



**Planning Advisory Board/Zoning Commission
May 13, 2025 Agenda
2 Park Drive South, Great Falls, MT
Commission Chambers, Civic Center
3:00 PM**

In order to honor the Right of Participation and the Right to Know (Article II, Sections 8 and 9 of the Montana Constitution), the City of Great Falls and Planning Advisory Board/Zoning Commission are making every effort to meet the requirements of open meeting laws:

- The agenda packet material is available on the City's website: <https://greatfallsmt.net/meetings>. The Public may view and listen to the meeting on government access channel City-190, cable channel 190; or online at <https://greatfallsmt.net/livestream>.
- Public participation is welcome in the following ways:
- Attend in person. Please refrain from attending in person if you are not feeling well.
- Provide public comments via email. Comments may be sent via email before 12:00 PM on Tuesday, May 13, 2025 to: jnygard@greatfallsmt.net. Include the agenda item or agenda item number in the subject line, and include the name of the commenter and either an address or whether the commenter is a city resident. Written communication received by that time will be shared with the Planning Advisory Board/Zoning Commission and appropriate City staff for consideration during the agenda item and before final vote on the matter; and, will be so noted in the official record of the meeting.

OPENING MEETING

1. Call to Order - 3:00 P.M.
2. Roll Call - Board Introductions

Tory Mills - Chair

Julie Essex - Vice Chair

Michael Bicsak

David Cantley

Michael Gorecki

Joe McMillen

Jim Wingerter

3. Staff Recognition
4. Approval of Meeting Minutes - April 22, 2025

BOARD ACTIONS REQUIRING PUBLIC HEARING

5. Establish a zoning classification of Planned Unit Development (PUD) upon the property addressed as 3015 18th Ave South and legally described as Lot 1A1A of Block 1, Mount Olivet Addition

BOARD ACTIONS NOT REQUIRING PUBLIC HEARING

COMMUNICATIONS

PUBLIC COMMENT

Public Comment on any matter and that is within the jurisdiction of the Planning Advisory Board/Zoning Commission. Please keep your remarks to a maximum of five (5) minutes. Speak into the microphone, and state your name and address for the record.

ADJOURNMENT

(Please exit the chambers as quickly as possible. Chamber doors will be closed 5 minutes after adjournment of the meeting.)

Assistive listening devices are available for the hard of hearing, please arrive a few minutes early for set up, or contact the City Clerk's Office in advance at 455-8451. Wi-Fi is available during the meetings for viewing of the online meeting documents.

Planning Advisory Board/Zoning Commission meetings are televised on cable channel 190 and streamed live at <https://greatfallsmt.net>. Meetings are re-aired on cable channel 190 the following Thursday at 7 p.m.

**MINUTES OF THE MEETING
GREAT FALLS PLANNING ADVISORY BOARD/ZONING COMMISSION
April 22, 2025**

CALL TO ORDER

Chair Mills called the regular meeting of the Great Falls Planning Advisory Board/Zoning Commission to order at 3:00 p.m. in the Commission Chambers at the Civic Center.

ROLL CALL & ATTENDANCE

Planning Board Members present:

Tory Mills, Chair
Julie Essex, Vice Chair
Michael Gorecki
Jim Wingerter

Planning Board Members absent:

David Cantley
Pat Green

Planning Staff Members present:

Brock Cherry, Director of Planning and Community Development
Lonnie Hill, Deputy Director of Planning and Community Development
Rachel Campbell, Certified Permit Technician

Other Staff present:

Rachel Taylor, Deputy City Attorney

Mr. Cherry affirmed a quorum of the Board was present.

MINUTES

Chair Mills asked if there were any comments or corrections to the meeting minutes on February 25, 2025. Seeing none, Ms. Essex motioned to approve, which was seconded by Mr. Gorecki. All in favor, the minutes were approved.

BOARD ACTIONS REQUIRING A PUBLIC HEARING

Annexation of Lots 8-10, and 13-15 of Beebe Tracts; establishing the City zoning classification of Planned Unit Development (PUD); and, Preliminary Plat of Meadowview Village.

Lonnie Hill, Deputy Director of Planning and Community Development, presented to the Board. He stated that Upslope Development, the applicant, had requested annexation, establishment of PUD zoning, and a preliminary plat for Meadowview Village on approximately 27.03 acres east of Central Avenue and 46th Street.

Mr. Hill presented a location map, zoning map, site layout plan, phasing plan, preliminary plat, and site photos.

Mr. Hill stated that the development proposal is for 163 single-family lots available for purchase, emphasizing an affordable price point. He noted that modular homes will be constructed off-site and installed on permanent foundations. The lot sizes will range from 1200 to 5,881 square feet. Mr. Hill also mentioned that an HOA will oversee dedicated green spaces, a community center, and a playground. After completion, public utility mains and private streets will be built and dedicated to the city. Mr. Hill also stated that the project will proceed in 10 phases over multiple years.

Mr. Hill stated that the developer is interested in partnering with the City to build a sidewalk connection to facilitate students attending Chief Joseph Elementary School.

Mr. Hill presented the Findings for the Basis of Decision for Annexation and highlighted a few, stating that the entirety was in the Staff Report in the Agenda Packet.

1. The annexation is contiguous to the City limits.
 - Along 46th Street and partially to the South
2. The annexation is consistent with the City's Growth Policy.
 - Soc. 1.4.2 – Expand supply of housing
 - Soc. 1.4.3 – Affordable housing
 - Env. 2.3.1 – Identify underutilized parcels
 - Phy. 4.1.4 – Walkable neighborhoods with mix of housing types
 -
3. The City has the capacity to provide public services.
 - Public works verified capacity is adequate to provide public utility services to the subject property.
 - The property is located within an area already served by the GFFR and GFPD.
 - The existing roads can accommodate the additional traffic.
4. The property will be improved to City standards.
 - The requirements are listed within the Improvement Agreement.
 - Standards are provided within the proposed PUD.

Mr. Hill stated that Staff felt that the goals and objectives of the Growth Policy strongly supported the request.

Mr. Hill stated that the second action in front of the Board was for Establishment of a Planned Unit Development (PUD) zoning which is a special type of zoning district that is proposed by the developer to account for a desired mix of uses. Each district is unique and therefore has its own set of development standards which are documented in the approval. Mr. Hill stated that the PUD document was included in the Agenda Packet that the developer provided for the development standards of the proposed project.

Mr. Hill presented the Findings for the Basis of Decision for the Establishment of a PUD.

1. The proposal is consistent with the City's Growth Policy.
 - Soc. 1.4.2 – Expand supply of housing.
 - Soc. 1.4.3 – Affordable housing
 - Env. 2.3.1 – Identify underutilized parcels
 - Phy. 4.1.4 – Walkable neighborhoods with a mix of housing types.
2. The amendment is the least restrictive approach to address public health, safety, and welfare issues.
 - No existing public health, safety, or welfare issues have been identified for the subject property.
 - It is not within wildland fire hazard areas or other known hazards.

Mr. Hill presented the Findings for the Basis of Decision for Subdivision.

1. Effects on Agriculture and water-user facilities.
 - The property was not previously used for agriculture as a water user facility.
2. Effects on local services.
 - The public road system has sufficient capacity.
 - Fire Station #3 is approximately 0.98 miles away.
 - The surrounding area is currently receiving law enforcement and fire protection services.
 - Providing services to the subdivision is expected to be a manageable cost to the City, and increased tax revenues from improved properties may cover the increased costs.
3. Effects on the natural environment.
 - The subdivision is not expected to adversely affect the natural environment.
 - The project will provide stormwater quantity and quality features to ensure discharge from the project does not negatively impact the water quality of the existing natural pond.
 - The project will not adversely impact soils or soil erosion, vegetation, air pollution, or noxious weeds.

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Mr. Hill stated that a Traffic Impact Analysis threshold was not met per OCCGF. He mentioned that City Staff can recommend a Traffic Impact Analysis if Peak-Hour trips are between 200 and 300. Based on the ITE Trip Generation Manual, the development is expected to generate approximately 1,161 weekday trips, with about 106 PM peak-hour trips; therefore, City Staff conducted a complete analysis.

Mr. Hill presented the Staff Traffic Analysis:

- The existing street network can accommodate the projected increase in vehicle volume.
- The existing pedestrian and bicycle facilities in the area are insufficient.
- To ensure safe multimodal access, the developer will be required to:
 - Construct missing sidewalk along 46th Street.
 - Provide an ADA crossing at Central Avenue.
- Staff recommends that 46th Street be widened to accommodate striped 5-6 foot bike lanes in each direction.
- The project proposes a pedestrian route to Chief Joseph Elementary School.

Mr. Hill presented the Fiscal Impacts:

- The request is a fiscally sound approach to growth.
- The project is located within existing fire and police service areas.
- New water, sanitary sewer, storm mains, and a regional stormwater pond will be constructed and maintained by the City after completion.
- All internal roads, alleys, and open spaces will be privately maintained, reducing the City's maintenance burden.
- The compact, efficient design makes full use of existing infrastructure, allowing the City to add new housing without incurring disproportionate costs.
- The project will introduce 163 attainable single-family homes, helping meet local housing needs while expanding the City's tax base in an efficient, incremental, and financially resilient way.

Mr. Hill stated that the project was presented to Neighborhood Council #4 on March 27, 2025, and they voted unanimously to support it. He also mentioned that Great Falls Public Schools sent a letter indicating their ability to accommodate additional students and that the project is within walking distance of Chief Joseph Elementary.

Mr. Hill stated that staff recommended approval of the annexation, assignment of PUD zoning, and the Preliminary Plat of Meadowview village with the following conditions:

1. General Code Compliance- Any future development of the property shall be consistent with the conditions in the report, as well as all codes and ordinances of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.
2. Improvement Agreement—The applicant shall abide by the terms and conditions and pay all fees specified in the attached Improvement Agreement for the subject property. The Improvement Agreement must be signed by the applicant and recorded with the Cascade County Clerk and Recorder.

3. Final Plat – The Final Plat of Meadowview Village shall incorporate correction of any errors or omissions noted by staff, including provision of a notification clause to purchasers regarding soil conditions.
4. Engineering Drawings —The final engineering drawings, specifications, and cost estimates for public improvements for Meadowview Village shall be submitted to the City Public Works Department for review and approval prior to consideration of the Final Plat.
5. Land Use and Zoning – The property's development shall be consistent with the allowed uses and specific development standards of the proposed Planned Unit Development (PUD) zoning district.

APPLICANT PRESENTATION

Keith Miller, Upslope Group, stated that they are dedicated to building high quality homes at entry level prices, allowing buyers to gain future equity, appreciation, and to control their future housing costs. He stated that in 2019, the median housing cost was \$197,000.00. It currently is at \$342,000.00. The increase has made it very challenging for people to be able to afford housing. Currently the property pays \$117.00 in taxes but once the project is complete, it should be paying around \$500,000.00 per year. He asked the Board for their support of the project.

Mr. Miller presented a slide show of the location, rendering of the homes, renderings of the common green spaces, and a fly over video of the proposed site.

Mr. Miller stated that they have a petition with 77 signatures in favor of the project.

PUBLIC QUESTIONS

Dan Doran, 4901 3rd Avenue South, asked if any development would occur on 50th Street. Mr. Hill responded that the proposed project does not connect to 50th Street South, so points of ingress and egress will be via 46th Street. Mr. Doran wanted to know if the project would dead-end at 50th Street, and Mr. Hill replied that the alleys would dead-end at the adjacent lots. Mr. Woith, with Woith Engineering, stated that the project has no intention of connecting to 50th Street, so it will remain an unplatted roadway.

Robert Shipek, 4803 3rd Avenue South, asked what kind of border will be provided between the project and existing residences in the area, as there is a lot of livestock in the area.

Reagen Breeden, 28 46th Street South, asked if a sidewalk would need to be installed on her property. Mr. Hill responded that the developers will be required to make improvements to the roadway within 46th Street, but will not install a sidewalk on the County side.

Charles Messler, 1000 34th Avenue Northeast, asked how the project will affect the surrounding property and whether there will be a buffer if someone wants to develop a single-family dwelling with commercial property. Mr. Hill responded that anything that exists is grandfathered in as a legal nonconforming use. He also stated that any commercial use in a residential area is required to have a 15-foot buffer. Mr. Cherry stated that if a Residential use comes after a Commercial use is established, the commercial use is not obligated to meet the 15-foot buffer requirement.

PROPONENTS

Christian Linehauser, from the Great Falls Development Alliance, stated that they support the strategic infill development. It addresses some of the community's biggest concerns: poor soil conditions, infill constraints, labor shortages, and rising construction costs. The project is only 27 acres, but it resolves water issues for over 80 acres in Great Falls. Attainable housing in the market will benefit 163 families and help ease pressure on the housing market. He asked the Board to approve the proposed project.

Wade Lawrence, a shepherd at the Great Falls Church of Christ, 1300 6th Street Northwest, stated that the church is the current landowner of the proposed project site. The church recognizes that there are many needs in Great Falls due to the housing deficit, particularly for people looking to purchase entry-level houses. With Malmstrom's planned build-up, it is a perfect time for the project. They supported the housing proposal and asked the Board to do so as well.

Katie Hanning, Home Builders Association, stated that they are in favor of the annexation. The infill in the community is vital, as it will meet the community's needs with affordable housing.

Sherri Arey, Executive Director for NeighborWorks Great Falls, believes the project fits well into the community. Although the community has several down payment assistance programs, people cannot find the homes to purchase. She stated that NeighborWorks supported all of the motions before the Board.

Zach Griffin, CEO of the Great Falls Association of Realtors, provided a handout to the Board with data about housing in Great Falls. He stated that 70% of houses were built before 1980, indicating an aging house stock. The infill is substantial, alongside the diverse housing options and walkability. He noted that 51% of the homes on the market are over \$500,000.00, and there are currently only 102 listings.

Randy Gray, 2114 3rd Avenue North, a former member of the City Commission who owns 4 acres abutting the proposed project, stated that he supported the solution to the housing shortage.

Reagan Breeden, 28 46th Street South, stated that UpSlope is an amazing company. They reached out to her earlier to keep her informed and to do what is best for the community. She

has children in their 20s, and it will be a great option for housing for them. She stated that she supported the project.

OPPONENTS

Robert Shipek, 4803 3rd Avenue South, is confused about the annexation and the church building on the subject property and wants to know if the previous request was approved. Mr. Hill responded that he was not familiar with the previous request. He understands the need for growth and recognizes that people require affordable housing. The land is a swamp, and he has not seen any information regarding the soil issue, which remains unaddressed. He also truly dislikes the prospect of losing wildlife in the area.

Wade Lawrence answered Mr. Shipek's question about the church annexation and stated that the church has owned the land for over 20 years and had planned to build a new church on the subject property until about 5 years ago. However, the church's size would not have allowed it to afford the construction costs of a new building.

Dan Doran, 4901 3rd Avenue South, asked about basements in the new homes being built. Mr. Hill responded that there would be no basements. Mr. Doran explained that it is a swampy area and expressed hope that the engineers have plans to divert the water in that location.

BOARD QUESTIONS

Mr. Wingerter asked if infill meant that services were already being provided to the area and would not require more. Mr. Hill responded that Mr. Wingerter was correct. The subject property is a partial infill, as infrastructure is required to improve it.

Mr. Mills asked about the sidewalk to the school and who was responsible for maintaining it throughout the year. Mr. Hill responded that the developer would be responsible for their portion, and there would be a portion in the City right-of-way that the adjacent property owners would be required to maintain. The portion on the school property will need to be negotiated with the developer and the school district.

Ms. Essex asked about the Development Standards and what is being requested regarding the deviations. The set-back being requested is 3 feet, while the geotechnical report states that the set-back should be at least 6 feet. How will the difference be reconciled? Ryan Frye with UpSlope responded that the set-back is not for the homes themselves; it was included for outbuildings. The homes, required by fire code, must have a ten-foot separation between them. One side yard will have a minimum of 5 feet, while the other will have 8 feet. Ms. Essex noted that the geotechnical report indicates that positive drainage and proper roof runoff are necessary to prevent excess surface water from getting beneath the monolithic slabs. According to the water design engineering report, the foundation conditions at the building sites will be suitable for construction with the items outlined in the geotechnical report. Mr. Frye stated that they have repeatedly examined the drainage issues and believe they have found the best solution.

BOARD DISCUSSION AND ACTION

MOTION: That the Planning Advisory Board recommend that the City Commission approve the annexation of the property as legally described in the staff report, the Improvement agreement, and the accompanying Basis of Decision, subject to the Conditions of Approval being fulfilled by the applicants.

Made by: Mr. Gorecki

Second by: Ms. Essex

VOTE: All in favor, the motion passed 4-0

PROPOSERS

None.

OPPOSERS

None.

BOARD QUESTIONS

Mr. Gorecki asked if the lots would be sold individually. Spencer Woith, Woith Engineering, responded that everything would be for sale: the land and the different sizes of houses. Mr. Cherry also noted that the property is being platted just like a traditional family lot, on a traditional foundation.

Mr. Gorecki asked about the 3-foot side setbacks and the need for fire protection requirements if the setbacks are not met. He also wanted to know if the City would enforce the requirements. Mr. Cherry responded that the Fire Marshal has been involved in all the proposed project discussions. Mr. Woith stated that each individual building will require a building permit, so it will need to be reviewed, and inspections will need to take place.

Mr. Gorecki inquired whether the city had measures to ensure that modular homes met the wind, seismic, and snow loads criteria. Mr. Cherry replied that the applications would be submitted in the same manner as stick-built homes and would undergo review for all relevant factors.

Mr. Gorecki asked if there were plans to designate crosswalks or no-parking areas. Mr. Woith responded that there would be designated crossing areas and that there would be no parking on

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one side of the crossing areas. Mr. Cherry stated that the developer would need to provide more details on the site's specifics at the Final Plat stage.

BOARD DISCUSSION AND ACTION

MOTION: That the Zoning Commission recommend the City Commission approve the establishment of Planned Unit Development zoning for the property as legally described in the staff report, and the accompanying Basis of Decision, subject to the Conditions of Approval being fulfilled by the applicants.

Made by: Ms. Essex

Second by: Mr. Wingerter

VOTE: All in favor, the motion passed 4-0

PROPOSERS

None.

OPPOSERS

None.

BOARD DISCUSSION AND ACTION

Mr. Mills appreciated all of the work that goes into putting a project together and said that the proposed project is what the city needs. Mr. Cherry assured the board and members of the audience that all of the concerns about water mitigation would be addressed to the best of the city's ability and that the developer would be accountable.

MOTION: That the Planning Advisory Board recommend that the City Commission approve the Preliminary Plat of Meadowview Village Major subdivision as legally described in the Staff Report and the accompanying Basis of Decision, subject to the applicants fulfilling the Conditions of approval.

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Made by: Mr. Goreki

Second by: Ms. Essex

VOTE: All in favor, the motion passed 4-0

BOARD ACTIONS NOT REQUIRING A PUBLIC HEARING

Board recommendation of a new Planning Advisory Board/Zoning Commission Member

Mr. Cherry stated that Lindsey Gray resigned from her Planning Advisory Board/Zoning Commission position. Therefore, an interview process was conducted for new applicants with Chair Mills and Vice-Chair Essex. Mr. Mills expressed that it was gratifying to see so many applicants interested in the position and acknowledged that making a decision was difficult. He noted that the top two applicants were Katie Hanning and Joe McMillen. Ms. Hanning had more experience in an advisory commission, so she scored slightly higher than Mr. McMillen, making her his recommendation. Ms. Essex concurred with Mr. Mills.

MOTION: To recommend the City Commission appoint Katie Hanning to the Planning Advisory Board/Zoning Commission.

Made by: Mr. Wingerter

Second by: Mr. Gorecki

VOTE: All in favor, the motion passed 4-0

Mr. Cherry stated that shortly before the meeting, he received correspondence from Pat Green indicating that he is anticipating a busier summer than usual. Mr. Green noted that if it was in the best interest of the Board, he would resign. Mr. Cherry said he responded to Mr. Green that several large projects are upcoming and emphasized how vital attendance would be. He is currently awaiting Mr. Green's formal resignation. Mr. Cherry also mentioned that he spoke to the City Manager's office, and they indicated that if it is the body's will, since they are a recommending body to the Commission and two sets of interviews have already been conducted in such a short period, they could recommend the runner-up. If Mr. Green submits his resignation, that recommendation could be forwarded to the City Commission. Mr. Mills responded that Joe McMillen would be a great addition upon Mr. Green's resignation.

MOTION: To recommend the City Commission appoint Joe McMillen to the Planning Advisory Board/Zoning Commission, if Pat Green resigns.

Made by: Mr. Wingerter

Second by: Mr. Gorecki

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VOTE: All in favor, motion passed 4-0

COMMUNICATIONS

Mr. Cherry stated that staff has heard about the desire for more education and training for the Planning Advisory Board members and is hoping to have something available soon.

PUBLIC COMMENT

None.

ADJOURNMENT

There being no further business, Chair Mills adjourned the meeting at 4:38 p.m.

CHAIRMAN TORY MILLS

SECRETARY BROCK CHERRY



Meeting Date: May 13, 2025

CITY OF GREAT FALLS

PLANNING ADVISORY BOARD / ZONING COMMISSION AGENDA REPORT

Item: Establish a zoning classification of Planned Unit Development (PUD) upon the property addressed as 3015 18th Ave South and legally described as Lot 1A1A of Block 1, Mount Olivet Addition

Initiated By: Benefis Health Systems, Owner

Presented By: Lonnie Hill, Deputy Director, Planning and Community Development

Action Requested: Recommendation to the City Commission

Public Hearing:

1. Chairman of the Board conducts public hearing, pursuant to OCCGF 1.2.050 and Title 17, Chapter 16, Article 6.
2. Chairman of the Board closes public hearing and asks the will of the Board.

Suggested Motion:

1. Board Member moves:

“I move that the Zoning Commission recommend the City Commission (approve/deny) the establishment of Planned Unit Development zoning designation for the property as legally described in the staff report, the Improvement Agreement, and the accompanying Basis of Decision, subject to the Conditions of Approval being fulfilled by the applicants.”

And;

“I move that the Planning Advisory Board recommend the City Commission (approve/deny) the Minor Subdivision Preliminary Plat of Sanavita Estates and accept the dedication therein of 18th Avenue South and 31st Street South as public right-of-way as legally described and shown on the plat, subject to the Conditions of Approval being fulfilled by the applicants.”

2. Chairman calls for a second, board discussion, and calls for the vote.
-

Staff Recommendation: Staff recommends approval of the assignment of PUD zoning designation and the Minor Subdivision Preliminary Plat, including dedication public right-of-way, of Sanavita Estates with the following conditions:

Conditions of Approval:

1. **General Code Compliance.** Any future development of the property shall be consistent with the conditions in this report, as well as all codes and ordinances of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.
2. **Improvement Agreement.** The applicant shall abide by the terms and conditions and pay all fees specified in the attached Improvement Agreement for the subject property. The Improvement Agreement must be signed by the applicant and recorded with the Cascade County Clerk and Recorder.
3. **Dust Control.** The applicant shall abide by all terms and conditions set by the Environmental Division of the Public Works Department during the building permitting process to mitigate construction dust.
4. **Building Permits.** Development of the proposed project requires building permits and shall comply with the codes and ordinances of the City of Great Falls, the State of Montana, and any other applicable regulatory agencies. The required plans and specifications will be reviewed by representatives from the City's Planning Division, Building Division, Engineering Division, and Great Falls Fire Rescue to ensure full compliance with all regulations.
5. **Final Plat.** The Final Plat of Sanavita Estates Minor Subdivision shall incorporate correction of any errors or omissions noted by staff.
6. **Engineering Drawings.** The final engineering drawings, specifications, and cost estimates for public improvements for Sanavita Estates, shall be submitted to the City Public Works Department for review and approval prior to consideration of the Final Plat.
7. **Land Use & Zoning.** The property's development shall be consistent with the allowed uses and specific development standards of the proposed Planned Unit Development (PUD) zoning district.

Summary: Benefis Health Systems submitted an application to the Planning and Community Development Department on March 31, 2025, for the property located at 3015 18th Avenue South. The subject property is legally described as 1A1A of Block 1, Mount Olivet Addition, located in the SW ¼ of Section 17, T20N, R4E, P.M.M., Cascade County, Montana and is approximately 42.91 acres in size. The applicant is requesting to replace the existing City zoning designation of the Grandview Planned Unit Development (PUD), adopted in 2011 as part of Ordinance 3074, with the proposed Sanavita Estates PUD.

The applicant states within their narrative, which is provided within the attachment, "*Sanavita Estates Application Packet*", that the purpose of changing the existing PUD is to reflect modern needs of the community while maintaining the original vision of an independent senior living community. As part of the new PUD proposal for the Sanavita Estates, the applicant is requesting a minor subdivision of the existing 42.91-acre parcel into four separate lots. The revised PUD zones are outlined below.

Zone 1 of the PUD will include Lot 1 of the proposed minor subdivision. Zone 1 contains the existing Grandview development and will retain the standards approved as part of the original Grandview PUD shown as exhibit "*2011 Grandview PUD Submittal*". Benefis is proposing no changes to Zone 1 as part of this request.

Zone 2 of the PUD consists of Lots 2 and 3 of the proposed minor subdivision. Lot 2 will accommodate the Sanavita Estates Independent Living 64-unit apartment building and 28 single-family villas. Lot 3 of

Zone 2 will serve as an open space, providing separation between the proposed public right-of-way (ROW) of 31st Street South and the existing Mountain View Terrace Subdivision. The apartment building proposes a mix of uses including a wine bar, an ice cream parlor, and a wellness/fitness center to support the residents of the development.

The apartment building and villas will be accessible from private drives, maintained by Benefis. An off-street surface parking lot will be provided for the apartment building, which meets the existing City code requirement for senior living facilities. The villas will provide a single-car garage that allows another car to be stacked within the driveway for a total of two off-street parking spaces. The proposed private drives serving the villas are proposed as 20 feet in width, which will not allow for on-street parking in order to maintain the required width for emergency access listed within the International Fire Code (IFC) Appendix D. No parking signage and enforcement of the private drives will be the responsibility of the property owner.

Zone 3 of the PUD includes Lot 4 of the minor subdivision, which will be development-restricted until a future proposal is submitted. Any future development upon Lot 4 constitutes as a major change and an amendment of the PUD will be required. The process of amending the PUD requires the property owner to go back through the public process with the City Commission making the final decision.

The applicant is required to submit for building permit review and approval to ensure conformance to the PUD standards in addition to all other applicable requirements as stated in Condition of Approval #4. Preliminary drawings of the proposed development are provided in the attachment, “*Sanavita Estates Application Packet*”. These drawings are provided as a reference only and are subject to change as part of the building permit review and approval process.

Establishment of PUD Zoning: The applicant proposes a Planned Unit Development (PUD) zoning designation for the property. According to City code, a PUD is a special type of zoning district that is proposed by the developer to account for a desired mix of uses. Each district is unique and therefore has its own set of development standards which are documented in the approval. The applicant states deviations from OCCGF are needed to help the project achieve the goal of providing high-quality housing for seniors, where a thoughtfully designed community will allow for an active lifestyle while providing an opportunity to live in one place as long as possible. The applicant has provided the Planned Unit Development Document in the “*Sanavita Estates Application Packet*.” Within the application, the specifications for land uses, setbacks, private access, density, and landscaping requirements are listed.

The PUD will include an underlying Zoning District of PLI, Public Lands and Institutional, which provides guidance on any standards not addressed as part of the PUD. The PLI district is intended to include public institutional uses or facilities.

The basis for decision on planned unit developments is listed in the OCCGF 17.16.29.050 of the Land Development Code. The recommendation of the Zoning Commission and the decision of the City Commission shall at a minimum consider the criteria, which are attached as *Basis of Decision – Planned Unit Development*.

Minor Subdivision Preliminary Plat and Dedication of Right-of-Way: Two right-of-ways are proposed to be dedicated to the City of Great Falls and constructed as public streets as part of this request. The project includes the extension of 18th Avenue South, which currently terminates at a roundabout. The developer is responsible for extending 18th Avenue South to the intersection of the proposed 31st Street South, which will run north from the intersection of 18th Avenue South to the north

property line of the subject property. The purpose of 31st Street South is to support the future north-south connection to 32nd Street South, which is identified in the Medical District Master Plan. This connection will ultimately link the medical district with the greater transportation network, including connection to the neighborhoods to the east, and another route to the signalized intersection of 10th Avenue South at 32nd Street South.

According to OCCGF 17.32.170, streets must be dedicated with City Commission approval. The applicant has submitted a minor subdivision preliminary plat as part of the application, which identifies the proposed public right-of-way locations.

Improvements: An *Improvement Agreement* is provided as an attachment to this agenda report for the subject property, which outlines the responsibilities and timing of various improvements. The developer is required to extend public water mains through the development and connect to the existing water mains as shown on the preliminary civil plans included in application packet, including the addition of the required fire hydrants. In addition, all buildings shall be served by sanitary sewer and storm as shown on the preliminary civil plans. Installation of the storm, water and sewer mains is the responsibility of the developer. Public water and sanitary sewer improvements are to be owned and maintained by the City once complete.

Access to the development will be from Indigo, a private drive, and 18th Avenue South, a public right-of-way. The developer agrees to remove the existing roundabout at the terminus of 18th Avenue South and construct two public roadways, 18th Avenue South and 31st Street South. All boulevard improvements, including curbing, sidewalks, and landscaping shall be maintained by the developer. Public roadway improvements are to be owned and maintained by the City once complete. As part of the original Improvement Agreement approved in 2011, the Owner agrees to complete future street improvements to 30th Street South at the time of Lot 4 development. As part of those improvements, the Owner will install oversized utilities, with the City agreeing to reimburse up to 50% of the associated utility costs.

Traffic Impact Study Summary: Staff informed the applicant that traffic volumes at full buildout of the entire property likely exceeded the threshold of requiring a Traffic Impact Study (TIS) per City code. Accordingly, the applicant provided a TIS for the proposed development as part of this PUD. It is anticipated that a new or revised TIS will be required with the development of Lot 4.

According to the TIS, buildout of the proposed independent senior living development is projected to generate a total of 328 gross average weekday trips with 20 trips (6 entering/14 exiting) generated during the AM peak hour and 24 trips (14 entering/10 exiting) generated during the PM peak hour. The TIS assumes a distribution of 60% of traffic northbound from the development along 29th Street South and 40% of the traffic westbound from the development along 18th Avenue South.

Staff has determined the traffic generation from the proposed development is minimal and should have no negative effect upon the transportation network, however, the report recommends installation of a stop sign at Indigo and 29th Street South and the elimination of the roundabout at the terminus of 18th Avenue South. Staff concurs with these findings, which are the responsibility of the developer to implement.

To improve pedestrian connectivity, a pedestrian connection along the south side of Indigo Lane and the intersection of 29th Street South is necessary. In addition, the bicycle/pedestrian trail at the northern end of the subject property will need to be constructed to City concrete standards between the existing

concrete portion upon the subject property and the concrete portion connecting to Russell Park, including across the proposed 31st Street South right-of-way.

The nearest Great Falls Transit bus route is at 29th Street South and 15th Avenue South, within a half mile of a majority of the proposed development. This distance is walkable for a majority of Transit riders, so long as pedestrian facilities are provided. Great Falls Transit also provides on-call Paratransit Service, providing scheduled pick-up and drop-off for riders with mobility limitations.

Growth Policy Compliance: The proposed project is substantially consistent with the overall intent and purpose of the City of Great Falls 2013 Growth Policy Update. Staff finds the City's Growth Policy supports the proposed PUD amendment to facilitate higher density development, providing much needed senior housing. The proposed project is consistent with several of the Plan's policies including:

Social – Housing (page 134)

- Soc1.4.2 Expand the supply of residential opportunities including single-family homes, apartments, manufactured homes, and assisted living facilities.
- Soc1.4.4 Promote a range of housing options and supportive networks to help the elderly remain independent and age in place.
- Soc1.4.6 Encourage a variety of housing types and densities so that residents can choose by price or rent, location, and place of work.

Economic – Support the Military Mission in Great Falls (pages 151)

- Eco3.1.8 Increase the attractiveness of Great Falls as a destination location for retirees, including military veterans.

Physical - Land Use (page 162)

- Phy4.1.4 Foster the development of safe, walkable neighborhoods with a mix of uses and diversity of housing types.

In conclusion, the proposed project will enable these policies to be addressed and further the implementation of the Growth Policy.

Medical District Plan Compliance: The proposed PUD is consistent with the overall intent of the Great Falls Medical District Master Plan, which was adopted in 2007. It supports key goals listed within the plan by providing future connections to adjacent neighborhoods (page 23), establishing senior housing (page 18), and allows for mixed-use development that offers on-site amenities for residents and their visitors (page 16).

Neighborhood Council Input: The project was presented to Neighborhood Council #5 at its regularly scheduled meeting on March 21, 2025. Community concerns included dust control during active construction of the development, storm drainage leaving the site, traffic speeds along 29th Street South, and off-street parking for the development. Dust control will be reviewed and monitored by the City Environmental Division of Public Works, which is addressed through the City's building permit process and is also specifically included as a condition of approval of this request. To address stormwater concerns, the applicant completed preliminary civil engineering designs, which outlines the proposed stormwater management approach to mitigate stormwater impacts. As detailed above, a Traffic Impact Study (TIS) was conducted to evaluate and correct any traffic-related issues related to the proposed development.

Concurrences: Representatives from multiple departments, including Planning and Community Development, Public Works, and Great Falls Fire Rescue Departments have been involved throughout the review process for this request. Both the Engineering Division of Public Works and the Legal Department have collaborated on the proposed Improvement Agreement.

Fiscal Impact: Approval of the Conditional Use Permit would have no adverse fiscal impacts on the City of Great Falls. The applicant will pay for the cost of site improvements, including the construction of public improvements serving the development. The project is located within existing fire and police service areas. Public road improvements, including 18th Avenue South, 31st Street South, and public utility improvements, including water, sanitary sewer, and stormwater mains, will be owned and maintained by the City after completion. All private roads, private stormwater features, and open space upon Lot 3 will be privately maintained by Benefis.

The proposed Sanavita Estates includes a more compact design than the original Grandview implements a more efficient design, allowing the City to add more senior housing upon less land. The proposed project will introduce 92 dwelling units, helping meet local housing needs while expanding the City's public infrastructure in an efficient manner, and providing needed public roadway connections.

Alternatives: The Planning Advisory Board/Zoning Commission could recommend denial of the assignment of the Sanavita Estates PUD zoning and the dedication of right-of-way. For these actions, the Planning Advisory Board/Zoning Commission must provide an alternative Basis of Decision.

Attachments/Exhibits:

- Improvement Agreement
- Basis of Decision – Planned Unit Development
- Location and Zoning Map
- Sanavita Estates PUD Document
 - PUD Development Standards
 - PUD Zone Exhibit
 - Minor Subdivision Preliminary Plat
 - 2011 Grandview PUD Site Plan
- Preliminary Development Plans
- Traffic Impact Study
- Ordinance 3074 – 2011 Grandview PUD

IMPROVEMENT AGREEMENT FOR SANAVITA PLANNED UNIT DEVELOPMENT BY BENEFIS HEALTH SYSTEM INC., UPON THE PROPERTY LEGALLY DESCRIBED AS LOT 1A1A BLK 1 OF MOUNT OLIVET, SECTION 17, T20N, R4E, P.M.M., CASCADE COUNTY, MONTANA

The following is a binding Agreement dated this _____ day of _____, 2025, between **BENEFIS HEALTHCARE SYSTEM INC.**, hereinafter referred to as “**Owner**”, and the **CITY OF GREAT FALLS**, Montana, a municipal corporation of the State of Montana, hereinafter referred to as “**City**”, regarding the requirements and conditions for approval of a Planned Unit Development (PUD) zoning designation and development of the 42.9 acres Benefis Sanavita projected comprised of a tract of land in the corporate limits of the City legally described as **Lot 1A1A, Block 1 of Mount Olivet, Section 17, T20N R4E, P.M.M., Cascade County, Montana**, with an address of **3015 18th Ave South, Great Falls, Montana**, hereinafter referred to as “**Subject Property**”. The Owner agrees to, and is bound by, the provisions of this Agreement, and by signing this Agreement, therefore agrees to terms applicable to the Subject Property. The City is authorized to enter into this Agreement by §§ 17.68.010-040 of the Official Code of the City of Great Falls (OCCGF).

The Owner and City previously designated the Subject Property as a PUD in a *Developer Agreement for Grandview at Benefis PUD*, dated May 11, 2011, and recorded as R0234738 on June 2, 2011, in the records of Cascade County. The City and Owner agree that by their signature below, the 2011 *Developer Agreement for Grandview at Benefis PUD* is hereby terminated and of no further force and effect. The terms, conditions and obligations of this Agreement, replace the 2011 *Developer Agreement for Grandview at Benefis PUD*.

1. Purpose. The purpose of this Agreement is to ensure that certain improvements are made and certain conditions are fulfilled by the Owner, as required by the City's approval of the Planned Unit Development and supporting documents. Generally, this Agreement:

1.1 Declares that the Owner is aware of and has properly accounted for any natural conditions that may adversely affect the development of the Subject Property;

1.2 Insulates the Subject Property from the impact of changes in the City's zoning regulations, provided that no substantial changes in the development of the Subject Property are proposed;

1.3 Requires the Owner to guarantee that the agreed-upon improvements contained in this agreement are made in a timely manner by providing the financial securities required by OCCGF;

1.4 Provides for the inspection and warranty of the required improvements before they are accepted for operation and maintenance by the City;

1.5 Waives protest and appeal by the Owner and its successors against the creation of special improvement districts that would provide and maintain necessary infrastructure;

1.6 Establishes how necessary changes of final construction plans required by the Agreement may be made with the approval of the City;

1.7 Contemplates reimbursements to the Owner when neighboring properties that benefit from certain improvements made by the Owner are developed;

1.8 Embodies certain conditions that are imposed by the City upon approval of the annexation of the Subject Property in order to facilitate their enforcement; and

1.9 Indemnifies the City from challenges to its approval of the annexation of the Subject Property, for natural conditions of the Subject Property and for any faults in Owner's assessment of those conditions; and holds it harmless from errors and omissions in the approval and oversight of the improvements relating to development of the Subject Property.

2. Duration. The term of this Agreement begins at the date here above written and with the exceptions stated below, is a perpetual recorded agreement between the Owner and the City.

2.1 If Work Does Not Begin. This Agreement may be amended if final construction plans for the first phase of the Development are not submitted for approval within three years of the date of the City Manager's signature on this Agreement.

2.2 Failure to Build. The Owner's failure to complete improvements in accordance with the final construction plans may result in the City retaining the security required in Section 15 of this Agreement. It may also void this Agreement and the vested rights established by Section 9, below.

2.3 Failure to Pay. The Owner's failure to make timely payment of its share of any of the required improvements listed in this Agreement, voids the Agreement and the vested rights established by Section 9. It may also result in the City attempting to collect the amount due by any lawful means.

3. Supporting Documents. Each of the following supporting documents are to be submitted for review and approval by the City.

3.1 Minor Subdivision Plat. The Plat of Mount Olivet Subdivision, Lot 1A1A is to be filed on record in the Clerk and Recorder's Office of Cascade County, Montana, upon approval by the City of Great Falls.

3.2 Construction Documents. Engineering drawings, specifications, reports, and cost estimates (preliminary and final), prepared for the Subject Property, consisting of documents for, but not limited to the public sanitary sewer, water, storm drain, and street improvements. Construction documents shall be designed in compliance with the City's Standards for Design and Construction Manual.

3.3 As Built Drawings. "As Built" reproducible 4 mil mylar drawings and one electronic copy of public infrastructure, private utilities, and drainage facilities shall be supplied to the City, and one electronic copy of public infrastructure, private utilities, and drainage facilities shall be supplied to the City upon completion of the construction.

3.4 Legal Documentation. Legal documents, including but not limited to any articles of incorporation, bylaws, covenants, and declarations establishing the authority and responsibilities of the Owner relating to the Subject Property, which may be recorded in the Clerk and Recorder's Office of Cascade County, Montana.

3.5 Sanavita Planned Unit Development Standards. The Sanavita Planned Unit Development Document, including all associated development standards, tables, and exhibits, is incorporated herein by reference. The Owner agrees that all development upon the Subject Property shall conform

to the approved PUD standards. Any deviation not authorized by OCCGF §§ 17.16.29.100 shall be subject to review as a Major or Minor Change as defined in Section 4 of this Agreement and OCCGF.

4. Changes. The Owner understands that failure to install required improvements in accordance with the final construction plans approved for the development of the Subject Property is a breach of, and may void, this Agreement. The Owner also understands that such failure is a violation of the OCCGF and is subject to the penalties provided for such violations. The City recognizes, however, that minor changes are often necessary as construction proceeds and the Administrator (the Administrator is the person or persons charged by the City Manager with the administration of this improvement agreement) is hereby authorized to allow minor changes to approved plans, as provided below:

4.1 Minor Changes. Minor changes to engineering documents and such revisions to the engineering drawings as are deemed appropriate and necessary by the Administrator and which do not materially affect the hereinabove mentioned Subject Property, can be made as follows:

4.1.1 Before making changes, the Owner must submit revised plans to the Administrator for review. Failure to do this before the proposed change is made may be considered by the City to be a breach of this Agreement and a violation of the OCCGF. The Administrator shall respond to all proposed changes within fifteen (15) days of receipt of the revised plans.

4.1.2 Based on a review of the revised plans, the Administrator may permit minor dimensional changes provided they do not result in a violation of the conditions of approval for the annexation of the Subject Property or the OCCGF.

4.1.3 Based on a review of the revised plans, the Administrator may permit substitutions for proposed building and construction materials provided that the proposed substitute has the same performance and, for exterior materials, appearance as the originally approved material.

4.1.4 Minor changes in the location and specifications of the required public improvements may be permitted by the Administrator. The Owner must submit revised plans showing such changes to the Administrator. Revised plans are not accepted until approved by the Administrator.

4.2 Substantial Changes. Substantial changes are not permitted by this Agreement. A new public review and permitting process will be required for such changes. "Substantial Change" versus "Minor Change" is described as follows in order to further clarify what may be permitted as a "Minor Change":

4.2.1 A substantial change adds one or more lots; changes the approved uses; changes the location or extent of the area proposed to be cleared, graded, or otherwise disturbed by more than 4,000 square feet (a smaller change in the area that will be cleared, graded, or otherwise disturbed may be treated as a minor dimensional change); changes the location, extent, or design of any required public improvement, except where a minor change is approved by the Administrator; A smaller change in the size of a lot, or other minor deviations may be treated as a minor dimensional change and may be approved by the Administrator.

5. Fees. The Owner understands that it is required to pay the following fees as they come due. The absence of any fee from this Agreement which is lawfully charged by the City in connection with construction activity associated with the Subject Property shall not constitute a waiver by the City.

5.1 Recording Fees. The Owner is responsible for all recording fees at the rate charged by Cascade County at the time a document or plat is submitted for recording.

5.3 Engineering Inspections. The Owner is responsible to pay all applicable engineering fees established by Resolution of the City Commission of the City of Great Falls.

5.4 Permit Fees. The Owner is responsible to pay all applicable planning and building permit fees established by Resolution of the City Commission of the City of Great Falls.

5.5 Connection and Construction Fees. Water service tapping and water and sewer service connection fees will be paid By Owner at the times of tapping and connections.

5.6 Application Fees. In addition to the fees outlined above, application fees paid by the Owner are: the \$4,000.00 application fee for PUD, and the \$400.00 minor subdivision application fee which have been paid prior to this Agreement.

6. Site Conditions. The Owner warrants that it has conducted site investigations sufficient to be aware of all natural conditions, including, but not limited to, flooding, slopes, and soils characteristics, that may affect the installation of improvements on the site and its development for the approved use. The Owner further warrants that all plans submitted pursuant to this Agreement and all applications for building permits within the development will properly account for all such conditions. The Owner indemnifies, defends, and holds the City harmless for natural conditions and for any faults in their own assessment of those conditions.

