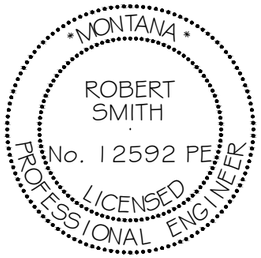
Plan Sheet Number:

C7

Stormwater System Operations and Maintenance

Operations and maintenance of the system for the subject parcel is rather simple and doesn't require special skills.

- Schedule
  - Twice per year (i.e. Spring and Fall)
  - After any rainfall event of more than ½" in 24 hours
- Inspection Items
  - Building Roof Runoff Piping Systems
    - Inspect for any breakage and use hose & water to check for free flow
    - Locations
- Roof drainage piping from building
    - Corrective actions
- Repair breakage
- Hire plumber to correct pipe blockages
  - Lawn Areas
    - Inspect for excess vegetation, debris, excess erosion and blockages
    - Locations
- Whole property
    - Corrective Actions
- Mow to control vegetation
- Remove trash
- Fill, compact, seed & mulch eroding soils
- Excavate, seed & mulch ditches that fill with soils
  - Storm Inlets, Storage and Piping
    - Inspect grate for debris
    - Inspect inlet bottom for sediment in excess of 6 inches depth
    - Inspect stormwater piping for debris / sediment
    - Locations
- At grate inlets in parking lot
    - Corrective Actions
- Remove trash / organic debris
- Remove grit and/or sediment in sumps
- Hire plumber to correct pipe blockages
- Unexpected Circumstances
  - If owner / maintenance personnel encounter difficulty that is not addressed here, they are encouraged to contact the design engineer (A2Z Engineering, 406.755.7888) or any other State registered professional civil engineer.



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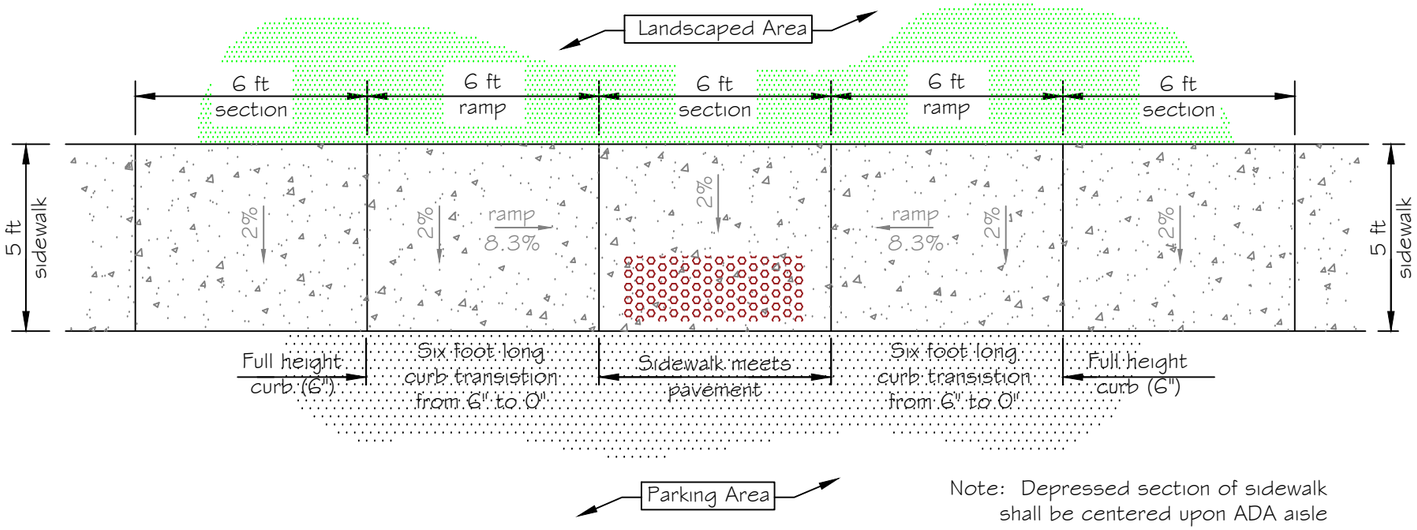
Modderman Project
Site Development Plans
Storm System O&M
Lot 15C, Ridgewater Phase 4
Polson, Montana

Plan Sheet Number:

C8



Note: Depressed section of sidewalk shall be centered upon ADA aisle

ADA Ramp Construction Notes:

1. Pedestrian ramps shall comply with the Americans with Disabilities Act / Accessibility Guidelines for buildings and facilities. This detail is intended to meet the latest Federal, State and Local requirements, and should be modified accordingly if controlling governmental entity requires.
2. The least possible slope shall be used for pedestrian ramps. The maximum slope shall be 1:12 (8.33%). The cross slope shall be no greater than 1:50 (2.00%).
3. A landing area the width of the ramp and at least 36 inches in length shall be provided at the top of the ramp.
4. Slope of the landing shall not exceed 1:50 (2.00%) in all directions.
5. Alternate designs and locations shall meet the requirements of the Americans with Disabilities Act / Accessibility Guidelines for buildings and facilities and shall be approved by the public works department prior to start of construction.
6. Pedestrian ramps shall be a minimum of 60 inches wide.
7. An area measuring at least five feet wide by two feet deep shall contain a trunkated dome pattern set in a contrasting color of concrete, typically red.

ADA Ramp Details
Not to Scale

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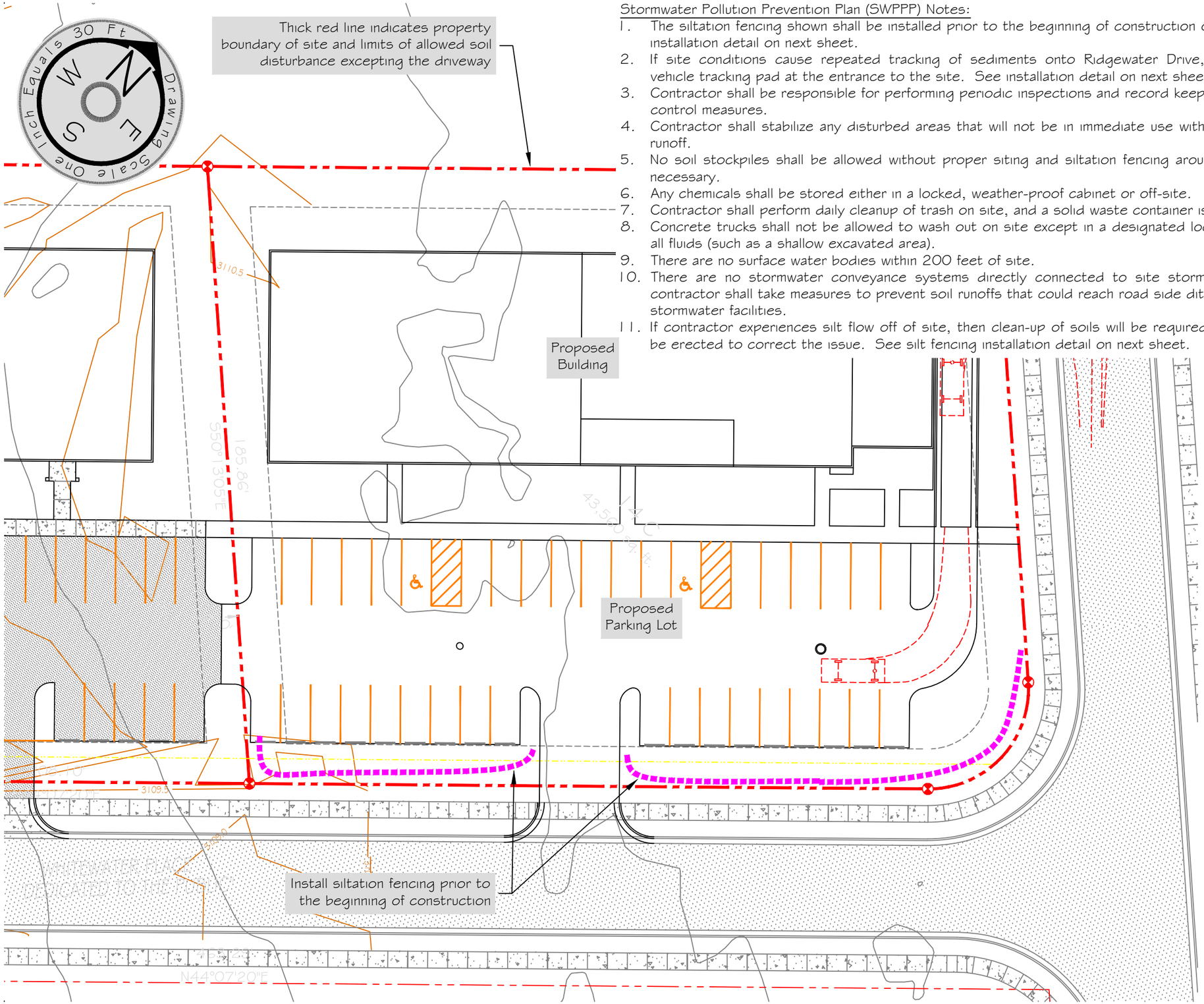
Modderman Project
Site Development Plans
ADA Ramp Details
Lot 15C, Ridgewater Phase 4
Polson, Montana

Plan Sheet Number:

C9



Stormwater Pollution Prevention Plan (SWPPP) Notes:

1. The siltation fencing shown shall be installed prior to the beginning of construction of on-site structures. See installation detail on next sheet.
2. If site conditions cause repeated tracking of sediments onto Ridgewater Drive, contractor shall install a vehicle tracking pad at the entrance to the site. See installation detail on next sheet.
3. Contractor shall be responsible for performing periodic inspections and record keeping concerning the erosion control measures.
4. Contractor shall stabilize any disturbed areas that will not be in immediate use within 14 days to prevent silt runoff.
5. No soil stockpiles shall be allowed without proper siting and siltation fencing around the downslope edge if necessary.
6. Any chemicals shall be stored either in a locked, weather-proof cabinet or off-site.
7. Contractor shall perform daily cleanup of trash on site, and a solid waste container is recommended.
8. Concrete trucks shall not be allowed to wash out on site except in a designated location designed to contain all fluids (such as a shallow excavated area).
9. There are no surface water bodies within 200 feet of site.
10. There are no stormwater conveyance systems directly connected to site stormwater system. However, contractor shall take measures to prevent soil runoffs that could reach road side ditches, inlet grates or other stormwater facilities.
11. If contractor experiences silt flow off of site, then clean-up of soils will be required and siltation fencing shall be erected to correct the issue. See silt fencing installation detail on next sheet.

