

# DESIGN REVIEW BOARD

June 9, 2014

**Case Number**

DRB2014-17

**Applicant/  
Representative**

Bryan Bajier, Project Engineer  
Ascent, LLC.

**Owner**

Charter Communications

**Property Location**

21st Ave S, adjacent to the Homeland Security Office, in the vicinity of Great Falls College MSU

**Requested Action**

Design Review of a new unenclosed telecommunications facility

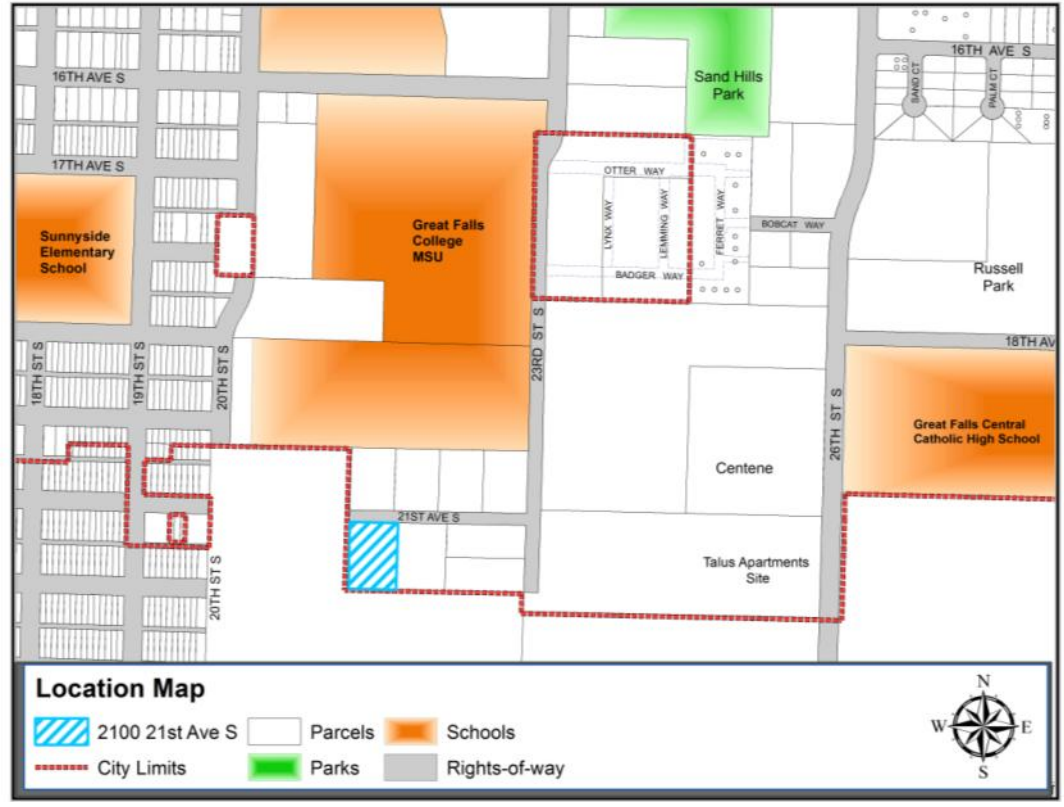
**Recommendation**

Approve design with conditions

**Project Planner**

Galen Amy

## CHARTER - 2100 21ST AVE SOUTH



### Project Description

The applicant is proposing partial development of a vacant piece of property located south of 21st Avenue South. This project involves developing the south half of the subject property for an unenclosed telecommunications facility, which includes a 40-foot tall telecommunications tower. This property is located in the Medical District and is zoned M-1 Mixed-use.

The M-1 district is intended to allow a balanced harmonious mixture of commercial, residential, institutional uses, and public spaces. A mix of uses could occur within the same building or in separate building in close proximity to one another. The proposed use is compatible with the uses on surrounding properties.

### Background

- Legal Description: Lot 3E, Medical Tech Park, Section 18, T20N, R4E, P.M.M., Cascade County, Montana
- Property Area: ±1.3 acres

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## Project Overview

### **New Construction: Exhibit 28-1 Standards and Guidelines for specific projects and buildings**

The proposed project complies with the guidelines and standards for design review of new construction contained within Exhibit 28-1.

On December 18, 2012, the City Commission adopted Resolution 10002 which granted a conditional use permit (CUP) for an unenclosed telecommunications facility on the subject property; however, that CUP has since expired. The scope of the original project has also been scaled back since the initial approval. The applicant is going through the public hearing process to acquire a CUP concurrently with the Design Review Board application.

The applicant is proposing construction of a 1,768 square foot building on the south half of the property, for an office and telecommunications room for support services (see Exhibit F). 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 (see Exhibit K). 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 building will be constructed using split face and standard concrete masonry units (CMU). The building will have a burgundy red split face CMU base wall surrounding the whole building, topped with a row of khaki split face CMU. Burgundy red standard face CMU accent each corner of the building with the remaining building being constructed of khaki standard face CMU. The roof, door awning and doors will be white painted metal. The size and clean efficient design of the building fit well with the proposed use and neighboring uses (see Exhibit E - Conceptual Renderings and Exhibit G - Elevations).

