Agenda #____10____
Commission Meeting Date: August 19, 2014
CITY OF GREAT FALLS
COMMISSION AGENDA REPORT

Item: Public Hearing - Resolution 10089 approving a Conditional Use Permit to allow an Unconcealed Telecommunications Facility on the property legally described as Lot 3E, Medical Tech Park, Section 18, Township 20 North, Range 4 East, Cascade County, Montana, and addressed as 2100 21st Avenue South

From: Galen Amy, Planner II, Planning and Community Development

Initiated By: Charter Communications, LLC

Presented By: Craig Raymond, Director of Planning and Community Development

Action Requested: City Commission conduct public hearing for Resolution 10089

Public Hearing:

1. Mayor conducts public hearing, calling three times each for proponents and opponents.

2. Mayor closes public hearing and asks the will of the Commission.

Suggested Motions:

1. Commissioner moves:

   "I move that the City Commission (adopt/deny) Resolution 10089."

2. Mayor calls for a second, discussion, and calls for the vote.

Recommendation:
At the conclusion of the public hearing held June 24, 2014, the Zoning Commission passed a motion recommending the City Commission grant a Conditional Use Permit to allow an Unconcealed Telecommunications Facility on the subject property addressed as 2100 21st Avenue South, and legally described above, subject to the following conditions:

1. **Stormwater Management.** A Stormwater Management Plan shall be developed to City standards and shall be submitted to the City Public Works Department for review and approval prior to issuance of building permits for the Site.
2. **Substantial Compliance.** Final build-out of the project shall be in substantial compliance with the final approved site plan documents, drawings and renderings dated May 9, 2014.
3. **Land Use and Zoning**. Except as provided herein, development of the property shall be consistent with the allowed uses and development standards of the M-1 Mixed-use district

designation.

4. **General Code Compliance**. The proposed project shall be developed consistent with the conditions in this report, and all codes and ordinances of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.
5. **Subsequent modifications and additions.** If after establishment of a conditional use, the owner proposes to expand or modify the use, buildings, and/or structures, the Director of the Planning and Community Development Department shall determine in writing if such proposed change would alter the finding for one or more review criteria. If such proposed changes would alter a finding, the proposal shall be submitted for review as a new conditional use application. If such proposed change would not alter a finding, the owner shall obtain all other permits as may be required.
6. **Landscape Screening.** Applicant shall provide a 15-foot continuous evergreen landscape buffer including trees and shrubs along the southern property line and bottom third of the east and west property lines.

The Notice of Public Hearing was mailed to the neighboring property owners on June 6, 2014, and was published in the *Great Falls Tribune* on June 8, 2014, prior to the Zoning Commission Public Hearing. Planning Staff has received several general inquiries related to the project. Notice of Public Hearing before the City Commission for the requested Conditional Use Permit was published in the *Great Falls Tribune* on August 3, 2014.

Background:

On December 18, 2012, the City Commission adopted Resolution 10002 which granted a Conditional Use Permit (CUP) for Optimum to construct an Unenclosed Telecommunications Facility on the subject property; however, in the course of the past eighteen months, with changes in ownership of the Optimum company transferring to Charter Communications, that original CUP has expired. Since the approval in 2012, the scope of the original project has been scaled back eliminating relocation of offices to this site.

The Conditional Use Permit would allow an Unconcealed Telecommunications Facility (Facility) on the southern portion of the subject property. This Facility includes construction of a 1,768 square foot, single-story building for one general office space and the telecommunications room for support services (attached floor plan). On the south side of the building there will be concrete pads for three satellite dishes and a 40-foot tall telecommunication tower. The developed portion of the site will have a 6-foot tall perimeter fence. An equipment yard will be located immediately north of the proposed building, and this yard will include two air conditioning units and a standby emergency generator. The applicant is proposing a 10-foot tall sound wall around the generator, with a 6-foot fence around the entire service yard.

The site plan meets the code requirements for parking. The proposed landscaping meets the minimum requirements of the Land Development Code with the abovementioned 15-foot landscaped buffer, and planting surrounding the south portion of the site. In addition, the applicant applied for a Design Waiver to eliminate the required foundation planting and phase the landscaping in relation to when the north and south half of the property are developed. This Waiver has been approved. The building will be constructed using split face and standard concrete masonry units in burgundy and khaki.

The subject property is located in Neighborhood Council #5. Patty Cadwell, Neighborhood Council Coordinator, provided information to the Council via email on June 3, 2014. Staff has received one phone call which was a general question about the project. No citizens spoke as proponents or opponents to the project at the Zoning Commission public hearing.

Zoning Analysis

An Unconcealed Telecommunications Facility (Facility) is conditionally allowed in the M-1 zoning district. Section 17.20.6.250 of the Land Development Code in the Official Code of the City of Great Falls (OCCGF) includes special standards that accompany this land use (see Exhibit J). The proposed Facility meets these standards. The proposed Facility is located in a generally undeveloped area with similar uses nearby, as there is a 120-foot tall wind turbine located within ±500 feet the subject property to the north.

Improvements

Streets & Utilities

The subject property is located in a developing area. The adjacent roadways have sufficient capacity to accommodate the increased traffic from the proposed development. The subject property abuts 21st Avenue South which is improved to City standard. The applicant will not be required to improve any streets as part of this application. There is a 12-inch water main and 8-inch sanitary sewer main located in 21st Avenue South with existing taps that have been stubbed to the property line for the developer's use. There are no reimbursements owed for these utilities; monies owed for the utility installation are included in the purchase price of the lot.

Stormwater Management

There is a 15-inch storm sewer main located in 21st Avenue South, but there is no stub to this main onto the property. The applicant has provided a storm drain plan/report for the site, which the City Public Works Department has approved.

Primary Review Criteria

City Code Section 17.16.36.040, Basis of Decision, requires that the Zoning Commission's recommendation and the City Commission's decision shall be based on whether the following criteria are satisfied in their review of Conditional Use Permit applications:

The conditional use is consistent with City's Growth Policy and applicable neighborhood plans, if any.

The proposed Conditional Use Permit request is consistent with the overall intent and purpose of the 2013 City Growth Policy Update. This project supports the Economic Policies and Land Use elements of the Growth Policy.

