

Dave,

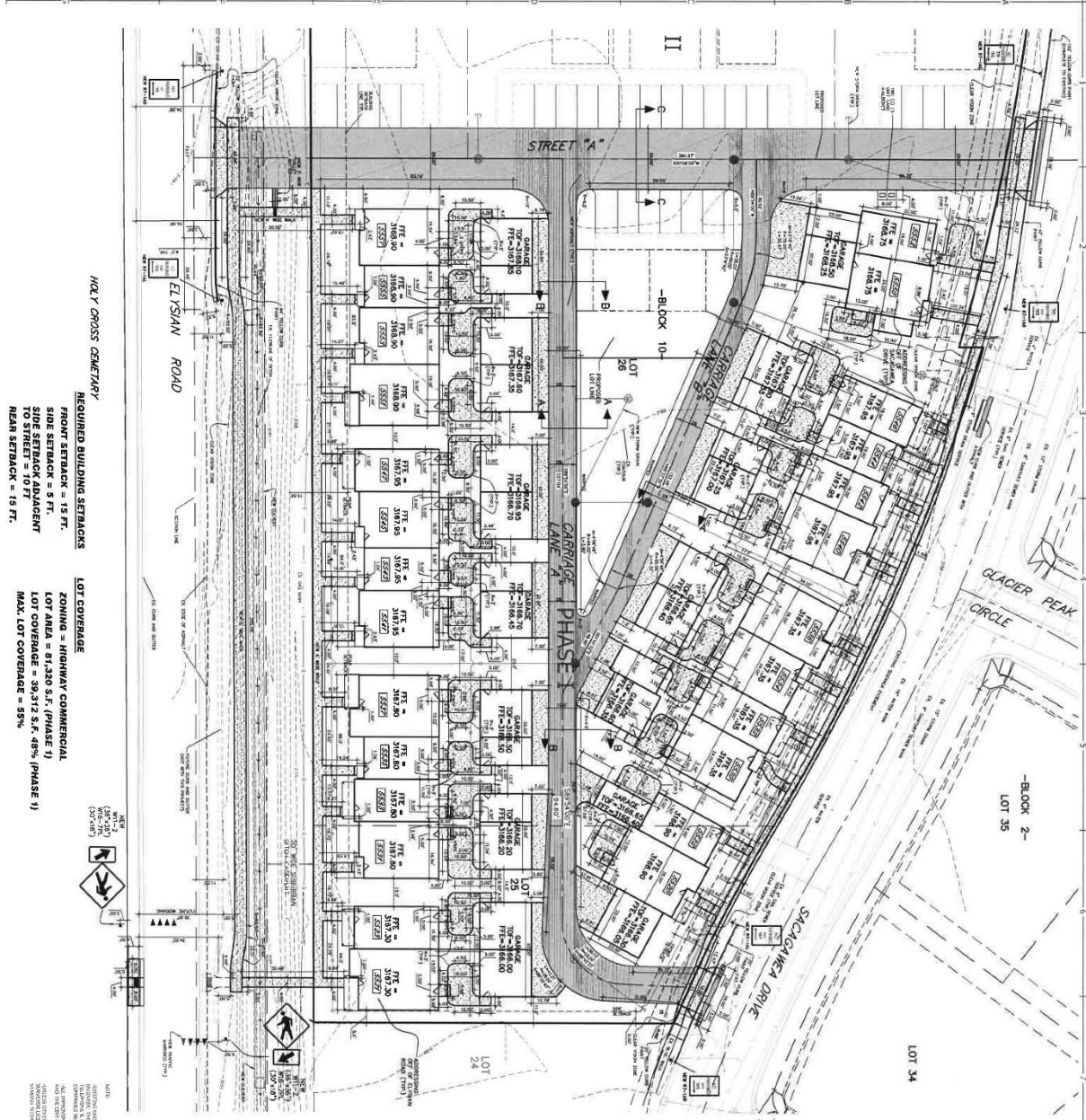
Thanks for bringing this to my attention. I would be glad to comment back to each of the points raised by Jolene with Peaks to Plains. Please see the attached site plan for the townhomes that are already permitted and in process by us (as a builder) on the adjacent lot. Most of the questions raised were addressed through that earlier process. It is our sincere intention to provide a wonderful walkable neighborhood. The intent of this new project is to provide neighborhood services as well as more housing choices to the residents of this area. Of note, on the town home site plan, you will see a pedestrian crossing that will be created at the east end of the site to allow neighbors from Josephine Crossing to safely cross Elysian from the South sidewalk to the north, to access the new town homes and the coming corner stores. This was not required, but rather our choice as we saw the need for making this connection.

