

ORDINANCE 3242

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA TO REZONE THE PROPERTIES LEGALLY DESCRIBED AS: LOT 2 OF AN AMENDED PLAT OF LOT 1, BLOCK 2, OF THE AMENDED PLAT OF LOT 1A &1B, BLOCK 1, OF THE AMENDED PLAT OF LOT 1, BLOCK 1, MOUNT OLIVET MINOR SUBDIVISION, LOCATED IN THE SW ¼ OF SECTOIN 17, TOWNSHIP 20 NORTH, RANGE 4 EAST, P.M., CASCADE COUNTY, MONTANA FROM PLI PUBLIC LANDS AND INSTITUTIONAL TO M-1 MIXED-USE DISTRICT

* * * * *

WHEREAS, the subject property, legally described above, is presently zoned PLI Public Lands and Institutional; and

WHEREAS, the property owner, Touro College Montana, LLC, has petitioned the City of Great Falls to rezone said property to M-1 Mixed-use District zoning district; and

WHEREAS, the Great Falls Zoning Commission conducted a public hearing on February 22, 2022, to consider said rezoning from PLI Public Lands and Institutional to M-1 Mixed-use District and, at the conclusion of said hearing, passed a motion recommending the City Commission rezone the property legally described as Lot 2 of Amended Plat of Lot 1, Block 2, of the Amended Plat of Lot 1A &1B, Block 1, of the Amended Plat of Lot 1, Block 1, Mount Olivet Minor Subdivision, located in the SW ¼ of Section 17, T20N, R4E, P.M., Cascade County, Montana; and

WHEREAS, notice of assigning said zoning classification to the subject property was published in the *Great Falls Tribune* advising that a public hearing on this zoning designation would be held on the 5th day of April, 2022, before final passage of said Ordinance herein; and

WHEREAS, following said public hearing, it was found and decided that the zoning map amendment on said property meets the Basis of Decision requirements in the Official Code of the City of Great Falls (OCCGF), Section 17.16.40.030, and that the said rezoning designation be made.

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

Section 1. It is determined that the herein requested rezoning meets the criteria and guidelines cited in Mont. Code Ann §76-2-304, and Section 17.16.40.030 of the OCCGF.

Section 2. That the property legally described as: Lot 2 of Amended Plat of Lot 1, Block 2, of the Amended Plat of Lot 1A &1B, Block 1, of the Amended Plat of Lot 1, Block 1, Mount Olivet Minor Subdivision, located in the SW ¼ of Section 17, T20N, R4E, P.M., Cascade County, Montana, be rezoned to M-1 Mixed-use District as shown in Exhibit A.

Section 3. This ordinance shall be in full force and effect thirty (30) days after its passage and adoption by the City Commission.

ACCEPTED by the City Commission of the City of Great Falls, Montana on first reading March 15, 2022.

ADOPTED by the City Commission of the City of Great Falls, Montana on second reading April 5, 2022.

Bob Kelly, Mayor

ATTEST:

Lisa Kunz, City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

Jeffrey Hindoien, City Attorney

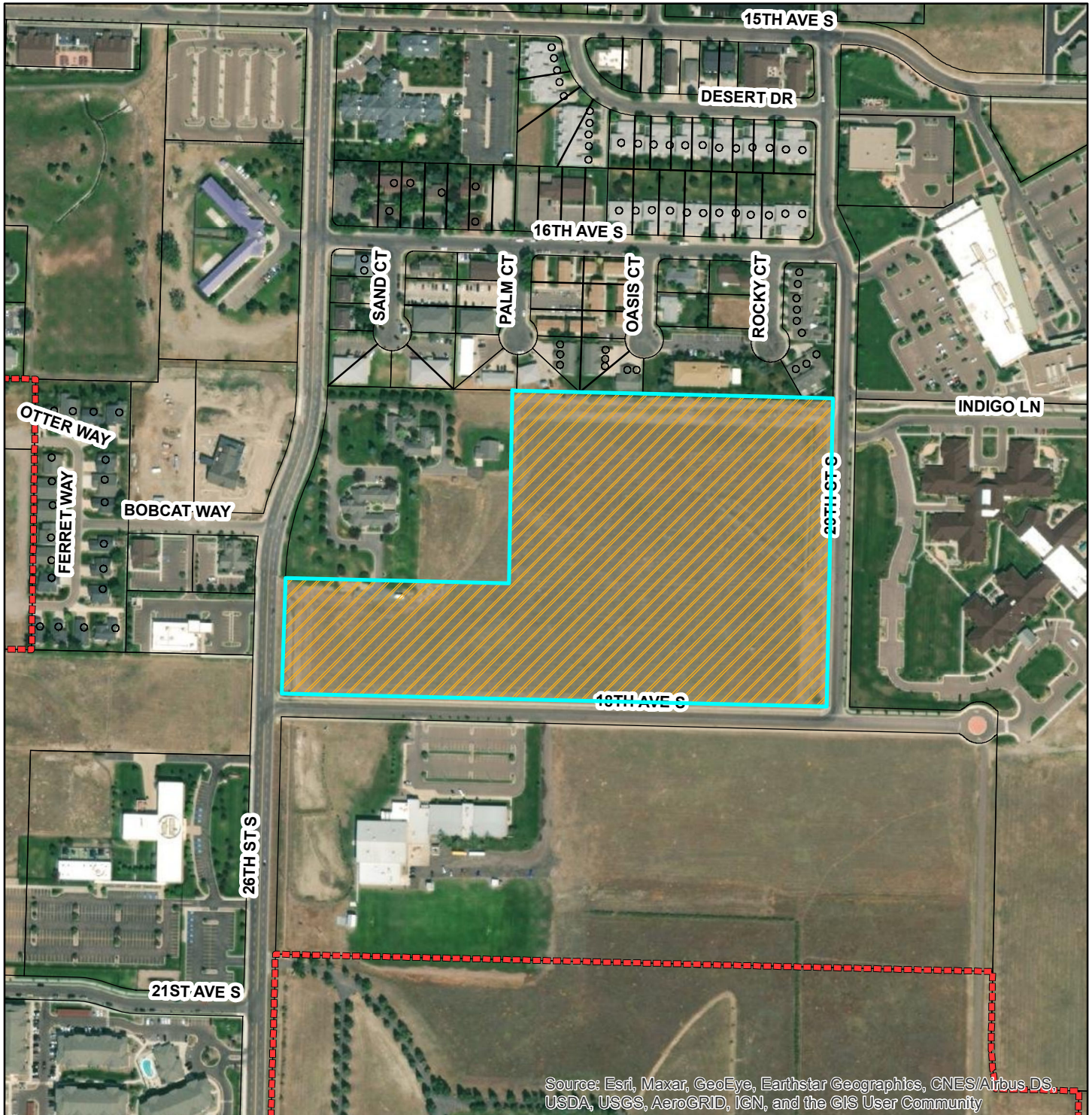
State of Montana)
County of Cascade : ss
City of Great Falls)


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 Commission, Ordinance 3242 on the Great Falls Civic Center posting board and the Great Falls City website.

