106 1st Street E., Polson, MT 59860
406-883-8200 Fax 406-883-8238
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AGENDA
Polson City–County Planning Board
Tuesday December 8, 2015 @ 6:00 P.M.
Polson City Hall Council Chambers

Call Meeting to Order

Roll call

Pledge of Allegiance

City of Polson Planner Comments

Public Comments Not on the Agenda

Approve October 13, 2015 meeting minutes

New Business: Special Use Permit #15-09 DCI -Dialysis Clinic Incorporated

Old Business: Polson Development Code rewrite Draft

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
Tuesday October 13, 2015
City Hall Council Chambers—6:00 p.m.

Members Present: Dennis DeVries, Merle Parise, Mike Lies, Tim McGinnis, Joslyn Shackelford, Gil Mangles, Dave Rensvold and Sam Jacobson
Staff Present: City Planner Kyle Roberts, City Contract Planner Erica Wirtala, County Planner LaDana Hintz and City Technician Beth Smith
Public Present: Shauna Johnson, Paul Bishop, Todd Erickson, Lita Fonda and Lee Manicke

Order of Business:	Approve July 14, 2015 meeting minutes, Approve August 11, 2015 meeting minutes Special Use Permit #15-08 Modderman Bldg. II Special Use Permit #15-07 Westshore Espresso

6:01 PM~ Roll call was taken and Kyle Roberts led the Pledge of Allegiance.
No Public comments on items not on the agenda. Erica Wirtala introduced the City's new City Planner Kyle Roberts and stated they would be working together over the next couple of months. Erica said she is still going to follow through and finish out the Growth Policy.
Dennis DeVries motioned to approve the July 14, 2015 meeting minutes as presented, Mike Lies second. All in Favor. Motion carried.
Mike Lies motioned to approve August 11, 2015 meeting minutes as presented. Sam Jacobson second. All in Favor. Motion carried.

City Contract Planner Erica Wirtala presented the staff report for Special Use Permit #15-08, the Modderman Whitewater Building #2. Proposed development on lot 14C phase 4 of the Ridgewater Subdivision zoned Highway Commercial. The project is proposing a 12,674 sq. ft. building with four businesses. A finance office, a coffee shop/drive-thru, 24-hour work out gym and a gymnasium. Paul Bishop was there to represent the applicant. Gil Mangles commented on the handicapped parking access and maybe they should be swapped. Parking spaces may be short about 5 spaces; however, the owner does own the next adjoining parking lot and the time of operations accommodate each other. She also noted the stacking spaces in the coffee shop drive- up window. The Planning staff finds this development meets the requirements and recommends approval. Questions for staff. Gil Mangles stated parking spaces are too small, but that issue will be addressed in the new development code. He also mentioned the number of handicapped parking spaces. Spots 6 & 14 should be changed because of the opening of the doors for those who drive themselves. Merle Parise strongly stated the City of Polson and the Ridgewater developers are not giving a safe egress and ingress to Ridgewater Drive. He gave an example of a near miss of a major accident because there is not a left turn lane into the subdivision off US Highway 93. Merle strongly suggested a study be done to provide a right-hand turn lane going up the hill to turn into the subdivision. Someone is going to be rear-ended there. There is a left-hand turn lane coming down the hill, but again not going up. He wants another study to be done on the traffic up there. He felt there was not enough time taken in the study for the amount of traffic coming and going from the development.

Chair Tim McGinnis made a comment based on discussion from another board he serves. He said kids riding buses to the pool and now the gymnasium are in need of a good spot to be dropped off. School District issues are that the buses do not go onto private property to drop off kids. For the future, it would be really nice to fill the need and have a good spot for school buses to drop kids offs. The Board discussed bus routes and whether there is any transit stops in the development yet. As far as any knew, there is not any bus routes in that development yet.
Applicant's agent Paul Bishop approached the Board. There were no questions for the agent from the Board.
Public comment: Lee Manicke addressed the Board regarding the traffic in the Ridgewater Subdivision and the Polson Development Code. He questioned at what time is it stressed there needs to be a secondary "public" egress and ingress. He stressed the word public. The Red Lion road is private. The Planning Department needs to look at this closely and address the situation. If Merle gets into an accident with a gas truck at the one and only access, how are people going to get out in an emergency situation? Lee stated this needs to be looked at very closely as a public safety problem. Gil Mangles stated you can get out over by the cemetery but you will need an army jeep. No other public comments. Meeting closed for comments on the SUP item. **Sam Jacobson motioned to recommend approval of Special Use Permit #15-08 with Finding of Facts and 19 conditions of approval. Dennis DeVries second. Dennis DeVries, Merle Parise, Mike Lies, Tim McGinnis, Sam Jacobson, and Dave Rensvold voted in favor. Vice Chair Joslyn Shackelford abstained with conflict of interest. Motion Carried.**

City Planner Kyle Roberts presented the staff report for Special Use Permit #15-07, the Westshore Espresso. The property is in the Highway Commercial Zone. The property is located north of the bridge on the south side of Highway 93. There is currently some storage sheds there as well as U-Haul business. The applicant Shauna Johnson will be leasing a small portion the property from owner Gerald and Beverly Kaye. Services are not immediately available so the mobile until will be self-contained until the service lines are brought to the property by the owner. There will be traffic flow on both sides of the building. Because the lease agreement is for only a small portion of the property it was found appropriate to only enforce 100 ft. of landscape buffer to the application. The project meets the requirements of the PDC and the Planning Department recommends the approval for the Special Use Permit #15-07 Westshore Espresso.
Gil Mangles questioned the requirement to connect to services within two years for a mobile structure. Sam Jacobson stated it does produce wastewater. It is an expensive place to bring water and sewer to that property so if it does not work out in two years she can then move the mobile structure. Chair Tim McGinnis felt the mobile unit is not real property because it is not on a permanent foundation. It is also on a leasehold. Tim questioned who the actual applicant is. Tim commented on a concern of putting landscaping conditions such as trees and shrubbery on a lease/rental agreement. Erica Wirtala stated she understood Tim's comments regarding property improvements, however the applicant has brought forward the proposal and she is the one who wants to run the business, so she has the responsibility to meet those requirements. LaDana questioned if a requirement to contact the airport on the tree height had been addressed. Erica stated there is a generic condition to contact the Airport Board.
Applicant Shauna Johnson said she had talked to Montana Department of Transportation and they are good with the approaches. Vice Chair questioned her about entrance signs. Shauna said she would get directional signs because of the two-sided windows and keeping the confusion down on which way to go was a good suggestion. No further discussion from Board.

Dennis DeVries motioned to recommend approval of Special Use Permit #15-07 with Findings of Facts and 19 conditions of approval. Sam Jacobson seconded. All in Favor. Motion Carried.

City Planner Kyle Roberts gave the Board an update on the draft Polson Development Code. Last month he and the City Manager met with the County Commissioners regarding the best way to move forward. The County is still reviewing the draft and not sure how long the review is going to take. Meanwhile the City wishes to move forward. The agreement is that the City-County Planning Board will stay intact. If there is any development outside the city the County's Development Code will be used and if the development is in the city limits, the City's Development Code will be used. He noted the handout from Land Solutions dated October and that lays out the timeline for the tasks to get the draft ready by February 2016.

Joslyn spoke about a meeting she had with LaDana and the County Commissioners sometime back in September 2015. They discussed several items already addressed in the memorandum from the Land Solutions dated October 4, 2015 that Kyle handed out at this meeting. Joslyn felt the one main concern still hanging out there is the mapping files. What property is City and what is County. She said back in November or December there had been discussion regarding the need to have a liaison person who can be the go-between the City and County keeping that relationship active. Kyle stated he was aware of the cleanup in process with annexations over the last several years. He said Dave is helping with some of the mapping as well as Beth working with the County GIS getting the properties straight. LaDana commented on the need for some coordination with the County on the mapping. Their GIS Department is also working on correcting the maps. It seems this is part of the problem when to many people are working on maps. We all need to have the same data. LaDana stated if the County is not getting the annexations then how is the mapping in the GIS department going to stay up to date. When a City employee brings over a Resolution of Annexation to be recorded, whose responsibility is it to make sure it goes where it needs to go after the document is left at the Clerk and Recorders office? Mike Lies stated there were some problems that surfaced with the 2000 Census. He found about 20 some properties that had been annexed into the city, but the paperwork had not been taken over to the Courthouse to be recorded. Joslyn wanted to move forward by getting the map updated and make a plan on how the map can then stay up to date. Dennis DeVries noted it is not just the GIS Department, but also the Department of Revenue. Sam Jacobson requested an agenda item for the next meeting to make a recommendation to establish an annexation checklist. City Planning Technician Beth Smith stated she has found properties that had been paying City taxes for years and years and then change to County property. Properties being County and then in 2011-2012 changed to City. It is not known how or who has the power to make these changes, but that is where there is a bigger problem not just getting an annexation to the Clerk and Recorder, GIS or the Department of Revenue. You can follow through with checklist all you want, but then years later they can change back one way or the other. LaDana felt the County Planning Department should be somewhat involved with properties requesting annexation. She thought there should be at least a sign off for comments circulated to the County Planning Department.
Erica suggested maybe there should be something very specific in the Polson Development Code on annexations. Joslyn noted there was only a sentence or two on annexations in the Draft PDC. The consensus was to present a process for annexations and checklist / sign off sheet to the City and County Commissioners.

Public comment from Lee Manicke. He gave an example of the problem stating someone who lives on 11th Street East. It involves the Tax Increment District. Lee said the owner(s) are afraid to discuss it because they feel they will be forced to annex, they are paying City taxes but a Resolution of Annexation has not been found. He is getting involved and trying to help because of the Rural Fire Board and he believes the solution to the problem is to wholly surround these properties and he agrees the Council needs to get a back bone and it needs to be done and will clear up a big problem. He noted the City County Planning Board should put some pressure on the Commission. Gil Mangles thinks the people who do not want to annex that there is a reason. It is the City Government. Not justly treated maybe look at their complaints. How to fix things maybe they should help rather than hassle. Serve rather than snub. Serve rather than rule. Facilitate rather than block. Define rather than cloud the issues. Both the City and County need to look at this.

2006 Growth Policy rewrite update. Erica said she had hit some roadblocks. The very first chapter, *History* she thought she had nailed down, but when she sent it off to the Tribes, their spokesperson felt the history for The Confederated Salish and Kootenai Tribes was not very accurate and wanted to make some corrections. The City department heads needed to get her their information. Chair and County Planner LaDana felt it important to keep the jurisdictional area in the Growth Policy even if there will be separate Development Codes at this time.

Meeting Adjourned 7: 15 p.m.

_____
Tim McGinnis, Chairman

_____
ATTEST: Beth Smith, Planning Technician

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City of Polson

APPLICATION FOR SPECIAL USE PERMIT

PROPOSED USE: Dialysis Clinic

OWNER(S) OF RECORD

Name: Dialysis Clinic Inc., Paul Passman

Mailing Address: 1633 Church St. Suite 500

City/State/Zip: Nashville, TN 37203 Phone: 615.324.0428

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

Name: Phillip Piercy

Mailing Address: 1935 21st Ave South

City/State/Zip: Nashville, TN 37212 Phone: 615.385.4144

LEGAL DESCRIPTION OF PROPERTY (Refer to Property Records)

Street Address: 303 Ridgewater Drive Sec. No. 11 Town-ship 22N Range No. 20W

Subdivision Name: Ridgewater (Formerly Cougar Ridge) Tract No(s). ____ Lot No(s). 16C Block No. ____

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

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

a.	Surrounding land uses.	X
b.	Dimensions and shape of lot.	X
c.	Topographic features of lot.	X
d.	Size(s) and location(s) of existing buildings	X
e.	Size(s) and location(s) of proposed buildings.	X
f.	Existing use(s) of structures and open areas.	X
g.	Proposed use(s) of structures and open areas.	X
h.	Existing and proposed landscaping and fencing.	X

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

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 11-2-15

INSTRUCTIONS FOR SPECIAL USE PERMIT APPLICATION

1. A pre-application meeting with the planning director or member of the planning staff is required.

2. Submit the correct fee, (per schedule below) **11 copies** of completed application and appropriate attachments to the Polson Planning Department (address on the front of this form) along with an **Electronic Copy of the full application submittal.**

3. A ***certified*** list of all property owners within 150 feet of the subject property is required with the information listed below. The list can be obtained from the County Plat Room or from a title company. Please note: Streets and roads are not included as part of the 150 feet.

Assessor No	Sec-Twn-Rng	Lot/Tract No	Property Owner & Mailing Address

4. A bona fide legal description of the subject property and a map showing the location and boundaries of the property.

5. Application must be completed and submitted a minimum of ***thirty five (35) days prior*** to the planning board meeting at which this application will be heard.

6. The regularly scheduled meeting of the planning board is the second Tuesday of each month.

7. After the planning board hearing, the application is forwarded with the board's recommendation to the City Commission for hearing and final action.

Special Use Permit Fee **$750.00**
Adjoining Landowner Notification $ 6 (per address)

In reviewing the application and materials submitted by the applicant, the City of Polson may determine that it may require extraordinary review and incur additional, expenses, costs and staff time on behalf of the applicant. The staff will advise the applicant of anticipated additional time and anticipated costs, including expenses for outside consultants, prior to incurring the same. The applicant is expected to pay such anticipated costs and hereby waives all statutory or ordinance time frames imposed upon the City until such fees and costs are paid.

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.

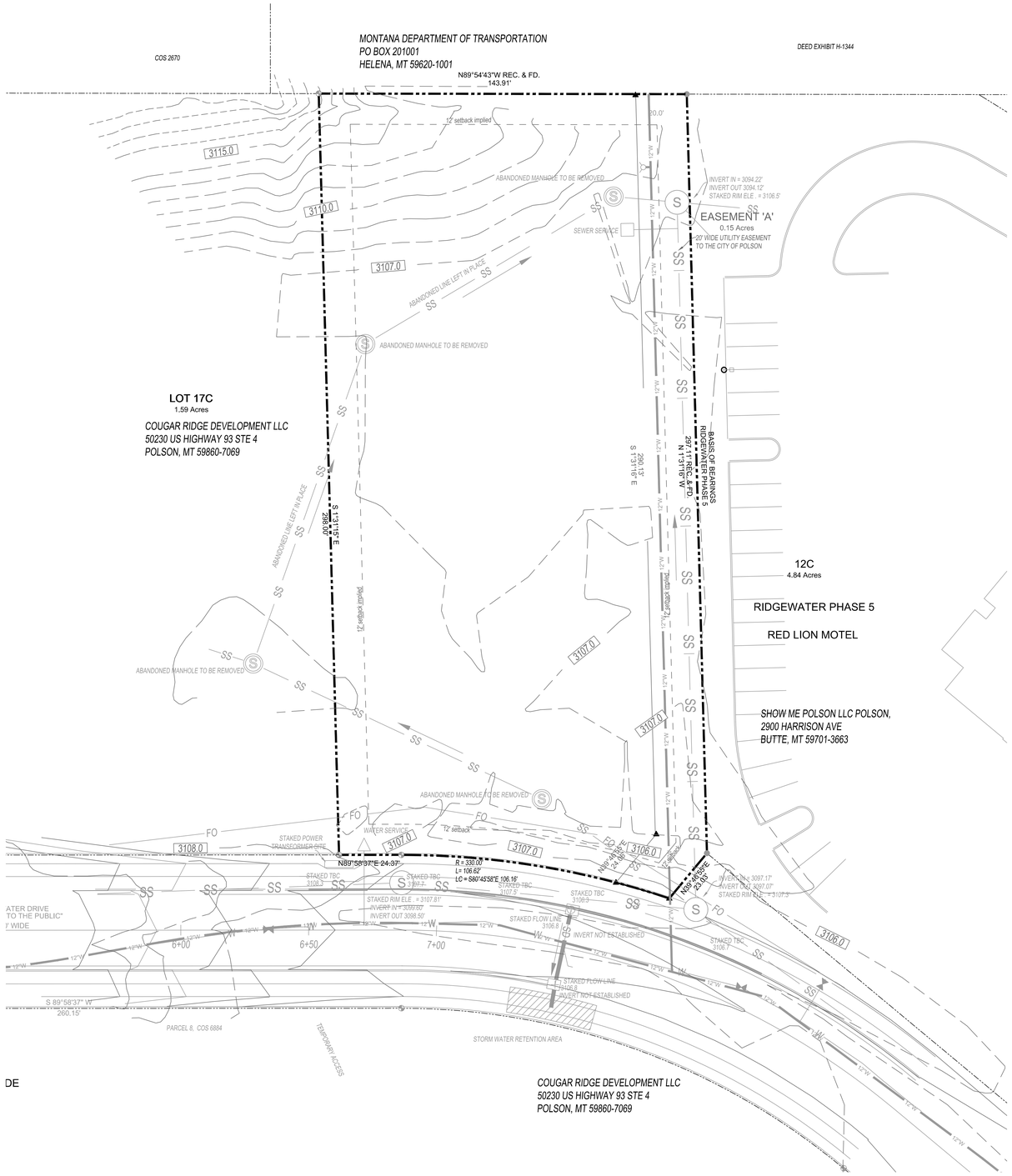
Also, per Resolution #942 there will be an administrative surcharge of 5% to defray the administrative costs hereof, from the requestor, pursuant to the preceding acknowledgement.

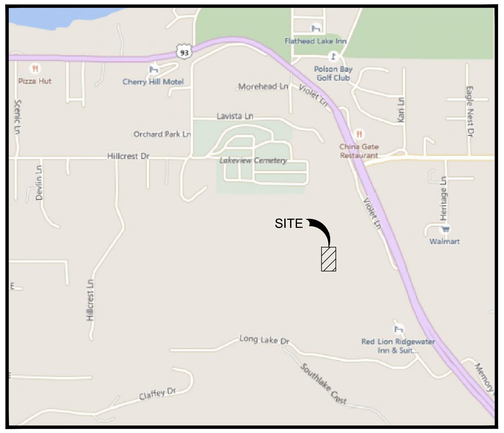
Per Resolution #942, paragraph 4: No project or request may move forward thereafter until such time as the City department has been reimbursed the fee and/or cost, together with the five percent surcharge, associated with the City's engineering review of such project or request.

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: 10 / 29 /20 15
Signature of Applicant





VICINITY MAP
N.T.S.

