



deferral of improvements would be limited. In this case, the required improvements would include those necessary to provide Wicks Lane access to the developing property, if required, and full width street construction along frontage of the developing property. Regardless of the phasing noted above, construction of Wicks Lane shall be completed along the frontage of both Lots 1A and 1B within five years of the date that the plat is recorded.

4. A traffic accessibility study has been submitted and approved for the proposed development within the subdivision. Any major modifications to assumed development as stated in the existing traffic accessibility study may require amendment of the study at time of development.

B. Sidewalks

Construction of sidewalks and handicap access ramps along frontage of the lots shall be installed by the lot owner at the time of construction of street improvements in accordance with the timing requirements described in the Streets section of this agreement. Sidewalks along the street frontage shall be 5 feet wide and separated with a boulevard of width not less than 5 feet. The Siesta Avenue street section may be designed to provide one 10-foot wide multi-use path in-lieu of two 5-foot wide sidewalks upon approval by the City and in cooperation with the properties on the north side of Siesta Avenue.

C. Street Lighting

Street lighting is not required for this subdivision but is included in the Waiver.

D. Traffic Control Devices

1. Street name signs for streets within the subdivision, or located immediately adjacent thereto, shall be furnished and installed in accordance with the specifications of the City of Billings Public Works and Fire Departments.
2. No traffic signals are required within this subdivision.
3. The Subdivider shall furnish and install all necessary traffic control devices in accordance with the Manual of Uniform Traffic Control Devices and approved by the City of Billings Public Works Department.