Mechanical equipment has been screened by landscaping or fencing depending on where it is located on the site. In addition, a 15-foot evergreen landscaped buffer along the south property line and bottom third of the east and west property lines has been required as a condition of approval for the CUP, which the applicant has provided.

### **Conformance with Title 17**

The proposed project is in conformance with the relevant requirements of Title 17 - Land Development Code, of the Official Code of the City of Great Falls, including but not limited to zoning, setbacks, building height and lot coverage. The site plan includes the conceptual parking layout showing 8 parking spaces, 1 of which will be ADA accessible. This meets the code requirements. The applicant has provided an outdoor lighting plan which appears to meet the intent of the Land Development Code.

All site drainage, building drainage, and parking drainage will flow to the detention pond located on the northeast side of the lot, running perpendicular to 21st Avenue South. The detention pond will be connected to the city storm drain in 21st Avenue South. The applicant shall provide the site grading and storm water plan to the Public Works Department, and these plans must be approved prior to the issuance of building permits for the development.

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 full landscaping plan is included as Exhibit I & J.

Any proposed building and site signage will be reviewed under a separate application.

**Summary**

The project utilizes the available existing infrastructure and will not create an adverse impact to the surrounding area. The development of the subject property from a vacant lot may promote some new business opportunities on similar properties in the vicinity. Staff supports approval of this application.

**Suggested Motion**

1. Board Member moves:

“I move that the Design Review Board (approve/approve with conditions) the Design Review Application of Charter Communications, as shown in the conceptual development plans contained within this report and provided by the Project Engineer, subject to the follows conditions:

- ◆ The proposed project shall be developed consistent with the conditions in this staff report, all codes and ordinances of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.
- ◆ If after the approval of the concept development plan as amended by this Board, the owner proposes to expand or modify the conceptual development plans, the Director of the Planning and Community Development Department shall determine in writing if such proposed change would alter the concept for one or more review criteria. If such proposed change would alter the plan, the proposal shall be resubmitted for review as a new application.
- ◆ The applicant shall develop plans and specifications in conformance with the relevant requirements of Title 15 - Building and Construction, of the Official Code of the City of Great Falls.
- ◆ Applicant shall provide a 15-foot continuous evergreen landscape buffer including trees and shrubs along the southern portion of the property, including along the south third of the east and west property lines.

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2. Chairman calls for a second, discussion, inquiries from the public, and calls the vote.

CC: Dave Dobbs, City Engineer  
Patty Cadwell, Neighborhood and Youth Council Coordinator  
Todd Seymanski, City Forester  
Bryan Bajier, Project Engineer, Ascent, LLC, bryan.bajier@ascentcorp.com  
Frank Park, Director ISP, Charter Communications, frank.park@charter.com

# EXHIBIT A - APPLICATION

CITY OF GREAT FALLS  
PLANNING & COMMUNITY DEVELOPMENT DEPT.  
P.O. BOX 5021, GREAT FALLS, MT, 59403-5021  
406.455.8430 • WWW.GREATFALLSMT.NET

Submittal Date: \_\_\_\_\_  
Application Number: \_\_\_\_\_

## DESIGN REVIEW BOARD APPLICATION

NEW TELECOMMUNICATIONS FACILITY  
Name of Project / Proposed Use:

Charter Communications  
Owner Name:

1860 MONAD BLDG  
Mailing Address:

406-869-5610 Phone:      FRANK.PARK@CHARTER.COM Email:

FRANK PARK - Director I.S.P. / BRYAN BAJIER  
Representative Name:

SAME AS ABOVE / 2350 BALL DRIVE, ST. LOUIS, MO 63146  
Mailing Address:

314.810.1546 Phone:      bryan.bajier@ascertcorp.com Email:

### PROJECT LOCATION:

2100 21<sup>ST</sup> AVE S, GREAT FALLS, MT 59405  
Site Address:

~30,000 Sq. Ft. of Property:      1768 Sq. Ft. of Structure:

### LEGAL DESCRIPTION

03E Mark/Lot:      S18 Section:      T20 N Township/Block      R/4E Range/Addition

I (We), the undersigned, attest that the above information is true and correct to the best of my (our) knowledge. Further, I (We) owner of said property authorize the above listed representative to act as my agent in this application.

[Signature] Property Owner's Signature:      5-9-14 Date:

[Signature] Representative's Signature:      5-12-14 Date:



# EXHIBIT B - APPLICATION NARRATIVE



2350 ball drive | st. louis, missouri 63146 | 314.989.1011t | 314.989.1122f

May 12, 2014

City of Great Falls, MT  
Planning & Community Dev. Dept.  
2 Park Drive South, Room 112  
PO Box 5021  
Great Falls, MT 59403

Subject: Great Falls Montana Conditional Use Permit Application  
Proposed Charter Telecommunications Facility Narrative  
2100 21<sup>st</sup> Ave S

Charter communications proposes to develop and construct a single story telecommunications facility on the vacant site located at 2100 21<sup>st</sup> Ave S. The proposed structure will house a small office and a telecommunications room to support the services for the community of Great Falls and the surrounding area. During normal business hours there will be approximately 2 employees in the building and during off hours, personnel will only be onsite for emergency or critical maintenance.

