



# City of Helena Pre-Application Information Form

Please fill out this form as best you can and return to the City Planning Office **five (5) days prior** to your pre-application meeting. If you have any problems filling out this form, please call the City Planning Office at 447-8490 and we will be happy to assist you.

**PLEASE CHECK ONE:**       **SUBDIVISION**       **NON-SUBDIVISION**

1. Name of Applicant: Dan Sampson, Construction & Development Manager, Town Pump Inc., 600 So. Main St. Butte, MT  
Name of Property Owner (if different): HELENA #5 TOWN PUMP LLC  
Address/City/State/Zip: 600 South Main Street, Butte, MT 701  
Email: dans@townpump.com      Primary Phone: (406) 497-60860  
Secondary Phone: N/A

2. Contact person: Jason Egeline      Primary Phone: (406) 443-2340  
Email: jason@cwg-architects.com      Secondary Phone: N/A

3. Legal Description and general location: REA MINOR SUBDIVISION, S17, T10 N, R03 W, Lot 4, ACRES 5.23, COS 3271290  
Physical building address is 1822 E. CUSTER AVE, HELENA, MT 59602.

**Please provide a general vicinity map, showing existing streets, north arrow and the proposed location of the site. General vicinity map is attached**

4. Describe land use proposal (CUP, zone change, etc.): Remodel existing C-store area with a 9,800 s.f. addition for an expanded cooler area, receiving room and storage room. Work also includes demolishing the existing stand alone Car Wash.

5. What, if any, is the existing zoning? B-2 General Commercial District

6. Do you plan to hire an engineer? Yes  No  Do you plan to hire a surveyor? Yes  No

7. Are you aware of any site conditions that may affect development? no

8. Describe proposed water and sewer system: existing municipal water and sewer services are intended to be reused in current locations

9. Describe proposed streets/access: Vehicular access to the site is off of East Custer Avenue with west bound traffic and off of the Frontage road for north and south bound traffic

10. Do you intend to apply for a variance? No

11. Describe drainage provisions (if applicable): reuse existing drainage patterns and contours as-is

**For Subdivision Pre-Application Conference, please complete the following additional information:**

**Section is not applicable for this project**

12. Name of proposed subdivision: \_\_\_\_\_

13. Number and size of lots: \_\_\_\_\_ approximate size of subdivision: \_\_\_\_\_

14. How do you intend to meet the park dedication requirement?  cash donation  park dedication  
 Combination  n/a

**Please include a sketch of the proposed subdivision showing the layout of the existing streets in relation to the site.**

## SUBDIVISION PRE-APPLICATION CONFERENCE

- A. Prior to submitting a preliminary plat application, a subdivider for a subdivision must consult with the Planning division of the Community Development Department to become familiar with the City's subdivision application requirements and review process. The subdivider must attend a pre-application meeting prior to submitting a subdivision application or resubmitting a previously submitted subdivision application that has material changes or amendments made by the subdivider after the original application has been determined by the City to contain required elements and sufficient information.
- B. The pre-application meeting will be scheduled within thirty (30) days after the subdivider submits a written request for a pre-application consultation and submits the pre-application materials to the City.
- C. To be considered for review, a subdivision application must be submitted within one hundred eighty (180) days of the pre-application meeting consultation. If an application is not submitted within that time frame, the subdivider must request a new pre-application consultation prior to submitting the subdivision application.
- D. In order to make the pre-application consultation productive, the subdivider should provide as much of the following information as possible:
- 1. Names and addresses of the subdivider and the owner of the property proposed to be subdivided;
  - 2. Name of proposed subdivision;
  - 3. Location of the property to be subdivided;
  - 4. Existing zoning of the property to be subdivided;
  - 5. Number and size of proposed subdivided lots;
  - 6. Size of the proposed subdivision;
  - 7. Name and contact information for any engineer or surveyor that have been retained;
  - 8. Proposed water and wastewater systems;
  - 9. Nearest existing water and wastewater mains to the property and type, size, and location of existing wastewater treatment facilities, including septic systems;
  - 10. Proposed streets;
  - 11. Whether the subdivider intends to apply for a zone change, zoning variance, or subdivision regulation variance;
  - 12. Description of any physical and environmental site conditions on the property;
  - 13. Stormwater drainage system;
  - 14. Proposed special improvement or maintenance districts;
  - 15. Proposed park land dedication;
  - 16. Legible drawing of the proposed subdivision showing layout of existing streets in relationship to proposed improvements and topography of the tract, if possible (drawing does not need to be to scale);
  - 17. A general vicinity map showing existing streets and north arrow;
  - 18. Existing structures on the property;
  - 19. Existing easements and right-of-ways on the property;
  - 20. Existing and proposed covenants or deed restrictions;
  - 21. Water rights, including the name of owner(s), amount of water by flow rate or volume, date of priority of the right, purpose of use, place of use, and place and means of diversion;
  - 22. Types and locations of agricultural water facilities; and
  - 23. Analysis on how the proposed subdivision complies with the City Growth Policy.

