

Mayor's Approval Letter—Lenhardt Square Subdivision, 3rd Filing

January 12, 2015

Stock Development
1430 country Manor Blvd., Suite 3
Billings, MT 59102

Dear Property Owner:

On January 12, 2015, the Billings City Council conditionally approved the preliminary plat of Lenhardt Square Subdivision, 3rd Filing subject to the following conditions of approval:

1. To ensure consistent information in Subdivision Improvement Agreement (SIA) documents concerning farming activity near new subdivisions, the applicant will strike out paragraph 'D' in the Conditions That Run With The Land section of the SIA and insert in its place: "There are active agricultural operations in the area of this subdivision that may create noise, dust, lights, and odors associated with agriculture, and open agricultural irrigation ditches adjacent to and in the area of this subdivision that may pose a danger to people and pets."
2. To ensure the provisions of easements, the subdivider shall provide utility easements on the final plat as requested by the private utility companies.
3. To help ensure protection of public safety and so the Billings Fire Department and Police are able to find single units within the proposed development, the applicant will name any proposed internal streets in this subdivision. The street names must be approved by the City Fire Department.
4. To remain consistent with the labeling of the Lenhardt Square Master Site Plan and to minimize confusion the applicant will modify the heading in the SIA III Transportation 'B' as Sidewalks/Linear Parkways/Pathways.
5. To ensure proper fire fighting capabilities, the applicant will be required to install internal private fire hydrants every 300 feet within the proposed development.
6. To ensure that the proposed subdivision is meeting the requirements of Parkland Dedication that was agreed upon with the Lenhardt Square PUD the applicant will provide that information in the SIA under VII Parks/Open Space heading.
7. To ensure the conditions of the Planned Unit Development are met with regard to Open/Common Space, the applicant will provide a letter from the 'Reviewer' as specified in the PUD to the City before final plat approval stating the intent of the Open/Common Space, that the 5.87 acre requirement in this portion of the Lenhardt Square PUD for Open Space/Pathways is met, and that the general layout of the proposed development meets the 'Reviewer' requirements.
8. To ensure consistent development in the Lenhardt Square subdivision the applicant will include in the SIA under VII Park/Open Space the following: "A 10-foot linear parkway strip will be dedicated on the west side of South 44th

Street West, the north side of Elsa Mae Drive and the east side of Stahl Street. The developer will also meet the requirements of a Linear Parkway/Bikeway along the south side of Georgina Street as outlined in the Lenhardt Square PUD".

9. To ensure proper locating and access to postal delivery boxes the applicant will provide a letter from the USPS indicating he has placed the postal boxes in locations approved by the USPS.
10. To ensure the proper information is being conveyed in the SIA under Transportation 'F' Billings Area Bikeway and Trail Master Plan the applicant will strike out "A 10-foot bikeway is proposed along the north side of Elsa Mae Street" and insert information about the Bikeways identified in the Billings Area Bikeway and Trail Master Plan.
11. Minor changes may be made in the SIA and final documents, as requested by the Planning, Legal or Engineering divisions to clarify the documents and bring them into the standard acceptable format.
- 12.** The final plat shall comply with all requirements of the City of Billings Subdivision Regulations, rules, regulations, policies, and resolutions of City of Billings, and the laws and Administrative Rules of the State of Montana.

Should you have questions please contact Dave Green at (406) 247-8666 or by email at greend@ci.billings.mt.us

Sincerely,

Thomas W. Hanel, Mayor

Pc: Pat Davies, Sanderson Stewart