The existing site is zoned M-1. The proposed building is 1,768 square feet and the overall site area is 57,000 square feet. There is a driveway entrance from 21<sup>st</sup> Ave S which leads to parking lot for the building. Eight parking spaces will be provided for employees, service trucks, and visitors. One disabled parking spaces will be provided which will also be van accessible.

The building will be constructed of a single slop standing seam roof with both spilt face and standard CMU walls. An equipment yard located to the north side of the building will have two AC units and a standby emergency generator. This equipment yard will be protected with a 10' tall sound wall around the generator with the 6' security fence protecting the rest. On the opposite side of the building will be three satellite dishes and a forty feet tall communications tower. The site will have a perimeter fence around the developed half of the property as well as a 15' evergreen buffer on the south property line. Currently the only development to the site will be on the southern half of the lot.

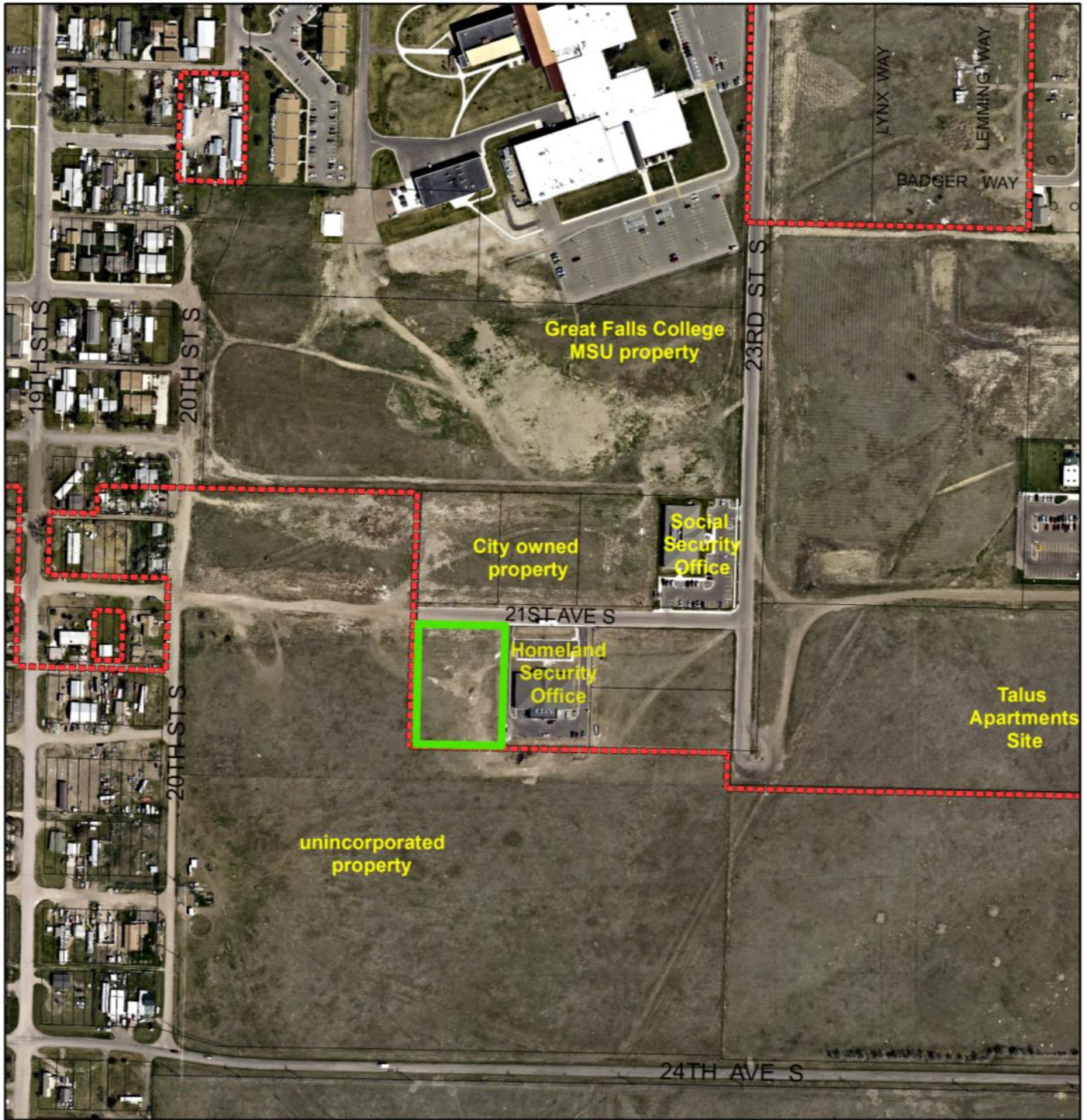
All site drainage, building drainage, and parking drainage will migrate to the detention pond located on the northeast side of the lot running perpendicular to 21<sup>st</sup> Ave S. The detention pond will be connected to the city storm drain located in the street.