Lisa Kunz, City Clerk

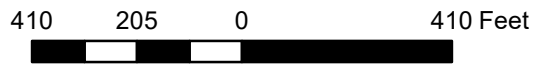
(CITY SEAL)

EXHIBIT A



 Subject Property

 City Limits



FINDINGS OF FACT/BASIS OF DECISION – MONTANA SUBDIVISION AND PLATTING ACT

An Amended Plat of Lot 1, Block 2 of the Amended Plat of Lot 1A &1B, Block 1, of the Amended Plat of Lot 1, Block 1, Mount Olivet Minor Subdivision located in the SW ¼ of Section 17, Township 20 North, Range 4 East, P.M., Cascade County, Montana. (PREPARED IN RESPONSE TO 76-3-608(3) MCA)

PRIMARY REVIEW CRITERIA:

Effect on Agriculture and Agricultural Water User Facilities: The minor subdivision is located along 26th Street South, 18th Avenue South, and 29th Street South, which is located in city limits. The owner is currently constructing a medical school on one lot. An apartment complex featuring 8 buildings with 36 units each for a total of 288 units is proposed to be constructed on the second lot. The proposed Lot 3 will eventually be the site of the Montana State University Nursing School. The project site is surrounded by existing residential development on the north, commercial medical uses to the east and west, and a private Catholic school to the south. Thus, the proposed minor subdivision will not interfere with any agricultural irrigation system or present any interference with agricultural operations in the vicinity.

Effect on Local Services: Lots in the proposed subdivision are currently served or will be served from public utility mains at the time of development. The Owner will pay the cost of the service lines from these utility mains. The owner of Lot 2 will be required to extend water and sewer mains in order to serve the proposed development. The owners of the three lots created by the subdivision will pay regular water and sewer charges, and monthly storm drain charges. The property proposed for this subdivision is currently receiving law enforcement and fire protection service from the City of Great Falls and the subdivision does not propose any changes to the current services.

Effect on the Natural Environment: The subdivision is not expected to adversely affect soils or the water quality or quantity of surface or ground waters. Surface drainage from the subdivision will ultimately be integrated into existing City storm water infrastructure after being held onsite in detention ponds for each lot.

Effect on Wildlife and Wildlife Habitat: The subdivision is surrounded by existing residential development, medical and educational development. This is not in an area of significant wildlife habitat beyond occasional deer and migrating fowl.

Effect on Public Health and Safety: Based on available information, the subdivision is not subject to abnormal natural hazards nor potential man-made hazards. The subdivision itself will not have a negative effect on Public Health and Safety. All of the proposed lots will have public street access and City utility service.

REQUIREMENTS OF MONTANA SUBDIVISION AND PLATTING ACT, UNIFORM STANDARDS FOR MONUMENTATION, AND LOCAL SUBDIVISION REGULATIONS

The subdivision meets the requirements of the Montana Subdivision and Platting Act and the

surveying requirements specified in the Uniform Standards for Monumentation and conforms to the design standards specified in the local subdivision regulations. The local government has complied with the subdivision review and approval procedures set forth in the local subdivision regulations.

EASEMENT FOR UTILITIES

The developer shall provide necessary utility and storm water easements on the final recorded plat to services for all lots of the subdivision. The preliminary plat displays these proposed easements.

CONNECTIVITY AND TRAIL EASEMENT

The applicant shall provide a 20-foot wide trail easement along the north edge of the property line as well as provide connectivity throughout the three lots. Vehicular access to Lot 1A will be off 18th Avenue South. The proposed access to Lot 2 will be off both 18th Avenue South and 29th Street South. Lot 3 is proposed to be accessed by 29th Street South.

Findings of Fact – Zoning Map Amendment

Lot 2 of An Amended Plat of Lot 1, Block 2 of the Amended Plat of Lot 1A & 1B, Block 1, of the Amended Plat of Lot 1, Block 1, Mount Olivet Minor Subdivision, Located in the SW ¼ of Section 17, T20N, R4E, P.M., Cascade County, Montana.

Primary Review Criteria:

The basis for decision on zoning map amendments is listed in the Official Code of the City of Great Falls (OCCGF) §17.16.40.030 of the Land Development Code. The recommendation of the Zoning Commission and the decision of the City Commission shall at a minimum consider the following criteria:

1. The Amendment is consistent with and furthers the intent of the City's growth policy.

The proposed zoning map amendment is consistent with the overall intent and purpose of the 2013 City Growth Policy Update. The proposal to amend the zoning of the proposed property from PLI, Public Lands and Institutional to M-1, Mixed-use District will allow the applicant to construct an apartment complex that will serve not only the potential students of the Touro Medical College and the proposed Montana State University Nursing School, but also the general public as well. A land use of Multi-family residential is not allowed in the PLI zoning district, whereas that same land use is permitted by right in the M-1 zoning district. This will allow 288 apartment units to be built at a time when the City of Great Falls is in need of additional housing units.

As noted in the agenda report, the Zoning Commission must consider whether there is policy rationale for amending the zoning map as requested. Staff believes that the City's Growth Policy supports the proposed zoning map amendment to facilitate more dense development, particularly to provide much needed housing. The zoning amendment request is consistent with several of the Plan's policies including:

Social - Housing

- Soc1.4.1 Work with the private sector and non-profits to increase housing opportunities in the City.
- 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.

Environmental - Urban Form

- Env2.3.1 In order to maximize existing infrastructure, identify underutilized parcels and areas with infill potential, as candidates for redevelopment in the City.

Physical – Land Use

- Phys4.1.5 Encourage and incentivize the redevelopment or adaptive reuse of vacant or underutilized properties so as to maximize the City's existing infrastructure.