## **Applicable Laws and Regulations**

The following are state laws, local regulations, Growth Policy provisions and other documents that may apply to the subdivision review process; this is for informational purposes only per MCA 76-3-504 (1)(q)(ii):

- Montana Code Annotated: including but not limited to Title 76 – Chapter 3
- Administrative Rules of Montana: including but not limited to Title 8, Chapter 94, Sub-chapter 30
- City of Helena City Code: including but not limited to Title 6 Public Utilities  
Title 7 Public  
Ways Title 11  
Zoning, and  
Title 12 Subdivision Regulations
- 2011 City of Helena Growth Policy
- Greater Helena Area Transportation Plan – 2004 Update
- 2011 City of Helena Comprehensive Parks, Recreation, and Open Space Plan
- City of Helena Engineering Standards
- South Hills Planning Study – 1985
- Helena West Side Infrastructure Study – 2001

## **Comment Contact List**

The following entities may be contacted for comments on proposed subdivisions per MCA 76-3-504 (1)(q)(iii). The City requests these entities respond within two (2) weeks of receiving the City's "Request for Comment." Although the City requests that these entities respond within two (2) weeks, they may comment at any time during the subdivision review process. Applications for subdivision review will not be delayed if these entities do not respond within the review period.

- ADA Compliance Committee
- City of East Helena
- City of Helena
- East Helena Public Schools
- Fort Harrison
- Helena Citizen's Council (HCC)
- Helena Regional Airport
- Helena School District
- Helena Valley Irrigation District
- Jefferson County
- Lewis and Clark County
- Lewis and Clark County Water Quality Protection District
- Lewis and Clark County Soil Conservation District
- Montana Department of Environmental Quality
- Montana Department of Fish, Wildlife, and Parks
- Montana Department of Natural Resources and Conservation
- Montana Department of Transportation
- Montana Land Reliance
- Montana Natural Heritage Program
- Non-motorized Transportation Advisory Council
- NorthWestern Energy
- St. Peter's Hospital and Ambulance Service
- State Historic Preservation Office
- City-County Heritage Tourism Council
- Three Rivers Communications

- U.S. Army Corps of Engineers
- U.S. Bureau of Land Management
- U.S. Environmental Protection Agency
- U.S. Fish and Wildlife Service
- U.S. Forest Service
- U.S. Geological Survey, Water Resources Division
- U.S. Post Office
- Utility companies including those providing electrical, communication, fiber optic, gas, or other services
- Yellowstone Pipe Line Company

# HELENA #5 CASINO & LIQUOR STORE REMODEL & ADDITION

## CIVIL/SITEWORK DRAWINGS

### 1822 EAST CUSTER AVENUE HELENA, MT

### 2024

35% DRAWINGS  
NOT FOR CONSTRUCTION



**bsc&e**  
BIG SKY CIVIL &  
ENVIRONMENTAL, INC

ENGINEERS - PLANNERS - DESIGNERS -  
LAND SURVEYORS - ENVIRONMENTAL SPECIALISTS

1324 13th Ave. SW  
P.O. BOX 3625  
GREAT FALLS, MT 59403  
(406) 727-2185 OFFICE  
(406) 727-3656 FAX  
www.bigskyce.com

PROFESSIONAL SEAL

BY: CJM  
DATE: 1/5/24

OWNER:

HELENA 5 &  
HOTEL RE LLC

PROJECT NAME:

HELENA #5  
CASINO &  
LIQUOR STORE  
REMODEL &  
ADDITION

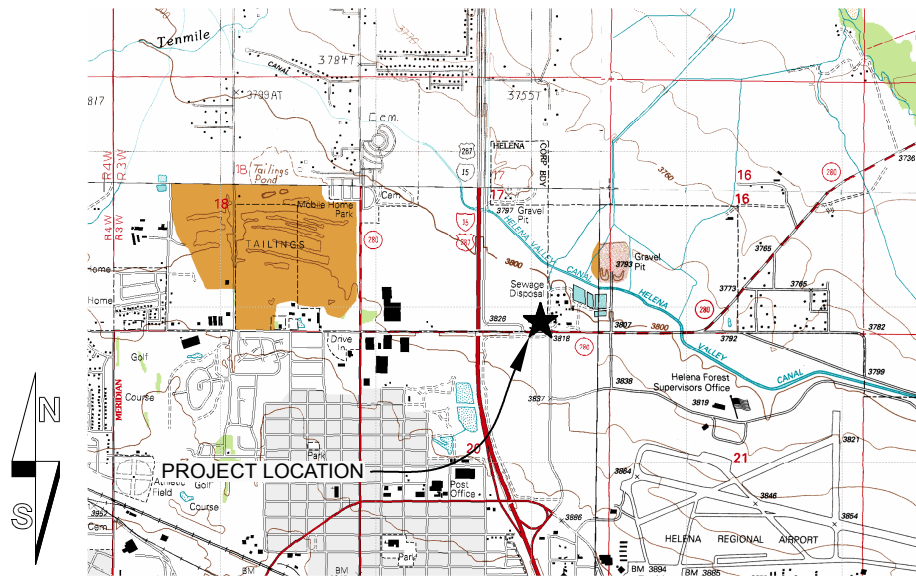
SHEET TITLE:

COVER

DRAWING INFORMATION:  
BSCE PROJECT NUMBER: 23CG  
OWNER FILE NUMBER: XXXX  
CADD FILE NAME: 23CG-C1  
ASSOCIATED PROJECTS: XXXX