Feel free to call or email myself if you have any questions, comments, or concerns.

Thank you,

**Bryan Bajier** | Project Engineer  
Ascent, LLC.  
D 314.810.1546 | M 314.813.8527  
[bryan.bajier@ascentcorp.com](mailto:bryan.bajier@ascentcorp.com)

# EXHIBIT C - AERIAL MAP



 2100 21st Ave S

 City Limits

 Tracts of Land

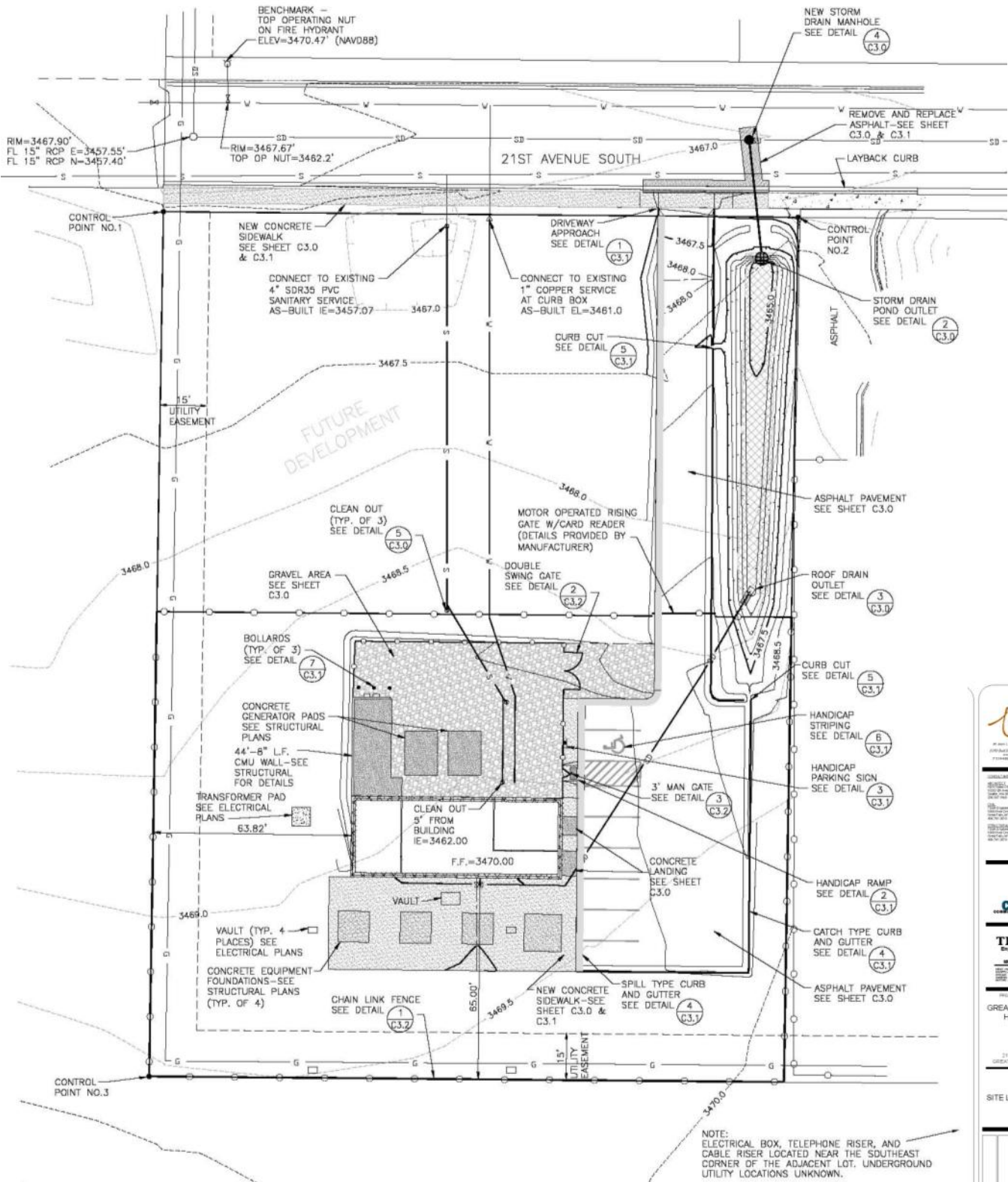
250 125 0 250 Feet



Charter Telecommunications Facility CUP



# EXHIBIT D - CHARTER PROPOSED SITE PLAN



**ASCENT**  
AN ENGINEERING AND ARCHITECTURAL FIRM  
 1000 W. MAIN ST. SUITE 100  
 GREAT FALLS, MT 59404  
 406.763.1111

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**Charter**  
COMMUNITY DEVELOPMENT

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**TD&H**  
 Engineering  
www.tdandh.com  
 1000 W. MAIN ST. SUITE 100  
 GREAT FALLS, MT 59404  
 406.763.1111