Physical - Zoning

Phy4.2.1 Development density and intensity should be oriented toward areas of the City most capable of supporting it. General locations meeting this criteria include:

- Activity Centers, as identified in the City's Transportation Plan
- Major intersections and road corridors
- Downtown
- Tax Increment Finance Districts (TIFs)
- Areas with adequate or excess infrastructure capacity
- Locations with adequate community facilities

The proposed zoning map amendment will enable these policies to be addressed and further the implementation of the Growth Policy.

2. The amendment is consistent with and furthers adopted neighborhood plans, if any.

Great Falls is separated into nine Neighborhood Councils. There are no adopted Neighborhood Plans for any of the Councils within the City. The subject property is located in Neighborhood Council #5. The applicant has provided Council #5 with all pertinent information. Notice of the proposed zoning map amendment was also sent to adjoining property owners pursuant to the noticing requirements of the OCCGF. City staff has not received any comments on the proposed zoning map amendment from either notified owners or Council #5.

3. The amendment is consistent with other planning documents adopted by the City Commission, including the river corridor plan, transportation plan and sub-area plans.

The zoning map amendment request is consistent with the Great Falls Medical District Master Plan. There are three aspects of the Plan that are consistent with the zoning map amendment:

- Increasing the size of the "Mixed-use" district
- Private sector commercial and lodging development
- Connectivity within district by use of a trail system

By changing the zoning from PLI to M-1, the subject property would further incorporate goals and objectives stated in the Medical District Master Plan such as increasing housing and providing, and expanding upon, an important trail system.

4. The code with the amendment is internally consistent.

The proposed zoning map amendment is not in conflict with any portion of the existing City Code. The subject property will be contiguous to properties in the M-1 zone to the north and west. All pertinent codes required for development of the subject property will be addressed during the building permit review. As a result, the proposed zoning map amendment is internally consistent and will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor substantially diminish or impair property values in the neighborhood.

5. The amendment is the least restrictive approach to address issues of public health, safety, and welfare.

There are no existing public health, safety, or welfare issues that have been identified for this property. The future apartment building project will require water and sewer to be extended from the mains that surround the property. Adequate storm water designs will be incorporated into the site as development occurs.

6. The City has or will have the financial and staffing capability to administer and enforce the amendment.

The City has the financial and staffing capability to enforce the amendment if it is approved. The zoning map amendment will affect the subject property only, owned by the applicant, and the property will be developed in a manner consistent with Title 17 of the Official Code of the City of Great Falls.

TO: Brad Eatherly & David Grosse, City of Great Falls Planning & Community Development

FROM: Dom Goble, PE & Jordyn Mallet, PE

DATE: ~~January 7, 2022~~ Revised January 14, 2022

JOB NO.: 10027.001

RE: Touro Minor Subdivision

CC: Chuck Davis, PE & Craig Nowak, PE

Urgent For Review Please Comment Please Reply For Your Use

Introduction

Touro College & University System is proposing to subdivide the existing 19.327-acre lot at 2101 26th Street S in Great Falls into 3 individual lots for a medical school, future student housing apartments, and future MSU nursing school. The minor subdivision process will be reviewed by the City of Great Falls. The current lot is zoned as PLI - Public Lands Institutional, which does not allow for the permitted use of multi-family residence. A Zoning Map Amendment to a M-1 Mixed Use will be needed to allow for the development of future student housing apartment(s). This memorandum describes the proposed minor subdivision and the zoning map amendment.

Minor Subdivision

The proposed minor subdivision will be subdivided into three individual lots. The lots include a 5.115-acre lot for the medical school, 12.212-acre lot for the future student housing apartments, and 2.000-acre lot for the future MSU nursing school. Each lot will meet the development criteria for the M-1 Mixed Use zone.

The proposed future student housing apartments includes eight apartment buildings with 36 housing units in each building for a total of 288 housing units. Also included will be on-site parking, a club house, a pool, and dog parks. The proposed MSU Nursing School will include ten classrooms for instruction of 150 students. On-site parking will also be included.

Zoning Map Amendment

The existing Lot is currently zoned as PLI - Public Lands Institutional. The proposed multi-family residence on Lot 2 is not a permitted or conditional use within the PLI zoning. A zoning map amendment to a M-1 Mixed Use zoning, similar to the adjacent lots to the north, is proposed for Lot 2 to allow the future student housing apartments.

Utility Infrastructure

The City of Great Falls water distribution system, wastewater collection system, and stormwater collection system will service the proposed subdivision with existing piping in the streets (public right-of-way) or a utility easement fronting each of the three proposed lots. Applicable information pertaining to each utility system is provided below.

Water Distribution System

Water service will be provided from existing City water distribution mains including a 12-inch main in 18th Avenue South and an 8-inch main in 29th Street South as shown on Exhibit A. The medical school will be served from the 12-inch main in 18th Avenue South. The student housing apartments will be served from the 12-inch main and/or the 8-inch main, dependent upon apartment building layout on the lot. The MSU nursing school will be served from the 8-inch main. Water demand information for the facilities on each lot is summarized and provided hereinafter.

Medical School

Water demand data was provided in a recent report submitted to the City for the medical school design. Said report, dated October 4, 2021, is termed *Touro College of Osteopathic Medicine, Touro Medical School, Civil Design Report*. This report shows average daily demand estimated at 155 gpm with the peak demand estimated at 637 gpm, per the facility's plumbing designer. Fire suppression demand is reported to be 1688 gpm.

Fire flow information will be provided upon acquisition of additional information.

Apartments

Available apartment information is that the complex will consist of eight buildings with 36 units in each building, for a total of 288 housing units (HU). Water demand will also include service to the clubhouse. With this as a basis, the following assumptions and calculations are presented to estimate water demands.