SHEET:

C1 OF 6



VICINITY MAP

### LEGEND

EXISTING	NEW	
— W —	— W —	WATER
⊕	⊕	FIRE HYDRANT
⊗	⊗	VALVE
·	·	CURB STOP
— S —	— S —	SANITARY SEWER
— SS —	— SS —	SEWER SERVICE
○	○	MANHOLE
— FM —	— FM —	FORCE MAIN
— SD —	— SD —	STORM DRAIN
⊙	⊙	STORM INLET
— OE —		OVERHEAD ELECTRICAL
— E —		UNDERGROUND ELECTRICAL
— T —		TELEPHONE
⊕		TELEPHONE PEDESTAL
⊕		POWER POLE
—	—	CURB AND GUTTER
—	—	CULVERT
—	—	CONTOURS
—	—	PROPERTY LINE
///	///	ASPHALTIC CONCRETE SURFACING
■	■	CONCRETE SURFACING
■	■	GRAVEL SURFACING
■	■	LANDSCAPING

### ABBREVIATIONS

AB ·	· AGGREGATE BASE GRAVEL	MH ·	· MANHOLE
AC ·	· ASPHALTIC CONCRETE (PAVEMENT)	N.I.C. ·	· NOT IN CONTRACT
B.C. ·	· BACK OF CURB	PVC ·	· POLYVINYL CHLORIDE (PIPE)
CL ·	· CENTERLINE	RCP ·	· REINFORCED CONCRETE PIPE
CO ·	· CLEANOUT	SAN ·	· SANITARY SEWER
C.P. ·	· CONTROL POINT	SD ·	· STORM DRAIN
CY ·	· CUBIC YARDS	SHT. ·	· SHEET
DIP ·	· DUCTILE IRON PIPE	SS ·	· SEWER SERVICE
EA ·	· EACH	SW ·	· SIDEWALK
EL./ELEV. ·	· ELEVATION	S.Y. ·	· SQUARE YARDS
EX./EXIST. ·	· EXISTING	TBM ·	· TEMPORARY BENCH MARK
F.F. ·	· TOP OF FINISH FLOOR ELEVATION	TP ·	· TOP OF PAVEMENT
G OR GAS ·	· GAS (NATURAL)	TYP. ·	· TYPICAL
FLOR FL. ·	· FLOW LINE	W ·	· WATER
I.E. ·	· INVERT ELEVATION	WS ·	· WATER SERVICE
L.F. ·	· LINEAL FEET	W/ ·	· WITH
		XING ·	· CROSSING