1. It is our intention and plan to build a 5' sidewalk along the alignment of what could be the Heritage trail at some time in the future. This was discussed with the parks department and agreed upon in the fall of 2015 when we first started planning for this site. The parks department agreed to the 5 foot sidewalk, as it would be possible to add an additional 5 feet later. As the trail is proposed along this alignment, but not yet funded, the parks department felt this was adequate for the time being. Additionally, all other lots in Riverfront Pointe provided no sidewalk, or any improvements to this frontage, as it was their backyard.
2. We intend to landscape the entire section from the street to the townhomes. Most of this space was previously open ditch, as it is to the east. In order to have an attractive streetscape with homes that address Elysian rather than turning their back to the road, we spent around \$50,000 to pipe this section of ditch so that it could function as a parkway. Also, in a cooperative project with the city, we are paying to move the curb along this frontage back to allow for an on street parking lane. The city is planning to fix the settlement in the road that is a result of the sewer extension project in 2015, and we will contribute the extra funds for the widened section and the new curb.
3. The parks department is aware of this project, as stated above.
4. We do not have a copy of the Riverfront Pointe SIA, so could not comment on SIA questions.

Thank you. Please let me know if there are additional questions.

Brad McCall, CGB, CGP

McCall Homes | McCall Development



REQUIRED BUILDING SETBACKS

FRONT SETBACK = 15 FT.
 SIDE SETBACK = 8 FT.
 SIDE SETBACK ADJACENT TO STREET = 10 FT.
 REAR SETBACK = 15 FT.

LOT COVERAGE

ZONING = HIGHWAY COMMERCIAL
 LOT AREA = 81,330 S.F. (PHASE 1)
 LOT COVERAGE = 39.31% S.F. (PHASE 1)
 MAX. LOT COVERAGE = 85%

NOTES

1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES SHOWN AND HAS FOUND THEM TO BE CORRECT. THE ENGINEER HAS NOT CONDUCTED ANY TESTS OR INVESTIGATIONS TO VERIFY THE DEPTHS OR SPACINGS OF THE UTILITIES SHOWN. THE ENGINEER HAS NOT CONDUCTED ANY TESTS OR INVESTIGATIONS TO VERIFY THE DEPTHS OR SPACINGS OF THE UTILITIES SHOWN. THE ENGINEER HAS NOT CONDUCTED ANY TESTS OR INVESTIGATIONS TO VERIFY THE DEPTHS OR SPACINGS OF THE UTILITIES SHOWN.



TO PLAN AND DESIGN INCLUDING CONSULTING...

CONFORMS TO CONSTRUCTION RECORDS
 UTILITIES - APRIL, 2016

5522 - 39079320 ADDRESSING



NO.	DATE	DESCRIPTION
1	04/11/16	ISSUED FOR PERMITS
2	04/11/16	ISSUED FOR PERMITS
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JOSEPHINE CORNER TOWNHOMES - PHASE I
 TO PROVIDE SITE & UTILITY IMPROVEMENTS
 FOR LOTS 25 & 26, BLOCK 10 OF RIVERFRONT POINT SUBDIVISION

BILLINGS, MONTANA
 OVERALL SITE PLAN



C3.0