

February 25, 2014

The Estates of Briarwood, LLC
Jim Kisling
P.O. Box 81105
Billings, MT 59108

P M & M, LLC
Dick Paasch
2060 Rimrock Road
Billings, MT 59102

Dear Property Owners:

On February 24, 2014, the Billings City Council conditionally approved the preliminary plat of The Estates at Briarwood Subdivision, 2nd Filing, subject to the following conditions of approval:

1. To minimize effects on local services, the subdivider shall develop Lot 19, Block 3, in accordance with the approved stormwater master plan and deed it to the City at the time of final plat recording. Section V. of the final Subdivision Improvement Agreement (SIA) shall be updated accordingly to specify this requirement.
2. To minimize effects on local services, the emergency access road connecting Glengarry Lane with Colleen Drive shall be constructed and approved by the City Fire and Engineering Departments prior to final plat approval. Maintenance responsibility for the emergency access road shall be described in Section IV. of the final SIA.
3. To minimize the effects on local services, the subdivider shall establish a new Maintenance District for the perpetual maintenance of the emergency access road prior to final plat approval. The district shall include lots in The Estates at Briarwood Subdivision, First and Second Filings.
4. To minimize effects on local services the subdivider shall provide a letter from the US Postal Service stating its approval of the final mailbox locations prior to final plat approval.
5. To minimize effects on public health and safety, a new or updated geotechnical report shall be submitted prior to issuance of building permits for proposed lots.
6. 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.

7. 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.

If 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: Gary Owen, PE, Sanderson Stewart
Dennis Randall, PE, Sanderson Stewart