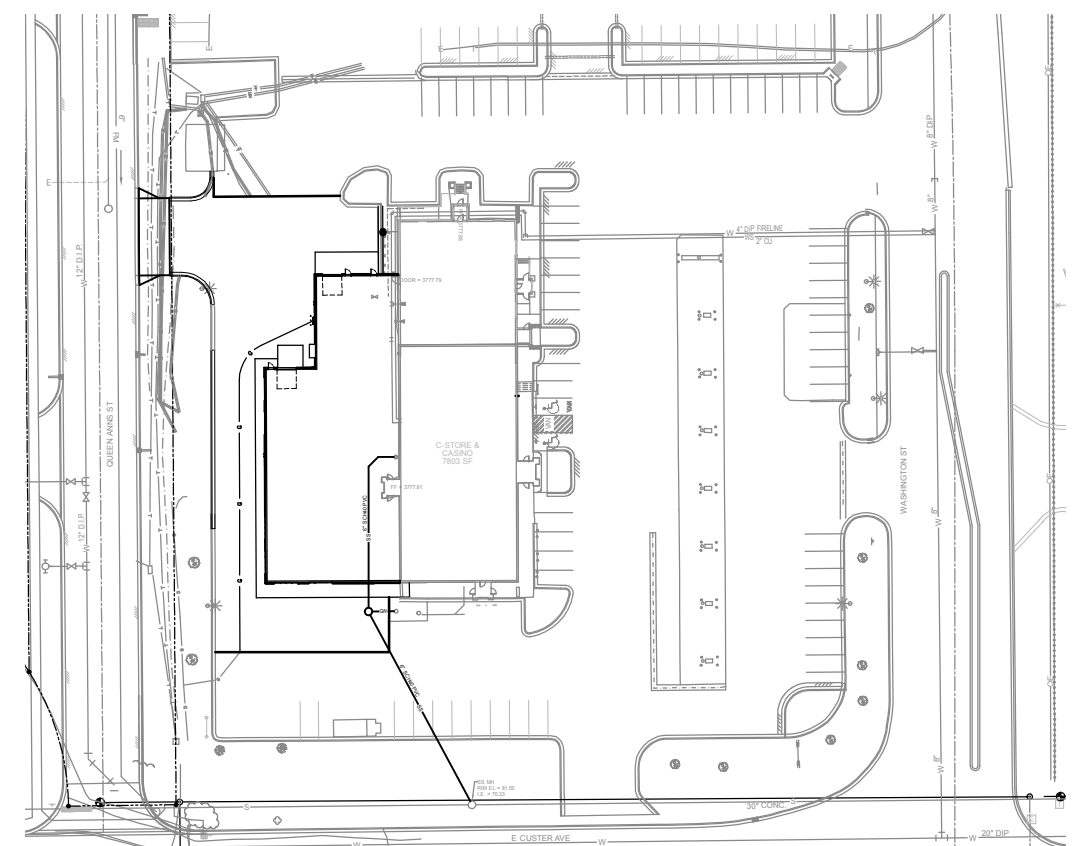
### NOTES

THE ENGINEER HAS ATTEMPTED TO SHOW ON THE PLANS ALL KNOWN UNDERGROUND UTILITIES AND SERVICE LINES FOR THE PURPOSE OF IDENTIFYING POTENTIAL CONFLICTS. THE PRESENTATION OF EXISTING UTILITIES IS NOT WARRANTED TO BE EITHER COMPLETE OR EXACT IN HORIZONTAL POSITION OR ELEVATION. THE CONTRACTOR SHALL DETERMINE OR VERIFY VERTICAL AND HORIZONTAL UTILITY LOCATIONS PRIOR TO BEGINNING ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DATA WITH EACH RESPECTIVE UTILITY OWNER PRIOR TO BIDDING AND/OR INITIATING CONSTRUCTION. THE ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF UTILITY LOCATION DATA PRESENTED ON THE DRAWINGS. VARIANCES FROM LOCATION SHOWN ON ANY UTILITY CROSSED SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING.

ALL WORK IN MDT RIGHT-OF-WAY SHALL BE COMPLETED IN ACCORDANCE WITH MDT REQUIREMENTS. ALL WORK IN CITY OF HELENA RIGHT-OF-WAY SHALL BE COMPLETED IN ACCORDANCE WITH CITY OF HELENA REQUIREMENTS.

REFER TO MONTANA PUBLIC WORKS STANDARD SPECIFICATIONS AND CITY OF HELENA ENGINEERING STANDARDS FOR ADDITIONAL UTILITY DETAILS.

CONTRACTOR SHALL REVIEW TO THE GEOTECHNICAL REPORT FOR EXISTING SOIL TYPES AND SUBSURFACE CONDITIONS.



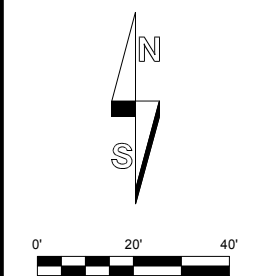
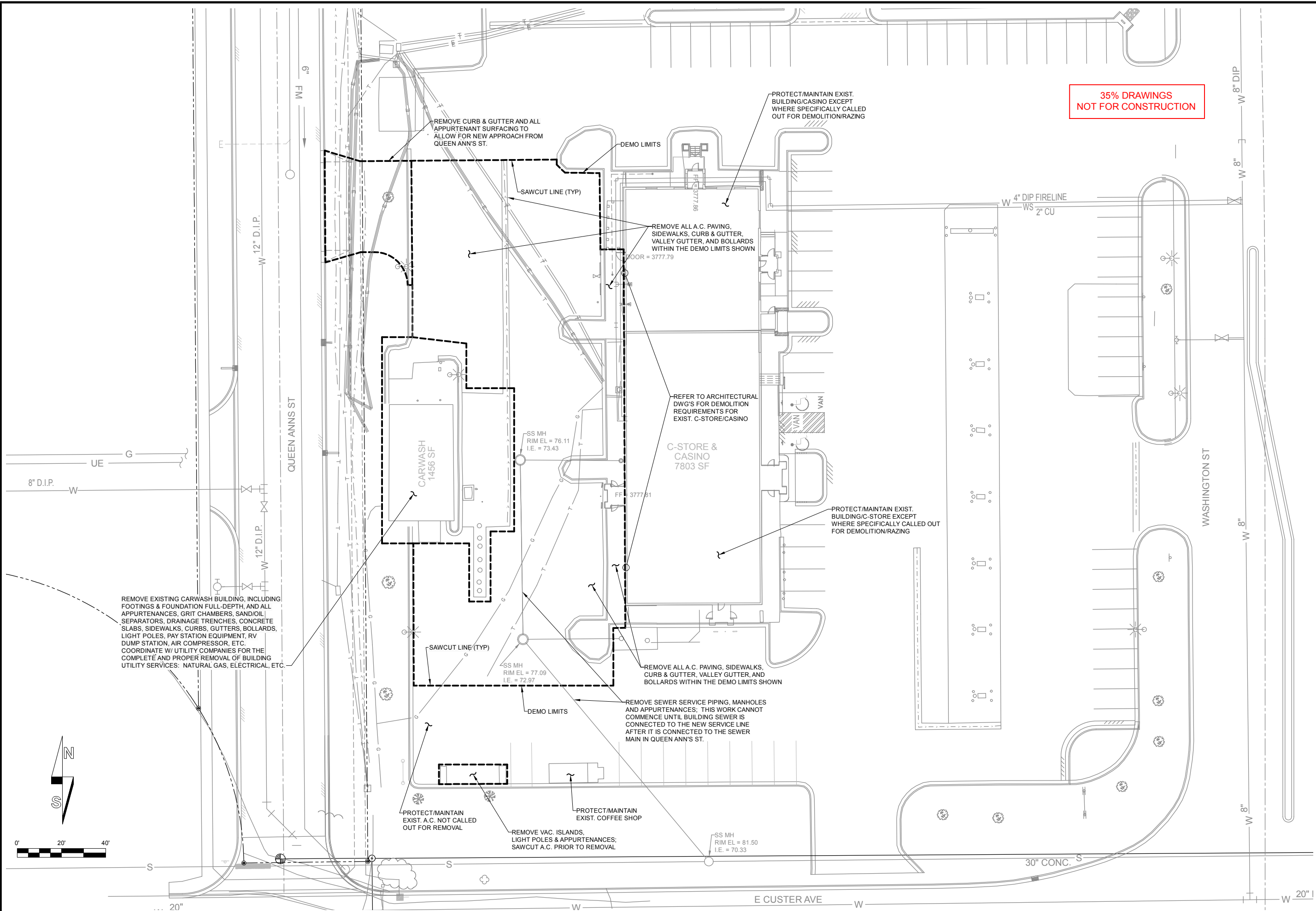
SITE AERIAL