Residential Demand

100 gallons per capita per day

2.5 people per HU

Population = (2.5 people/HU) x (288 HUs) = 720 people

250 gpd per HU

Average Daily Demand = (250 gpd/HU) x (288 HUs) = 72,000 gpd = 50 gpm

Maximum Daily Demand = (3.5) x (Average Daily Demand) = 3.5 x 50 gpm = 175 gpm

Peak Hourly Demand = 3.0 gpm/HU

= (3.0 gpm/HU) x (288 HU) = 864 gpm

Touro Minor Subdivision

Clubhouse Demand

- Assumptions: 1) Four clubhouse employees
2) Half of residents use clubhouse per day ($0.5 \times 720 = 360$ users)
3) 13 gpd/employee
4) 3 gpd/user

Average Daily Demand = $(13 \text{ gpd/emp.} \times 4 \text{ emp.}) + (3 \text{ gpd/user} \times 360 \text{ users})$

Average Daily Demand = $52 + 1080 = 1132 \text{ gpd}$

Maximum Daily Demand = $3.5 \times \text{Average Daily Demand}$

Maximum Daily Demand = $3.5 \times 1132 = 3962 \text{ gpd}/2.75 \text{ gpm}$

Total Apartment Demand (Residential + Clubhouse)

Average Daily Demand = $72,000 + 1132 = \mathbf{73,132 \text{ gpd. Say } 73,100 \text{ gpd}/50.8 \text{ gpm}}$

Maximum Daily Demand = $175 + 2.75 = \mathbf{177.75 \text{ gpm. Say } 178 \text{ gpm}}$

Fire flow information will be provided upon acquisition of additional information.

MSU Nursing School

Available information is that the nursing school will be sized for 120 students, which is the basis for daily water demand. Available information is that the facility will be 22,000 sq. ft. in size, with which some general assumptions and engineering experience were relied on to determine a plumbing fixture count. This fixture count and plumbing codes were then used to estimate water demand for pipe size; this water demand is essentially the peak water demand. With this as a basis, the following assumptions and calculations are presented to estimate water demands.

Average Daily Flow – day school with cafeteria = 15 gpd/student

Average Daily Flow = $(15 \text{ gpd/student}) \times 120 \text{ students} = 1800 \text{ gpd}$

Peak Flow based on assumed plumbing fixture count

Peak Flow = 130 gpm

Fire flow information will be provided upon acquisition of additional information.

Wastewater Collection System

Sanitary sewer service will be provided from existing City collection mains including a main parallel to and on the east side of 26th Street South, a 12-inch main in 17th Avenue South, and an 8-inch main in 18th Avenue South as shown on Exhibit A. The medical school will be served by the main parallel to and on the east side of 26th Street South and the MSU nursing school will be served by the 12-inch main in 17th Avenue South. The student housing apartments will be served from the 12-inch main in 17th Avenue South and/or the 8-inch main in 18th Avenue South, dependent upon apartment layout on the lot. Wastewater flow information for the facilities on each of the three lots is summarized and provided hereinafter.

Medical School

Wastewater (sanitary sewer) flow data was provided in a recent report submitted to the City for the medical school design. Said report, dated October 4, 2021, is termed *Touro College of Osteopathic Medicine, Touro Medical School, Civil Design Report*. This report shows the peak flow estimated at 296 gpm, per the facility's plumbing designer.

Apartments

Available apartment information is that the complex will consist of eight buildings with 36 units in each building, for a total of 288 housing units (HU). Wastewater flows will also be generated with service to the clubhouse. With this as a basis, the following assumptions and calculations are presented to estimate wastewater flows.

Residential Flows

100 gallons per capita per day

2.5 people per HU

Population = (2.5 people/HU) x (288 HUs) = 720 people

250 gpd per HU

Average Daily Flow = (250 gpd/HU) x (288 HUs) = 72,000 gpd = 50 gpm

Peaking Factor = $(18 + (\text{Pop.}/1000)^{1/2}) / (4 + (\text{Pop.}/1000)^{1/2})$

$= (18 + (720/1000)^{1/2}) / (4 + (720/1000)^{1/2}) = 3.89$

Peak Flow = (Average Daily Flow) x (3.89)

$= 72,000 \text{ gpd} \times 3.89 = 280,080 \text{ gpd} = 194 \text{ gpm}$

Clubhouse Demand

Assumptions: 1) Four clubhouse employees

2) Half of residents use clubhouse per day (0.5 x 720 = 360 users)

3) 13 gpd/employee

4) 3 gpd/user

Average Daily Flow = (13 gpd/emp. x 4 emp.) + (3 gpd/user x 360 users)

Average Daily Flow = 52 + 1080 = 1132 gpd

Peak Flow = 3.89 x Average Daily Flow

Peak Flow = 3.89 x 1132 = 4403 gpd/3.06 gpm

Total Apartment Demand (Residential + Clubhouse)

Average Daily Flow = 72,000 + 1132 = 73,132 gpd. Say 73,100 gpd/50.8 gpm

Peak Flow = 194 + 3.06 = 197.06 gpm. Say 197 gpm

MSU Nursing School

Available information is that the nursing school will be sized for 120 students, which is the basis for daily sanitary sewer flows. It is assumed that there will be 30 staff members including instructors, administrative staff, and kitchen staff for a total *population* of 150, which is the basis for calculating the peaking factor. With this as a basis, the following assumptions and calculations are presented to estimate wastewater flows.

Average Daily Flow – day school with cafeteria = 15 gpd/student

Average Daily Flow = (15 gpd/student) x 120 students = 1800 gpd = 1.25 gpm

Peak Flow based on: 1) 18-hour day and 2) 150 people

1.25 gpm over 24 hrs. = 1.25 x (24/18) = 1.67 gpm over 18 hrs.

Peak Flow = 4.19 x 1.67 gpm = 7.0 gpm. Say 8 gpm (to be conservative)