GRAPHIC SCALE

NOTES

BASE INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY CARSTENS SURVEYING, DATED 6/09/15 LITTLEJOHN ENGINEERING ASSOCIATES AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

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LJ #20150262

revision:
1
2 2015/11/02 – RE-ISSUE
3
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JACK FREEMAN AND ASSOCIATES P.C.
ARCHITECTS AND PLANNERS
311 22nd AVENUE NORTH NASHVILLE, TN. 37203 (615)329-2424

DIALYSIS CLINIC, INC.
POLSON
POLSON, MONTANA

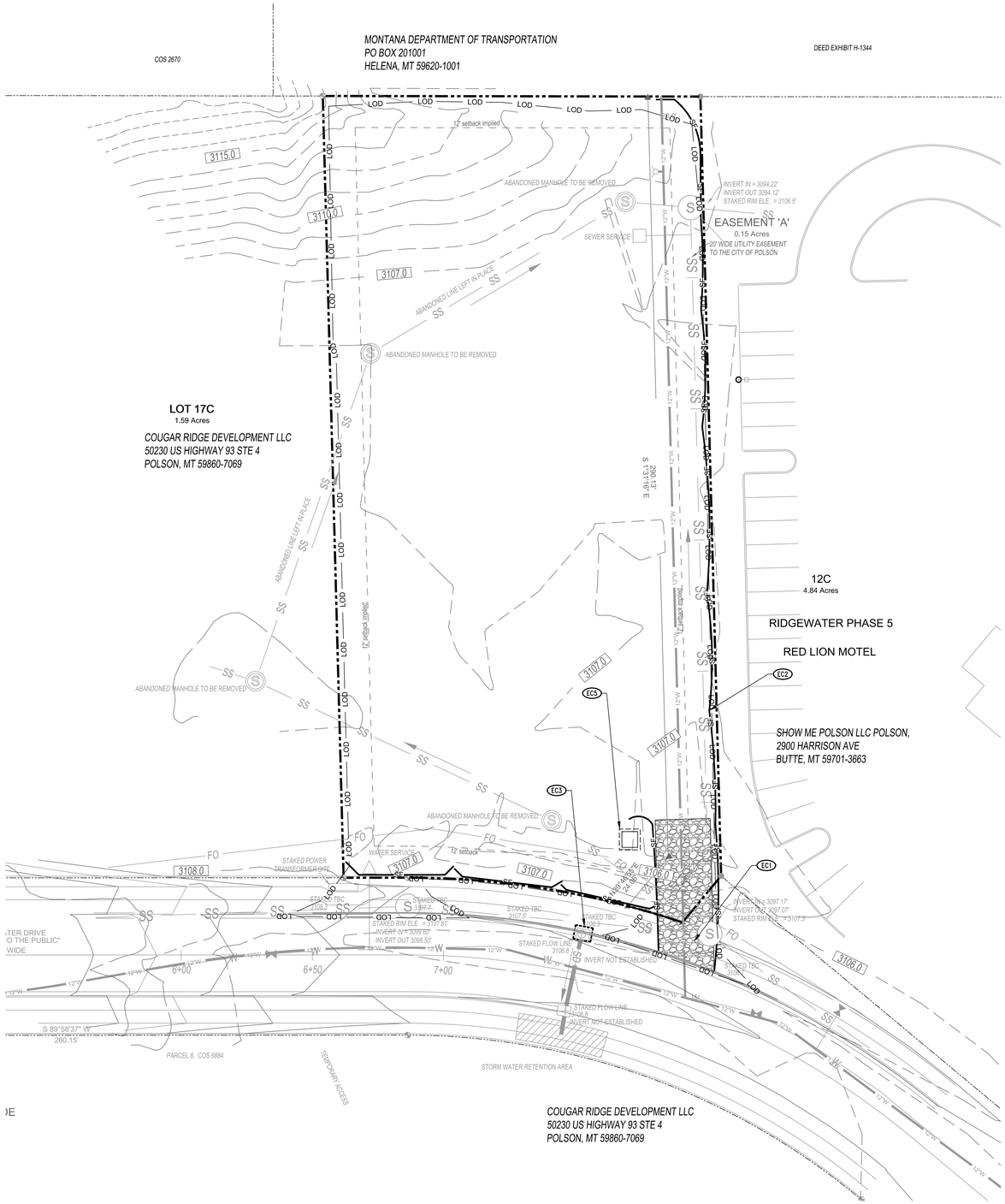
DCi Dialysis Clinic, Inc.
A Non-Profit Corporation

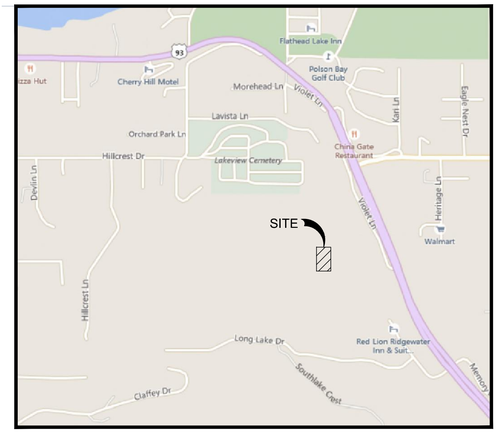
MONTANA
MICHAEL FRANCIS LITTLEJOHN
No. 16815PE
LICENSED PROFESSIONAL ENGINEER
11-02-15

date
09/15/2015

project no.
34-140

sheet no.
C1.00
EXISTING CONDITIONS





VICINITY MAP

N.T.S.

SITE DESCRIPTION:

1. THE SITE IS LOCATED WITHIN LAKE COUNTY, MONTANA. CONSTRUCTION ACTIVITY ON THIS SITE WILL CONSIST OF DISTURBING APPROXIMATELY 1.00± ACRES.
2. APPROXIMATE CONSTRUCTION TIME TABLE:
   BEGIN CONSTRUCTION 11/01/2015
   COMPLETE CONSTRUCTION 12/31/2016
3. TOTAL SITE AREA = 0.99± AND DISTURBED AREA = 0.99± ACRES
4. THE RECEIVING WATER FOR THE SURFACE DISCHARGE FROM THIS SITE IS AN UNNAMED TRIBUTARY TO THE UNNAMED TRIBUTARY TO POLSON BAY. HOWEVER, DESIGN IS TO INFILTRATE FLOWS.

GENERAL SEQUENCE OF CONSTRUCTION:

1. INSTALL TEMPORARY CONSTRUCTION ENTRANCE(S).
2. INSTALL TEMPORARY SILT FENCE AND INLET PROTECTION.
3. COMMENCE MASS GRADING.
4. MAINTAIN ALL SEDIMENT AND EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
5. INSTALL STORM DRAINAGE AND INFILTRATION POND, SANITARY SEWER AND OTHER UTILITIES.
6. INSTALL INLET PROTECTION, OUTLET PROTECTION, AND EROSION CONTROL BLANKETS.
7. SEED AND STRAW WHERE GRADING HAS TEMPORARILY CEASED FOR MORE THAN 14 DAYS.
8. CONSTRUCT CLINIC.
9. AS CONSTRUCTION PROGRESSES, REMOVE SILT AND SEDIMENT BUILD-UP AT ALL TEMPORARY SILT FENCE AND INLET PROTECTION TO MAINTAIN ADEQUATE SEDIMENT CONTROL MEASURES.
10. CONSTRUCT AND PAVE PARKING AREAS.
11. FINAL LANDSCAPING - ESTABLISHMENT OF GROUND COVER.
12. FINALIZE GRADING OF INFILTRATION BASIN. CLEAN ANY SEDIMENT OUT OF THE BASIN AND STABILIZE THE BOTTOM AND SIDE SLOPES WITH PERMANENT VEGETATION.
13. WHEN CONSTRUCTION IS COMPLETED, FINAL STABILIZATION OF THE ENTIRE SITE HAS BEEN ACHIEVED AND APPROVED BY THE CONTRACTOR, REMOVE ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES AND STABILIZE WITH VEGETATION ALL AREAS DISTURBED BY THESE TEMPORARY MEASURES.
14. FINAL CLEAN UP.

DEWATERING NOTE:

DEWATERING ACTIVITIES DURING EXCAVATION FOR ANY PORTION OF THE PROJECT SHALL BE ACCOMPLISHED USING METHODS ACCEPTABLE TO THE STATE. THE CONTRACTOR SHALL NEITHER ALLOW SEDIMENT TO LEAVE THE SITE NOR CREATE EROSIVE CONDITIONS. REFER TO SWPPP FOR ADDITIONAL INFORMATION.

FINAL STABILIZATION DEFINITION:

ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND A UNIFORM (IE: EVENLY DISTRIBUTED, WITHOUT LARGE BARE AREAS) PERENNIAL VEGETATIVE COVER WITH A DENSITY OF AT LEAST 70% OF THE NATIVE BACKGROUND VEGETATIVE COVER FOR THE AREA HAS BEEN ESTABLISHED ON ALL UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES, OR EQUIVALENT PERMANENT STABILIZATION MEASURES (SUCH AS THE USE OF RIP RAP, GABIONS, OR GEOTEXTILES) HAVE BEEN EMPLOYED.

EROSION CONTROL KEY NOTE		
CODE	DESCRIPTION	DTL #/SHT #
EC1	TEMPORARY CONSTRUCTION ENTRANCE	1 / C2.01
EC2	SILT FENCE	2 / C2.01
EC3	INLET PROTECTION	3 / C2.01
EC5	CONCRETE WASHOUT	4 / C2.01

PROPOSED FEATURES LEGEND:

- —SF— PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION
- TEMPORARY CONSTRUCTION ENTRANCE
- —— LOD —— LIMITS OF DISTURBANCE

0 5 10 15 20 40 60
GRAPHIC SCALE

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LICENSED PROFESSIONAL ENGINEER
11-02-15

date
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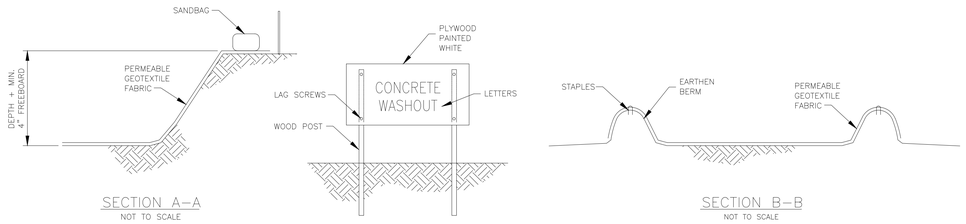
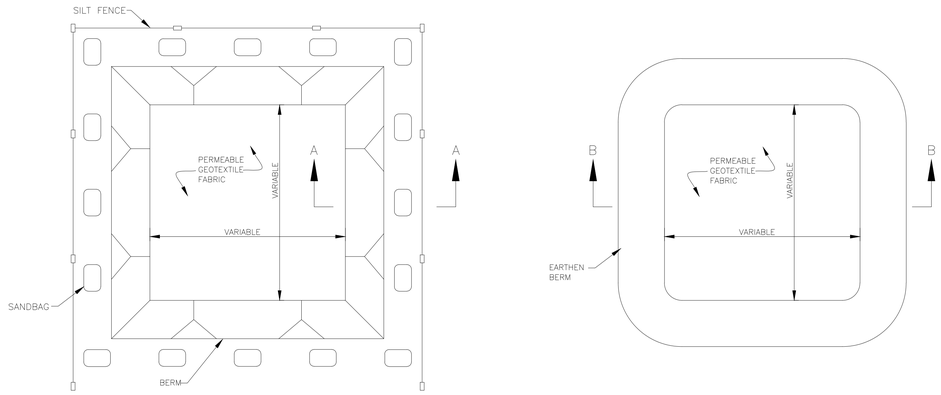
project no.
34-140

sheet no.
C2.00
EROSION CONTROL PLAN





NOTES:

1. ACTUAL LAYOUT DETERMINED IN THE FIELD.

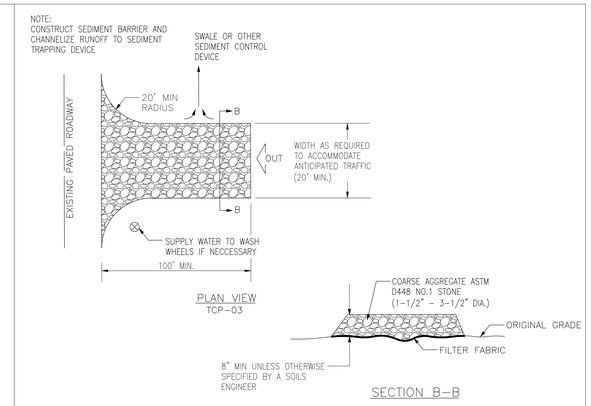
2. SIGNAGE IDENTIFYING THE CONCRETE WASHOUT AREA SHALL BE INSTALLED WITHIN 5FT.OF THE WASHOUT FACILITY.

EROSION CONTROL PLAN LEGEND: CONCRETE WASHOUT — CONCRETE WASHOUT

4

CONCRETE WASHOUT

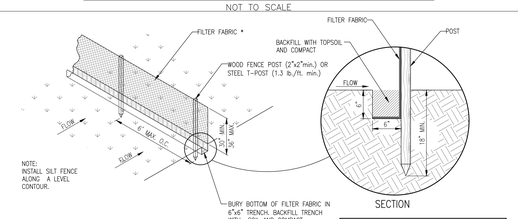
NOT TO SCALE



1

TEMPORARY CONSTRUCTION ENTRANCE

NOT TO SCALE

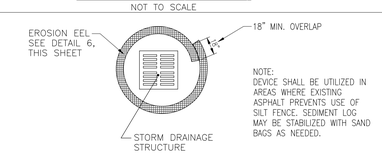


SPECIFICATIONS	
Tensile Strength (Lbs. Min.) (1) (ASTM D–4632)	Warp–120 Fill –100
Elongation (%Max.) (ASTM D–4632)	40
AOS (Apparent Opening Size) (Max. Sieve Size) (ASTM D–4751)	#30
Flow Rate (Gal/Min/Sq. Ft.) (GDT–87)	25
Ultraviolet Stability (2) (ASTM D–4632 after 300 hours weathering in accordance with ASTM D–4355)	80
Bursting Strength (PSI Min.) (ASTM D–3786 Diaphragm Bursting Strength Tester)	175
Minimum Fabric Width (Inches)	36

2

SILT FENCE (TCP-13)

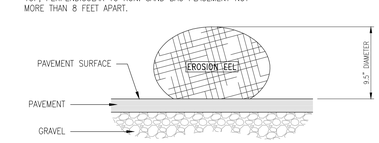
NOT TO SCALE



NOTE:
DEVICE SHALL BE UTILIZED IN AREAS WHERE EXISTING ASPHALT PREVENTS USE OF SILT FENCE. SEDIMENT LOG MAY BE STABILIZED WITH SAND BAGS AS NEEDED.

TEMPORARY EROSION EEL INLET PROTECTION

NOTE:
SILT PROTECTION PLACED IN ASPHALT LOCATIONS SHALL HAVE SAND BAGS PLACED AT POINTS ALONG THE BARRIER. BAGS ARE INTENDED TO PREVENT MOVEMENT AND PROVIDE STABILIZATION FOR THE DEVICE AND SHALL BE PLACED ON TOP, PERPENDICULAR TO RUN. SAND BAG PLACEMENT NOT MORE THAN 8 FEET APART.



3

EROSION EEL

NOT TO SCALE

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LJ #20150262

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JACK FREEMAN AND ASSOCIATES P.C.
ARCHITECTS AND PLANNERS
311 22nd AVENUE NORTH NASHVILLE, TN. 37203 (615)329-2424

DIALYSIS CLINIC, INC.
POLSON
POLSON, MONTANA

DCI Dialysis Clinic, Inc. A Non-Profit Corporation

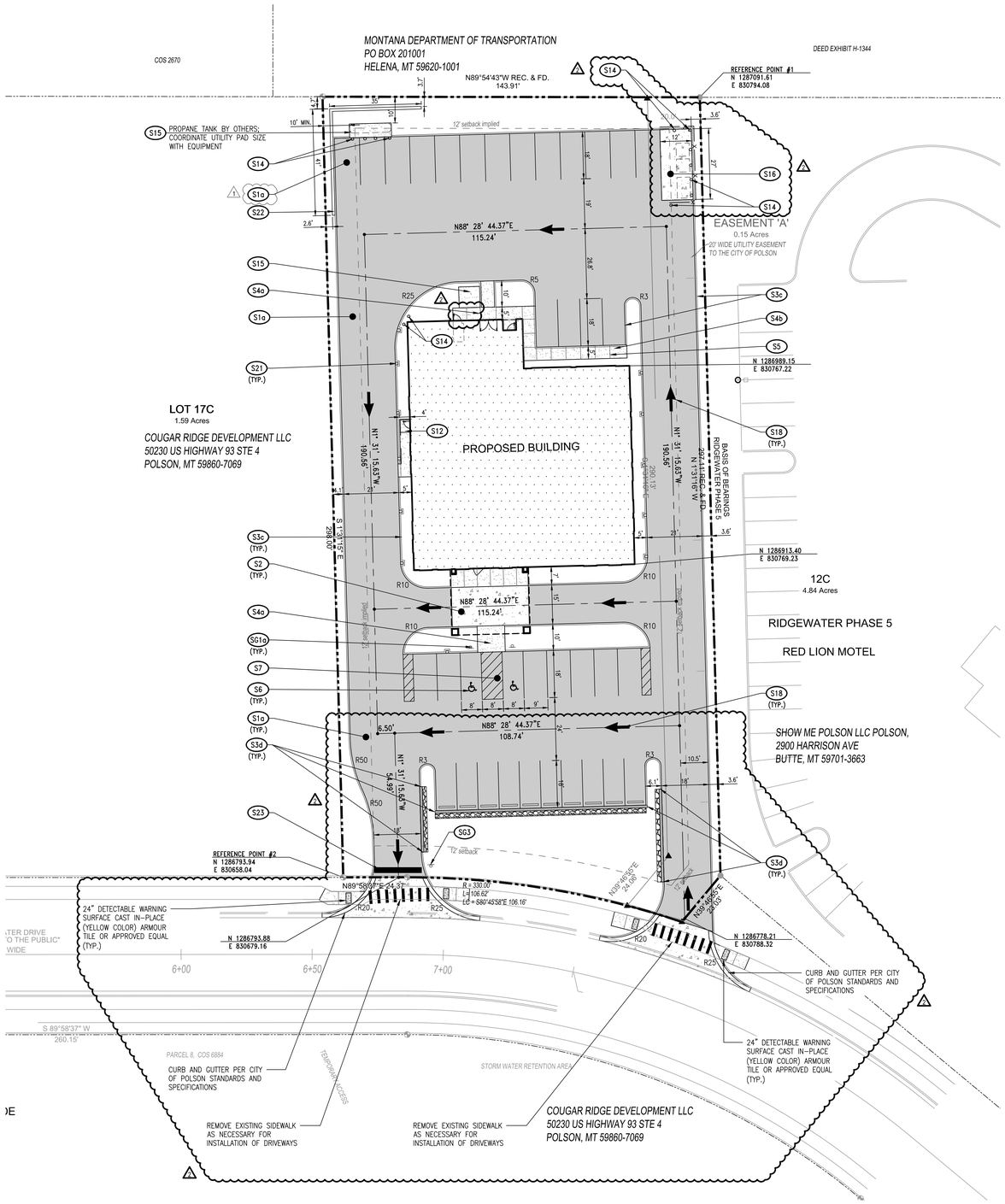
MONTANA JAMES HOWARD LITTLEJOHN No. 15015PE LICENSED PROFESSIONAL ENGINEER 9/16/15