### SHEET INDEX

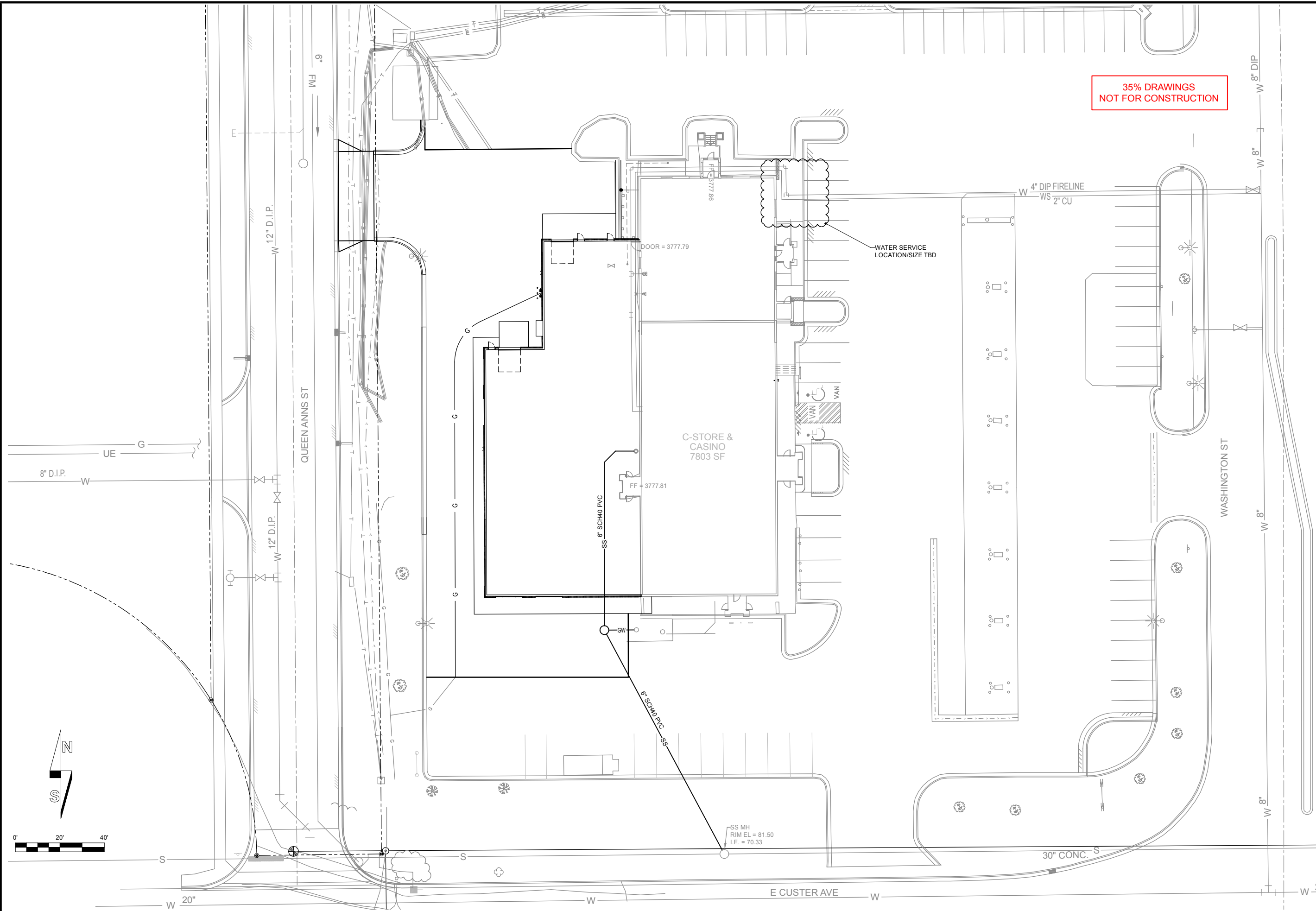
- C1 COVER
- C2 SITE DEMO PLAN
- C3 CIVIL SITE PLAN
- C4 GRADING & DRAINAGE PLAN
- C5 UTILITY PROFILES
- C5 DETAILS