7. On-Site Improvements. The on-site improvements required prior to certificate of occupancy of any structure built upon the Subject Property shall include everything required to provide water, sanitary sewer, sanitary sewer industrial pretreatment (as applicable), fire protection, storm drainage, stormwater quality treatment, access, and other requirements as may be required by OCCGF. Access for purposes of emergency vehicles shall be installed to the City specifications prior to the issuance of any building permits for the Subject Property. The Owner shall provide public utility easements for all required public utilities, including City water, sewer, and storm main easements for mains being dedicated to the City. The Owner agrees to install on-site stormwater quality and quantity improvements consistent with City standards and submitted plans approved by the City. Stormwater quantity and quality control measures must comply with standards of the City of Great Falls Storm Drainage Design Manual. The design, installation, inspection, and maintenance responsibilities of these improvements shall be approved by the City. Additionally, an enforceable operation and maintenance agreement with the City and the Owner is required to ensure private stormwater control measures function properly.

8. Permits. This Agreement must be approved by the City Commission and signed by the City Manager and the Owner before permits for any work will be approved, including, but not limited to, grading for streets or trenching for the installation of utilities.

9. Vested Rights. The approval of this Agreement by the City creates a vested right that protects the Owner from changes in the zoning regulations of Title 17 of the OCCGF. This vested right does not exempt the Owner from compliance with other provisions of the OCCGF, including specifically those intended to

prevent and remediate public nuisances, nor does it exempt the Owner from changes in the City's building codes and fees, development fees, and inspection fees. This vested right does not exempt the owner from compliance with changes to state and federal requirements, including those of the Montana Department of Transportation (MDT). This vested right may be voided, in whole or in part, if the Owner proposes substantial changes in the approved final construction plans of the development of the Subject Property.

10. Access. Vehicular traffic will ingress/egress from the two access points shown on the attached Site Layout Plan along 18th Avenue South and Indigo Lane, which is a private drive.

11. Required Public Improvements. The public improvements required for the development of the Subject Property shall be installed as shown on the final construction plans that are submitted to and approved by the City prior to issuance of the applicable Certificates of Occupancy for each development phase. As an alternative, the Owner may provide a financial security for said improvements as prescribed in Section 15.

11.1 Water. The Owner hereby agrees to install and extend looped twelve (12) inch and eight (8) inch public water mains through the development and connect to the existing water mains as shown on the proposed Infrastructure Plans consistent with City standards and submitted plans approved by the City, including the addition of the required fire hydrants. The improvements shall be in accordance with City and Montana Department of Environmental Quality standards and approved plans and specifications. Any portion of water main or fire hydrant located outside of the public right-of-way shall be located in a minimum 20-foot wide City water main easement, the location of which shall be approved by the City. The improvement is to be owned and maintained by the City upon completion.

11.2 Sanitary Sewer. All buildings upon the Subject Property shall be served by sanitary sewer as shown on the proposed Infrastructure Plans. Installation of sewer mains is the responsibility of the Owner. Sanitary sewer mains shall be constructed consistent with City standards and submitted plans approved by the City of Great Falls. The improvements shall be in accordance with City and Montana Department of Environmental Quality standards and approved plans and specifications. Any portion of sewer main located outside of the public right-of-way shall be located in a minimum 20-foot wide City Sewer main easement, the location of which shall be approved by the City. Sanitary sewer gravity mains and associated improvements are to be owned and maintained by the City upon completion. Private service lines shall be owned and maintained by the Owner or collective Subject Property Owners.

11.3 Stormwater. The Owner agrees to install public storm main piping improvements consistent with City Standards, the City Storm Drainage Design Manual, and approved by the City of Great Falls Public Works Department. Public storm mains and appurtenances are to be owned and maintained by the City upon completion. Any portion of storm main located outside of the public right-of-way being dedicated to the City shall be located in a minimum 20-foot wide City storm main easement. Private stormwater facilities will not be owned or maintained by the City.

11.4 Roadways and Sidewalks. The Owner agrees to abandon the existing roundabout at the terminus of 18th Avenue South and construct and/or reconstruct roadway and curbing along 18th

Avenue South as shown on the proposed Infrastructure Plans. Additionally, the Owner agrees to construct 31st Street South as shown on the proposed Infrastructure Plans. Design and installation shall be consistent with City standards and submitted plans approved by the City of Great Falls. All boulevard improvements, including curbing, sidewalks, and landscaping shall be maintained by the Owner.

11.5 Future Street Improvements of 30th St S. The Owner hereby agrees to provide existing and future easements and dedicated rights-of-way as required and install required sanitary sewer, water mains, drainage improvements, street paving, sidewalk and curb and gutter along that portion of 30th Street South within the western boundary of the Project when deemed necessary by the City based upon additional incorporated development in the vicinity utilizing said infrastructure and roadway for access. Owner shall pay the full cost of the equivalent twelve-inch (12") water main and eight-inch (8") sewer main to be installed in the extension of 30th Street South to the property boundary. At such time the actual cost of the above referenced improvements and water main is definitely determined, an amount equal to said costs shall be paid to the City. Owner hereby agrees to pay proportionate share of future street improvements of 30th St S including paving, sidewalks, and curb and gutter and further agrees to pay proportionate share of any future storm drainage improvements within 30th Street South at such time as the City deems necessary. Additionally, to accommodate the long term growth plan that the City foresees, Owner agrees to install required over-sizing (water main) improvement, instead of the standard City required improvements in the portion of 30th St S abutting the Project. City agrees to reimburse Owner for 50% of the over-sizing cost of improvements installed in 30th St S within thirty (30) days of its acceptance of the installations and appropriate billing, including provisions of adequate information and documentation supporting said costs. Owner shall prepare all plans and specifications for the improvements under this section in accordance with the standards of the City, and with the review and approval of the City Engineer and the City Public Works Department.

12. Reimbursements owed to Owner. Except as set forth herein, the City will assist in obtaining initial reimbursements due from other adjacent or benefitted property owners under this Agreement, however the Owner remains responsible for any legal enforcement of the terms of this agreement as against future benefitted owners. The Owner shall provide the city with documentation of its actual out-of-pocket costs of the installation of the improvements within four months after approval and acceptance thereof by the City. In the event of Owner's failure to provide the City with said cost data, the City shall not be obligated to undertake collection of the reimbursement provided for herein, and the responsibility for collection thereof shall be that of the Owner, its heirs, successors and assigns. Failure of the Owner to provide the City with said cost data for reimbursement as herein required shall in no way alter the obligation of any other party to make reimbursement as provided for herein, said failure will affect only the City's obligation to assist in collection thereof.

13. Waiver of Protest. Owner agrees to waive protest against the creation of one or more special improvement districts for the construction and maintenance of necessary facilities, including, but not limited to, stormwater management facilities, sanitary sewer facilities, sanitary sewer lift stations, roadways and major streets. As with all other provisions of this agreement, this waiver applies to the Binding Effect of Section 20.

14. Warranty, Ownership and Inspection of Public Improvements. The Owner is responsible for the repair or replacement of any faults in the materials or workmanship of the required on-site and off-site public improvements for a period of two years from the date those improvements are accepted for maintenance by the City. This warranty will be enforced by the City receiving 10% of the security required by Section 15 of this Agreement for the two-year warranty period. That sum will be released at the end of two years unless the parties are involved in a dispute about the condition, repair, or replacement of any of the required improvements, in which case funds will be held by the City until that dispute is resolved. The release of warranty funds follow the procedure established in Section 15 of this Agreement for the release of securities.

Installation of all sidewalks, curb ramps, water, sewer, storm drain, and other public improvements for the Subject Property shall be subject to the City's inspection policy in place at the time of installation.

15. Security for Public Improvements. If any public improvements in each construction phase need to be deferred, the Owner shall, provide the City with a performance bond, an irrevocable letter of credit, or another form of security acceptable to the Administrator in an amount equal to one hundred thirty-five percent (135%) of the costs of the required public improvements.

The security required by this section shall be returned or released upon acceptance of the required improvements, except as provided in Section 14. Following the final required inspection and City Approval of the public improvements, the Director of Public Works shall promptly inform the Administrator, in writing, that all improvements have been inspected and are acceptable for maintenance by the City. If all other improvements relating to the development of the Subject Property are in compliance with all conditions of approval, this Agreement, and the OCCGF, the Administrator shall then instruct the City Clerk to release the security to the Owner, minus the retained portion to be held in warranty as required by Section 14 of this Agreement.

16. Maintenance Districts. The Owner hereby agrees to waive its right to protest and appeal the lawful creation of maintenance districts for any proper purpose including, but not limited to, fire hydrant and street maintenance and shall pay the proportionate share of the costs associated with said maintenance districts as they may be applied to the Subject Property.

17. Public Roadway Lighting. The Owner agrees to waive its right to protest and appeal any future special lighting district for public roadway lighting facilities that service the Subject Property, and further agrees to pay for the installation of public roadway lighting which services the Subject Property, if such lighting is required by the City or MDT during project review.

18. City Acceptance and Zoning. In consideration of the terms of this Agreement, the City hereby accepts the Subject Property for incorporation by annexation into the corporate limits of the City of Great Falls, Montana, with an assigned City zoning classifications of Planned Unit Development (PUD) for the Subject Property.

19. Limitation of Liability. The City will conduct a limited review of plans and perform inspections for compliance with requirements set forth in this agreement and/or in applicable law. The scope of such

review and inspections will vary based upon development type, location and site characteristics. The Owner is exclusively responsible for ensuring that the design, construction drawings, completed construction, and record drawings comply with acceptable engineering practices, State requirements, and other applicable standards. The City's limited plans review and inspections are not substantive reviews of the plans and engineering. The City's approval of any plans or completed inspections is not an endorsement of the plan or approval or verification of the engineering data and plans. Neither the Owner, nor any third party may rely upon the City's limited review or approval.

The Owner shall indemnify, hold harmless and defend the City, its officers, agents, servants and employees and assigns from and against all claims, debts, liabilities, fines, penalties, obligations and costs including reasonable attorney fees, that arise from, result from or relate to obligations relating to the Subject Property described herein including, but not limited to, approval and oversight of the improvements related to development of the Subject Property. This indemnification by the Owner of shall apply unless such damage or injury results from the gross negligence or willful misconduct of the City. Any obligation of the City shall be limited by the amounts set forth in MCA § 2-9-108.

Upon the transfer of ownership of the Lots comprising the Subject Property, the prior owner's (whether it is the Owner that signed this Agreement or a subsequent owner) indemnity obligation herein is released, for the Lots transferred, and the indemnity obligation runs to the new owner of the Lot(s). Only the owner of the Subject Property, or Lot(s) contained therein, with adverse conditions at the time the City incurs the claim, debt, liability, fine, penalty, obligation or cost is obligated to indemnify, and no owner of uninvolved Lot(s) is obligated to indemnify.

20. Binding Effect. The provisions, covenants and terms of this Agreement shall run with the land and bind the present owners, their devisees, heirs, successors, and assigns; and any and all parties claiming by, through, or under them, shall be taken to agree and covenant with each of the parties to the Agreement, their devisees, heirs, successors and assigns, to conform to the provisions, covenants and terms of this Agreement.

IN WITNESS WHEREOF, the parties hereto have set their hands and seal the day, month and year first hereinabove written.

THE CITY OF GREAT FALLS, MONTANA

A Municipal Corporation of the State of Montana

Gregory T. Doyon, City Manager

ATTEST:

(Seal of City)

Lisa Kunz, City Clerk

APPROVED FOR LEGAL CONTENT*:

David Dennis, City Attorney

*By law, the City Attorney may only advise or approve contract or legal document language on behalf of the City of Great Falls, and not on behalf of other parties. Review and approval of this document was conducted solely from the legal perspective, and for the benefit, of the City of Great Falls. Other parties should not rely on this approval and should seek review and approval by their own respective counsel.

Benefis Health System Inc.

By: _____

Its: _____

State of _____)

:ss.

County of _____)

On this _____ day of _____, in the year Two Thousand and Twenty-Five, before me, the undersigned, a Notary Public for the State of _____, personally appeared _____, known to me to the persons whose names are subscribed to the instrument within and acknowledged to me that they executed the same.

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

(NOTARIAL SEAL)

Notary Public

Basis of Decision – Planned Unit Development

Amended Plat of the Mount Olivet Addition, Block 1, Lot 1A1A, Section 17, T20N, R4E, P.M.M., Cascade County, Montana.

PRIMARY REVIEW CRITERIA:

The basis for decision on Planned Unit Development (PUD) is listed in Official Code of the City of Great Falls § 17.16.29.050 of the Land Development Code. The recommendation of the Zoning Commission and the decision of City Commission shall at a minimum consider the following criteria:

1. The development project is consistent with the City's growth policy;

The proposed project is substantially consistent with the overall intent and purpose of the City of Great Falls 2013 Growth Policy Update. The proposal to assign the zoning of PUD for the proposed property will allow Benefis to construct an independent senior living development. Staff finds the City's Growth Policy supports the proposed PUD amendment to facilitate higher density development, providing much needed senior housing. The proposed project is consistent with several of the Plan's policies including:

Social – Housing (page 134)

- Soc1.4.2 Expand the supply of residential opportunities including single-family homes, apartments, manufactured homes, and assisted living facilities.
- Soc1.4.4 Promote a range of housing options and supportive networks to help the elderly remain independent and age in place.
- Soc1.4.6 Encourage a variety of housing types and densities so that residents can choose by price or rent, location, and place of work.

Economic – Support the Military Mission in Great Falls (pages 151)

- Eco3.1.8 Increase the attractiveness of Great Falls as a destination location for retirees, including military veterans.

Physical - Land Use (page 162)

- Phy4.1.4 Foster the development of safe, walkable neighborhoods with a mix of uses and diversity of housing types.

In conclusion, the proposed project will enable these policies to be addressed and further the implementation of the Growth Policy.

2. The development project is consistent with applicable neighborhood plans, if any;

The subject property is located within to Neighborhood Council #5. There is no adopted neighborhood plan for Neighborhood Council #5, nor any other Council within the City. The request was presented to Neighborhood Council #5 on March 21st, 2025 and Neighborhood Council #6 on May 7th, 2025.

The proposed PUD is consistent with the overall intent of the Great Falls Medical District Master Plan. It supports key goals listed within the plan by providing future connections to adjacent neighborhoods (page 23), establishing senior housing (page 18), and allows for mixed-use development that offers on-site amenities for residents and their visitors (page 16).

3. The establishment, maintenance, or operation of the development project will not be detrimental to, or endanger the public health, safety, morals, comfort or general welfare;

There are no existing public health, safety, or welfare issues that have been identified for the subject property. The zoning assignment will have no impact on these issues. The property is within the City limits and currently receives law enforcement and fire protection service from the City of Great Falls. Providing these services to Sanavita Estates is not expected to have a negative effect on public health and safety.

4. The development project will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

The proposed PUD includes a mix of multi-family and single-family housing, maintaining consistency with the existing Grandview PUD that was approved in 2011. The proposed development in Zone 2 of the PUD also aligns with the established density of 12 units per acre of the original PUD. Additionally, the applicant has incorporated a 1.25-acre buffer lot to separate the development from the adjacent Mountain View Terrace subdivision, helping to preserve neighborhood character. The proposal is not expected to negatively impact the use and enjoyment of nearby properties, nor will it substantially diminish or impair property values in the surrounding area.

5. The development project will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

The Sanavita Estates PUD is proposed as a replacement for the existing Grandview PUD designation currently governing the subject property, which has been partially developed, primarily for nursing care and assisted living. The Sanavita Estates continues with the goal of providing senior living and is not expected to impede the normal and orderly development or improvement of surrounding properties for permitted uses.

6. The proposed design of the building and other structures are compatible with the desired character of the neighborhood;

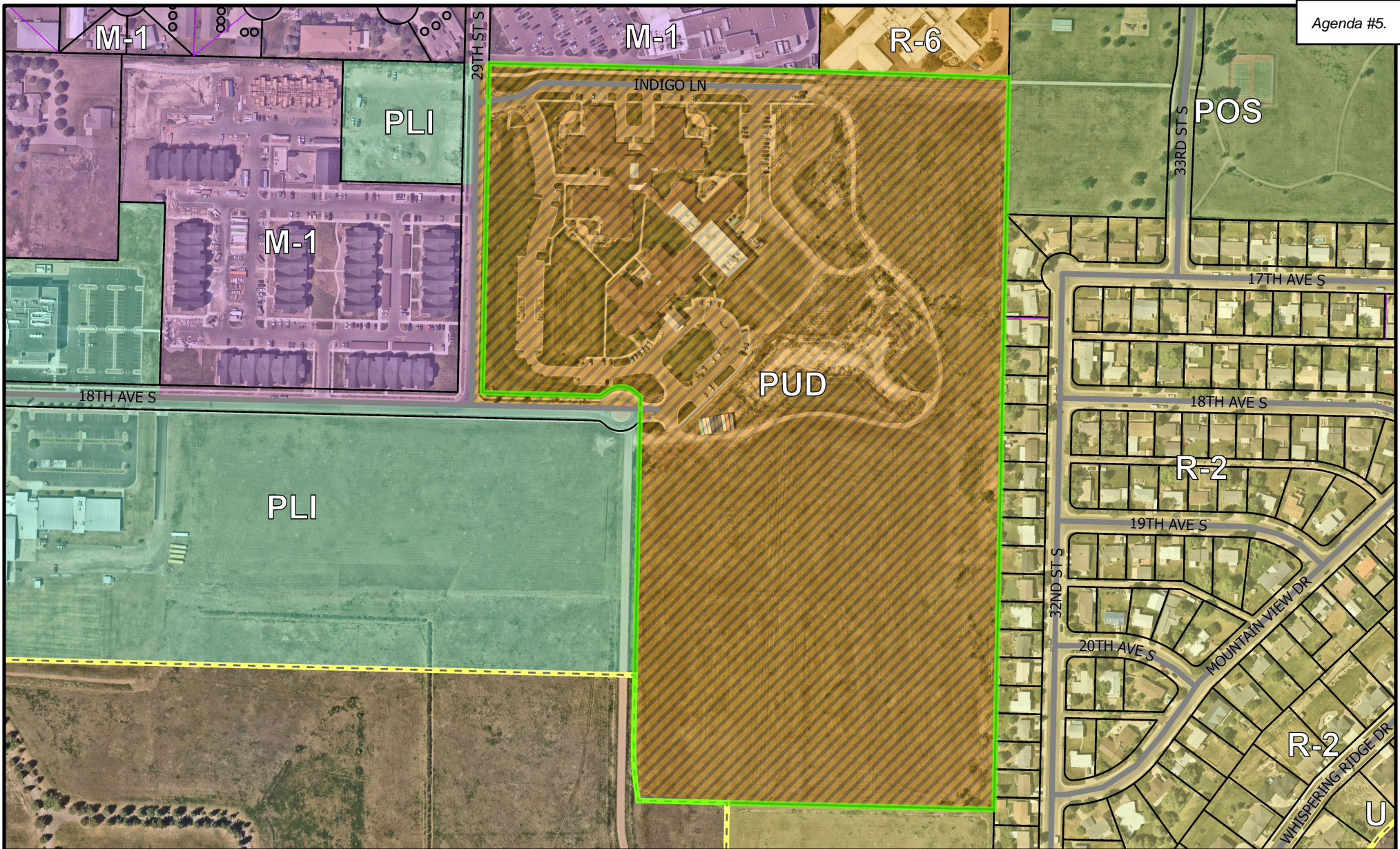
The design of the proposed buildings and structures is compatible with the desired character of the neighborhood. Maximum building heights and lot coverage have been provided to ensure the development fits within the context of the surrounding area. Furthermore, full build-out of the project will extend the existing bike path, reinforcing the character and connectivity of the surrounding neighborhood.

7. Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;

Adequate utilities will be provided to development upon completion of the project. Two public streets are proposed to be dedicated to the City of Great Falls as part of this request. In addition, the development will be served by private drives. City utilities such as water and sewer, will be extended to serve the development. The applicant has submitted preliminary civil engineering plans with the application to demonstrate feasibility with City requirements, including preliminary stormwater plans addressing drainage. The developer will cover the costs associated with extending public utilities to serve the project in addition to the cost of private improvements.

8. Adequate measures have been or will be taken to provide ingress and egress so as to minimize traffic congestion in the public streets.

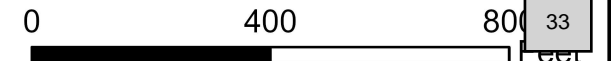
The applicant has provided a Traffic Impact Study to address access to the property. Traffic will enter and exit by the private drive, Indigo, and two proposed public streets, 18th Avenue South and 31st Street South. The highest traffic generation is expected during the PM peak period, with an estimated 24 trips (14 entering and 10 exiting), which is considered minimal and is not expected to negatively impact the surrounding area. To manage traffic flow, the developer will be required to install a stop sign at the intersection of Indigo and 29th Street and remove the roundabout at the terminus of 18th Avenue South. In addition, staff will require improvements to the pedestrian connectivity of the site, including a sidewalk connecting to 29th Street South and completion of a bicycle/pedestrian trail at the northern end of the property.



Location Map

3015 18th Ave S

- City Streets
- Subject Property
- City Limit
- Parcels



Sanavita Estates Independent Living Planned Unit Development

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1.00 Sanavita Estates Independent Living Planned Unit Development Purpose & Summary

The purpose of this document is to describe allowable land uses and identify those deviations from Title 17 of the City of Great Falls Land Development Code regarding the Grandview Planned Unit Development (Grandview PUD). The Grandview project is zoned as Planned Unit Development (PUD).

This application seeks to replace the current Grandview PUD approval. The Sanavita Estates project will be zoned as Planned Unit Development (PUD) with an underlying zone of Public Lands and Institution (PLI), as such, all associated uses and development standards are incorporated into this document in addition to the uses and development standards listed in the subsequent tables.

The existing Grandview PUD approved a variety of uses for a Continuing Care Retirement Community on a ~42.9 acre site in 2011. While the existing approval broke the site into three (3) zones, only Zone 1 was ultimately constructed. Construction for Zone 1 was completed in 2012. Since that time, plans for the site have shifted and Benefis would like to update the existing PUD to reflect modern design needs and subdivide the site into four (4) parcels.

This proposed project maintains the original vision for the site as an independent senior living community designed to provide high-quality housing and a supportive, active environment for seniors. Sanavita Estates will offer a new independent senior living option for the city of Great Falls. When complete, residents will have a modern, thoughtfully designed community as their housing needs change without having to leave the. The community is designed with the resident's needs in mind and provides an opportunity for seniors to live in one location for as long as possible.

An exhibit depicting each PUD Zone is enclosed. The proposed Sanavita Estates PUD will split the site into three (3) zones:

- **Zone 1:** Proposed Lot 1, Existing Grandview facility constructed in 2012 (12.67 acres)
- **Zone 2:** Proposed Lot 2- One (1) three-story apartment building with amenity spaces & 28 detached residential units with attached garages (9.64 acres), Proposed Lot 3-open space (1.25 acres) and associated public ROW for the extension of 31st Street South and 18th Avenue South.
- **Zone 3:** Proposed Lot 4, Development Restricted Lot (17.20 acres)

In addition to uses listed as permitted in the underlying PLI zone, additional uses defined in city code are also proposed and listed in the Allowed Uses Table for each zone. Further uses not found in city code must be defined and permitted in order to facilitate development of the project as designed. Listed below are uses not found in city code but permitted within Sanavita Estates PUD as outlined in Sections 2-4 of this PUD document.

“Assisted Living” means a congregate residential setting that provides or coordinates personal care, 24-hour supervision and assistance (both scheduled and unscheduled), activities, and health-related services.

“Residence, Villa” means a single building typically under 1,500sf, containing one (1) dwelling unit and is not physically attached to any other dwelling unit.

“Independent Senior Living Community” a place that is intended to provide dwelling units for individuals generally fifty-five (55) years of age or older.

2.00 Sanavita Estates Independent Living PUD - Zone 1

Zone 1 is comprised of 12.53 acres and aligns with Lot 1 of the proposed subdivision. The Sanavita Estates project will be zoned as Planned Unit Development (PUD) with an underlying zone of Public Lands and Institution (PLI), as such, all associated uses and development standards are incorporated into this document in addition to the uses and development standards listed in the tables below.

Table A-1: Zone 1 Additional Approved Uses
Professional services Memory Support Commons <ul style="list-style-type: none"> • Restaurant • Tavern • Worship Facility Retirement Home Residence, single-family detached Residence, multi-family Assisted Living Residence, Villa Independent Senior Living Community

Table A-2: Zone 1 Approved Development Standards	
Maximum Building Coverage	50%
Maximum Residential Density	14 units per acre
Building setbacks	10 feet
Minimum Internal Building Setback	20 feet
Off Street Parking Requirements	1 space per 5 nursing beds and 1 space per employee per shift
Maximum Building Height	45 feet

3.00 Sanavita Estates Independent Living PUD Development Standards - Zone 2, Single-family Residential Land Uses (Villas)

Zone 2 is comprised of 10.89 acres and aligns with Lot 2 and Lot 3 of the proposed subdivision. The Sanavita Estates project will be zoned as Planned Unit Development (PUD) with an underlying zone of Public Lands and Institution (PLI), as such, all associated uses and development standards are incorporated into this document in addition to the uses and development standards listed in the tables below.

Zone 2 of the proposed PUD is planned to include a three-story apartment building and 28 detached homes known as The Villas. Zone 2 will also include an extension of 31st Street South and the creation of a 1.25 acre buffer lot between the public road and the existing Mountain View Terrace Subdivision. No buildings are proposed on Lot 3.

The Villas will offer 28 thoughtfully designed maintenance free, independent senior living homes. The proposed rental units provide a detached housing option to residents while also maintaining access to the communal amenities and hospitality services of the apartment building. Each unit will include a modern kitchen design, two bedrooms and two bathrooms and an attached single-car garage and driveway parking.

Zone 2 of Sanavita Estates is designed to emphasize pedestrian connections and active outdoor spaces including rear alley vehicular access and a central courtyard, pedestrian forward tree lined streets and continuous sidewalks. All of these elements are meant encourage residents gather, socialize, and get outside.

Parking and landscaping will meet or exceed to current city standards for new housing projects for senior citizens as prescribed in Chapter 36 Parking and Chapter 44 Landscaping.

There may be up to 10 connections to a public right of way associated with 31st Street S, including both driveways and private drive aisles.

Table B-1: Zone 2 Villas Additional Approved Uses
Professional Services Memory Support Restaurant (including but not limited to ice cream & food delivery/pick up) Tavern (including but not limited to wine lounge) Worship Facility Fitness Space Wellness Spa Retirement Home Residence, single-family detached Residence, multi-family Assisted Living Residence, Villa Independent Senior Living Community

Table B-2: Zone 2 Villas Approved Development Standards	
Maximum Building Coverage	50%
Maximum Residential Density	12 units per acre
Building setbacks	10 feet
Maximum Building Height	35 feet

4.00 Sanavita Estates Independent Living PUD Development Standards - Zone 2, Multi-family Land Uses (Residence multifamily)

Zone 2 is comprised of 10.89 acres and aligns with Lot 2 and Lot 3 of the proposed subdivision. . The Sanavita Estates project will be zoned as Planned Unit Development (PUD) with an underlying zone of Public Lands and Institution (PLI) as such, all associated uses and development standards are incorporated into this document in addition to the uses and development standards listed in the tables below.

Zone 2 of the proposed PUD will include the construction and site development of a three-story apartment building and 28 detached homes known as The Villas. Zone 2 will also include an extension of 31st Street and a 1.25 acre open space buffer between the public road and the existing Mountain View Terrace Subdivision.

Plans for the apartment building contain a mix of residential units with an emphasis on providing residents with a variety of on premises recreational & social opportunities. The design includes 64 rental units, including a mix of one-bedroom and two-bedroom apartments. In addition to the residential units, the building will feature a range of secondary community amenities, including a wine bar, an ice cream parlor, and a wellness/fitness center, all intended to promote social interaction, relaxation, and wellness

among residents. Surface lot parking will be provided around the apartment building to accommodate the residents, staff and visitors.

Zone 2 of the PUD is designed to emphasize pedestrian connections and active outdoor spaces including rear alley vehicular access and a central courtyard, pedestrian forward tree lined streets and continuous sidewalks. All of these elements are meant encourage residents gather, socialize, and get outside.

Parking and landscaping will conform or exceed to current city standards for new housing projects for senior citizens as prescribed in Chapter 36 Parking and Chapter 44 Landscaping.

Drive aisles surrounding the apartment building within Zone 2 may be up to twenty-six (26) feet in width in accordance with International Fire Codes (IFC).

Table B-1: Zone 2 Residence multifamily Additional Approved Uses
Professional Services Memory Support Restaurant (including but not limited to ice cream & food delivery/pick up) Tavern (including but not limited to wine lounge) Worship Facility Fitness Space Wellness Spa Retirement Home Residence, single-family detached Residence, multi-family Assisted Living Residence, Villa Independent Senior Living Community

Table B-2: Zone 2 Residence multifamily Approved Development Standards	
Maximum Building Coverage	50%
Maximum Residential Density	12 units per acre
Building setbacks	10 feet
Maximum Building Height	56 feet

5.00 Sanavita Estates Independent Living PUD Development Standards - Zone 3, Future Development

Zone 3 is comprised of 17.20 acres and aligns with Lot 4 of the proposed subdivision. Development of Lot 4 is unknown at this time, therefore no Development Standards are proposed. Lot 4 is development-restricted until all applicable development standards have been addressed and satisfied.

6.00 Process for Future Changes or Alterations to the Grandview PUD

The Sanavita Estates project will be zoned as Planned Unit Development (PUD) with an underlying zone of PLI as such, all associated uses and development standards are incorporated into this document in addition to the uses and development standards listed in previous sections. Any development standards or uses that are not addressed as part of this PUD Document will be subject to the standards of the PLI zoning district. It is acknowledged that only changes or alterations that aren't addressed as part of the PUD Document or the PLI zoning district are subject to 17.16.29.100 of the City of Great Falls Land Development Code which states:

"A Planned Unit Development shall be developed only according to the approved final plan and all supporting data. The final plan and supporting data together with all recorded amendments shall be binding on the applicants, their successors, grantees, and assigns, and shall limit and control the use of premises (including the internal use of buildings and structures) and location of structures in the Planned Unit Development as set forth therein.

A. Major Changes. Major changes in the plan of development or supporting data similarly approved shall be considered the same as a new petition, and reapplication shall be made in accordance with the procedures for a new application. Major changes include increase in density, heights of buildings, change in location and types of nonresidential land uses, changes in road standards or alignment, changes in the location and/or amount of land devoted to open space, parks or other common facilities.

B. Minor Changes. Minor changes may be approved by the zoning administrator or Planning and Community Development Director following approval of such change by the appropriate property owners' association if applicable. Minor changes are defined as any change not defined as a major change."

Exhibits

- A) PUD Zone Exhibit
- B) Proposed Subdivision Plat
- C) Project Narrative
- D) 2011 Grandview PUD Site Plan

Zone Key

Zone 1

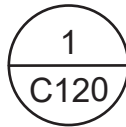
Zone 2

Zone 3

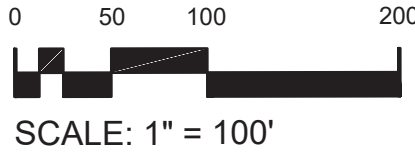


BENCHMARK

CP10 - FIRE HYDRANT ARROW BOLT - ELEVATION GENERATED BY
NGS OPUS SOLUTION REPORT. ELEVATION = 3500.92 FEET
(NAVD88 - COMPUTED USING GEOID18)



1 PUD ZONING MAP



3015 18TH AVENUE SOUTH
GREAT FALLS, MONTANA

SANAVITA ESTATES PUD

© 2025 | ALL RIGHTS RESERVED

PUD SITE PLAN
SUBMITTAL

03.19.2025
PROJ# | BEN24_INSLVNG
DESIGNED BY |
DRAWN BY |
REVIEWED BY |
REVISIONS

**PUD ZONING
MAP
4.10.25**

C120

PRELIMINARY PLAT OF
MOUNT OLIVET SUBDIVISION, LOT 1A1A

A MINOR SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 4 EAST, P.M.,M.,
CITY OF GREAT FALLS, COUNTY OF CASCADE, STATE OF MONTANA.

PURPOSE OF SURVEY:

The purpose of this survey is to create four lots, including public roadway dedication, dedication of municipal utility easements, and vacation of existing public utility easements and right of way as noted on the plat.

LEGAL DESCRIPTION

Lot 1A1A, of an Amended Plat of Lots 1A1, 1B1, and 1B2, Block 1, of the Amended Plat of Lots 1A and 1B, Block 1, of the Amended Plat of Lot 1, Block 1, Mount Olivet Minor Subdivision, Cascade County, Montana, according to the official plat filed October 12, 2011 as P-2011-0000034, on file and of record in the office of the Clerk and Recorder of said county.

CERTIFICATE OF OWNERS

We the undersigned property owners, do hereby certify that we have caused to be surveyed and platted into Lots, Easements and Streets, as shown on the attached plat. The tract of land to be known as Mount Olivet Subdivision, Lot 1A1A, located in the SW 1/4 of Section 17, Township 20 north, Range 4 east, principal meridian Montana, City of Great Falls, Cascade County, Montana, being more particularly described as follows:

Beginning at the northwest corner of said Lot 1A1A, being a point on the easterly right-of-way line of 29th St. South, and being marked by a 5/8" rebar; thence S89°50'48"E, 801.48 feet; thence S89°50'48"E, 459.98 feet; thence S0°06'10"E, 1778.18 feet; thence N89°50'33"W, 650.09 feet; thence N89°50'33"W, 216.33 feet to the beginning of a non-tangent curve to the right, said curve having a radius of 685.35 feet, to which a radial line bears N78°25'02"E; thence along said curve an arc distance of 137.25 feet; thence N0°06'30"W, 165.58 feet; thence N0°05'13"W, 676.02 feet; thence N89°51'54"W, 384.65 feet; thence N0°07'20"E, 800.36 feet to the POINT OF BEGINNING, containing 42.95 gross acres, more or less.

The undersigned, grantor hereby dedicates, to the City of Great Falls, Grantee, the public streets as shown hereon.

Furthermore, this division is exempt from review by the Department of Environmental Quality per 76-4-125(1)(d) M.C.A. to-wit: As certified pursuant to 76-4-127: Notice of certification that adequate storm water drainage and adequate municipal facilities will be provided. (1) To qualify for the exemption from review set out in 76-4-125(1)(d), the certifying authority shall send notice of certification to the reviewing authority that adequate storm water drainage and adequate municipal facilities will be provided for the subdivision. For a subdivision subject to Title 76, chapter 5, the certifying authority shall send notice of certification to the reviewing authority prior to final plat approval.

Furthermore, Federal, State, and local plans, policies, regulations and/or conditions of subdivision approval that may limit the use of the property, including the location, size and use are shown on the conditions of approval sheet or as otherwise stated.

Furthermore, the undersigned hereby grants unto each and every person, firm, or corporation, whether public or private, providing or offering to provide telephone, telegraph, electric power, gas, cable television, the right to the right to the joint use of an easement shown on this plat, for the construction, maintenance, repair, and removal of their lines and facilities, in, over, under, and across each area designated on the plat as "Dry Utility Easement" to have and to hold forever.

Benefis Health System LLC.

Authorized Agent, Benefis Health System LLC.
State of Montana)
County of Cascade) :SS

This instrument was acknowledged before me on this _____ day of _____, 2025. A notary public for the state of Montana, personally appeared, _____ Known to me to be the person whose names are subscribed to the within instrument, and acknowledge to me that they are executed the same.

Notary Public, State of Montana

ACCEPTANCE OF SHOWN NEW CITY OF GREAT FALLS EASEMENTS:

A perpetual public utility easement benefitting the City of Great Falls for the construction, maintenance, enlarging, reducing, replacing, or removal of underground utilities including above ground fire hydrants, valve boxes, and lids for accessing underground utilities, together with all necessary appurtenances thereto, in, under, through and across the real property shown on this plat together with the right to excavate and refill ditches and/or trenches throughout the location of said general utilities. The City of Great Falls or its designee agrees that in the event of any excavation within said easement for purpose of maintenance or repair, the area shall be backfilled and/or restored to its then existing condition. For the protection of said easement, the property owner shall not make or construct any buildings, retaining walls, trees, shrubs, bushes, or other structures (including other utilities) that would impair the maintenance or operation of the utilities placed therein. Asphalt and Portland cement concrete paving, grass, traffic signs, mail boxes, fences, irrigation sprinkler systems are permissible improvements within the land covered by this easement. This grant of easement shall run with the land and shall be binding upon and shall inure to the benefit of the City of Great Falls, Montana its successors and assigns. To the fullest extent permitted by law, the property owner shall indemnify, defend, and save the City, its agents, representatives, employees, and officers harmless from and against any and all claims, costs, fees, losses, liabilities or damages of whatever kind or nature arising from or related to property owner's use of the real property described herein, except for the City's actions under this grant of easement.

DATED this _____ day of _____, 2025

Chairperson,

SURVEYOR'S NOTE:

- All existing easements which were created with the filing of the Amended Plat of Lots 1A1, 1B1, and 1B2, Block 1, of the Amended Plat of Lots 1A and 1B, Block 1, of the Amended Plat of Lot 1, Block 1, Mount Olivet Minor Subdivision, shown on R1 which fall south of the proposed extension of 18th Avenue South are to be expunged with the filing of this subdivision. These easements were specific to a Planned Unit Development (PUD) that was only partially developed and the previous PUD is being replaced in conjunction with this subdivision. Most of the easements associated with the previous PUD were never utilized and are to be vacated with the filing of this plat. Easements from the previous PUD which are currently being utilized and are being retained by the current PUD, are noted on the face of the plat.
- Lot 4 is development-restricted until all applicable development standards have been addressed and satisfied.

CERTIFICATE OF TREASURER

I, Diane Heikkila, County Treasurer of Cascade County, Montana, do hereby certify pursuant to 76-3-207(3), M.C.A. that all real property taxes assessed and levied on the land described herein have been paid.

Diane Heikkila, Cascade County Treasurer Date

Deputy Treasurer Date

Approved: _____, 2025

CERTIFICATE OF PUBLIC WORKS DIRECTOR

I, _____, Public works director for the City of Great Falls, Montana, do hereby certify that I have examined the accompanying plat and the survey that it represents, and I find the same conforms to the regulations governing the platting of lands and to presently platted adjacent land, as near as circumstances will permit and I do hereby approve the same.

By _____
Public Works Director, City of Great Falls, Montana Date

CERTIFICATE OF GREAT FALLS PLANNING BOARD

We, the undersigned, _____, chairman of the said Great Falls Planning Board, Great Falls, Cascade County, Montana, and Brock Cherry, Secretary of said Great Falls Planning Board, do hereby certify that the accompanying plat of Mount Olivet Subdivision, Lot 1A1A, City of Great Falls, Cascade County, Montana, has been submitted to the said Great Falls Planning Board for examination by them and was found by them to conform to law and was approved at a meeting held on the XXXXX day of XXXXX, 2025.

By _____
Chair, Great Falls Planning Board Date

By _____
Secretary, Great Falls Planning Board Date

CERTIFICATE OF CITY COMMISSION

I, Gregory T. Doyon, City Manager of the City of Great Falls, Cascade County, Montana, do hereby certify that this plat of Mount Olivet Subdivision, Lot 1A1A, was duly examined and approved by the City Commission of the City of Great Falls at its regular meeting held on the XXXXXXX day of XXXXXXX, 2025.

By _____
Gregory T. Doyon, City Manager
City of Great Falls, Montana Date

CERTIFICATE OF SURVEYOR

I, Evan J. Vernon, a registered Land Surveyor, do hereby certify that I have performed the survey shown on the attached Minor Subdivision, or that such work was performed under my direct supervision; that the field work for this survey was completed on November 10, 2024; 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 _____ day of _____, 20____

Evan J. Vernon P.L.S.
Registration # 48221 LS
Cushing Terrell
306 West Railroad Street
Missoula, MT 59802
406-728-9522
evanvernon@cushingterrell.com

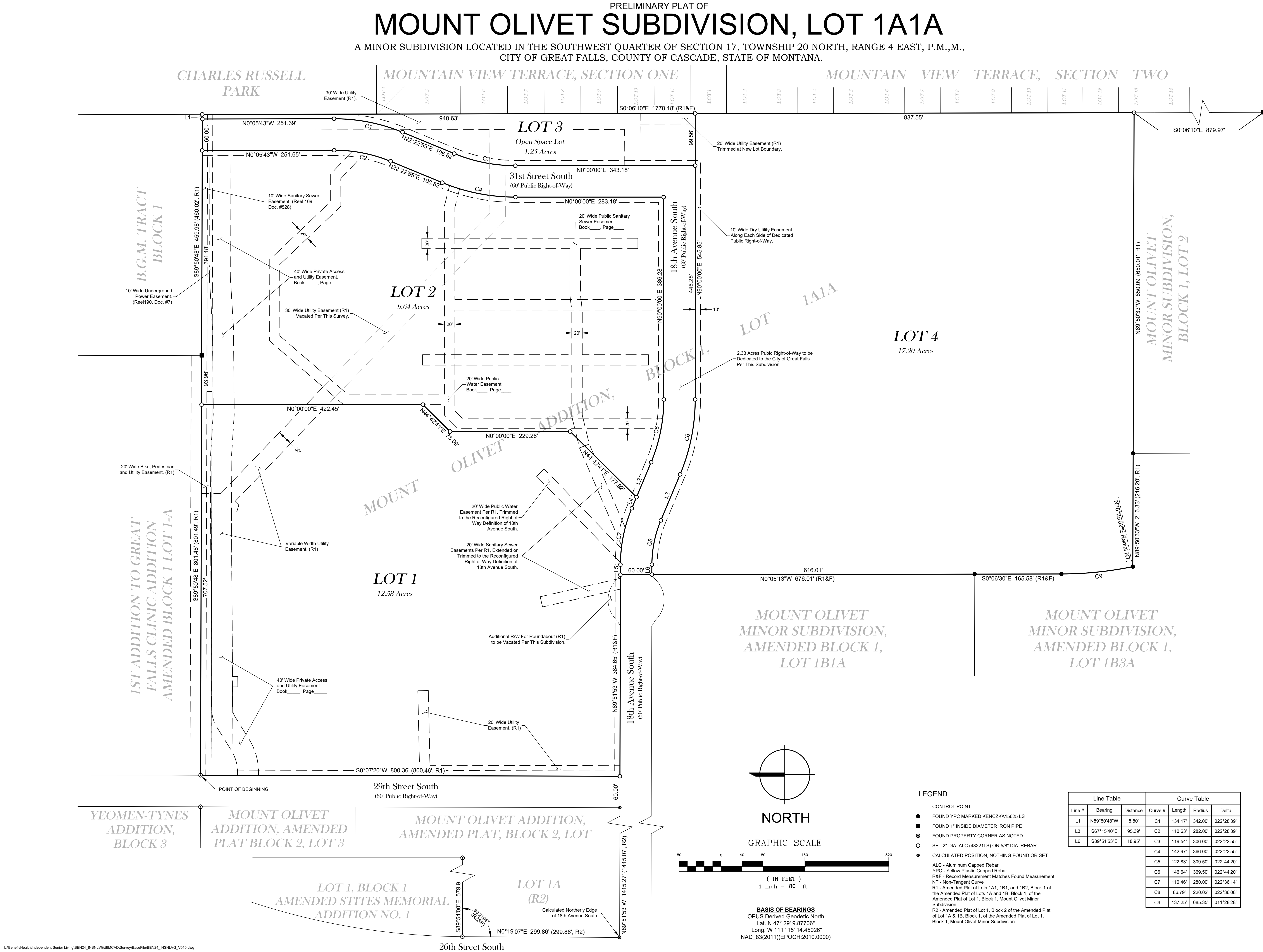
1/4	Sec.	T.	R.
X	17	20N	4E

PRINCIPAL MERIDIAN MONTANA CASCADE COUNTY			
1/4	Sec	T.	R.
X	17	20N	4E

FOR: BENEFIS HEALTH

04.25.2024
DRAWN BY | VERNON
REVISIONS

FILE NO.:
BEN24_INSNLVG_V010



May 6, 2025



Tracy Martello
 Planning & Community Development
 City of Great Falls
 tmartello@greatfallsmt.net

RE: UPDATE #2- Sanavita Estates Independent Living Planned Unit Development & Minor Subdivision

Dear Ms. Martello,

We are pleased to share with you the enclosed updated information for the Sanavita Estates Independent Living Planned Unit Development (PUD) and Minor Administrative Subdivision. This letter is meant to replace the letter dated April 30, 2025.