Stormwater Management

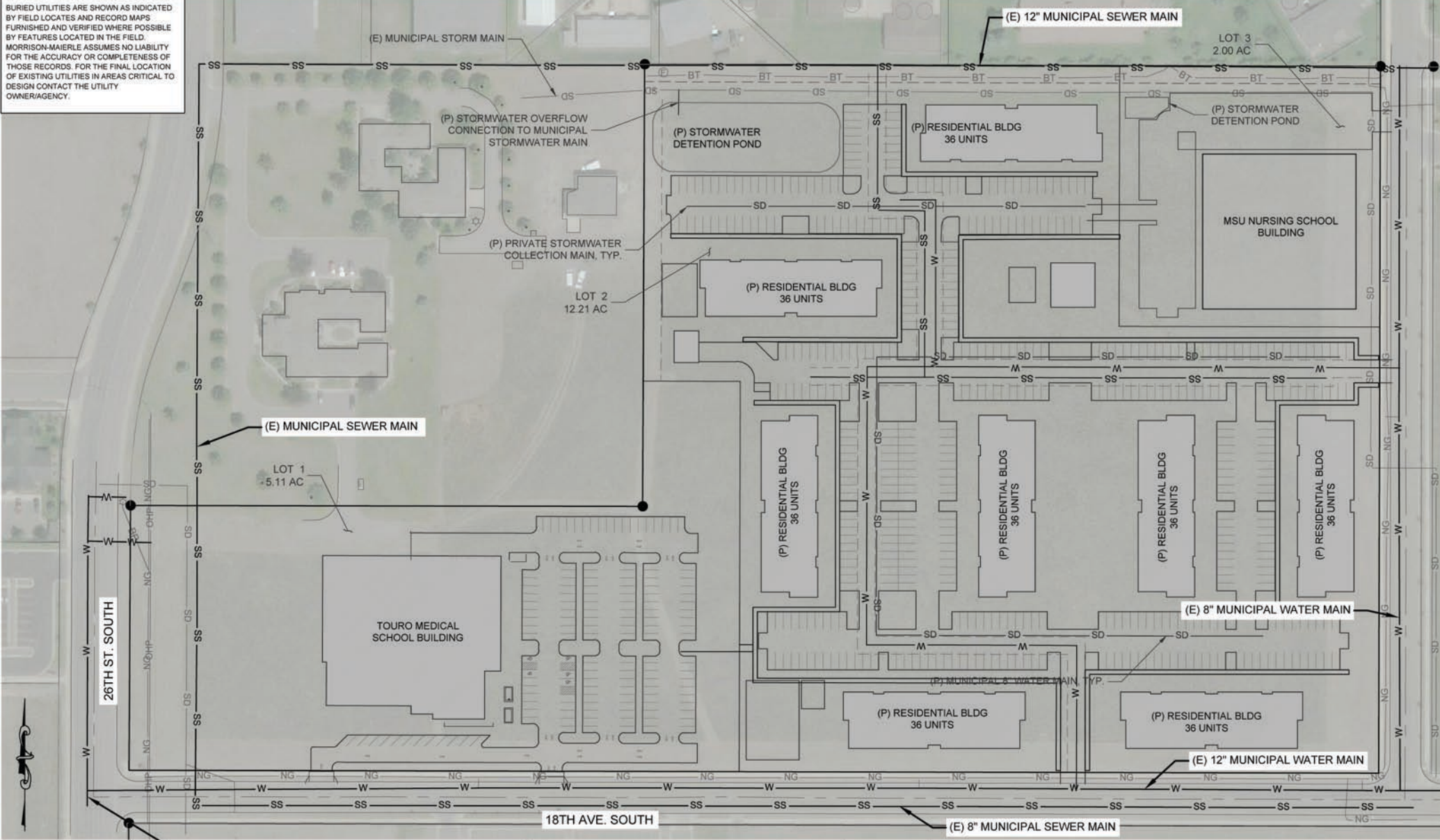
A revised drainage report was prepared for the western lot for the medical school on October 28, 2021. Stormwater runoff from the medical school collects in two proposed detention facilities. One detention facility is proposed in the northeast corner of the lot and the second detention facility is proposed in the western portion of the lot. The detention facilities connect to the City of Great Falls stormwater system through 12-inch pipe. The detention facilities include 24-inch riser structures and orifices to restrict the flow at a rate no greater than the 5-year, 2-hour storm event flow. The revised drainage report is included with this memorandum.

Similar stormwater management facilities will be proposed for the future residential apartments and MSU nursing school lots. Detention facilities will be designed to collect stormwater runoff from impervious surfaces. Stormwater outflow from the detention facilities will be restricted to the 5-year, 2-hour storm event and will be conveyed to the existing City of Great Falls storm collection system. Preliminary stormwater estimates for the future student housing apartments and MSU nursing school lots based on conceptual plans are shown below. Final drainage reports will be prepared for the lots after final plans are completed.

Proposed Surface Area Coverage					
Lot	Total Area (Acres)	Impervious Area (Acres)	Pervious Area (Acres)	Max Allowed Percent Impervious	
Student Housing Apartment	12.212	6.251	5.961	51.2%	
MSU Nursing Building	2.0	1.4	0.6	70%	
Stormwater Runoff – Student Housing					
Storm Event	Runoff Coefficient (C)	Frequency Factor (Cf)	Rainfall Intensity (i) (in)	Area (A) (ac)	Volume (Q) (cf)
2-year, 2-hour	0.59	1.00	0.72	12.212	18,831
5-year, 2-hour	0.59	1.00	0.98	12.212	25,631
10-year, 2-hour	0.59	1.00	1.18	12.212	30,862
25-year, 2-hour	0.59	1.10	1.46	12.212	42,004
50-year, 2-hour	0.59	1.20	1.62	12.212	50,844
100-year, 2-hour	0.59	1.25	1.90	12.212	62,116
Stormwater Runoff – MSU Nursing School					
Storm Event	Runoff Coefficient (C)	Frequency Factor (Cf)	Rainfall Intensity (i) (in)	Area (A) (ac)	Volume (Q) (cf)
2-year, 2-hour	0.65	1.00	0.72	2.000	3,398
5-year, 2-hour	0.65	1.00	0.98	2.000	4,625
10-year, 2-hour	0.65	1.00	1.18	2.000	5,568
25-year, 2-hour	0.65	1.10	1.46	2.000	7,579
50-year, 2-hour	0.65	1.20	1.62	2.000	9,174
100-year, 2-hour	0.65	1.25	1.90	2.000	11,208

The rational method ($Q = C \cdot Cf \cdot i \cdot A$) was used for the individual lots per the City of Great Falls Storm Drainage Design Manual for a minor subdivision. Frequency factors were applied to infrequent storm events. The rainfall intensities were determined by the IDF curves at a 2-hour storm duration found in the City of Great Storm Drainage Design Manual.

BURIED UTILITIES ARE SHOWN AS INDICATED BY FIELD LOCATES AND RECORD MAPS FURNISHED AND VERIFIED WHERE POSSIBLE BY FEATURES LOCATED IN THE FIELD. MORRISON-MAIERLE ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF THOSE RECORDS. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY.