35% DRAWINGS  
NOT FOR CONSTRUCTION



35% DRAWINGS  
NOT FOR CONSTRUCTION



C-STORE &  
CASINO  
7803 SF

DOOR = 3777.79

FF = 3777.81

6" SCH40 PVC  
SS

6" SCH40 PVC  
SS

SS MH  
RIM EL = 81.50  
I.E. = 70.33

WATER SERVICE  
LOCATION/SIZE TBD

30" CONC. S

QUEEN ANNS ST

WASHINGTON ST

E CUSTER AVE



PROFESSIONAL SEAL

BY: CJM  
DATE: 1/5/24

OWNER:

HELENA 5 &  
HOTEL RE LLC

PROJECT NAME:

HELENA #5  
CASINO &  
LIQUOR STORE  
REMODEL &  
ADDITION

SHEET TITLE:

GRADING &  
DRAINAGE  
PLAN

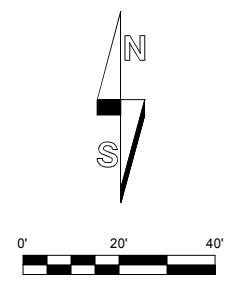
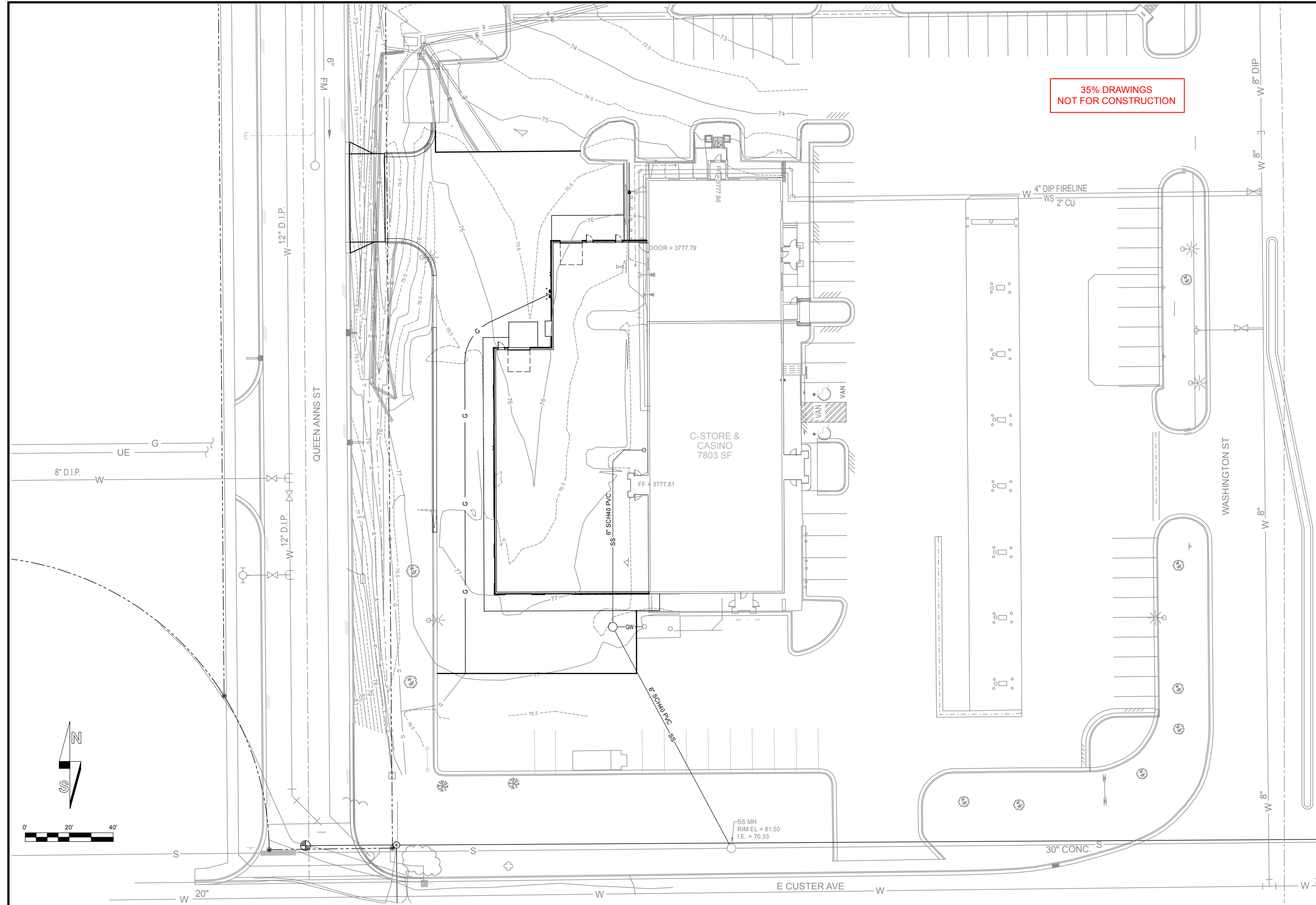
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OWNER FILE NUMBER: XXXX  
CADD FILE NAME: 23CG-C4  
ASSOCIATED PROJECTS: XXXX

