

December 18, 2012

Stock Development
Mike Stock
1135 Bluegrass Drive
Billings, MT 59106

Dear Mr. Stock:

On December 17, 2012, the Billings City Council conditionally approved the preliminary subdivision for rent or lease plan of Amended Lots 1 & 2, Block 1, Lenhardt Square Subdivision, 1st Filing, subject to the following conditions of approval:

1. To minimize impacts on local services, an update to original Lenhardt Square Traffic Impact Study, dated February 2009, shall be provided and any impacts identified resulting from this subdivision shall be mitigated prior to final plan approval for Phase I impacts, and prior to release for transfers for Phase II impacts.
2. To minimize impacts on local services and utility easements, the 30-foot wide parkway/pathway easement shall be relocated and a new easement document recorded prior to final plan approval. The 2008 Lenhardt Square Master Plan shall be updated to reflect this and any other changes and attached to the final Subdivision Improvements Agreement (SIA) for recording.
3. To ensure compliance with zoning and all applicable site development codes, the final overall site development documents, including but not limited to landscaping plans, building elevations, grading and drainage plans, parking and access plans, and utility locations, shall be submitted by the applicant and reviewed and approved by City staff prior to final plan approval by City Council.
4. To minimize impacts on local services, the developer shall construct the entire Monad Road street section, including 39 feet back-of-curb to back-of-curb, curb, gutter, and sidewalk/bikeway on the north side of Lot 1A where it fronts the Shiloh Drain, during Phase II of development. The final SIA shall be updated to reflect this requirement.
5. To minimize impacts on public safety, the temporary emergency access road shall be restricted to through traffic using gates or bollards designed to Fire Department standards. Design plans shall be reviewed and approved by the Fire Department prior to installation. The final SIA shall be updated to reflect this requirement.
6. To minimize impacts on local services, a recordable temporary emergency access and perpetual public utility easement shall be provided from the northeastern corner of the subject property to Shiloh Road along the future alignment of Monad Road

prior to final plan approval, unless right-of-way dedication is otherwise provided for the entire length of Monad Road.

7. To minimize impacts on local services, speed reduction measures shall be used at the curve on Monad Road including appropriate signage and other design features. The design features could include the construction of bulb-outs and/or speed tables as approved by the City Engineer's Office. The SIA shall be updated to reflect this requirement.
8. Minor changes may be made in the SIA and final documents, as requested by the Planning, Legal or Public Works Departments to clarify the documents and bring them into the standard acceptable format.
9. The final plat shall comply with all requirements of the City of Billings Subdivision Regulations, rules, regulations, policies, and resolutions of the City of Billings, and the laws and Administrative Rules of the State of Montana.

Should you have questions please contact Juliet Spalding at (406) 247-8684 or by email at spaldingj@ci.billings.mt.us.

Sincerely,

Thomas W. Hanel, Mayor

Pc: Pat Davies, PE, Sanderson Stewart
Dennis Randall, PE, Sanderson Stewart