date 09/15/2015

project no. 34–140

sheet no. C2.01

EROSION CONTROL DETAILS



GENERAL NOTES

1. BASE INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY CARSTENS SURVEYING, DATED 06/09/15. LITTLEJOHN ENGINEERING ASSOCIATES AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.
2. THE SITE LAYOUT IS BASED ON REFERENCE POINTS AS NOTED.
3. THE CONTRACTOR SHALL CHECK ALL EXISTING CONDITIONS, (i.e. INVERTS, UTILITY ROUTINGS, UTILITY CROSSINGS, AND DIMENSIONS) IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO THE ENGINEER.
4. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL CALL NATIONAL ONE CALL (811) 72 HOURS PRIOR TO PROCEEDING WITH ANY EXCAVATION.
5. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND RECEIVE APPROVAL WHERE NECESSARY BEFORE CONSTRUCTION.
6. EXISTING PAVEMENT OF PUBLIC ROADWAYS SHALL BE PATCHED IN ACCORDANCE WITH LOCAL AGENCY STANDARDS WHEREVER UTILITY INSTALLATION REQUIRES REMOVAL OF THE EXISTING PAVEMENT. COORDINATE PAVEMENT TRENCHING LOCATIONS WITH SITE CIVIL, PLUMBING AND ELECTRICAL PLANS.
7. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. SLIGHT FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY.
8. DIMENSIONS ARE TO FACE OF CURB AND/OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
9. CONCRETE FOR CURBS AND SIDEWALKS SHALL BE 3500 PSI CONCRETE.
10. ANY WORK UNACCEPTABLE TO THE OWNER'S REPRESENTATIVE OR TO THE LOCAL GOVERNING AUTHORITY SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
11. ACCESSIBLE RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12. GRADES WITHIN ACCESSIBLE SPACES SHALL BE MAXIMUM 2% IN ALL DIRECTIONS.
12. THE PROPOSED BUILDING SHALL BE LAID OUT UTILIZING REFERENCE POINTS AND THE ARCHITECTURAL DRAWINGS. DIMENSIONS SHOWN TO THE PROPOSED BUILDING ARE CALCULATED TO THE FACE OF EXTERIOR WALL. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
13. CURBS SHALL BE PARALLEL TO THE CENTERLINE OF DRIVES. THE CURB SHALL BE PLACED ONLY AFTER HAVING ALL BREAK POINTS (PC & PT OF CURVES) LOCATED AT THE FACE OF CURB OR AT A CONSISTENT OFFSET BY A REGISTERED LAND SURVEYOR.
14. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION AND CONSTRUCTION ISSUED BY AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS OF CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
15. THE CONTRACTOR SHALL PAVE IN THE DIRECTION OF TRAFFIC.
16. THE CONTRACTOR SHALL COLD PLANE IN THE DIRECTION OF TRAFFIC.
17. THE CONTRACTOR WILL BE REQUIRED TO ADJUST GRADES OF INTERSECTING STREETS, ALLEYS, PUBLIC ENTRANCES AND PRIVATE DRIVES AS DIRECTED BY THE ENGINEER.
18. ALL ROADWAY AND SIDEWALK CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF LOCAL GOVERNING AGENCY.
19. ALL CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO LOCAL GOVERNING AGENCY AND STATE DOT REGULATIONS AND SPECIFICATIONS.
20. ALL CURBING WILL BE REQUIRED TO ADJUST TO THE GRADES OF INTERSECTING STREETS, ALLEYS, PUBLIC ENTRANCES, AND PRIVATE DRIVES AS DIRECTED BY THE ENGINEER.

SIGNAGE KEY NOTE

CODE	DESCRIPTION	DTL #/SHT #
SG1a	ACCESSIBLE PARKING SIGN	8 / C6.00
SG3	STOP SIGN	7 / C6.01

SITE LAYOUT KEY NOTE

CODE	DESCRIPTION	DTL #/SHT #
S1a	ASPHALT PAVEMENT	1 / C6.00
S2	CONCRETE PAVEMENT	2 / C6.00
S3c	CONCRETE EXTRUDED CURB	1 / C6.00
S3d	CONCRETE RIBBON CURB	16 / C6.00
S4a	CONCRETE SIDEWALK	4 / C6.00
S4b	CONCRETE SIDEWALK W/TURN DOWN CURB	5 / C6.00
S5	SIDEWALK JOINTS	3 / C6.00
S6	ACCESSIBLE SYMBOL	7 / C6.00
S7	ACCESSIBLE PARKING	6 / C6.00
S10	CONCRETE WHEEL STOP	9 / C6.00
S12	ELEVATED SIDEWALK	8 / C6.01
S14	STEEL CONCRETE FILLED BOLLARD	14 / C6.00
S15	UTILITY PAD	15 / C6.00
S16	CONCRETE DUMPSTER PAD	10–12 / C6.00
S18	DIRECTIONAL ARROW	13 / C6.00
S21	CURB RECESS FOR DOWNSPOUTS	1 / C6.01
S22	REDI ROCK WALL WITH GUARDRAIL	10 / 6.01
S23	24" PAINTED STOP BAR	.

SITE DATA NOTES:

SITE ADDRESS:	303 RIDGEWATER DRIVE (LOT 16)
PROPERTY ZONING:	HCZD
ACREAGE OF SITE:	1.00 ACRES
SQUARE FOOTAGE OF SITE:	43,567 S.F.
MINIMUM REQUIRED SETBACK LINES:	
FRONT YARD:	12' FROM ANY PUBLIC STREET OR ROAD
SIDE YARD:	12' FROM ANY PUBLIC STREET OR ROAD
REAR YARD:	12' FROM ANY PUBLIC STREET OR ROAD
PROPOSED BLD SQ. FT.:	7,205 S.F.
PROPOSED BUILDING HEIGHT:	ONE-STORY
REQUIRED PARKING:	5 SP/ 1000 S.F. = 36 SPACES (7,205 / 200=36)
PROPOSED PARKING:	36 SPACES (2 ACCESSIBLE)

OWNER: DIALYSIS CLINIC, INC.
1633 CHURCH STREET, SUITE 500
NASHVILLE, TENNESSEE 37203
(615) 327-3061
CONTACT: PAUL PASSMAN

APPLICANT: LITTLEJOHN ENGINEERING ASSOCIATES
1935 21ST AVENUE SOUTH
NASHVILLE, TN 37212
(615) 385-4144
(615) 385-4020
CONTACT: PHILLIP PIERCY

PROPOSED FEATURES LEGEND:

- BUILDING
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- PAINTED STRIPE
- CONCRETE CURB
- CENTERLINE

0 5 10 15 20 40 60
GRAPHIC SCALE

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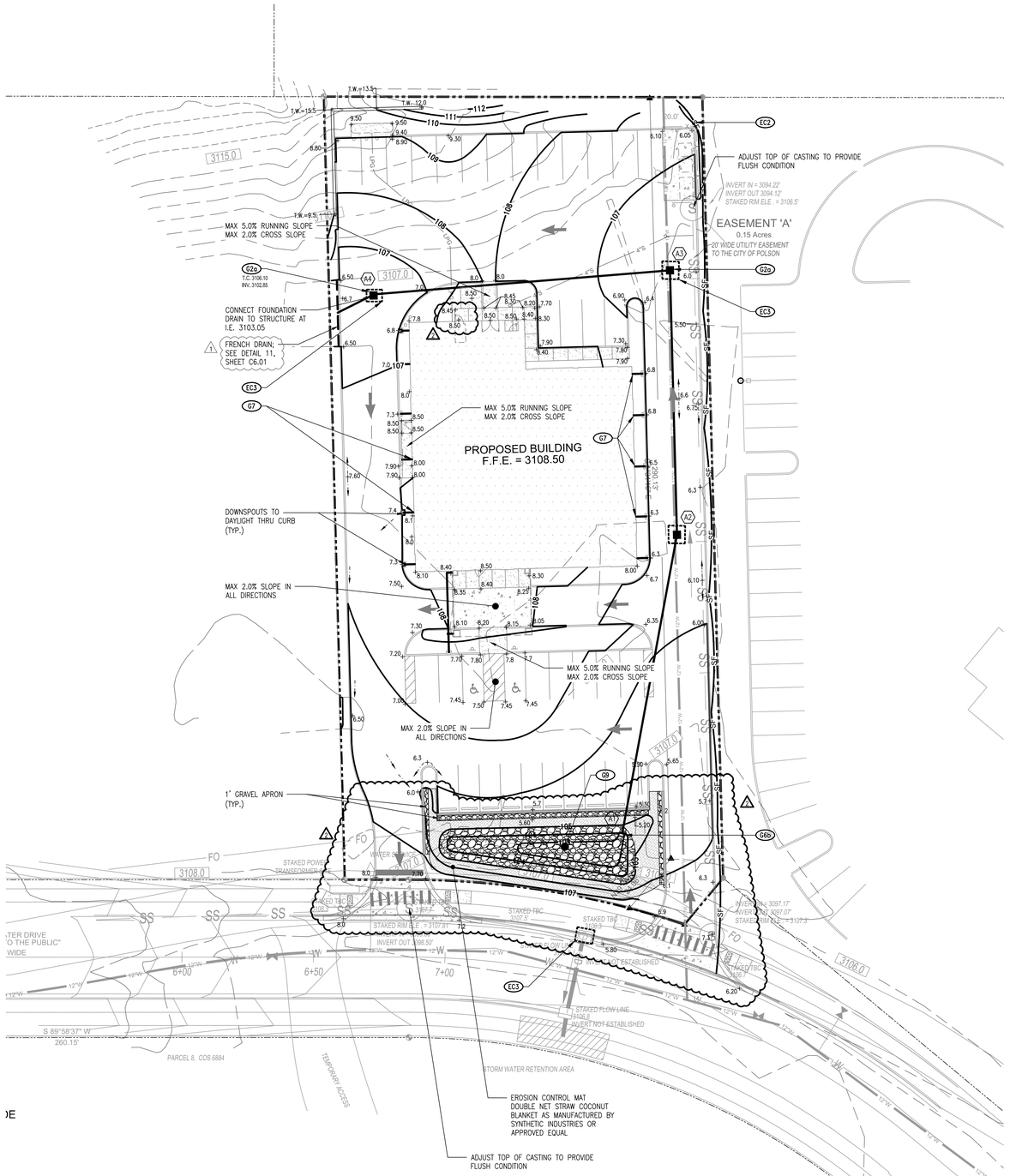
DCI Dialysis Clinic, Inc. A Non-Profit Corporation

MONTANA LICENSED PROFESSIONAL ENGINEER
MICHAEL FRANCIS LITTLEJOHN
No. 15515PE
11-02-15

date 09/15/2015
project no. 34-140
sheet no. C3.00
SITE LAYOUT PLAN



SITE GRADING & EROSION CONTROL NOTES

1. THE DISTURBED AREA FOR THIS PROJECT IS APPROXIMATELY 1.00± ACRES.
2. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 30047C0545C OF THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR LAKE COUNTY, MONTANA, WITH AN EFFECTIVE DATE OF FEBRUARY 6, 2013.
3. CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
4. MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED, UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
5. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
6. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
7. THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF THE STORM DRAIN CONNECTIONS AT THE BUILDING WITH THE PLUMBING PLANS.
8. THE CONTRACTOR SHALL CHECK ALL EXISTING GRADES AND DIMENSIONS IN THE FIELD PRIOR TO BEGINNING WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
9. THE CONTRACTOR SHALL ADJUST THE CASTINGS OF ALL NEW AND EXISTING STRUCTURES TO MATCH PROPOSED FINISH GRADES.
10. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION AND CONSTRUCTION ISSUED BY ACC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS OF CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
11. PROPOSED CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF AN ENGINEERED GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE CONTRACTOR HAVE ANY QUESTION OF THE INTENT OR ANY PROBLEM WITH THE CONTINUITY OF GRADES, THE ENGINEER SHALL BE CONTACTED IMMEDIATELY.
12. ALL CUT AND FILL SLOPES SHALL BE 3 HORIZONTAL TO 1 VERTICAL OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS.
13. ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO THE TOP OF SUBGRADE WITH CRUSHED STONE.
14. MINIMUM GRADE ON ASPHALT OR CONCRETE PAVING SHALL BE 1.0%. THE MAXIMUM GRADES WITHIN ACCESSIBLE SPACES SHALL BE 2% IN ANY DIRECTION.
15. CONTRACTOR SHALL CONFORM TO ALL APPLICABLE CODES AND OBTAIN APPROVAL AS NECESSARY BEFORE BEGINNING CONSTRUCTION.
16. ALL EARTHWORK, INCLUDING THE EXCAVATED SUBGRADE AND EACH LAYER OF FILL, SHALL BE MONITORED AND APPROVED BY A QUALIFIED GEOTECHNICAL ENGINEER, OR HIS REPRESENTATIVE.
17. IF ANY SPRINGS OR UNDERGROUND STREAMS ARE EXPOSED DURING CONSTRUCTION PERMANENT FRENCH DRAINS MAY BE REQUIRED. THE DRAINS SHALL BE SPECIFIED AND LOCATED DURING CONSTRUCTION AS REQUIRED BY THE CONDITIONS WHICH ARE ENCOUNTERED, AND SHALL BE APPROVED BY THE ENGINEER.
18. THIS GRADING & DRAINAGE PLAN IS NOT A DETERMINATION OR GUARANTEE OF THE SUITABILITY OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED. A GEOTECHNICAL SOILS REPORT HAS BEEN PREPARED AND IS AVAILABLE FROM THE OWNER. DETERMINATION OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
19. THE CONTRACTOR SHALL TAKE SPECIAL CARE TO COMPACT FILL SUFFICIENTLY AROUND AND OVER ALL PIPES, STRUCTURES, VALVE STEMS, ETC., INSIDE THE PROPOSED PAVED AREAS TO AVOID SETTLEMENT. ANY SETTLEMENT DURING THE WARRANTY PERIOD SHALL BE RESTORED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
20. IN NO CASE SHALL SLOPE, HEIGHT, SLOPE INCLINATION, OR EXCAVATION DEPTH, INCLUDING TRENCH CONSTRUCTION, EXCEED THOSE SPECIFIED IN LOCAL, STATE AND FEDERAL REGULATIONS, SPECIFICALLY THE CURRENT OSHA HEALTH AND SAFETY STANDARDS FOR EXCAVATIONS (29 CRF PART 1926) SHALL BE FOLLOWED.
21. DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
22. STRIP TOPSOIL FROM ALL CUT AND FILL AREAS AND STOCKPILE UPON COMPLETION OF GENERAL GRADING OVER ALL DISTURBED AREAS, TO A MINIMUM DEPTH OF 6". CONTRACTOR SHALL SUPPLY ADDITIONAL TOP SOIL IF INSUFFICIENT QUANTITIES EXIST ON SITE.
23. TOP OF GRATE ELEVATIONS AND LOCATION OF COORDINATES FOR DRAINAGE STRUCTURES SHALL BE AS SHOWN ON THE DETAIL, UNLESS NOTED OTHERWISE. THE GRATES SHALL SLOPE LONGITUDINALLY WITH THE PAVEMENT GRADES.
24. ALL DRAINAGE CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL GOVERNING AGENCY.
25. POSITIVE DRAINAGE SHALL BE ESTABLISHED AS THE FIRST ORDER OF WORK AND SHALL BE MAINTAINED AT ALL TIMES DURING AND AFTER CONSTRUCTION. SOIL SOFTENED BY PERCHED WATER IN FOUNDATION AND PAVEMENT AREAS MUST BE UNDERCUT AND REPLACED WITH SUITABLE FILL MATERIALS APPROVED BY THE GEOTECHNICAL ENGINEER. GROUNDWATER INFILTRATION INTO EXCAVATIONS SHOULD BE EXPECTED, AND THE WATER SHALL BE REMOVED USING GRAVITY DRAINAGE OR PUMPING.
26. REINFORCED CONCRETE STORM DRAINAGE PIPE SHALL BE CLASS III, WALL "B".
27. FILL SLOPES 3:1 AND GREATER SHALL BE PLACED AND COMPACTED 5' BEYOND PROPOSED LIMITS AND THEN EXCAVATED BACK TO THE PROPOSED LOCATION.
28. THE CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY STAMPED BY A LICENSED SURVEYOR IN THE SAME STATE OF THE PROJECT OF ALL PUBLIC STORM SYSTEMS AND ONSITE INFILTRATION PONDS AND WATER QUALITY MEASURES VERIFYING COMPLIANCE WITH DESIGN DOCUMENTS.
29. ALL FILL MATERIAL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT. THIS MATERIAL SHALL BE PLACED IN LIFTS DIRECTED BY THE GEOTECHNICAL ENGINEER AND COMPACTED AS NOTED IN THE SPECIFICATIONS.
30. SEDIMENT REMOVED FROM SEDIMENT CONTROL STRUCTURES IS TO BE PLACED AT A SITE APPROVED BY THE CITY. IT SHALL BE TREATED IN A MANNER SO THAT THE AREA AROUND THE DISPOSAL SITE WILL NOT BE CONTAMINATED OR DAMAGED BY THE SEDIMENT IN THE RUN-OFF. COST FOR THIS TREATMENT IS TO BE INCLUDED IN PRICE BID FOR EARTHWORK. THE CONTRACTOR SHALL OBTAIN THE DISPOSAL SITE AS PART OF THIS WORK.
31. STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS.
32. ANY SITE USED FOR DISPOSAL AND/OR STOCKPILE OF ANY MATERIAL SHALL BE PROPERLY PERMITTED FOR SUCH ACTIVITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT ALL REQUIRED PERMITS ARE SECURED FOR EACH PROPERTY UTILIZED. A COPY OF THE APPROVED PERMIT MUST BE PROVIDED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK ON ANY PROPERTY. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR REMOVING ANY ILLEGALLY PLACED MATERIAL AT HIS OWN EXPENSE.
33. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO WASTE EXCESS EARTH MATERIAL OFF SITE AT NO ADDITIONAL COST TO THE OWNER. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO IMPORT SUITABLE MATERIAL (AT NO ADDITIONAL COST TO THE OWNER) FOR EARTHWORK OPERATIONS IF SUFFICIENT AMOUNTS OF EARTH MATERIAL ARE NOT AVAILABLE ON SITE.
36. REDI ROCK WALLS SHALL BE PROVIDED BY THE CONTRACTOR AS A DESIGN BUILD. WALL DESIGN PLANS STAMPED BY A REGISTER ENGINEER IN THE STATE OF THE PROJECT SHALL BE SUBMITTED TO THE ENGINEER AS A SHOP DRAWING. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY ADDITIONAL GEOTECHNICAL INFORMATION NECESSARY TO PROPERLY DESIGN THE WALL.