Goals of the Economic element of the Great Falls Growth Policy include:

- Attract and retain new businesses.
- Encourage a balanced mix of land uses throughout the City.
- Optimize the efficiency and use of the City's public facilities and utilities.

Goals of the Land Use element of the Great Falls Growth Policy include:

- To support and encourage efficient, sustainable development and redevelopment throughout the community.

Approval of the Conditional Use Permit on the subject property will enhance health, safety and welfare through application of City Codes and the required conditions of approval. No

neighborhood plans have been adopted for this area that addresses telecommunication uses.

That the establishment, maintenance or operation of the conditional use will not be detrimental to, or endanger the health, safety, morals, comfort or general welfare.

The proposed Facility is located on a private lot is owned and maintained by Charter Communications. The Facility will be on a portion of the site that is not occupied by the public and will not generate significant off-site nuisances, as there will be landscaping and screening for the Facility.

The conditional use 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 Facility will be a passive use, which will not be injurious to the use and enjoyment of property in the immediate vicinity and meets the required setbacks of the OCCGF. Installation of a 15-foot evergreen landscape buffer on the southern property line and bottom third of the east and west property lines is a condition of approval in order to minimize its visual impact from surrounding properties and roads.

The conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The proposed Facility is a passive use which will not impede the normal and ordinary development and improvement of surrounding properties. Adjacent property owners have been notified and Staff has not received any comments. The proposed location of the facility meets the setback requirements for telecommunications towers per the OCCGF and there are similar uses in the nearby area.

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

Adequate services and infrastructure exists to operate the proposed Facility.

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

The proposed Facility will be accessed from the existing 21st Avenue South public right-of-way. It is not anticipated that the proposed development will increase traffic congestion in the public street.

The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the City Commission.

The proposed Facility will conform to the applicable regulations of the M-1 zoning district and the Special Standards set forth in the OCCGF. The proposed telecommunications tower is proposed to be 40 feet high. The height limits for telecommunications towers in mixed-use zoning districts is limited to 45 feet. There is an existing 120-foot tall wind turbine located within ±500 feet the subject property; therefore the tower has a similar character to the neighboring properties.

Concurrences: Representatives from the City's Public Works, Park and Recreation and Fire Departments have been involved throughout the review and approval process for this project.

Fiscal Impact: Approval of the Conditional Use Permit will allow the applicant to develop a vacant lot. The improvements will increase the tax base of the City.

Alternatives: If there are justifiable reasons to do so, the City Commission could deny the requested action to the extent allowed in City Code and State Statute.

Attachments: Resolution 10089
Zoning Map
Aerial Map
Site & Landscape Planting Plan
Floor Plan

Cc: Jim Rearden, Public Works Director
Dave Dobbs, City Engineer
Patty Cadwell, Neighborhood Council Coordinator
Bryan Bajier, Charter Communications, Bryan.Bajier@ascentcorp.com
Frank Park, Director ISP, Charter Communications, frank.park@charter.com

RESOLUTION 10089

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT TO ALLOW AN UNCONCEALED TELECOMMUNICATIONS FACILITY ON THE PROPERTY ADDRESSED AS 2100 21ST AVENUE SOUTH, AND LEGALLY DESCRIBED AS LOT 3E, MEDICAL TECH PARK, SECTION 18, TOWNSHIP 20 NORTH, RANGE 4 EAST, P.M.M, CASCADE COUNTY, MONTANA.

* * * * * * * * * *

WHEREAS, Charter Communications, LLC is the owner of record of the property legally described as Lot 3E, Medical Tech Park, Section 18, Township 20 North, Range 4 East, P.M.M., Cascade County, Montana; and,

WHEREAS, the subject property is presently zoned M-1 Mixed-use district wherein an Unconcealed Telecommunications Facility is permitted upon processing and approval of a Conditional Use Permit; and,

WHEREAS, Charter Communications, LLC has applied for a Conditional Use Permit to allow an Unconcealed Telecommunications Facility to be established on a portion of said property; and,

WHEREAS, the proposed Conditional Use Permit for an Unconcealed Telecommunications Facility on said property meets the Basis of Decision requirements in the Official Code of the City of Great Falls Section 17.16.36.040; and,

WHEREAS, the Great Falls Zoning Commission conducted a public hearing on June 24, 2014, to consider said Conditional Use Permit application, and at the conclusion of said hearing passed a motion recommending a Conditional Use Permit be granted for

the property addressed as 2100 21st Avenue South and legally described as Lot 3E, Medical Tech Park, Section 18, Township 20 North, Range 4 East, Cascade County, Montana, to allow an Unconcealed Telecommunications Facility on a portion of the site, subject to the following conditions:

1. **Stormwater Management.** A Stormwater Management Plan shall be developed to City standards and shall be submitted to the City Public Works Department for review and approval prior to issuance of building permits for the Site.
2. **Substantial Compliance.** Final build-out of the project shall be in substantial compliance with the final approved site plan documents, drawings and renderings dated May 9, 2014.
3. **Land Use and Zoning**. Except as provided herein, development of the property shall be consistent with the allowed uses and development standards of the M-1 Mixed-use district designation.
4. **General Code Compliance**. The proposed project shall be developed consistent with the conditions in this report, and all codes and ordinances of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.
5. **Subsequent modifications and additions.** If after establishment of a conditional use, the owner proposes to expand or modify the use, buildings, and/or structures, the Director of the Planning and Community Development Department shall determine in writing if such proposed change would alter the finding for one or more review criteria. If such proposed changes would alter a finding, the proposal shall be submitted for review as a new conditional use application. If such proposed change would not alter a finding, the owner shall obtain all other permits as may be required.
6. **Landscape Screening.** Applicant shall provide a 15-foot continuous evergreen landscape buffer including trees and shrubs along the southern property line and bottom third of the east and west property lines.

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

That a Conditional Use Permit be granted at the property addressed as 2100 21st Avenue South to allow an Unconcealed Telecommunications Facility, conditioned upon the owner complying with the said conditions; and,

BE IT FURTHER RESOLVED BY SAID CITY COMMISSION that this Resolution shall become effective immediately upon its passage and approval.

PASSED AND ADOPTED by the City Commission of the City of Great Falls, Montana, on August 19, 2014.