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PROJECT LOCATION  
 GREAT FALLS, MT - HEADEND

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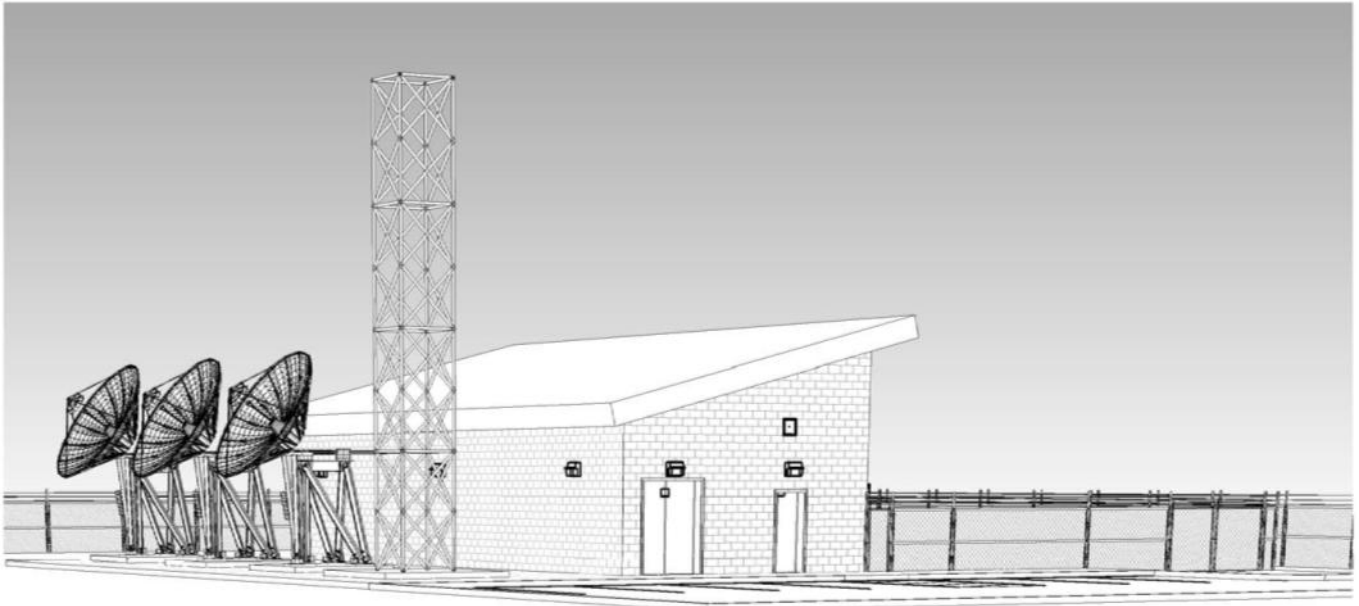
2100 S. 21ST AVE  
 GREAT FALLS, MT 59405

**SITE LAYOUT PLAN**

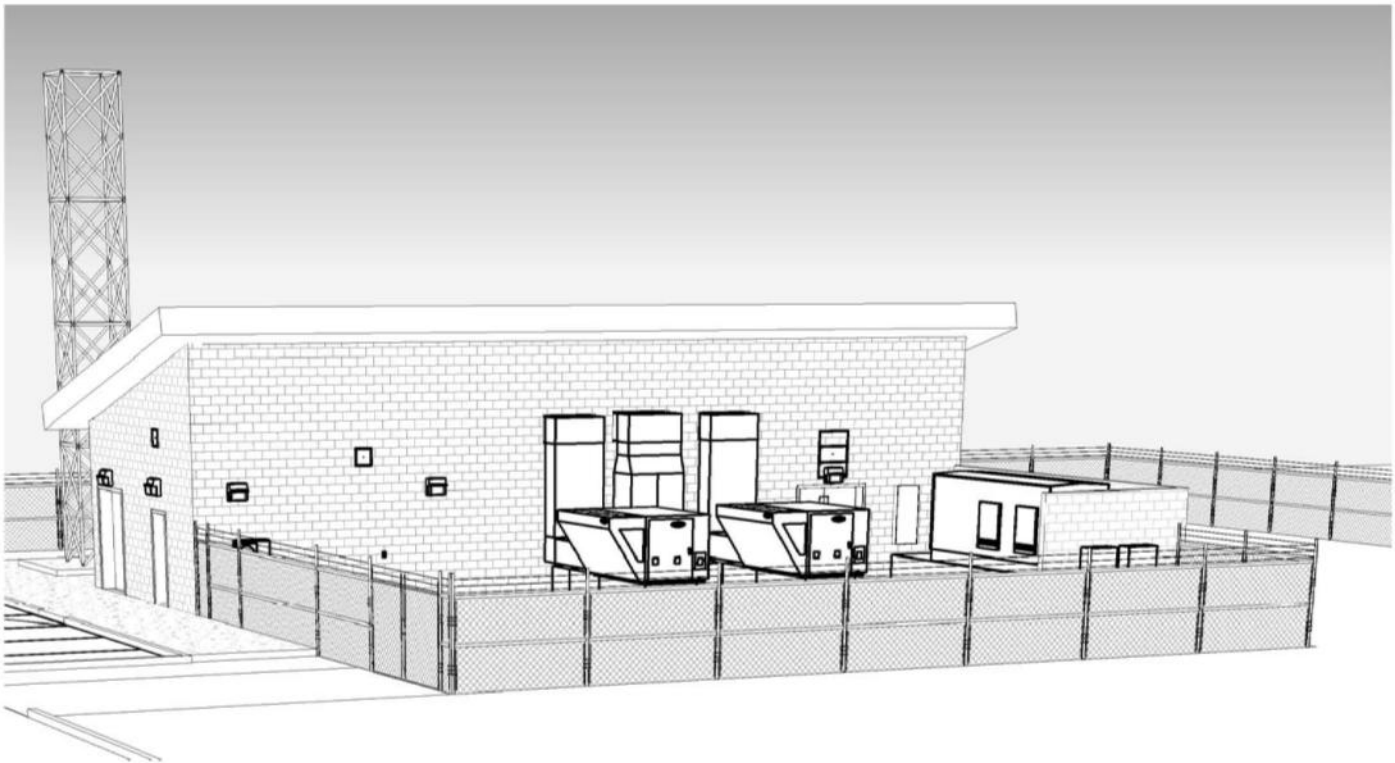
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SCALE: AS SHOWN  
 DATE: 08/20/2014  
 DRAWN BY: TAC  
 CHECKED BY: DCM  
 DRAWING NUMBER: C2.0

