

June 27, 2016

Felton Associates, Inc.
P.O. Box 598
Frenchtown, MT 59834

Dear Property Owners:

On June 27, 2016, the Billings City Council conditionally approved the preliminary plat of Emma Jean Subdivision, 3rd Filing, subject to the following conditions of approval:

1. To minimize effects on the BBWA ditch company access to perform maintenance, prior to final plat approval the applicant will coordinate easement locations with the BBWA, show them on the final plat, and provide the applicable easement documents.
2. To minimize effects on the BBWA ditch company and to ensure legal use of water, prior to final plat approval the applicant will add to the paragraph in the SIA under **Conditions That Run With The Land, E.** 'Residents of Emma Jean Height Subdivision are not allowed to pump water from the BBWA ditch without a permit from the BBWA'.
3. To minimize effects on local services and to ensure proper water distribution and pressure equalization within the subdivision, prior to final plat approval the applicant will provide construction drawings to the County Water District of Billings Heights (CWDBH) showing the connection of new water lines in Tania Circle to the new water lines in Jean Avenue to provide a looped water system going through Tania Circle and Jean Avenue.
4. To minimize the effects on local services and to ensure proper water line installation and the ability to perform repairs or make connections in the future, prior to final plat approval the applicant will provide to the CWDBH 'As Built' drawings of the existing water lines installed in Emma Jean Heights Subdivision, 2nd Filing, both phases 1 and 2.
5. To minimize the effects on local services and ensure proper sewer line installation and the ability to perform repairs or make connections in the future, prior to final plat approval the applicant will provide to the City of Billings Engineering Division 'As Built' drawings of the existing sewer lines installed in Emma Jean Heights Subdivision, 2nd Filing, both phases 1 and 2.
6. To minimize the effects on public health and safety and meet the City of Billings Subdivision Regulations and City of Billings Fire Department Regulations that require two ways into and out of a major subdivision, prior to final plat approval the applicant will remove the gate and fencing that is across Columbine Drive between Emma Jean Heights Subdivision and the subdivision to the south, Shamrock Acreage Tracts, to allow full access between the two developments.
7. To mitigate the effects on local services and ensure park land is dedicated for public use per the Emma Jean Heights Master Plan updated with the 3rd Filing, prior to final

plat approval language shall be added to **Section VI of the SIA** stating that: "Park land shown on the subdivision master plan for the 3rd Filing will be dedicated either in whole or in part as further filings of Emma Jean Heights Subdivision are platted until the total park land dedication of 4.5 acres that is shown on the master planned has been provided."

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.

If 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: Northern Engineering and Consulting, Inc.