_____

Michael J. Winters, Mayor

ATTEST:

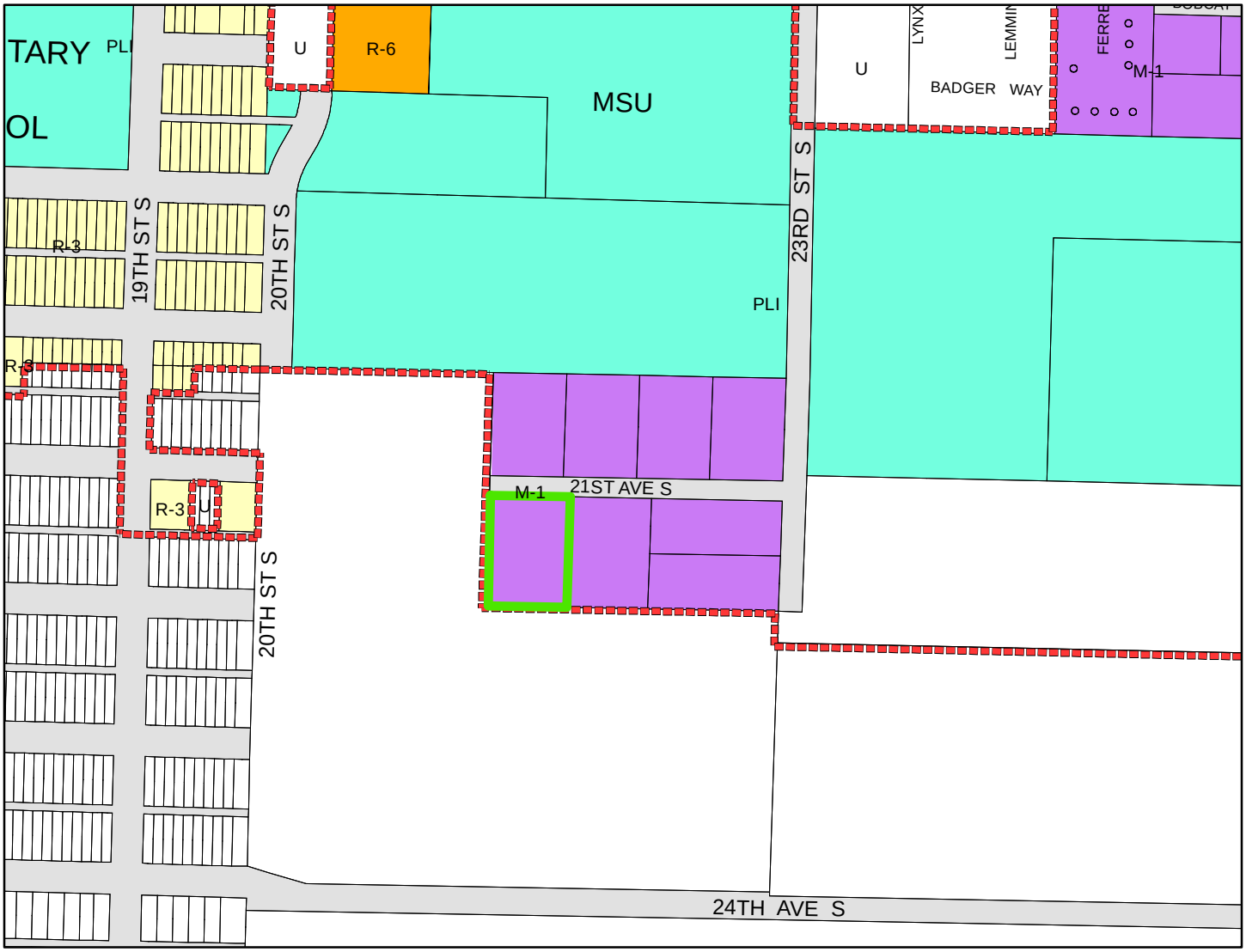
_____
Lisa Kunz, City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