EROSION CONTROL KEY NOTE		
CODE	DESCRIPTION	DTL #/SHT #
EC2	SILT FENCE	2 / C2.01
EC3	INLET PROTECTION	3 / C2.01
GRADING & DRAINAGE KEY NOTE		
CODE	DESCRIPTION	DTL #/SHT #
G2a	SINGLE CATCH BASIN	3 / C6.01
G6b	CONCRETE HEADWALL WINGED	4 / C6.01
G7	BUILDING DOWNSPOUT CONNECTION	2 / C6.01
G9	INFILTRATION BASIN	6 / C6.01

Structure Table		
I.D.	Description	T.C.
A4	Catch Basin	106.50
A3	Catch Basin	106.00
A2	Catch Basin	106.00
A1	Endwall	--

Pipe Table						
From		To		Length	Slope	Description
I.D.	I.E.i	I.D.	I.E.o	L.F.		
A4	103.70	A3	103.29	113	0.36%	15" RCP
A3	103.19	A2	102.76	101	0.43%	15" RCP
A2	102.69	A1	102.23	115	0.40%	15" RCP

PROPOSED FEATURES LEGEND:

STORM PIPE & INLET
SPOT ELEVATION + 91.8
PROPOSED CONTOUR 90
DRAINAGE STRUCTURE C3
SILT FENCE SF
INLET PROTECTION
INFILTRATION BASIN

GRAPHIC SCALE

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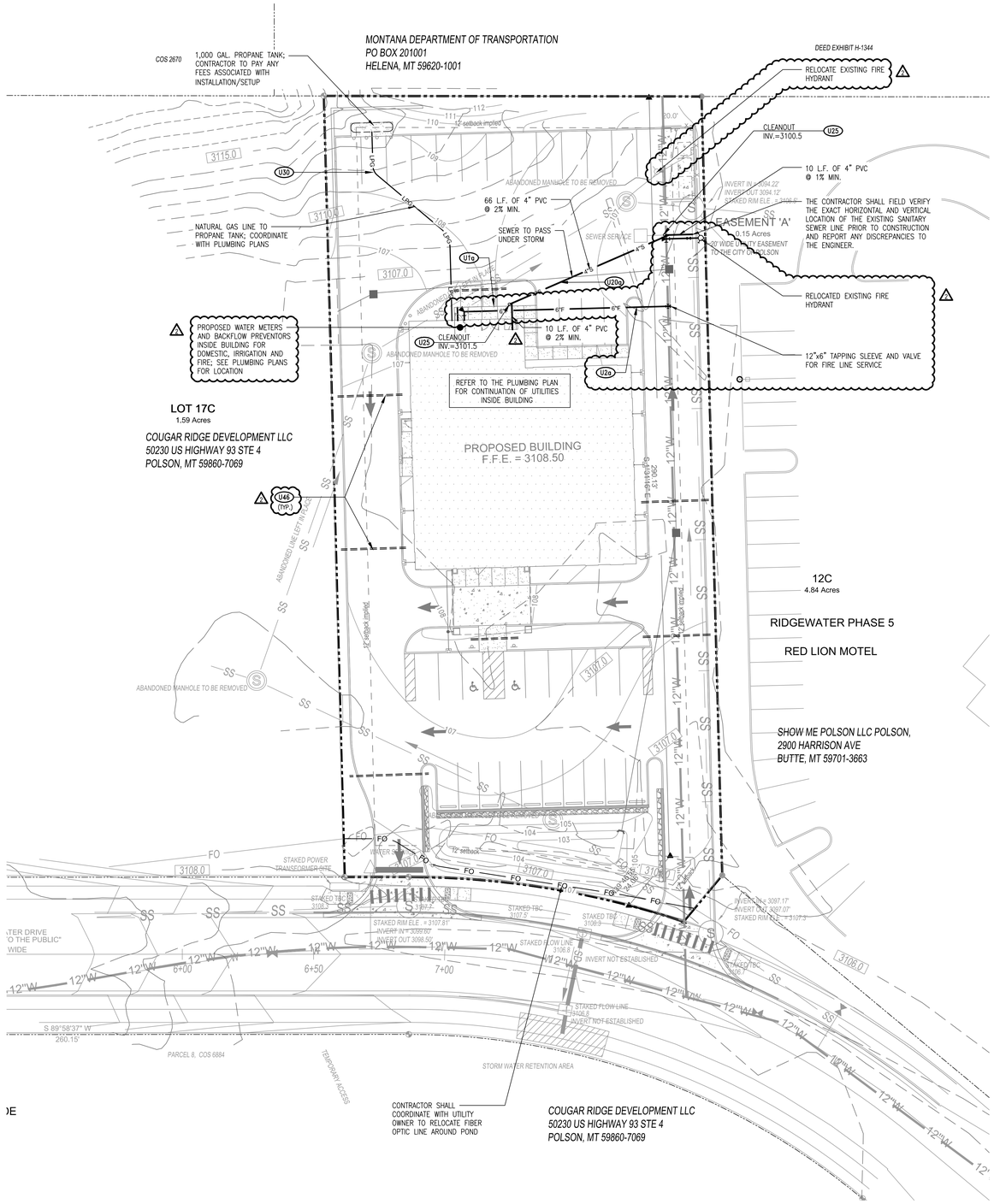
GRADING AND DRAINAGE PLAN



SITE UTILITY NOTES

1. THE SANITARY SEWER SHALL BE POLYVINYLCHLORIDE (PVC) SHALL BE (SDR35).
2. ALL WATER LINES, SEWER LINES, AND APPURTENANCES SHALL BE OF MATERIALS AND CONSTRUCTION THAT CONFORM TO THE LOCAL AGENCY STANDARDS AND SPECIFICATIONS.
3. PROVIDE A MINIMUM 48" OF COVER OVER ALL WATER LINES.
4. THE CONTRACTOR SHALL MAINTAIN 10 FEET HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER LINES. WHERE THESE CRITERIA CANNOT BE MET, THE CONTRACTOR SHALL MAINTAIN 18" VERTICAL SEPARATION BETWEEN WATER AND SEWER LINES.
5. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT HORIZONTAL AND VERTICAL LOCATION OF EXISTING MANHOLES OR SANITARY SEWER LINES AT THE POINT OF CONNECTION PRIOR TO THE COMMENCEMENT OF ORDERING OF MATERIALS, CONSTRUCTION OR REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES DO NOT CONFLICT WITH SANITARY SEWERS, SANITARY SEWER SERVICES, STORM SEWERS, OR ANY OTHER UTILITY OR STRUCTURE, EXISTING OR PROPOSED.
7. THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL NOTIFY EACH INDIVIDUAL UTILITY OWNER OF HIS PLAN OF OPERATION IN THE AREA OF THE UTILITIES. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONTACT THE UTILITY OWNERS AND REQUEST THEM TO PROPERLY LOCATE THEIR RESPECTIVE UTILITY ON THE GROUND. THIS NOTIFICATION SHALL BE GIVEN AT LEAST THREE (3) BUSINESS DAYS PRIOR TO COMMENCEMENT OF OPERATIONS AROUND THE UTILITY.
8. BEFORE CONNECTIONS ARE MADE INTO EXISTING UTILITIES, THE NEW LINES ARE TO BE FLUSHED AND TESTED BY THE CONTRACTOR IN ACCORDANCE WITH THE LOCAL WATER AND SEWER DEPARTMENT SPECIFICATIONS.
9. ALL TRENCHES CUT IN EXISTING ROADS OR DRIVES SHALL UTILIZE A CLEAN SAW CUT AND SHALL BE BACKFIELD (100%) TO FINAL SUBGRADE WITH #57 STONE. REPAIR ROADS PER LOCAL AGENCY REQUIREMENTS.
10. REPAIR ALL DAMAGE TO EXISTING FEATURES (i.e. DRIVES, ROADS, YARDS, LANDSCAPING, ETC..) TO PRE-CONSTRUCTION CONDITION.
11. THE CONTRACTOR SHALL PROVIDE ALL HORIZONTAL AND VERTICAL BENDS TO ATTAIN THE ALIGNMENT INDICATED ON THE PLANS. PROVIDE VERTICAL BENDS WHERE NECESSARY TO ALLOW WATER LINES TO PASS UNDER OR OVER OTHER UTILITY LINES. (ALL BENDS AND BRACES NEEDED MAY NOT BE ACTUALLY SHOWN). PROVIDE BRACING AND/OR RODDING AT ALL BENDS AND TEES AS REQUIRED BY WATER DEPARTMENT.
12. REDUCED PRESSURE BACKFLOW PREVENTER (RPBP) OR DUAL CHECK WILL BE REQUIRED ON ALL TESTS AND FILL LINES (JUMPER) NEEDED FOR WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY THE WATER DEPARTMENT.
13. COORDINATE THE EXACT LOCATION OF ALL UTILITIES ENTERING THE BUILDING WITH THE PLUMBING PLANS.
14. THE CONTRACTOR SHALL VERIFY REQUIRED PIPE LENGTHS. EXISTING PIPE MATERIAL AND SIZES AS SHOWN ON PLANS.
15. REPAIR EXISTING PAVEMENT, CURBS, WALKS, LANDSCAPING, ETC. THAT ARE DAMAGED BY CONSTRUCTION ACTIVITIES TO A LIKE NEW CONDITION AT NO ADDITIONAL COST TO THE OWNER.
16. THE PROPOSED ELECTRIC LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE LOCAL ELECTRIC COMPANY BY THE CONTRACTOR.
17. THE PROPOSED TELEPHONE LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE LOCAL TELEPHONE COMPANY BY THE CONTRACTOR.
18. WHERE DRAINAGE OR UTILITY LINES OCCUR IN PROPOSED FILL AREAS, THE FILL MATERIAL IS TO BE PLACED AND COMPACTED PER THE SPECIFICATIONS PRIOR TO INSTALLATION OF DRAINAGE OR UTILITY LINES. FILL IS TO BE INSPECTED BY A PROFESSIONAL GEOTECHNICAL ENGINEER TESTING FIRM EMPLOYED BY THE OWNER. RESULTS OF THE TEST SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE. CONTRACTOR TO PAY FOR ANY RETESTING.
19. THE CONTRACTOR SHALL ADJUST THE ALIGNMENT OF THE WATER LINES (HORIZONTALLY AND/OR VERTICALLY) TO ALLOW THE REQUIRED BRACING AT BENDS AND TEES.
20. EXISTING CASTINGS LOCATED IN FILL/CUT AREAS SHALL BE ADJUSTED TO ENSURE THAT THE TOP OF CASTING IS FLUSH WITH THE FINISHED GRADE.
21. WATER SERVICES SHALL BE TYPE K COPPER AND SHALL INCLUDE CORPORATION STOPS, CURB STOPS, PRESENT METER BOX AND ALL OTHER FITTINGS AS REQUIRED BY LOCAL DEPARTMENT.
22. THE OUTSIDE OF ALL MANHOLES SHALL BE COATED WITH BITUMINOUS PAINT.
23. THE CONTRACTOR WILL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT. IN THE EVENT THAT SPECIAL EQUIPMENT IS REQUIRED TO WORK OVER AND AROUND THE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO FURNISH SUCH EQUIPMENT AT NO ADDITIONAL COST TO THE OWNER.
24. PRIOR TO SUBMITTING HIS BID, THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR CONTACTING OWNERS OF ALL AFFECTED UTILITIES IN ORDER TO DETERMINE THE EXTENT TO WHICH UTILITY RELOCATIONS AND/OR ADJUSTMENTS WILL HAVE UPON THE SCHEDULE OF WORK FOR THE PROJECT. WHILE SOME WORK MAY BE REQUIRED 'AROUND' UTILITY FACILITIES THAT WILL REMAIN IN PLACE, OTHER UTILITY FACILITIES MAY NEED TO BE ADJUSTED CONCURRENTLY WITH THE CONTRACTOR'S OPERATIONS.
25. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY THE CORING AND RESILIENT SEAL METHOD.
26. THE CONCRETE CAPS AND ENCASEMENTS ON WATER AND SEWER LINES SHALL BE A MINIMUM OF 6" THICK. USE 3000 PSI CONCRETE.
27. CONTRACTOR SHALL MARK THE LOCATION OF ALL NEW PVC LINES WITH #8 WIRE.
28. BACKFLOW PREVENTION DEVICE FOR THE DOMESTIC WATER SERVICE SHALL BE LOCATED INSIDE THE BUILDING, SEE PLUMBING PLANS.
29. SEWER SERVICES TO BE 6" DIAMETER PVC AT A MINIMUM SLOPE OF 1.0% UNLESS SHOWN OTHERWISE ON THE DRAWINGS. LINES SHALL START 5' BEYOND THE BUILDINGS. COORDINATE CONNECTION POINTS WITH THE BUILDING PLUMBING DRAWINGS. PROVIDE A MINIMUM 30" OF COVER OVER ALL SEWER SERVICES IN GRASS AREAS AND 48" OF COVER IN PAVED AREAS.

SITE UTILITY KEY NOTE

CODE	DESCRIPTION	DTL #/SHT #
U1a	WATER LINE (2")	.
U2a	FIRE LINE (6")	.
U20a	SANITARY SEWER SERVICE (6")	.
U25	CLEANOUT	5 / C6.01
U30	NATURAL GAS LINE TO PROPANE TANK	.
U46	CONDUIT SLEEVES (4" PVC – SDR 35)	.

GRAPHIC SCALE

FIRE HYDRANT FLOW INFORMATION:

DATE: 09-08-2011
STATIC PRESSURE: 78 PSI
RESIDUAL PRESSURE: 70 PSI

RESIDUAL STATIC FLOW: 870 GPM
RESIDUAL FLOW: 70 PSI

2800 GPM FIRE FLOW AT 20 PSI

PERFORMED BY: DEQ

PROPOSED FEATURES LEGEND:

DOMESTIC SERVICE — 2" W —
NATURAL GAS LINE — LPG —
SANITARY SEWER LINE WITH CLEANOUT

Littlejohn
An S&ME Company
1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4020 www.leainc.com

LJ #20150262

revision:
1
2 2015/11/02 – PER CITY COMMENTS
3
4
5

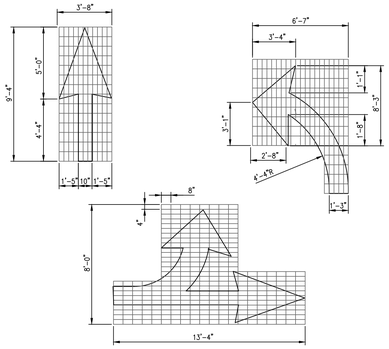
JACK FREEMAN AND ASSOCIATES P.C.
ARCHITECTS AND PLANNERS
311 22nd AVENUE NORTH NASHVILLE, TN. 37203 (615)329-2424

DIALYSIS CLINIC, INC.
POLSON
POLSON, MONTANA

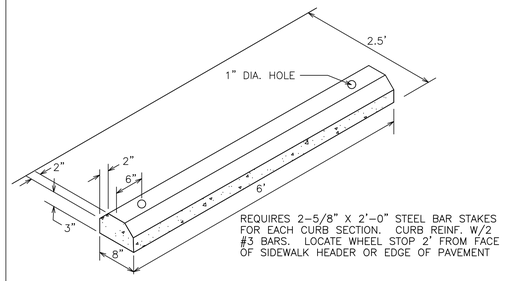
DCI Dialysis Clinic, Inc. A Non-Profit Corporation

MONTANA MICHAEL FRANCIS LITTLEJOHN No. 15515PE LICENSED PROFESSIONAL ENGINEER 11-02-15

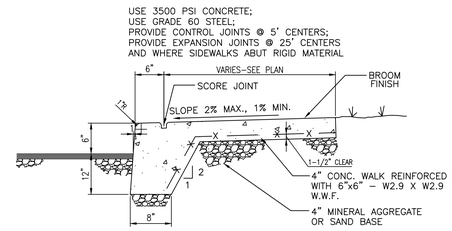
date 09/15/2015
project no. 34-140
sheet no. C5.00
UTILITIES PLAN



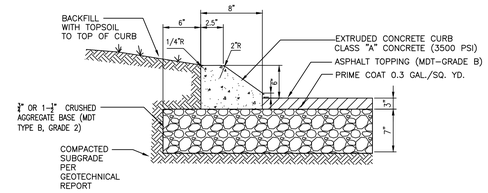
13 **DIRECTIONAL ARROW**
NOT TO SCALE



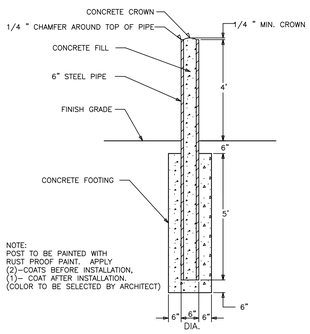
9 **PRECAST CONCRETE WHEELSTOP**
NOT TO SCALE



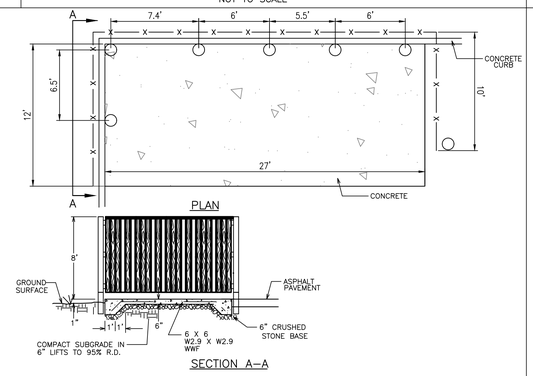
5 **SIDEWALK WITH TURN DOWN CURB**
NOT TO SCALE



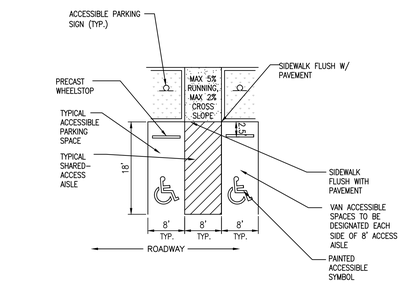
1 **PAVEMENT SECTION W/ EXTRUDED CURB** 1
NOT TO SCALE



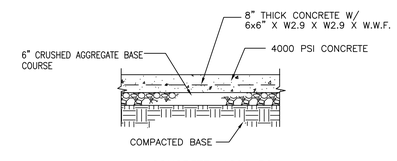
14 **STEEL CONCRETE FILLED BOLLARD**
NOT TO SCALE



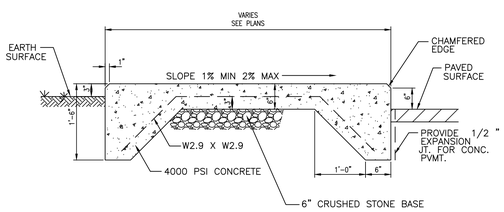
10 **DUMPSTER PAD W/ SCREEN FENCE** 3
NOT TO SCALE