# EXHIBIT E - CHARTER CONCEPTUAL RENDERING



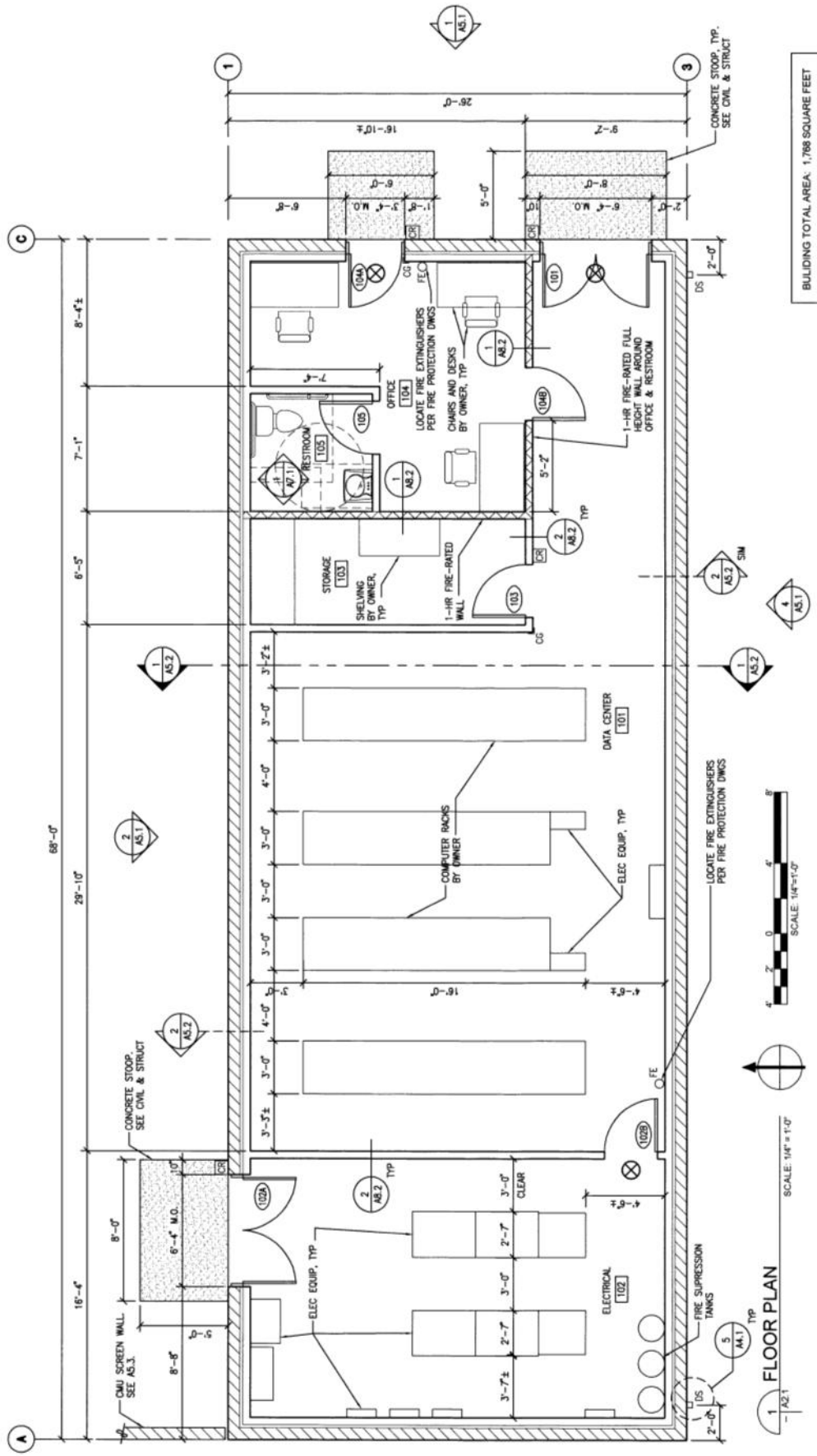
2 3D PERSPECTIVE  
G0.1



3 3D PERSPECTIVE  
G0.1



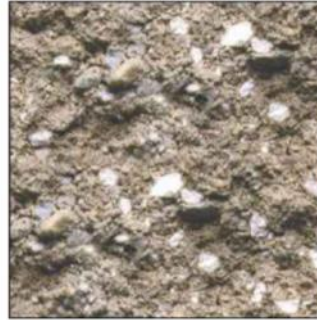
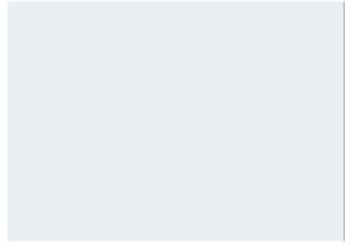