_____
Sara R. Sexe, City Attorney

Zoning Map



2100 21st Ave S
City Limits
Tracts of Land

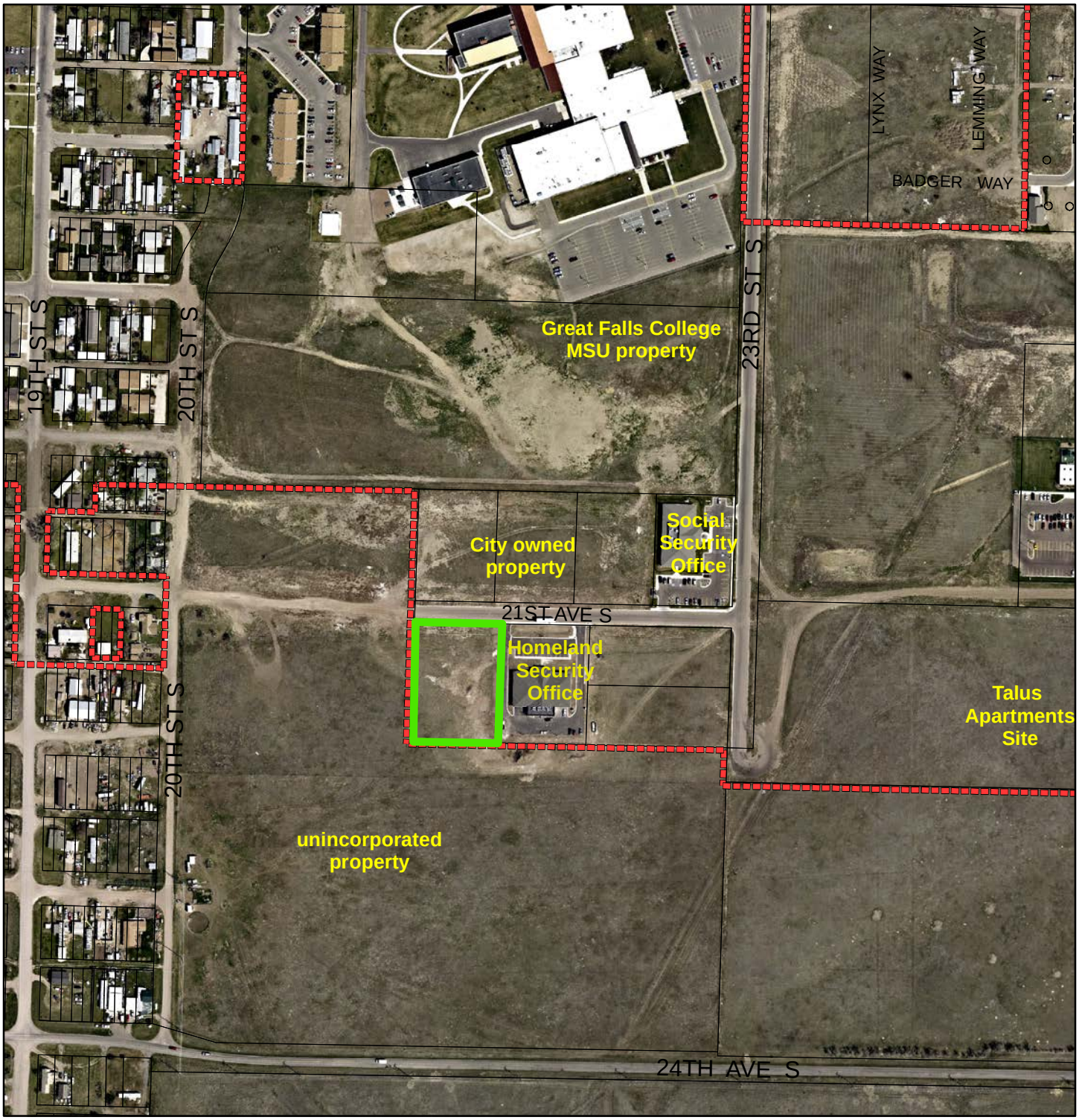
ZONING

R-1 Single-family Suburban
R-2 Single-family Medium Density
R-3 Single-family High Density
R-5 Multi-family Medium Density
R-6 Multi-family High Density
R-9 Mixed Residential
R-10 Mobile Home Park
PUD Planned Unit Development
C-1 Neighborhood Commercial
C-2 General Commercial
C-3 Highway Commercial
C-4 Central Business Core
C-5 Central Business Periphery
M-1 Mixed-use District
M-2 Mixed-use Transitional
I-1 Light Industrial
I-2 Heavy Industrial
PLI Public Lands and Institutional
POS Parks and Open Space
AI Airport Industrial
U Unincorporated Enclave
right-of-way

300 150 0 300 Feet

N

Aerial Map



2100 21st Ave S

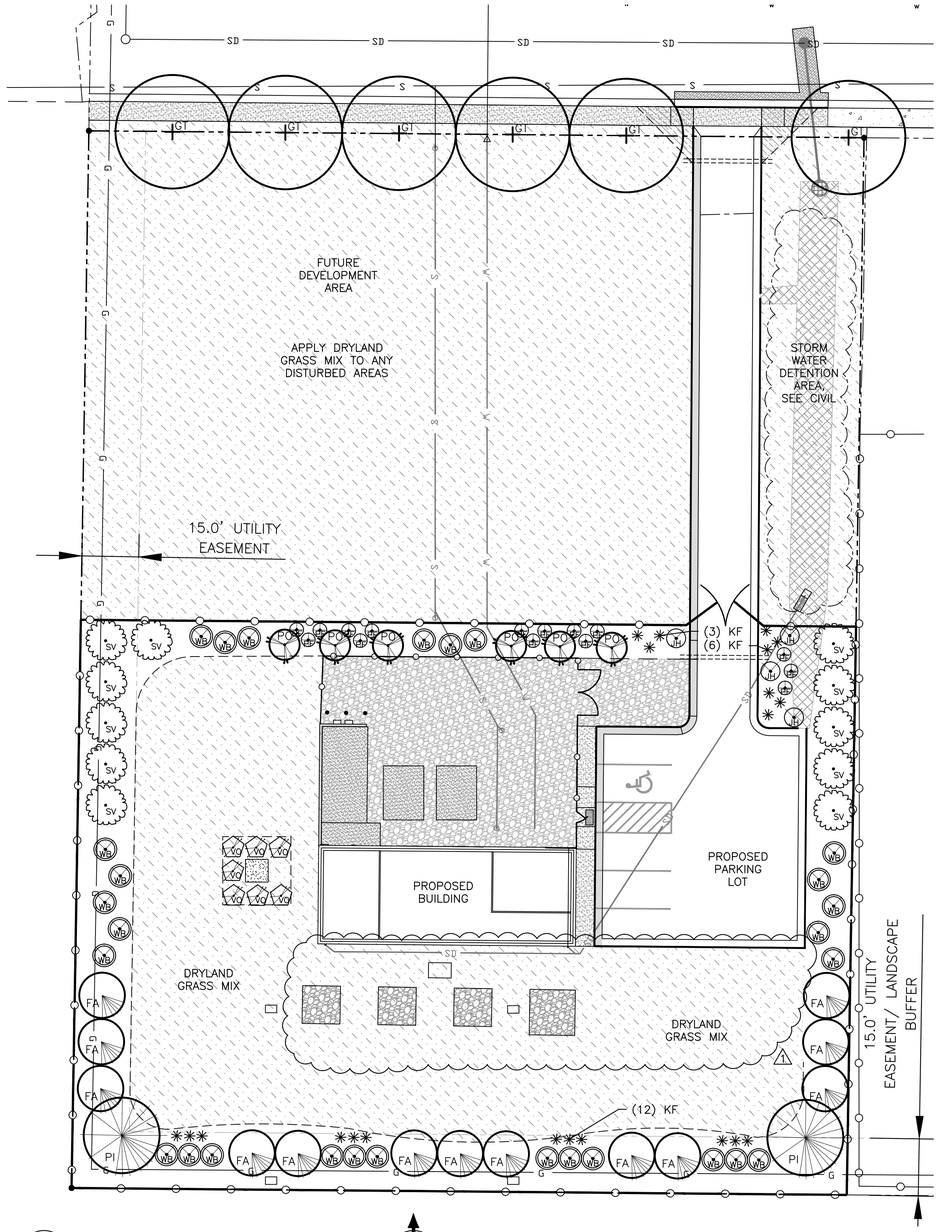
City Limits

Tracts of Land

250 125 0 250 Feet

N

Charter Telecommunications Facility CUP



1 PLANTING PLAN

0 20' 40' 60'