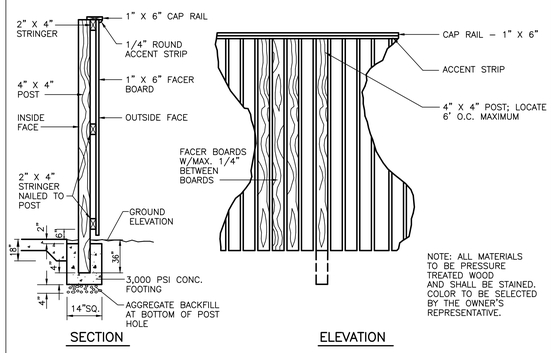
6 **ACCESSIBLE PARKING**
NOT TO SCALE



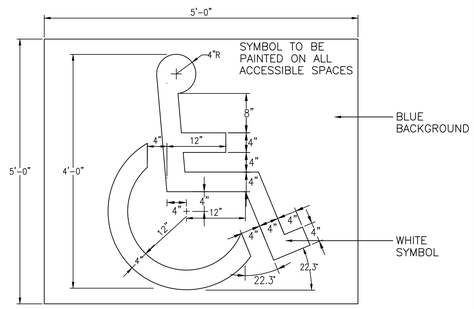
2 **CONCRETE PAVEMENT**
NOT TO SCALE



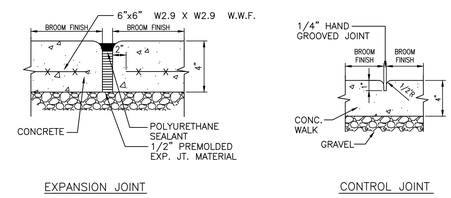
15 **UTILITY PAD**
NOT TO SCALE



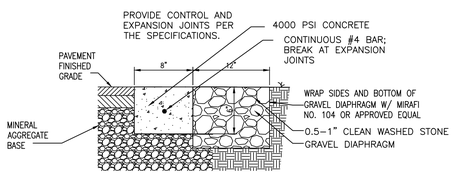
11 **WOODEN FENCE**
NOT TO SCALE



7 **PAINTED ACCESSIBLE SYMBOL**
NOT TO SCALE

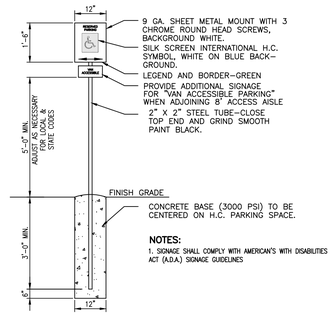


3 **CONCRETE SIDEWALK JOINTS**
NOT TO SCALE

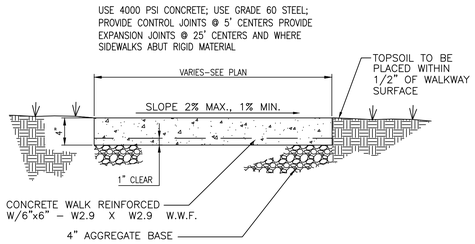


16 **CONCRETE RIBBON CURB W/ GRAVEL DIAPHRAGM**
NOT TO SCALE

12 3



8 **ACCESSIBLE SIGN**
NOT TO SCALE



4 **CONCRETE SIDEWALK**
NOT TO SCALE

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■ ARCHITECTS AND PLANNERS
311 22nd AVENUE NORTH NASHVILLE, TN. 37203 (615)329-2424

DIALYSIS CLINIC, INC.
POLSON
POLSON, MONTANA

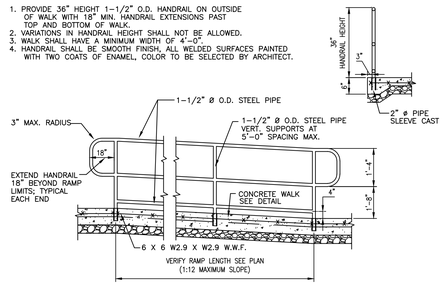
DCI Dialysis Clinic, Inc. A Non-Profit Corporation

MONTANA LICENSED PROFESSIONAL ENGINEER
LITTLEJOHN No. 15515PE
11-02-15

date 09/15/2015
project no. 34-140
sheet no. C6.00
SITE DETAILS

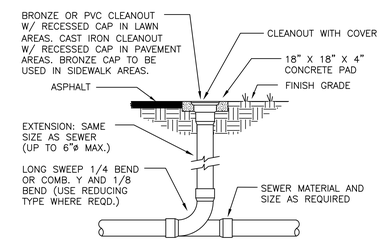
13

9



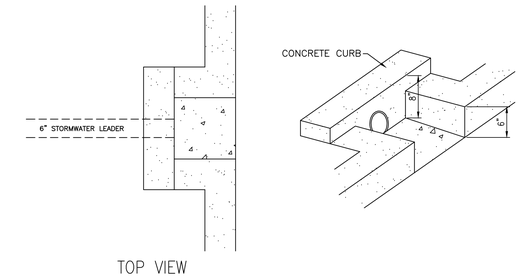
SLOPED WALK WITH HANDRAIL
NOT TO SCALE

5



CLEANOUT
NOT TO SCALE

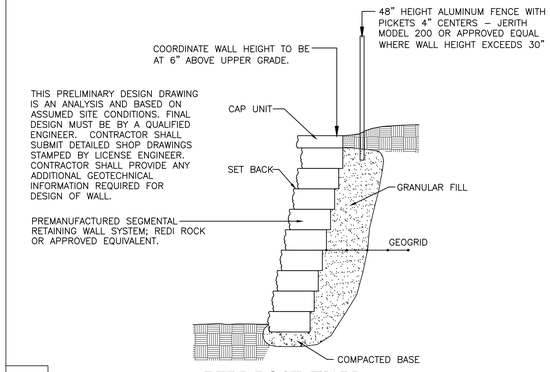
1



CURB RECESS FOR DOWNSPOUTS
NOT TO SCALE

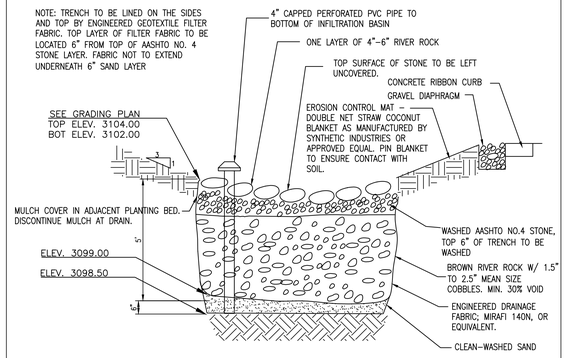
14

10



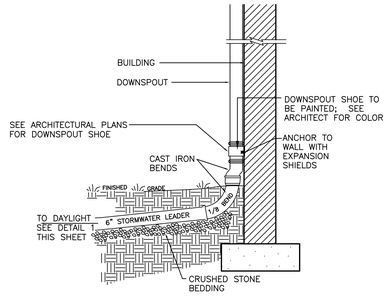
REDI ROCK WALL
NOT TO SCALE

6



INFILTRATION BASIN
NOT TO SCALE

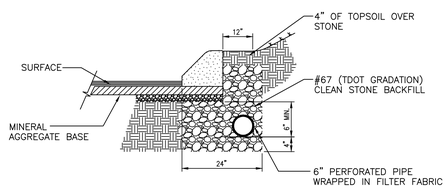
2



DOWNSPOUT CONNECTION
NOT TO SCALE

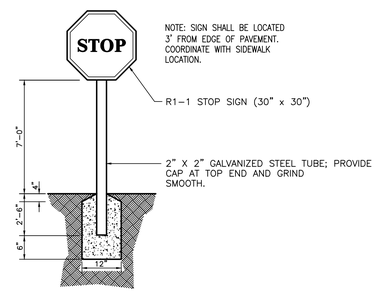
15

11



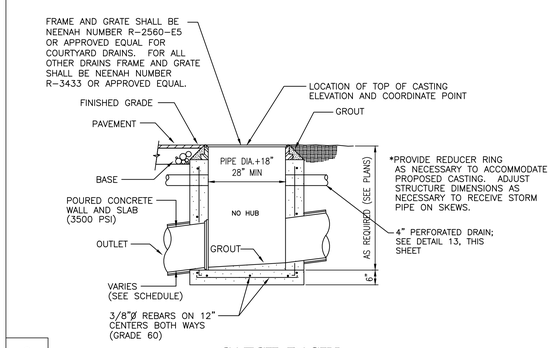
FRENCH DRAIN △1
NOT TO SCALE

7



STOP SIGN
NOT TO SCALE

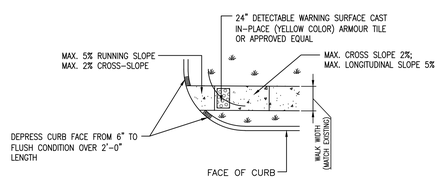
3



CATCH BASIN
NOT TO SCALE

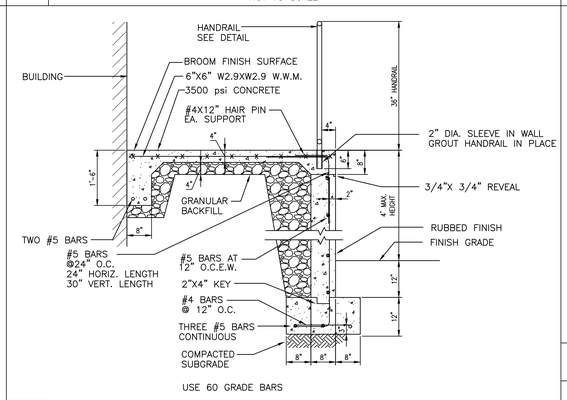
16

12



ACCESSIBLE CURB RAMP △3
NOT TO SCALE

8



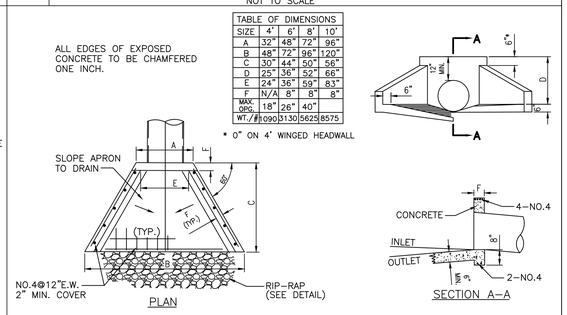
ELEVATED SIDEWALK WITH GUARDRAIL
NOT TO SCALE

4

ALL EDGES OF EXPOSED CONCRETE TO BE CHAMFERED ONE INCH.

TABLE OF DIMENSIONS				
SIZE	4'	6'	8'	10'
A	32"	48"	72"	96"
B	48"	72"	96"	120"
C	30"	44"	50"	56"
D	25"	36"	52"	66"
E	24"	36"	59"	83"
F	N/A	8"	8"	8"
MAX. OPG.	18"	26"	40"	
WT./#	090	3130	5625	8575

* 0" ON 4' WINGED HEADWALL



WINGED HEADWALL
NOT TO SCALE

revision:
△1 2015/10/12 – GENERAL REVISION
△2 2015/11/02 PER CITY COMMENTS
△3
△4
△5

JACK FREEMAN AND ASSOCIATES P.C.
■ ARCHITECTS AND PLANNERS
311 22nd AVENUE NORTH NASHVILLE, TN. 37203 (615)329-2424

DIALYSIS CLINIC, INC.
POLSON
POLSON, MONTANA

DCI Dialysis Clinic, Inc. A Non-Profit Corporation

MONTANA LICENSED PROFESSIONAL ENGINEER
MICHAEL FRANCIS LITTLEJOHN No. 16815PE
11-02-15

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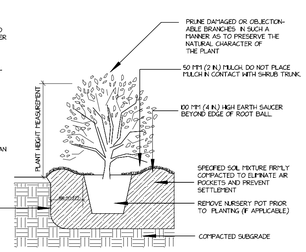
LJ #20150262

date 09/15/2015
project no. 34-140
sheet no. C6.01
SITE DETAILS

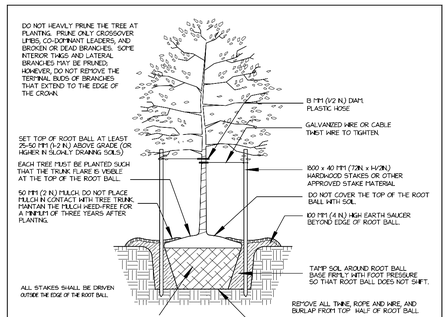
Plant Schedule

Qty	Botanical Name	Common Name
Trees		
3	Betula nigra	RIVER BIRCH
2	Pinus flexilis 'Glauca'	GLAUCA ROCKY MOUNTAIN WHITE PINE
6	Syringa reticulata 'Ivory Silk'	IVORY SILK JAPANESE TREE LILAC
2	Tilia cordata 'Greenspire'	GREENSPIRE SMALL-LEAVED LINDEN
Shrubs		
11	Cornus stolonifera 'Kelseyi'	KELSEYS DOGWOOD
3	Hydrangea paniculata 'Pink Diamond'	PINK DIAMOND HYBRID HYDRANGEA
17	Juniperus communis	COMMON JUNIPER
10	Juniperus virginiana 'Silver Spreader'	SILVER SPREADER BURK EASTERN RED CEDAR
6	Physocarpus opulifolius 'Monlo'	DIABOLO NINEBARK
50	Spiraea japonica 'Goldflame'	GOLDFLAME SPIREA
14	Syringa meyeri 'Palibin'	PALIBIN DWARF LILAC
Ornamental Grasses		
112	Calamagrostis x acutiflora 'Karl Foerster'	KARL FOERSTER FEATHER REED GRASS
78	Miscanthus sinensis 'Morning Light'	MORNING LIGHT MAIDEN GRASS
9	Miscanthus sinensis 'Purpurascens'	PURPURASCENS MAIDEN GRASS
Perennials and Annuals		
8	Hosta 'Big Daddy'	BIG DADDY HOSTA
6	Rudbeckia fulgida 'Goldsturm'	GOLDSTURM BLACK-EYED SUSAN
26	Sedum spurium 'Fuldaglut'	FULDAGLUT SEDUM



SHRUB PLANTING DETAIL

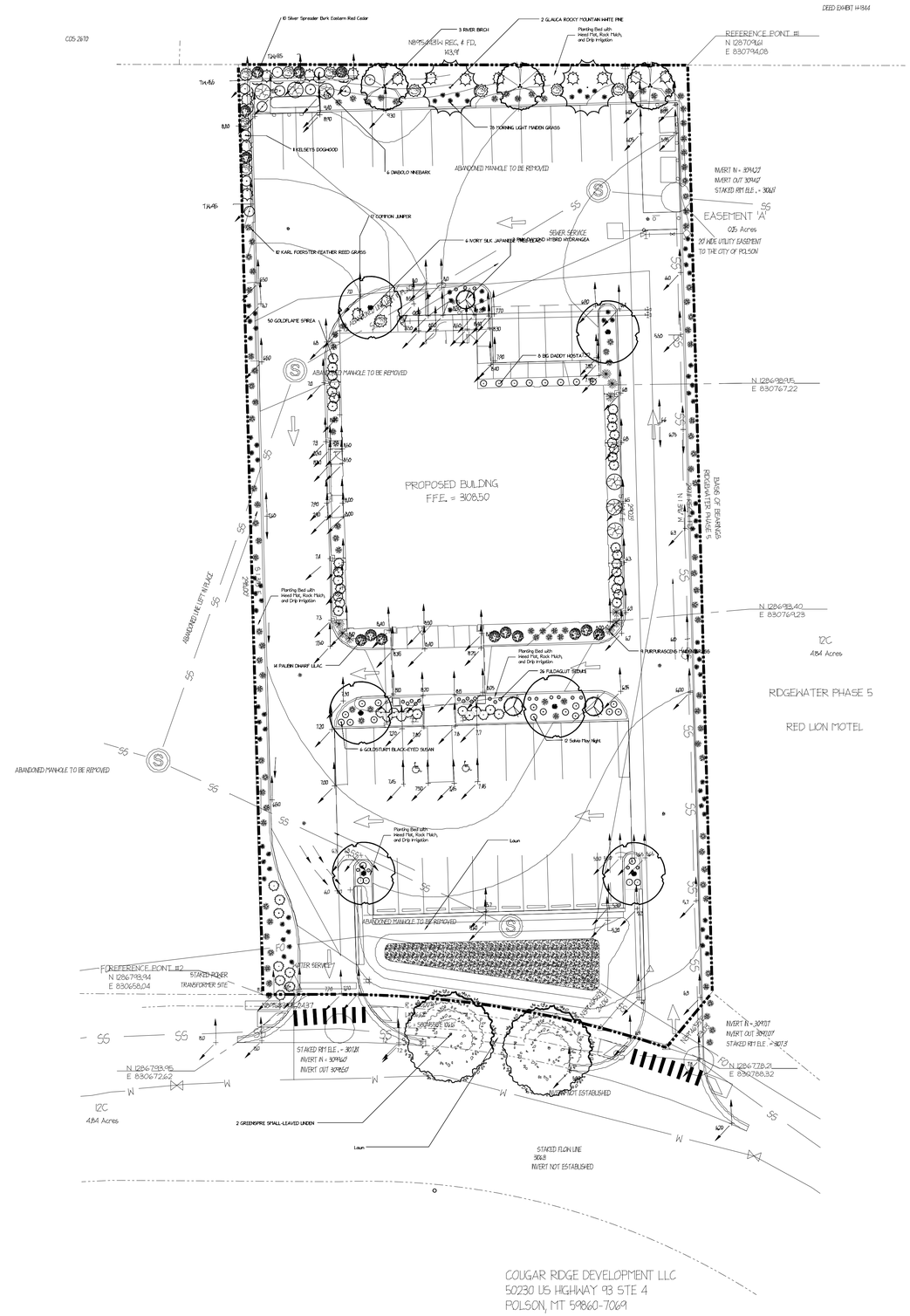
TYPICAL INSTALLATION



DECIDUOUS TREE PLANTING DETAIL

TYPICAL INSTALLATION - 3" (75MM) CALIPER OR LESS

MONTANA DEPARTMENT OF TRANSPORTATION
PO BOX 201001
HELENA, MT 59620-1001



COUGAR RIDGE DEVELOPMENT LLC
50230 US HIGHWAY 93 STE 4
POLSON, MT 59860-7069

North

Alpine Landscape and Design, LLC
P.O. Box 25
Polson, MT 59860

Drawn By: Joslyn Shackelford
Phone Number: 406-240-9707

Dialysis Clinic, INC.
Ridgewater Drive
Polson, MT 59860

Date: 11-2-15
Scale: 1":20'
Page: 1 of 1

Littlejohn
An S&ME Company

November 2, 2015

Mr. Kyle Roberts
Polson Planning Department
City of Polson
1061st Street East
Polson, MT 59860

RE: Application for Special Use Permit
DCI – Polson, MT
Littlejohn Project No. 20150262

Dear Mr. Roberts:

This 1.00± acre site is Lot 16c of the larger Ridgewater (formally Cougar Ridge) Subdivision, S11 T22N R20W C.O.S. 6884. The property address is 303 Ridgewater Drive, Polson, MT. The existing site is undeveloped and is currently being used for materials stockpile as part of the overall development. Proposed work on this site includes the construction of an approximately 7200 sq. ft. dialysis clinic along with associated parking and drive, landscaping, and Stormwater management areas. Approximately 0.99± acres will be disturbed as part of this project.

This site is part of the larger Ridgewater Subdivision and will be accessed through the newly constructed Ridgewater Drive and does not directly border Highway 93. Traffic will flow in a single direction throughout the site. Due to the small size and narrow shape, two-way access around the site was determined to not be feasible. The site will feature two entrance and exit drives, each approximately 20 ft. wide. Due to the unique nature of the Dialysis Clinic this site will generate a relatively small amount of traffic, even for a building of its size. The majority of patients coming to the clinic will be transported in via shuttle as they are advised not to drive within three hours of their treatment. The City of Polson requires 1 parking space per 200 sq. ft. GFA, for a 7200 sq. ft. building that comes to a total of 36 spaces. The proposed project will provide the City required 36 parking spaces, 2 of which will be accessible.