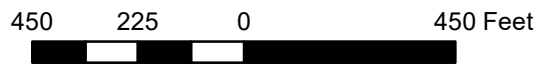
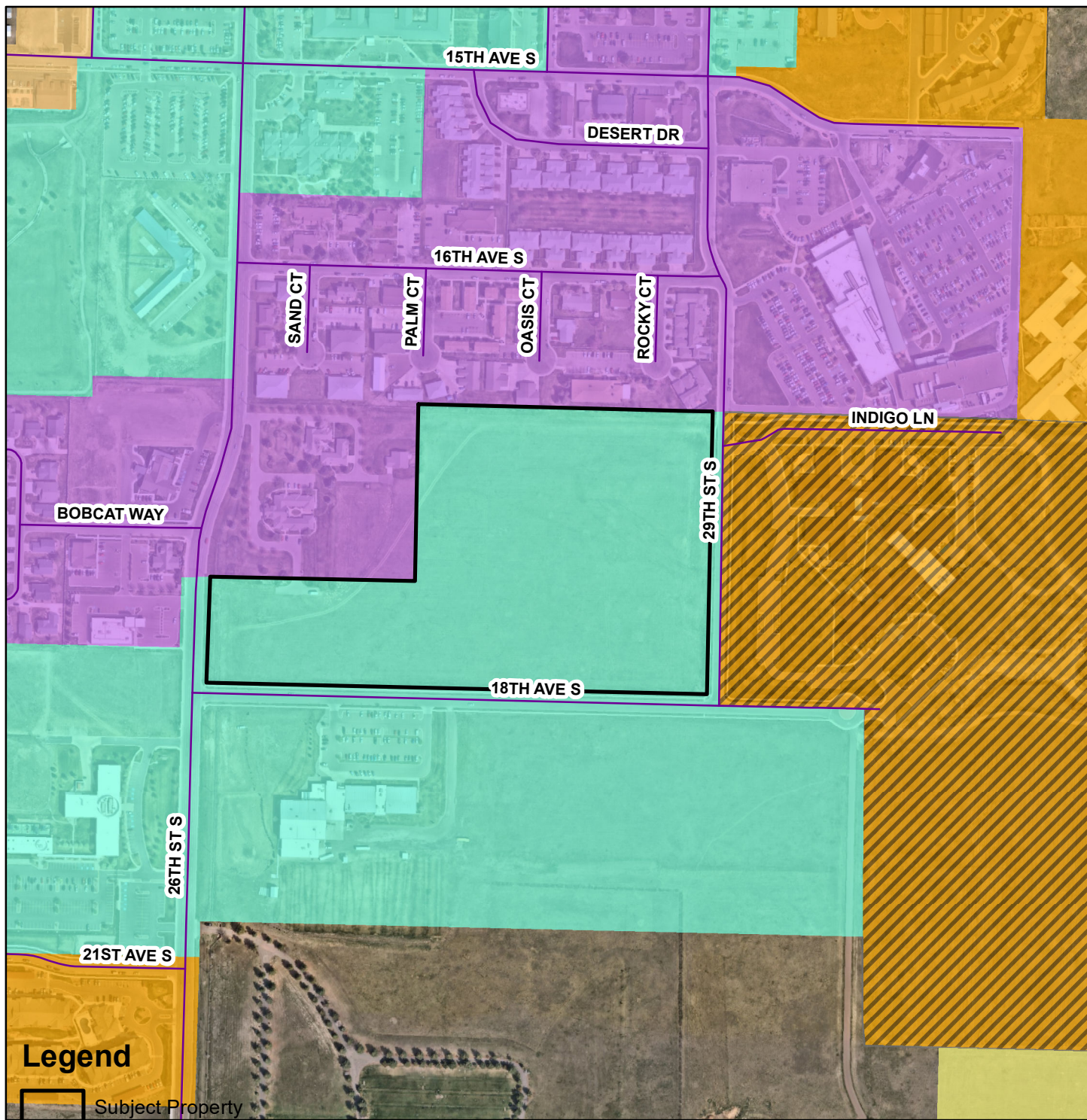
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Morrison Maierle
 engineers • surveyors • planners • scientists
 1321 9th Avenue North, Suite 104
 Great Falls, MT 59401
 406.454.1513
 www.m-m.net
 Plotted by jandyn mallatt on Jan 7 2022

DRAWN BY: JEM
DSGN BY: _____
APPR BY: _____
DATE: _____

GREAT FALLS	TOURO MINOR SUBDIVISION	MT	PROJECT NO. 10027_001
EXHIBIT A EXISTING WATER AND SANITARY SEWER			FIGURE NUMBER A

ZONING MAP



MINOR SUBDIVISION OF LOT 1, BLOCK 2 OF THE AMENDED PLAT OF LOT 1A & 1B, BLOCK 1, OF THE AMENDED PLAT OF LOT 1, BLOCK 1, MOUNT OLIVET MINOR SUBDIVISION

LOCATED IN THE SW1/4, SECTION 17, T20N, R4E, P.M.,M., CITY OF GREAT FALLS, CASCADE COUNTY, MONTANA

Survey Commissioned by: Touro College Montana, LLC

Dates of Survey: May - December 2021

Purpose of Survey: 3- Lot Minor Subdivision

LAND DEVELOPMENT NOTES

LOT 1: TOURO MEDICAL SCHOOL

MAXIMUM LOT COVERAGE OF PRINCIPAL BUILDING: 65%
PROPOSED BUILDING LOT COVERAGE: 15%

LOT 2: STUDENT HOUSING APARTMENTS

LOT SIZE: 12.21 AC (532,025 SF)
PROPOSED RESIDENTIAL DENSITY: 288 UNITS
MAXIMUM RESIDENTIAL DENSITY: 500 SF PER DWELLING UNIT
PROPOSED RESIDENTIAL DENSITY: 1,850 SF PER DWELLING UNIT