SCALE

LEGEND

- CLEAR VISION TRIANGLE
- DRYLAND SEED MIX
- PROPERTY BOUNDARY
- METAL EDGING
- IRRIGATION SLEEVE

NOTE: SEE CIVIL AND ARCHITECTURAL DRAWINGS FOR ADDITIONAL LEGEND ITEMS

CODE REVIEW

CODE REQUIREMENT	REQUIRED	PROVIDED
BOULEVARD TREES 1 PER 35 LN FT	6 TREES	6 TREES
LANDSCAPE AREA: 15% OF GROSS PROPERTY	4,606 SQ. FT. RE: DESIGN WAIVER	9,605 SQ. FT.
1 TREE PER 400 SQ. FT. OF LANDSCAPE AREA	12 TREES	21 TREES
7 SHRUBS PER 400 SQ. FT. OF LANDSCAPE AREA	84 SHRUBS	86 SHRUBS
FOUNDATION PLANTING	PER LDC	RE: DESIGN WAIVER
CUP REQUIREMENTS	15 FT PLANT BUFFER	PROVIDED, SEE PLANS

GENERAL NOTES

1. ALL WORK SHALL BE CONTAINED WITHIN THE SUBJECT PROPERTY BOUNDARY LINES AND ADJACENT RIGHT–OF–WAY. PERMISSION TO ENTER ADJACENT, PRIVATE PROPERTY, IF NEEDED, IS THE RESPONSIBILITY OF THE CONTRACTOR. COORDINATE ALL WORK WITHIN CITY RIGHT–OF–WAY WITH THE CITY.
2. IN ORDER TO PREVENT DAMAGE TO BOTH VEGETATION AND PUBLIC UTILITY LINES, ALL TREES AND OTHER LARGE VEGETATION SHALL BE PLANTED NO CLOSER THAN THE MINIMUM DISTANCE SPECIFIED BY THE CITY OF GREAT FALLS. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY DISTANCE FROM ALL UTILITIES AT TIME OF INSTALLATION.
3. ANY DAMAGE TO UTILITY LINES, RESULTING FROM THE ACTIONS OF THE CONTRACTOR IN THE INSTALLATION AND MAINTENANCE OF REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF CONTRACTOR TO CORRECT.
4. VERIFY WITH THE PROJECT MANAGER AND UTILITY COMPANIES THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START. REPAIR ANY DAMAGE TO EXISTING UTILITIES, CURBS, PAVEMENTS AND STRUCTURES WHICH OCCUR DURING THE CONSTRUCTION OF THE PROJECT OR AS A RESULT OF THE CONTRACTOR'S ACTIVITIES, AT NO ADDITIONAL COST TO THE OWNER.
5. SAFEGUARD ALL BUILDING SURFACES, EQUIPMENT AND FURNISHINGS. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY WHICH MAY OCCUR AS A RESULT OF NEGLIGENCE IN THE EXECUTION OF THE WORK.

PLANTING NOTES

1. COORDINATE WITH ARCHITECTURE/ENGINEERING PLANS TO BECOME THOROUGHLY FAMILIAR WITH GRADING, SURFACE AND UNDERGROUND CONDITIONS AND UTILITIES.
2. ALL GRADES, DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR ON–SITE BEFORE CONSTRUCTION BEGINS. BRING ANY DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCING WORK.
3. MATCH GRADES OF DRYLAND GRASS TO CURBS AND WALKS @ 20:1 MAX SLOPE AND A 2% MINIMUM SLOPE. POSITIVELY SLOPE GRADES TO DRAIN AWAY FROM ALL BUILDINGS AT A 5% MINIMUM FOR THE FIRST 10 FEET FROM BUILDINGS AND 2% MINIMUM BEYOND 10 FEET. TAPER TO EXISTING GRADES. CONTRACTOR IS RESPONSIBLE FOR TOPSOIL FILL AND LANDSCAPE GRADING. SEE CIVIL FOR ADDITIONAL SITE GRADING.
4. ONE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF BOTH THE PLANTING AND IRRIGATION INSTALLATION, UNLESS OTHERWISE APPROVED BY OWNER'S REPRESENTATIVE.
5. COORDINATE WITH OTHER CONTRACTORS, AS NECESSARY, REGARDING LOCATION AND TIMING OF INSTALLATION OF PLANT MATERIALS.
6. PLANT MATERIALS SHALL BE FURNISHED IN THE QUANTITIES AND/OR SPACING AS SHOWN OR NOTED. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT SCHEDULE, THE PLAN SHALL DICTATE.
7. PLANT MATERIALS ARE DRAWN AT OR NEAR THEIR MATURE SIZE. UTILIZE THE CENTER POINT OF THE SYMBOL TO DETERMINE PROPER PLANT LAYOUT AND PLACEMENT, PLANT TREES WITHIN 5–FEET OF LOCATION SHOWN ON PLANS, PLANT SHRUBS WITHIN 1–FOOT OF LOCATION SHOWN ON PLANS, UNLESS OTHERWISE APPROVED BY OWNER'S REPRESENTATIVE.
8. ALL PLANTS ARE TO MEET OR EXCEED 'AMERICAN STANDARDS FOR NURSERY STOCK,' CURRENT EDITION, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION. ALL PLANTS SHALL BE NURSERY–GROWN UNLESS OTHERWISE NOTED.
9. PROVIDE A 3'–0" DIA. BED AROUND ALL TREES LOCATED IN DRYLAND GRASS AREAS. MULCH WITH CLEAN BARK MULCH. NO EDGING OR WEED BARRIER REQUIRED, SEE DETAILS.
10. MULCH ALL PLANTING BEDS WITH 3" DEPTH OF CLEAN BARK MULCH.
11. COORDINATE THE PLANTING WITH IRRIGATION SYSTEM. THE OWNER IS NOT RESPONSIBLE FOR DAMAGE CAUSED BY OTHER TRADES WHILE COMPLETING THIS WORK.
12. ALL SUBSTITUTIONS AND PLAN CHANGES MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN CONSENT OF THE OWNER'S REPRESENTATIVE.
13. ANY WORK OR MATERIAL WHICH IN THE OPINION OF THE OWNER'S REPRESENTATIVE DOES NOT MEET THE REQUIREMENTS OF THE PLANS WILL BE CAUSE FOR REJECTION. ALL REJECTED WORK AND MATERIALS SHALL BE IMMEDIATELY REMOVED, DISPOSED AND REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
14. BEGIN MAINTENANCE AFTER EACH PLANT HAS BEEN INSTALLED AND CONTINUE UNTIL FINAL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. MAINTENANCE INCLUDES WATERING, PRUNING, WEEDING, MULCHING, REPLACEMENT OF SICK OR DEAD PLANTS AND ANY OTHER CARE NECESSARY FOR THE PROPER GROWTH OF THE PLANT STOCK.
15. DURING THE COURSE OF THIS WORK, REMOVE EXCESS WASTE MATERIAL DAILY FROM THE SITE AND UPON COMPLETION OF ALL WORK.
16. TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITIES SHALL BE CONSERVED FOR LATER USE.
17. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED. ORGANIC AMENDMENTS SUCH AS COMPOST, PEAT OR AGED MANURE SHALL BE THOROUGHLY INCORPORATED.
18. UPON COMPLETION OF ALL LANDSCAPING, A SUBSTANTIAL COMPLETION WALK–THROUGH OF THE WORK WILL BE HELD. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR SCHEDULING THE WALK–THROUGH AT LEAST SEVEN (7) DAYS PRIOR TO THE ANTICIPATED DATE.
19. WARRANTY ALL PLANT STOCK AND WORKMANSHIP FOR 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE. REPLACEMENT PLANTS SHALL BE WARRANTED FOR AN ADDITIONAL 90 DAYS.
20. SEED ALL DISTURBED AREAS NOT INCLUDED IN PLANTING BEDS WITH DRYLAND SEED MIX, PER PLANS AND SPECIFICATIONS.