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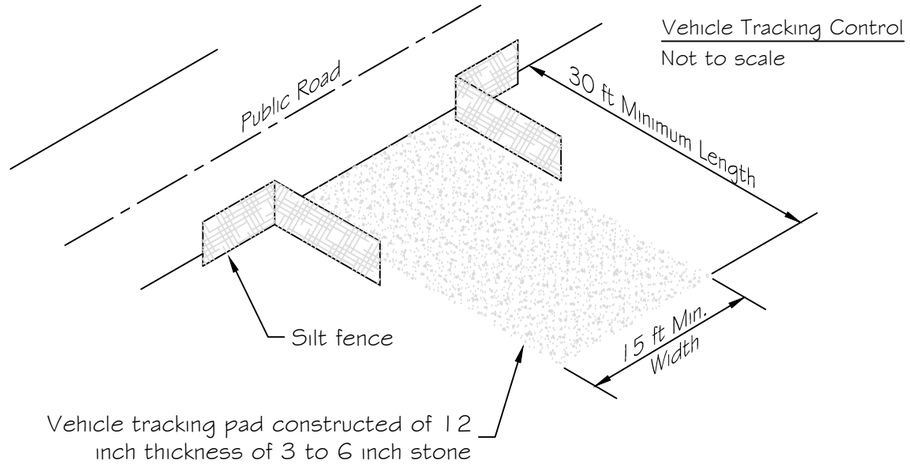
Modderman Project
Site Development Plans
Erosion Control Siteplan
Lot 15C, Ridgewater Phase 4
Polson, Montana

Plan Sheet Number:

E1

General Erosion Control Notes:

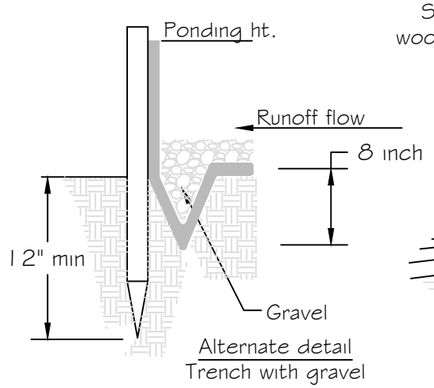
1. The contractor shall remove all sediment, mud & construction debris that accumulate in the roadside ditches (or street curblines) & public right-of-way. Removal shall be conducted in a timely manner & per request.
2. The contractor shall prevent sediment, debris and all other pollutants from entering any storm sewer system during any operations that are part of this project.
3. The contractor shall be held responsible for remediation of any adverse impacts to adjacent waterways, wetlands, etc., resulting from work performed.
4. The contractor and his authorized agents shall insure that all loads of cut/fill material imported to or exported from this site shall be property covered to prevent loss of the material during transport on public right-of-ways.
5. All disturbed areas, if left for a period of more than 14 days (i.e., if development of property or buildings is not initiated within 14 days following completion of the grading work) shall be seeded & mulched with a standard hydroseed or other engineer approved vegetation.
6. The maximum slope of all cuts shall be 3 horizontal to 1 vertical. Steeper cuts may be allowed when approved by engineer.
8. Unless confined in a pre-defined, bermed containment area, the cleaning of cement truck delivery chutes is prohibited at the job site. The discharge of water containing waste cement to the storm sewer is prohibited.



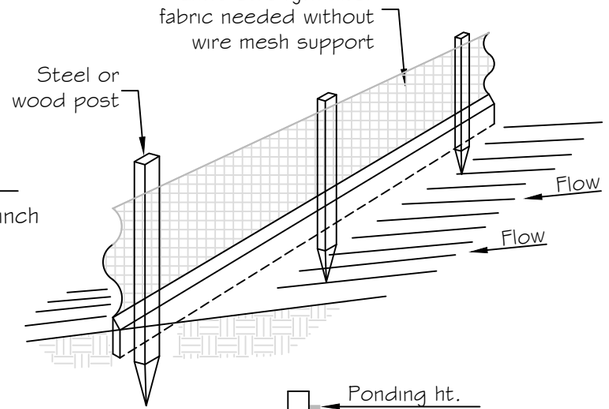
Vehicle Tracking Control
Not to scale

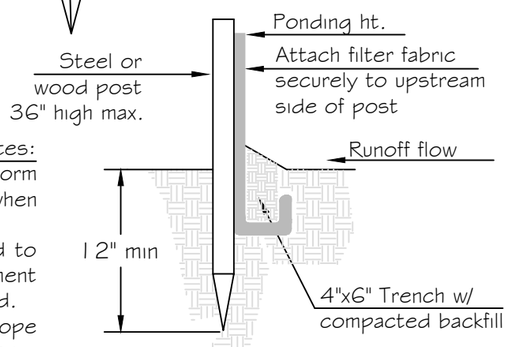
Tracking Pad Note: All vehicles entering and exiting the construction and/or building site shall traverse the vehicle tracking pad to minimize mud and dirt from tracking off-site. Rock shall be replenished if tracking occurs. Tracking pad will be renewed as directed by the engineer to retain its effectiveness. All material spilled, dropped, washed or tracked from vehicles onto roadways shall be removed immediately.

10 ft max. post spacing with wire support fence or 6 ft max. post spacing without wire support fence



Alternate detail
Trench with gravel





Standard detail
Trench with native backfill

Silt Fence Installation and Maintenance Notes:

1. Inspect & repair fence after each storm event and remove sediment when necessary.
2. Removed sediment shall be deposited to an area that will not contribute sediment off-site & can be permanently stabilized.
3. Silt fence shall be placed on slope contours to maximize ponding efficiency.

Silt Fencing Detail
Not To Scale

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Modderman Project
Site Development Plans
Erosion Control Details
Lot 15C, Ridgewater Phase 4
Polson, Montana

Plan Sheet Number:

E2

Note to Contractor / Stormwater Maintenance Personnel:

The stormwater pollution prevention plan (SWPPP) presented herein is based upon the best judgement of the design engineer. However, construction projects are many facetted and challenging in execution. In the course of construction, circumstances may dictate that the erosion control measures proposed are not adequate. THE SWPPP IS INTENDED TO BE FLEXIBLE AND ACCOMMODATE CHANGES, AT THE DISCRETION OF THE GENERAL CONTRACTOR OR OWNER. The goal of the SWPPP is to prevent erosion and contamination of stormwater. This page contains a list of optional Best Management Practices (BMPs) that may be integrated on an as-needed basis. The general contractor shall make field notes on the erosion control sheets to show the location and implementation dates of new measures.

BMPs for Stormwater Control:

As the season and subsequent site conditions dictate, alterations to existing Erosion and Sediment Control (ESC) BMPs may be warranted or additional ESC measures may be required. BMPs referenced in this section are from the Montana Department of Transportation Erosion and Sediment Control Best Management Practices Manual (MDT ESC Manual). Detailed examples and descriptions of these BMPs are included in MDT ESC Manual.

1. Construction Sequence
- Install temporary ESC BMPs; constructing sediment trapping BMPs as one of the first steps prior to grading;
- Clear, grub and rough grade for roads, temporary access points and utility locations;
- Stabilize roadway approaches and temporary access points with the appropriate construction entry BMPs;
- Temporarily stabilize, through re-vegetation or other appropriate BMPs, lots or groups of lots in situations where substantial cut or fill slopes are a result of the site grading;
- Construct roads, buildings, permanent stormwater facilities (i.e. inlets, ponds, UIC facilities, etc.);
- Protect all permanent stormwater facilities utilizing the appropriate BMPs;
- Install permanent ESC controls, when applicable; and,
- Remove temporary ESC controls when:
  - Permanent ESC controls, when applicable, have been completely installed;
  - All land-disturbing activities that have the potential to cause erosion or sedimentation problems have ceased; and,
  - Vegetation had been established in the areas noted as requiring vegetation on the accepted ESC plan on file with the engineer.

2. Clearing Limits
- Distinctly mark all clearing limits
- If clearing and grubbing has occurred, there is a window of 14 days in which construction activity must begin, otherwise the cleared area must be stabilized.
- Suggested BMPs (as needed, NOT REQUIRED unless shown on plan):
  - Preserving Natural Vegetation
  - Flood Plain Delineation
  - Buffer Zones
  - High Visibility Plastic or Metal Fence
  - Stake and Wire Fence

3. Construction Access Route
- Limit access for construction vehicles to one route whenever possible;
- Stabilize the construction access routes to minimize the tracking of sediment onto roadways;
- Install temporary vehicle tracking approach at site entrance locations;
- Inspect all roadways, at the end of each day, adjacent to the construction access route. If it is evident that sediment has been tracked offsite and/or beyond the roadway approach, removal and cleaning is required;
- If sediment removal is necessary prior to street washing, it shall be removed by shoveling or sweeping and transported to a controlled sediment disposal area;
- If street washing is required to clean sediment tracked offsite, once sediment has been removed, street wash wastewater shall be controlled by pumping back on-site or otherwise prevented from discharging into systems tributary to waters of the state; and,
- Locate wheel washes or tire baths, if applicable to ESC plan, on site. Dispose of wastewater into a separate temporary on-site treatment facility in a location other than where a permanent stormwater facility is proposed.
- Suggested BMPs (as needed, NOT REQUIRED unless shown on plan):
  - Stabilized Construction Entrance/Exit
  - Stabilized Construction Roadways
  - Entrance/Outlet Tire Wash
  - Rumble Strip/Cattle Guard
  - Construction Road/Parking Area Stabilization

4. Install Sediment Controls
- Retain the duff layer, native topsoil, and natural vegetation in an undisturbed state to the maximum extent practical;
- Keep sediment on the project site, to the maximum extent practical, in order to protect adjacent properties, water bodies, and roadways;
- Locate sediment facilities such that they will not interfere with natural drainage channels or streams; and,

BMPs for Stormwater Control: (continued)

4. Install Sediment Controls (continued)
- Inspect sediment control BMPs bi-weekly (each 14 days) at a minimum, daily during a storm event, and after any discharge from the site (stormwater or non-stormwater). The inspection frequency may be reduced to once a month if the site is stabilized and inactive.
- Suggested BMPs (as needed, NOT REQUIRED unless shown on plan):
  - Check Dams
  - Silt Fence
  - Vegetated Strip
  - Sediment Trap
  - De-silting Basin

5. Soil Stabilization
- Select appropriate BMPs to protect the soil from the erosive forces of raindrop impact, flowing water and wind, taking into account the expected construction season, site conditions and estimated duration of use;
- Control fugitive dust from construction activity in accordance with state and local air quality ordinances;
- Stabilize exposed unworked soils (including stockpiles), whether at final grade or not, within 14 days;
- Soils must be stabilized and seeded by October 15 of every year; and,
- Stabilization practices include, but are not limited to, temporary and permanent seeding, sodding, mulching, plastic covering, erosion control fabric and mats, soil application of polyacrylamide (PAM) and the early application of gravel base on areas to be paved, and dust control.
- Suggested BMPs (as needed, NOT REQUIRED unless shown on plan):
  - Scheduling
  - Preservation of Existing Vegetation
  - Temporary Seeding
  - Erosion Seeding
  - Mulching (straw, wood)
  - Geotextiles, Plastic Covers, and Erosion Control Nets/Blankets/Mats
  - Sodding
  - Top soiling
  - Polyacrylamide (PAM) for Soil Erosion Protection
  - Surface Roughening
  - Gradient Terraces
  - Dust Control

6. Protection of Inlets
- Protect inlets, drywells, catch basins and other stormwater management facilities from sediment, whether or not facilities are operable, so that stormwater runoff does not enter the conveyance system (both on-site and off-site) without being treated or filtered to remove sediment;
- Keep roads adjacent to inlets clean; sediment and street wash water shall not be allowed to enter the conveyance system (both on-site and off-site) without prior treatment; and,
- Inspect inlets weekly at a minimum and daily during storm events. Inlet protection devices shall be cleaned or removed and replaced before 6 inches of sediment can accumulate.
- Suggested BMPs (as needed, NOT REQUIRED unless shown on plan):
  - Inlet protection-products manufactured for grate inlet protection. Placing silt fence fabric or other drain fabric over an inlet grate is an unacceptable practice and will not be allowed.