As advised during a Pre Application Meetings on November 26, 2024 and March 21, 2025, this application seeks to replace the current PUD zoning associated with the site. The existing Grandview PUD approved a variety of uses for a Continuing Care Retirement Community on a ~42.9 acre site in 2011. While the existing PUD broke the site into three (3) zones, only Zone 1 was ultimately constructed. Construction for Zone 1 was completed in 2012. Since that time, plans for the site have shifted and Benefis would like to update the PUD to reflect modern design needs and subdivide the site into four (4) parcels.

SANAVITA ESTATES INDEPENDENT LIVING PLANNED UNIT DEVELOPMENT

This proposed development maintains the original vision for the site as an Independent Senior Living Community designed to provide high-quality housing and a supportive, active environment for seniors. Sanavita Estates will offer a new independent senior living option within the city of Great Falls. Seniors will be able to find a modern, thoughtfully designed community as their housing needs change. The community is designed with the resident's needs in mind and provides an opportunity for seniors to live in one location for as long as possible.

In response to staff comments, Sanavita Estates will be zoned as Planned Unit Development (PUD) with an underlying zone of Public Lands and Institution (PLI), as such, all associated uses and development standards are incorporated into this document, in addition to the uses and development standards listed in the tables found in the PUD document. More information on the requested PUD, including proposed development standards and additional allowed uses, can also be found in the PUD document. A site plan depicting the proposed PUD zones is also enclosed.

SANAVITA ESTATES INDEPENDENT SENIOR LIVING MINOR ADMINISTRATIVE SUBDIVISION

Sanavita Estates PUD also includes a proposed four (4) lot Minor Administrative Subdivision. The proposed lot areas are as follows:

- Lots 1: 12.53 acres
- Lot 2: 9.64 acres
- Lot 3: 1.25 acres
- Lot 4: 17.20 acres

Access to the new lots will be provided through an extension of 18th Ave to the east and 31st Street S to the south. The existing roundabout on 18th Ave will be removed. This alignment conforms to the concept depicted in the Great Falls Medical District Master Plan and responds to initial city comments received during the Pre Application meeting. Included on the plat are the required 60 ft public ROW and necessary easements for utilities and on street parking.

Proposed Lot 3 provides a privately maintained 1.25 acre buffer between the new public road extension and the existing Mountain View Terrace Subdivision.

COMPLIANCE WITH THE GREAT FALLS GROWTH POLICY 2025 IMAGINE GREAT FALLS

Sanavita Estates PUD and Minor Administrative Subdivision align with the Great Falls Growth Policy through supporting many city goals and principles.

Social: To encourage a safe, adequate and diverse supply of housing and fair housing opportunities in the City.

The proposed application includes both single family villas, as well as apartments in the list of approved uses. Including both housing types within the same PUD at this location will facilitate and encourage the addition of new housing typologies to an area of the city that has existing nursing senior care facilities.

Environmental: To create a built environment that encourages active and healthy lifestyles.

In addition to the residential units, the proposed PUD will provide an opportunity for the development of non-residential neighborhood amenities. Proposed approved uses include a wine bar, an ice cream parlor, and a wellness/fitness center, all intended to promote social interaction, relaxation, and wellness among residents. The proposed standards will also encourage outdoor experiences through a series of walking paths and sidewalks, walkers and bicyclists will have a direct connection to the existing shared use path that connects to Russell Park.

Economic: To support and encourage efficient, sustainable development and redevelopment throughout the City.

The application is an example of efficient, sustainable development that the city is looking for. The vacant site is currently underutilized and is ideal for development given its proximity to existing city infrastructure cushingterrell.com

and health care services. The addition of new senior housing options at this location will activate the site with thoughtfully designed residences, creative outdoor spaces and neighborhood amenities all within city limits.

Physical: Develop new and diverse housing supply throughout the City, including single family residential, multi-family, and housing for those with special needs.

The proposed application will create a new independent senior living community that contributes to the city's diverse housing supply. When complete, Sanavita Estates will meet the needs of older residents and provide opportunities for them to stay local as their housing needs change. Providing an active senior housing option within Great Falls will also attract new residents to the area who are seeking modern residential amenities and convenient access to high quality health care.

COMPLIANCE WITH THE GREAT FALLS MEDICAL DISTRICT MASTER PLAN

Sanavita Estates PUD and Minor Subdivision also conform to the themes included in the Great Falls Medical District Vision. The proposed application creates the regulatory foundation necessary for the development of new senior housing which brings a significant investment to the District. The vacant site is currently underutilized and is ideal for development given its proximity to existing infrastructure and health care services. The addition of new senior housing options at this location will activate the site with thoughtfully designed residences, creative outdoor spaces and neighborhood amenities all within city limits.

Further, Sanavita Estates will meet the needs of older residents and provide opportunities for them to stay local even as their housing needs change. Providing an active senior housing option within Great Falls will also attract new residents to the area who are seeking residential amenities and convenient access to high quality health care. Creating opportunities to retain existing residents while at the same time attracting new residents aligns with the Medical District vision and will contribute well to the city population and economy.

Finally, the proposed PUD and Minor Subdivision will also improve both vehicular and nonmotorized circulation and connectivity in the area through the extension of 18th Street and 31st Street and the creation of a pedestrian pathway network. The road extensions will be constructed to city standards and include 5 ft wide sidewalks. Through a series of walking paths and sidewalks, walkers and bicyclists will have a direct connection to the existing shared use path that connects to Russell Park.

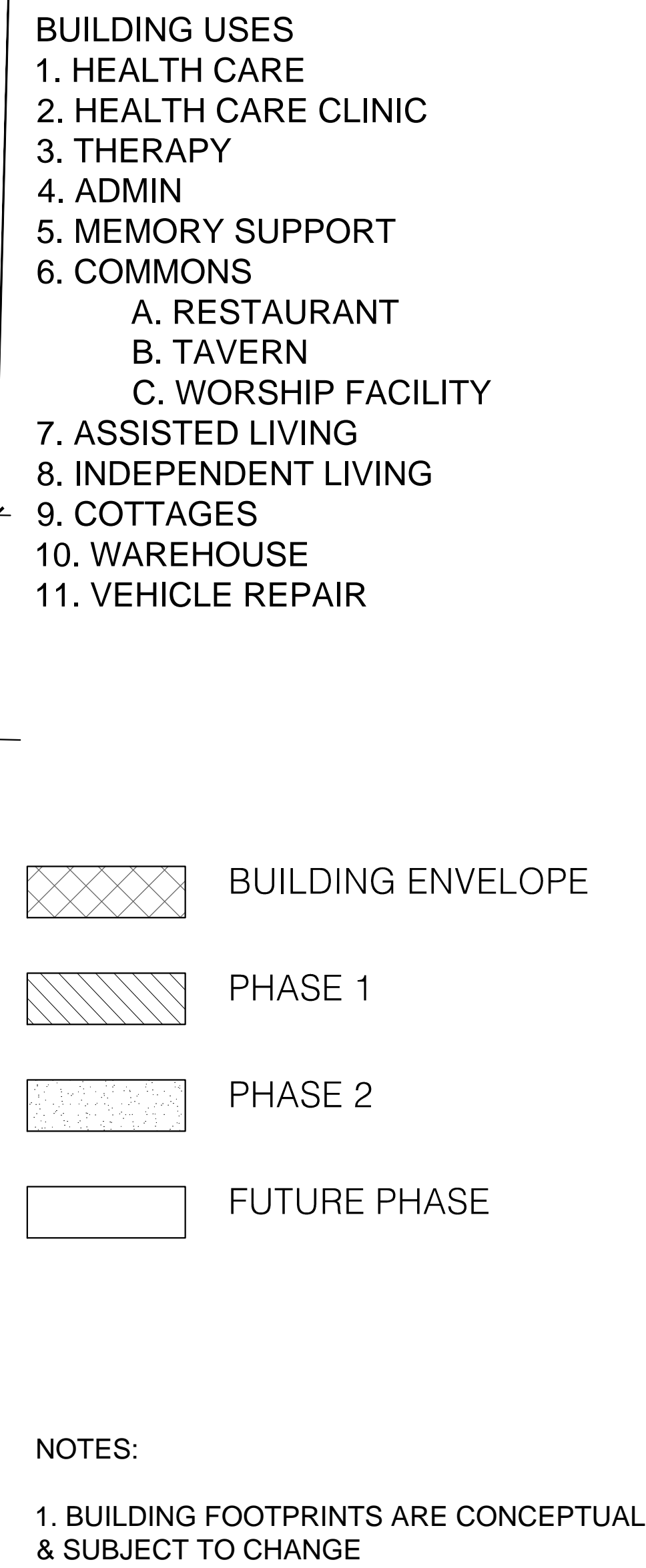
An application form, record drawings, utility reports and responses to city comments have also been provided to staff for review. We are scheduled to attend Neighborhood Council #5 on April 21st and Neighborhood Council #6 on May 7th. We look forward to continuing the discussion of the proposed project. Please let me know if any additional information is needed.

Sincerely,

Nicole Olmstead

Nicole Olmstead, AICP
Land Planner

cushingterrell.com



SANAVITA ESTATES - INDEPENDENT SENIOR LIVING
PROJECT # BEN24_INSNLVG
LOCATED IN SECTIONS 4, 5 & 8, TOWNSHIP 9 NORTH, RANGE 72 WEST OF THE 6TH P.M.,
AND IN SECTIONS 31 & 32, TOWNSHIP 10 NORTH, RANGE 72 WEST OF THE 6TH P.M.,
COUNTY OF CASCADE, STATE OF MONTANA

OWNER

BENEFIS HEALTH
3015 18TH AVE SOUTH
GREAT FALLS, MT

CONSULTANT TEAM

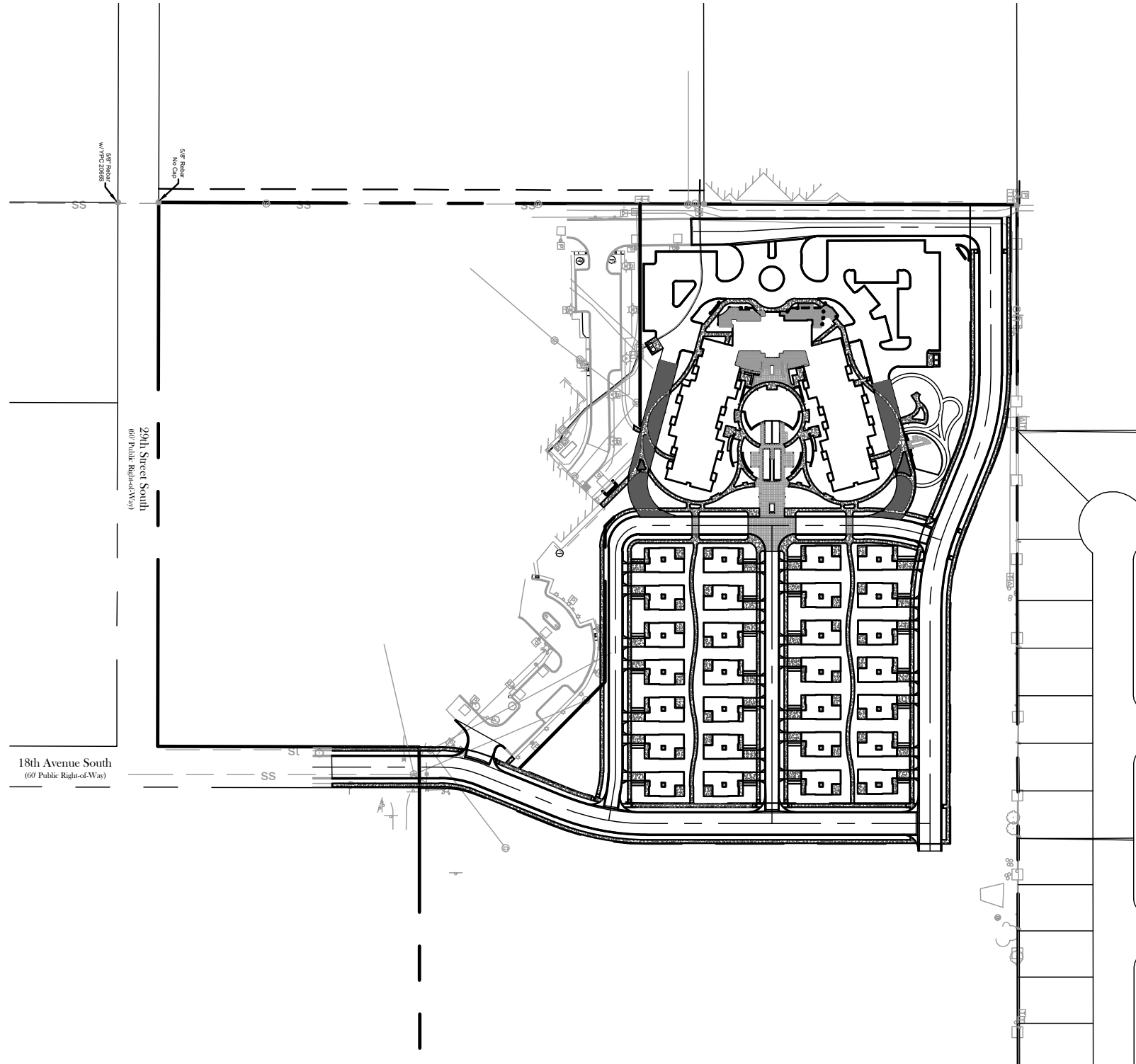
ARCHITECT
CUSHING TERRELL
KARL DECOCK
13 N 23RD ST
BILLINGS, MT 59101

CIVIL ENGINEER
CUSHING TERRELL
IAN GRAHAM, PE
219 2ND AVE S
GREAT FALLS, MT 59405
(406) 500-3505

JURISDICTIONAL CONTACTS

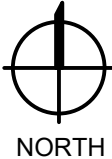
CITY OF GREAT FALLS
PLANNING AND COMMUNITY
DEVELOPMENT DEPT.
TRACY MARTELLO
PLANNER
2 PARK DRIVE
GREAT FALLS, MT 59401

ENGINEERING AND PUBLIC WORKS
MARK JURAS
DEVELOPMENT REVIEW COORD.
1025 25TH AVE NE
GREAT FALLS, MT 59404
(406) 455-8120



VICINITY MAP

SCALE: 1" = 200'



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GENERAL NOTES

- ALL WORK, MATERIALS AND DETAILS PERTAINING TO CONSTRUCTION SHALL BE IN COMPLETE ACCORDANCE WITH THE CITY OF GREAT FALLS LAND USE CODE, PROJECT SPECIFICATIONS, AND ALL OTHER GOVERNING AGENCIES' STANDARDS. REFER TO THE PROJECT SPECIFICATIONS FOR COMPLETE WORK COVERAGE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR STORM WATER QUALITY DURING CONSTRUCTION. CONTRACTOR SHALL OBTAIN AND COMPLY WITH ALL CURRENT REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES), AND LOCAL MS4 REQUIREMENTS WHERE APPLICABLE. THE CONTRACTOR IS RESPONSIBLE FOR THE PREPARATION AND MAINTENANCE OF A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) THROUGHOUT THE DURATION OF THE PROJECT.
- THE CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES, PUBLIC AND PRIVATE, AT ALL TIMES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL CONTROL DUST IN ACCORDANCE WITH REGULATIONS OF LOCAL AIR POLLUTION CONTROL AUTHORITY.
- CONTRACTOR TO PROTECT ALL EXISTING UTILITIES, SIGNS AND EXISTING STRUCTURES. THE CONTRACTOR IS RESPONSIBLE TO REPAIR BACK TO ORIGINAL OR BETTER CONDITION IF DAMAGE HAS OCCURRED DURING CONSTRUCTION.
- CONTRACTOR SHALL REVIEW EXISTING CONDITIONS AND COORDINATE WITH OWNER, CITY OF GREAT FALLS AND ENGINEER / ARCHITECT PRIOR TO DEMOLITION ACTIVITIES.
- TRAFFIC, BOTH VEHICULAR AND PEDESTRIAN SHALL BE PROTECTED BY EFFECTIVE BARRICADES AND SIGNS IN ACCORDANCE WITH MUTCD GUIDANCE. EFFECTIVE LIGHTING OF OBSTRUCTIONS SHALL BE PROVIDED AT NIGHT.
- OWNER WILL SECURE ALL NECESSARY UTILITY PERMITS REQUIRED FOR THE COMPLETION OF THE PROJECT. CONTRACTOR SHALL PERFORM ALL WORK IN STRICT ACCORDANCE WITH PERMIT REQUIREMENTS.
- UNLESS OTHERWISE INDICATED, ALL CONSTRUCTION STAKING SHALL BE PERFORMED UNDER THE RESPONSIBLE CHARGE OF A STATE OF MONTANA LICENSED LAND SURVEYOR.
- THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF APPROVED DRAWINGS ON THE CONSTRUCTION SITE AT ALL TIMES. ANY APPROVED DEVIATIONS IN CONSTRUCTION FROM THE APPROVED DRAWINGS SHALL BE NOTED ON THIS SET. THE LOCATION AND DEPTH OF ALL UTILITIES ENCOUNTERED SHALL BE RECORDED AND KEPT UP TO DATE AT ALL TIMES AND AVAILABLE FOR INSPECTION BY THE OWNER'S REPRESENTATIVE UPON REQUEST. FAILURE TO COMPLY MAY RESULT IN DELAY IN PAYMENT AND/OR FINAL ACCEPTANCE OF THE PROJECT.
- UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT A CLEAN SET OF FIELD DRAWINGS CONTAINING ALL AS-BUILT INFORMATION TO THE ENGINEER.
- IF WITHIN ONE YEAR OF THE FINAL ACCEPTANCE BY THE OWNER, ANY WORK IS FOUND TO BE DEFECTIVE OR NOT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND/OR DRAWINGS, AND UPON WRITTEN NOTICE FROM THE ENGINEER OR OWNER, THE CONTRACTOR SHALL CORRECT ANY WORK BEGINNING WITHIN SEVEN (7) CALENDAR DAYS OF RECEIPT OF NOTICE. SHOULD THE CONTRACTOR FAIL TO RESPOND TO THE WRITTEN NOTICE, THE OWNER MAY CORRECT THE WORK AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING AND/OR EXPORTING ALL MATERIAL AS REQUIRED TO PROPERLY GRADE THIS SITE TO THE FINISHED ELEVATIONS SHOWN HEREON AS WELL AS THE LEGAL DISPOSAL OF WASTE IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL SITE WORK WITH ALL OTHER TRADES.
- SAFETY - NEITHER THE OWNER NOR THE ENGINEER WILL BE RESPONSIBLE FOR COMPLIANCE WITH SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
- ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES.
- THE CONTRACTOR IS RESPONSIBLE TO CALL 1-800-424-5555 (OR 811) AT LEAST 2 WORKING DAYS PRIOR TO ANY EARTH DISTURBING ACTIVITIES OR UTILITY EXCAVATIONS.

BENCHMARK

CP 10 - FIRE HYDRANT ARROW BELT - ELEVATION GENERATED BY NGS OPUS SOLUTION REPORT. ELEVATION = 3500.92 FEET (NAVD88 - COMPUTED USING GEOID18)

3015 18TH AVENUE SOUTH
GREAT FALLS, MONTANA 59405

SANAVITA ESTATES

CUSHING TERRELL GENERAL NOTES

1. ALL WORK, MATERIALS AND DETAILS PERTAINING TO CONSTRUCTION SHALL BE IN COMPLETE ACCORDANCE WITH THE CITY OF GREAT FALLS STANDARDS AND SPECIFICATIONS, PROJECT SPECIFICATIONS, AND ALL OTHER GOVERNING AGENCIES' STANDARDS. REFER TO THE PROJECT SPECIFICATIONS FOR COMPLETE WORK COVERAGE.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR STORM WATER QUALITY DURING CONSTRUCTION. CONTRACTOR SHALL OBTAIN AND COMPLY WITH ALL CURRENT REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES), AND LOCAL MS4 REQUIREMENTS WHERE APPLICABLE. THE CONTRACTOR IS RESPONSIBLE FOR THE PREPARATION AND MAINTENANCE OF A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) THROUGHOUT THE DURATION OF THE PROJECT.
3. THE CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES, PUBLIC AND PRIVATE, AT ALL TIMES DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL CONTROL DUST IN ACCORDANCE WITH REGULATIONS OF LOCAL AIR POLLUTION CONTROL AUTHORITY.
5. CONTRACTOR TO PROTECT ALL EXISTING UTILITIES, SIGNS AND EXISTING STRUCTURES. THE CONTRACTOR IS RESPONSIBLE TO REPAIR BACK TO ORIGINAL OR BETTER CONDITION IF DAMAGE HAS OCCURRED DURING CONSTRUCTION.
6. CONTRACTOR SHALL REVIEW EXISTING CONDITIONS AND COORDINATE WITH OWNER, CITY OF GREAT FALLS AND ENGINEER / ARCHITECT PRIOR TO DEMOLITION ACTIVITIES.
7. TRAFFIC, BOTH VEHICULAR AND PEDESTRIAN SHALL BE PROTECTED BY EFFECTIVE BARRICADES AND SIGNS IN ACCORDANCE WITH MUTCD GUIDANCE. EFFECTIVE LIGHTING OF OBSTRUCTIONS SHALL BE PROVIDED AT NIGHT.
8. OWNER WILL SECURE ALL NECESSARY UTILITY PERMITS REQUIRED FOR THE COMPLETION OF THE PROJECT. CONTRACTOR SHALL PERFORM ALL WORK IN STRICT ACCORDANCE WITH PERMIT REQUIREMENTS.
9. UNLESS OTHERWISE INDICATED, ALL CONSTRUCTION STAKING SHALL BE PERFORMED UNDER THE RESPONSIBLE CHARGE OF A STATE OF MONTANA LICENSED LAND SURVEYOR.
10. THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF APPROVED DRAWINGS ON THE CONSTRUCTION SITE AT ALL TIMES. ANY APPROVED DEVIATIONS IN CONSTRUCTION FROM THE APPROVED DRAWINGS SHALL BE NOTED ON THIS SET. THE LOCATION AND DEPTH OF ALL UTILITIES ENCOUNTERED SHALL BE RECORDED AND KEPT UP TO DATE AT ALL TIMES AND AVAILABLE FOR INSPECTION BY THE OWNER'S REPRESENTATIVE UPON REQUEST. FAILURE TO COMPLY MAY RESULT IN DELAY IN PAYMENT AND/OR FINAL ACCEPTANCE OF THE PROJECT.
11. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT A CLEAN SET OF FIELD DRAWINGS CONTAINING ALL AS-BUILT INFORMATION TO THE ENGINEER. *(Only if required in contract with owner)*
12. IF WITHIN ONE YEAR OF THE FINAL ACCEPTANCE BY THE OWNER, ANY WORK IS FOUND TO BE DEFECTIVE OR NOT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND/OR DRAWINGS, AND UPON WRITTEN NOTICE FROM THE ENGINEER OR OWNER, THE CONTRACTOR SHALL CORRECT ANY WORK BEGINNING WITHIN SEVEN (7) CALENDAR DAYS OF RECEIPT OF NOTICE. SHOULD THE CONTRACTOR FAIL TO RESPOND TO THE WRITTEN NOTICE, THE OWNER MAY CORRECT THE WORK AT THE CONTRACTOR'S EXPENSE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING AND/OR EXPORTING ALL MATERIAL AS REQUIRED TO PROPERLY GRADE THIS SITE TO THE FINISHED ELEVATIONS SHOWN HEREON AS WELL AS THE LEGAL DISPOSAL OF WASTE IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
14. CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL SITE WORK WITH ALL OTHER TRADES.
15. SAFETY - NEITHER THE OWNER NOR THE ENGINEER WILL BE RESPONSIBLE FOR COMPLIANCE WITH SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
16. ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES.
17. THE CONTRACTOR IS RESPONSIBLE TO CALL 1-800-424-5555 (OR 811) AT LEAST 2 WORKING DAYS PRIOR TO ANY EARTH DISTURBING ACTIVITIES OR UTILITY EXCAVATIONS.

PROJECT CONDITIONS

1. STRUCTURES TO BE DEMOLISHED WILL BE DISCONTINUED IN USE AND VACATED PRIOR TO THE START OF WORK.
2. THE OWNER ASSUMES NO RESPONSIBILITY FOR CONDITION OF STRUCTURES TO BE DEMOLISHED.
3. CONDITIONS EXISTING AT TIME OF INSPECTION FOR BIDDING PURPOSES WILL BE MAINTAINED BY OWNER AS PRACTICABLE. VARIATIONS WITHIN STRUCTURES MAY OCCUR BY OWNER'S REMOVAL AND SALVAGE OPERATIONS PRIOR TO START OF DEMOLITION WORK.
4. UNLESS OTHERWISE INDICATED IN CONTRACT DOCUMENTS OR SPECIFIED BY THE OWNER, ITEMS OF SALVAGEABLE VALUE TO CONTRACTOR SHALL BE REMOVED FROM SITE AND STRUCTURES. STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED AND SHALL NOT INTERFERE WITH OTHER WORK SPECIFIED IN CONTRACT DOCUMENTS.
5. EXPLOSIVES SHALL NOT BE BROUGHT TO SITE OR USED WITHOUT WRITTEN CONSENT OF AUTHORITIES HAVING JURISDICTION. SUCH WRITTEN CONSENT WILL NOT RELIEVE CONTRACTOR OF TOTAL RESPONSIBILITY FOR INJURY TO PERSONS OR FOR DAMAGE TO PROPERTY DUE TO BLASTING OPERATIONS, PERFORMANCE OF REQUIRED BLASTING SHALL COMPLY WITH GOVERNING REGULATIONS.

SITE PREPARATION

1. PROVIDE, ERECT, AND MAINTAIN EROSION CONTROL DEVICES, TEMPORARY BARRIERS, AND SECURITY DEVICES PRIOR TO THE START OF DEMOLITION.
2. PROTECT EXISTING LANDSCAPING MATERIALS, APPURTENANCES, AND STRUCTURES WHICH ARE NOT TO BE DEMOLISHED. REPAIR DAMAGE CAUSED BY DEMOLITION OPERATIONS AT NO COST TO OWNER.
3. THE CONTRACTOR IS RESPONSIBLE TO PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING AS NEEDED.
4. MARK LOCATION OF UTILITIES. PROTECT AND MAINTAIN IN SAFE AND OPERABLE CONDITION UTILITIES THAT ARE TO REMAIN. PREVENT INTERRUPTION OF EXISTING UTILITY SERVICE TO OCCUPIED OR USED FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES AS ACCEPTABLE TO GOVERNING AUTHORITIES AND OWNER.
5. THE CONTRACTOR IS RESPONSIBLE TO CALL 1-800-424-5555 (OR 811) AT LEAST 2 WORKING DAYS PRIOR TO ANY DEMOLITION ACTIVITIES.

GENERAL SITE NOTES

1. ALL FIRE LANES TO MEET FIRE LANE REQUIREMENTS BY LARIMER COUNTY STANDARDS AND SPECIFICATIONS.
2. ALL PAVEMENT NOT SPECIFIED AS CONCRETE PER THESE PLANS SHALL BE ASPHALT PER SPECIFICATIONS FROM THE GEOTECHNICAL REPORT, BY VIVID ENGINEERING GROUP, DATED 10/10/2024.
3. ALL PROPOSED GAS AND ELECTRIC METER LOCATIONS TO BE FINALIZED WITH THE CONSTRUCTION DOCUMENTS SPECIFIC TO SITE.
4. ACCESSIBLE ROUTE SHOWN IS SUBJECT TO CHANGE AS ADDITIONAL LOTS ARE DEVELOPED AND IS THE RESPONSIBILITY OF EACH LOT OWNER TO ENSURE AN ADEQUATE ACCESSIBLE ROUTE.

CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL REFER TO BUILDING PLANS FOR LOCATION & DIMENSIONS OF SLOPED PAVING, TRUCK DOCKS, BUILDING DIMENSIONS, BUILDING ENTRANCE LOCATIONS, TOTAL NUMBER, LOCATION & SIZE OF ROOF DOWNSPOUTS.
2. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AS SHOWN IN THE NATIONAL MANUAL ON UNIFORM CONTROL DEVICES FOR STREETS & HIGHWAYS UNLESS OTHERWISE NOTED ON THE PLANS.
3. ALL CURB RADII SHOWN ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
4. ALL PAVING DIMENSIONS ARE TO FLOW LINE, UNLESS OTHERWISE NOTED.
5. THE CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE & ALIGNMENT AT ALL TIE IN LOCATIONS.
6. THE CONTRACTOR SHALL MATCH EXISTING CURB & GUTTER IN GRADE, SIZE, TYPE & ALIGNMENT AT ADJACENT ROADWAYS, UNLESS OTHERWISE NOTED.
7. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
8. ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
9. SITE DISTANCE TRIANGLES PER COUNTY OF LARIMER STANDARDS. SEE LANDSCAPE PLANS.

WATER NOTES

1. UNLESS OTHERWISE NOTED, ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CURRENT CITY PUBLIC WORKS STANDARDS AND ANY APPLICABLE CITY MODIFICATIONS TO THE MONTANA PUBLIC WORKS STANDARDS AND SPECIFICATIONS (MPWSS).
2. UNLESS OTHERWISE SPECIFIED, WATER LINES SHALL BE DUCTILE IRON. ALL SERVICES AND CONNECTIONS SHALL CONFORM TO THE CURRENT CITY PUBLIC WORKS STANDARD SPECIFICATIONS AND ANY APPLICABLE CITY MODIFICATIONS.
3. THE CONTRACTOR SHALL SUPPLY ALL NECESSARY FITTINGS, COUPLING, AND SPOOL PIECES FOR CONNECTING NEW UTILITIES TO EXISTING UTILITIES. THESE PLANS MAY NOT SHOW ALL REQUIRED COMPONENTS FOR MAKING THE CONNECTIONS.
4. THE MINIMUM DEPTH OF BURY TO THE TOP OF PIPE FOR WATER LINES IS 6.5 FT. WHERE AT LEAST 6.5 FT OF COVER CANNOT BE MAINTAINED, INSTALL RIGID INSULATION BOARD ABOVE PIPING AS INDICATED ON PLANS.
5. THE CONTRACTOR MUST ENSURE THAT A MINIMUM OF 10 FEET (OUTSIDE PIPE WALL TO OUTSIDE PIPE WALL) OF CLEARANCE IS MAINTAINED ON THE HORIZONTAL PLANE BETWEEN ALL WATER AND SEWER MAINS. ADDITIONALLY, THE CONTRACTOR MUST ALSO ENSURE THAT 18 INCHES OF VERTICAL CLEARANCE IS MAINTAINED BETWEEN WATER AND SEWER MAINS THAT CROSS. IMMEDIATELY NOTIFY ENGINEER OF CONFLICTS.
6. LOCATIONS OF FITTINGS, BENDS, VALVES, AND OTHER APPURTENANCE ARE APPROXIMATE. PROVIDE ADEQUATE SPACING BETWEEN FIXTURES TO MAINTAIN PIPE INTEGRITY. PROVIDE AS BUILT LOCATIONS FOR ALL FIXTURES.
7. ANY EXISTING OR NEW VALVES THAT CONTROL THE CITY WATER SUPPLY SHALL BE OPERATED BY CITY PERSONNEL ONLY.
8. PRESSURE TEST AND DISINFECT ALL WATER LINES IN ACCORDANCE WITH THE LATEST CITY PUBLIC WORKS STANDARD SPECIFICATIONS. AND ALL OTHER GOVERNING AGENCIES' STANDARDS.
9. ALL FITTINGS SHALL BE MECHANICAL JOINT WITH CONCRETE THRUST BLOCKS MEETING CURRENT LATEST CITY PUBLIC WORKS STANDARD AND ALL OTHER GOVERNING AGENCIES' STANDARDS.
10. ALL DUCTILE IRON FITTINGS TO BE WRAPPED IN POLYWRAP.
11. PER THE CURRENT CITY DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS, THE CONTRACTOR SHALL HAVE THE WATER MAIN WORK (ie. CUT, GATE VALVES & PIPE INSTALLATION) INSPECTED AND TESTED PER CURRENT DEQ PROCEDURES AND OBSERVED BY A DESIGNATED OWNERS INSPECTOR.

SEWER NOTES

1. UNLESS OTHERWISE NOTED, ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CURRENT CITY PUBLIC WORKS STANDARDS AND ANY APPLICABLE CITY MODIFICATIONS TO MPWSS.
2. UNLESS OTHERWISE SPECIFIED, SANITARY SEWER PIPE SHALL BE PVC IN CONFORMANCE WITH ASTM D-3034, SDR 26. ALL SERVICES AND CONNECTIONS SHALL CONFORM TO THE CURRENT CITY PUBLIC WORKS STANDARD SPECIFICATIONS AND ANY APPLICABLE CITY OF CITY MODIFICATIONS TO MPWSS.
3. ALL PIPES SHALL BE BEDDED WITH TYPE 1 BEDDING PER CURRENT CITY STANDARDS & ANY APPLICABLE CITY MODIFICATIONS TO MPWSS.
4. PER CURRENT CITY DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS, THE CONTRACTOR SHALL HAVE THE SEWER WORK INSPECTED AND TESTED PER DEQ PROCEDURES AND OBSERVED BY A DESIGNATED OWNERS INSPECTOR. MANHOLE TESTING SHALL BE PERFORMED PRIOR TO FINAL SURFACE RESTORATION.
5. CONTRACTOR SHALL SUPPLY ALL MATERIALS, EQUIPMENT AND FACILITIES REQUIRED FOR TESTING ALL UTILITY PIPES IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS. COST OF ALL TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. SANITARY SEWER PIPE AND MANHOLES SHALL BE TESTED FOR LEAKAGE PER CURRENT CITY PUBLIC WORK STANDARDS AND ANY APPLICABLE CITY STANDARDS.
7. AT THE DISCRETION OF THE ENGINEER, THE CONTRACTOR SHALL CONDUCT DEFLECTION TESTING OF SANITARY SEWER PIPES BY PULLING AN APPROVED MANDREL THROUGH THE COMPLETED PIPE LINE FOLLOWING TRENCH COMPACTION. THE DIAMETER OF THE MANDREL SHALL BE 95% OF THE DESIGNED PIPE DIAMETER. TESTING SHALL BE CONDUCTED NO MORE THAN 7 DAYS AFTER THE TRENCH HAS BEEN BACKFILLED AND COMPACTED.
8. PRIOR TO MANDREL TESTING AND/OR TV INSPECTION, THE CONTRACTOR SHALL FLUSH AND CLEAN ALL SEWER PIPE AND MANHOLES.
9. CONTRACTOR SHALL FIELD VERIFY LINE AND GRADE OF ANY EXISTING AND PROPOSED UTILITY.

DRY UTILITY NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE INSTALLATION OF ALL "DRY" UTILITIES (ELECTRIC, GAS, TELEPHONE) WITH SERVICE PROVIDERS.
2. REFER TO ELECTRICAL PLANS FOR ADDITIONAL CONDUIT AND SITE LIGHTING REQUIREMENTS.
3. REFER TO LANDSCAPE PLANS FOR IRRIGATION CONDUIT.
4. THE CONTRACTOR IS RESPONSIBLE TO CALL 1-800-424-5555 (OR 811) AT LEAST 2 WORKING DAYS PRIOR TO ANY EARTH DISTURBING ACTIVITIES OR UTILITY EXCAVATIONS.

PAVING NOTES

1. PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH LARIMER COUNTY STANDARDS & SPECIFICATIONS.
2. PAVEMENT SECTION RECOMMENDATIONS WERE TAKEN FROM THE GEOTECHNICAL REPORT BY VIVID ENGINEERING GROUP, DATED 10/10/2024.

SHOP AND FABRICATION NOTES

1. THE CONTRACTOR SHALL PREPARE AND SUBMIT FABRICATION DRAWINGS, DESIGN MIX INFORMATION, MATERIAL TESTING COMPLIANCE DATA, AND ANY OTHER PERTINENT DATA TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF MATERIALS. FOLLOWING REVIEW, THE CONTRACTOR SHALL RESUBMIT COPIES OF ANY DRAWINGS WHICH REQUIRE REVISION OR CORRECTIONS.
2. ANY REVIEW BY THE ENGINEER WILL NOT RELIEVE THE CONTRACTOR FOR RESPONSIBILITY FOR ERRORS OR OMISSIONS, OR SCHEDULE REQUIREMENTS. THE CONTRACTOR SHALL REMAIN SOLELY RESPONSIBLE FOR FULL AND COMPLETE PERFORMANCE IN ACCORDANCE WITH THE TERMS, CONDITIONS, PROVISIONS, DRAWINGS, AND SPECIFICATIONS.

ACCESS NOTES

1. CONTRACTOR SHALL COORDINATE ACCESS, STAGING AND STOCKPILE LOCATIONS WITH OWNER.
2. CONTRACTOR SHALL RESTORE DISTURBED AREAS TO PRE-CONSTRUCTION OR BETTER CONDITIONS.

EXISTING UTILITY NOTES

1. EXISTING UNDERGROUND INSTALLATIONS AND PUBLIC UTILITIES SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER AND DEPICTED ON THESE PLANS TO A LEVEL OF QUALITY IN ACCORDANCE WITH ASCE 38-02.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING AND VERIFYING MATERIAL TYPES OF ALL EXISTING UTILITY INSTALLATIONS ABOVE AND BELOW GROUND IN ADVANCE OF THE PROJECT BY CONTACTING THEIR RESPECTIVE OWNERS. ALL COSTS RELATED TO LOCATING EXISTING UTILITIES ARE INCIDENTAL AND SHALL NOT BE PAID SEPARATELY. NOT ALL UTILITIES ARE IDENTIFIED ON THE PLANS. NOTIFY ENGINEER OF POTENTIAL CONFLICTS.
3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE CITY OF GREAT FALLS A MINIMUM OF 5 BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION.

LEGEND

- FOUND PROPERTY CORNER AS NOTED

⛑

FIRE HYDRANT

⛑

WATER VALVE

⛑

IRRIGATION VALVE

⊙

STORM DRAIN MANHOLE

⊙

SANITARY SEWER MANHOLE

●

CLEANOUT

⬢

GAS METER

⬢

TRANSFORMER

⬢

TELEPHONE PEDESTAL OR COMMUNICATIONS BOX

⬢

POWER METER OR POWER HANDHOLE

⬢

UTILITY POLE

⬢

GUYWIRE

⬢

LIGHT POLE - ONE LIGHT AND DIRECTION

⬢

LIGHT POLE

⬢

BOLLARD OR AS NOTED

⬢

IRRIGATION CONTROL VALVE

⬢

SINGLE POLE SIGN

⬢

DECIDUOUS TREE

⬢

BUSH
- CONCRETE

ASPHALT

GRAVEL

ss

SANITARY SEWER LINE

st

STORM DRAIN LINE

wm

WATER LINE

bp

UNDERGROUND POWER

gas

UNDERGROUND GAS

fo

UNDERGROUND FIBER OPTIC

tv

UNDERGROUND TELEVISION

oh

OVERHEAD UTILITY LINE

bt

UNDERGROUND TELEPHONE

—

FENCELINE
- EDGE OF VEGETATION AT DRIPLINE
- BUILDING OVERHANG
- BUILDING
- PROPERTY BOUNDARY - APPROXIMATE - SUBJECT
- PROPERTY BOUNDARY - APPROXIMATE - ADJACENT
- EASEMENT LINES

DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS AND PINS.

2. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS

3. ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

4. THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURE. CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED, FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE PUBLIC DURING DEMOLITION, WHICH INCLUDES BUT IS NOT LIMITED TO CONSTRUCTION FENCING, BARRICADES, SIGNAGE, ETC.

6. THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT OWNER AS TO SPECIFIC DETAILS REGARDING REMOVAL OF EXISTING BUILDINGS, CONTENTS AND ASSOCIATED APPURTENANCES.

7. THE CONTRACTOR IS RESPONSIBLE TO INSPECT THE SITE PRIOR TO BIDDING AND INCLUDE IN THE BID ANY AND ALL ITEMS TO BE REMOVED, DEMOLISHED, OR MAINTAINED AS NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT WHETHER THEY ARE SHOWN ON THIS PLAN OR NOT.

8. ALL MATERIAL GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE AT THE CONTRACTORS EXPENSE UNLESS OTHERWISE INDICATED BY THE OWNER. AN APPROPRIATE DUMP SITE SHALL BE NOMINATED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.

9. THE CONTRACTOR SHALL VERIFY LOCATIONS AND MATERIAL TYPES OF ALL UTILITIES PRIOR TO THE START OF DEMOLITION.

10. PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREA. DO NOT ALLOW WATER TO POND IN EXCAVATION AREAS, AND MAINTAIN ALL EXISTING DRAINAGE PATTERNS

11. TRAFFIC, BOTH VEHICULAR AND PEDESTRIAN SHALL BE PROTECTED BY EFFECTIVE BARRICADES AND SIGNS IN ACCORDANCE WITH MUTCD GUIDANCE AND AS REQUIRED BY THE JURISDICTION HAVING AUTHORITY. EFFECTIVE LIGHTING OF OBSTRUCTIONS SHALL BE PROVIDED AT NIGHT.

12. PROTECTION OF PROPERTY - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF PUBLIC AND PRIVATE PROPERTY ADJACENT TO HIS WORK, AND SHALL EXERCISE DUE CAUTION TO AVOID DAMAGE TO SUCH PROPERTY. THE CONTRACTOR SHALL REPLACE OR REPAIR TO THEIR ORIGINAL CONDITION, ALL IMPROVEMENTS WITHIN OR ADJACENT TO THE WORK AREA WHICH ARE NOT DESIGNATED FOR REMOVAL, AND WHICH ARE DAMAGED OR REMOVED AS A RESULT OF OPERATIONS.