IRRIGATION NOTES

1. ALL PLANTING AND TURF LANDSCAPE AREAS WITHIN THE SITE SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE USE OF HOSE BIBS ON THE EXTERIOR OF EXISTING OR PROPOSED STRUCTURES IS NOT ACCEPTABLE.
2. ALL IRRIGATION SYSTEMS AND LANDSCAPED AREAS SHALL BE DESIGNED, CONSTRUCTED, OPERATED AND MAINTAINED SO AS TO PROMOTE WATER CONSERVATION AND PREVENT WATER OVERFLOW OR SEEPAGE INTO THE STREET, SIDEWALK OR PARKING AREAS.
3. AS DETERMINED BY OWNER, DRYLAND GRASS AREAS TO BE IRRIGATED IWTH A TEMPORARY IRRIGATION SYSTEM UNTIL ESTABLISHED. CONTRACTOR IS RESPONISBLE OFR THE CONFIGURATION OF THE TEMPORARY IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES ARE TO BE IRRIGATED WITH AN AUTOMATIC DRIP IRRIGATION SYSTEM OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE WATER EQUIPMENTS OF THE INDIVIDUAL PLANT MATERIAL.
4. IRRIGATION SYSTEM WATER SOURCE SHALL BE FROM CITY WATER MAIN LOCATED IN 21ST AVENUE SOUTH. BACKFLOW PREVENTION DEVICE SHALL BE PROVIDED PER CITY STANDARDS. IRRIGATION SYSTEM TO MEET ALL LOCAL AND STATE CODES.
5. CONTRACTOR SHALL MAKE HIMSELF AWARE OF ALL EXISTING AND PROPOSED SITE CONDITIONS, INCLUDING PLANTING, GRADING, BUILDING CONSTRUCTION, WATER DEVELOPMENT, ELECTRIC SERVICE, AND SUPPLY, PRIOR TO COMMENCEMENT OF WORK. NOTE ANY SLEEVES AND IRRIGATION STUBS FOR FUTURE WORK.
6. CONTRACTOR SHALL LOCATE AND PROTECT ALL UNDERGROUND UTILITIES, CONDUITS, AND STRUCTURES AND SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE INCURRED.
7. THE IRRIGATION CONTRACTOR SHALL CAREFULLY SCHEDULE HIS WORK WITH THE CONTRACTOR AND ALL OTHER CONSTRUCTION ACTIVITIES.
8. THE IRRIGATION CONTRACT INCLUDES SUPPLYING AND INSTALLING ALL MATERIALS AND EQUIPMENT FOR A COMPLETE, AUTOMATIC IRRIGATION SYSTEM. ANY ITEMS REQUIRED TO CONFORM WITH SUCH INTENT ARE CONSIDERED TO BE INCIDENTAL TO THE WORK.
9. DO NOT WILLFULLY INSTALL THE SYSTEM WHEN OBVIOUS OBSTRUCTIONS, GRADE CHANGES AND SITE GEOMETRY EXIST. SUCH DIFFERENCES SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE. IN THE EVENT NOTIFICATION IS NOT MADE, THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
10. CONTRACTOR SHALL REFER TO LANDSCAPE AND UTILITY PLANS WHEN LAYING OUT HEAD PLACEMENT AND TRENCHING.

**PLANT SYMBOLS IN LEGEND NOT SHOWN TO SCALE

MASTER PLANT SCHEDULE

SYM	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	ROOT	NOTES	MATURE HEIGHT	MATURE WIDTH
DECIDUOUS TREES								
GT	6	GLEDITSIA TRIACANTHOS 'SKYCOLE'	SKYLINE HONEYLOCUST	1.5" CAL	B & B		40–50'	30–35'
PO	6	POPULUS TREMULA 'ERECTA'	SWEDISH COLUMNAR ASPEN	1.5" CAL	B & B	UPRIGHT FORM	40'	8'
CONIFEROUS TREES								
FA	13	PICEA PUNGENS 'FAT ALBERT'	FAT ALBERT BLUE SPRUCE	5' HT.	B & B		10–15'	8–12'
PI	2	PINUS SYLVESTRIS	SCOTCH PINE	5' HT.	B & B		40–50'	20–30'
DECIDUOUS SHRUBS								
KF	21	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL.	CONTAINER	GRASS	4'	2–3'
PF	15	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	2 GAL.	CONTAINER		3'	3–4'
SV	11	SYRINGA VULGARIS	COMMON PURPLE LILAC	5 GAL.	CONTAINER		12–15'	8–12'
VO	7	VIBURNUM OPULUS 'COMPACTUM'	EUROPEAN CRANBERRY BUSH	2 GAL.	CONTAINER		5'	5–6'
CONIFEROUS SHRUBS								
JH	4	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	5 GAL.	CONTAINER	SPREADING	12"	3–6'
WB	28	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	5 GAL.	CONTAINER	UPRIGHT	12–18'	5–7'