7. Runoff from Construction Sites
- Protect down-gradient properties, waterways, and stormwater facilities from possible impacts due to increased flow rates, volumes, and velocities of stormwater runoff from the project site that may temporarily occur during construction;
- Runoff from the construction site through the detention/retention storage pond or swales shall be addressed in the construction sequence. No sediment laden water shall pass through the flow control system and discharge to an offsite storm conveyance systems;
- Construct stormwater control facilities (detention/retention storage pond or swales) before grading begins. These facilities shall be operational before the construction of impervious site improvements; and,
- Protect permanent infiltration facilities that are used for flow control during construction.
- Suggested BMPs (as needed, NOT REQUIRED unless shown on plan):
  - Scheduling
  - Sediment Trap
  - Temporary Sediment Pond
  - Temporary/Permanent Seeding

8. Washout Site for Concrete Trucks and Equipment
- Designate the location of a slurry pit where concrete trucks and equipment can be washed out. Slurry pits are not to be located in or upstream of a swale, drainage area, stormwater facility or water body, or in an area where a stormwater facility is existing or proposed.
- Suggested BMPs (as needed, NOT REQUIRED unless shown on plan):
  - Concrete Waste Management

BMPs for Stormwater Control: (continued)

9. Material Storage/Stockpile
- Identify locations for storage/stockpile areas, within the proposed ESC plan boundaries, for any soil, earthen and landscape material that is used or will be used on-site;
- Stockpile materials (such as topsoil) on-site, keeping off roadway and sidewalks; and,
- Maintain on-site, as feasible, items such as gravel and a roll of plastic, for emergency soil stabilization during a heavy rain event, or for emergency berm construction.
- Suggested BMPs (as needed, NOT REQUIRED unless shown on plan):
  - Stockpile Management
  - Material Use
  - Material Delivery and Storage

10. Cut and Fill Slopes
- Consider soil type and its erosive properties;
- Divert any off-site stormwater run-on or groundwater away from slopes and disturbed areas with interceptor dikes, pipes or temporary swales. Off-site stormwater shall be managed separately from stormwater generated on-site;
- Reduce slope runoff velocities by reducing the continuous length of slope with terracing and diversion, and roughening the slope surface;
- Place check dams at regular intervals within ditches and trenches that are cut into a slope; and,
- Stabilize soils on slopes, where appropriate.
- Suggested BMPs (as needed, NOT REQUIRED unless shown on plan):
  - Temporary and Permanent Seeding
  - Surface Roughening
  - Gradient Terraces
  - Interceptor Dike and Swale
  - Grass-Lined Channels
  - Pipe Slope Drains
  - Level Spreader
  - Check Dams
  - Triangular Silt Dike (Geotextile Encased Check Dam)

11. Stabilization of Temporary Conveyance Channels and Outlets
- Stabilize outlets of all conveyance systems adequately to prevent erosion of outlets, adjacent stream banks, slopes and downstream reaches.
- Suggested BMPs (as needed, NOT REQUIRED unless shown on plan):
  - Channel Lining
  - Outlet Protection

12. Control of Pollutants Other Than Sediment on Construction Sites
- Control on-site pollutants, such as waste materials and demolition debris, in a way that does not cause contamination of stormwater or groundwater. Woody debris may be chopped or mulched and spread on-site;
- Cover, contain and protect all chemicals, liquid products, petroleum products, and non-inert wastes present onsite from vandalism. Use secondary containment for on-site fueling tanks;
- Conduct maintenance and repair of heavy equipment and vehicles involving oil changes, hydraulic system repairs, solvent and de-greasing operations, fuel tank drain down and removal, and other activities that may result in discharge or spillage of pollutants to the ground or into stormwater runoff using spill prevention measures, such as drip pans. Clean all contaminated surfaces immediately following any discharge or spill incident. If raining, perform on-site emergency repairs on vehicles or equipment using temporary plastic over and beneath the vehicle; and,
- Locate pH-modifying sources, such as bulk cement, cement kiln dust, fly ash, new concrete washing and curing waters, waste streams generated from concrete grinding and cutting, exposed aggregate processes, and concrete pumping and mixer washout waters, downstream and away from any stormwater facilities or location of proposed stormwater facilities.
- Suggested BMPs (as needed, NOT REQUIRED unless shown on plan):
  - Concrete Waste Management
  - Liquid Waste Management

13. Permanent BMPs
- Include permanent BMPs, if necessary, in the ESC plan to ensure the successful transition from temporary BMPs to permanent BMPs; and,
- Restore and rehabilitate temporary BMPs that are proposed to remain in place after construction as permanent BMPs.

14. Maintenance of BMPs
- Inspect on a regular basis (at a minimum bi-weekly, and daily during/after a runoff producing storm event) and maintain all ESC BMPs to ensure successful performance of the BMPs. Conduct maintenance and repair in accordance with individual ESC BMPs outlined in this section; and,
- Remove temporary ESC BMPs within 30 days after they are no longer needed. Permanently stabilize areas that are disturbed during the removal process.

MONTANA
ROBERT SMITH
No. 12592 PE
LICENSED PROFESSIONAL ENGINEER

Revisions:

Drwn by: R Smith
Chkd by: R Smith

A2Z Engineering PLLC
Kalispell, Montana

138 E. Center Street, Ste A
Kalispell, MT 59901
Phone (406) 755-7888
A2Z-Engineering.com

Modderman Project
Site Development Plans
Erosion Control Notes
Lot 15C, Ridgewater Phase 4
Polson, Montana

Plan Sheet Number:

E3

Staff Report for the
Polson City/County Planning Board (CCPB)
City Council Chambers, Tuesday, October 13th, 2015 @ 6:00 p.m.
Special Use Permit on the proposed <u>Whitewater II Building</u>

GENERAL INFORMATION:

Applicant: Nate Modderman
439 Grand Avenue
Suite 229
Bigfork, MT 59911

Technical Assistance: Paul Bishop
Polson, MT 59860

A 2 Z Engineering PLLC
138 Center Street, Ste A.
Kalispell, MT 59901
(406) 755-7888

Applicant Number: SUP15-08
Application Type: Special Use Permit for new development in HCZD
Date Received Application: 09/08/2015
Date of Site Review: 09/10/2015

APPLICABLE REGULATIONS:

- Polson Development Code, PDC,
- Polson Growth Policy, PGP
- HCZD: Highway Commercial Zoning District
- Montana Dept of Environmental Quality (MFE Standards, Stormwater)
- Polson Building Code

PUBLIC NOTICE: **<u>See Ad Sheet 10</u>.N**
Lake County Leader: September 24, 2015
Notices for mailing: September 21, 2015
Staff Report for pickup: October 5, 20154

WRITTEN PUBLIC COMMENTS: None as of the writing of this report.

PROPERTY DESCRIPTION:

The property is Lot 15C of the commercial subdivision Ridgewater, Phase 4, located in Polson's Highway Commercial Zoning District (HCZD). The 1.00 acre parcel is located in portions of the SE ¼ NW ¼ SW ¼ NE ¼ of Sec. 11 T22N R20W, P.M.M., Lake Co., and it is within the Polson city limits. The property is

located on the west side of Hwy 93 and south of Hwy 35. The property currently is undeveloped. The site had previously been used as an old shooting range and lumber mill. It is not farmed and is not agricultural land. The property is accessed from Hwy 93, then on to Ridgewater Drive and turning onto Whitewater Place.

PROPOSAL:
Mr. Nate Modderman, with assistance from Paul Bishop, A 2 Z Engineering & DVG Architects, are requesting the CCPB review and recommendation of approval for a Special Use Permit for their **Whitewater II Building**, a one-story building located within the HCZD, as designated and delineated on the plans submitted. It is located on a 1.0 acre parcel known as Lot 14C of Phase 4, of the Ridgewater commercial subdivision. It is anticipated that the Whitewater II Building will be utilized by a variety of businesses that would be beneficial to the community. It is proposed that a 24 hour gym would be the largest tenant and would occupy 6,000 square feet of the building, a gymnastics academy would occupy 3,778 square feet, a small financial business would have 658 square feet and a coffee shop with an associated drive-through window would occupy 738 square feet. The total square footage of the entire building would be 12,674 feet. The building will be open Monday through Saturday from 6 am to 10 pm. There may be times when staff/professionals/cleaning crews may need to access the buildings outside of these designated timeframes, but that use would be irregular and sporadic.

The property is zoned HCZD and is the suitable zoning district for the proposed use. Per the PDC, Chapter X, HCZD: A Special Use Permit approval is required on all new developments in HCZD.

This proposal does not meet the a Large-Scale Development, section the PDC, Chapter XXI, Definitions, Large-Scale Developments because it will not produce more than 1000 vehicle trips per day. A multi-use building such as this, (four units) has the potential to generate approximately 750 vehicle trips per day. Please refer to the ITE Trip Generation Manual information provided as an addendum to the application materials by Rob Smith, PE, A to Z Engineering. This calculation may be a bit on the high side, and also important to note that these trips are spread out throughout a 24-hour period. Peak operating times between the four businesses are vastly different.

REVIEW PROCESS:
The Planning Board shall conduct a public hearing on this request and make a recommendation to the City Commission. Once the public hearing is closed, the Board will need to evaluate the request under the terms of the Polson Development Code for the Highway Commercial Zoning District standards and specifications; the Special Use Permit process; and other portions of the PDC as applicable.

The City-County Planning Board makes a recommendation to approve, deny or conditionally approve the SUP to the appropriate governing body, which in this case is the Polson City Commission. The City Commission is the permit issuing authority for all Special Use Permits within the City Limits.

If the Planning Board finds that the project conforms to the standards of the Polson Development Code for the Highway Commercial Zoning District, they shall recommend approval of the Special Use Permit with Conditions. (PDC, Chapter II, Div. 2, L. Special Use Permit Procedure)

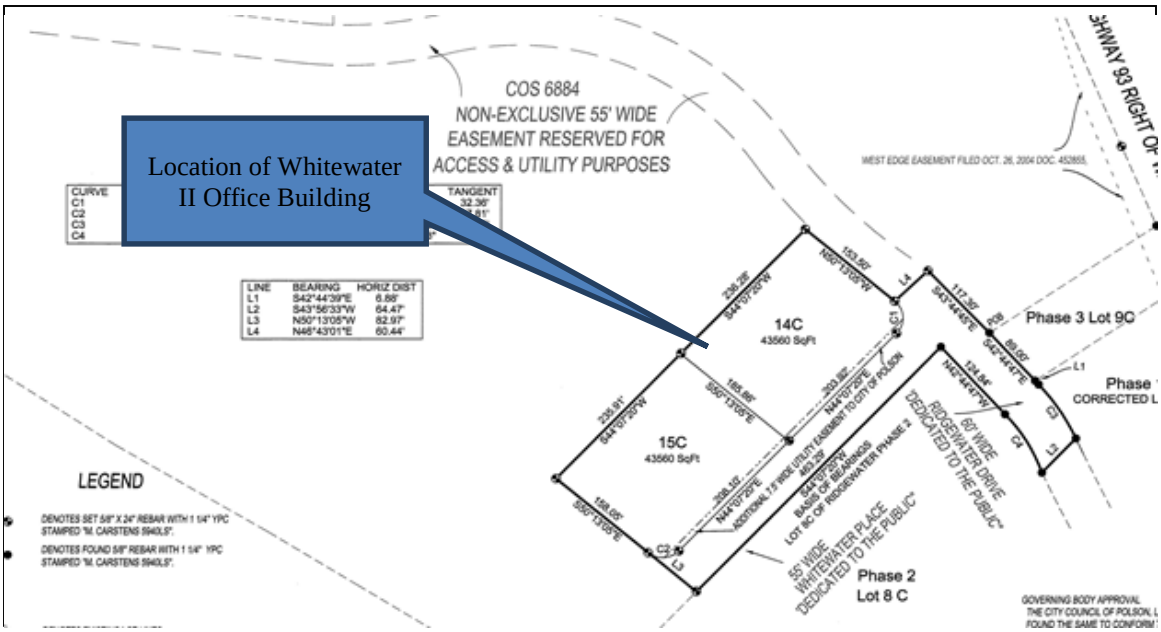
If the Special Use Permit is denied, the CCPB and/or City Commission shall specify the codes, standards or regulations that the applicants have not met. (PDC, Chapter II, Div. 2, L., 2. d.)