KEYNOTES

1. EXISTING ASPHALT PAVEMENT TO BE REMOVED.

2. EXISTING CONCRETE CURB TO BE REMOVED.

3. EXISTING SANITARY SEWER PIPE TO BE REMOVED.

4. EXISTING UNDERGROUND TELEVISION LINE TO BE REMOVED.

5. EXISTING FIRE HYDRANT TO BE REMOVED.

6. EXISTING CONCRETE SIDEWALK TO BE REMOVED.

7. EXISTING TRANSFORMER TO BE REMOVED.

8. EXISTING GAS PIPE TO BE REMOVED.

9. EXISTING UNDERGROUND POWER TO BE REMOVED.

10. EXISTING WATER PIPE TO BE REMOVED.

11. EXISTING GRAVEL ROAD TO BE REMOVED.

12. EXISTING BOLLARD TO BE REMOVED.

13. EXISTING STORM DRAIN PIPE TO BE REMOVED.

14. EXISTING STORM MANHOLE TO BE REMOVED.

15. EXISTING WATER VALVE TO BE REMOVED.

16. EXISTING UNDERGROUND RETENTION POND TO BE REMOVED.

17. EXISTING STORM DRAIN OPEN GRATE TO BE REMOVED.

18. EXISTING INSPECTION PORT TO BE REMOVED.

19. EXISTING STORM CULVERT TO BE REMOVED.

20. EXISTING CONCRETE PAD TO BE REMOVED.

21. EXISTING TRANSFORMER TO BE RELOCATED.

22. EXISTING LIGHT POLE TO BE RELOCATED.

23. EXISTING POWER METER TO BE RELOCATED.

24. EXISTING TELEPHONE PEDESTAL OR COMMUNICATIONS BOX TO REMAIN.

25. EXISTING POWER METER TO REMAIN.

26. EXISTING LIGHT POLE TO REMAIN.

27. EXISTING SEWER MANHOLE TO REMAIN.

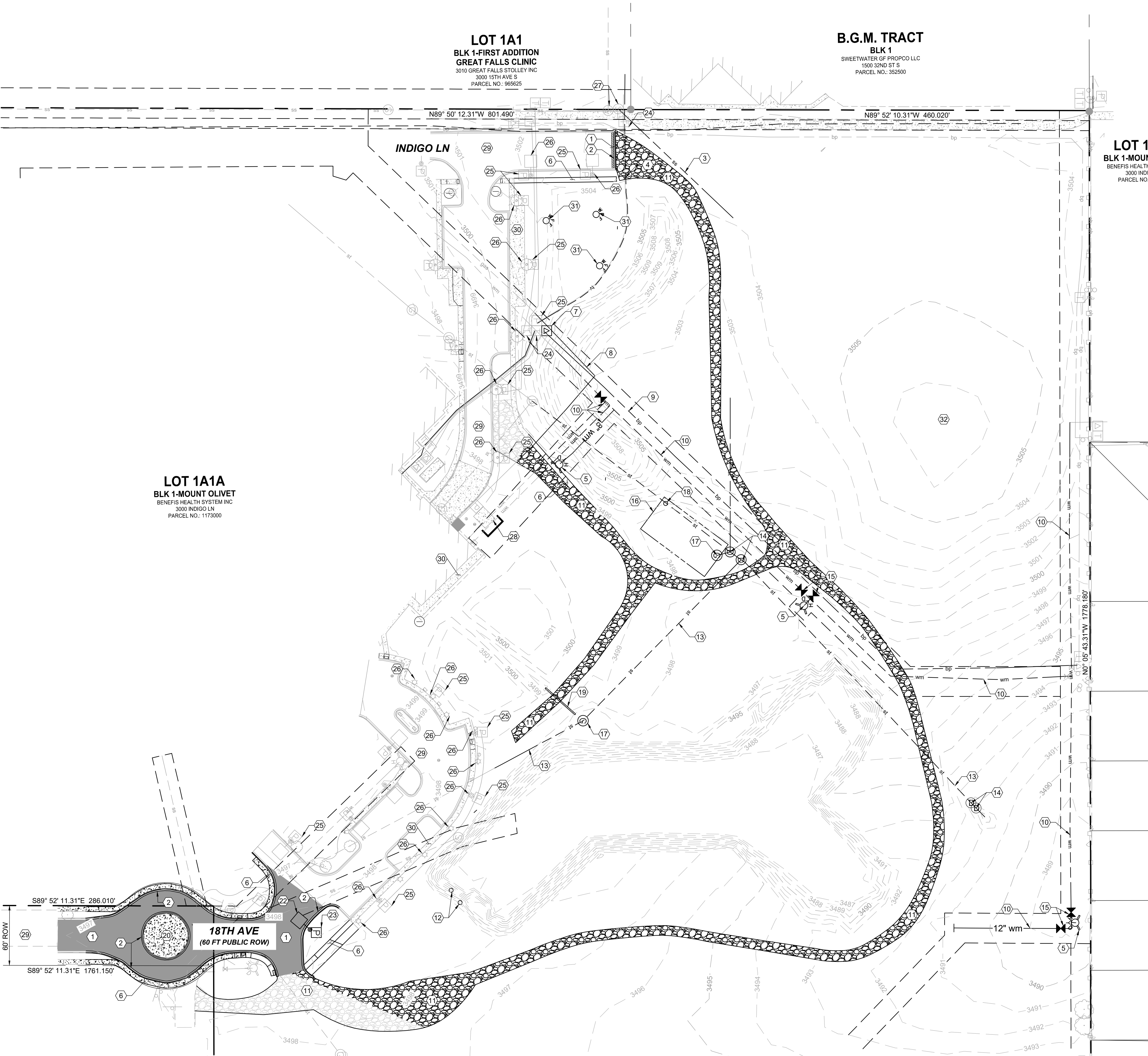
28. EXISTING COOLER TOWER PAD TO REMAIN.

29. EXISTING ASPHALT PAVEMENT TO REMAIN.

30. EXISTING CONCRETE SIDEWALK TO REMAIN.

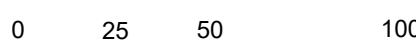
31. EXISTING IRRIGATION VALVE TO BE REMOVED.

32. EXISTING TOPSOIL TO BE STRIPPED, STOCKPILED, AND REUSED AS NECESSARY. REFER TO LANDSCAPING SPECIFICATIONS AND PLAN FOR FINAL TOPSOIL PLAN.

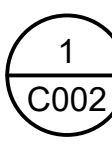


BENCHMARK

CP10 - FIRE HYDRANT ARROW BOLT - ELEVATION GENERATED BY
NGS OPUS SOLUTION REPORT. ELEVATION = 3500.92 FEET
(NAVD88 - COMPUTED USING GEOID18)



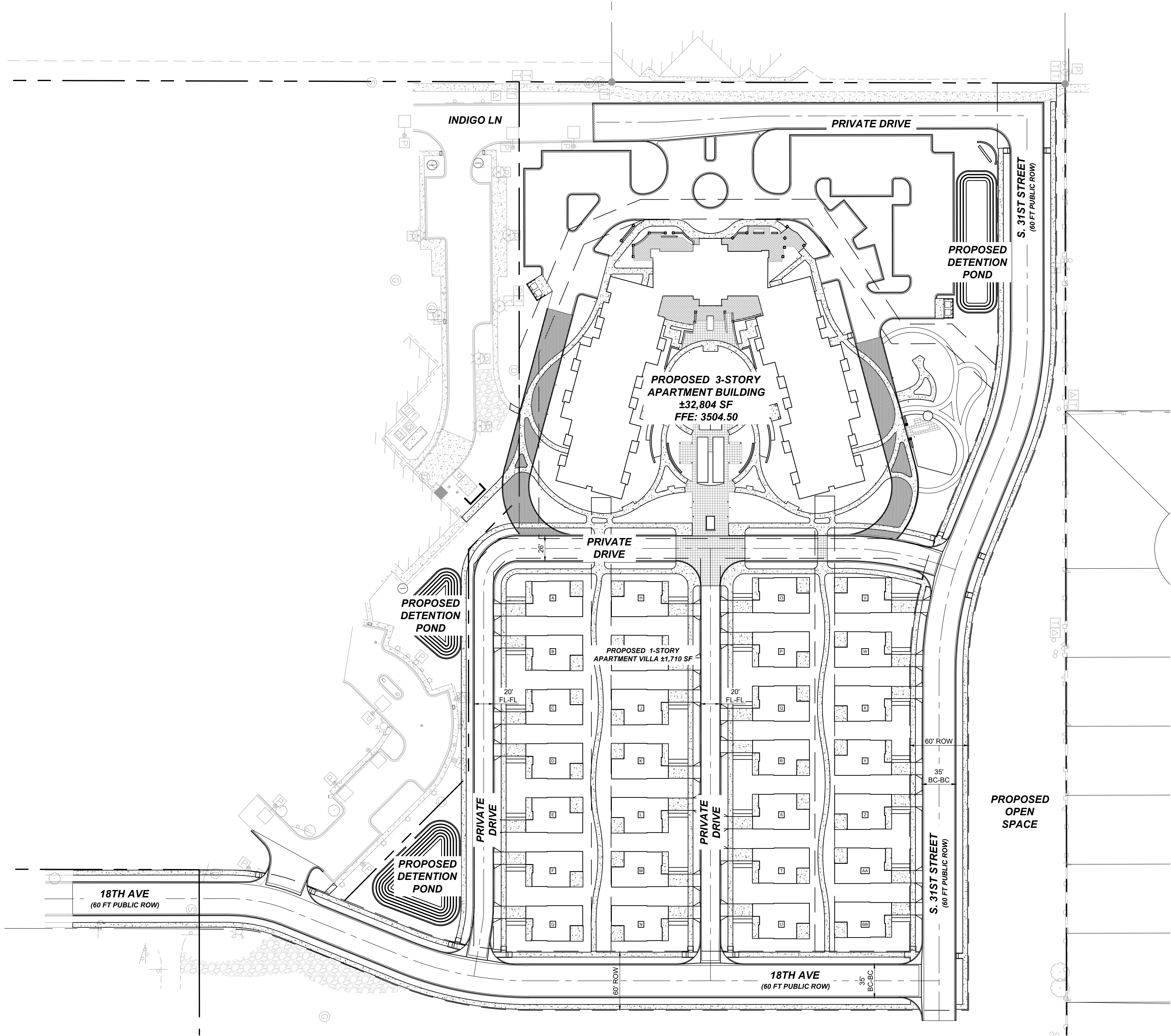
SCALE: 1" = 50'



EXISTING CONDITIONS & DEMO PLAN

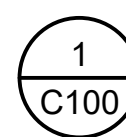
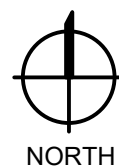
LEGEND

	PROPERTY LINE - SUBJECT
	PROPERTY LINE - ADJACENT
	EXISTING EASEMENT
	EXISTING SECTION LINE
	PROPOSED CONCRETE PAVEMENT
	EXISTING GRAVEL ROAD
	EXISTING UTILITY POLE
	EXISTING GUY WIRE
	EXISTING TELEPHONE PEDESTAL
	EXISTING DECIDUOUS TREE
	EXISTING POLE SIGN
	EXISTING BURIED POWER
	EXISTING OVERHEAD POWER
	EXISTING BURIED TELEPHONE
	EXISTING BURIED FIBER OPTIC
	EXISTING BARED WIRE FENCE
	PROPOSED BUILDING

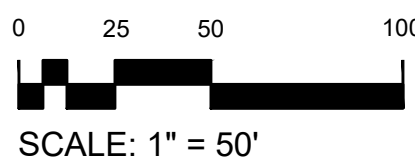


BENCHMARK

CP10 - FIRE HYDRANT ARROW BOLT - ELEVATION GENERATED BY
NGS OPUS SOLUTION REPORT. ELEVATION = 3500.92 FEET
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1 OVERALL SITE PLAN

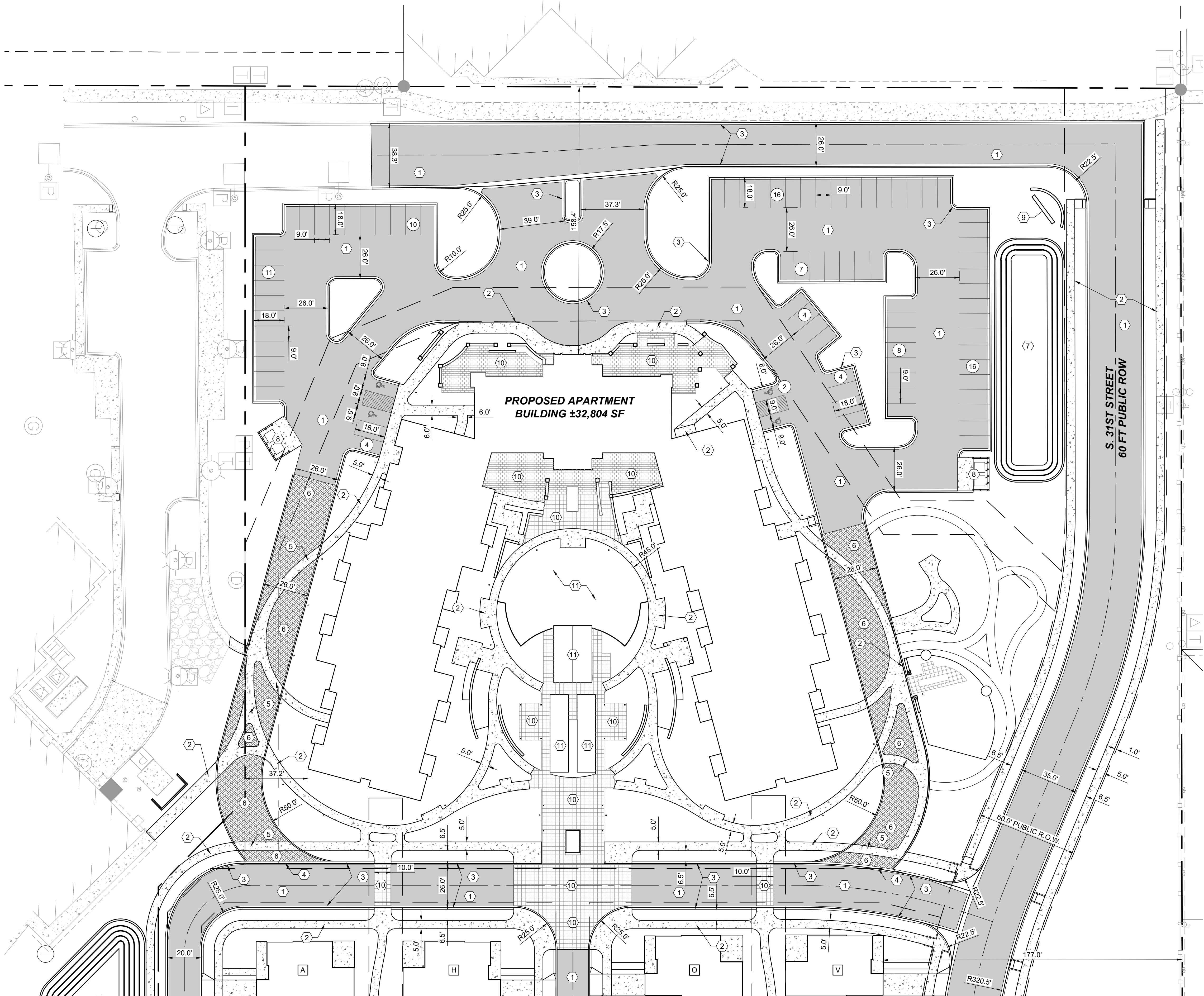


LEGEND

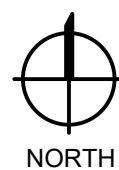
	PROPERTY LINE - SUBJECT
	PROPERTY LINE - ADJACENT
	EXISTING EASEMENT
	EXISTING SECTION LINE
	EXISTING ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	EXISTING GRAVEL ROAD
	PROPOSED GRAVEL ROAD
	EXISTING UTILITY POLE
	EXISTING GUY WIRE
	EXISTING TELEPHONE PEDESTAL
	EXISTING DECIDUOUS TREE
	EXISTING POLE SIGN
	EXISTING WOOD BOLLARD
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	EXISTING OVERHEAD POWER
	EXISTING BURIED TELEPHONE
	EXISTING BURIED FIBER OPTIC
	EXISTING BARED WIRE FENCE
	EXISTING DRAINAGE DITCH
	PROPOSED STORM PIPE
	PROPOSED BUILDING
	PROPOSED FLARED END SECTION

KEYNOTES

1. PROPOSED ASPHALT PAVEMENT PER STD DTL 1 ON SHEET C400.
2. PROPOSED CONCRETE SIDEWALK PER STD DTL 2 ON SHEET C400.
3. PROPOSED CONCRETE CURB AND GUTTER PER STD DTL 1, 4 AND 5 ON SHEET C410.
4. PROPOSED 4" MOUNTABLE CURB AND GUTTER
5. PROPOSED HEAVY DUTY CONCRETE SIDEWALK WITHIN FIRE LANE PER DETAIL 3/C400.
6. PROPOSED GRASSPAVE WITH CONCRETE FIRE LANE PAVER ALONG EACH EDGE.
7. PROPOSED STORMWATER MANAGEMENT AREA
8. PROPOSED WASTE RECEPTACLE
9. PROPOSED SIGN
10. PROPOSED STAMPED CONCRETE. SEE LANDSCAPE PLANS FOR DETAIL
11. PROPOSED SITE AMENITY AREA



SEE SHEET C102



1 NORTH SITE PLAN
C101

0 15 30 60
SCALE: 1" = 30'

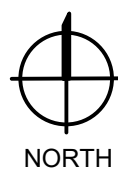
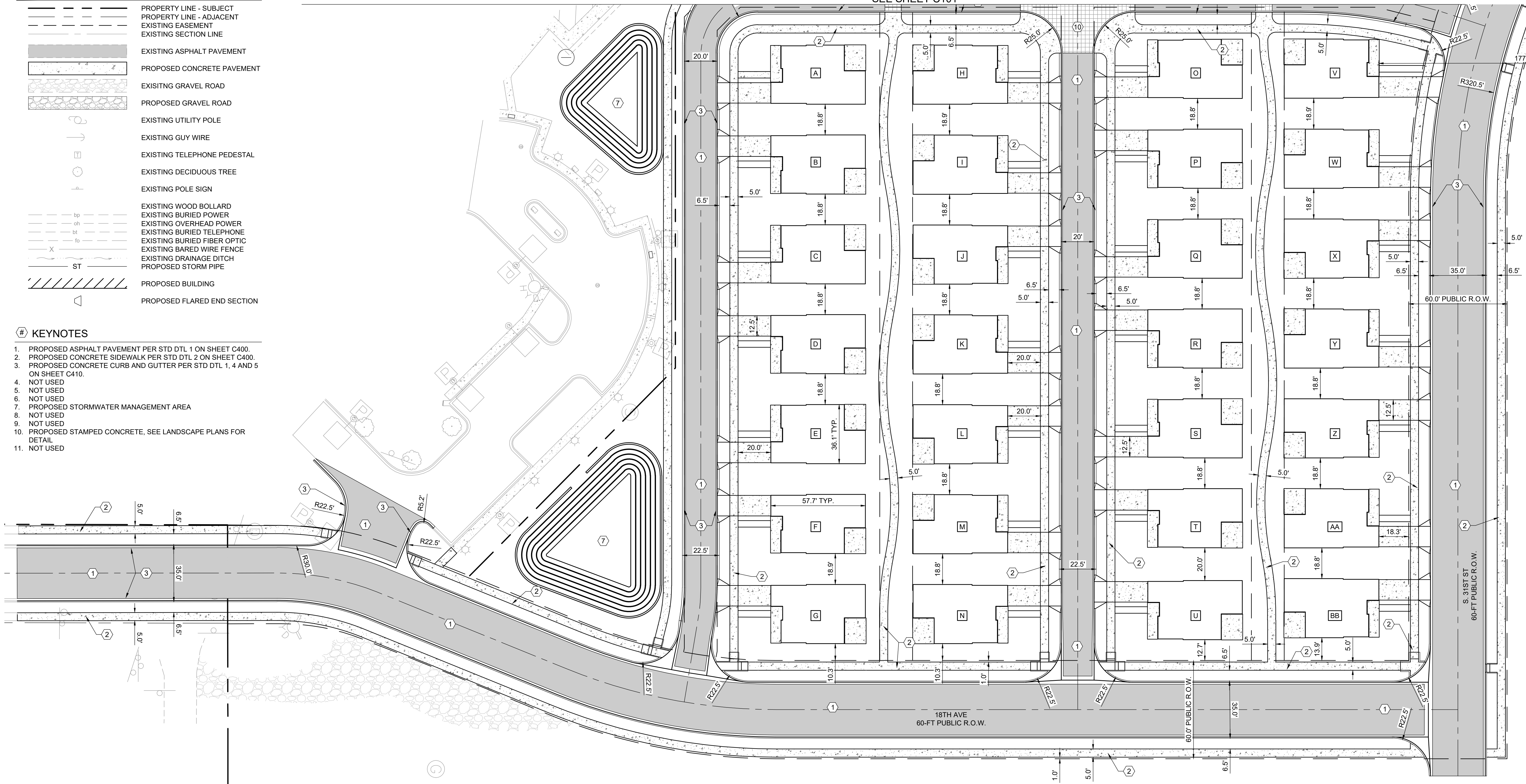
LEGEND

	PROPERTY LINE - SUBJECT
	PROPERTY LINE - ADJACENT
	EXISTING EASEMENT
	EXISTING SECTION LINE
	EXISTING ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	EXISTING GRAVEL ROAD
	PROPOSED GRAVEL ROAD
	EXISTING UTILITY POLE
	EXISTING GUY WIRE
	EXISTING TELEPHONE PEDESTAL
	EXISTING DECIDUOUS TREE
	EXISTING POLE SIGN
	EXISTING WOOD BOLLARD
	EXISTING BURIED POWER
	EXISTING OVER-HEAD POWER
	EXISTING BURIED TELEPHONE
	EXISTING BURIED FIBER OPTIC
	EXISTING BARED WIRE FENCE
	EXISTING DRAINAGE DITCH
	PROPOSED STORM PIPE
	PROPOSED BUILDING
	PROPOSED FLARED END SECTION

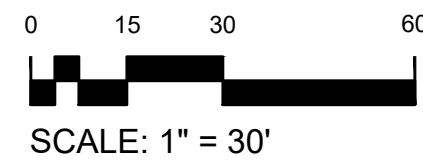
KEYNOTES

1. PROPOSED ASPHALT PAVEMENT PER STD DTL 1 ON SHEET C400.
2. PROPOSED CONCRETE SIDEWALK PER STD DTL 2 ON SHEET C400.
3. PROPOSED CONCRETE CURB AND GUTTER PER STD DTL 1, 4 AND 5 ON SHEET C410.
4. NOT USED
5. NOT USED
6. NOT USED
7. PROPOSED STORMWATER MANAGEMENT AREA
8. NOT USED
9. NOT USED
10. PROPOSED STAMPED CONCRETE, SEE LANDSCAPE PLANS FOR DETAIL
11. NOT USED

SEE SHEET C101

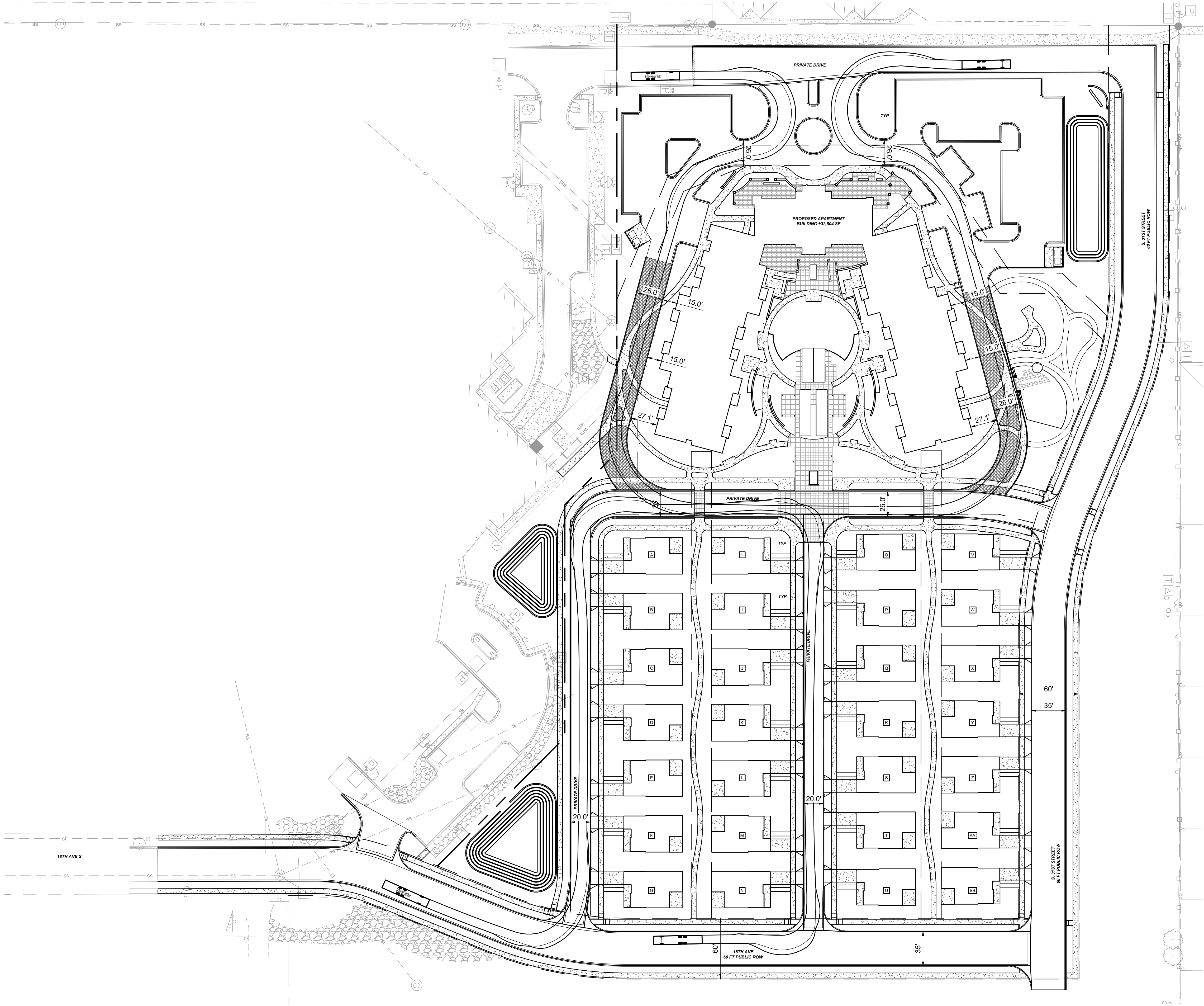


1 SOUTH SITE PLAN
C102

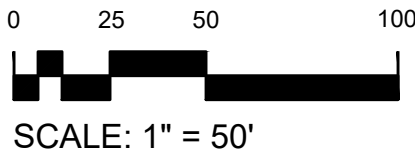


LEGEND

	PROPERTY LINE - SUBJECT
	PROPERTY LINE - ADJACENT
	EXISTING EASEMENT
	EXISTING SECTION LINE
	EXISTING ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	EXISTING GRAVEL ROAD
	PROPOSED GRAVEL ROAD
	EXISTING UTILITY POLE
	EXISTING GUY WIRE
	EXISTING TELEPHONE PEDESTAL
	EXISTING DECIDUOUS TREE
	EXISTING POLE SIGN
	EXISTING WOOD BOLLARD
	EXISTING BURIED POWER
	EXISTING OVERHEAD POWER
	EXISTING BURIED TELEPHONE
	EXISTING BURIED FIBER OPTIC
	EXISTING BARED WIRE FENCE
	EXISTING DRAINAGE DITCH
	PROPOSED STORM PIPE
	PROPOSED BUILDING
	PROPOSED FLARED END SECTION



1
C110 FIRE APPARATUS PLAN



LEGEND

	PROPERTY LINE - SUBJECT
	PROPERTY LINE - ADJACENT
	EXISTING EASEMENT
	EXISTING SECTION LINE
	EXISTING ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	EXISTING GRAVEL ROAD
	PROPOSED GRAVEL ROAD
	EXISTING UTILITY POLE
	EXISTING GUY WIRE
	EXISTING TELEPHONE PEDESTAL
	EXISTING DECIDUOUS TREE
	EXISTING POLE SIGN
	EXISTING WOOD BOLLARD
	EXISTING BURIED POWER
	EXISTING OVERHEAD POWER
	EXISTING BURIED TELEPHONE
	EXISTING BURIED FIBER OPTIC
	EXISTING BARED WIRE FENCE
	EXISTING DRAINAGE DITCH
	PROPOSED STORM PIPE
	PROPOSED BUILDING
	PROPOSED FLARED END SECTION

GRADING NOTES

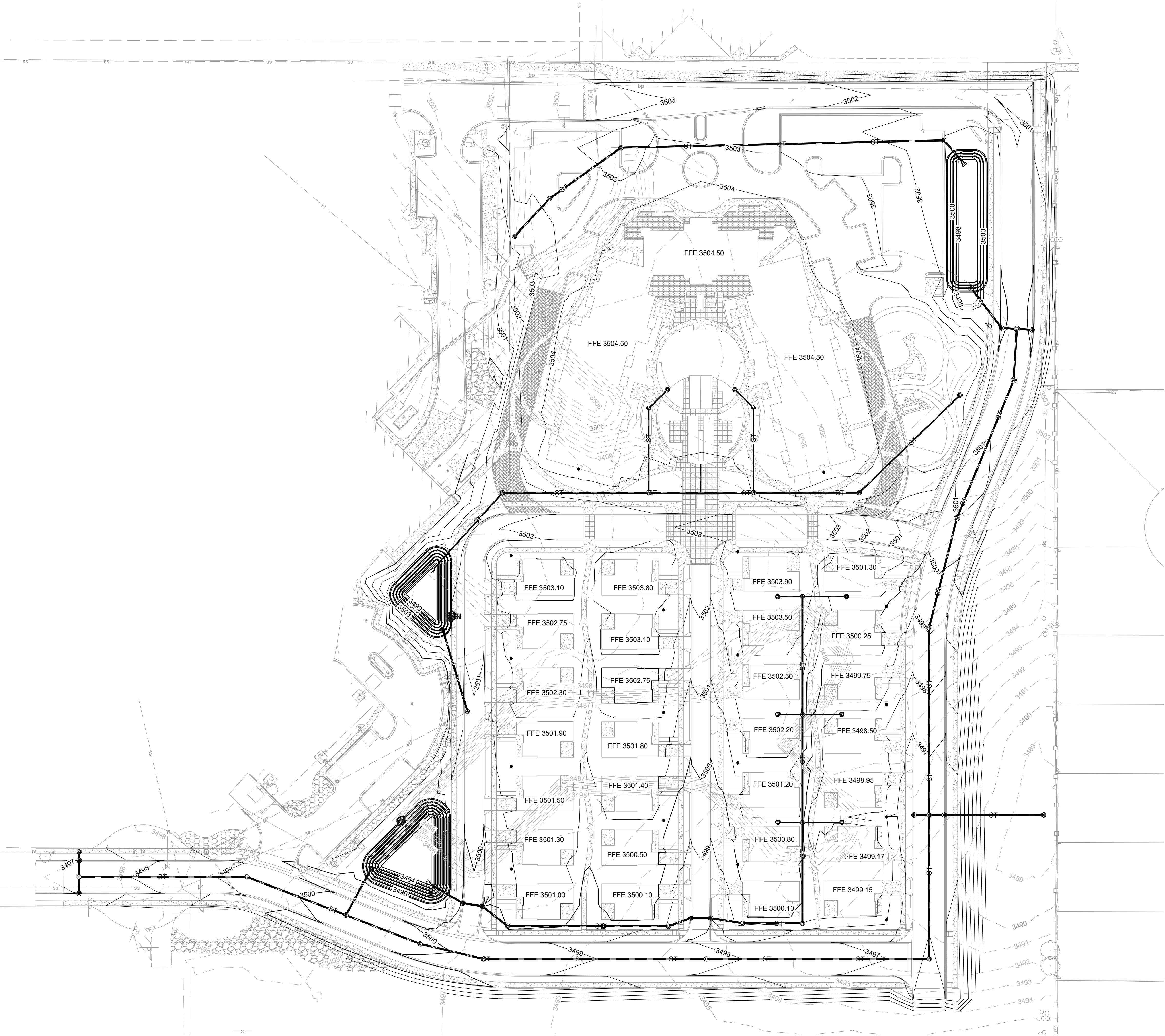
1. SITE GRADING SHALL NOT PROCEED UNTIL THE SWPPP HAS BEEN IMPLEMENTED.
2. ALL EARTHWORK AND GRADING SHALL PROCEED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
3. NO MATERIAL SHALL BE EXCAVATED, MOVED, OR COMPACTED WITHOUT THE PRESENCE OR AUTHORIZATION OF THE OWNER'S REPRESENTATIVE.
4. THE CONTRACTOR IS RESPONSIBLE TO VERIFY EXISTING CONDITIONS AND LOCATE ALL EXISTING UTILITIES PRIOR TO COMMENCING EARTH. NOTIFY ENGINEER OF ANY UNFORESEEN CONDITIONS.
5. CONTRACTOR TO PROTECT ALL EXISTING UTILITIES, SIGNS AND EXISTING STRUCTURES AND REPAIR BACK TO ORIGINAL CONDITION IF DAMAGE HAS OCCURRS DURING CONSTRUCTION.
6. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
7. GRADES SHOWN REPRESENT FINISH GRADES UNLESS OTHERWISE NOTED.
8. LONGITUDINAL SLOPES OF ALL SIDEWALKS SHALL NOT EXCEED 5%, EXCEPT FOR ON INDICATED RAMPS.
9. CROSS SLOPES OF ALL SIDEWALKS SHALL NOT EXCEED 2% TO MEET ADA REQUIREMENTS. 1.5% IS PREFERRED.
10. PEDESTRIAN RAMPS SHALL NOT EXCEED 12H:1V IN ANY DIRECTION.
11. ADA PARKING AND ADA UNLOADING/LOADING AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION. CONTRACTOR TO VERIFY GRADES OF BASE MATERIAL AND FORMS BEFORE PAVING INSTALLATION.
12. EXTERIOR CONCRETE FLATWORK ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDING AND NOT EXCEED 2%. 1% IS THE MINIMUM.
13. PROPOSED GRADE CONTOUR INTERVAL SHOWN AT ONE FOOT (1').
14. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING.
15. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH BUILDING PLANS AND SPECIFICATIONS.
16. THE CONTRACTOR IS RESPONSIBLE TO CALL 1-800-424-5555 (OR 811) AT LEAST 2 WORKING DAYS PRIOR TO ANY EARTH DISTURBING ACTIVITIES OR UTILITY EXCAVATIONS.

STORMWATER NOTES

1. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (HS20) LOADING AND BE INSTALLED ACCORDINGLY.
2. TRENCHES SHALL BE PREPARED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
3. ALL PIPE MATERIAL, FITTINGS AND STRUCTURES SHALL FOLLOW THE CONSTRUCTION DRAWINGS AND CITY REQUIREMENTS. ALL STORMWATER PIPING SHALL BE ADS N-12 OR APPROVED EQUAL.
4. ALL STORMWATER TRENCHING, BEDDING AND PIPE LAYING, SHALL FOLLOW THE CURRENT CITY REQUIREMENTS.
5. ALL JOINTS SHALL BE "WATERTIGHT".
6. PRIOR TO FINAL ACCEPTANCE, CONTRACTOR SHALL FLUSH AND CLEAN ALL STORM DRAINS AND REMOVE ALL FOREIGN MATERIAL FROM THE PIPING, MANHOLES, AND DRAINAGE INLETS.
7. CONTRACTOR SHALL SUPPLY ALL MATERIALS, EQUIPMENT AND FACILITIES REQUIRED FOR TESTING ALL UTILITY PIPES IN ACCORDANCE WITH CITY CONSTRUCTION SPECIFICATIONS. COST OF ALL TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
8. STORM SEWER PIPE AND MANHOLES SHALL BE TESTED FOR LEAKAGE PER CURRENT CITY STANDARDS.

GRADING ABBREVIATIONS

MEG	MATCH EXISTING GRADE
TC	PROPOSED TOP OF CONCRETE
TG	PROPOSED TOP GRAVEL
FL	PROPOSED FLOWLINE
RIM	PROPOSED RIM ELEVATION
IE	INVERT ELEVATION
FFE	FINISH FLOOR ELEVATION



BENCHMARK




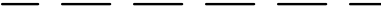



















CP10 - FIRE HYDRANT ARROW BOLT - ELEVATION GENERATED BY NGS OPUS SOLUTION REPORT. ELEVATION = 3500.92 (NAVD 88 - COMPUTED USING GEOID18)



1 OVERALL GRADING PLAN

0 25 50 100
SCALE: 1" = 50'

LEGEND

	PROPERTY LINE - SUBJECT
	PROPERTY LINE - ADJACENT
	EXISTING EASEMENT
	EXISTING SECTION LINE
	EXISTING ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	EXISTING GRAVEL ROAD
	PROPOSED GRAVEL ROAD
	EXISTING UTILITY POLE
	EXISTING GUY WIRE
	EXISTING TELEPHONE PEDESTAL
	EXISTING DECIDUOUS TREE
	EXISTING POLE SIGN
	EXISTING WOOD BOLLARD
	EXISTING BURIED POWER
	EXISTING OVERHEAD POWER
	EXISTING BURIED TELEPHONE
	EXISTING BURIED FIBER OPTIC
	EXISTING BARED WIRE FENCE
	EXISTING DRAINAGE DITCH
	PROPOSED STORM PIPE
	PROPOSED BUILDING
	PROPOSED FLARED END SECTION

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6. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
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STORMWATER NOTES

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2. TRENCHES SHALL BE PREPARED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
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TG	PROPOSED TOP GRAVEL
FL	PROPOSED FLOWLINE
RIM	PROPOSED RIM ELEVATION
IE	INVERT ELEVATION
FFE	FINISH FLOOR ELEVATION

This technical site plan illustrates a wastewater collection system layout. The network consists of 18-inch and 12-inch diameter sewer lines connecting various manholes. Each manhole is labeled with its number, RIM elevation, and inlet/outlet elevations. Flow lines are shown with their respective lengths and slopes. The plan also identifies flooded areas (FFE) and includes topographic details, a north arrow, and a scale bar.

Manhole Data:

Manhole Number	RIM Elevation	Inlet Elevation	Outlet Elevation
42	3502.44	3498.83 12"	3498.73 12"
43	3503.60	3499.67 12"	3499.57 12"
44	3503.98	3500.30 12"	3500.20 12"
45	3503.31	3500.94 12"	3500.84 12"
46	3503.69	3501.65 12"	-
47	3504.45	3500.12 12"	3500.12 12"
48	3504.45	3501.97 12"	3501.97 12"
49	3504.45	3501.97 12"	3501.97 12"
50	3504.21	3497.47 18"	3497.37 18"
51	3504.21	3497.47 18"	3497.37 18"
52	3504.21	3497.47 18"	3497.37 18"
53	3500.23	3494.92 18"	3494.82 18"
54	3500.49	3494.30 18"	3494.20 18"
55	3500.90	3492.68 18"	3492.58 18"
56	3501.02	3498.64 8"	-
57	3499.10	3491.44 18"	3491.34 18"

Flow Line Data:

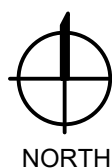
Line Description	Length (LF)	Slope
103 LF of 12" @ 0.50%	103	0.50%
149 LF of 12" @ 0.50%	149	0.50%
107 LF of 12" @ 0.50%	107	0.50%
108 LF of 12" @ 0.50%	108	0.50%
163 LF of 12" @ 0.50%	163	0.50%
328 LF of 18" @ 0.50%	328	0.50%
52 LF of 18" @ 4.12%	52	4.12%
16 LF of 18" @ 0.50%	16	0.50%
53 LF of 18" @ 1.00%	53	1.00%
132 LF of 18" @ 1.00%	132	1.00%
115 LF of 18" @ 1.00%	115	1.00%
25 LF of 8" @ 0.50%	25	0.50%

Flooded Areas (FFE):

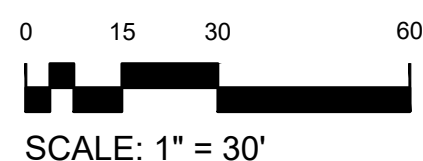
- FFE 3504.50
- FFE 3503.10
- FFE 3503.80
- FFE 3503.10
- FFE 3503.50
- FFE 3501.30
- FFE 3500.25

BENCHMARK

CP10 - FIRE HYDRANT ARROW BOLT - ELEVATION GENERATED BY NGS OPUS
SOLUTION REPORT. ELEVATION = 3500.92 (NAVD 88 - COMPUTED USING
GEOID18)



1 PRELIMINARY GRADING PLAN
C201



SEE SHEET C201

LEGEND

	PROPERTY LINE - SUBJECT PROPERTY LINE - ADJACENT EXISTING EASEMENT EXISTING SECTION LINE
	EXISTING ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	EXISTING GRAVEL ROAD
	PROPOSED GRAVEL ROAD
	EXISTING UTILITY POLE
	EXISTING GUY WIRE
	EXISTING TELEPHONE PEDESTAL
	EXISTING DECIDUOUS TREE
	EXISTING POLE SIGN
	EXISTING WOOD BOLLARD
	EXISTING BURIED POWER
	EXISTING OVERHEAD POWER
	EXISTING BURIED TELEPHONE
	EXISTING BURIED FIBER OPTIC
	EXISTING BARED WIRE FENCE
	EXISTING DRAINAGE DITCH
	PROPOSED STORM PIPE
	PROPOSED BUILDING
	PROPOSED FLARED END SECTION

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7. GRADES SHOWN REPRESENT FINISH GRADES UNLESS OTHERWISE NOTED.
8. LONGITUDINAL SLOPES OF ALL SIDEWALKS SHALL NOT EXCEED 5%, EXCEPT FOR ON INDICATED RAMPS.
9. CROSS SLOPES OF ALL SIDEWALKS SHALL NOT EXCEED 2% TO MEET ADA REQUIREMENTS. 1.5% IS PREFERRED.
10. PEDESTRIAN RAMPS SHALL NOT EXCEED 12H:1V IN ANY DIRECTION.
11. ADA PARKING AND ADA UNLOADING/LOADING AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION. CONTRACTOR TO VERIFY GRADES OF BASE MATERIAL AND FORMS BEFORE PAVING INSTALLATION.
12. EXTERIOR CONCRETE FLATWORK ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDING AND NOT EXCEED 2%. 1% IS THE MINIMUM.
13. PROPOSED GRADE CONTOUR INTERVAL SHOWN AT ONE FOOT (1').
14. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING.
15. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH BUILDING PLANS AND SPECIFICATIONS.
16. THE CONTRACTOR IS RESPONSIBLE TO CALL 1-800-424-5555 (OR 811) AT LEAST 2 WORKING DAYS PRIOR TO ANY EARTH DISTURBING ACTIVITIES OR UTILITY EXCAVATIONS.

STORMWATER NOTES

1. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (HS20) LOADING AND BE INSTALLED ACCORDINGLY.
2. TRENCHES SHALL BE PREPARED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
3. ALL PIPE MATERIAL, FITTINGS AND STRUCTURES SHALL FOLLOW THE CONSTRUCTION DRAWINGS AND CITY REQUIREMENTS. ALL STORMWATER PIPING SHALL BE ADS N-12 OR APPROVED EQUAL.
4. ALL STORMWATER TRENCHING, BEDDING AND PIPE LAYING, SHALL FOLLOW THE CURRENT CITY REQUIREMENTS.
5. ALL JOINTS SHALL BE "WATERTIGHT".
6. PRIOR TO FINAL ACCEPTANCE, CONTRACTOR SHALL FLUSH AND CLEAN ALL STORM DRAINS AND REMOVE ALL FOREIGN MATERIAL FROM THE PIPING, MANHOLES, AND DRAINAGE INLETS.
7. CONTRACTOR SHALL SUPPLY ALL MATERIALS, EQUIPMENT AND FACILITIES REQUIRED FOR TESTING ALL UTILITY PIPES IN ACCORDANCE WITH CITY CONSTRUCTION SPECIFICATIONS. COST OF ALL TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
8. STORM SEWER PIPE AND MANHOLES SHALL BE TESTED FOR LEAKAGE PER CURRENT CITY STANDARDS.