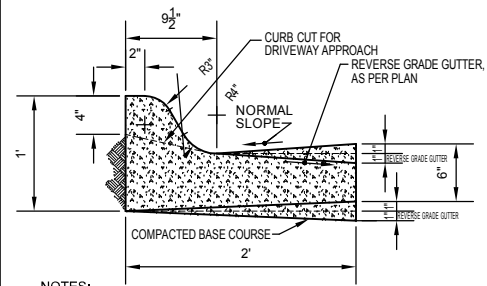
SHEET:

C4 OF 6

35% DRAWINGS  
NOT FOR CONSTRUCTION

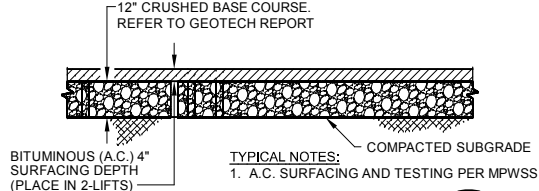






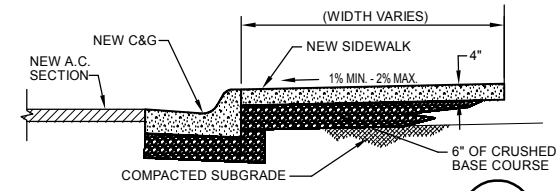
- NOTES:**
- SUBGRADE OR BASE COURSE BELOW CURB AND GUTTER TO BE PER PLANS OR SPECIFICATION.
  - PLACE CONTRACTION JOINTS AT EVERY 15' CURB LENGTH WITH A MINIMUM DEPTH OF 3/4" AND MINIMUM WIDTH OF 1/8". JOINTS SHALL BE CONSTRUCTED BY SAWING OR SCORING. WHEN SCORING, A TOOL SHALL BE USED WHICH WILL LEAVE CORNERS ROUNDED AND DESTROY AGGREGATE INTERLOCK FOR SPECIFIED MINIMUM DEPTH.
  - 1/2" EXPANSION JOINT MATERIAL SHALL BE PLACED AT P.C., P.I., AND CURB TURNS.
  - CURB & GUTTER SHALL NOT BE PLACED WITHOUT FINAL FORM INSPECTION.

**STANDARD CURB & GUTTER** 1  
C6

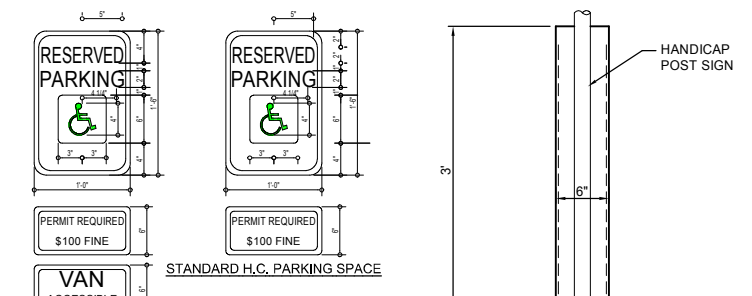


**TYPICAL NOTES:**  
1. A.C. SURFACING AND TESTING PER MPWSS

**TYPICAL PAVEMENT** 2  
NO SCALE  
C6

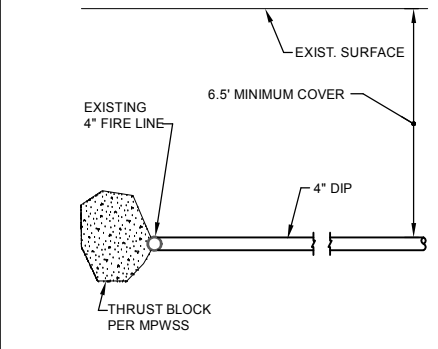


**TYPICAL SIDEWALK** 3  
C6

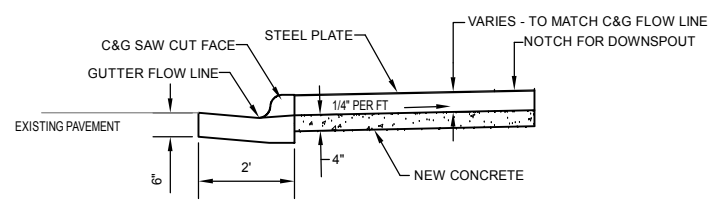
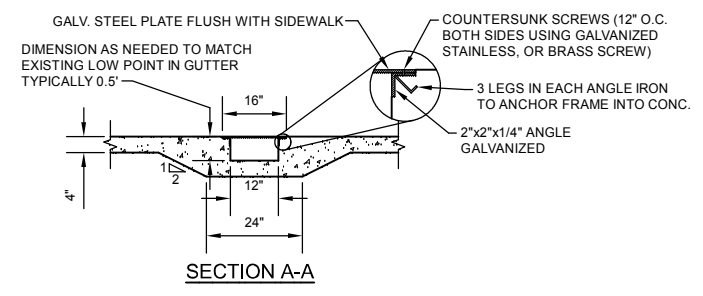
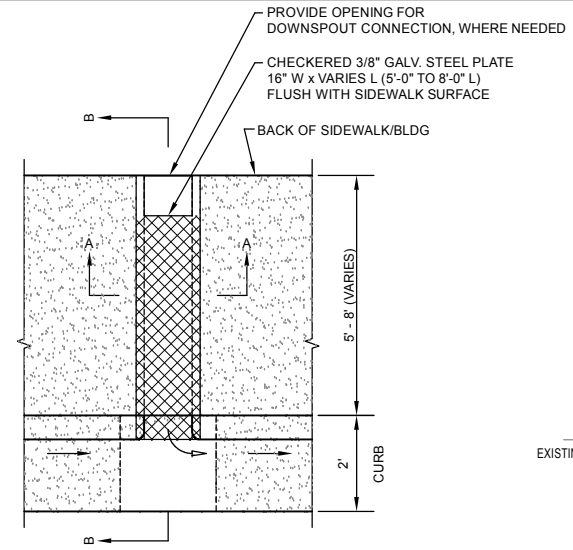