Consideration of a Special Use Permit application may be tabled for no more than 35 days. (Per PDC, Chapter II, Div. 2, L., 2. E.)

ANALYSIS:
The applicants are proposing to design and construct a single-story four-unit office building to the specifications and standards in the Polson Development Code.

The applicants had a Site Review meeting on September 10, 2015 where planning, building, water/sewer, streets, park and fire staff were present to review and comment on the proposal.

Existing views of the lake will not be impacted with this development and this development is not a lakeshore development for mandated view consideration.



The HCZD provides a place for commercial uses that rely on easy automobile access. The subject site is a location that provides convenient access and circulation from Highway 93 that includes turn lanes and a traffic signal. A Traffic Impact Study (TIS) was completed for the Ridgewater Subdivision Preliminary Plat in 2005 and at that time the TIS recommended traffic signal and intersection improvements to the highway approach at Ridgewater. All of those improvements were completed by the developer, the MDOT, and development east of the intersection. The proposed building is in compliance with the recommendations of the TIS which anticipated commercial lots. The location appears to be a good fit for a multi-use building as it is within walking distance of the new KRMC health center, hotel, swim center and other new installations in the immediate vicinity.

Parking was reviewed by staff. The applicant has shown a parking estimate on page 9 of their application package, noting that they are providing 39 spaces contained within the subject property. Each use in the building has a required number of parking spaces as designated by PDC. As noted within the applicant's matrix, they are 5 spaces short of the required number of parking spaces. One of the mitigating efforts that the developer has proposed in place of the shortfall is that he is providing an access to the adjoining parking lot, which is providing a secondary access for emergency vehicles. This also allows for spill-over parking into the adjoining lot should there ever be a need. Additionally, the drive-through lane that is shown for the coffee shop window can accommodate "stacking" of up to four-five vehicles. With these two mitigating efforts on the developer's part, it is the opinion of the planning staff that parking is adequate and can meet the needs of the building and their occupants.

The Polson Development Code allows 80% lot coverage. On an acre-sized lot (43,560 square feet), the allowable lot coverage would be 34,848 square feet. The applicant is proposing to build on 27,460 square feet. The applicant has met the requirement with 7,388 square feet surplus or 63% of the lot is covered with an impervious surface.

The applicants provided a detailed landscape plan that complies with the buffer requirements of Appendix F of the PDC. The required buffer along Whitewater Place is 12-feet which the applicants meet. The landscape plan shows a mix of trees, shrubs, and ground covers which meet the intent of the regulations. Landscaping at the intersection of Whitewater Place/Ridgewater Drive roadways must meet the "clear vision triangle" standards to ensure safe ingress and egress.

At the City's Site Review meeting held on September 10, 2015, it was determined that there is adequate sewer and water capacity for the project. The Sewer Superintendent was going to check what size of water connection is needed. 1" connections are currently in place but that might not be sufficient for fire sprinkler flows. The Ridgewater developer has completed a number of infrastructure improvements for this project and has bonded for the completion of the remainder of outstanding work. There is no street improvements associated with this project. The Fire Chief reviewed the plans and finds that the access and suppression measures meet his Department's needs. The Parks Department Director reviewed that plans and finds that they are adequate. The addition of a bike rack would be ideal and the developer concurred. Although not at this meeting, the City Engineer has had a chance to preliminarily look the plans over and will have another opportunity at the Building Permit stage. Her comments have been incorporated into this staff report. All parties involved liked the shared accesses to the neighboring Whitewater building parking lot.

FINDINGS OF FACTS:

Primary Review Criteria

Effect on Local Services:

1. The development will connect to the municipal water and sewer systems. The owners pay the cost of connecting and extending services. The lot developers or future owners will pay regular water and sewer charges.
2. The development will receive law enforcement services from the Polson Police Department and fire protection services from the Polson Fire Department. Any increased costs in City services will be covered by increased tax revenues from the improved property.
3. The owners may be required to bond for costs involved with water and sewer extensions as specified by the Building Inspector and/or Water-Sewer and/or Road Superintendents.
4. A multi-use building may generate 750 vehicle trips per day. (See attached estimate by Rob Smith, PE, A to Z Engineering.)

Effect on the Natural Environment:

1. The owners are responsible for managing post development runoff on-site and releasing it at pre-development rates. As applicable erosion control measures shall be installed such as hay bales or silt fences prior any groundbreaking.
2. Stormwater management, drainage and grading plans have already been submitted, reviewed and approved by the City Engineer and the Water/Sewer Superintendent prior to construction. She did note that the City is not responsible for asphalt settling on private property. They are required to provide a vegetative swale with boulders and bushes to help prevent discharge point erosion.
3. As the development will affect vegetation and soils through grading of the site, the applicant shall abide by the Landscape plan submitted with the application and prepared by A 2 Z Engineering and Delaney's Landscape Center.
4. The owners are responsible for weed control and shall prevent the proliferation of weed growth within the development and on areas disturbed by construction per the Parks Department.

Effect on Public Health and Safety:

Based on available information such as FEMA Floodplain Maps and Cadastral Maps, the development does not appear to be at risk to natural hazards such as flooding, high winds, wildfire, nor potential man-made hazards such as high voltage power lines, high-pressure gas lines, or past industrial/railroad use**.**

Easements for Utilities:

1. Public utilities are near the property and will be extended within the road right-of-ways at the applicants' expense.
2. Legal and physical access is provided by the Whitewater Place and Ridgewater Drive public roadways.

Conformance to Adopted Growth Policy:
The development conforms to the Growth Policy adopted by the City of Polson, 2006.

Staff Recommendations on this Special Use Permit:
After review of the applications materials, site plans, site review discussion, the Planning staff finds this application meets the requirements of the PDC and recommends approval of the Special Use Permit with the following Conditions.

These Conditions, along with any other Conditions that the Board may wish to amend, add or edit, must be met to be in compliance with the approval of this Special Use Permit and to receive a Certificate of Occupancy.

1. This SUP permit is valid for the construction of the four unit Whitewater II building in accordance with the plans on file with the Polson Building & Planning Department, except as modified by these Conditions.

2. Any further modifications or additions to the submitted plans shall be reviewed and approved by the Polson Building and Planning Department. If at any time the applicants, their heirs or assigns propose a major change of use or expansion of the structure/site that is not herein proposed and designated, they shall obtain the necessary applications/permits/approvals through the City processes. The Planning staff shall determine minor and major changes.

3. Applicants shall apply for and receive building permits from the City of Polson *prior* to the start of construction. *Permits shall be on site prior to ground breaking***.**

4. Erosion control measures such as, hay bales or silt fences shall be installed prior to ground disturbance to prevent any water runoff or debris, of any type, from entering any road or neighboring properties. The applicant is being required to provide a vegetative swale with boulders and bushes to help prevent discharge point erosion.

5. The City shall be notified 48 hours in advance of any construction of the components to the Storm Drainage approval letter. Compliance tests will be made available to the City Engineer.

6. Applicants' drainage and stormwater runoff management plans shall be reviewed and approved by the City Engineer and completed on-site, before a Certificate of Occupancy is issued. The applicant shall contact MDEQ and if required, obtain a SWIPP permit.

7. The applicant shall develop the parking lot with one ingress/egress location onto Whitewater Place and one exit location from the coffee shop drive-thru onto Ridgewater Drive. The applicants shall construct the parking lot and site layout as shown on the Site Plan by A 2 Z Engineering. The construction profiles, designs, and drainages shall be reviewed and approved by the City Engineer, Road Superintendent, Fire Chief and Building Inspector before groundbreaking.

8. Clear vision triangles shall exist at the curve of Ridgewater Drive and intersections of all ingresses and egresses. These triangles shall be defined by lines extending 15' from the intersection of the right-of-way lines. No visual obstruction more than 30 inches in height above grade shall be permitted. Trees may be permitted where all branches are pruned to a height of at least 8 feet above grade. Prior to occupancy, the Applicant shall place a restrictive covenant upon the property which will effectuate the provisions of this condition of approval. Such restriction shall be reviewed by the City Attorney.

9. The applicants shall work directly with the Fire Chief and adhere to Fire Code regulations and requirements. The building shall have a temporary address sign posted at a visible location before construction is underway.

10. During construction, lighting, dust, noise, odors and nuisances shall be kept to a minimum as much as possible. Preventive actions by the developer shall be on-going during development.

11. Applicable headlight screens, landscape berms and buffers, shall meet the requirements and standards of the PDC, Appendix F-1 and F.2., and as provided in the Landscape Plan submitted with the application by A 2 Z Engineering.

12. The applicant shall contact the City Water and Sewer department if any extension/connects, or upgrades of services are required. The applicant shall notify the City and pay appropriate fees for hook-ups ***before*** a building permit is issued. Should cuts into the City roads be necessary, performance bonds shall be ***posted prior*** to work commencing and state/local permits in hand.

13. Impact Fees and/or Capital Improvement Fees if applicable, and any other fees to-be-determined, shall be paid when determined and requested before the building permit is issued.

14. Fence and signage shall be reviewed and approved by a separate permit application.

15. It is recommended that a bike rack be installed in front of the building.

16. LP gas tank, mechanical, plumbing, and electrical permits are separate applications/fees.

17. The lighting on the building and any lighting provided in the parking area shall have shielding installed around the light source so as to contain the light to the confines of the property boundaries. It is recommended that the applicant consider putting light sources on timers during off-peak hours to further reduce light pollution.

18. The City of Polson reserves the right to revoke this permit, terminate or enjoin the use of the structure or property, should the applicants, their heirs or assigns violate the standards of the Polson Development Code, or any Condition on this permit.

19. This Special Use Permit is valid for construction to be completed within two years from the date of issuance. The permit may be extended for one additional year if the applicants request an extension of time *prior* to the expiration date.

***THE BOARD IS ENCOURAGED TO VISIT THE SITE AND BECOME ACQUAINTED WITH THE PROPOSAL. THE BOARD IS ENCOURAGED TO CALL THE PLANNING STAFF @ 883-8214 FOR ANY QUESTIONS OR CLARIFICATIONS.**

106 1st Street E., Polson, MT 59860
406-883-8200 Fax 406-883-8238
www.cityofpolson.com

City of Polson

APPLICATION FOR SPECIAL USE PERMIT

PROPOSED USE: Coffee Stand

OWNER(S) OF RECORD

Name: Gerald + Beverly Kaye

Mailing Address: 521 Swan Hill Dr.

City/State/Zip: Big Fork, Mt 59911 Phone: 1-(e19-980-1176

PERSON(S) AUTHORIZED TO REPRESENT THE OWNER(S) AND TO WHOM ALL CORRESPONDENCE IS TO BE SENT.

Name: Shauna Johnson

Mailing Address: Box 970

City/State/Zip: Polson, Mt 59860 Phone: 253-0092

LEGAL DESCRIPTION OF PROPERTY (Refer to Property Records)

Street Address: 48573 US Hwy 93 Sec. No. 5 Township 22 Range No. 20

Subdivision Name: _____ Tract No(s). _____ Lot No(s). _____ Block No. _____

1. Zoning District and Zoning Classification in which use is proposed:
   HZCD

2. Attach a plan of the affected lot which identifies the following items:

a.	Surrounding land uses.	✓ AG/res./airport
b.	Dimensions and shape of lot.	✓ see H1182
c.	Topographic features of lot.	✓ flat
d.	Size(s) and location(s) of existing buildings	
e.	Size(s) and location(s) of proposed buildings.	✓ 10x20
f.	Existing use(s) of structures and open areas.	✓ storage
g.	Proposed use(s) of structures and open areas.	Coffee Stand ✓
h.	Existing and proposed landscaping and fencing.	N/A

APPLICATION FOR SPECIAL USE PERMIT Cont.