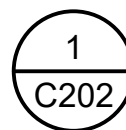
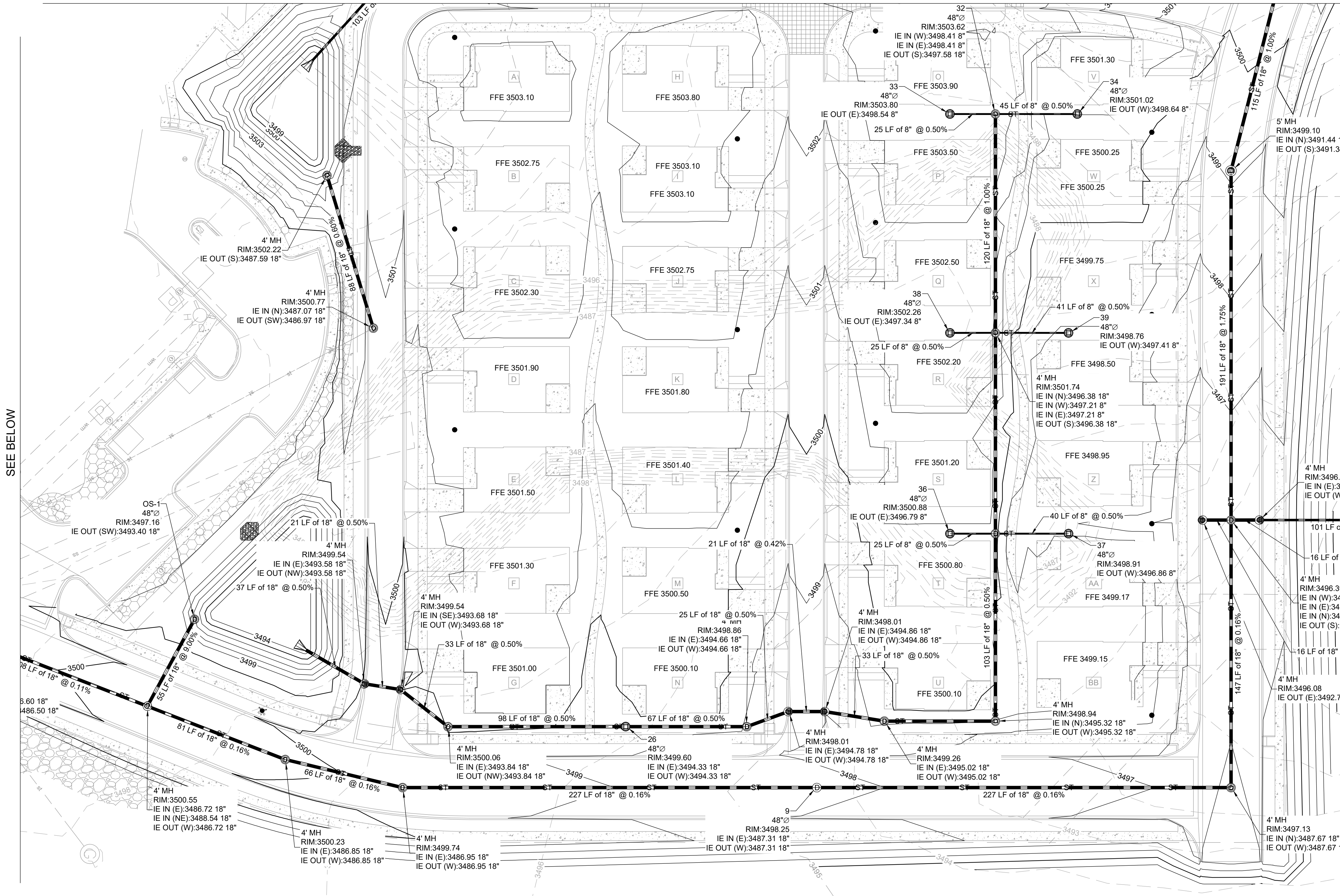
GRADING ABBREVIATIONS

MEG	MATCH EXISTING GRADE
TC	PROPOSED TOP OF CONCRETE
TG	PROPOSED TOP GRAVEL
FL	PROPOSED FLOWLINE
RIM	PROPOSED RIM ELEVATION
IE	INVERT ELEVATION
FFE	FINISH FLOOR ELEVATION

BENCHMARK

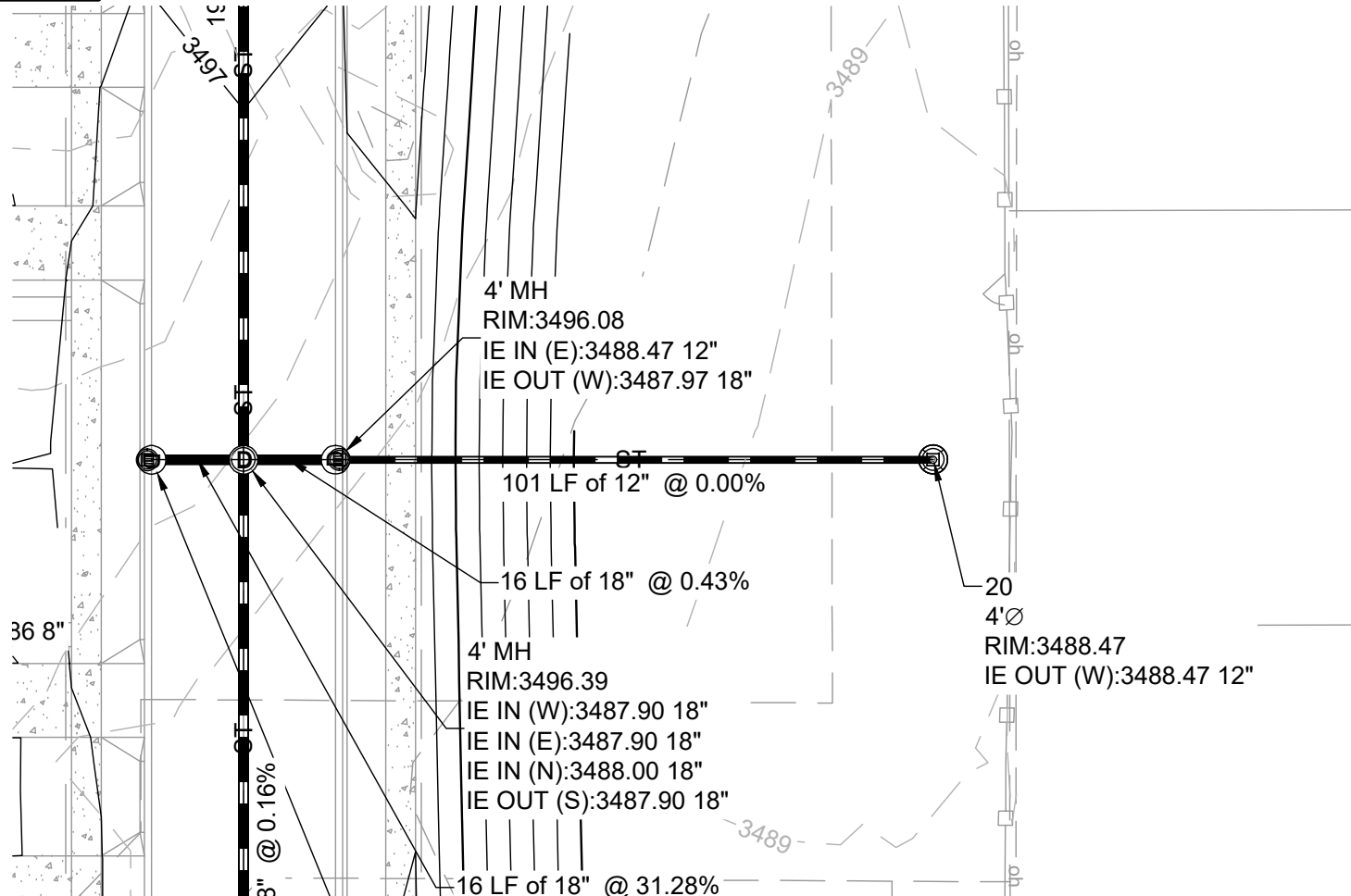
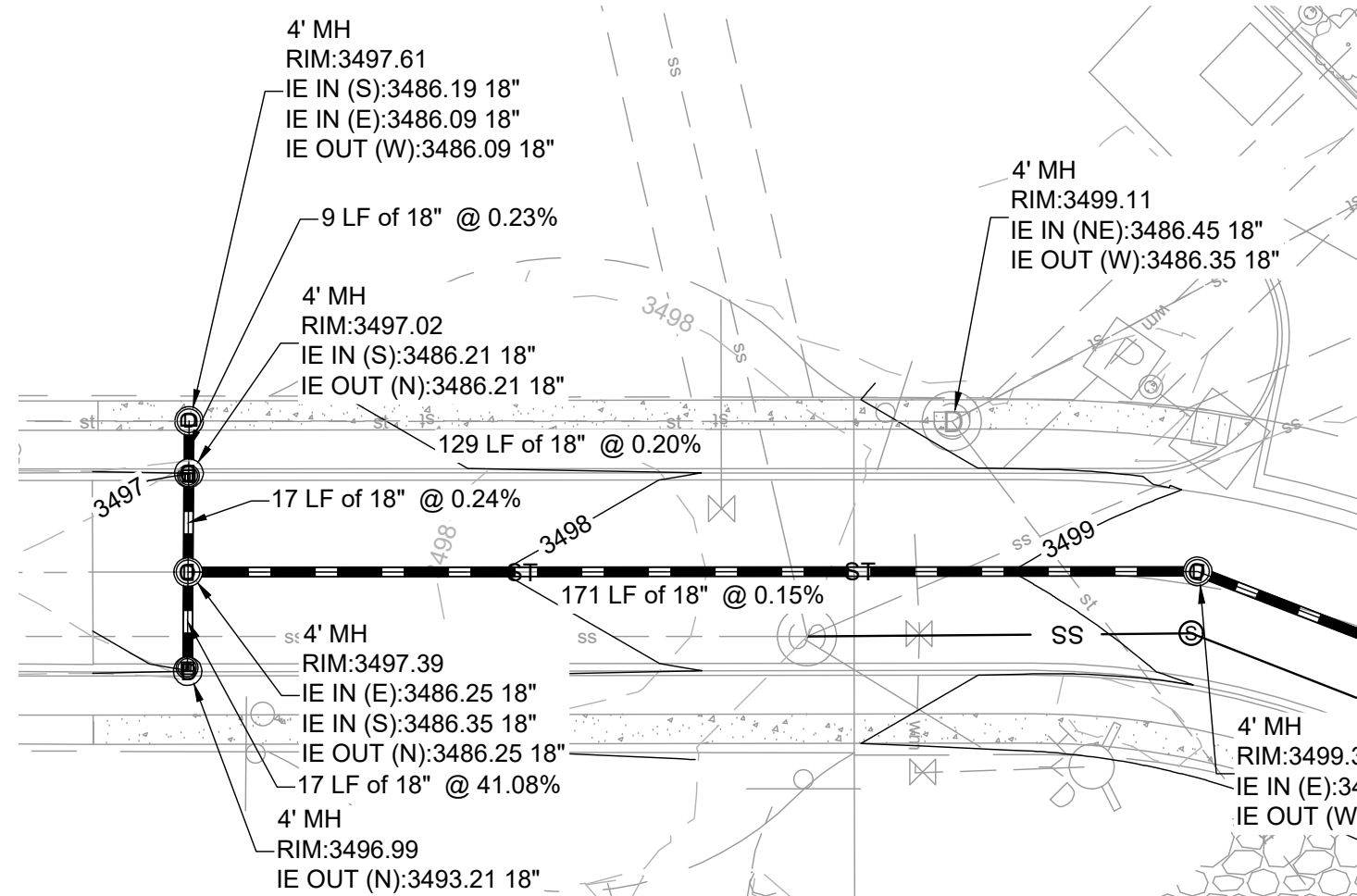
CP10 - FIRE HYDRANT ARROW BOLT - ELEVATION GENERATED BY NGS OPUS SOLUTION REPORT. ELEVATION = 3500.92 (NAVD 88 - COMPUTED USING GEOID18)

SEE BELOW



PRELIMINARY GRADING PLAN

0 15 30 60
SCALE: 1" = 30'

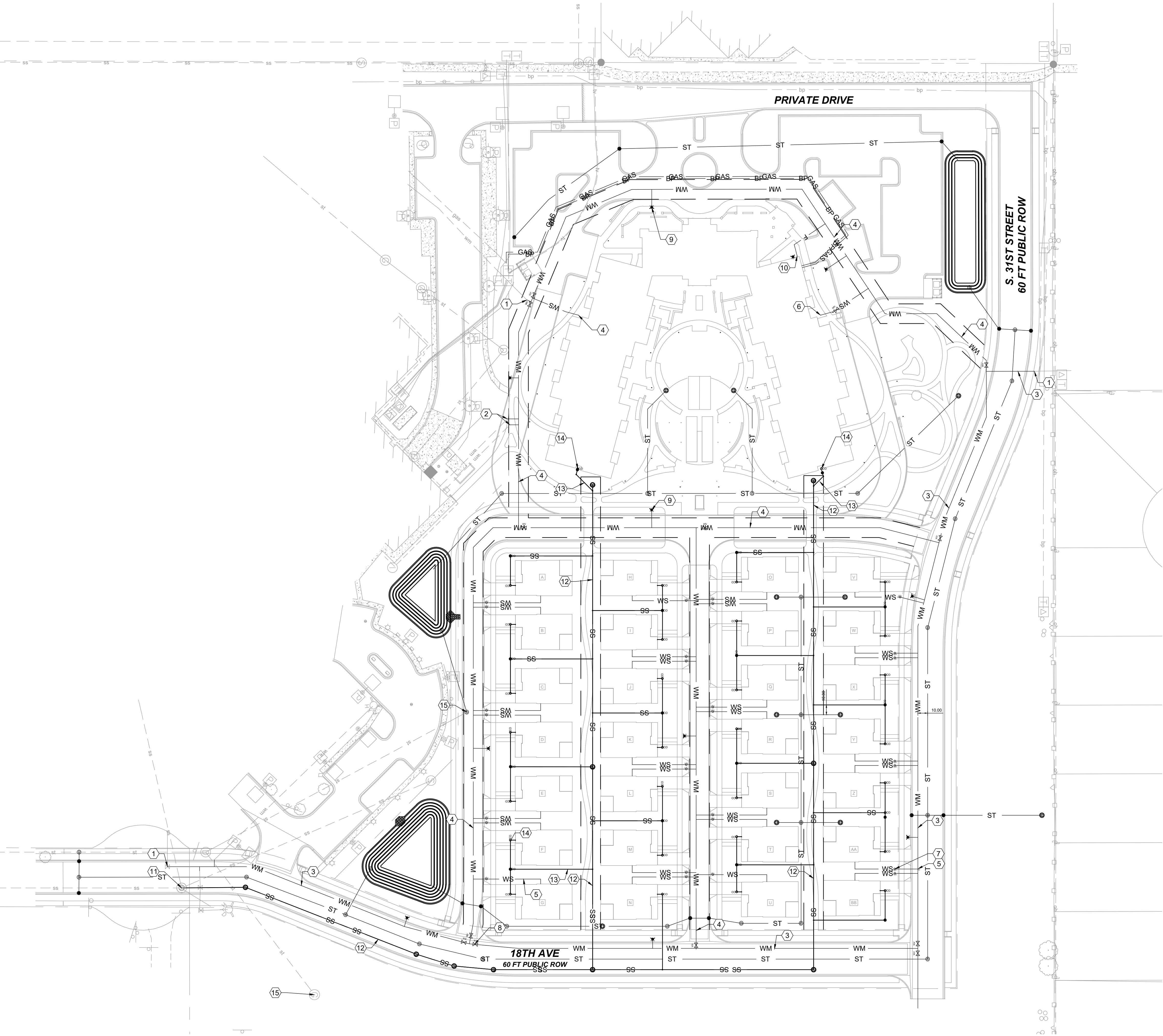


UTILITY LEGEND

---	wm	---	EXISTING WATER MAIN
---	ws	---	PROPOSED WATER SERVICE
---	f	---	PROPOSED FIRE SERVICE
---	ss	---	EXISTING SEWER
---	ss	---	PROPOSED SEWER
---	st	---	EXISTING STORM
---	st	---	PROPOSED STORM
---	fo	---	EXISTING FIBER OPTIC
---	fo	---	PROPOSED FIBER OPTIC
---	ng	---	EXISTING GAS
---	gas	---	PROPOSED GAS
---	bp	---	EXISTING BURIED POWER
---	bp	---	PROPOSED BURIED POWER

KEYNOTES

1. FIELD VERIFY EXACT LOCATION AND CONNECT TO EXISTING WATERMAIN
2. FIELD VERIFY EXACT LOCATION AND CONNECT EXISTING WATER AND FIRE SERVICE TO NEW WATERMAIN. FIELD VERIFY AND MATCH EXISTING SIZE.
3. PROPOSED 12" PUBLIC D.I. WATERMAIN
4. PROPOSED 8" PUBLIC D.I. WATERMAIN
5. PROPOSED 1" DOMESTIC WATER SERVICE
6. PROPOSED 4" DOMESTIC WATER SERVICE
7. PROPOSED CURB STOP (TYP.)
8. PROPOSED GATE VALVE (TYP.)
9. PROPOSED FIRE HYDRANT (TYP.)
10. PROPOSED 8" D.I. FIRE SERVICE
11. CONNECT TO EXISTING SANITARY SEWER MANHOLE
12. PROPOSED 8" PUBLIC SANITARY SEWER
13. PROPOSED 6" SANITARY SEWER SERVICE
14. PROPOSED SANITARY SEWER CLEANOUT (TYP.)
15. FIELD VERIFY AND CONNECT TO EXISTING STORM SEWER
16. PROPOSED STORM SEWER
17. PROPOSED STORM SEWER INLET



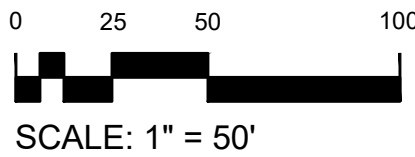
BENCHMARK

CP10 - FIRE HYDRANT ARROW BOLT - ELEVATION GENERATED BY NGS OPUS SOLUTION REPORT. ELEVATION = 3500.92 (NAVD 88 - COMPUTED USING GEOID18)



1
C300

OVERALL UTILITY PLAN



UTILITY LEGEND

---	wm	---	EXISTING WATER MAIN
---	ws	---	PROPOSED WATER SERVICE
---	f	---	PROPOSED FIRE SERVICE
---	ss	---	EXISTING SEWER
---	ss	---	PROPOSED SEWER
---	st	---	EXISTING STORM
---	st	---	PROPOSED STORM
---	fo	---	EXISTING FIBER OPTIC
---	fo	---	PROPOSED FIBER OPTIC
---	ng	---	EXISTING GAS
---	gas	---	PROPOSED GAS
---	bp	---	EXISTING BURIED POWER
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KEYNOTES

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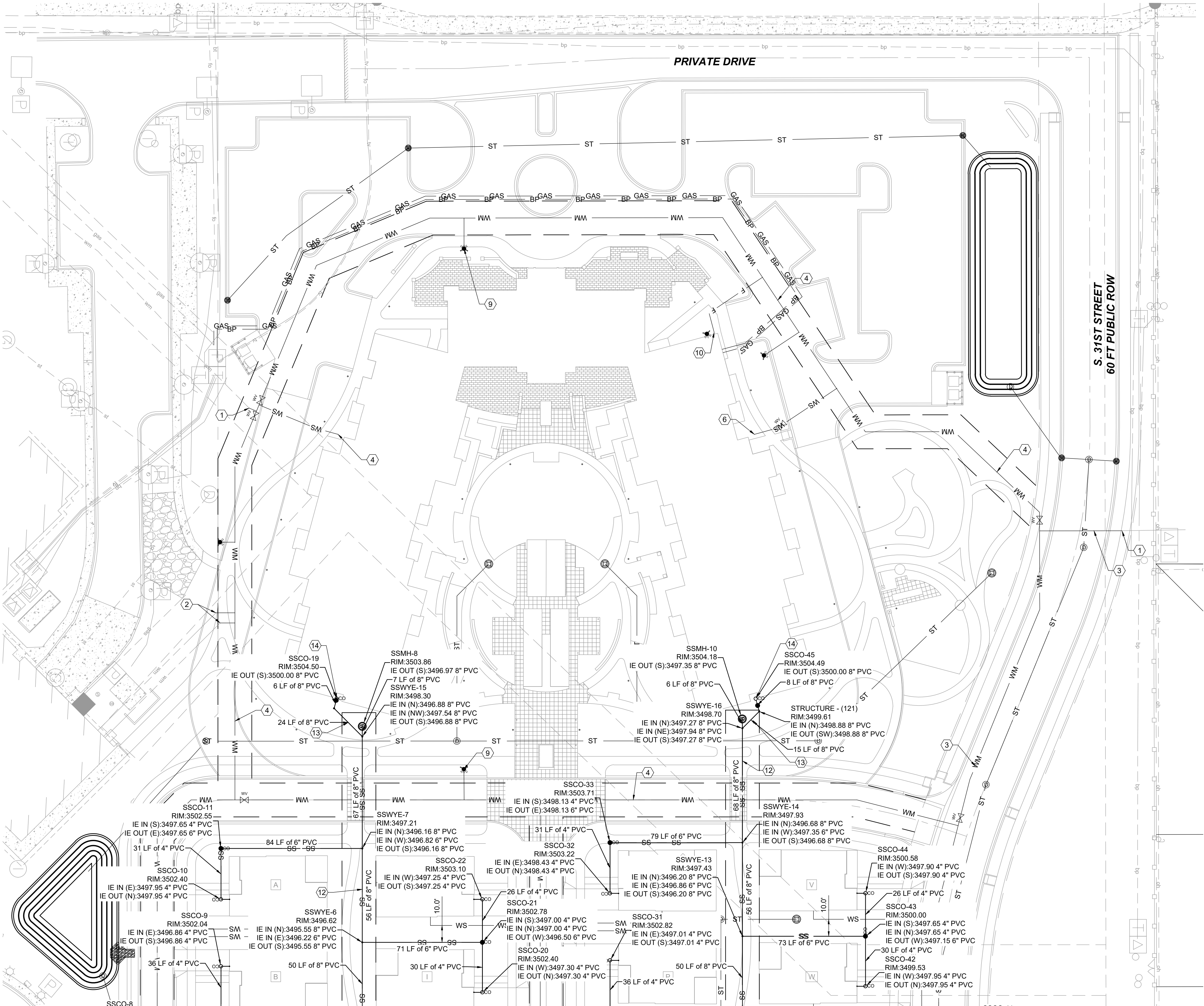
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04.30.2025
PROJ# [BEN24_INSLVNG
DESIGNED BY |
DRAWN BY |
REVIEWED BY |
REVISIONS

PRELIMINARY
UTILITY PLAN

C301



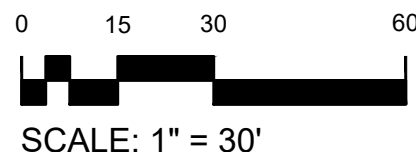
BENCHMARK

CP10 - FIRE HYDRANT ARROW BOLT - ELEVATION GENERATED BY NGS OPUS
SOLUTION REPORT. ELEVATION = 3500.92 (NAVD 88 - COMPUTED USING
GEOID18)



1
C301

PRELIMINARY UTILITY PLAN



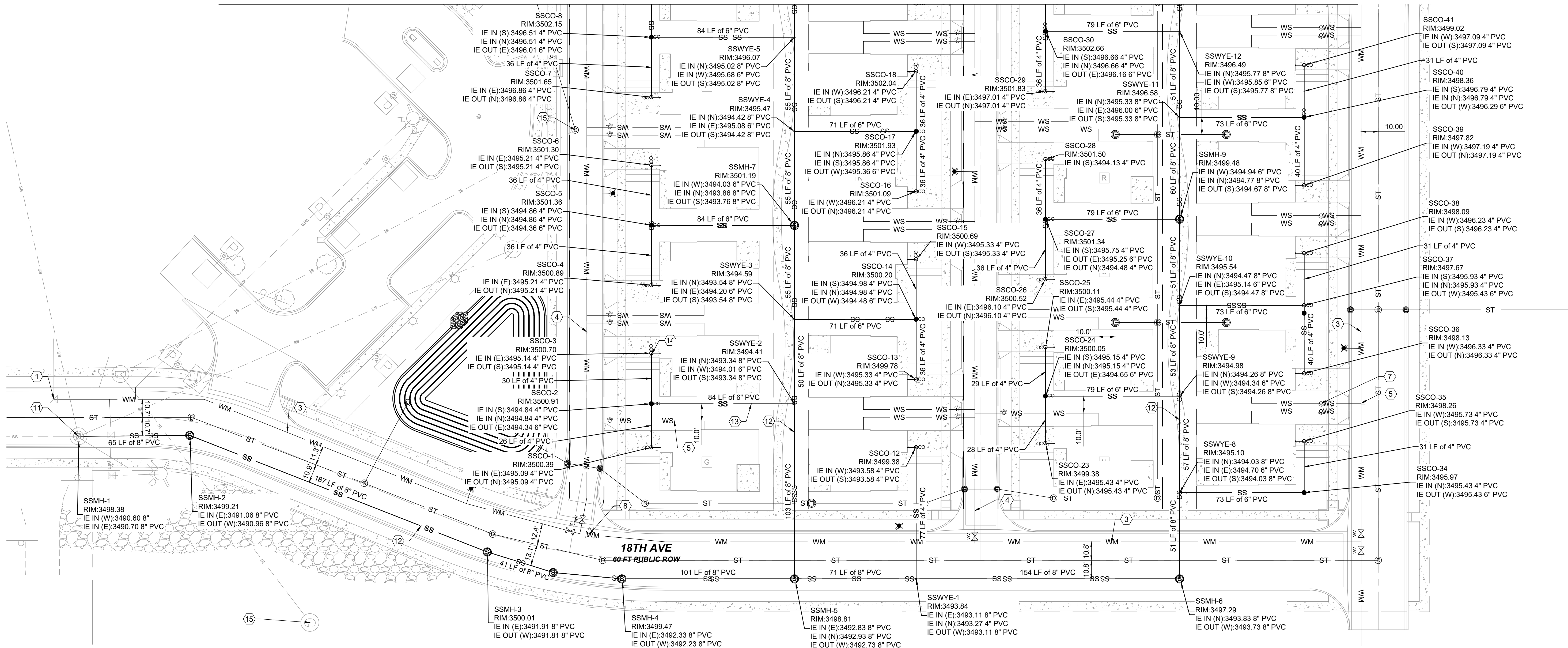
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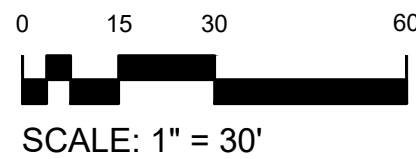
UTILITY LEGEND

---	wm	---	EXISTING WATER MAIN
---	ws	---	PROPOSED WATER SERVICE
---	f	---	PROPOSED FIRE SERVICE
---	ss	---	EXISTING SEWER
---	ss	---	PROPOSED SEWER
---	st	---	EXISTING STORM
---	st	---	PROPOSED STORM
---	fb	---	EXISTING FIBER OPTIC
---	fo	---	PROPOSED FIBER OPTIC
---	ng	---	EXISTING GAS
---	gas	---	PROPOSED GAS
---	bp	---	EXISTING BURIED POWER
---	bp	---	PROPOSED BURIED POWER

SEE SHEET C301



1
C302
PRELIMINARY UTILITY PLAN

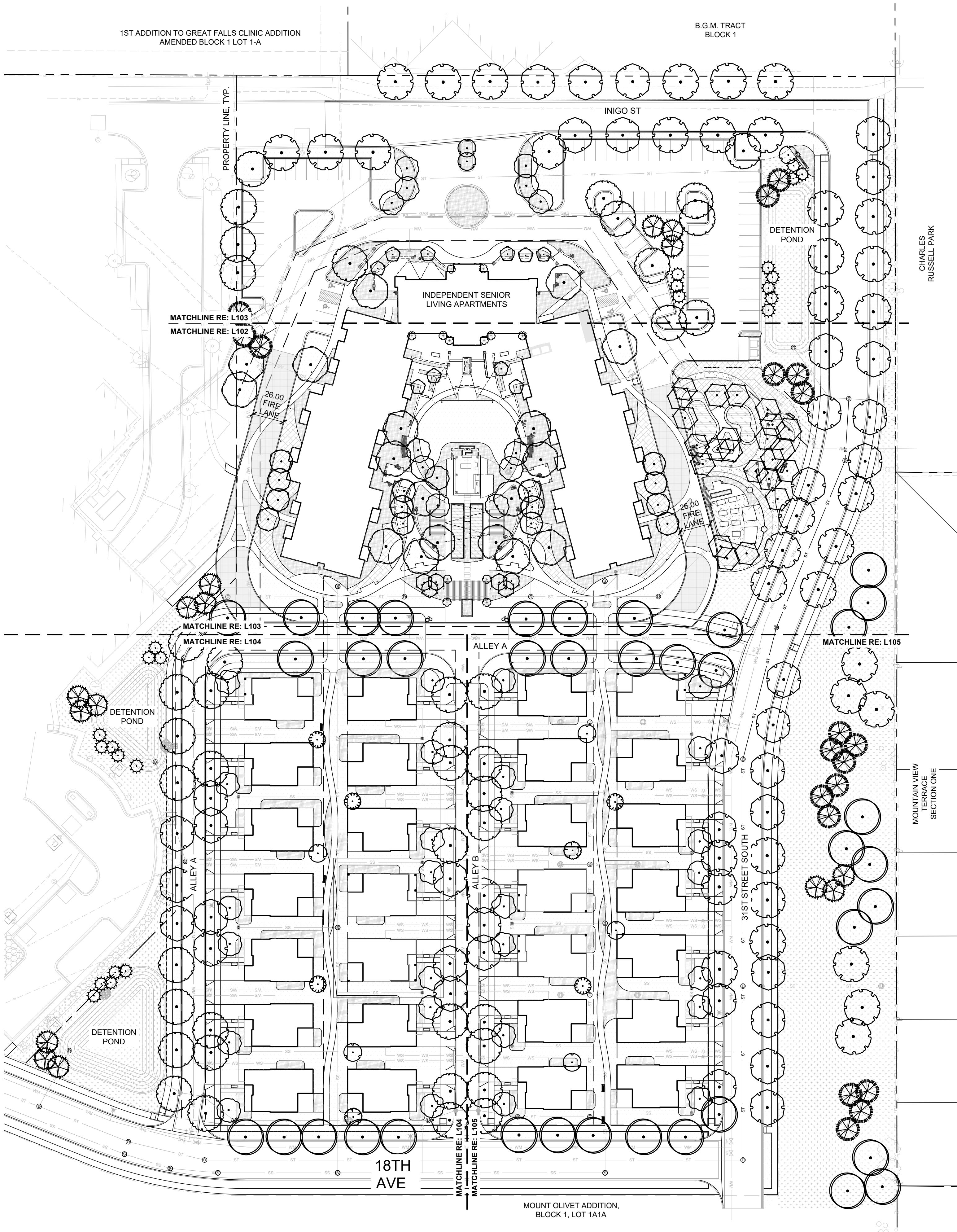


BENCHMARK

CP10 - FIRE HYDRANT ARROW BOLT - ELEVATION GENERATED BY NGS OPUS SOLUTION REPORT. ELEVATION = 3500.92 (NAVD 88 - COMPUTED USING GEOID18)

OVERALL LANDSCAPE PLAN LEGEND

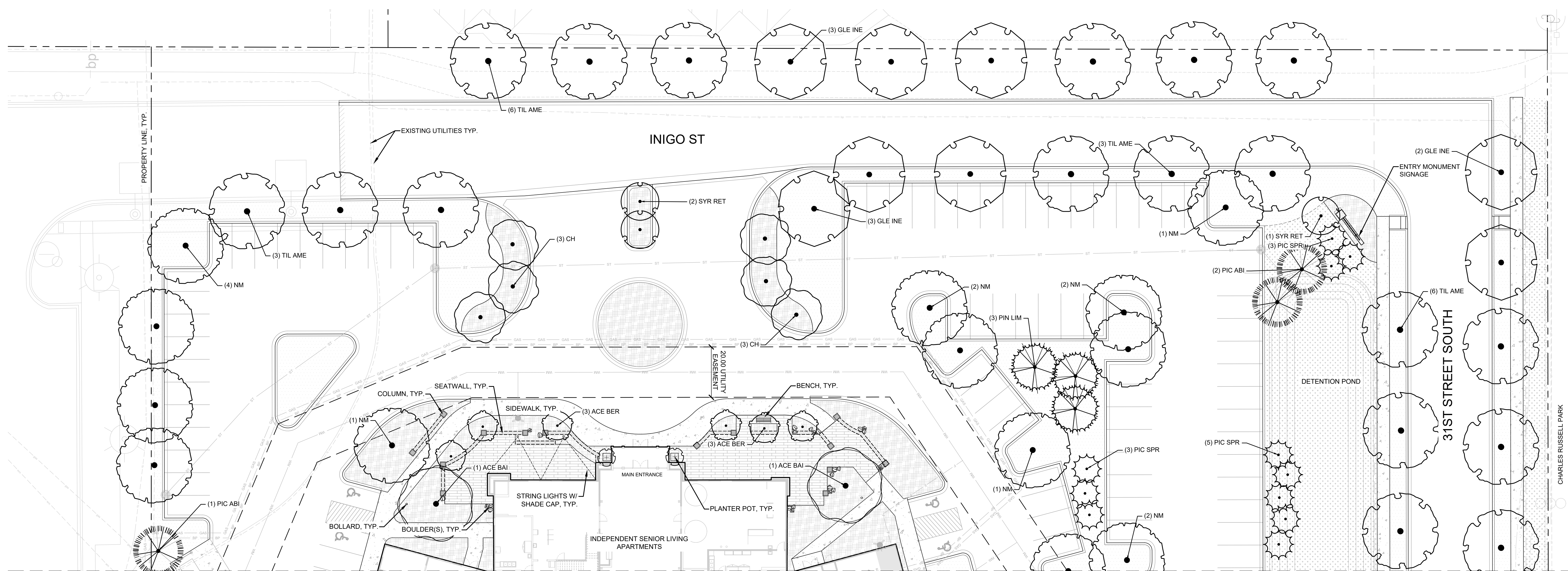
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- EASEMENT LINE
- FENCE
- WATER MAIN, SEE CIVIL
- SANITARY SEWER, SEE CIVIL
- STORM LINE, SEE CIVIL
- FIRE HYDRANT, SEE CIVIL
- EDGING - [STEEL, ALUMINUM], SEE DETAIL
- MOWSTRIP
- STRING LIGHTS W/ SHADE CAP
- TURF - SOD: BLEND TBD
SPRAY IRRIGATION
- DRYLAND SEED MIX: MIX TBD
IRRIGATION, TEMPORARY
ESTABLISHMENT ONLY
- REINFORCED TURF (GRASS PAVE)
- SYNTHETIC TURF A
- SYNTHETIC TURF B
- SYNTHETIC TURF C
- PERENNIAL SEED BLEND
SPRAY IRRIGATION
- LANDSCAPE BED
ROCK MULCH - APARTMENT PLANTINGS
ORGANIC MULCH - VILLA PLANTINGS
- DECIDUOUS TREE PLANTING - CANOPY
DRIP OR ROOT WATERING IN LAWN
IRRIGATION
- EVERGREEN TREE PLANTING - DRIP OR ROOT
WATERING IN LAWN IRRIGATION
- DECIDUOUS TREE PLANTING - ORNAMENTAL
DRIP OR ROOT WATERING IN LAWN
IRRIGATION



1 OVERALL LANDSCAPE SITE PLAN
L101

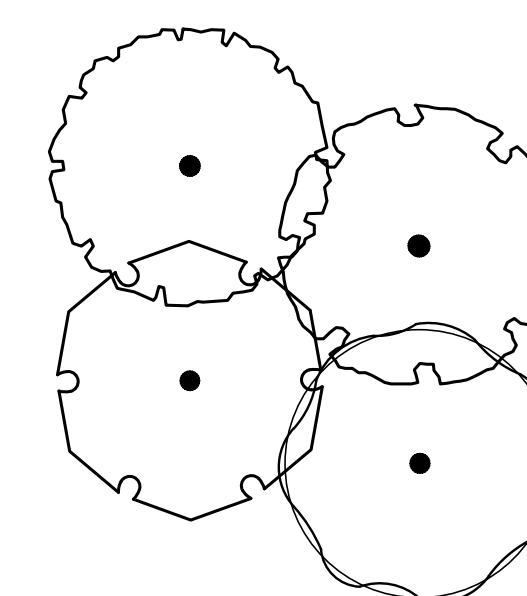
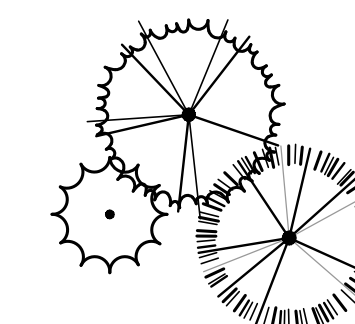
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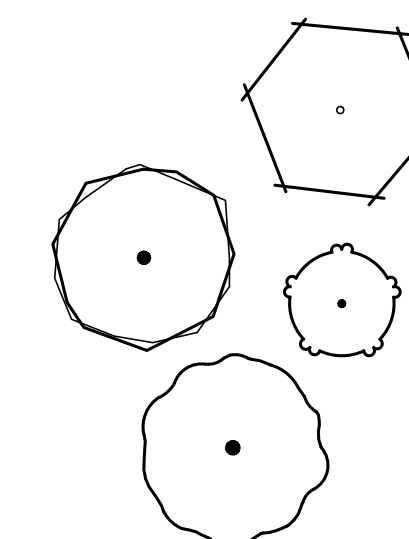


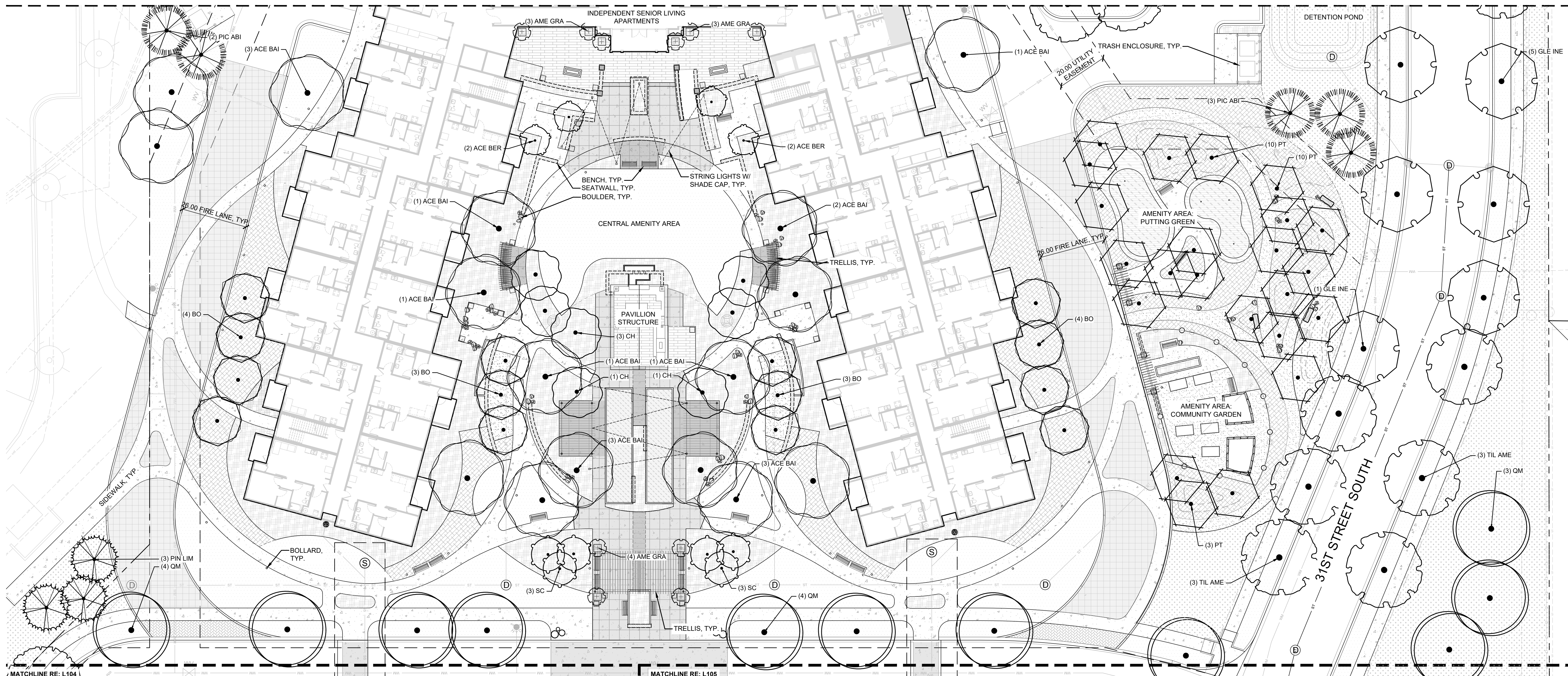
LANDSCAPE PLAN LEGEND

	PROPERTY LINE
	EASEMENT LINE
	FENCE
	WATER MAIN, SEE CIVIL
	SANITARY SEWER, SEE CIVIL
	STORM LINE, SEE CIVIL
	FIRE HYDRANT, SEE CIVIL
	EDGE [STEEL, ALUMINUM]. SEE DETAIL
	MOWSTRIP
	STRING LIGHTS W/ SHADE CAP SEE CIVIL
	CONCRETE PAVEMENT (STANDARD GRAY) SEE CIVIL
	ENHANCED PAVEMENT A
	TURF - SOD: BLEND TBD SPRAY IRRIGATION
	DRYLAND SEED MIX IRRIGATION, TEMPORARY ESTABLISHMENT ONLY
	LANDSCAPE BED - ROCK MULCH
	PLANTER POT
	BOULDERS
	BENCH

DECIDUOUS TREE PLANTING - CANOPY
DRIP OR ROOT WATERING IN LAWN
IRRIGATION

EVERGREEN TREE PLANTING - DRIP OR ROOT
WATERING IN LAWN IRRIGATION

DECIDUOUS TREE PLANTING - ORNAMENTAL
DRIP OR ROOT WATERING IN LAWN
IRRIGATION



LANDSCAPE PLAN LEGEND

	PROPERTY LINE		
	EASEMENT LINE		REINFORCED TURF (GRASS PAVE)
	FENCE		PERENNIAL SEED BLEND SPRAY IRRIGATION
	WATER MAIN, SEE CIVIL		LANDSCAPE BED - ROCK MULCH
	SANITARY SEWER, SEE CIVIL		
	STORM LINE, SEE CIVIL		CRUSHER FINES
	FIRE HYDRANT, SEE CIVIL		SYNTHETIC TURF A
	EDGING - (STEEL, ALUMINUM), SEE DETAIL		SYNTHETIC TURF B
	MOWSTRIP		SYNTHETIC TURF C
	STRING LIGHT W/ SHADE CAP		
	CONCRETE PAVEMENT (STANDARD GREY), SEE CIVIL		
	ENHANCED PAVEMENT A		
	ENHANCED PAVEMENT B		
	ENHANCED PAVEMENT C (REINFORCED)		PLANTER POT
	TURF - SOD; BLEND TBD SPRAY IRRIGATION		BOULDERS
	DRYLAND SEED MIX; MIX TBD IRRIGATION, TEMPORARY		