DRYLAND SEED MIX – WESTERN NATIVE MIX (OR APPROVED EQUAL)

25%	CRITANA THICKSPIKE WHEATGRASS	PROVIDE FRESH, CLEAN, AND DRY NEW SEED WITH NOT LESS THAN 80% GERMINATION, NOT LESS THAN 95% PURE SEED, AND NOT MORE THAN 0.5% WEED SEED. APPLY DRYLAND SEED MIXTURE AT A RATE OF 10–20 LBS/ACRE. FERTILIZER FOR DRYLAND SEEDED AREAS SHALL CONSIST OF NITROGEN 11%, PHOSPHATE 55%, POTASH 12%. APPLICATION RATE SHALL BE 200 LBS/ACRE.
25%	SLENDER WHEATGRASS	
20%	LODORM GREEN NEEDLE GRASS	
20%	WESTERN WHEATGRASS	
10%	SECAR BLUE BUNCH WHEATGRASS	

STATE OF MONTANA
JANA C. COOPER
279LAR
LICENSED LANDSCAPE ARCHITECT

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Charter COMMUNICATIONS

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tdhengineering.com
GREAT FALLS–BOZEMAN MONTANA
KALISPELL–SHELBY
SPOKANE WASHINGTON
LEWISTON IDAHO
WATFORD CITY NORTH DAKOTA

PROJECT INFORMATION:

GREAT FALLS, MT - HEADEND

2100 S 21ST AVE
GREAT FALLS, MT 59405

PLANTING PLAN

0	IFC	06-27-14
1	Charter VE Options	07-11-14

SCALE:	1:20
FULL SIZE PLOT:	22"x34"
DRAWN BY:	JCC
CHECKED BY:	WD
DRAWING NUMBER:	L1.1

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ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR			WALLS								DOORS	CEILING			REMARKS
		TYPE	MAT.	BASE	NORTH		EAST		SOUTH		WEST		FIN.	MAT.	FIN.	HGT.	
					MAT.	FIN.	MAT.	FIN.	MAT.	FIN.	MAT.	FIN.					
101	DATA CENTER	CONC	VT	RB	GWB	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	PT-2	ACT-1	–	11'-6"	–
102	ELECTRICAL	CONC	VT	RB	GWB	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	PT-2	ACT-1	–	11'-6"	–
103	STORAGE	CONC	VT	RB	GWB	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	PT-2	ACT-1	–	11'-6"	–
104	OFFICE	CONC	VT	RB	GWB	PT-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	PT-2	ACT-2	–	10'-0"	–
105	RESTROOM	CONC	VS	VS	GWB*	PT-1	GWB*	PT-1	GWB*	PT-1	GWB*	PT-1	PT-2	GWB*	PT-1	9'-0"	*M.R. GWB & LAMINATE WAINSCOT

MATERIAL SCHEDULE

SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION ON FINISH PRODUCTS

NO.	MATERIAL	BASIS OF DESIGN	COLOR	REMARKS
ACT-1	SUSPENDED CEILING TILE	ARMSTRONG CLEAN ROOM	WHITE	–
ACT-2	SUSPENDED CEILING TILE	ARMSTRONG CIRRUS SECOND LOOK II	WHITE	–
LAM	LAMINATED PANEL WAINSCOT	CONSTRUCTION SPECIALTIES ACROVYN	196 FAWN	ALUMINUM TRIM
PT-1	WALL PAINT		WHITE	
PT-2	INTERIOR DOOR & FRAME PAINT		TAN	
RB	RUBBER WALL BASE		BLACK	
VS	VINYL SHEET FLOORING	ARMSTRONG MEDINTONE	H8326 PURPLE BROWN MID	ALUMINUM TRIM
VT	VINYL TILE	ARMSTRONG STANDARD EXCELON IMPERIAL	51928 PEBBLE TAN	

SIGN SCHEDULE

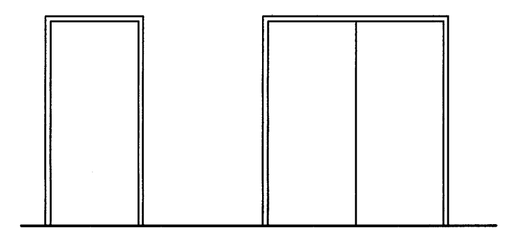
DOOR NO.	SIGN LOCATION	SIGN TYPE	SIGN TEXT
105	ROOM 104	ID-ADA-1	RESTROOM

SIGN TYPE SCHEDULE

SIGN TYPE	MATERIAL
ID-ADA-1	VINYL, WHITE ON ADA BLUE, W/ UNISEX ADA RESTROOM SYMBOLS

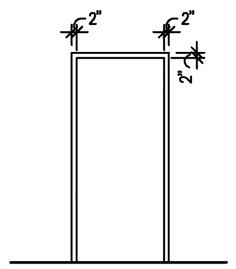
DOOR, FRAME & HARDWARE SCHEDULE

DOOR									FRAME				
NUMBER	DOOR TYPE	PAIR	SIZE	THICKNESS	MATERIAL	FINISH	HDWR	FIRE LABEL	FRAME TYPE	DEPTH	MATERIAL	FINISH	ASSOC. DETAILS
101	B	Y	6'-0"x8'-0"	1-3/4"	HM	PT	1	NR	1	8"	HM	PT	4, 8/A8.1
102A	B	Y	6'-0"x8'-0"	1-3/4"	HM	PT	1	NR	1	8"	HM	PT	4, 8/A8.1
102B	A	–	3'-0"x7'-0"	1-3/4"	HM	PT	4	NR	1	5-7/8"	HM	PT	4/A8.2
103	A	–	3'-0"x7'-0"	1-3/4"	HM	PT	3	NR	1	5-7/8"	HM	PT	4/A8.2
104A	A	–	3'-0"x7'-0"	1-3/4"	HM	PT	2	NR	1	8"	HM	PT	4, 8/A8.1
104B	A	–	3'-0"x7'-0"	1-3/4"	HM	PT	5	NR	1	5-7/8"	HM	PT	4/A8.2
105	A	–	3'-0"x7'-0"	1-3/4"	HM	PT	6	NR	1	5-7/8"	HM	PT	4/A8.2