3. On a separate sheet of paper, discuss the following topics relative to the proposed use:

   a. Traffic flow and control. ✓
   b. Access to and circulation within the property. ✓
   c. Off-street parking and loading. ✓
   d. Refuse and service areas. ✓
   e. Utilities. ✓
   f. Screening and buffering. ✓
   g. Signs, yards and other open spaces. ✓
   h. Height, bulk and location of structures. ✓
   i. Location of proposed open space uses. ✓
   j. Hours and manner of operation. ✓
   k. Noise, light, dust, odors, fumes and vibration. ✓

4. Attach supplemental information for proposed uses that have additional requirements (consult Planner).

During the course of review of the application and after final determination by the City of Polson, the Owner/Developer hereby agrees to hold the City of Polson harmless from all claims, expenses, costs and attorney's fees that may arise as a result of the actions or process taken by the Owner/Developer. This "hold harmless" responsibility does not indemnify the City from its acts of negligence, violation of codes or ordinances, or defense of its codes or ordinances.

I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be incorrect or untrue, I understand that any approval based thereon may be rescinded, and other appropriate action taken. The signing of this application signifies approval for the Polson Planning staff to be present on the property for routine monitoring and inspection during the approval and development process.

Applicant Signature

Date Aug 25th 2015

A.) Traffic will flow along both sides of the building . With having double drive thru windows there should not be hardly any backup if any at all

B.) There are two entrances off of the highway and plenty of room to turn around.

C.) We will not have a designated parking area for patrons since we are a drive thru. Employee vehicles will be parked off to the side as to not interfere with the flow of our customers.

D.) We will have one garbage can outside and it will be out of the way of our customers but accessible to be picked up by Allied Waste once a week

E.) I have spoken to Mission Valley Power and we will dig our own trench and run the wires from the existing power pole over to the coffee stand and then they will come and hook them up.

F.) Screening/buffering N/A

G.) We will have one round sign on the top of the building with our logo and a double sided 4x6 sign with our logo between us and the highway so that its visible for cars driving by.

H.) The structure of the building is 10x20 with the first 4' on the front being a porch. The building itself has 8 foot walls and is your average shed size.

I.) The building will be on the North corner of the property.

J.) Hours of operation will be Mon-Fri 6am-4pm and Sat-Sun 7am-2pm

K.) There will be security lights on the outside of the building.

FEE
AGREEMENT

Dear Applicant/Developer:

Please be advised that you are responsible for any and all fees incurred from the City contract engineering firm, per Resolution #942, effective February 21, 2007. These fees begin with the Pre-Application through Final City Council Approval, including inspections. The fees also include any contact or requests from the Applicant/Developer or any person working with the project directly to the City Engineer.

Also, per Resolution #942 there will be an administrative surcharge of 5% to defray the administrative costs hereof, from the requestor, pursuant to the preceding acknowledgement.

Per Resolution #942, paragraph 4: No project or request may move forward thereafter until such time as the City department has been reimbursed the fee and/or cost, together with the five percent surcharge, associated with the City's engineering review of such project or request.

ACKNOWLEDGEMENT

I do hereby acknowledge and accept any and all costs incurred on behalf of the application/development as state in the above paragraphs.

_____ Date: 08/25/2015
Signature of Applicant

June 30, 2015

Ms Shauna Johnson

RE: Coffee Stand, Proposed at 48573 Hwy 93 Polson, MT.

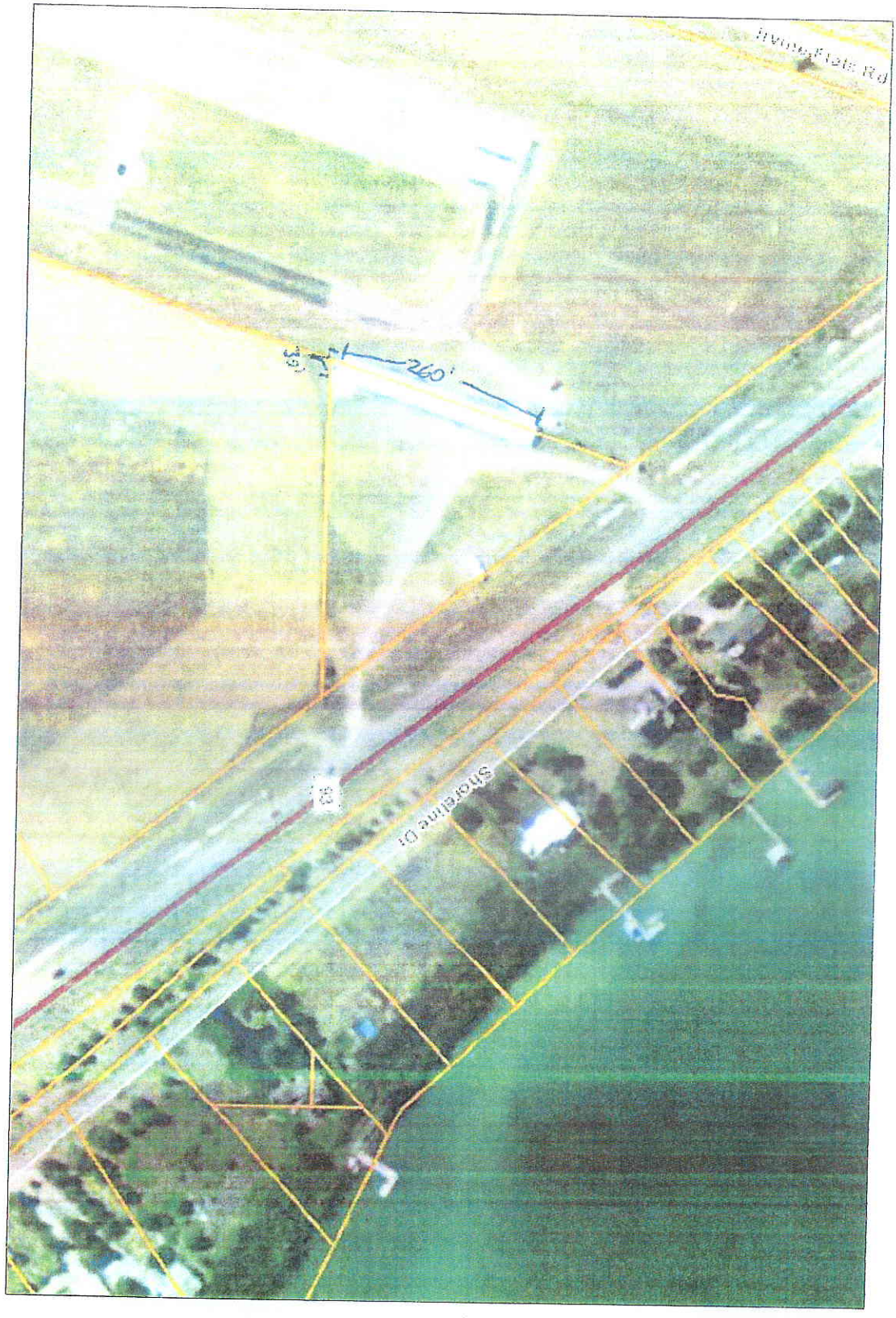
This is to acknowledge that you are requesting to rent space from me to place a Coffee Stand.

Subject to completion of the details I will rent you space starting at $500 per month.

Sincerely,

Gerald Q. Kaye
521 Swan Hill Dr
Big Fork, MT 59911
619-980-1176

d) size + location of existing building

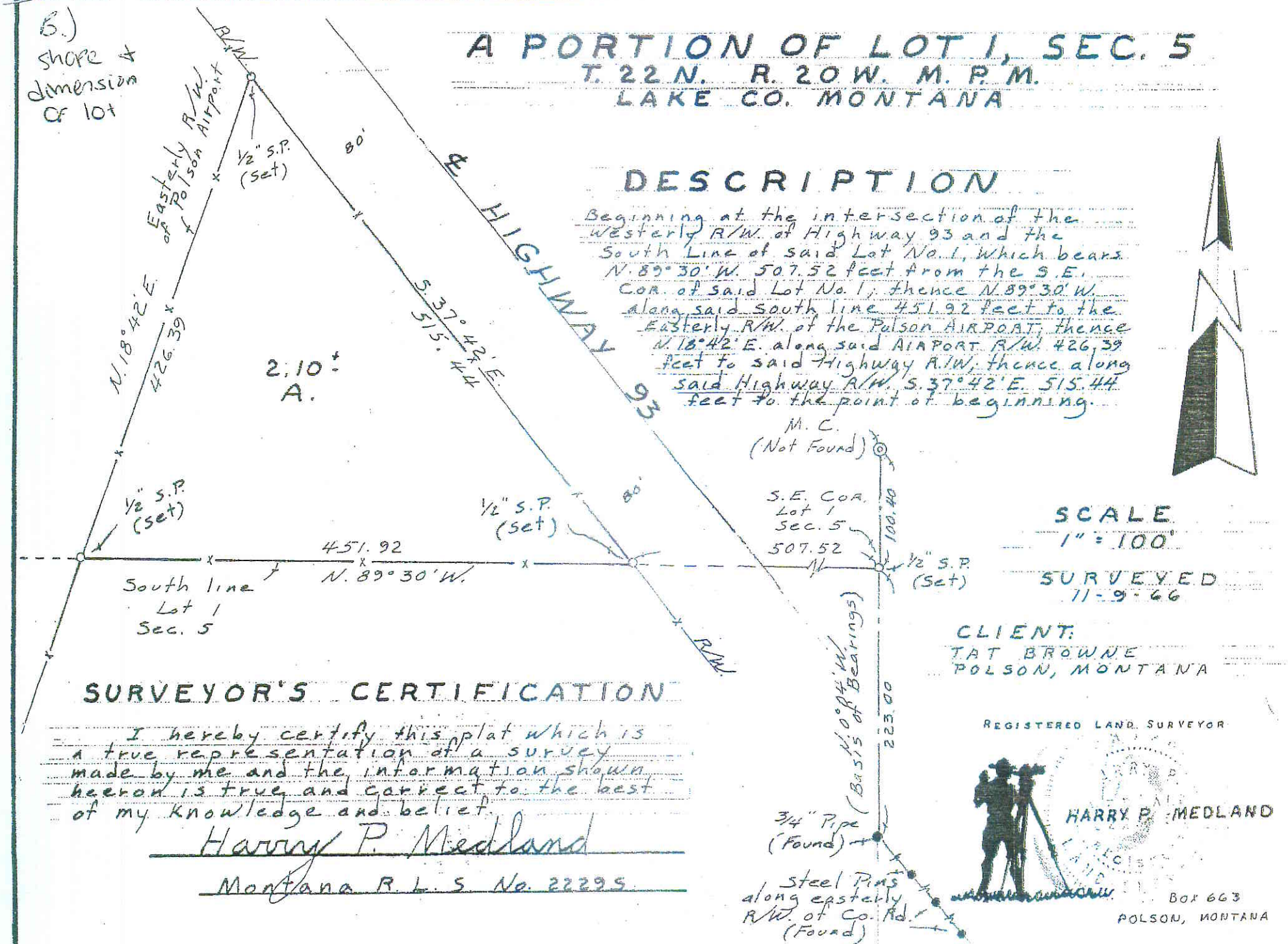


a.) surrounding land use
- Ag
- airport
- residential

:.) Topographic features
- flat

5.) shape & dimension of lot

A PORTION OF LOT 1, SEC. 5
T. 22 N. R. 20 W. M. P. M.
LAKE CO. MONTANA



DESCRIPTION

Beginning at the intersection of the Westerly R/W. of Highway 93 and the South Line of said Lot No. 1, which bears N. 89° 30' W. 507.52 feet from the S.E. Cor. of said Lot No. 1, thence N. 89° 30' W. along said south line 451.92 feet to the Easterly R/W. of the Polson AIRPORT, thence N. 18° 42' E. along said AIRPORT R/W 426.39 feet to said Highway R/W, thence along said Highway R/W. S. 37° 42' E. 515.44 feet to the point of beginning.