- HANDICAP PARKING SIGN** 4  
C6
- NOTES:**
- RESERVED PARKING SIGN IS A STANDARD SIGN & MAY BE ORDERED FROM A TRAFFIC SIGN SUPPLIER BY NUMBER. THE SIGN MUST BE SUPPLEMENTED WITH "VAN ACCESSIBLE" SIGN AND AMOUNT OF THE FINE FOR ILLEGALLY PARKING IN THE RESERVED SPACE. SIGN MUST CONFORM TO ALL LOCAL, STATE & FEDERAL REGULATIONS.
  - WHERE PARKING OR PEDESTRIAN MOVEMENT OCCUR, THE SIGN SHALL BE MOUNTED WITH A MINIMUM CLEARANCE OF 7'-0" FROM GROUND SURFACE TO THE BOTTOM OF SIGN.
  - ALL SIGN MATERIALS & CONSTRUCTION PROCEDURES SHALL CONFORM TO THE "STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITION, DISTRIBUTED BY THE MONTANA DEPT. OF TRANSPORTATION.
  - HANDICAP SIGNS SHALL BE INSTALLED WITHIN 6" PIPE BOLLARD AS SHOWN

**HANDICAP PARKING SIGN** 4  
C6

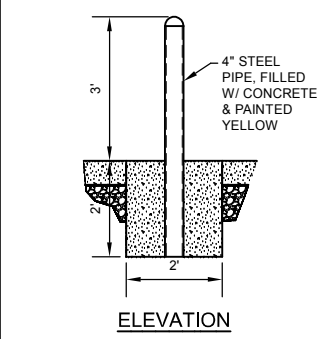


**4" FIRE LINE** 5  
C6

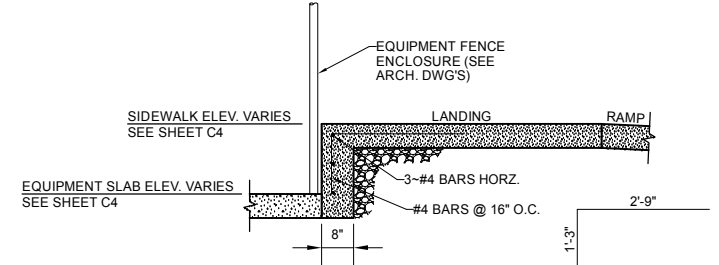


**TYPICAL SIDEWALK DRAINAGE CROSSING DETAIL** 6  
C6

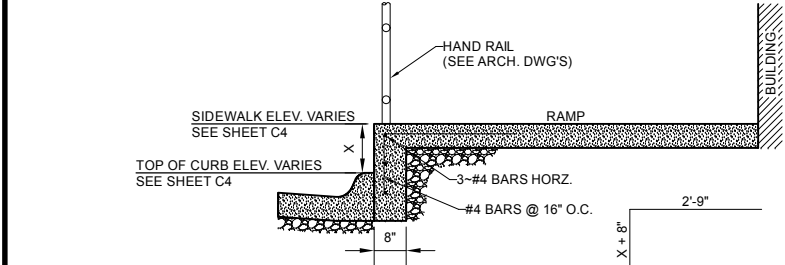
35% DRAWINGS  
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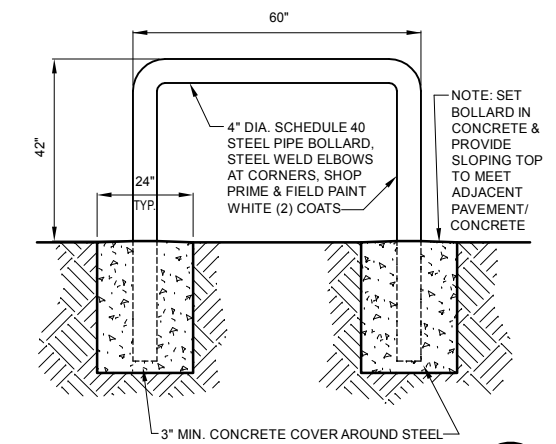
**PIPE BOLLARD** 8  
C6



**TURN DOWN SLAB** 9  
C6



**TURN DOWN SLAB** 10  
C6



**DOUBLE PIPE BOLLARD** 11  
C6





**SITE LOCATION**

**SUPER ONE**

**COSTCO**

**HOME DEPOT**

Google Earth

Imagery Date: 7/25/2014 46°37'02.38" N 112°00'25.10" W elev 3821 ft eye alt 8634 ft

1985