DOOR TYPE A
FLUSH PANEL

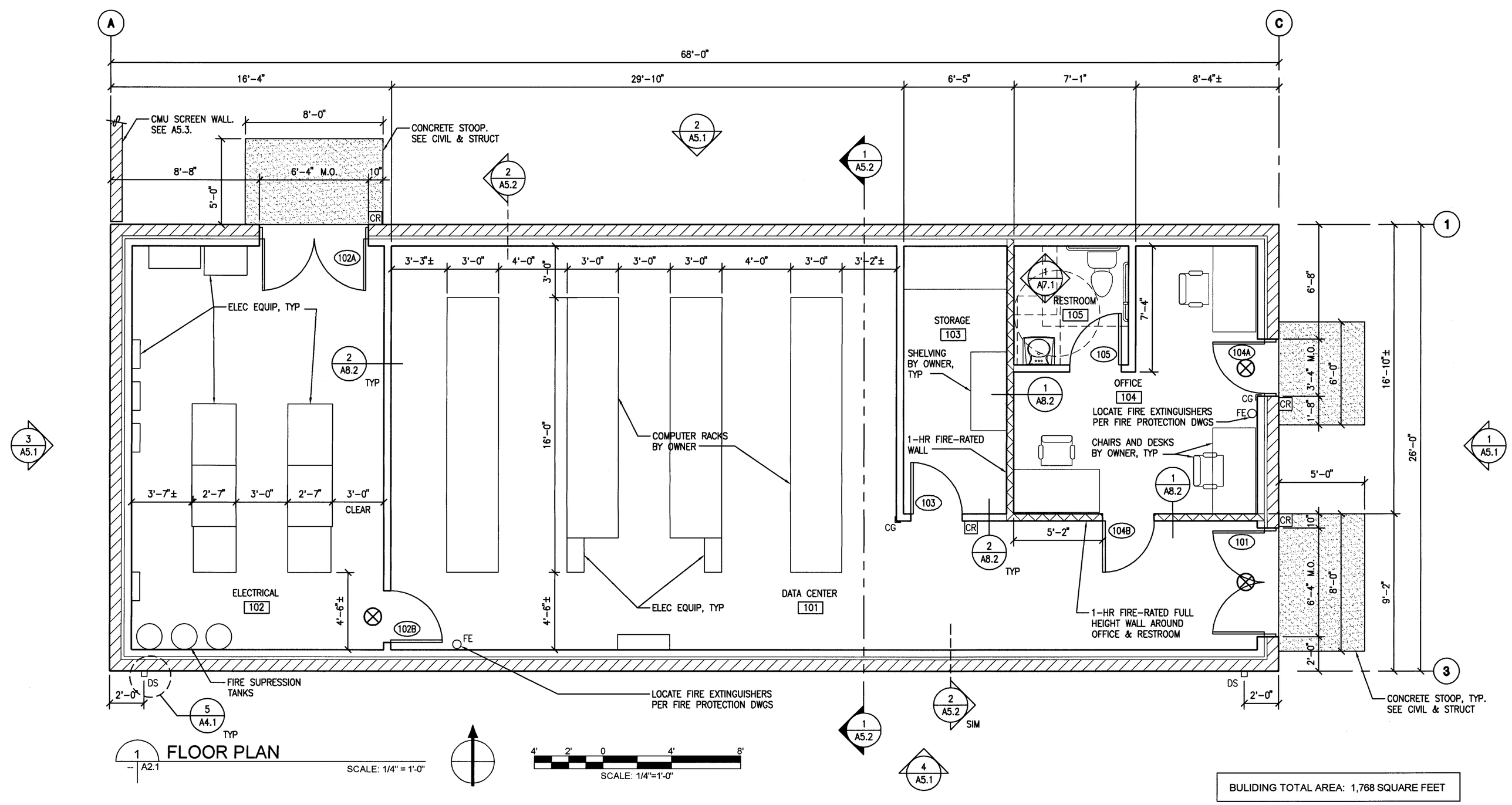
DOOR TYPE B
FLUSH PANEL PAIR



FRAME TYPE 1

DOOR NOTES

1. ALL DOORS & DOOR FRAMES TO BE FACTORY PRIMED FIRST, PRIOR TO PAINTING. ALL EXTERIOR H. M. DOOR FRAMES TO BE PAINTED. ALL EXTERIOR SIDES OF EXTERIOR H. M. DOORS TO BE PAINTED.
2. DOOR FRAMES SHALL BE LABELED FOR APPLICABLE FIRE/SMOKE RATING OF WALLS, WHETHER INDICATED ON SCHEDULE OR NOT. DO NOT PAINT OVER FIRE LABELS ON DOORS & FRAMES.
3. SEE ELECTRICAL DRAWINGS/SPECS FOR WIRING FOR SECURITY ACCESS SYSTEM HARDWARE. EXTERIOR DOORS ARE TO FAIL SECURE. INTERIOR DOORS ARE TO FAIL SAFE.
4. SEE TYPICAL DOOR OFFSET LOCATION FROM CORNER WALL, SHEET A8.2.
5. OPENING SIZES ARE ROUGH OPENINGS. ACTUAL DOOR FRAME WIDTHS ARE TO BE ADJUSTED ACCORDINGLY.



1 A2.1 FLOOR PLAN

SCALE: 1/4" = 1'-0"

BULIDING TOTAL AREA: 1,768 SQUARE FEET

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PROJECT INFORMATION:

GREAT FALLS, MT - HEADEND

2100 S 21ST AVE
GREAT FALLS, MT 59405

ARCHITECTURAL FLOOR PLAN

B	65% REVIEW	4-25-14
C	100% REVIEW	5-7-14
D	PERMIT SET	5-9-14

STATE OF MONTANA — SEATTLE — ARNOLD M. KRAMER — 3946 — WASHINGTON — LICENSED ARCHITECT

SCALE:	AS NOTED
FULL SIZE PLOT:	22"x34"
DRAWN BY:	MSK
CHECKED BY:	AMK
DRAWING NUMBER:	

A2.1

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