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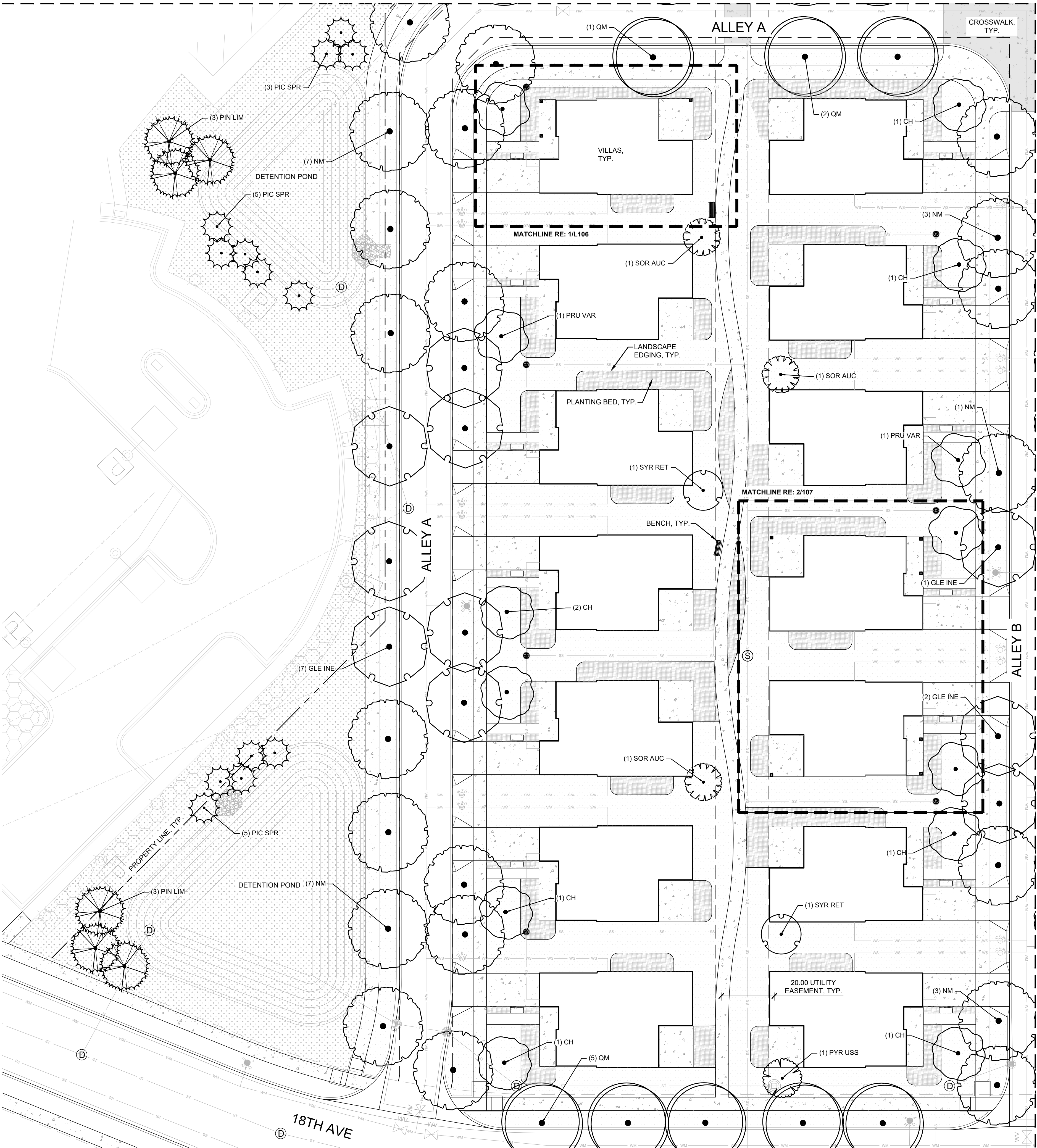
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04.30.2025
PROJ# | BEN24_INSLVNG
DESIGNED BY | MUIR
DRAWN BY | MARQUIS
REVIEWED BY | MUIR
REVISIONS

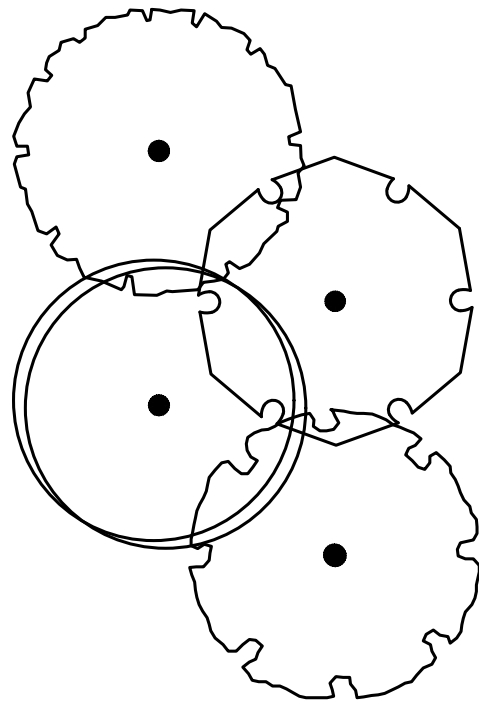
LANDSCAPE PLAN

L103

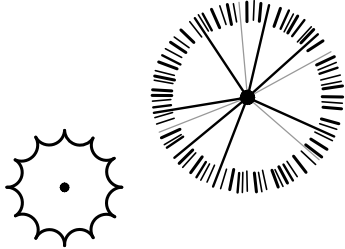


LANDSCAPE PLAN LEGEND

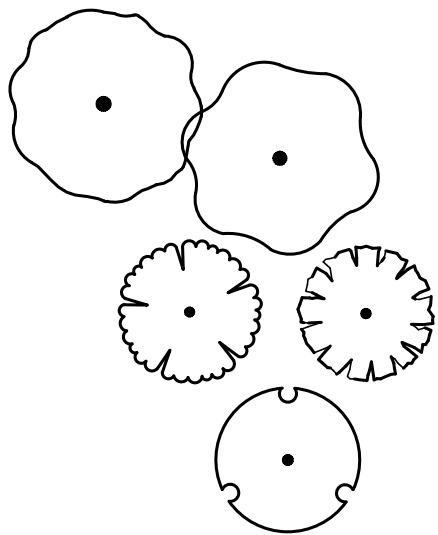
- PROPERTY LINE
- EASEMENT LINE
- WATER MAIN, SEE CIVIL
- SANITARY SEWER, SEE CIVIL
- STORM LINE, SEE CIVIL
- FIRE HYDRANT, SEE CIVIL
- EDGING - [STEEL, ALUMINUM], SEE DETAIL
- MOWSTRIP
- CONCRETE PAVEMENT (STANDARD GREY), SEE CIVIL
- TURF - SOD - BLEND TBD
- SPRAY IRRIGATION
- DRYLAND SEED MIX
- IRRIGATION, TEMPORARY ESTABLISHMENT ONLY
- LANDSCAPE BED - ORGANIC MULCH



DECIDUOUS TREE PLANTING - CANOPY
DRIP OR ROOT WATERING IN LAWN
IRRIGATION



EVERGREEN TREE PLANTING - DRIP OR ROOT
WATERING IN LAWN IRRIGATION



DECIDUOUS TREE PLANTING - ORNAMENTAL
DRIP OR ROOT WATERING IN LAWN
IRRIGATION

Cushing
Terrell

cushingterrell.com
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TX FIRM #2217

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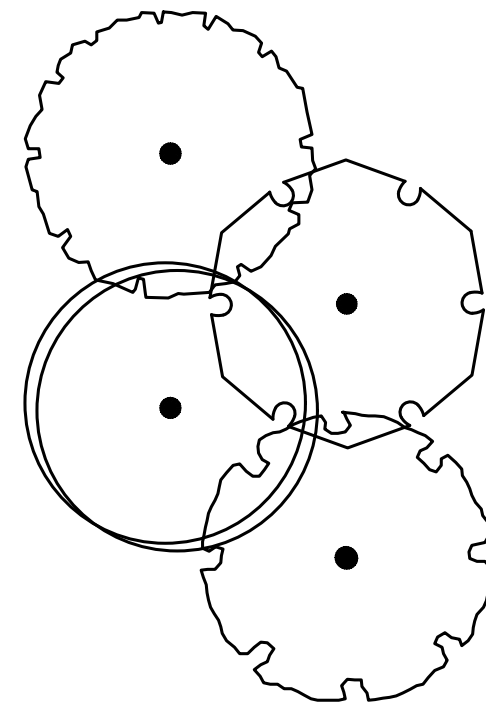
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PROJ# | BEN24_INSLVNG
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REVISIONS

LANDSCAPE PLAN

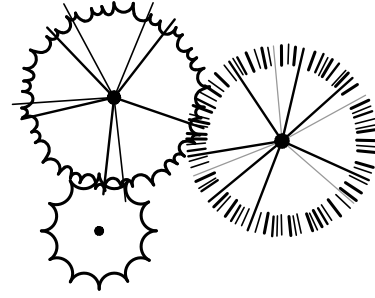
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LANDSCAPE PLAN LEGEND

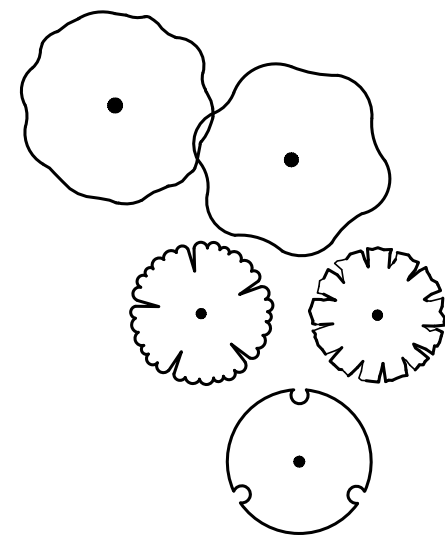
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	LANDSCAPE BED - ORGANIC MULCH



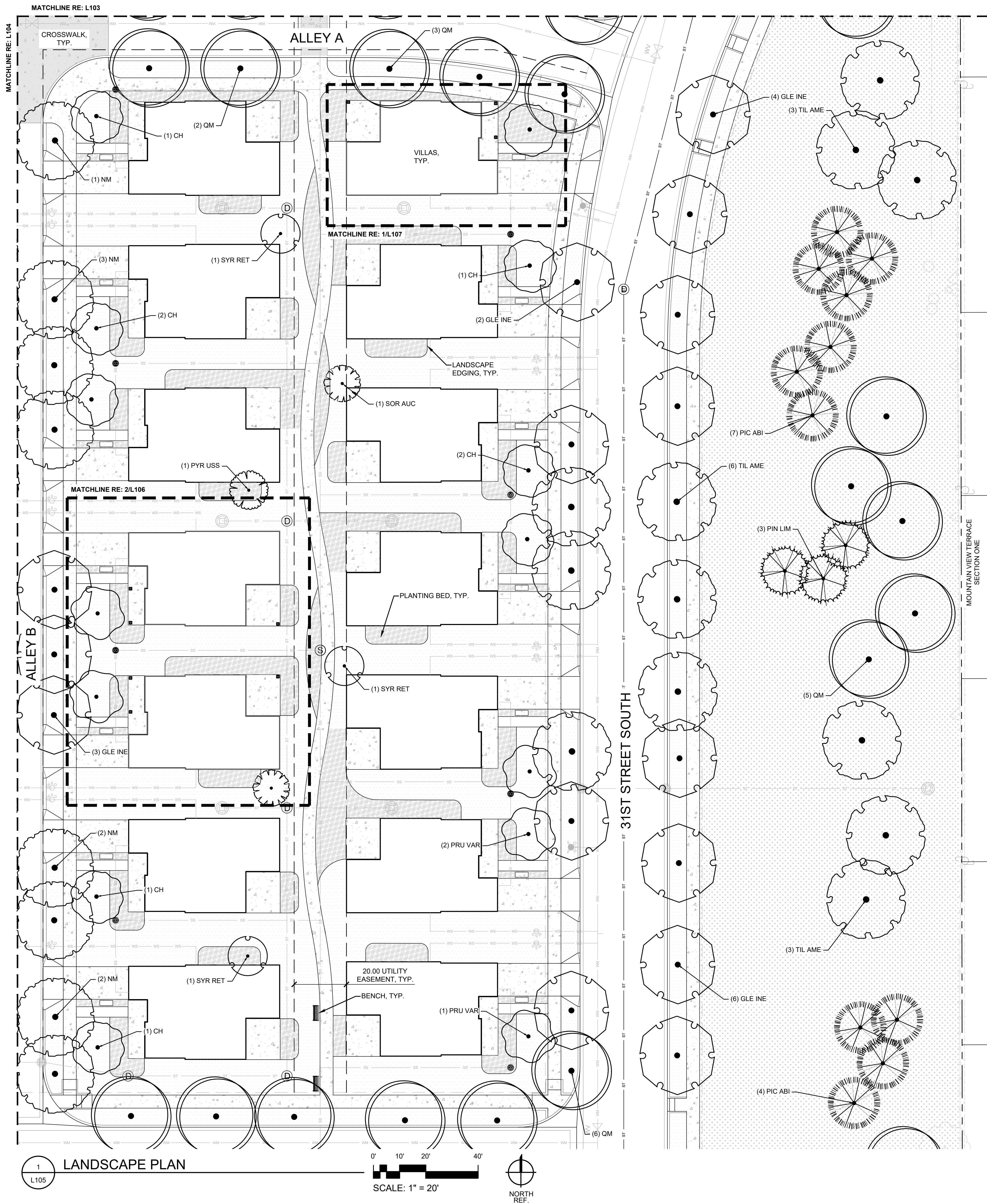
DECIDUOUS TREE PLANTING - CANOPY
DRIP OR ROOT WATERING IN LAWN
IRRIGATION



EVERGREEN TREE PLANTING - DRIP OR ROOT
WATERING IN LAWN IRRIGATION

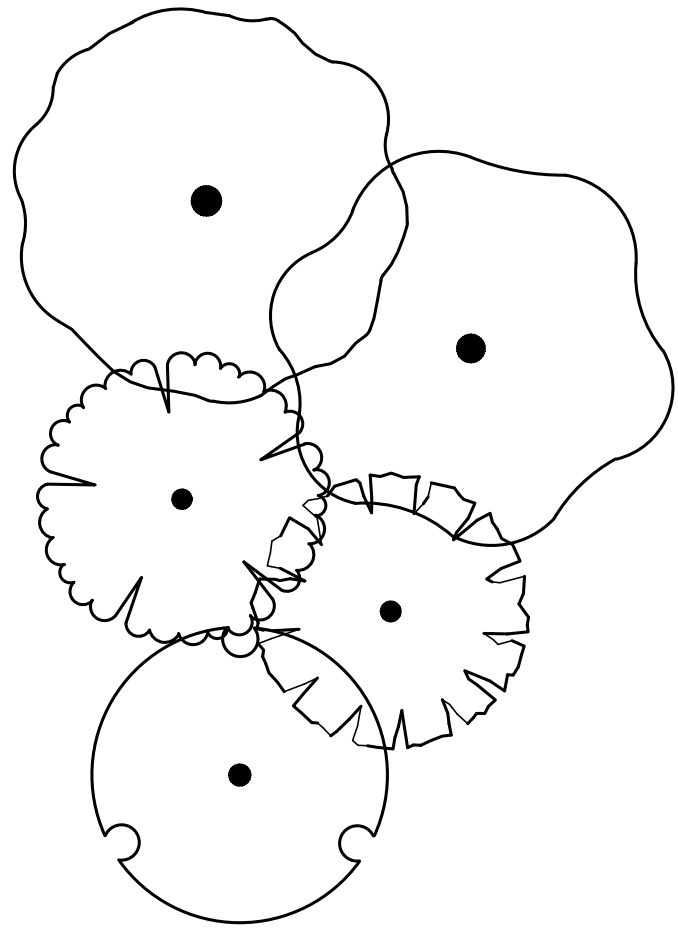


DECIDUOUS TREE PLANTING - ORNAMENTAL
DRIP OR ROOT WATERING IN LAWN
IRRIGATION

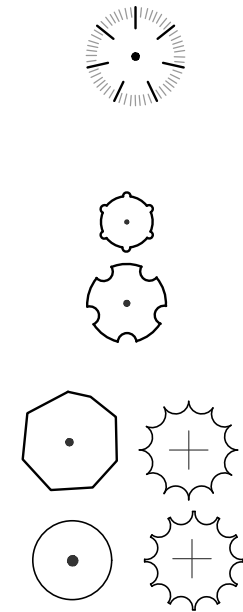


LANDSCAPE PLAN LEGEND

- PROPERTY LINE
- EASEMENT LINE
- WATER MAIN, SEE CIVIL
- SANITARY SEWER, SEE CIVIL
- STORM LINE, SEE CIVIL
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SPRAY IRRIGATION
- PLANTER - ORGANIC MULCH



DECIDUOUS TREE PLANTING - ORNAMENTAL
DRIP OR ROOT WATERING IN LAWN
IRRIGATION



UPRIGHT EVERGREEN SHRUB PLANTING
DRIP OR ROOT WATERING IN LAWN
IRRIGATION

DECIDUOUS SHRUB PLANTING
DRIP OR ROOT WATERING IN LAWN
IRRIGATION

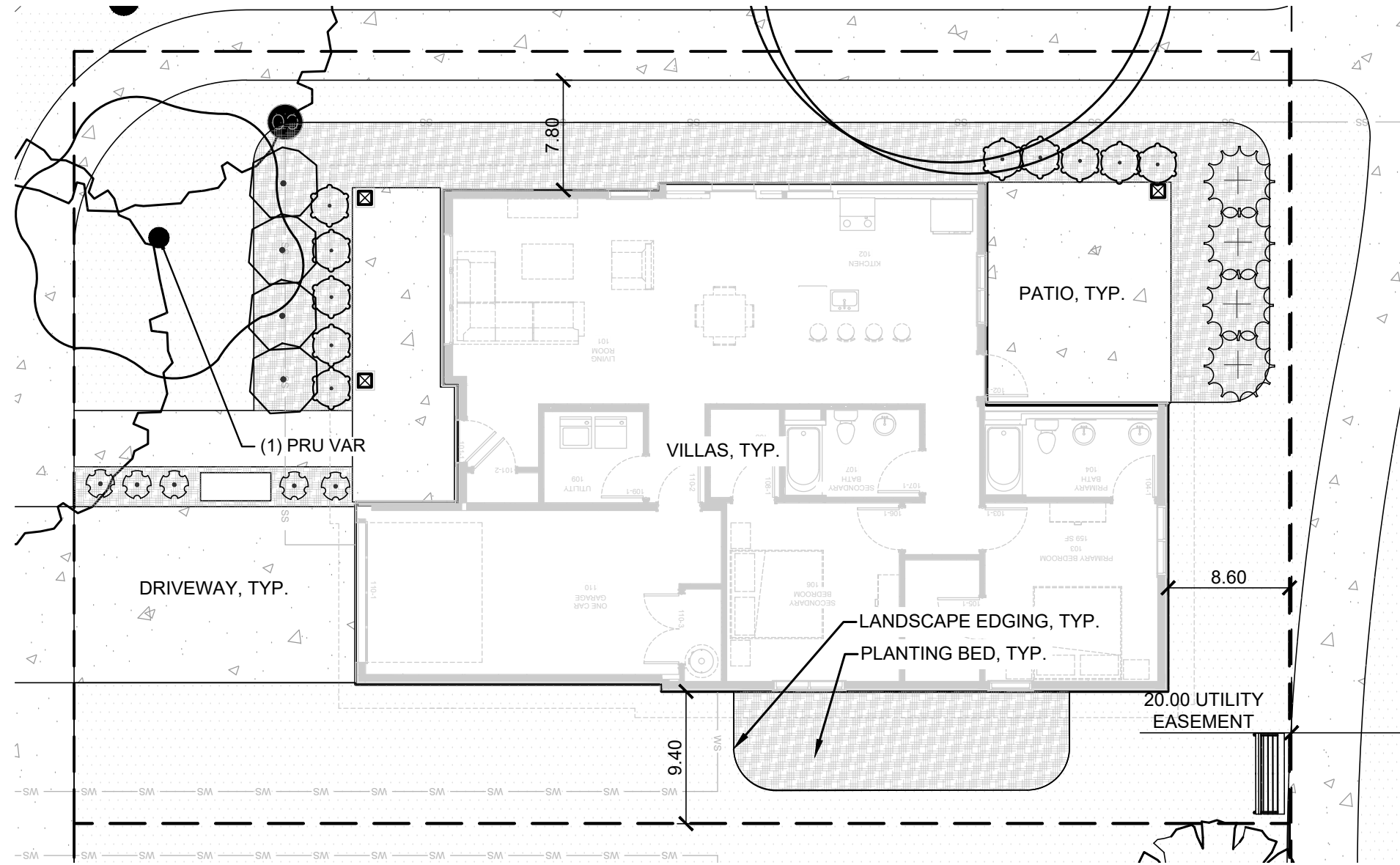
EVERGREEN SHRUB PLANTING
DRIP OR ROOT WATERING IN LAWN
IRRIGATION

FOUNDATION LAYOUT AREA
4,736 SF, TYP.

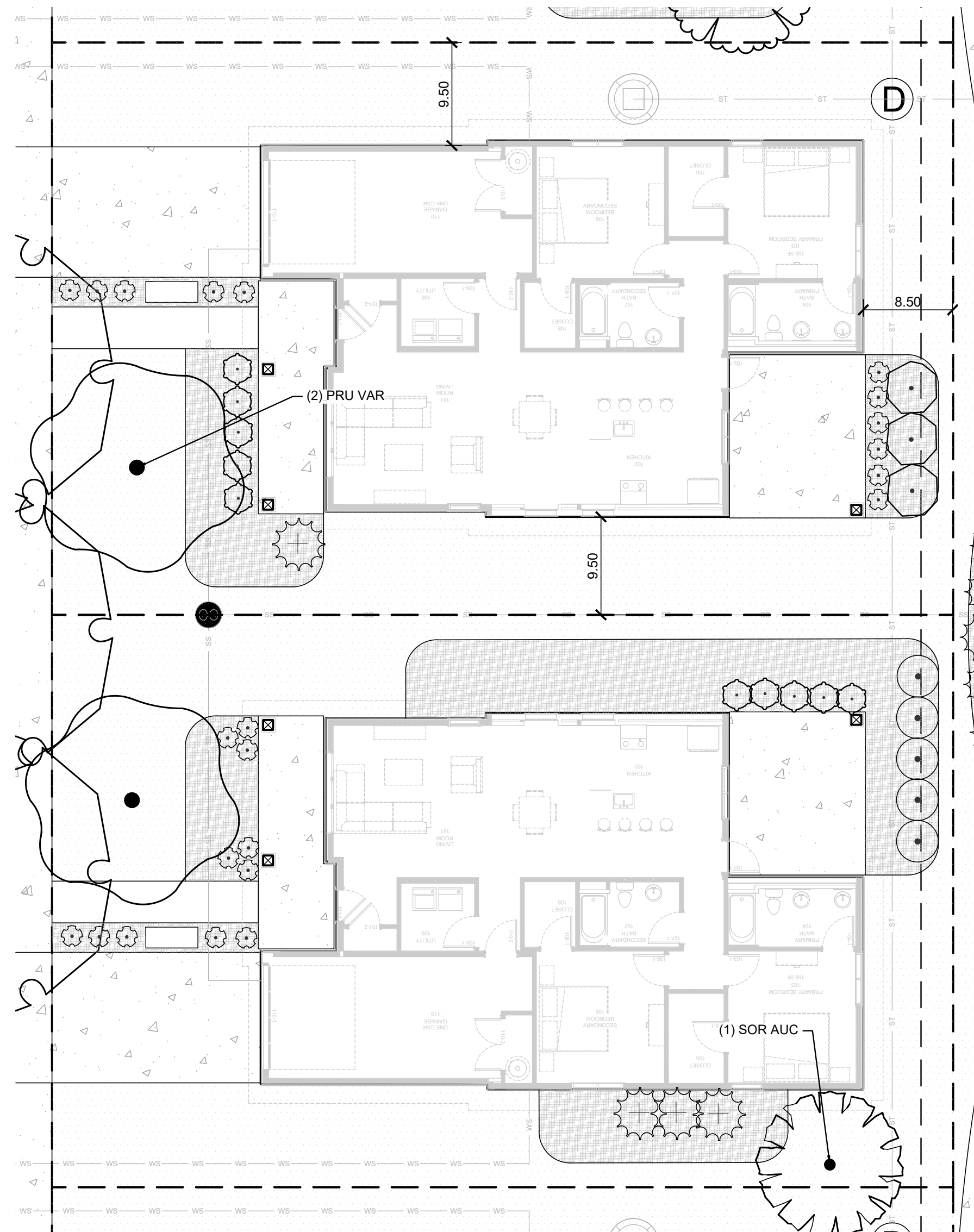
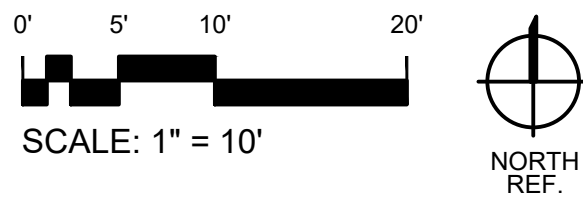
FOUNDATION DESIGN PLANT SCHEDULE

DECIDUOUS SHRUB				
AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	5 GAL.	POT	20-25' H X 15' W
CORNUS SERICEA 'FARROW'	ARCTIC FIRE® RED TWIG DOGWOOD	1 GAL.	POT	3-4' H X 3-4' W
FALLUGIA PARADOXA	APACHE PLUME	5 GAL.	POT	4-6' H X 4-6' W
RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	5 GAL.	POT	0.5-1.5' H X 6-8' W
RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	5 GAL.	POT	3-4' H X 2-3' W
EVERGREEN SHRUB				
JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	6' HT	B&B	20' H X 6' W
JUNIPERUS HORIZONTALIS 'BLUE RUG'	BLUE RUG JUNIPER	5 GAL.	POT	0.5-1.5' H X 6-8' W
JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GAL.	POT	0.5' H X 4-6' W
JUNIPERUS SCOPULORUM 'MEDORA'	MEDORA JUNIPER	6' HT	B&B	10-20' H X 4-5' W
MAHONIA REPENS	CREEPING MAHONIA	5 GAL.	POT	1-2' H X 3-5' W
PINUS SYLVESTRIS 'HILLSIDE CREEPER'	HILLSIDE CREEPER SCOTCH PINE	5 GAL.	POT	2' H X 6-8' W
GRASSES				
ANDROPOGON GERARDII	BIG BLUESTEM	1 GAL.	POT	6-8' H X 2-3' W
BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GAL.	POT	2-3' H X 2-3' W
CALAMAGROSIS BRACHYTRICHA	KOREAN FEATHER REED GRASS	1 GAL.	POT	4' H X 3' W
DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	1 GAL.	POT	2-3' H X 1-2' W
FESTUCA IDAHOENSIS	IDAHO FESCUE	1 GAL.	POT	1-3' H X 1-1.5' W
SORGHASTRUM NUTANS	INDIAN GRASS	1 GAL.	POT	3-8' H X 1-2' W
PERENNIALS				
AMORPHA CANESCENS	LEADPLANT	1 GAL.	POT	1'3' H X 2' W
AQUILEGIA CAERULEA	ROCKY MOUNTAIN COLUMBINE	1 GAL.	POT	1.5-2' H X 1.5' W
ARTEMISIA X 'POWIS CASTLE'	POWIS CASTLE ARTEMISIA	1 GAL.	POT	2-3' H X 3-6' W
DICENTRA SPECTABILIS	BLEEDING HEART	1 GAL.	POT	1-3' H X 2-4' W
HEUCHERA SANGUINEA	CORAL BELLS	1 GAL.	POT	1-1.5' H X 1-2' W
NEPETA X 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL.	POT	2-3' H X 2-3' W
PENSTEMON FRUTICOSUS	SHRUBBY PENSTEMON	1 GAL.	POT	1.5-2' H X 1.5-2' W
THALICTRUM OCCIDENTALE	WESTERN MEADOW RUE	1 GAL.	PLUG	2-3' H X 2-3' W
VINCA MINOR	COMMON PERIWINKLE	1 GAL.	POT	5-1.5' H X 5-1.5' W
VIOLA GLABELLA	PIONEER VIOLET	1 GAL.	PLUG	0.5-1.5' H X 0.5-1.5' W

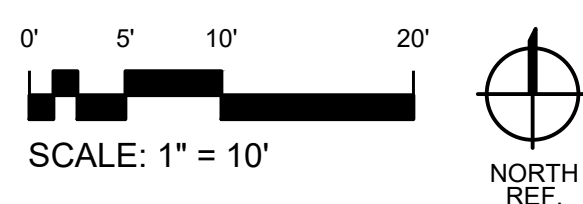
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1 TYP. FOUNDATION LAYOUT ENLARGEMENT
L106

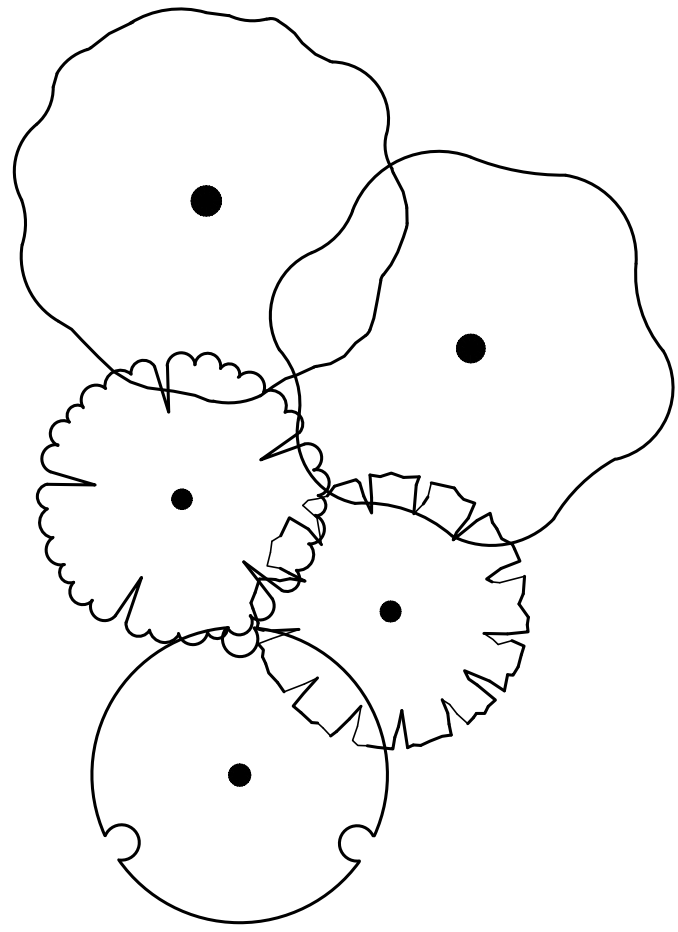


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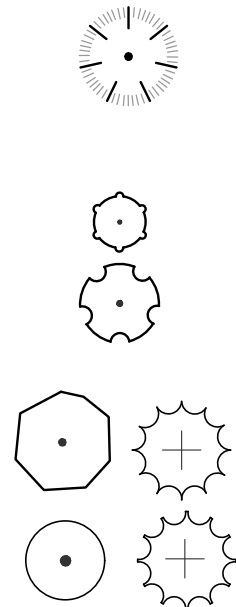


LANDSCAPE PLAN LEGEND

- PROPERTY LINE
- EASEMENT LINE
- WATER MAIN, SEE CIVIL
- SANITARY SEWER, SEE CIVIL
- STORM LINE, SEE CIVIL
- FIRE HYDRANT, SEE CIVIL
- EDGING - [STEEL, ALUMINUM], SEE DETAIL
- CONCRETE PAVEMENT (STANDARD GREY), SEE CIVIL
- TURF - SOD: BLEND TBD
SPRAY IRRIGATION
- PLANTER - ORGANIC MULCH



DECIDUOUS TREE PLANTING - ORNAMENTAL
DRIP OR ROOT WATERING IN LAWN
IRRIGATION



UPRIGHT EVERGREEN SHRUB PLANTING
DRIP OR ROOT WATERING IN LAWN
IRRIGATION

DECIDUOUS SHRUB PLANTING
DRIP OR ROOT WATERING IN LAWN
IRRIGATION

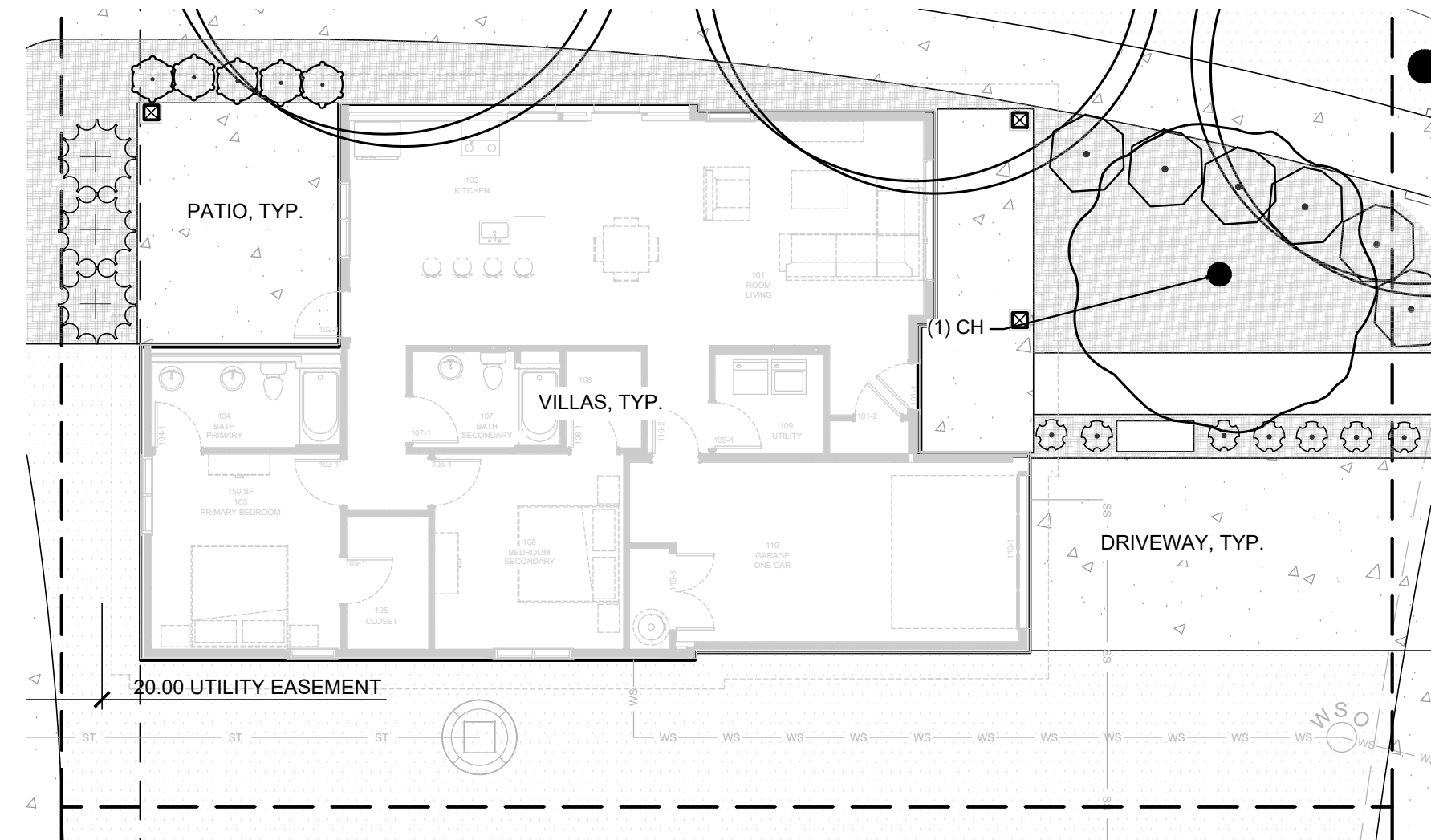
EVERGREEN SHRUB PLANTING
DRIP OR ROOT WATERING IN LAWN
IRRIGATION

FOUNDATION LAYOUT AREA
4,736 SF, TYP.