SCALE
1" = 100'

SURVEYED
11-9-66

CLIENT:
TAT BROWNE
POLSON, MONTANA

SURVEYOR'S CERTIFICATION

I hereby certify this plat which is a true representation of a survey made by me and the information shown hereon is true and correct to the best of my knowledge and belief.

Harry P. Medland

Montana R. L. S. No. 2229S.

REGISTERED LAND SURVEYOR
HARRY P. MEDLAND
Box 663
POLSON, MONTANA

H-1182

177754

Deed Ex

Thomas C Browne

to

Francis J Browne

STATE OF MONTANA }
County of Lake } ss

Filed on the 27 day of Nov

A. D. 1946 at 11:05 o'clock A M

HAZEL KINNICK
County Clerk and Recorder

By Eunice Courman
Deputy

472877

STATE OF MONTANA, COUNTY OF LAKE
Recorded At 12:52 o'clock P M SEP 19 2006
Microfilm 472877 RUTH E. HODGES Recorder
Fees $ 14.00 By Judi Babington Deputy

Recorded at the request of and
When recorded mail to:

GERAL Q. KAYE AND BEVERLY E. KAYE
12005 Fuerte Dr.
El Cajon, CA 92020

Escrow No. 124082R - AR

WARRANTY DEED

FOR VALUE RECEIVED, BRENT L. OLSON, of P.O. Box 388, Spring Valley, CA 91976-0388, **GRANTOR**, does hereby grant, bargain, sell and convey unto:

GERALD Q. KAYE and BEVERLY E. KAYE, CO-TRUSTEES OF THE GERALD Q. KAYE REVOCABLE TRUST, DATED JUNE 24, 1992, of P.O. Box 4002, Spring Valley, CA 91976-4002

GRANTEE, its successors and assigns, the following described premises in LAKE County, State of Montana:

A PORTION OF GOVERNMENT LOT 1, SECTION 5, TOWNSHIP 22 NORTH, RANGE 20 WEST, P.M.M., LAKE COUNTY, MONTANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DEED EXHIBIT H-1182

TO HAVE AND TO HOLD the said premises, with its appurtenances and easements apparent or of record, unto the said GRANTEE, its successors and assigns, forever.

SUBJECT TO:

(A) All reservations, exceptions, and conditions of record and in patents from the United States or the State of Montana;

(B) All existing easements, right of way an restrictions apparent or of record;

(C) Taxes and assessments for the current year and subsequent years;

(D) All prior conveyances, leases or transfers of any interest in minerals, including oil, gas and other hydrocarbons;

(E) Building, use, zoning, sanitary, and environmental restrictions.

GR

472877

GRANTOR covenants with GRANTEE that GRANTOR is now seized in fee simple absolute of said premises; that GRANTOR has full power to convey same; that the same is free from all encumbrances excepting those set forth above; that GRANTEE shall enjoy the same without any lawful disturbance; that GRANTOR will, on demand, execute and deliver to GRANTEE, at the expense of GRANTOR, any further assurance of the same that may be reasonably required; and, with the exceptions set forth above, that GRANTOR warrants to GRANTEE and will defend for them all the said premises against every person lawfully claiming all or any interest in same.

DATED this 11th day of September, 2006.

BRENT L. OLSON

STATE OF California)
: SS.
COUNTY OF San Diego)

On this 12th day of September, 2006, before me, the undersigned, a Notary Public for the State aforesaid, personally appeared **BRENT L. OLSON** known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

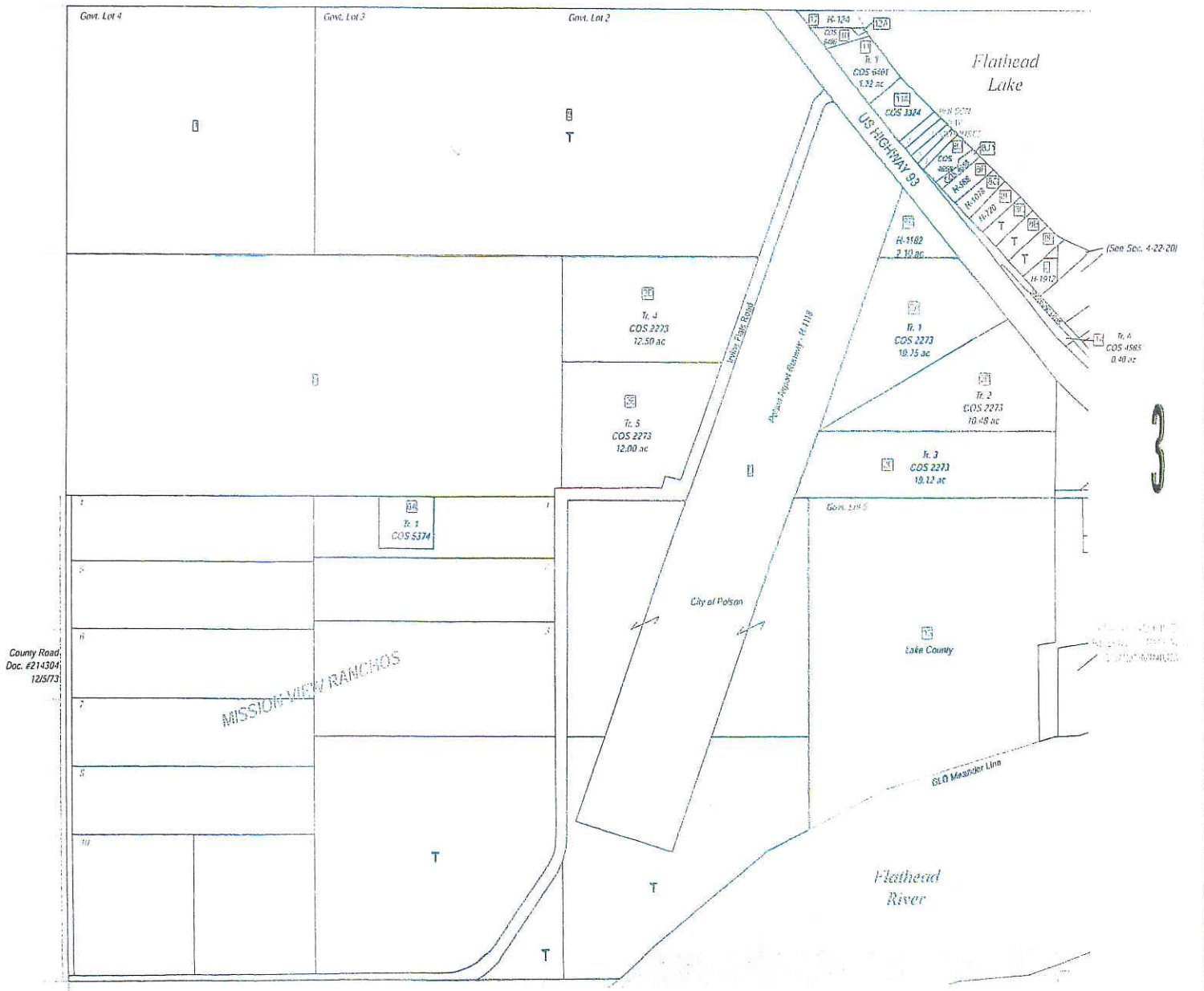
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and date in this certificate first above written.

J. HALFERTY
COMM. #1407039
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
My Commission Expires
MARCH 25, 2007

Notary Public for the State of California
J. Halferty
Printed Name of Notary
Residing: San Diego, California
My Commission Expires: 3-25-07

Scale: 1 inch = 400 feet

Section 5, Township 22 N, Range 20 W



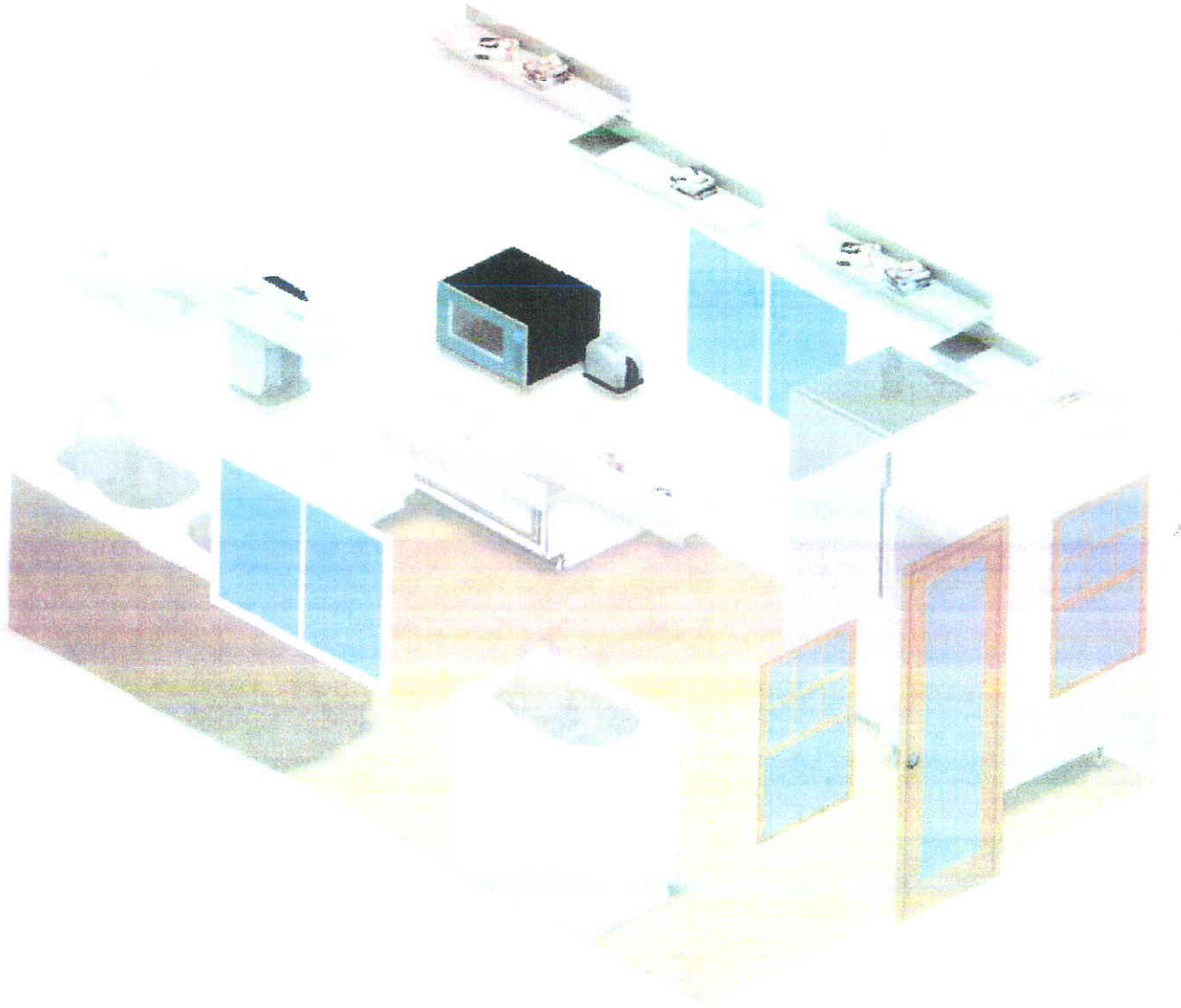
This map provides general information only. Refer to certificates of survey and subdivision plats for exact lot dimensions and area.