# EXHIBIT F - CHARTER FLOOR PLAN



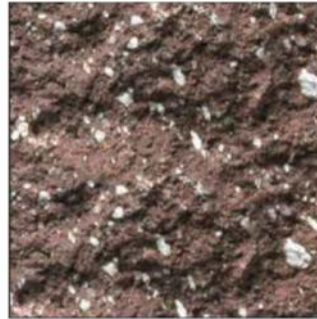


# EXHIBIT H - CHARTER COLOR PALLETTE/ BUILDING MATERIALS

TYP EXTERIOR METAL COLOR  
REGAL WHITE



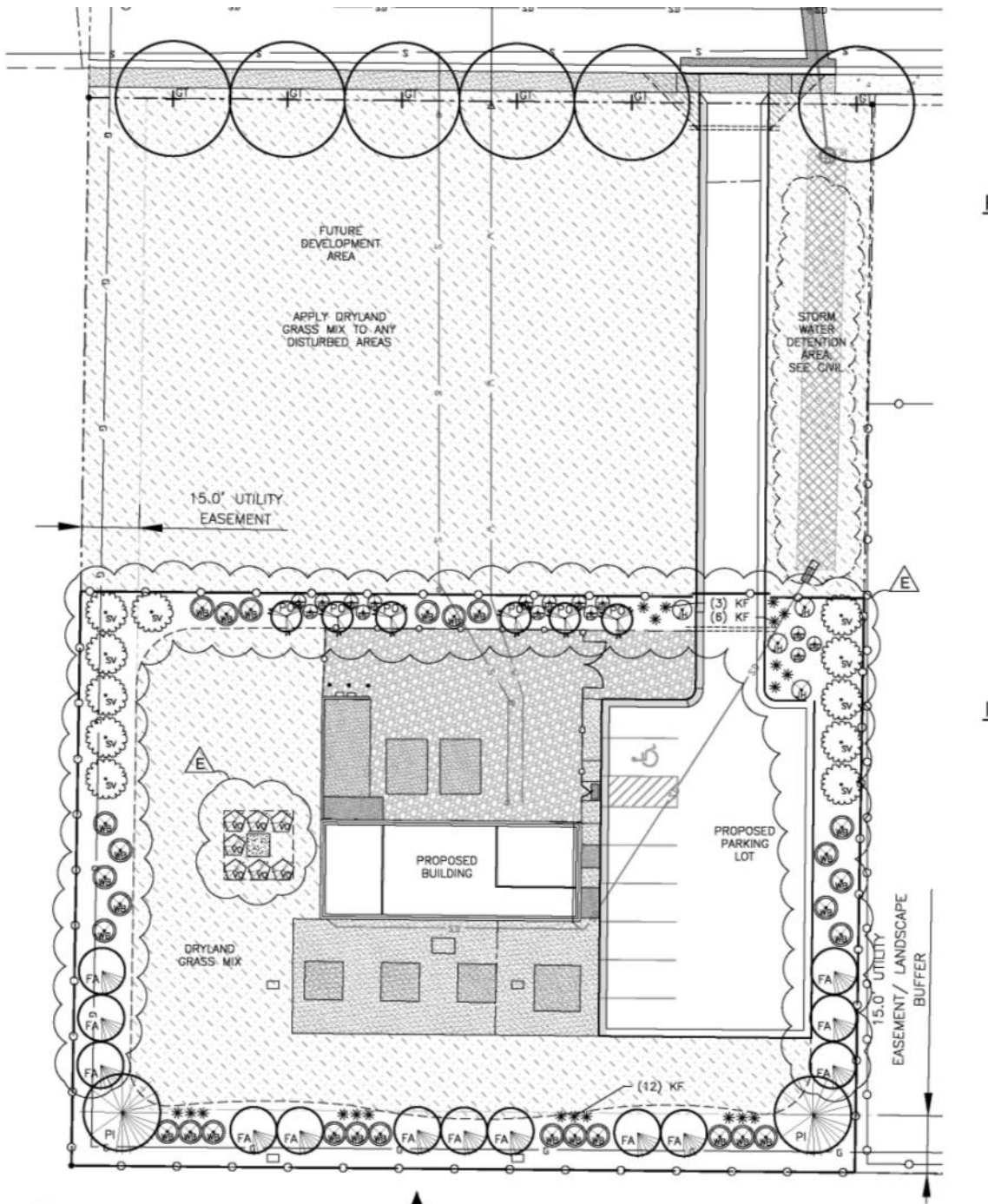
TYP WALL COLOR  
KHAKI  
(SPLIT FACE CMU SHOWN)