Refuse collection for this DCI clinic will be handled with a recycle dumpster and waste cans located in the northeast corner of the project site. We have coordinated with Republic Waste Collection to understand the requirements of their equipment for collection. The building services loading and unloading area is located on the rear of the building. There is a separate entrance at the back of the building for employees and supply deliveries.

The project will connect to public utilities for water, sewer, and electric services. We have also provided a fire sprinkler system within the building per city requirements. The domestic service line will be 2" and the fire service 6", with meters, backflow preventers, and other appurtenances located within the building. Fire and domestic connections will be made to the new main located on the east side of the site. The existing hydrant on this line will be relocated out of the proposed pavement and the existing main will be extended beyond our proposed pavement limits. The building transformer is located at the back of the building near

the loading/unloading area. The building will connect to the existing sanitary sewer manhole located on the project site with a 6" sanitary service line at a minimum of 2.0% slope. The building will have gas service provided from a Liquid Propane Gas tank located behind the parking area in the rear of the property.

The proposed site is located within the HCZD zoning district and borders HCZD to the North, East, and West with no buffer requirements. There is a 12' buffer required at the front of the property. The parking area is set 24 feet minimum from the front property line and will be buffered by the landscaped Stormwater management area. No other screens or buffers will be required.

Signage will be provided on the building that conforms to the City of Polson sign specifications. The proposed building will be approximately 7200 sq. ft. and approximately 77% of the site will have impervious cover. The building has a maximum height of one story and will be significantly below the 30 ft. threshold.

The front most portion of the project site will remain as an open space to be used for Stormwater infiltration. The site has been designed to infiltrate water from the 2-100 year storm events on site.

The proposed Dialysis Clinic will operate during normal business hours and produce no substantial noise, light, dust, odors, fumes, nor vibrations. As part of the Cougar Ridge Development the Dialysis Clinic will fit the character of the developing area and provide additional services to residents using the numerous other medical or lifestyle facilities.

During our pre-application meeting the staff noted a couple of questions that we should address. The first is the handling of any hazardous medical waste generated by the facility. The owner has provided the attached letter to address this concern. The second item that you requested we address is the coincidence that there is another dialysis clinic under construction on an adjacent parcel to our proposed development. The owner has provided second letter to address this question.

In addition we have included 11 sets of plans and submittal application, the review fee check in the amount of $786 along with the list of adjoining property owners.

Please let me know if you have any questions that we need to address. Thanks for your assistance with the review of this project.

Sincerely,
LITTLEJOHN ENGINEERING ASSOCIATES

Phillip Piercy
Project Manager

Attachment: Special Use Permit Application and Site Plans
Letters from the owner

Littlejohn
An S&ME Company

October 22, 2015

DCI Polson Pre-application Meeting Conference Call

Attending: Beth Smith, Planning Department, 406-883-8214
Kyle Roberts, City Planner
Terry, Street Department
David Simmons, Jr., Building Official Office 406-883-8216, cell 406-274-0730
Tony , Water and Sewer Department
Clint Cooper, Fire Marshal
Phillip Piercy, Littlejohn
Elizabeth Hill, Littlejohn

This call was held to conduct a preliminary review of the plans prior to the special use permit submittal. The special use must be submitted on November 4th to be scheduled at the December 8th Planning Commission meeting. The Planning Commission will then make a recommendation to the City Council which will meet on December 21st.

The following items were discussed:

1. Tony with the water and sewer department noted that our documents reference Cougar Ridge but the overall development name was changed to Ridgewater and we should revise to the new name to avoid confusion.
2. David, the building official noted that since we would be considered an ambulatory service the city would require the building to be sprinkled.
3. Tony noted that our proposed water connections looked good, and he preferred to have the meter and backflow in the building as shown. However he noted that there is an 8" main that runs along our east property line parallel to the sewer. He was not sure which side of the sewer the line is located but noted there is also a fire hydrant at the end of this line on the back northeast corner of our site.
4. Since this line is closer to the location of the water entering the building, it is acceptable to connect our service to this new line. There are no known stub outs. If a fire service is required as David indicated, a single line can run into the building and then split of for the domestic meter and backflow and the fire backflow. They do not have a requirement regarding a double detector check valve or reduced pressure check valve for the fire.
5. Having the FDC on the back of the building and the sprinkler room is fine. I noted that it would be about 120' from the fire hydrant they said existed in the northeast corner and the said that would be fine. They did not think a PIV would be needed.
6. We noted that we were not planning to provide irrigation.
7. The sanitary sewer service appeared fine. However they warned that there was much concern with the board regarding the adjacent clinic discharging hazardous waste to the sanitary sewer system. The city placed a condition on their approval that they must adhere to all state and federal codes

with regard to hazardous wastewater being discharged to the sanitary sewer system. They also noted that the adjacent clinic was installing a storage tank to collect this hazardous waste and then dispose of it properly elsewhere. They mentioned concern over this medical hazardous waste several times during our conversation and recommended that we address this issue in our submittal.

8. The driveway connections shall be constructed out of concrete back to the right of way. There is no typical driveway detail to show if the driveway ramp rises to the height of the sidewalk or the sidewalk ramps down to the pavement level. They want us to verify that the sidewalk crossing meets the accessible slope requirements.
9. Truncated dome warning surface shall be provided where the sidewalk crosses the driveways. They do not have a particular product that they consistently use but said they are familiar with Armor tile. They look at ANSI and ADA for the accessibility requirements and we should comply to both.
10. We need to verify if there is a monument sign or not. We did not show one on the plan but referenced a ground mounted sign in our narrative.
11. The correct address is 303 Ridgewater Drive.
12. Beth noted that we need to follow up with Republic solid waste removal to make sure there needs are met with our dumpster pad. They are the only private collection company in town. The contract there is Mr. Rubel
13. David said that he does not anticipate that we will have any issues obtaining approval of the plan for the special use permit. He would allow us to proceed at our own risk with the grading activities. We could not start any under slab utilities or foundations prior to receiving the special use permit from the city council.
14. Prior to releasing us for foundation work David will require a copy of the geotechnical report, copies of the testing reports where any fill or site areas have been tested and a letter from the geotechnical engineer noting that the site is read for the contractor to proceed with foundations.
15. A landscaping plan is required, but does not need to be stamped. There are several landscape architects on the board and they will likely ask questions about landscaping. They recommend native plants and also thought that the ornamental grasses were liked by many.
16. There is a 12′ landscape buffer across the front portion of the site.
17. The storm drainage reviewer was not present but had looked at our plans. They wanted to make sure we were containing our water onsite and infiltrating which we are.
18. David thought that if the pond would have water in it to a depth of 3′ a fence would be required but was not positive. He said we should follow up with Sherri Johnson the drainage reviewer.
19. Beth also thought we should address in our submittal or be prepared to address at the planning commission the fact that two dialysis clinics are being installed side by side.

Action Items that we need to address for the submittal

1. Obtain a proposal for a landscape plan and get the plan designed.
2. Obtain the adjacent property owners with in 150′ of our property boundary. We must provide the city with a list of these property owners and addresses with the submittal.
3. Discuss the hazardous wastewater discharge with DCI in order to address this with the submittal.
4. Develop a strategy for addressing the side by side clinic concern.

Dialysis Clinic, Inc.

A Non-Profit Corporation

H. Keith Johnson, M.D. Chairman of the Board
Ed Attrill, President
Bill Wood, Secretary and Treasurer

1633 Church Street
Suite 500
Nashville, Tennessee 37203
Phone: (615) 327-3061
Fax: (615) 329-2513

October 30, 2015

Kyle Roberts
City of Polson Planning Department
106 1st Street East
Polson, Montana 59860

RE: Dialysis Clinic, Inc.
Polson, MT
Pre-application conference call concerns
(Hazardous waste)

Dear Mr. Roberts

The City of Polson has expressed concern about the Dialysis Clinic introducing hazardous substances into the sanitary sewer system. In response to this concern we offer the following information.

The patients being treated in the clinic have experienced kidney failure. The dialysis treatment uses an artificial kidney to remove impurities from the patients' blood. The effluent being introduced into the sanitary sewer system is composed of reverse-osmosis purified water, and electrolytes, solutes, and uremic metabolic wastes from the patient, which basically has the same chemical composition of human urine. The only hazardous substances in this clinic will be the artificial kidney, blood tubing, and needles used during the patient treatments. These substances are placed in a red biohazard bag, sealed in a hazardous materials box, and stored in a locked room until removal by a licensed hazardous disposal service for processing.

Please call me at 615-342-0428 if you have any questions or require additional information.

Sincerely,

Paul G. Passman
Corporate Administrator/Corporate Project Manager
Dialysis Clinic, Inc.

Dialysis Clinic, Inc.

A Non-Profit Corporation

H. Keith Johnson, M.D. Chairman of the Board
Ed Attrill, President
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1633 Church Street
Suite 500
Nashville, Tennessee 37203
Phone: (615) 327-3061
Fax: (615) 329-2513

October 30, 2015

Kyle Roberts
City of Polson Planning Department
106 1st Street East
Polson, Montana 59860

RE: Dialysis Clinic, Inc.
Polson, MT
Pre-application conference call concerns
(Adjacent Dialysis Clinic)

Dear Mr. Roberts,

The City of Polson has expressed concern about the adjacent dialysis clinic being constructed next to the DCI facility.

DCI is the largest not-for-profit dialysis provider in the United States with over 230 clinics in 28 states, and serves more than 14,000 patients. The patients who receive treatment at the DCI Polson facility are followed by a different physician group than the competitor adjacent to the DCI facility, and DCI's determination of need indicates the necessity for this facility.

Please call me at 615-342-0428 if you have any questions or require additional information.

Sincerely,

Paul G. Passman
Corporate Administrator/Corporate Project Manager
Dialysis Clinic, Inc.

STAFF REPORT

Polson City-County Planning Board
Tuesday, December 8, 2015 at 6:00 PM
Polson City Council Chambers
Special Use Permit for the proposed DCI Dialysis Clinic

GENERAL INFORMATION:

Property Owner:	Dialysis Clinic Inc., Paul Passman 1633 Church Street Suite 500 Nashville, TN 37203 615-324-0428
Applicant:	Littlejohn Engineering Associates, Phillip Piercy 1935 21st Avenue South Nashville, TN 37212 615-385-4144
Technical Assistance:	Littlejohn Engineering Associates, Philip Piercy 1935 21st Avenue South Nashville, TN 37212 615-385-4144
Applicant Number:	SUP #15-09
Application Type:	Special Use Permit for new development in HCZD
Date Application Received:	10/14/2015
Date of Site Review:	10/22/2015

APPLICABLE REGULATIONS:

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

PUBLIC NOTICE:

Lake County Leader: 11/19/2015
Notices for mailing to adjoining property owners: 11/16/2015
Staff Report completed: 11/30/2015

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

PROPOSAL: The applicant is requesting a Special Use Permit to construct a Dialysis Clinic medical facility for outpatient use. This proposal includes the construction of an approximately 7,200 square foot building and associated 34 regular parking spaces, and two additional handicapped accessible spaces for a

grand total of 36 parking spaces. The majority of patients coming to the clinic will be transported in via shuttle as they are advised not to drive within three hours of their treatment. There will be an enclosed garbage facility. The building services loading and unloading area will be located on the rear of the building. There will be a separate entrance at the back of the building for employees and supply deliveries. The primary access to the facility is from Ridgewater Drive via two driveways – one entrance and one exit. Due to the property's small size and narrow shape, traffic will flow in a single direction throughout the site. Signage on the building is proposed. A pedestrian access is provided to the building from the Ridgewater Drive sidewalk.

PROPERTY DESCRIPTION:

The subject property is located at 303 Ridgewater Drive – Lot 16C in the Ridgewater Phase 6 subdivision in Section 11, 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 an acre in size.

This proposal does not meet the definitions of a Large-Scale Development because it will not produce more than 1,000 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 Polson Development Code 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 design and construct a Dialysis Clinic outpatient facility. The applicant had a Site Review Meeting on 10/22/2015 where Planning, Building, Streets, Water/Sewer, and Fire Department were present to review and comment on the proposal. Comments from that Site Review meeting included:

-Water and sewer curbstops to be located on the property and that any damage to the existing street will need to be repaired. Ingress and egress must meet current street standards.

-The Fire Chief has recommended that a Knox Box be added to the exterior of the building for emergency entry.

-There is a 12 foot landscape buffer. Trees are required as per the Polson Development Code with four major trees in each hundred lineal feet of buffer. The front buffer being approximately one-hundred lineal feet, plans show only two major trees – there should be four.

-There are extensive stormwater retention requirements for this lot and that those plans will have to be reviewed by the City Engineer, Shari Johnson. The front most portion of the project site will remain as an open space to be used for stormwater infiltration. The site has been designed to infiltrate water from the 2-100 year storm events on site.

-The clinic will initially open three days a week on Mondays, Wednesdays, and Fridays from 6 AM to 5 PM with five to six full-time employees and three part-time employees. As patient load increases, it is anticipated that the clinic will be open six days a week with similar hours of operation.

-There is a sign proposed with the name and logo of the clinic to be placed on the building. A sign application and fee will be required.

-Concern was brought up about proper disposing of hazardous medical waste. Staff recommended that all medical waste, including water waste, must be disposed of in the proper manner as called out by Federal Requirements [owner response letter provided: *RE: Dialysis Clinic, Inc; Pre-application conference call concerns (Hazardous waste)*].

-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 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 from Highway 93 onto Ridgewater Drive. Highway 93 is a four lane highway 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 a traffic signal and intersection improvements at the highway approach. All of those improvements were completed.

-The location appears to be a good fit; however, it's noted that there is a dialysis clinic already being constructed on the adjacent parcel. DCI owner has stated that the patients who will receive treatment at the DCI Polson facility are followed by a different physician group than the competitor (located on adjacent parcel), and DCI's determination of need indicates the necessity for the facility [owner response letter provided: *Dialysis Clinic Inc; Pre-application conference call concerns (Adjacent Dialysis Clinic)*].

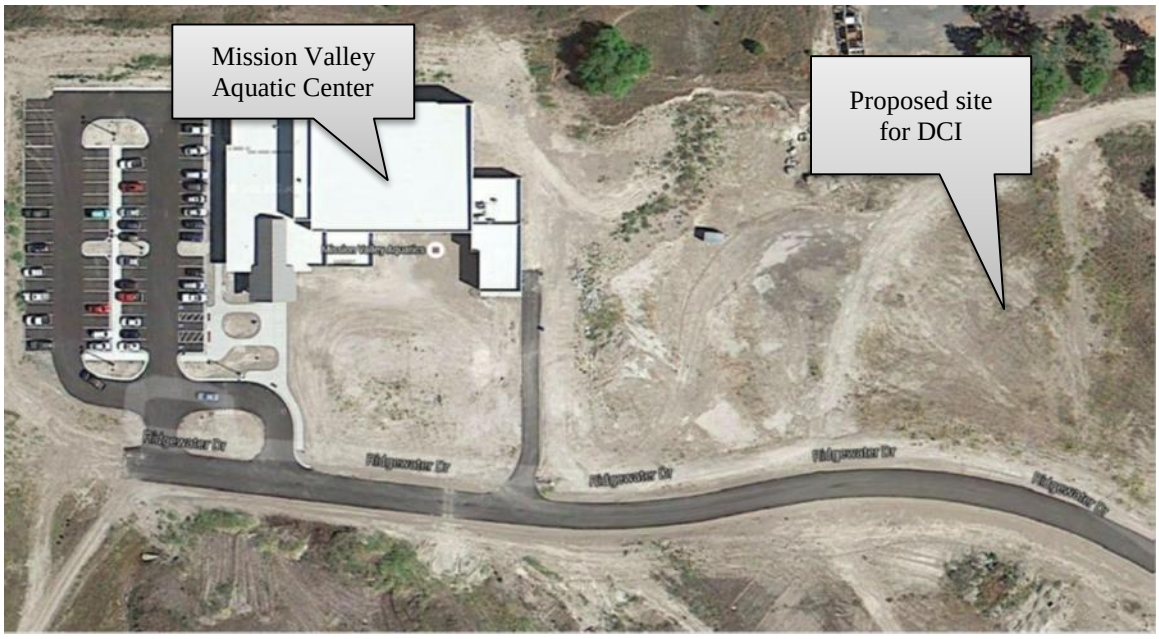
-The Polson Development Code requires five parking spaces for each 1,000 square feet of gross floor area in health services. There are a grand total of 36 parking spaces shown on the plans for the facility, two of which are indicated for handicapped access. This plan is in compliance with the Polson Development Code standard.

-Refuse collection will be handled with a recycle dumpster and waste cans.

-The building will have gas service provided from a liquid propane gas tank located behind the parking area in the rear of the property.

-There is a twenty foot-wide utility easement parallel to the eastern property line which raises two issues: 1) The applicant's plans show that the enclosed dumpster pad will be located in the northeastern corner of the property placed over the utility easement. To construct over a utility easement is not permitted. The enclosed dumpster pad shall be placed in an alternate location. 2) The applicant's plans shows that there will be asphalt over the entire length of the easement. This is permitted; however, if the Utility has to access the utility easement (i.e. digging), it will be at the property owner's expense to repair.

-Applicant has requested to relocate the fire hydrant south of its current location in the very northeastern corner of the property. This is permitted; however, the fire line must continue to the north end of the property as originally indicated.



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. DCI 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 applicant will develop the driveways from Ridgewater Drive and all of the parking and interior circulation. Directional signage and address signs, as well as a stop sign at the exiting driveway intersection will be required.
4. DCI 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 managing post development runoff on-site and releasing it at pre-development rates. Applicable erosion control measures shall be installed, such as hay bales or silt fences, prior to any groundbreaking as necessary. There have been stormwater retention requirements for Phase 6, Ridgewater Subdivision that are specific to Lot 16C that will need to be met. Stormwater management, drainage and grading plans shall be submitted, and reviewed and approved by the City Engineer and Water/Sewer Superintendent prior to construction. No development shall channel surface or irrigation water on to another lot or property.

2. 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 applicant's expense.
2. Legal and physical access is provided by Ridgewater Drive.

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

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

4. During the construction period, erosion control measures such as hay bales or silt fences shall be installed prior to ground disturbance to prevent any water runoff or debris from entering any road or neighboring properties.

5. Applicant's drainage and stormwater runoff management plans shall be reviewed and approved by the City Engineer and completed before a Certificate of Occupancy is issued. It may be necessary to complete a SWPP from Montana Department of Environmental Quality.

6. The applicant shall develop the driveways for ingress/egress from Ridgewater Drive including all of the parking lots and interior circulation. The driveways will be constructed to a minimum of 20' width.

7. Clear vision triangles shall exist at the intersection of all roads and driveway ingress and egress locations. The driveway/road intersections shall be designed to safely accommodate the ingress and egress of larger vehicles such as fire trucks and large RVs, which include the "Miami rollovers" as requested by the Fire Chief. The intersections between the driveways and Ridgewater shall be ADA compliant.

8. A stop sign shall be installed at the exiting driveway intersection at Ridgewater Drive.

9. The applicant shall work directly with the Fire Chief and adhere to Fire Code regulations and requirements. The Fire Chief has recommended that a Knox Box be added to the exterior of the building for emergency entry.