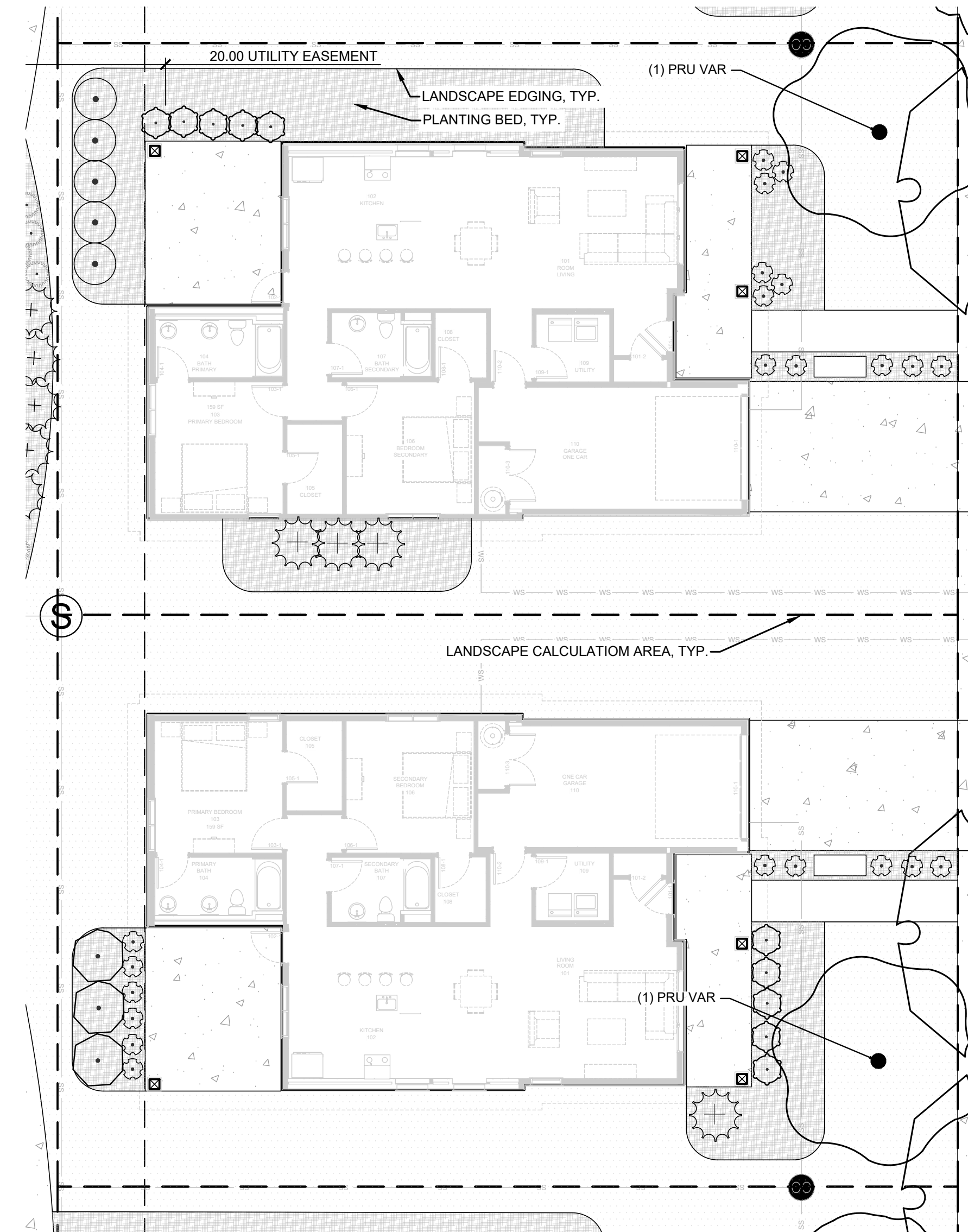
FOUNDATION DESIGN PLANT SCHEDULE

DECIDUOUS SHRUB					
AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	5 GAL.	POT	20-25' H X 15' W	
CORNUS SERICEA 'FARROW'	ARCTIC FIRE® RED TWIG DOGWOOD	1 GAL.	POT	3-4' H X 3-4' W	
FALLUGIA PARADOXA	APACHE PLUME	5 GAL.	POT	4-6' H X 4-6' W	
RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	5 GAL.	POT	0.5-1.5' H X 6-8' W	
RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	5 GAL.	POT	3-4' H X 2-3' W	
EVERGREEN SHRUB					
JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	6' HT	B&B	20' H X 6' W	
JUNIPERUS HORIZONTALIS 'BLUE RUG'	BLUE RUG JUNIPER	5 GAL.	POT	0.5-1.5' H X 6-8' W	
JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GAL.	POT	0.5' H X 4-6' W	
JUNIPERUS SCOPULORUM 'MEDORA'	MEDORA JUNIPER	6' HT	B&B	10-20' H X 4-5' W	
MAHONIA REPENS	CREEPING MAHONIA	5 GAL.	POT	1-2' H X 3-5' W	
PINUS SYLVESTRIS 'HILLSIDE CREEPER'	HILLSIDE CREEPER SCOTCH PINE	5 GAL.	POT	2' H X 6-8' W	
GRASSES					
ANDROPOGON GERARDII	BIG BLUESTEM	1 GAL.	POT	6-8' H X 2-3' W	
BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GAL.	POT	2-3' H X 2-3' W	
CALAMAGROSIS BRACHYTRICHA	KOREAN FEATHER REED GRASS	1 GAL.	POT	4' H X 3' W	
DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	1 GAL.	POT	2-3' H X 1-2' W	
FESTUCA IDAHOENSIS	IDAHO FESCUE	1 GAL.	POT	1-3' H X 1-1.5' W	
SORGHASTRUM NUTANS	INDIAN GRASS	1 GAL.	POT	3-8' H X 1-2' W	
PERENNIALS					
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NEPETA X 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL.	POT	2-3' H X 2-3' W	
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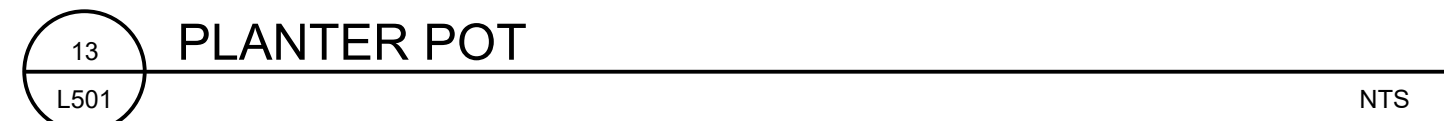
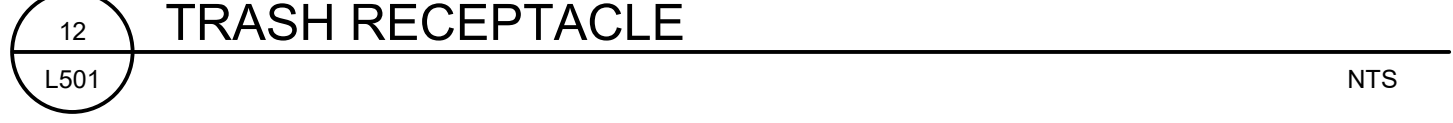
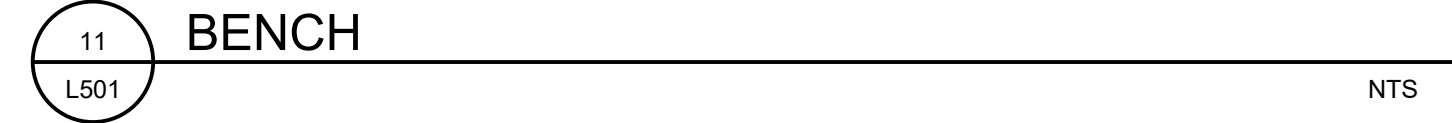
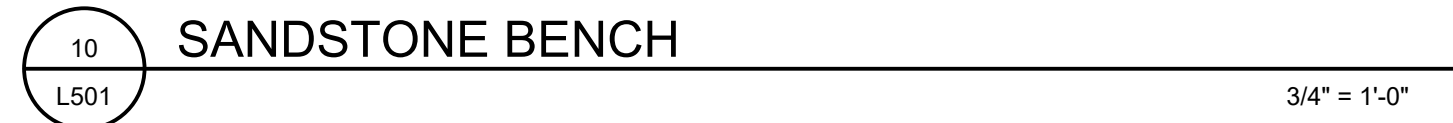
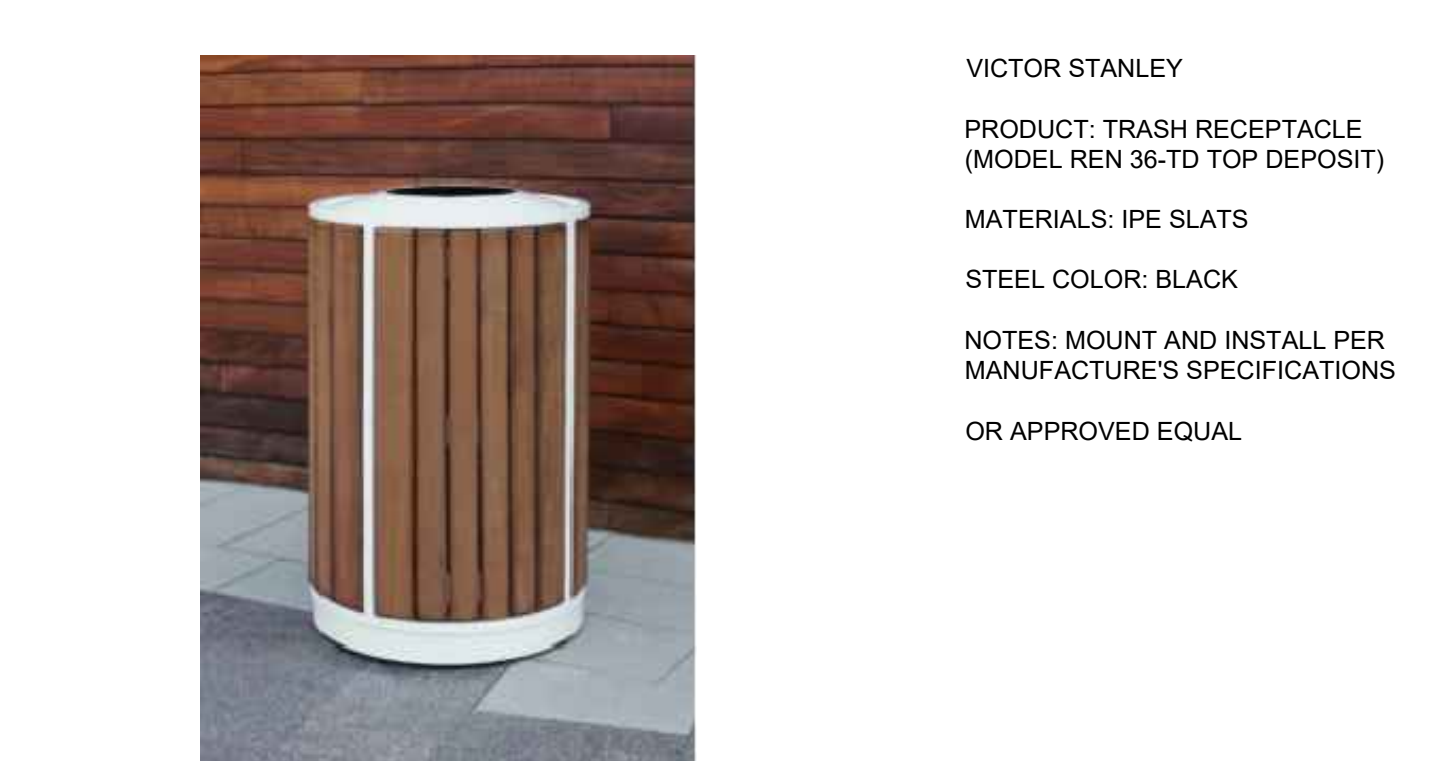
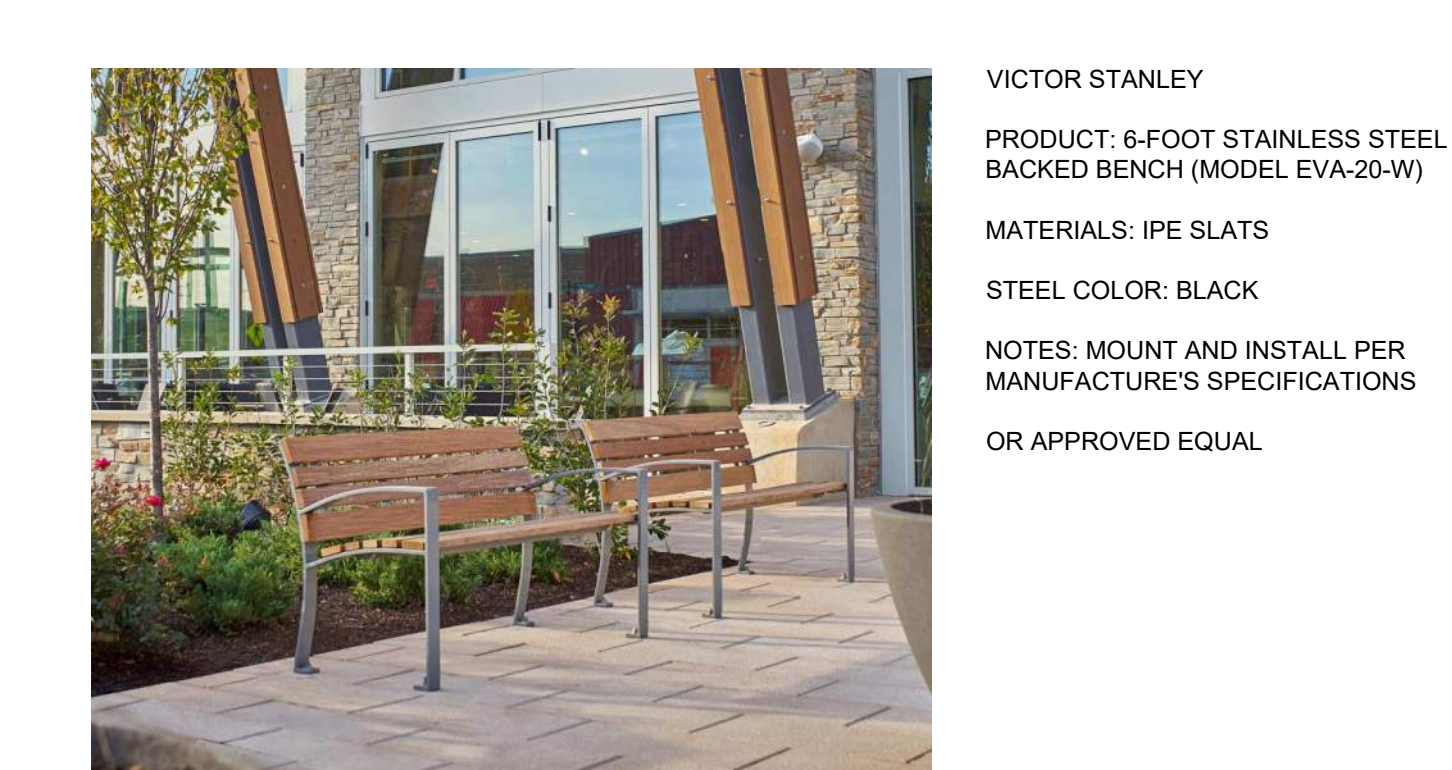
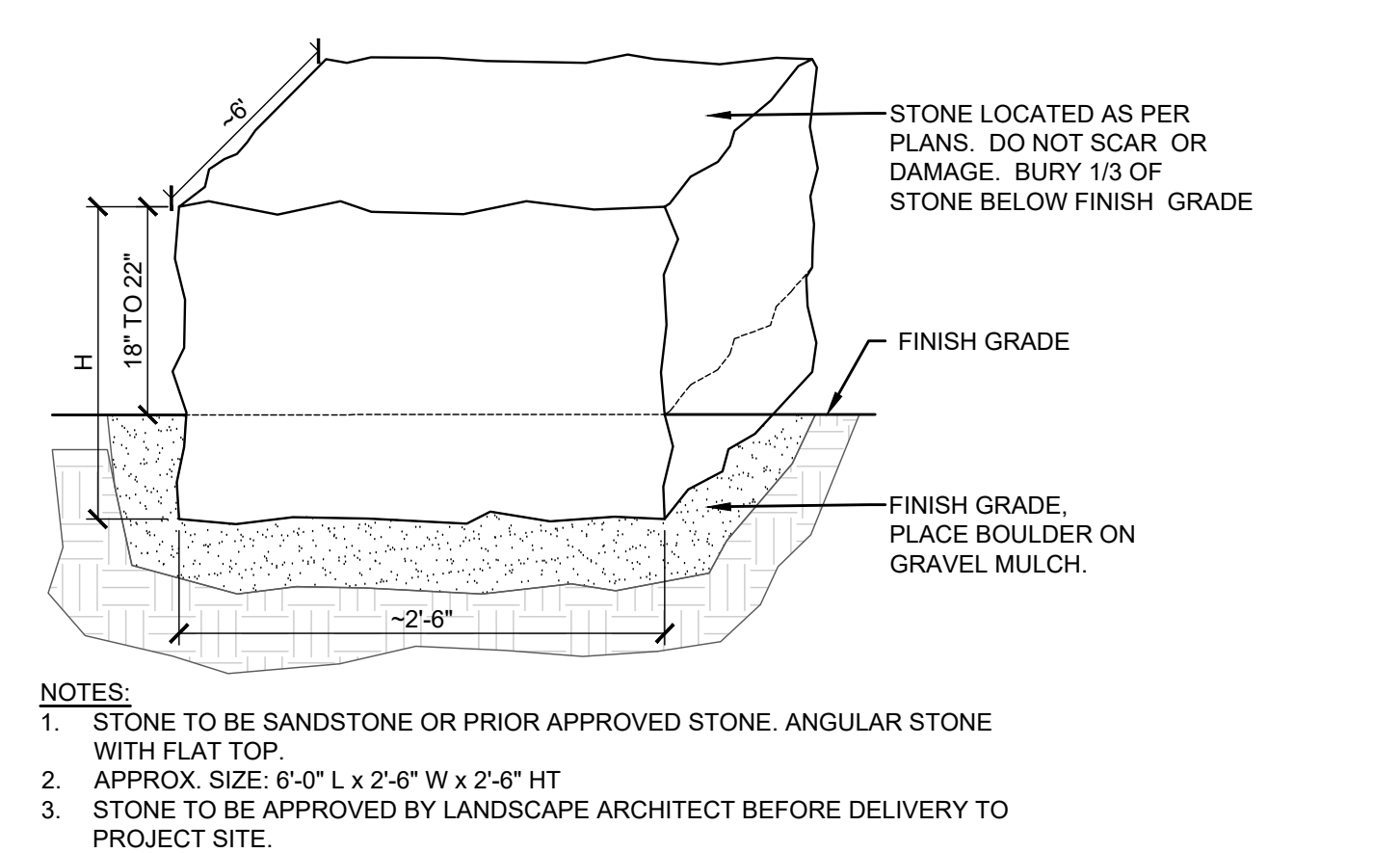
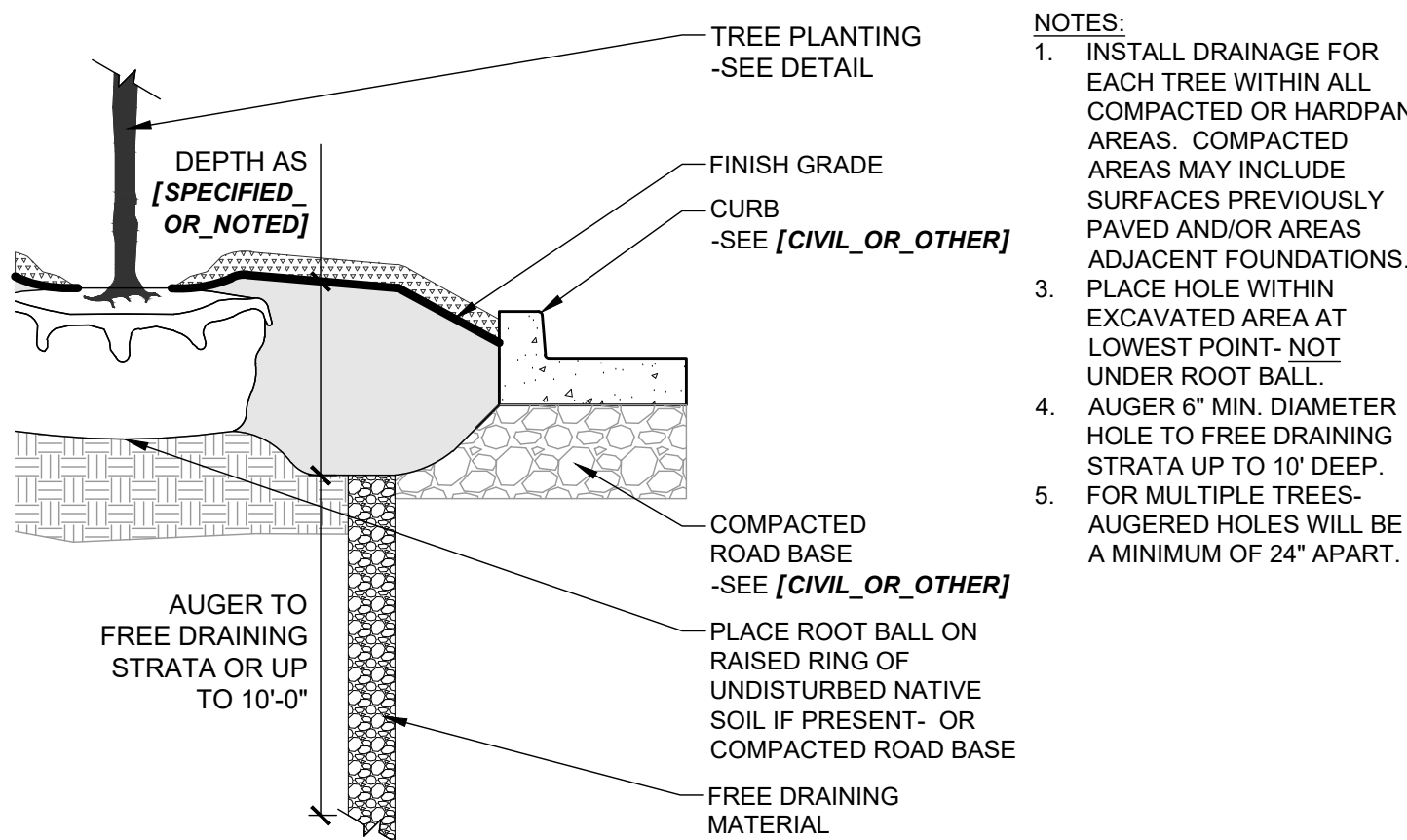
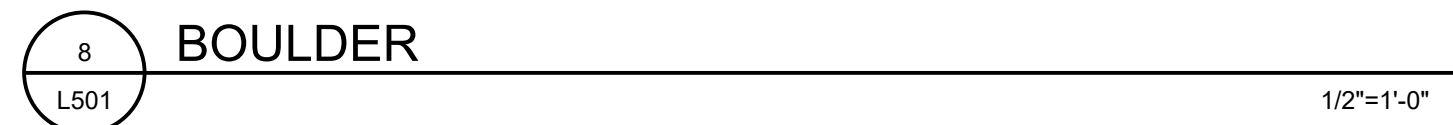
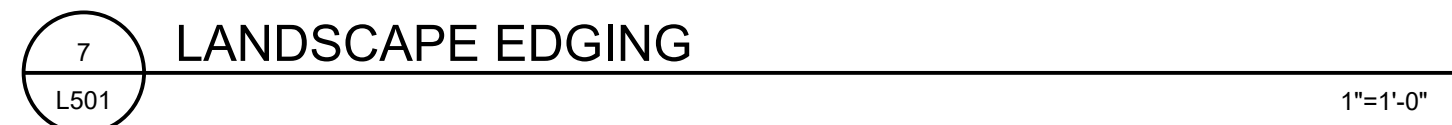
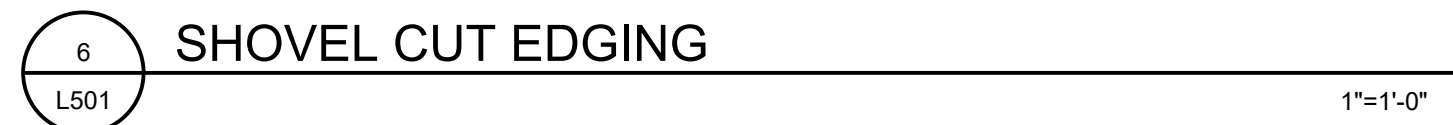
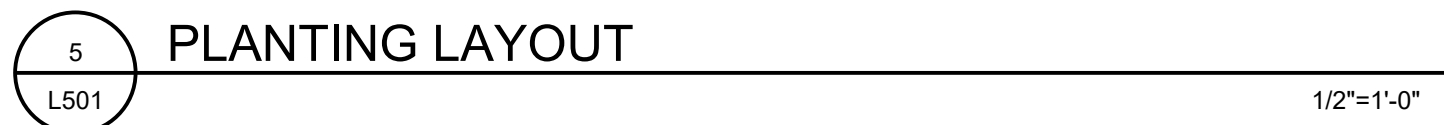
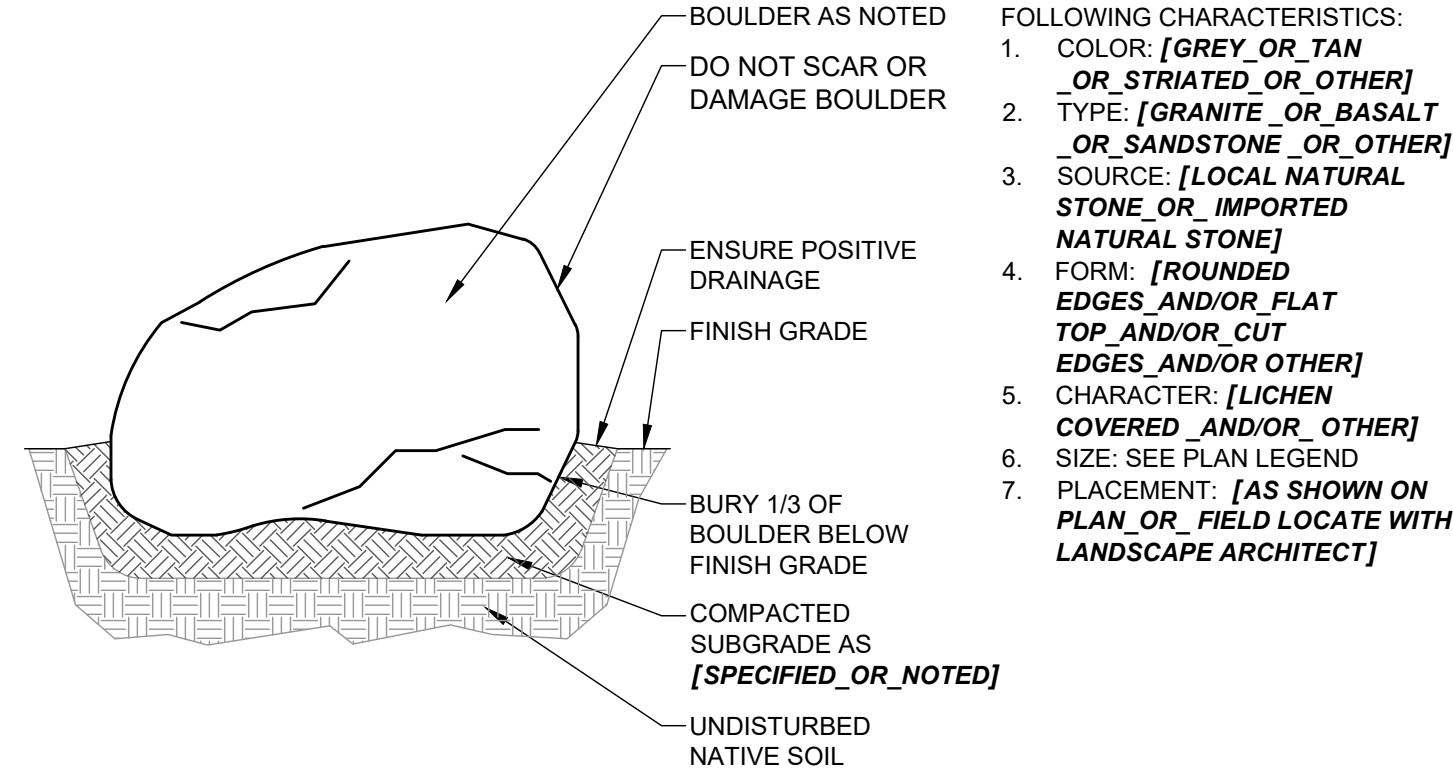
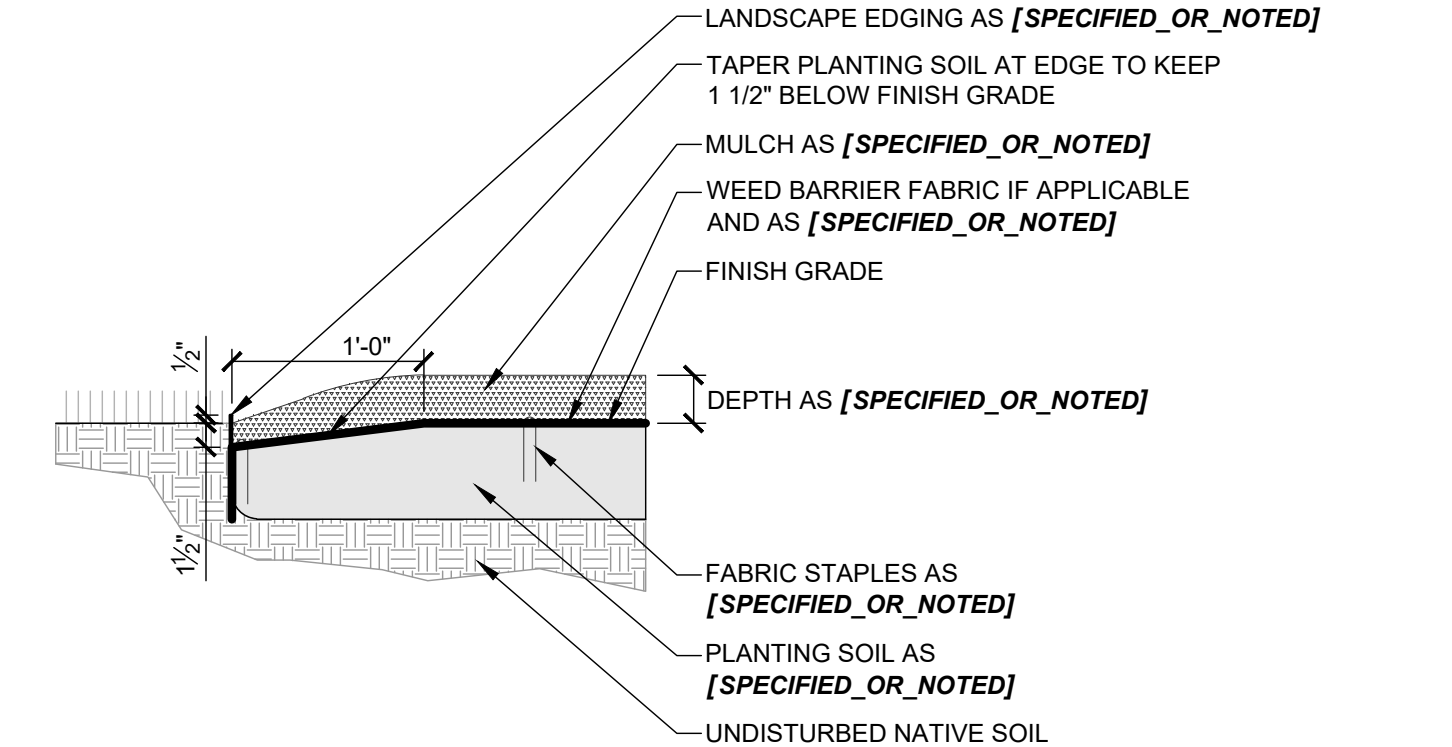
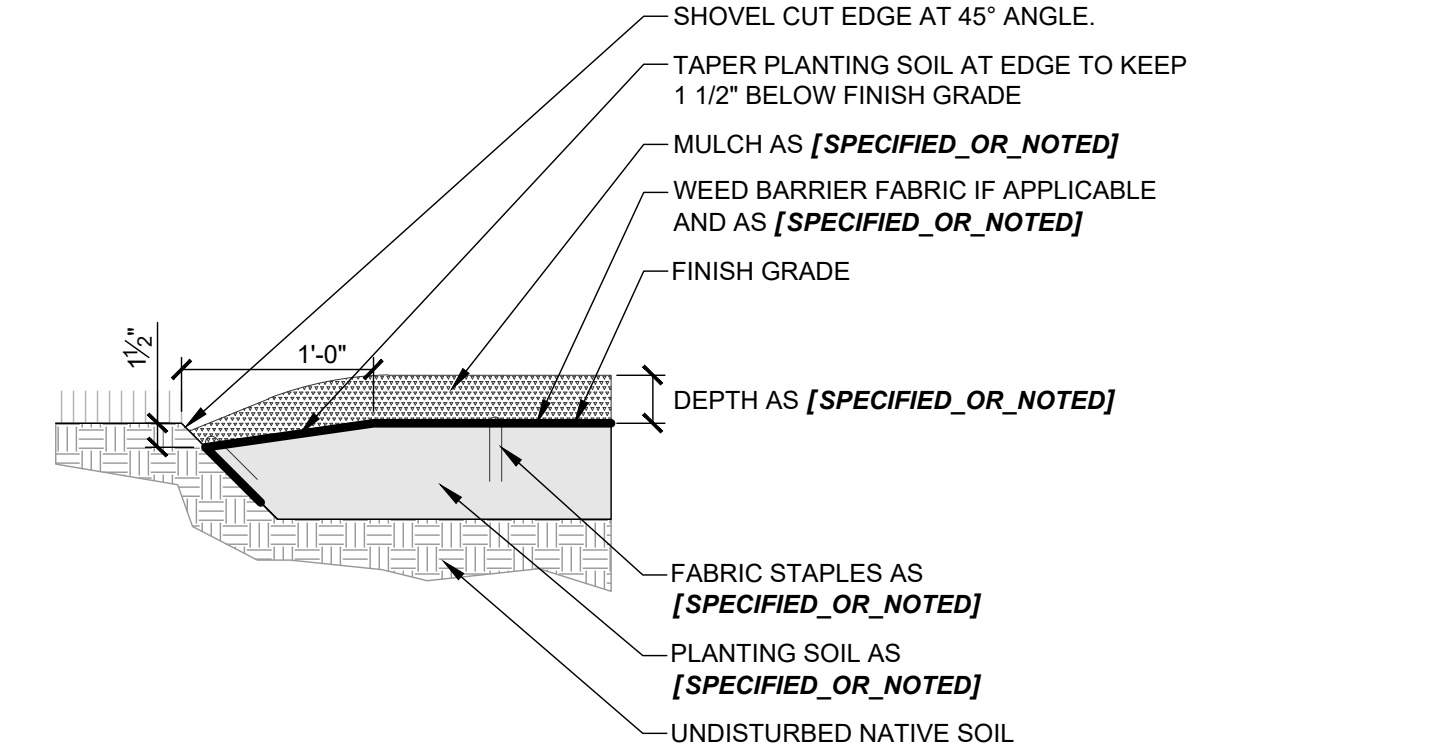
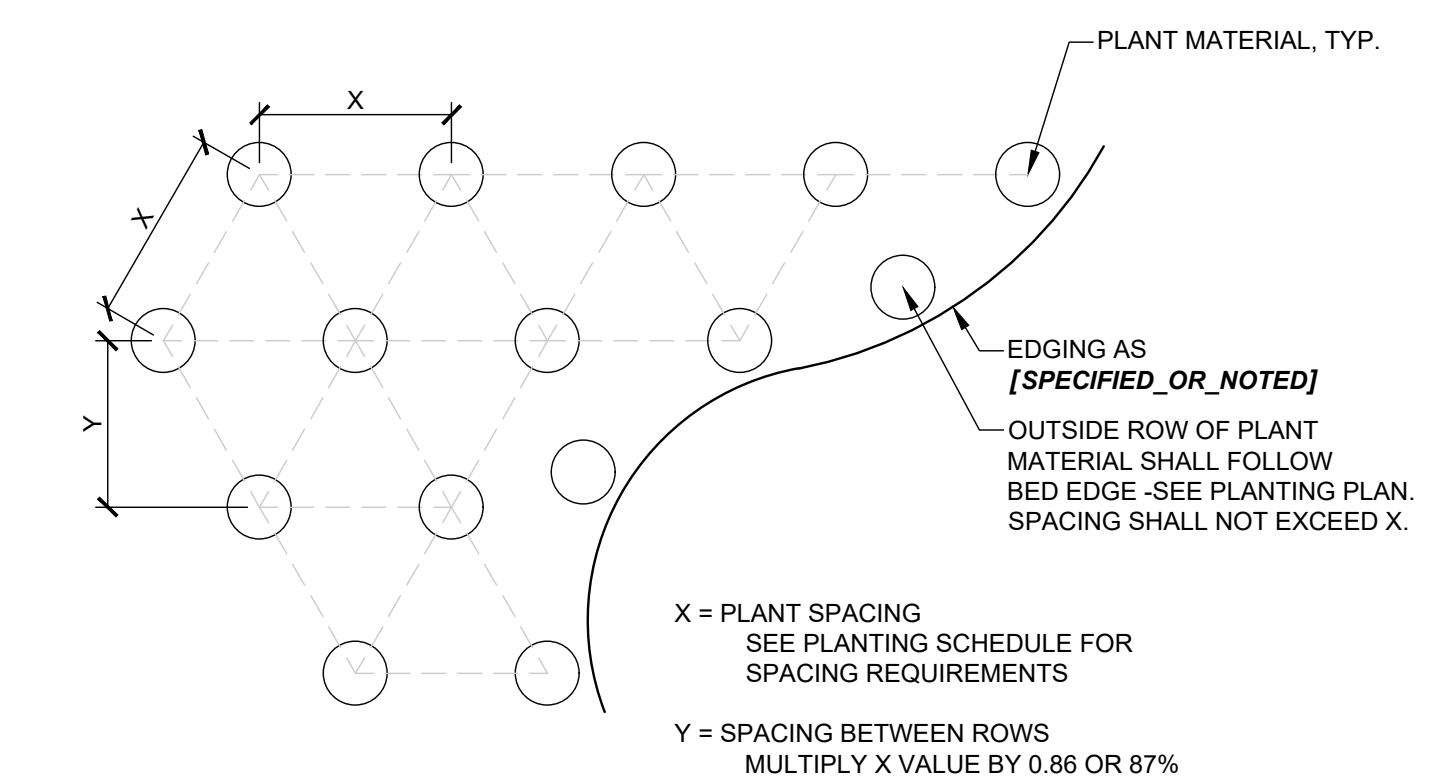
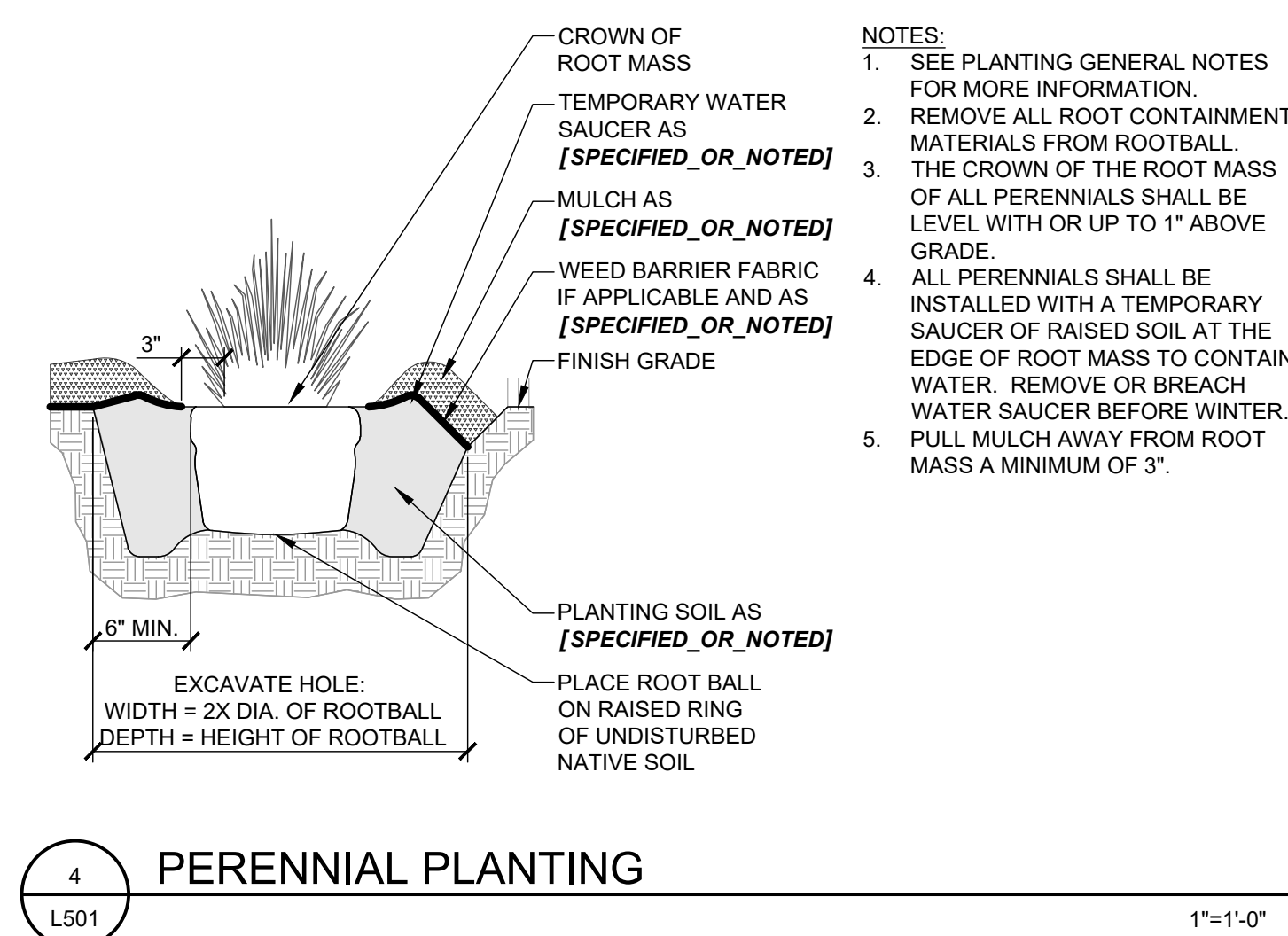
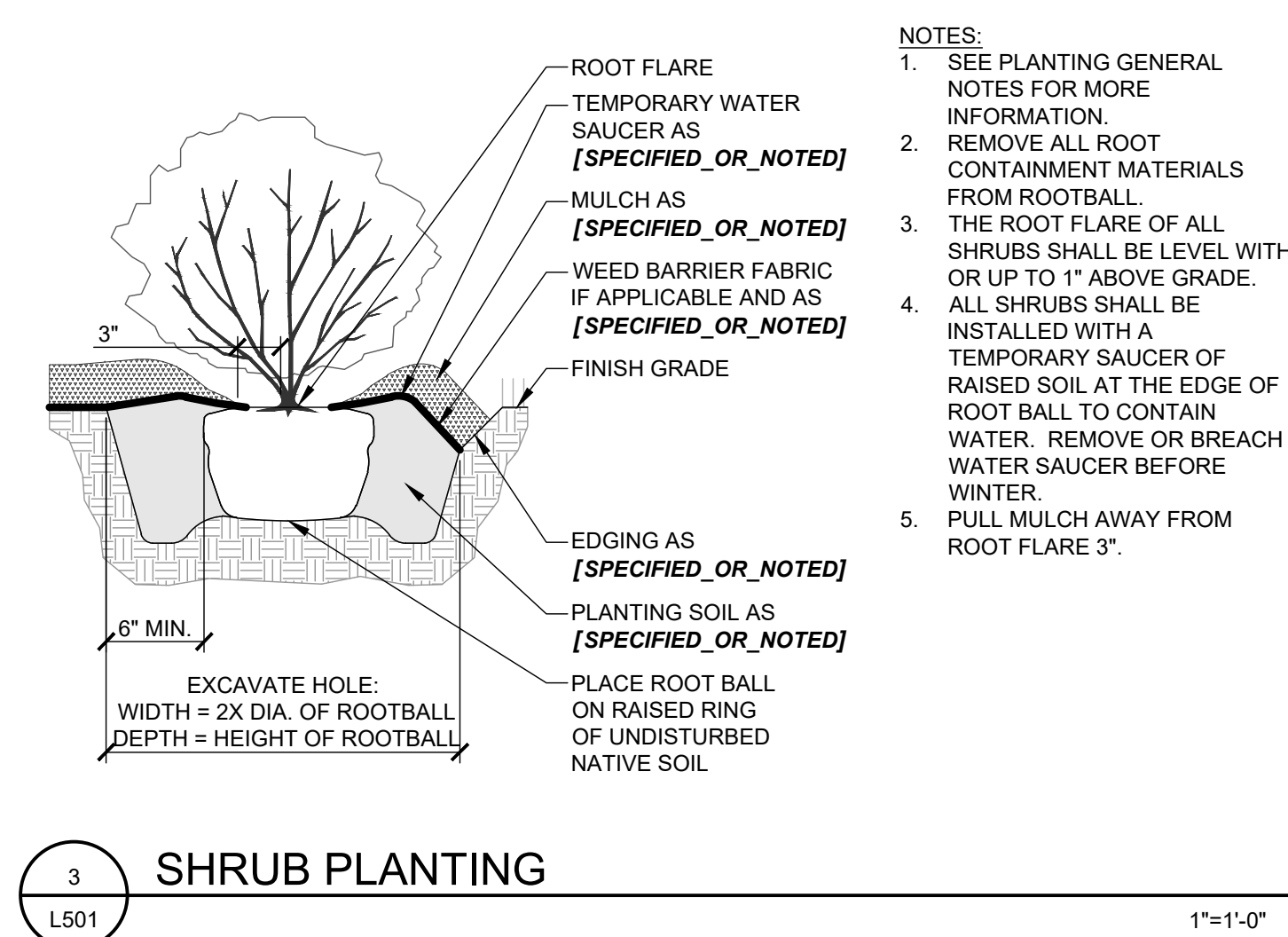
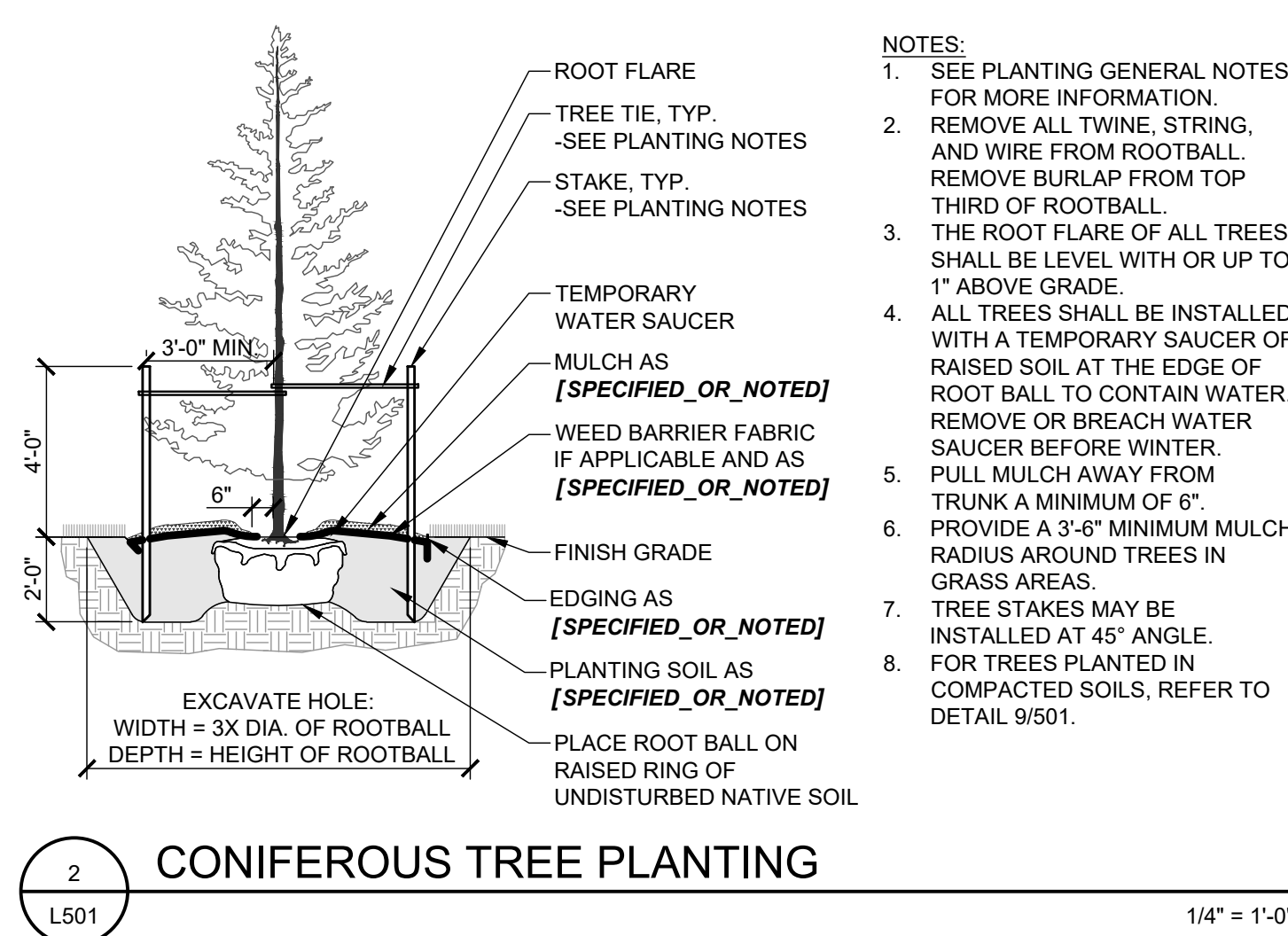
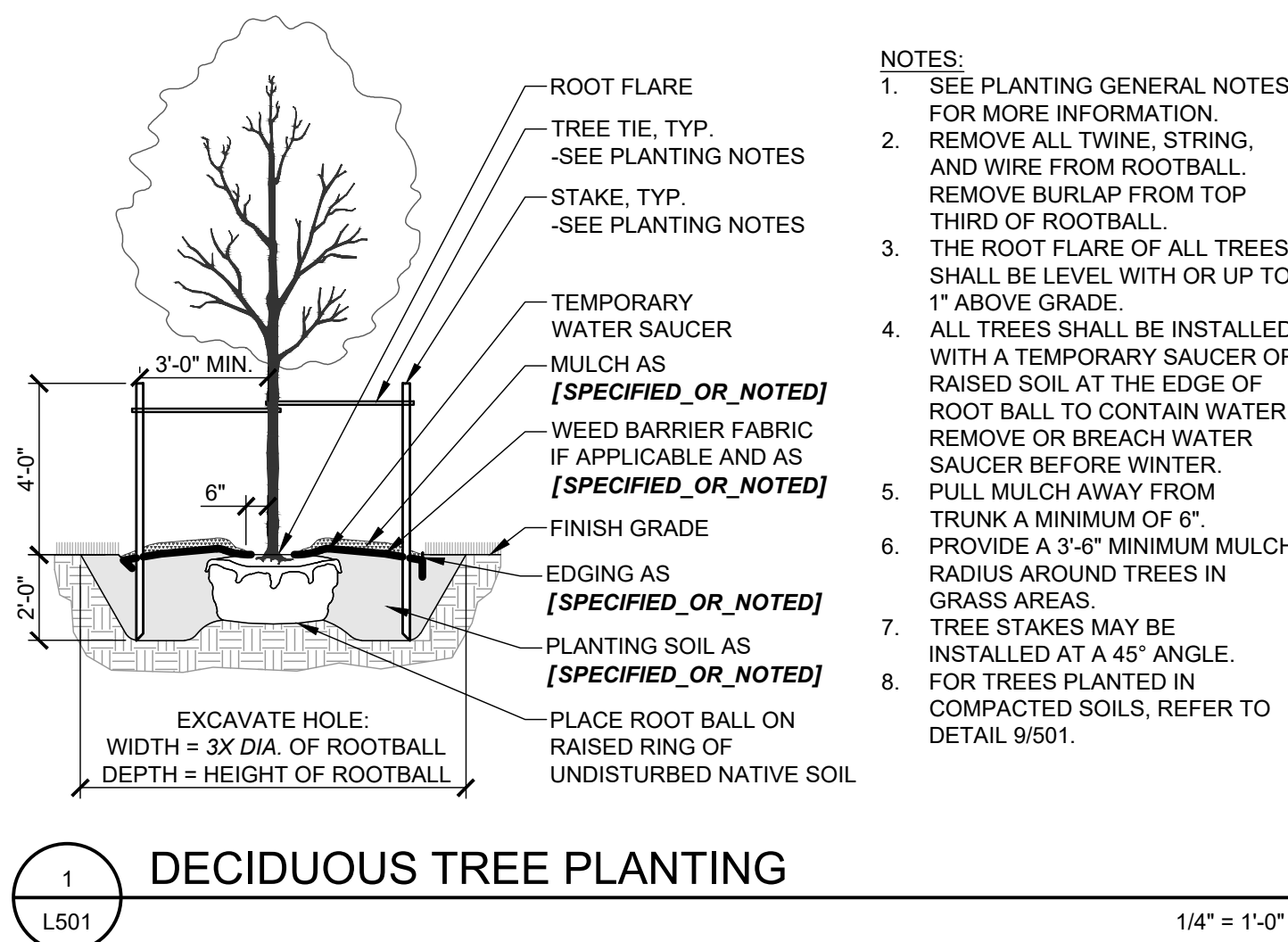
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1 TYP. FOUNDATION LAYOUT ENLARGEMENT 3
L107
0' 5' 10' 20'
SCALE: 1" = 10'
NORTH REF.