BASE WALL COLOR  
BURGUNDY RED  
(SPLIT FACE CMU SHOWN)



# EXHIBIT I - CHARTER LANDSCAPING PLAN



## LEGEND

	CLEAR VISION TRIANGLE		METAL EDGING
	DRYLAND SEED MIX		IRRIGATION SLEEVE
	PROPERTY BOUNDARY	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	4,806 SQ. FT. RE: DESIGN WAIVER	9,805 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

# EXHIBIT J - CHARTER LANDSCAPING DETAILS

## 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 CONTRACTOR'S 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 DICATE.
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 LOOSEND. 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 WITH A TEMPORARY IRRIGATION SYSTEM UNTIL ESTABLISHED. CONTRACTOR IS RESPONSIBLE 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

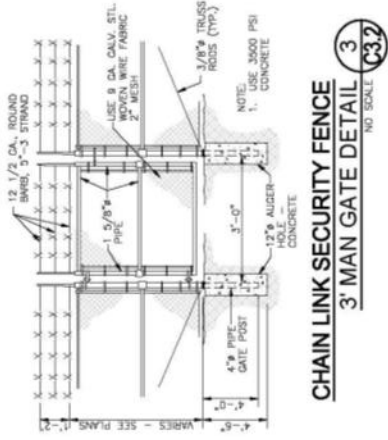
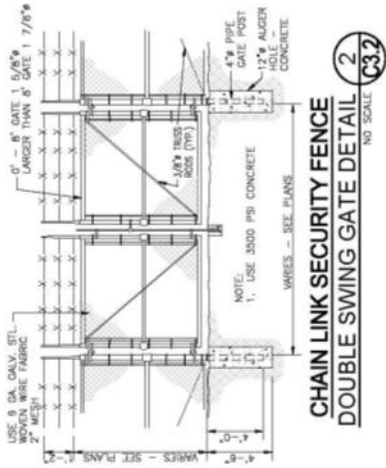
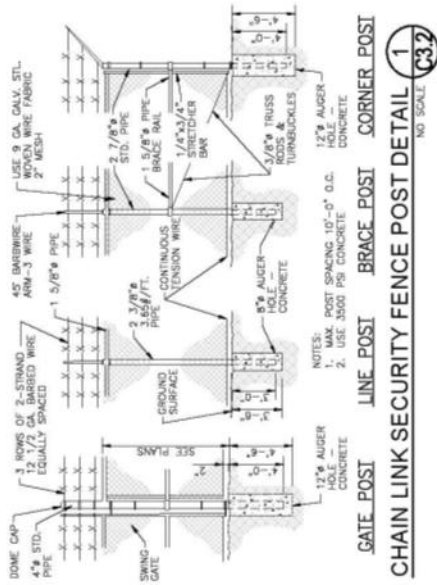
## MASTER PLANT SCHEDULE

SYM	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	ROOT	NOTES	MATURE HEIGHT	MATURE WIDTH
DECIDUOUS TREES								
QT	6	QLEDITSIA 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%	LOODRM GREEN NEEDLE GRASS						
	20%	WESTERN WHEATGRASS						
	10%	SECAR BLUE BUNCH WHEATGRASS						





# EXHIBIT K - CHARTER FENCE DETAIL



**ASCENT**  
45 Inverness Circle | Exton, PA 19341  
610-381-1100 | Fax: 610-381-1101  
www.ascentinc.com

**CHARTER**  
Engineering  
1000 North 10th Street  
P.O. Box 1000  
Great Falls, PA 17042  
717-333-1100



**TD&H Engineering**  
1000 North 10th Street  
P.O. Box 1000  
Great Falls, PA 17042  
717-333-1100

**PROJECT INFORMATION**  
GREAT FALLS, MT -  
HEADEND

3300 S 21ST AVE  
GREAT FALLS, MT 59405

**FENCE DETAILS**



SCALE	AS SHOWN
FULL SIZE PLOT	2" X 3"
DRAWN BY	TWC
CHECKED BY	DM
DRAWING NUMBER	

C3.2



## EXHIBIT L - SITE PHOTOS



View south from 21st Ave S, across the subject property, with the Homeland Security Office on the left.



View north across the subject property with the Homeland Security Office abutting on the east and Great Falls College MSU in the background.



View from the southeast corner of the property looking northwest at the abutting vacant property and residential development further beyond.