10. 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 street in 4" reflective numbers.

11. A 12' landscape buffer shall be installed along the Ridgewater streetscape that meets the requirements and standards of the Polson Development Code Appendix F. Trees are required as per the Polson Development Code with four major trees in each hundred lineal feet of buffer. The front buffer being approximately one-hundred lineal feet, plans show only two major trees – there should be four.

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

13. It is preferred that the lighting on the building and parking lots be shielded downward to reduce the light pollution from the lot.

14. 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 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 as per the City of Polson's excavation ordinance.

15. Applicant is responsible for any applicable Impact Fees as determined by the current impact fee schedule (Resolution #2015-17) or any new resolution adopted before an application for a Building Permit is made.

16. 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.

17. 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.

18. 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.

19. All medical waste, including water waste, must be disposed of in the proper manner as called out by Federal Requirements.

20. To construct an enclosed dumpster pad over a utility easement is not permitted. Applicant shall construct the enclosed dumpster pad in an alternate location.

21. Paving asphalt over the entire length of the utility easement parallel to the eastern property line is permitted; however, if the Utility has to access the utility easement (i.e. digging), it will be at the property owner's expense to repair.

The City-County Planning Board and the City Commission are 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.

FIDELITY TITLE AGENCY OF LAKE COUNTY
402 1st Street East Suite 101 Polson, MT 59860
(406) 883-6051 (406) 883-6055 Fax 1-(888) 413-8508
http://www.lclandco.com

October 30, 2015

RE: Lot 16C of Ridgewater Phase 6 Commercial Subdivision
Owner: Dialysis Clinic, Inc.

This letter is to identify the lot owners within 150 feet of said Lot 16C of Ridgewater Phase 6 Commercial Subdivision.

Cougar Ridge Development, LLC, 50230 US Hwy 93, Suite 4, Polson MT 59860 owner of:

Parcel 8 on COS 6884, in Sec. 11, T. 22 N., R. 20 W.

Show Me Polson, LLC, 2900 Harrison Avenue, Butte MT 59701 (dba Red Lion Hotel) owner of:

Lot 12C of Ridgewater Phase 5 Commercial Subdivision

FRE Montana, LLC, 3010 LBJ Freeway, Suite 1400, Dallas TX 75234, owner of:

Lot 17C of Ridgewater Phase 6 Commercial Subdivision.

Polson Youth Soccer Assoc. Inc., PO Box 1337, Polson MT 59860, owner of:

Tract B on Certificate of Survey No. 7010, in Sec. 11, T. 22 N. R. 20 W.

Montana Department of Transportation, PO Box 201001, Helena MT 59820, owner of:

Deed Exhibit H-1344, in Sec. 11, T. 22 N., R. 20 W.

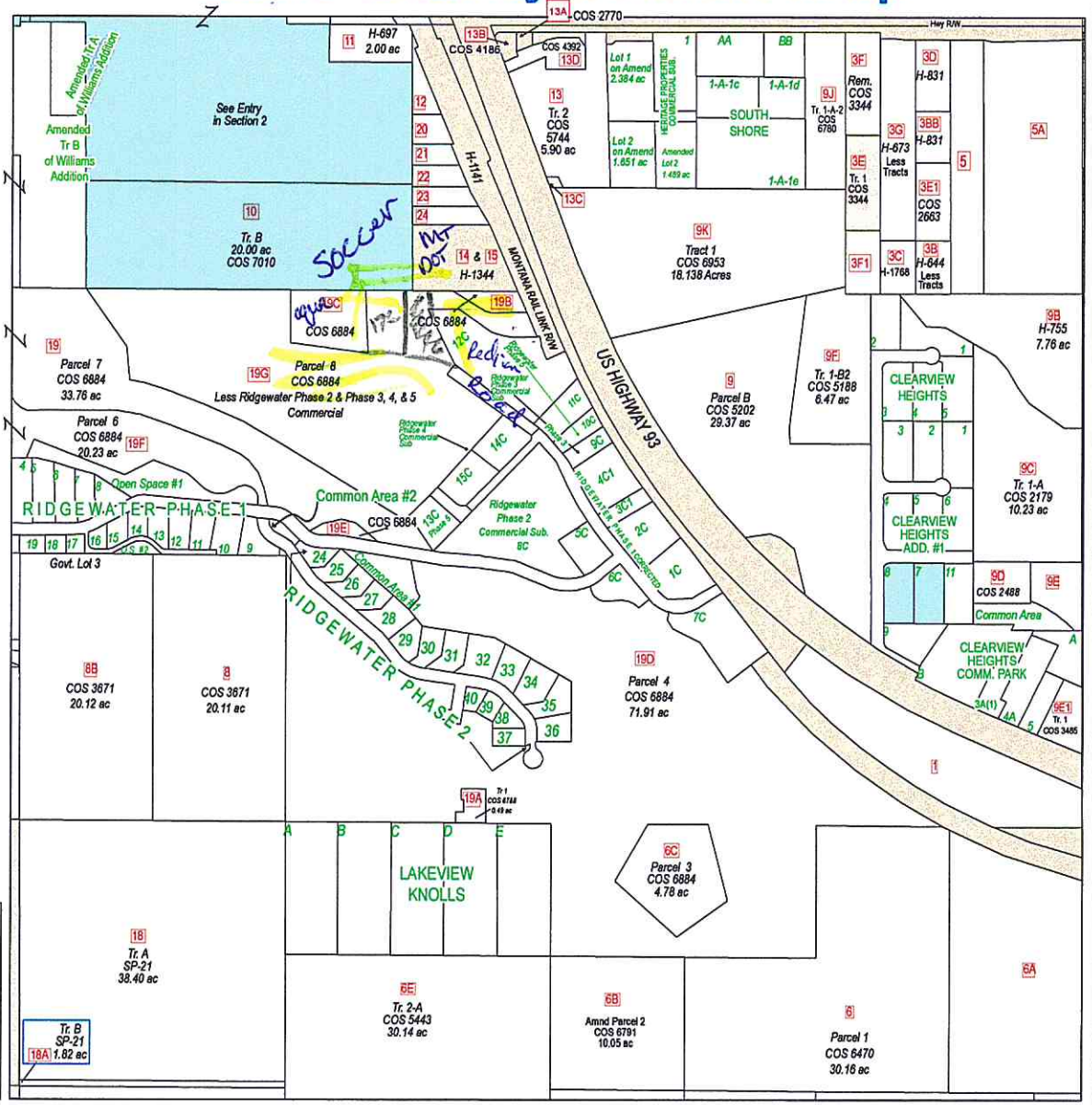
Lookout Properties, LLC, 31218 Blue Spruce Drive, Polson MT 59860 (Mission Valley Physical Therapy) owner of:

Parcel 1 on COS No. 6884, in Sec. 11, T. 22 N., R. 20 W.

Prepared by: Trudy L. Pedersen
Fidelity Title Agency of Lake County

Lake County Section Map

2N R20W, Sec 11



Legend

- Private
- Plum Creek
- Utilities
- Federal
- State
- Local Govn
- Tribal
- Water

"This plat is provided solely for the purpose of assisting in locating the land and the company assumes no liability for variations, if any, with actual survey." Fidelity Title Agency of Lake County

IMER: The data displayed on this map do not constitute a legal survey. ncies exist with both the mapped parcel data and the CAMA data. When ng the definitive description of real property, consult the deed recorded at the local county courthouse.

es: The parcel data was primarily developed by the Montana Cadastral base Project. It comes from a variety of sources including automated collection of aliquot part legal descriptions, digitization of existing or Mylar maps, and coordinate geometry capture of certicates of survey da. For more information see the FGDC compliant metadata on the web dea.state.mt.us). Road, hydro and rail data is from the U.S. Census au 1:100,000 TIGER files unless otherwise noted. County boundary, if ayed on the map, is the outer boundary of the parcels within a county ased on the Bureau of Land Management's GCDB files where coincident with a parcel boundary or on the TIGER files where not coincident.

Lake County GIS - WF
June 22, 2015

"This plat is provided solely for the purpose of assisting in locating the land and the company assumes no liability for variations, if any, with actual survey."
Fidelity Title Agency of Lake County

537829

RIDGEWATER PHASE 5 COMMERCIAL SUBDIVISION

LOCATED IN PORTIONS OF THE SE 1/4 NW 1/4, SW 1/4 NE 1/4 SECTION 11 T.22 N.,R.20 W., P.M.M., LAKE COUNTY, MONTANA

CERTIFICATE OF DEDICATION

WE, THE UNDERSIGNED PROPERTY OWNERS, DO HEREBY CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS, AND PUBLIC ROADWAYS, AS SHOWN BY THE PLAT HERETO ANNEXED, THE FOLLOWING DESCRIBED LAND IN POLSON, LAKE COUNTY, MONTANA, TO-WIT:

LEGAL PHASE 5 PORTION A, LOCATED IN A PORTIONS OF THE SE 1/4 NW 1/4 & SW 1/4 NE 1/4 SECTION 11, T.22 N.,R.20 W.,P.M.M., DESCRIBED AS FOLLOWS:

THE POINT OF BEGINNING BEING THE NORTH EAST CORNER OF LOT 8C, RIDGEWATER PHASE 2 COMMERCIAL SUBDIVISION; THENCE ALONG HIGHWAY 93 RIGHT OF WAY THE FOLLOWING 33 (8) COURSES: N.33° 31' 33"W. FOR 36.31' TO A SET CAPPED REBAR; THENCE N.21° 07' 41"W. FOR 165.71' TO A SET CAPPED REBAR; THENCE N.22° 31' 43"W. FOR 146.53' TO A 1 1/2" MOOT AL CAP; THENCE S.51° 22' 40"W. FOR 100.00' TO A 1 1/2" MOOT AL CAP; THENCE N.22° 31' 43"W. FOR 23.16' TO A 1 1/2" MOOT AL CAP; THENCE N.54° 49' 09"E. FOR 91.08' TO THE SOUTH EAST CORNER OF PARCEL 1, COS NO. 6884 RB; THENCE, ALONG SAID PARCEL 1 THE FOLLOWING THREE (3) COURSES: N.67° 54' 12"W. FOR 120.70' TO A FOUND CAPPED REBAR; THENCE TO THE BEGINNING POINT OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 130.00' RIGHT ALONG SAID CURVE FOR AN ARC LENGTH OF 82.34'; SAID CURVE HAVING A CHORD BEARING OF N.72° 03' 07"W. FOR 81.04' TO A FOUND CAPPED REBAR; THENCE N.54° 07' 00"W. FOR 146.08' TO A FOUND CAPPED REBAR; THENCE, LEAVING SAID LINE, ALONG THE NORTHERN LINE OF COS No. 6884 N.89° 54' 43"E. FOR 114.25' TO A SET CAPPED REBAR; THENCE S.01° 51' 16"E. FOR 257.11' TO A SET CAPPED REBAR; THENCE S.39° 48' 50"W. FOR 43.00' TO A SET CAPPED REBAR; THENCE S.50° 12' 00"E. FOR 300.00' TO THE NORTHWEST CORNER OF LOT 14 C OF RIDGEWATER PHASE 1 COMMERCIAL SUBDIVISION; THENCE ALONG THE NORTH LEASTERN LINE OF SAID LOT 14 C S.39° 12' 00"E. FOR 133.00' TO A FOUND CAPPED REBAR; THENCE N.46° 12' 01"E. FOR 10.44' TO A FOUND CAPPED REBAR; THENCE S.43° 44' 43"E. FOR 10.43' TO A SET CAPPED REBAR; THENCE S.43° 44' 43"E. FOR 57.45' TO A SET CAPPED REBAR; THENCE S.43° 44' 43"E. FOR 39.36' TO THE NORTHWEST CORNER LOT 8C PHASE 2; THENCE N.39° 31' 19"E. FOR 284.00' TO THE POINT OF BEGINNING. THE AREA BEING 7.04 ACRES, SUBJECT TO ALL RESERVATIONS, RESTRICTIONS AND EASEMENTS, APPARENT OR OF RECORD.

LEGAL PHASE 5 PORTION B LOCATED IN A PORTION OF THE SW 1/4 NW 1/4 SECTION 11, T.22 N.,R.20 W.,P.M.M., DESCRIBED AS FOLLOWS:

THE TRUE POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF LOT 6 C RIDGEWATER PHASE 2, COMMERCIAL SUBDIVISION; THENCE ALONG THE LINE COMMON TO PARCELS 7 & 8 COS No. 6884 THE FOLLOWING TWO (2) COURSES: N.32° 07' 33"W. FOR 123.84' TO A SET CAPPED REBAR; THENCE N.58° 37' 21"W. FOR 153.25' TO A SET CAPPED REBAR; THENCE LEAVING SAID COMMON LINE, N.44° 57' 22"E. FOR 31.13' TO A SET CAPPED REBAR; THENCE N.44° 57' 22"E. FOR 31.13' TO THE SOUTHWEST CORNER LOT 10 C, RIDGEWATER PHASE 1 COMMERCIAL SUBDIVISION; THENCE ALONG SAID LOT 10C S.50° 12' 00"E. FOR 130.00' TO A FOUND CAPPED REBAR; THENCE S.50° 12' 00"E. FOR 51.00' TO THE NORTHWESTERLY LINE OF SAID LOT 8C; THENCE ALONG SAID LOT 8C, S.44° 07' 22"W. FOR 55.13' TO A SET CAPPED REBAR; THENCE CONTINUING, S.44° 07' 30"W. FOR 234.84' TO THE POINT OF BEGINNING. THE AREA BEING 1.48 ACRES, SUBJECT TO ALL RESERVATIONS, RESTRICTIONS AND EASEMENTS, APPARENT OR OF RECORD.

TOTAL AREA OF SUBDIVISION IS 8.52 ACRES. SHOWN DEDICATION OF STREETS SUPERCEDES, REPLACES AND REMOVES ANY ACCESS EASEMENTS OF RECORD MOOT AND ARE HEREBY VACATED BY THE ACKNOWLEDGEMENTS OF DEVELOPER AND CITY OF POLSON WITNESSED BY THE SIGNATURE ON THE DEDICATION AND GOVERNING BODY APPROVAL.

ALL SHOWN LOTS ARE EXEMPT FROM SANITATION REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO M.C.A. 76-4-125 (2)(d) AS THE DIVISION IS LOCATED WITHIN JURISDICTIONAL AREAS THAT HAVE ADOPTED GROWTH POLICIES PURSUANT TO TITLE 76, CHAPTER 1 M.C.A. OR IS WITHIN A FIRST CLASS OR SECOND CLASS MUNICIPALITIES FOR WHICH THE GOVERNING BODY CERTIFIES, PURSUANT TO 76-1-127 M.C.A., THAT ADEQUATE STORM WATER DRAINAGE AND ADEQUATE MUNICIPAL FACILITIES WILL BE PROVIDED.

THE ABOVE DESCRIBED TRACT OF LAND IS TO BE KNOWN AND DESIGNATED AS RIDGEWATER PHASE 5 COMMERCIAL SUBDIVISION, AND IF REQUIRED, THE LANDS INCLUDED IN ALL ROADS, AVENUES, ALLEYS, AND PARKS OR PUBLIC SQUARES SHOWN ON SAID PLAT ARE HEREBY GRANTED AND DONATED TO THE USE OF THE PUBLIC FOREVER. LEGAL ACCESS IS PROVIDED BY "RIDGEWATER DRIVE" AND HEREBY PROPOSED FOR PUBLIC USE AND MAINTENANCE.
DATED THIS 26th DAY OF September, 2014
(ACKNOWLEDGED AND NOTARIZED SIGNATURE OF ALL RECORD OWNERS OF PLATTED PROPERTY

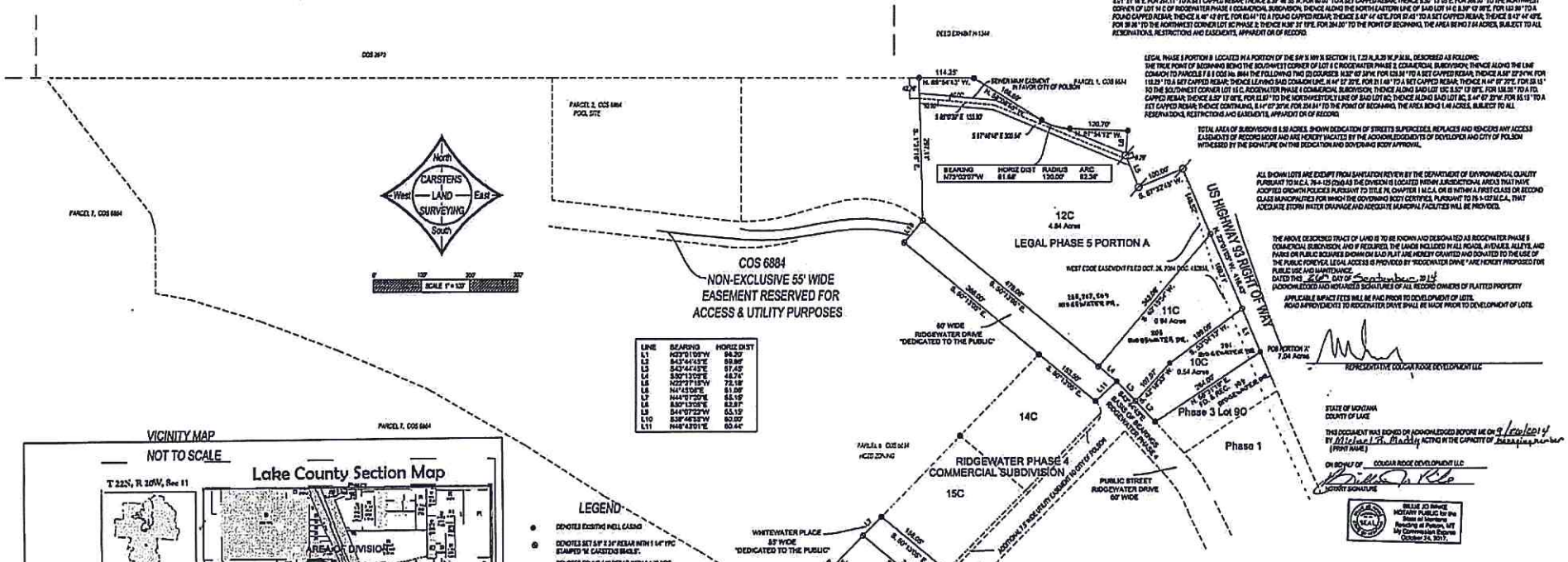
APPLICABLE IMPACT FEES WILL BE PAID PRIOR TO DEVELOPMENT OF LOTS.
ROAD IMPROVEMENTS TO RIDGEWATER DRIVE SHALL BE MADE PRIOR TO DEVELOPMENT OF LOTS.