LOT 3: MSU NURSING SCHOOL

MAXIMUM LOT COVERAGE OF PRINCIPAL BUILDING: 65%
PROPOSED BUILDING LOT COVERAGE: 35%

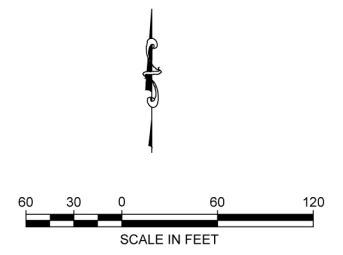
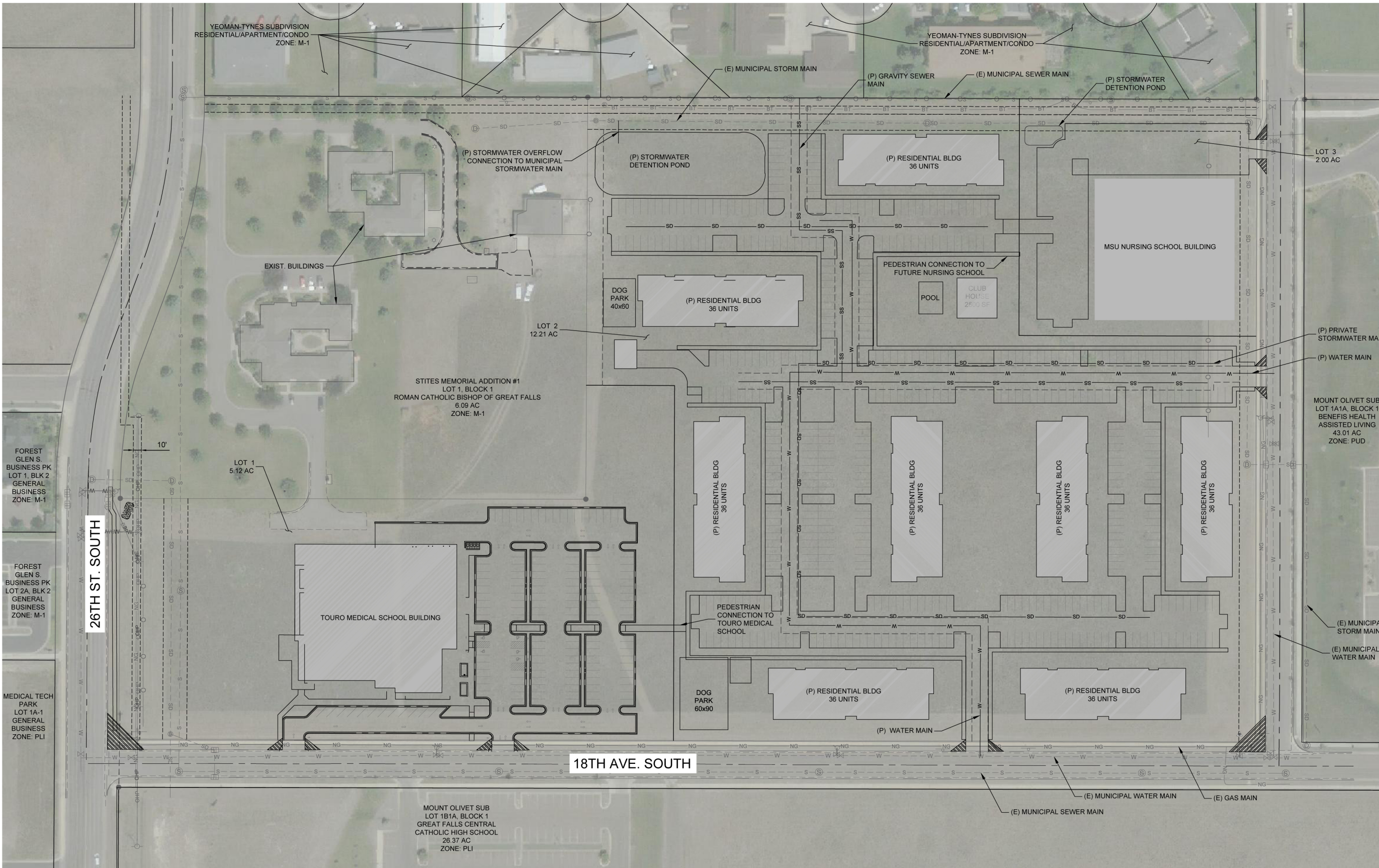
- GROUND CONTOURS WITH AVERAGE SLOPES GREATER THAN 10% ARE NOT PRESENT ON THE SITE.
- WETLANDS ARE NOT PRESENT ON THE SITE.
- WOODLAND AREAS ARE NOT PRESENT ON THE SITE.
- WILDLIFE HABITAT, INCLUDING CRITICAL WILDLIFE HABITAT IS NOT PRESENT ON THE SITE.
- OTHER ENVIRONMENTALLY SENSITIVE FEATURES ARE NOT PRESENT ON THE SITE AT THE TIME OF THE PREPARATION OF THESE DOCUMENTS.

WATER RESOURCES ARE NOT PRESENT ON THE SITE AT THE TIME OF THE PREPARATION OF THESE DOCUMENTS.

FLOODPLAINS ARE NOT PRESENT ON THE SITE.

- OTHER HAZARDS INCLUDING BROWNFIELDS, CONTAMINATED SITES, UNSTABLE SOILS, HIGH GROUNDWATER, BEDROCK, HIGH-PRESSURE NATURAL GAS LINES, ETC. ARE NOT KNOWN TO BE PRESENT ON THE SITE AT THE TIME OF THE PREPARATION OF THESE DOCUMENTS.

BURIED UTILITIES ARE SHOWN AS INDICATED BY FIELD LOCATES AND RECORD MAPS FURNISHED AND VERIFIED WHERE POSSIBLE BY FEATURES LOCATED IN THE FIELD. MORRISON-MAIERLE ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF THOSE RECORDS. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY.



<p>1 Engineering Place Helena, MT 59602 Phone: 406.442.3050 www.m-m.net Copyright © MORRISON-MAIERLE, INC. 2022</p>	1/4 SEC.	SECTION	TOWNSHIP	RANGE
	SW	17	20N	4E
FIELD WORK: GPQ/TAW DRAWN BY: JEM CHECKED BY: CN	DATE: 1/7/2022 SCALE: 1"=60' PROJ. #: 10027.001	PRINCIPAL MERIDIAN, MONTANA CASCADE COUNTY, MONTANA PLOTTED DATE: Jan/07/2022 PLOTTED BY: jordan mallett CLIENT: Touro College Montana, LLC SHEET 1 OF 1		
DRAWING NAME: Q:\10027_Touro\001_Subdivision & Zoning\ACAD\Civil\10027.001_PPLAT.dwg				