Tract Number	Owner	Mailing Address
1	JOHN C JR AND KATHLEEN HEGLIE	PO BOX 444 POLSON, MT 59680
2	JOHN C JR AND KATHLEEN HEGLIE	PO BOX 444 POLSON, MT 59680
3	CITY OF POLSON	112 1ST AVE EAST POLSON, MT 59860
4	TRIBAL	PO BOX 278 PABLO, MT 59855
5	RANALD L MCDONALD	540 SHORELINE DRIVE POLSON, MT 59860
6	CB & JOANN MCNEIL	PO BOX 486 POLSON, MT 59860
7	CHARLES B & JOANN P MCNEIL	PO BOX 486 POLSON, MT 59860
8	BJERGO FAMILY TRUST	9001 NW 12TH AVE VANCOUVER, WA 98665-6808
9	LORI DUKE TRUST	236 WESTVIEW TER ARLINGTON, TX 76013-1620
10	EDWARDE J WELLS & EVONNE SMITH	201 RAILROAD ST W MISSOULA, MT 59802-4211
11	WAYNE K & JOYCE M ERICKSON C/O TODD AND SUSAN ERICKSON	
11	SUSAN- 313 MONTANA LANDING POLSON, MT 59860 TODD- 636 SHORELINE DR POLSON, MT 59860	
12	DONALD D JR & LYNN M GNOSE	113 MISSION BAY DR POLSON, MT 59860
13	WILLIAM E & MARAGRET KOBOBEL	7910 WCR 5 LONGMONT, CO 80504-9472

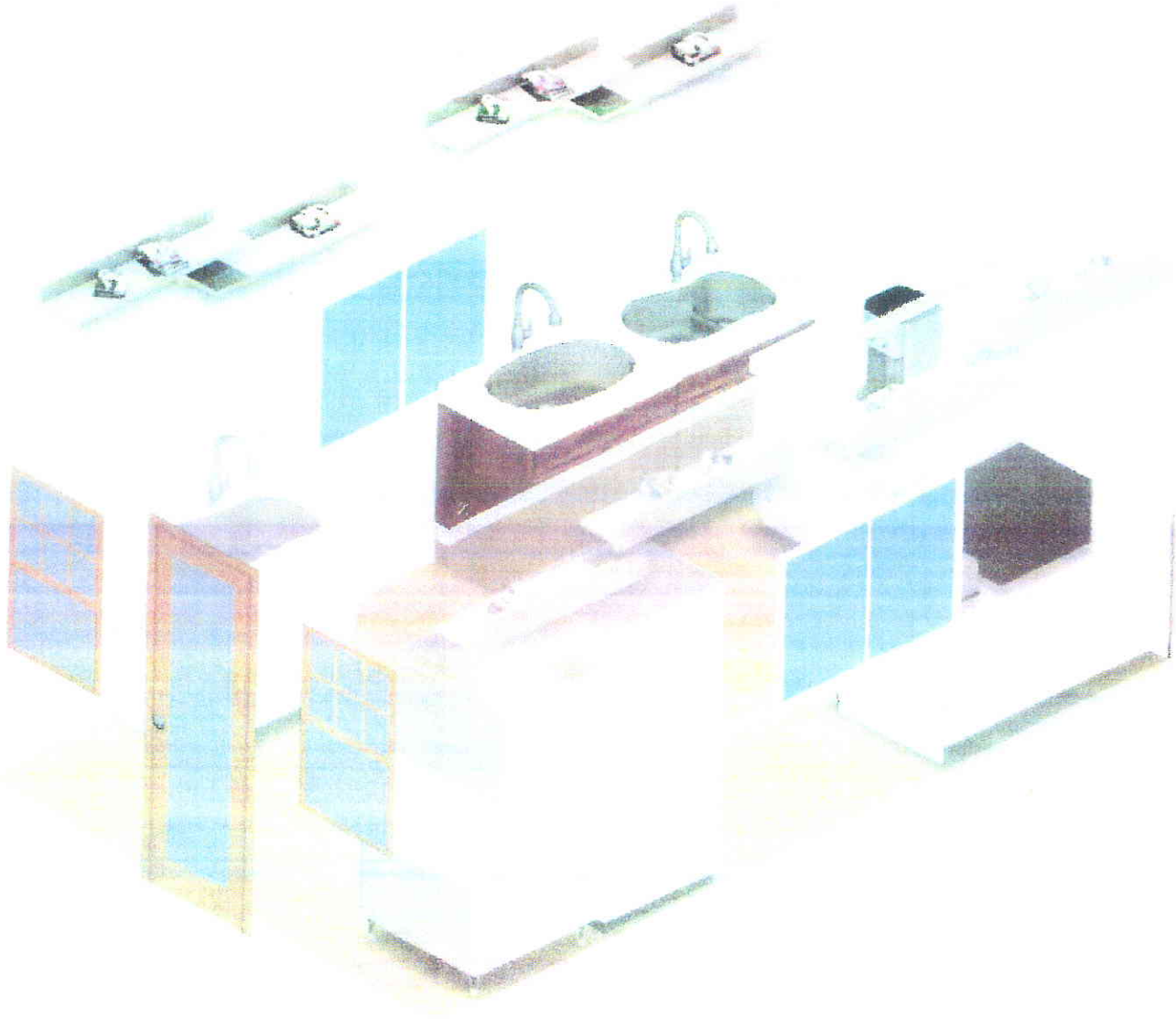
This information was compiled using Montana Cadastral (http://svc.mt.gov/msl/mtcadastral) and public records obtained from Lake County Abstract and Title Company, 406-883-6226.

Little Bistro Tables outside during warm months. Flowers will be planted. Security bars on windows and security lights will be installed.

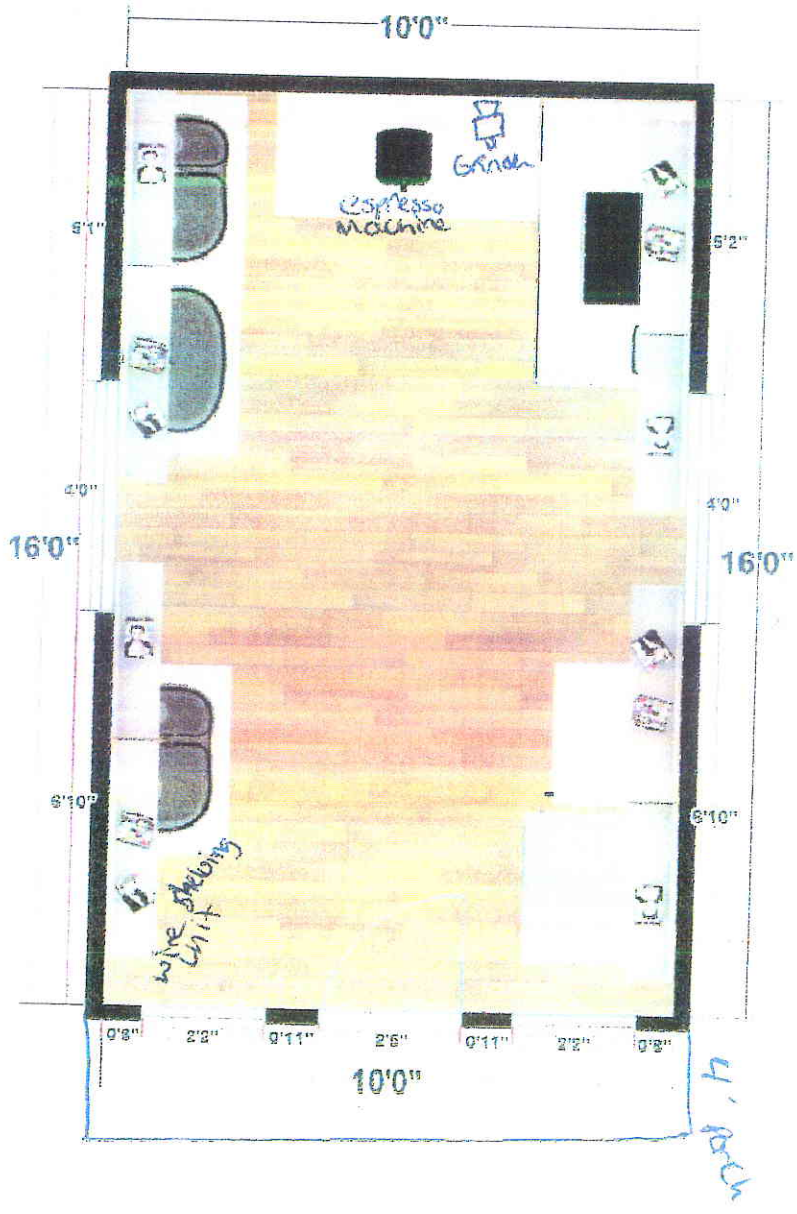
1ST FLOOR



1ST FLOOR



1ST FLOOR


10'0"
Espresso machine
Grinder
5'1"
5'2"
4'0"
16'0"
16'0"
4'0"
6'10"
6'10"
wine fridge
0'8"
2'2"
0'11"
2'5"
0'11"
2'2"
0'8"
10'0"

STAFF REPORT

Polson City/County Planning Board (CCPB)
Tuesday, October 13, 2015 at 6:00 PM
Polson City Council Chambers
Special Use Permit for the proposed Westshore Espresso

GENERAL INFORMATION:

Property Owner:	Gerald and Beverly Kaye 521 Swan Hill Drive Bigfork, MT 59911 619-980-1176
Applicant:	Shauna Johnson PO Box 970 Polson, MT 59860 406-253-0092
Technical Assistance:	Shauna Johnson PO Box 970 Polson, MT 59860 406-253-0092
Applicant Number:	SUP #15-07
Application Type:	Special Use Permit for new development in HCZD
Date Application Received:	8/25/2015
Date of Site Review:	8/31/2015

APPLICABLE REGULATIONS:

- Polson Development Code
- Polson Growth Policy
- Highway Commercial Zoning District (HCZD)
- Montana Dept. of Environmental Quality (Stormwater and MFE standards)
- Polson Building Code

PUBLIC NOTICE:

Lake County Leader: 9/24/2015
Notices for mailing to adjoining property owners: 9/21/2015
Staff Report completed: 9/25/2015

WRITTEN PUBLIC COMMENTS: None as of the writing of this report

PROPOSAL: Applicant is requesting a Special Use Permit to construct a mobile coffee structure that will be on skids, but anchored down. The mobile coffee structure will serve as a drive-thru coffee service. This proposal includes placing the 10' x 16' mobile structure with an additional 4' in front for a porch on the

northern portion of the property. Traffic will flow along both sides of the building (building will have drive-thru windows on each side) via two existing driveways providing access to the building from Highway 93. A 4' x 6' sign is proposed to be placed between the building and the highway as well as a round sign placed on top of the building.

PROPERTY DESCRIPTION:

The subject property is located at 48573 US Highway 93 (H-1182) in Section 5, Township 22 North, Range 20 West, Lake County. The property is zoned HCZD and is the suitable zoning district for the proposed use. Per the Polson Development Code, a Special Use Permit approval is required on all new developments in HCZD. The property is 2.10 acres in size.