FOR PORTION A:
7.04 Acres
REPRESENTATIVE COUGAR RIDGE DEVELOPMENT LLC

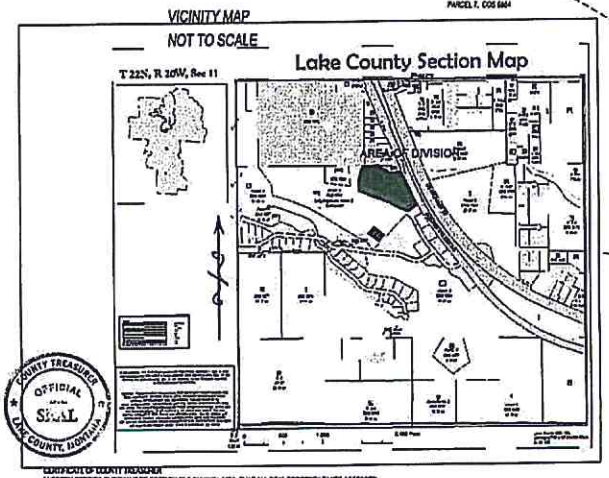
STATE OF MONTANA
COUNTY OF LAKE

THIS DOCUMENT WAS SIGNED OR ACKNOWLEDGED BEFORE ME ON 9/26/2014
BY Michael R. Mackin ACTING IN THE CAPACITY OF Managing member
(PRINT NAME)
ON BEHALF OF COUGAR RIDGE DEVELOPMENT LLC
NOTARY SIGNATURE

BILLIE JO RINGE
NOTARY PUBLIC for the State of Montana
Residing at Polson, MT
My Commission Expires October 24, 2017



VICINITY MAP
NOT TO SCALE



LEGEND

- DENOTES EXISTING WELL CASING
- DENOTES SET 5/8" X 24" REBAR WITH 1 1/4" YPC STAMPED "M. CARSTENS SMALLS"
- DENOTES FOUND 5/8" REBAR WITH 1 1/4" YPC STAMPED "M. CARSTENS SMALLS"
- DENOTES FOUND 1 1/2" MOOT AL CAP
- DENOTES EXISTING LOT LINES
- DENOTES EXISTING RIGHT OF WAYS
- POB DENOTES POINT OF BEGINNING
- RSC DENOTES RECORD RIDGEWATER COMMERCIAL SUBDIVISION

DEPARTMENT APPROVALS:
POLSON CITY PLANNING DIRECTOR — DATE 10/8/14
LAKE COUNTY SANITARIAN — DATE 09-23-2014

GOVERNING BODY APPROVAL
THE CITY COUNCIL OF POLSON, LAKE COUNTY, MONTANA DOES HEREBY CERTIFY THAT THEY HAVE EXAMINED THIS SUBDIVISION PLAT AND HAVING FOUND THE SAME TO CONFORM TO LAW, APPROVED IT. THIS 6 DAY OF Oct., 2014
MAYOR — ATTEST: CITY CLERK

CERTIFICATE OF SURVEYOR
STATE OF MONTANA COUNTY OF LAKE)) SS.

I, MARC A. CARSTENS, A PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN ON THE ATTACHED SUBDIVISION PLAT; THAT SUCH SURVEY WAS MADE ON 2/20 / 2012; THAT SAID SURVEY IS TRUE AND COMPLETE AS SHOWN AND THAT THE MONUMENTS FOUND AND SET ARE OF THE CHARACTER AND OCCUPY THE POSITIONS SHOWN THEREON.
DATED THIS 22 DAY OF Sept, 2014
REGISTRATION NO. SMALS LIT.

537830 - J-8899

CERTIFICATE OF EXAMINING LAND SURVEYOR
I Donald M. Roedel (NAME OF EXAMINING LAND SURVEYOR) ACTING AS AN EXAMINING LAND SURVEYOR FOR CITY OF POLSON MONTANA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT THE SURVEY DATA SHOWN THEREON MEET THE CONDITIONS SET FORTH BY OR PURSUANT TO TITLE 76, CHAPTER 3, PART 4, MCA.
DATED THIS 9th DAY OF Sept 2014
REGISTRATION NO 10999LS

MONTANA DONALD M. ROEDEL No. 10999LS REGISTERED PROFESSIONAL LAND SURVEYOR

MONTANA MARC A. CARSTENS 5940 LS LAND SURVEYOR

CERTIFICATE OF COUNTY TREASURER
I HEREBY CERTIFY, PURSUANT TO SECTION 76-3-611(1)(b), MCA, THAT ALL REAL PROPERTY TAXES ASSESSED AND LEVIED ON THE LAND DESCRIBED IN THE WITHIN PLAT OF RIDGEWATER PHASE 5 COMMERCIAL SUBDIVISION HAVE BEEN PAID.
DATED THIS 25th DAY OF September, 2014
(SEAL) Rita Rowland TREASURER
(SIGNATURE OF COUNTY TREASURER)
LAKE COUNTY, MONTANA

COUNTY TREASURER OFFICIAL SEAL LAKE COUNTY, MONTANA

SURVEY PREPARED AT THE REQUEST OF:
COUGAR RIDGE DEVELOPMENT LLC
DATE OF SURVEY 7/15/2014

CERTIFICATE OF FILING BY CLERK AND RECORDER
537829 PLATS Pages: 1
STATE OF MONTANA LAKE COUNTY
RECORDED: 10/08/2014 2:51 PM: PLATS
PAULA A WELLS CLERK AND RECORDER
FEE: $13.00 BY Deborah A Partridge
ALL LAKE COUNTY DOCUMENTS ITEMS ARE ON FILE IN PAULA WELLS CLERK AND RECORDER, LAKE COUNTY, MONTANA
AT O'CLOCK, AND RECORDED COUNTY CLERK

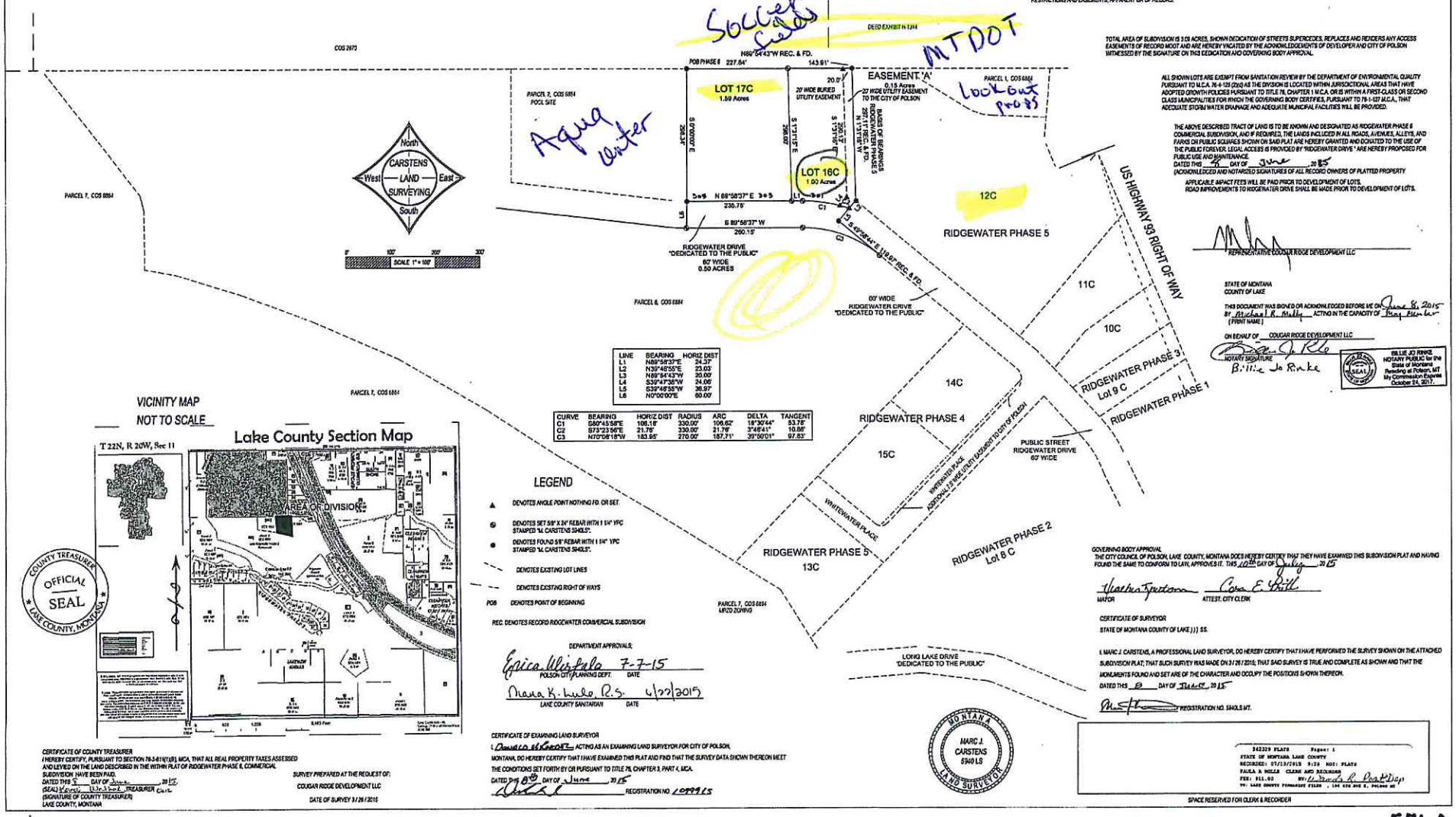
566 A

"This plat is provided solely for the purpose of assisting in locating the land and the company assumes no liability for variations, if any, with actual survey."
Fidelity Title Agency of Lake County

542329

RIDGEWATER PHASE 6 COMMERCIAL SUBDIVISION

LOCATED IN PORTIONS OF THE S 1/2 NW 1/4, SECTION 11 T.22 N.,R.20 W., P.M.M., LAKE COUNTY, MONTANA



LINE	BEARING	HORIZ DIST
L1	N89°58'37"E	24.37'
L2	N39°40'55"E	23.03'
L3	N89°54'43"W	20.00'
L4	S39°47'35"W	24.06'
L5	S39°46'55"W	36.97'
L6	N0°00'00"E	60.00'

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	S86°45'58"E	106.18'	330.00'	106.62'	18°30'44"	53.78'
C2	S73°23'56"E	21.78'	330.00'	21.78'	3°46'41"	10.88'
C3	N70°08'18"W	183.95'	270.00'	187.71'	39°50'01"	97.83'

VICINITY MAP
NOT TO SCALE

LEGEND

- DENOTES ANGLE POINT NOTHING FD. OR SET.
- DENOTES SET 5/8" X 24" REBAR WITH 1 1/4" YPC STAMPED "M. CARSTENS 5940LS".
- DENOTES FOUND 5/8" REBAR WITH 1 1/4" YPC STAMPED "M. CARSTENS 5940LS".
- DENOTES EXISTING LOT LINES
- DENOTES EXISTING RIGHT OF WAYS
- POB DENOTES POINT OF BEGINNING
- REC. DENOTES RECORD RIDGEWATER COMMERCIAL SUBDIVISION

DEPARTMENT APPROVALS:

Erica Wiltfala 7-7-15
POLSON CITY PLANNING DEPT. DATE

Maria K. Lulo, R.S. 6/22/2015
LAKE COUNTY SANITARIAN DATE

CERTIFICATE OF EXAMINING LAND SURVEYOR

I, Dennis W. Knopp, ACTING AS AN EXAMINING LAND SURVEYOR FOR CITY OF POLSON, MONTANA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT THE SURVEY DATA SHOWN THEREON MEET THE CONDITIONS SET FORTH BY OR PURSUANT TO TITLE 76, CHAPTER 3, PART 4, MCA.

DATED THIS 8th DAY OF June, 2015

REGISTRATION NO. 10899LS

CERTIFICATE OF COUNTY TREASURER

I HEREBY CERTIFY, PURSUANT TO SECTION 76-3-611(1)(B), MCA, THAT ALL REAL PROPERTY TAXES ASSESSED AND LEVIED ON THE LAND DESCRIBED IN THE WITHIN PLAT OF RIDGEWATER PHASE 6, COMMERCIAL SUBDIVISION, HAVE BEEN PAID.

DATED THIS 5 DAY OF June, 2015.

(SEAL) Kevin W. Scott TREASURER
(SIGNATURE OF COUNTY TREASURER)
LAKE COUNTY, MONTANA

COUNTY TREASURER OFFICIAL SEAL LAKE COUNTY, MONTANA

SURVEY PREPARED AT THE REQUEST OF:
COUGAR RIDGE DEVELOPMENT LLC

DATE OF SURVEY 3/26/2015

MONTANA MARC J. CARSTENS 5940 LS LAND SURVEYOR

CERTIFICATE OF DEDICATION

WE, THE UNDERSIGNED PROPERTY OWNERS, DO HEREBY CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS, AND PUBLIC ROADWAYS, AS SHOWN BY THE PLAT HERETO ANNEXED, THE FOLLOWING DESCRIBED LAND IN POLSON, LAKE COUNTY, MONTANA TO-WIT:

LEGAL DESCRIPTION PHASE 6, LOCATED IN A PORTIONS OF THE S 1/2 NW 1/4 SECTION 11, T.22 N.,R.20 W.,P.M.M., DESCRIBED AS FOLLOWS:

THE POINT OF BEGINNING BEING THE NORTHEAST CORNER PARCEL 2, COS 6884, THENCE SOUTH 89° 54' 43" EAST FOR 227.84 ' TO A SET CAPPED REBAR; THENCE SOUTH 89° 54' 43" EAST FOR 143.91 ' TO THE NORTHWEST CORNER LOT 12C PHASE 5, THENCE ALONG THE WEST LINE OF SAID LOT 12C, SOUTH 01° 31' 18" EAST FOR 206.11 ' TO THE SOUTHWEST CORNER SAID LOT 12C; THENCE ALONG THE PLATTED END OF A 60' WIDE PUBLIC STREET, SOUTH 39° 46' 55" WEST FOR 60.00 ' TO A FD CAPPED REBAR; THENCE ALONG THE SOUTHERN EDGE OF SAID PLATTED PUBLIC STREET, SOUTH 49° 58' 44" EAST FOR 119.51 ' TO A SET CAPPED REBAR; THENCE COUNTER CLOCK WISE ALONG A NON TANGENT CURVE OF A 270.00' RADIUS CURVE AN ARC LENGTH OF 187.71' SAID CURVE HAVING A CHORD BEARING OF NORTH 70° 08' 18" WEST FOR 183.95 ' TO A SET CAPPED REBAR; THENCE SOUTH 89° 58' 37" WEST FOR 260.15 ' TO A SET CAPPED REBAR; THENCE NORTH 00° 00' 00" EAST FOR 60.00 ' TO THE SOUTHEAST CORNER PARCEL 2, COS 6884; THENCE ALONG THE EASTERN LINE OF SAID PARCEL 2, NORTH 00° 00' 00" EAST FOR 206.34 ' TO THE POINT OF BEGINNING. THE AREA BEING 3.08 ACRES, SUBJECT TO ALL RESERVATIONS, RESTRICTIONS AND EASEMENTS, APPARENT OR OF RECORD.

TOTAL AREA OF SUBDIVISION IS 3.08 ACRES, SHOWN DEDICATION OF STREETS SUPERCEDES, REPLACES AND REDIDERS ANY ACCESS EASEMENTS OF RECORD MOOT AND ARE HEREBY VACATED BY THE ACKNOWLEDGEMENTS OF DEVELOPER AND CITY OF POLSON WITNESSED BY THE SIGNATURE ON THIS DEDICATION AND GOVERNING BODY APPROVAL.

ALL SHOWN LOTS ARE EXEMPT FROM SANITATION REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO M.C.A. 76-4-125 (2)(d) AS THE DIVISION IS LOCATED WITHIN JURISDICTIONAL AREAS THAT HAVE ADOPTED GROWTH POLICIES PURSUANT TO TITLE 76, CHAPTER 1 M.C.A. OR IS WITHIN A FIRST-CLASS OR SECOND CLASS MUNICIPALITIES FOR WHICH THE GOVERNING BODY CERTIFIES, PURSUANT TO 76-1-127 M.C.A., THAT ADEQUATE STORM WATER DRAINAGE AND ADEQUATE MUNICIPAL FACILITIES WILL BE PROVIDED.

THE ABOVE DESCRIBED TRACT OF LAND IS TO BE KNOWN AND DESIGNATED AS RIDGEWATER PHASE 6 COMMERCIAL SUBDIVISION, AND IF REQUIRED, THE LANDS INCLUDED IN ALL ROADS, AVENUES, ALLEYS, AND PARKS OR PUBLIC SQUARES SHOWN ON SAID PLAT ARE HEREBY GRANTED AND DONATED TO THE USE OF THE PUBLIC FOREVER. LEGAL ACCESS IS PROVIDED BY "RIDGEWATER DRIVE " ARE HEREBY PROPOSED FOR PUBLIC USE AND MAINTENANCE.

DATED THIS 8 DAY OF June, 2015
(ACKNOWLEDGED AND NOTARIZED SIGNATURES OF ALL RECORD OWNERS OF PLATTED PROPERTY

APPLICABLE IMPACT FEES WILL BE PAID PRIOR TO DEVELOPMENT OF LOTS.
ROAD IMPROVEMENTS TO RIDGEWATER DRIVE SHALL BE MADE PRIOR TO DEVELOPMENT OF LOTS.

REPRESENTATIVE COUGAR RIDGE DEVELOPMENT LLC

STATE OF MONTANA
COUNTY OF LAKE

THIS DOCUMENT WAS SIGNED OR ACKNOWLEDGED BEFORE ME ON June 8, 2015
BY Michael R. Mully ACTING IN THE CAPACITY OF Mng Member
(PRINT NAME)

ON BEHALF OF COUGAR RIDGE DEVELOPMENT LLC

NOTARY SIGNATURE
Billie Jo Rinke

BILLIE JO RINKE NOTARY PUBLIC for the State of Montana Residing at Polson, MT My Commission Expires October 24, 2017.

GOVERNING BODY APPROVAL

THE CITY COUNCIL OF POLSON, LAKE COUNTY, MONTANA DOES HEREBY CERTIFY THAT THEY HAVE EXAMINED THIS SUBDIVISION PLAT AND HAVING FOUND THE SAME TO CONFORM TO LAW, APPROVES IT. THIS 10th DAY OF July, 2015

MAYOR ATTEST: CITY CLERK

CERTIFICATE OF SURVEYOR

STATE OF MONTANA COUNTY OF LAKE))) SS.

I, MARC J. CARSTENS, A PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN ON THE ATTACHED SUBDIVISION PLAT, THAT SUCH SURVEY WAS MADE ON 3/26/2015; THAT SAID SURVEY IS TRUE AND COMPLETE AS SHOWN AND THAT THE MONUMENTS FOUND AND SET ARE OF THE CHARACTER AND OCCUPY THE POSITIONS SHOWN THEREON.

DATED THIS 8 DAY OF June 2015

REGISTRATION NO. 5940LS MT.

542329 PLATS Pages: 1
STATE OF MONTANA LAKE COUNTY
RECORDED: 07/13/2015 9:26 NO: PLATS
PAULA A NOLLS CLERK AND RECORDER
FEE: $11.00 BY: Deputy
TO: LAKE COUNTY TITLE , 106 4TH AVE E, POLSON MT

SPACE RESERVED FOR CLERK & RECORDER

576 A