PRELIMINARY PLAT

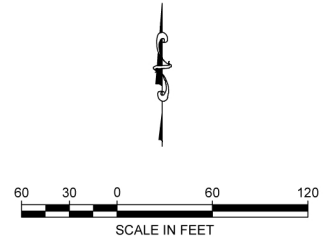
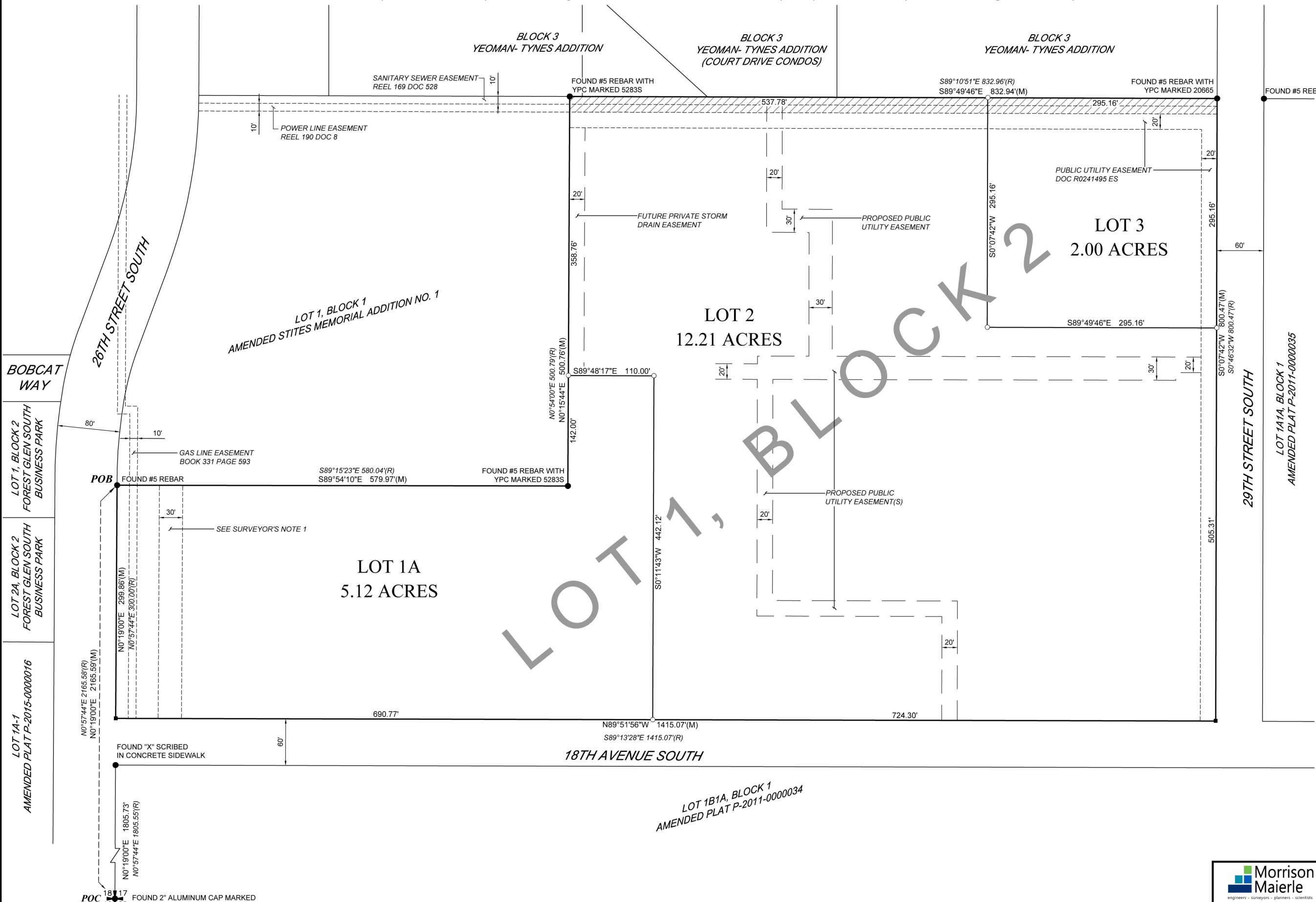
AN AMENDED PLAT OF LOT 1, BLOCK 2 OF THE AMENDED PLAT OF LOT 1A & 1B, BLOCK 1, OF THE AMENDED PLAT OF LOT 1, BLOCK 1, MOUNT OLIVET MINOR SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 4 EAST, PRINCIPAL MERIDIAN, MONTANA

CITY OF GREAT FALLS, CASCADE COUNTY, MONTANA

Survey Commissioned by: Touro College Montana, LLC

Dates of Survey: May 2021 - February 2022

Purpose of Survey: 3- Lot Minor Subdivision



BASIS OF BEARINGS
 Bearings are geodetic, derived from GNSS observations with survey-grade receivers and referenced to true meridian at NAD83 north latitude 47°29'33.36" and west longitude 111°15'28.73". Convergence to true meridian along the west line of Lot 1A is -0°00'07"

- LEGEND**
- 1817
1920 FOUND SECTION CORNER AS NOTED
 - FOUND MONUMENT AS NOTED
 - SET A BERNSTEIN BP1P 1-1/4-INCH DIAMETER COPPER CAP MARKED "MMI 9758LS" IN A 2-INCH ANCHORING PLUG OVER A 1/4-INCH BY 1/2-INCH MAGNET
 - 5/8X24-INCH REBAR WITH A 2-INCH ALUMINUM CAP MARKED "MORRISON-MAIERLE INC. 9758LS"
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - (R) RECORD COURSES PER AMENDED PLAT P-2007-0000027
 - (M) MEASURED COURSES THIS SURVEY
 - YPC YELLOW PLASTIC CAP
 - ▨ PROPOSED 20-FOOT WIDE PUBLIC TRAIL EASEMENT

SURVEYOR'S NOTE

- A 30-foot wide easement is depicted graphically on Amended Plat, Document No. P-2007-0000027, with the purpose and location not stated. This survey disclosed existing stormwater and sanitary sewer lines, and centered them inside the 30-foot wide easement shown on this plat.

<p>1321 8th Avenue North, Suite 104 Great Falls, MT 59401 Phone: 406.454.1513 www.m-m.net COPYRIGHT © MORRISON-MAIERLE, INC. 2022</p>	1/4 SEC.	SECTION	TOWNSHIP	RANGE
	SW	17	20N	4E
PRINCIPAL MERIDIAN, MONTANA				
CASCADE COUNTY, MONTANA				
FIELD WORK: GPO/TAW	DATE: 2/15/2022	PLOTTED DATE: Feb/15/2022 PLOTTED BY: jeff.roe		
DRAWN BY: JJR	SCALE: 1"=60'	CLIENT: Touro College Montana, LLC SHEET 2 OF 2		
CHECKED BY: GBG	PROJ. #: 10027.001	DRAWING NAME: Q:\10027_Touro\001_Subdivision & Zoning\ACADISurvey\Touro_MinorSub_20220215.dwg		