This proposal does not meet the definitions of a Large-Scale Development because it will not produce more than 1000 vehicle trips per day.

REVIEW PROCESS:

The Polson City-County Planning Board shall conduct a public hearing on this request and make a recommendation to the Polson City Commission. Once the public hearing is closed, the City County Planning Board will evaluate the request under the terms of the Polson Development Code for the Highway Commercial Zoning District standards and specifications, the Special Use Permit process and other portions of the PDC as applicable.

The Polson City-County Planning Board shall make a recommendation to approve, deny or conditionally approve the Special Use Permit to the Polson City Commission. The City Commission is the permit-issuing authority for all Special Use Permits within the City Limits.

If the Special Use Permit is denied, the City-County Planning Board and/or City Commission shall specify the codes, standards, regulations, and/or public input that the applicants have not met and note them under "Findings of Fact". Consideration of a Special Use Permit application may be tabled for no more than 35 days.

ANALYSIS:

-The applicant is proposing to place a mobile structure on skids to serve as a drive-thru coffee service.

The applicant had a Site Review Meeting on 8/31/2015 where Planning, Building, Water/Sewer, and Fire Department were present to review and comment on the proposal. Comments from that Site Review meeting included:

-The applicant is renting the small portion of the subject property where the mobile structure will be located and has permission from the landlord to place and operate

a mobile structure on the property. There is a mini-storage unit facility operating currently elsewhere on the property.

-The mobile structure will not be hooked up to water and sewer immediately as services are not available to that area of the property at this time. Landowner is motivated as having public services will increase the value of the property that has been for sale for 12 years.

-Until mobile structure is plumbed, potable water will be hauled in. A grey water tank will be buried and dumped once a week. A porta-potty will be placed by the owner and used until building is plumbed. Applicant must provide a maintenance schedule for self-contained water/sewer.

-Easements need to be sorted out and Water/Sewer Superintendent, Mr. Porrazzo is currently working with the landowner on the matter.

-Weekly garbage service must be provided and it would be preferable to place garbage container(s) where they will be hidden from public view.

-The mobile structure though on skids, will be anchored down. Storage units on the property have been broken into. There will be bars/shutters on the mobile structure's windows. In addition, the structure will have motion-sensing security lights.

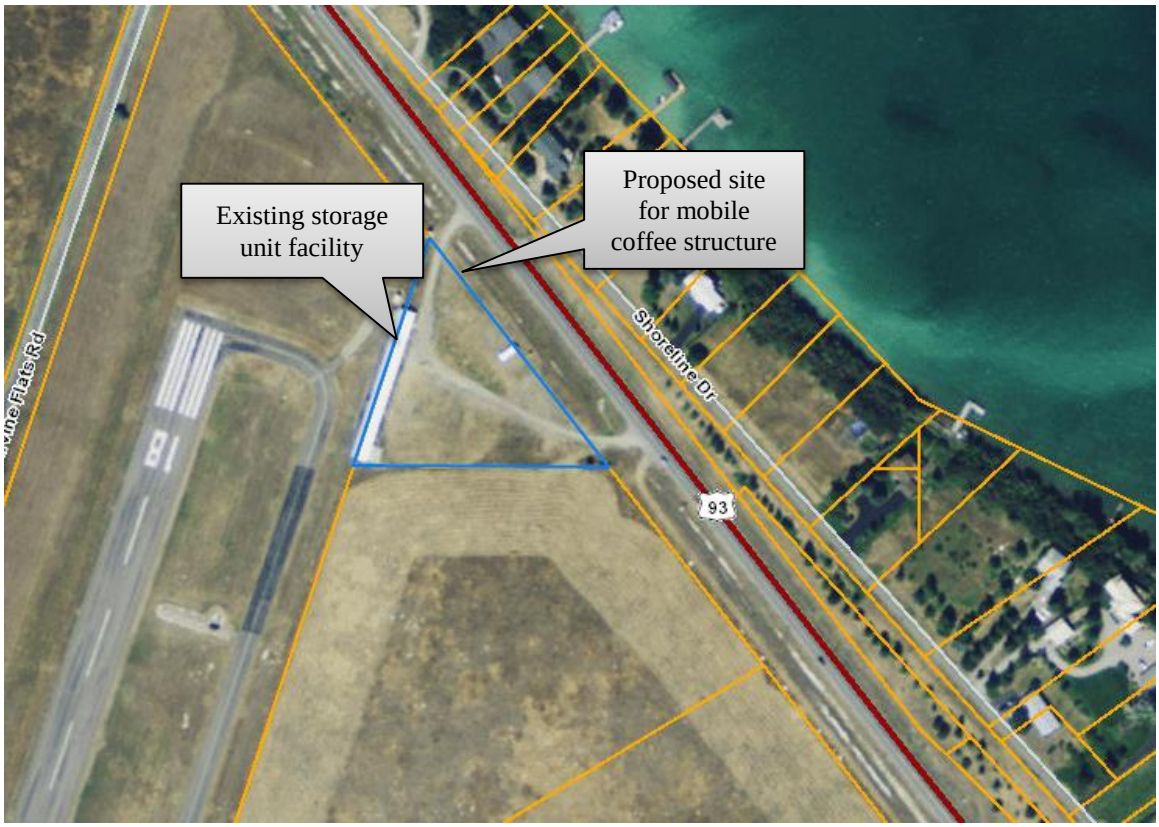
-There will be a small number of employees. It is envisioned that one employee will work 6 AM until 12 PM; two employees working a "helper" shift from 7:30-11 AM; and one employee working from 12 PM until 4 PM. Hours of operation will be Monday-Friday, 6 AM until 4 PM; and Saturday and Sunday, 6 AM until 2 PM.

-There is a round sign with the logo proposed to be placed on top of the building, as well as a 4x6 double-sided sign with the logo to be placed between the building and the highway. A sign application and fee will be required.

-The Polson Development Code defines the Highway Commercial Zoning District as a place for commercial uses that rely on easy automobile access. The subject property is a location that provides convenient automobile access and circulation via two existing driveways located off of Highway 93. Because business traffic will be entering and exiting off of Highway 93, applicant must check with Montana Department of Transportation (MDOT) and adhere to their protocol and requirements. MDOT may require a 20 foot paved apron for mobile structure.

-Institute of Transportation Engineers manual estimates that a 1000 square foot coffee stand may generate approximately 113 daily vehicle trips. Both the driveways and building pad are gravel and therefore dust abatement is recommended.

-For landscaping, the Polson Development Code requires a 12 foot landscape buffer between the mobile structure and the highway. Considering that the mobile structure will not front the entire highway/property line, code should be applied to 100 feet of frontage which will require four trees and grass.



FINDINGS OF FACTS:
Primary Review Criteria

Effect on local services:

1. The developer will connect to municipal water and sewer systems. The owners pay the cost of connecting and extending. Applicant will pay regular water and sewer charges, impact and hook-up fees.
2. The development will receive law enforcement services from the Polson Police Department and fire protection services from the Polson Fire Department.
3. The applicants will maintain the existing driveways from Highway 93 and interior circulation.
4. Applicant will be required to contract with the local solid waste removal company for regularly scheduled garbage pickup.

Effect on the Natural Environment:

1. The owners are responsible for weed control and shall prevent the proliferation of weed growth within the property boundaries and their spread to neighboring properties.

Effect on Public Health and Safety:
Based on available information such as FEMA Floodplain Maps and Cadastral Maps, the development does not appear to be at risk to natural hazards such as flooding, high winds, wildfire, nor potential man-made hazards such as high voltage power lines, high-pressure gas lines, or past industrial/railroad use**.**

EASEMENTS FOR UTILITIES:
1. Public utilities are near the property and will be extended at the applicants' expense.
2. Legal and physical access is provided by the property owner.

CONFORMANCE TO ADOPTED GROWTH POLICY:
The development proposal conforms to the Goals, Policies, and Objectives as outlined within the Polson Growth Policy adopted by the City of Polson, 2006.

STAFF RECOMMENDATIONS:

After review of the application materials, site plans, and site review discussion, the planning staff finds this application meets the requirements of the Polson Development Code and recommends approval of the Special Use Permit with the following Conditions. These Conditions, along with any other Conditions imposed by the Planning Board or City Commissioners, must be met for the approval of this Special Use Permit and to receive a Certificate of Occupancy.

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1. Any further modifications or additions to the submitted plans shall be reviewed and approved by the Polson Building and Planning Department. If at any time the applicants, their heirs or assigns propose a major change of use or expansion of the structure/site that is not herein proposed and designated, they shall obtain the necessary applications/permits/approvals through the City processes.

2. Applicants shall apply for and receive building permits from the City of Polson prior to the start of construction of the mobile structure. Permits shall be on site prior to ground breaking**.**

3. Applicants shall receive an MFE approval from the City of Polson and the Department of Environmental Quality.

4. The applicant must acquire MDOT approval for ingress/egress access to Highway 93. Furthermore, applicant must check with MDOT regarding any

and all recommendations/requirements, and adhere to these recommendations/requirements.

5. Applicant shall develop the existing driveways for ingress/egress from Highway 93 and interior circulation.

6. Clear vision triangles shall exist at the driveways' ingress and egress locations.

7. The applicants shall work directly with the Fire Chief and adhere to Fire Code regulations and requirements.

8. The site shall receive an address from the City of Polson's Planning and Building Department staff. The address numbers shall be displayed so that they are clearly visible from the highway in 4" reflective numbers.

9. A 12 foot landscape buffer shall be installed along Highway 93 that meets the requirements and standards of the Polson Development Code Appendix F. One hundred feet of frontage shall apply. The applicant should work with MDOT on this to ensure that the trees are placed outside of their ROW.

10. A sign permit and associated fees will be required for the proposed signage.

11. The applicant shall check with the airport regarding sign height or any other type of restriction(s) that they may have for structures located near the end of the airport runway.

12. It is preferred that the lighting on the building be shielded downward to reduce the light pollution from the lot.

13. The applicant shall provide the City with a maintenance schedule for their self-contained water/sewer.

14. The applicant must connect to City water and sewer within two years. The applicant shall work with the City Water and Sewer department during the installation of the service lines. The applicant shall notify the City and pay appropriate fees for hook-ups.

15. The applicant shall coordinate with Allied Waste to arrange for weekly garbage collection. It would be preferable to place garbage container(s) where they will be hidden from public view.

16. Applicants are responsible for any applicable Impact Fees as determined by the current impact fee schedule (Resolution #2015-017) or any new resolution adopted before an application for a Building Permit is made.

17. LP gas tank, mechanical, plumbing and electrical permits are separate applications/fees. All of these permits are issued by the City of Polson, except for the electrical permit, which is issued by the State of Montana.

18. The City of Polson reserves the right to revoke this permit, terminate or enjoin the use of the structure or property, should the applicants, their heirs or assigns violate the standards of the Polson Development Code, or any Condition on this permit.

19. This Special Use Permit is valid for construction to be completed within two years from the date of issuance. The permit may be extended for one additional year if the applicants request an extension of time prior to the expiration date.

The Commission is encouraged to visit the site, ask questions and request additional information (if necessary) from the Planning Department before the hearing.

DISCLAIMER: The Planning Department is an advisory agent and mediator between Boards/Commission and the applicant. The Planning Department covers the applicants' adherence to the Polson Development Code, the Polson Growth Policy and other governmental standards. The Planning Department is not responsible and accepts no responsibility for the applicants' proposals, designs, plans/maps, calculations, etc. or lack thereof.