2 TYP. FOUNDATION LAYOUT ENLARGEMENT 4
L107
0' 5' 10' 20'
SCALE: 1" = 10'
NORTH REF.



BENEFIS INDEPENDENT SENIOR LIVING TRAFFIC IMPACT STUDY

250137

Karl DeCock
Cushing Terrell
13 N 23rd Street
Billings, MT 59101



Community Planning

Surveying + Mapping + GIS + Drone

Civil Infrastructure Engineering

Multimodal Transportation
Engineering

Water and Wastewater Utility
Design and Operations

Landscape Architecture +
Placemaking

Construction Management and
Inspection

Communications + Public
Engagement + Visualizations



MARCH/2025



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APPENDIX B – CAPACITY CALCULATIONS – EXISTING CONDITIONS (2025)

APPENDIX C – CAPACITY CALCULATIONS – FUTURE (2027)

APPENDIX D – TRAFFIC SIGNAL WARRANT WORKSHEETS

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INTRODUCTION

This traffic impact study (TIS) assesses the traffic-related impacts associated with the proposed Benefis Independent Senior Living development in Great Falls, Montana on the surrounding transportation system. This report also provides recommendations to mitigate any such impacts. The methodology and analysis procedures used in this study employ the latest technology and nationally accepted standards in the areas of site development and transportation impact assessment. Recommendations made in this report are based on professional judgment and these principles.

SITE LOCATION AND DESCRIPTION

The Benefis Independent Senior Living development is located on the south side of Great Falls, Montana east of 29th Street South and north of 18th Avenue South. The site is bordered by mostly undeveloped land to the south, a residential development to the east, The Grandview at Benefis Assisted Living to the west, and Park Place Health Care Center to the north. Figure 1 on the following page depicts the study area.

SITE DEVELOPMENT PLAN

The site development plan for Benefis Independent Senior Living anticipates construction of 64 multifamily apartment units and 28 single-family independent villas. Access is proposed via 18th Avenue South and Indigo Lane, which will both be extended east to a segment of 32nd Street South that will be constructed on the east side of the site. Figure 2 on page three shows the current proposed site plan.

EXISTING CONDITIONS

Streets

Figure 3 on page four shows the Montana Department of Transportation (MDT) street classifications and speed limits on study area streets. Additional study area street conditions are described below.

Twenty-sixth (26th) Street South has a four-lane section in the study area, with two travel lanes in each direction. All the remaining study area roadways have a two-lane section, with one travel lane in each direction. On-street parallel parking is permitted along 18th Avenue South and along 29th Street South south of 15th Avenue South but it is not widely utilized. There is curb and gutter on all study area streets.

Intersections

Figure 3 also shows the traffic control utilized at each study area intersection. There are no dedicated turn lanes at any of the study intersections. There is no existing traffic control at the 29th Street South/Indigo Lane intersection, but the westbound Indigo Lane driveway approach was assumed to operate as stop-controlled for analysis purposes. The east leg of the roundabout intersection on 18th Avenue South currently leads into the Grandview entrance and parking lot. Through this development the existing roundabout will be removed, and this intersection will be reconfigured with the Grandview entrance as the north leg with 18th Avenue South continuing further east.



Figure 1: Study Area

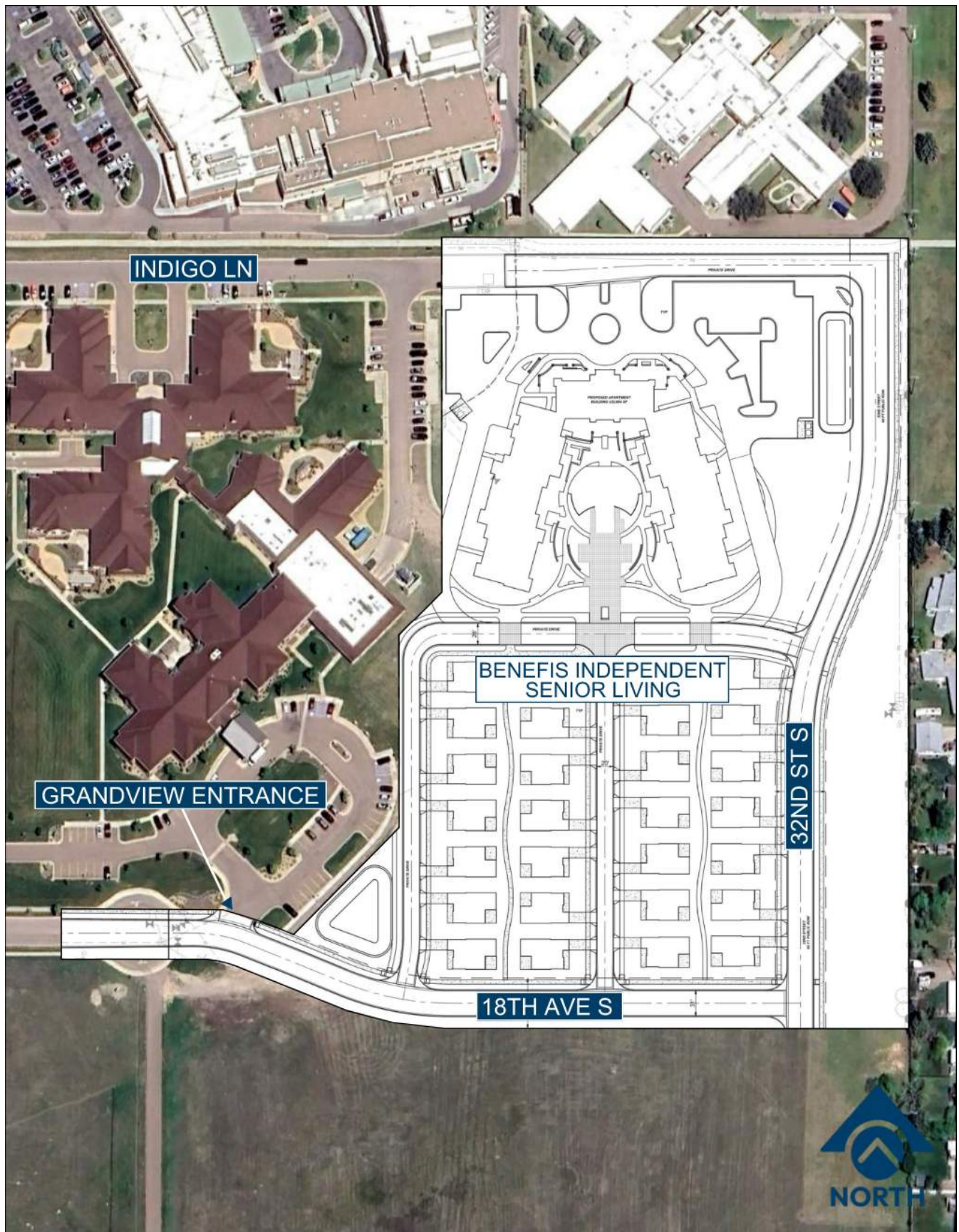


Figure 2: Site Layout

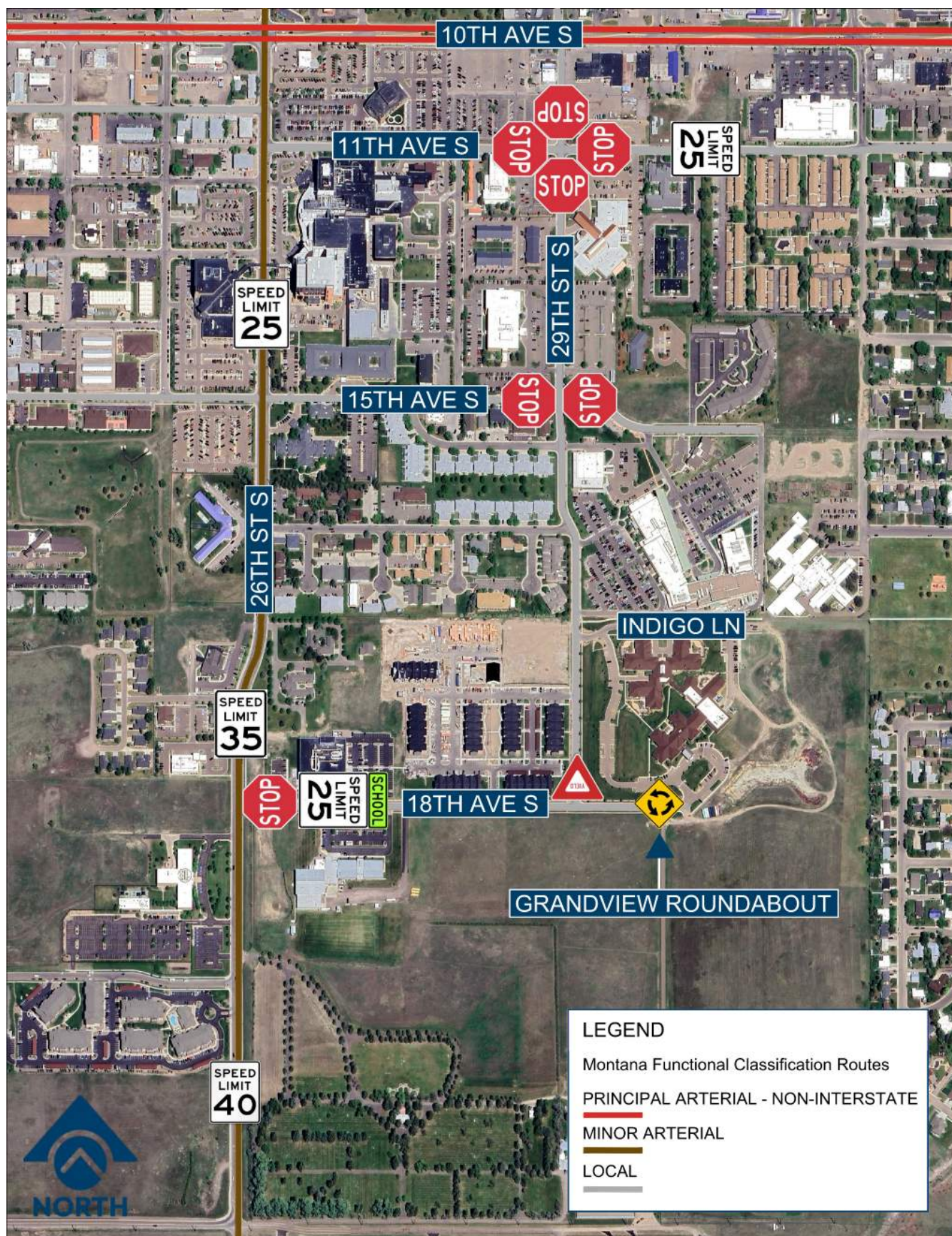


Figure 3: Street and Intersection Characteristics

Bicycle/Pedestrian Facilities

There are sidewalks along all study area streets except the east side of 26th Street South, south of 18th Avenue South. There are no other dedicated multi-modal facilities in the study area.

Traffic Volumes

Weekday AM and PM peak hour turning movement counts were collected for study area intersections on Thursday, February 20, 2025. The traffic data was collected using Miovision Scout video-based systems. In general, the weekday AM and PM peak hour periods were found to occur from 7:30 to 8:30 AM and 4:15 to 5:15 PM. Raw count data was adjusted for seasonal variation using MDT seasonal adjustment factors. Figure 4 on the following page summarizes the calculated Existing Conditions (2025) peak hour turning movement volumes for the AM and PM peak hours. Detailed traffic count data worksheets are included in Appendix A.

Intersection Capacity

Existing Conditions (2025) intersection capacity calculations were performed for the study area intersections using Vistro 2023, which is based on the Highway Capacity Manual, 7th Edition (Transportation Research Board, 2022). Level of service (LOS) is defined as a quality measure describing operational conditions within a traffic stream, generally in terms of such service measures as speed and travel time, freedom to maneuver, traffic interruptions, comfort, and convenience. LOS is a qualitative measure of the performance of an intersection with values ranging from LOS A, which indicates good operation and low vehicle delays, to LOS F, which indicates congestion and longer vehicle delays. LOS C is typically considered a minimum acceptable threshold for operations in Montana-based communities, though exceptions are made in certain cases.

The results of the Existing Conditions (2025) intersection capacity calculations show that all intersections currently operate at LOS B or better on all approaches with minimal 95th percentile queueing. Figure 4 also shows the Existing Conditions (2025) LOS results at each intersection. A detailed capacity summary table and capacity calculation worksheets for each of the study area intersections can be found in Appendix B.

Crash History

Historical crash data was obtained from MDT for the five-year period from January 1, 2019, through December 31, 2023 for all study area intersections. It should be noted that no crashes were reported at the 29th Street South/Indigo Lane intersection or the 18th Avenue South/Grandview entrance roundabout. The crash data was analyzed for the purpose of calculating intersection crash and severity rates and evaluating collision type trends. Tables 1 and 2 on pages 7 and 8, respectively, illustrate the results of that analysis.

Intersection crash frequency rates were calculated on the basis of crashes per million vehicles entering (MVE). The MVE metric was estimated based on published historical ADT volumes from the MDT website and 2025 peak hour counts. Crash rates for study area intersections with reported crashes ranged from 0.36 crashes/MVE to 0.61 crashes/MVE. The 29th Street South/11th Avenue South intersection had the highest total number of reported crashes (seven) and a crash rate of 0.57 crashes/MVE.

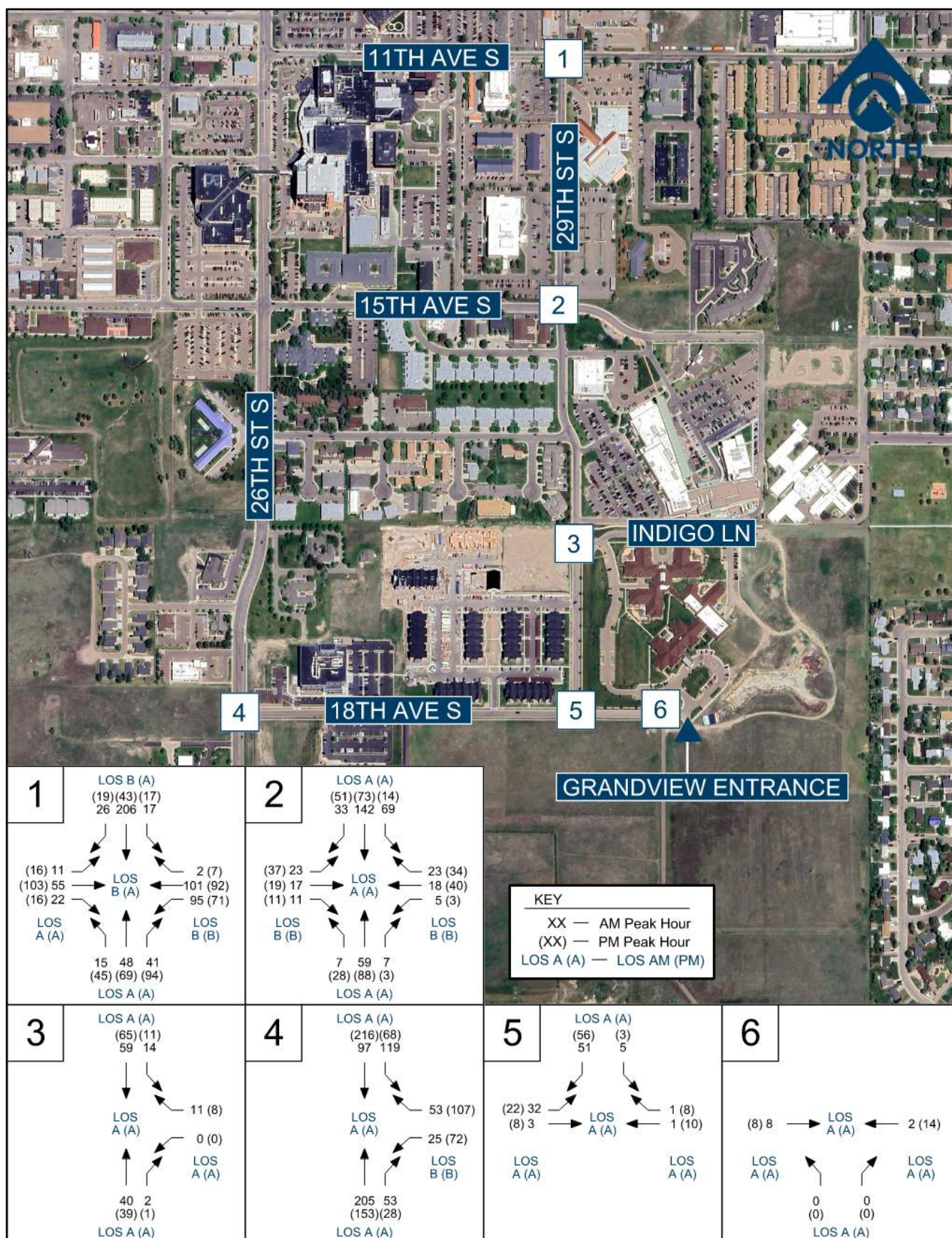


Figure 4: Existing Conditions (2025) Peak Hour Traffic Volumes

Table 1: Crash History – Frequency and Severity Statistics

Intersection	2019-2023 DEV ¹	Reported Crashes ²	Crash Type			Crash Data ³			HSM Predictions ⁴	
			PDO	Injury	Fatality	Average Crash Frequency (Crash/Yr)	Crash Rate (Crash/MVE)	Severity Index	Predicted Average Crash Frequency (Crash/Yr)	Predicted Crash Rate (Crash/MVE)
29th St S & 11th Ave S	6783	7	4	3	0	1.40	0.57	1.86	1.07	0.43
29th St S & 15th Ave S	3657	4	2	2	0	0.80	0.60	2.00	0.76	0.57
29th St S & Indigo Ln	1122	0	0	0	0	0.00	0.00	0.00	0.09	0.22
18th Ave S & 26th St S	4537	3	2	1	0	0.60	0.36	1.67	0.56	0.34
18th Ave S & 29th St S	902	1	1	0	0	0.20	0.61	1.00	0.15	0.44
18th Ave S & Grandview	157	0	0	0	0	0.00	0.00	0.00	0.09	1.59

¹ Daily Entering Volume (DEV) estimated from 2025 peak hour counts and 2019-2023 MDT published ADTs

² Crashes reported from January 1, 2019 to December 31, 2023

³ Crash rates expressed as crashes per million vehicles entering (MVE)

⁴ Rates calculated using Highway Safety Manual (HSM) 1st Edition predictive methodology

As a means of evaluating the relative significance of the calculated historical crash rates, an expected rate was calculated using the predictive crash rate formulas in the American Association of State Highway and Transportation Officials (AASHTO) Highway Safety Manual (HSM). The process involves calculating the number of crashes predicted in a year based on traffic demand (AADTs) and various physical and traffic environment-based conditions, such as lane configurations and traffic control. The calculation results in a crashes-per-year prediction. A frequency rate was then back calculated on the basis of MVE for the sake of comparison with the actual historical crash rates. The results of the calculations for this study showed that the historical crash rates were slightly elevated compared to the predicted rates at the 29th Street South/15th Avenue South and 18th Avenue South/26th Street South intersections. The historical crash rate at the 29th Street South/11th Avenue South intersection was approximately 31 percent higher than predicted. Although the historical crash rate was 38 percent higher than predicted at the 18th Avenue South/29th Street South intersection, both rates were generally low and only one crash was reported during the crash history period. The HSM rate predictions and five-year crash totals for each intersection are summarized in Table 1.

Severity indices were also calculated for all study area intersections. A severity index gives an indication of relative crash severity for a location based on the number of fatal, injury, and property damage only (PDO) crashes. The highest severity index was 2.00 at the 29th Street South/15th Avenue South intersection, where two of four crashes (50 percent) resulted in injury. The next highest severity index was 1.86 due to 43 percent of crashes resulting in injury at the 29th Street South/11th Avenue South intersection. The severity indices are also shown in Table 1 above.

Collision type was also evaluated for the purpose of identifying any significant trends in the crash data. Right-angle collisions were the most common crash type reported in the study area, with rear end, left-turn/same-direction, fixed object, parked vehicle, and pedestrian crashes also reported. Table 2 on the following page presents the results of that analysis.

Right-angle collisions were the most common crash type at three study intersections and comprised 60 percent of all reported crashes in the study area. Right-angle collisions typically occur at stop-controlled

Table 2: Crash History - Collision Type

	Collision Type						
	Rear End	Right Angle	LT, SD	Fixed Object	Parked Vehicle	Pedestrian	Total
29th St S & 11th Ave S	1	4			1	1	7
29th St S & 15th Ave S		3			1		4
29th St S & Indigo Ln							0
18th Ave S & 26th St S		2	1				3
18th Ave S & 29th St S				1			1
18th Ave S & Grandview							0

intersections when drivers stop at a stop sign but then proceed when it is unsafe to do so. Often these crashes are caused by sight distance issues, drivers incorrectly detecting speeds of approaching vehicles, and/or high speeds on the main roadway. The posted speed limit on 26th Street South is 40-mph at the 18th Avenue South intersection, but all other streets generally operate at low speeds in the study area.

There do not appear to be any sight distance obstructions at the 29th Street South/11th Avenue South intersection, which has operated with all-way stop-control for the entirety of the crash history period. Two of the four right-angle crashes at this intersection involved northbound and westbound vehicles. The rear end collision at this intersection also involved westbound vehicles and a pedestrian was struck by a westbound left-turning vehicle. It is possible that increased awareness of the stop signs such as additional reflective striping or flashing LED lighting could be implemented to improve safety.

At the 29th Street South/15th Avenue South intersection, there is a small hill and two trees on the northeast corner which may obstruct sight for westbound vehicles. Two of the three right-angle crashes at this intersection involved westbound vehicles. Measures such as tree pruning or potential removal should be explored to improve safety on this approach.

In total, 20 percent of crashes in the study area occurred with wet, snowy, or icy roadway conditions and 13 percent occurred in the dark. No other crash trends were noted in the study area. It is important to note that all of the above evaluations of crash types and causes are speculative, and more detailed information about individual crashes would be needed to determine exact causes for each collision and identify whether any specific trends are present.

TRIP GENERATION

This study utilized Trip Generation, 11th Edition, published by the Institute of Transportation Engineers (ITE), which is the most widely accepted source in the United States for determining trip generation projections. These projections are used to analyze the impacts of a new development on the surrounding area. For the purposes of this study, Land Use Code 251 – Senior Adult Housing – Single-Family and Land Use Code 252 – Senior Adult Housing – Multifamily were utilized to project trip generation for the proposed Benefis Independent Senior Living development. Table 3 on the following page illustrates the results of the trip generation calculations for the site.

Table 3: Trip Generation Summary

Land Use	Independent Variable		Average Weekday			AM Peak Hour			PM Peak Hour		
	Intensity	Units	total	enter	exit	total	enter	exit	total	enter	exit
Senior Adult Housing - Single-Family ¹	28	Dwelling Units	121	61	60	7	2	5	8	5	3
Senior Adult Housing - Multifamily ²	64	Dwelling Units	207	104	103	13	4	9	16	9	7
Total Buildout New External Trips			328	165	163	20	6	14	24	14	10

- (1) Senior Adult Housing - Single-Family - Land Use 251*
 Units = Dwelling Units
 Average Weekday: Average Rate : 4.31 (50% entering/50% exiting)
 Peak Hour of the Adjacent Street, One Hour between 7 and 9 AM: Average Rate : 0.24 (33% entering/67% exiting)
 Peak Hour of the Adjacent Street, One Hour between 4 and 6 PM: Average Rate : 0.30 (61% entering/39% exiting)
- (2) Senior Adult Housing - Multifamily - Land Use 252*
 Units = Dwelling Units
 Average Weekday: Average Rate : 3.24 (50% entering/50% exiting)
 Peak Hour of the Adjacent Street, One Hour between 7 and 9 AM: Average Rate : 0.20 (34% entering/66% exiting)
 Peak Hour of the Adjacent Street, One Hour between 4 and 6 PM: Average Rate : 0.25 (56% entering/44% exiting)

*Trip Generation, 11th Edition , Institute of Transportation Engineers, 2021

Full buildout of the Benefis Independent Senior Living development is projected to generate a total of 328 gross average weekday trips with 20 trips (6 entering/14 exiting) generated during the AM peak hour and 24 trips (14 entering/10 exiting) generated during the PM peak hour.

Trip generation projections provide an estimate of the total number of trips that would be generated by a proposed development. However, to estimate the net number of new trips made by personal vehicles external to the site, adjustments must often be made to account for internal capture trips, pass-by trips, and trips made by alternate modes.

Internal capture (IC) trips are trips that do not have origins or destinations external to a project site. Since IC trips occur internally, they do not have an impact on external traffic operations. IC trips most often occur in mixed-use developments where residential, commercial, and office-related land uses exhibit a high rate of internal trip exchange and were therefore not calculated for this study.

Pass-by trips are trips that are made as intermediate stops on the way from a point of origin to a primary trip destination. Pass-by trips are attracted from traffic “passing by” on an adjacent street that offers direct access to that site. Pass-by trips are primarily attracted by commercial type land uses such as restaurants, convenience markets, and gas stations, and were therefore also not calculated for this study.

Trips made by alternate modes (walking, biking, transit) may occur to the other housing and healthcare uses adjacent to the site. However, to be conservative, the Benefis Independent Senior Living trip generation was not reduced to account for any alternate mode trips for the purposes of this analysis.

TRIP DISTRIBUTION

Trip distribution is an estimate of site-generated trip routing, which can be determined by methods such as computerized travel demand models, calculation of travel time for various available routes, and/or inspection of existing traffic patterns in the project area. For this study, distribution percentages were calculated based on a review of collected existing traffic volumes and consideration of the location of the

development in relation to the City of Great Falls and other potential trip destinations in the area. Figure 5 on page 11 presents the calculated trip distribution scheme for this study.

TRAFFIC ASSIGNMENT

Traffic assignment is the procedure whereby site-generated vehicle trips are assigned to study area streets, intersections, and site access driveways based on the calculated trip distribution and the physical attributes of the development site. Using this approach, site-generated trips for the Benefis Independent Senior Living development were assigned to the study area intersections for the purposes of projecting future traffic volumes for analysis. The results of the traffic assignment exercise for the AM and PM peak hours are also illustrated in Figure 5.

TRAFFIC IMPACTS

Traffic Volumes

Based on information from the Client, a buildout year of 2027 was utilized for the purposes of calculating future traffic projections for this study. In addition to site-generated trips, background traffic volumes are also expected to increase for study area streets and intersections due to general growth and surrounding area developments. To account for that growth, five years of historical MDT traffic data in the area was analyzed and it was determined that an annual background growth rate of 1.0 percent would be appropriate for modeling ambient growth in this area of Great Falls.

Traffic projections for the Future (2027) scenario were then calculated by combining existing traffic volumes with anticipated background growth and site-generated traffic assignments. Figure 6 on page 12 illustrates the resulting AM and PM peak hour traffic volume projections.

Intersection Capacity

Sanbell performed capacity calculations for the Future (2027) traffic projection scenario based on the AM and PM peak hour traffic volume projections presented in Figure 6. Peak hour factors (PHFs) for the design year were assumed to not change from the Existing (2025) scenario, as the nearby school and medical facilities exhibit unique peaking characteristics that will continue in the Future (2027) scenario. Figure 6 also shows the LOS results at each intersection.

Future (2027) capacity results project that all intersections and approaches will continue to operate at LOS B or better during both peak hours. The 95th percentile queueing is projected to remain minimal. Detailed intersection capacity summary tables and capacity calculation worksheets for the Future (2027) traffic projection scenario can be found in Appendix C.

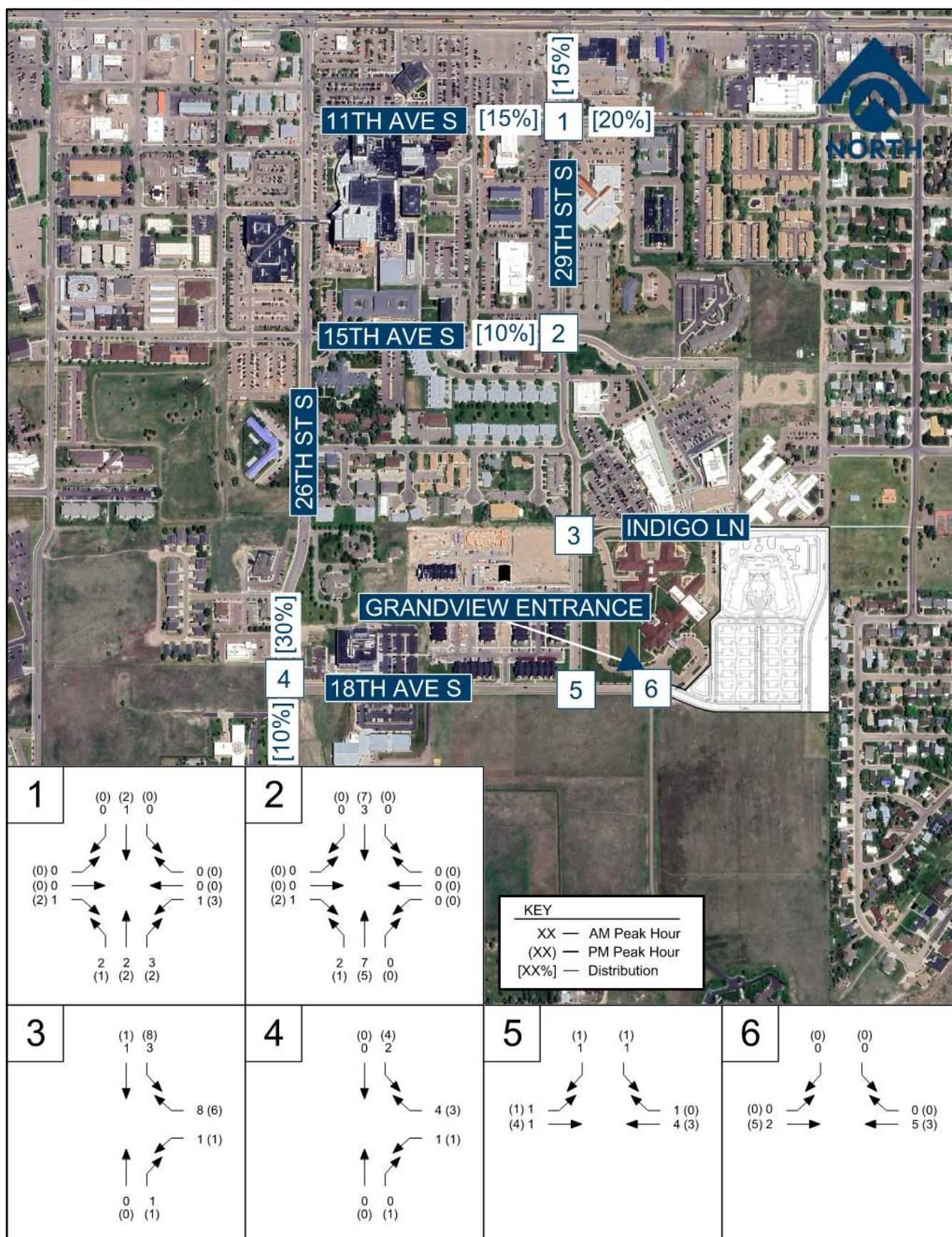


Figure 5: Trip Distribution and Traffic Assignment Summary

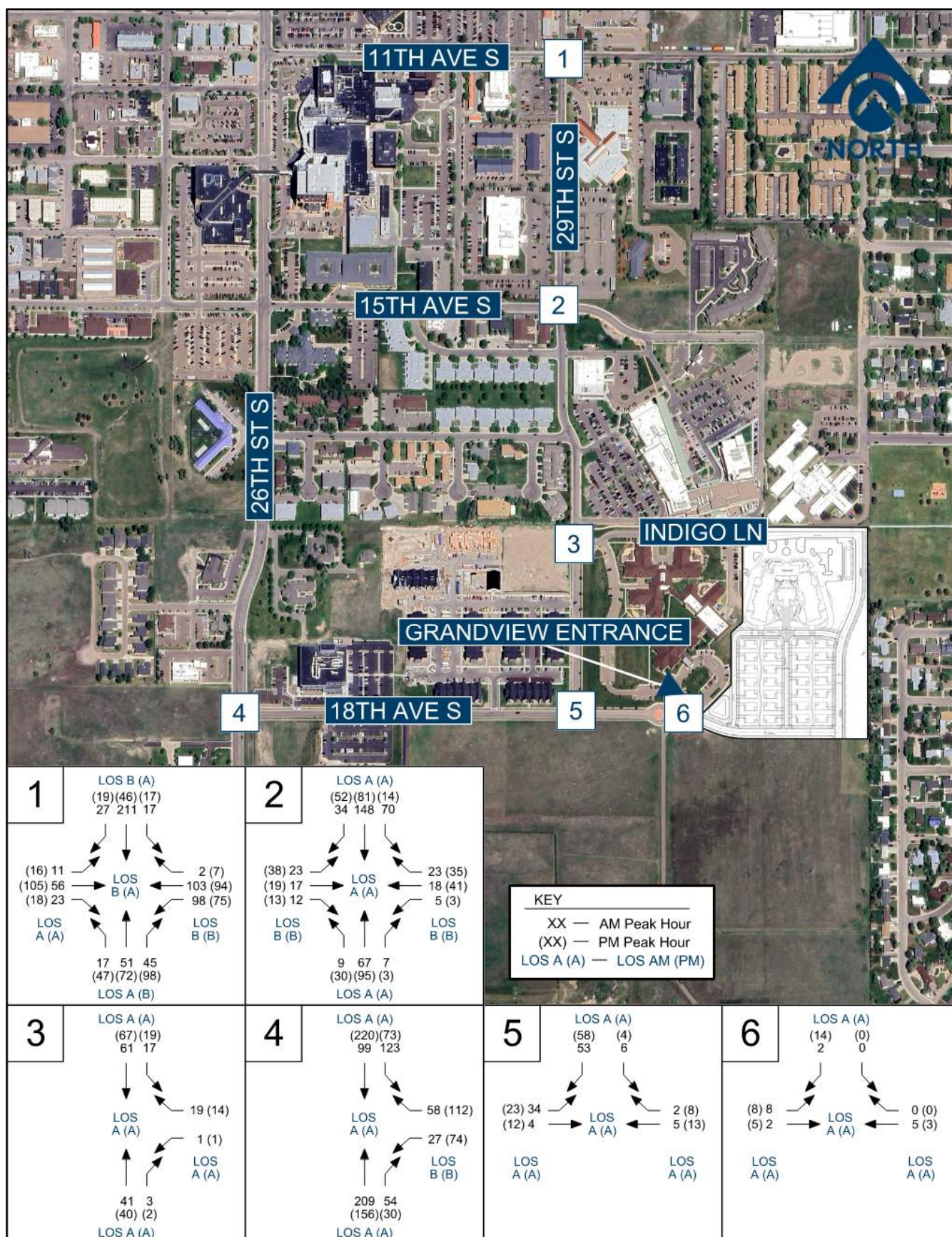


Figure 6: Future (2027) Traffic Projections

Traffic Signal Warrants

Traffic signal warrants were evaluated at the 29th Street South/11th Avenue South and 26th Street South/18th Avenue South intersections using criteria outlined in the Manual on Uniform Traffic Control Devices (MUTCD) for the Existing Conditions (2025) and Future (2027) traffic volume scenarios. The MUTCD presents several warrants that can be considered based on traffic volumes, school crossings, crash history, and others. For the 26th Street South/18th Avenue South intersection, all but Warrant 9 (Intersection Near a Grade Crossing) was evaluated because there are no railroad crossings near the intersection. For the 29th Street South/11th Avenue South intersection, all but Warrants 5 (School Crossing) and 9 were evaluated because there are no school-aged pedestrian crossings or railroad crossings near the intersection.

Additionally, satisfaction of the Peak Hour warrant alone should not be considered as warranting a signal, as it is primarily meant for application at office complexes, manufacturing plants, or other high-occupancy vehicle facilities that attract or discharge large numbers of vehicles over a short time.

No signal warrants are met or projected to be met with either the Existing Conditions (2025) or Future (2027) volumes at either the 29th Street South/11th Avenue South or 26th Street South/18th Avenue South intersections. Traffic signal warrant worksheets for the Existing Conditions (2025) and Future (2027) scenarios can be found in Appendix D.

CONCLUSIONS AND RECOMMENDATIONS

Conclusions

The preceding analysis has shown that the Benefis Independent Senior Living development will not generate a significant volume of new traffic demand for area streets and intersections. Through the planned development, it is estimated that approximately 328 total new external vehicle trips could be generated daily.

The Existing Conditions (2025) capacity analysis showed that all intersections and approaches currently operate at LOS B or better during both peak hours with minimal 95th percentile queuing.

A crash history analysis showed that crash rates are higher than predicted at the 29th Street South/11th Avenue South and 18th Avenue South/29th Street South intersections, although the latter had only one crash reported during the five-year history period. Historical crash rates are similar to or less than predicted at the remaining intersections. Right-angle crashes were the most common collision type in the study area. Additional awareness of the all-way stop-controlled intersection of 29th Street South/11th Avenue South may improve safety, particularly on the westbound approach. At the 29th Street South/15th Avenue South intersection there is a small hill and two trees that likely obstruct adequate sight distance for the westbound approach. These trees should therefore be evaluated for pruning or removal.

Future (2027) scenario intersection capacity results show a slight increase in delay at all study area intersections, but all intersection approaches are projected to continue operating at LOS B or better during both peak hours with 95th percentile queuing remaining minimal.

Traffic signal warrants were evaluated at the 29th Street South/11th Avenue South and 26th Street South/18th Avenue South intersections for both traffic volume scenarios. No warrants are met or projected to be met at either intersection with Existing Conditions (2025) or Future (2027) volumes, so traffic signals are not considered to be warranted based on the current projections.

Recommendations

The following list of recommendations is based on the analysis results from this study and the professional judgment of the author. It should be noted that the improvements are recommended not only due to the impacts of the Benefis Independent Senior Living development but also based on existing deficiencies present within the study area. The recommendations are made based on the preceding evaluation of existing and projected safety and operational concerns.

- A Stop (R1-1) sign should be installed on the westbound approach at the 29th Street South/Indigo Lane intersection.
- Consistent with the current site plan, the roundabout located where 18th Avenue South currently terminates into the Grandview parking lot should be removed to provide better access to both the Grandview Assisted Living and Benefis Senior Independent Living sites.
- Measures to increase awareness of the all-way stop-controlled intersection of 29th Street South/11th Avenue South should be considered, such as installation of advanced warning signs, reflective striping on the signpost, or flashing LED lighting.
- Consideration should be given to evaluating the feasibility of improving sight distance at the 29th Street South/15th Avenue South intersection through pruning or removal of one or more trees on the northeast corner.
- All transportation-related improvements shall be designed in accordance with the City of Great Falls and/or MDT standards (where applicable) and the Manual on Uniform Traffic Control Devices (MUTCD).

ORDINANCE 3074

AN ORDINANCE ASSIGNING A ZONING CLASSIFICATION OF PUD PLANNED UNIT DEVELOPMENT DISTRICT TO LOTS 1A1 AND 1B2, MOUNT OLIVET ADDITION, SECTION 17, TOWNSHIP 20 NORTH, RANGE 4 EAST, P.M.M., CASCADE COUNTY, MONTANA, TO BE KNOWN AS THE GRANDVIEW AT BENEFIS

* * * * *

WHEREAS, Lots 1A1 and 1B2, Mount Olivet Addition, Section 17, Township 20 North, Range 4 East, P.M.M., Cascade County, Montana, was annexed to the City of Great Falls on May 15, 2007; and,

WHEREAS, at the time of annexation, the City of Great Falls assigned a zoning classification of PLI Public land and institutional district classification to said Lots 1A1 and 1B2, Mount Olivet Addition; and,

WHEREAS, Benefis Health System., has petitioned the City of Great Falls to rezone said Lots 1A1 and 1B2, Mount Olivet Addition, to PUD Planned unit development district classification; and,

WHEREAS, notice of assigning said zoning classification to said Lots 1A1 and 1B2, Mount Olivet Addition, was published in the Great Falls Tribune advising that a public hearing on this zoning designation would be held on the 3rd day of May, 2011, before final passage of said Ordinance herein; and,

WHEREAS, following said public hearing, it was found and decided that the said rezoning designation be made.

NOW THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF GREAT FALLS, STATE OF MONTANA:

Section 1. It is determined that the herein requested zoning designation will meet the criteria and guidelines cited in Section 76-2-304 Montana Code Annotated, and Section 17.16.40.030 of the Unified Land Development Code of the City of Great Falls.

Section 2. That the zoning classification of said Lots 1A1 and 1B2, Mount Olivet Addition, be designated as PUD Planned unit development district, subject to the PUD submittal dated February 9, 2011, kept at the Planning and Community Development Department of the City of Great Falls and by this reference made a part hereof.

Section 3. This ordinance shall be in full force and effect thirty (30) days after its passage and adoption by the City Commission or upon filing in the office of the Cascade County Clerk and Recorder the amended plat of the Amended Plat of Lot 1A1 and 1B2, Mount Olivet Addition, Section 17, Township 20 North, Range 4 East, P.M.M., Cascade County, Montana, whichever event shall occur later.

APPROVED by the City Commission on first reading April 5, 2011.

PASSED, APPROVED AND ADOPTED by the City Commission of the City of Great Falls, Montana, on second reading May 3, 2011.

Michael J. Winters, Mayor

ATTEST:

Lisa Kunz, City Clerk

(CITY SEAL)

APPROVED FOR LEGAL CONTENT:

James W. Santoro, City Attorney

State of Montana)
County of Cascade : ss
City of Great Falls)

I, Lisa Kunz, City Clerk of the City of Great Falls, Montana, do certify that I did post as required by law and as prescribed and directed by the City Commission, Ordinance 3074 in three conspicuous places within the limits of said City to-wit:

On the Bulletin Board, first floor, Civic Center Building;
On the Bulletin Board, first floor, Cascade County Court House;
On the Bulletin Board, Great Falls Public Library

Lisa Kunz, City Clerk

(CITY SEAL)