



CITY OF BILLINGS

THOMAS W. HANEL, MAYOR

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March 27, 2017

Magnus Land Development, LLC
Attn: Todd Brown / RD Kirkness
745 South 56th Street West
Billings, MT 59106

Performance Engineering
Attn: Craig Dalton
7100 Commercial Ave. Suite 4
Billings, MT 59101

Dear Property Owners and Agent:

On March 27, 2017, the Billings City Council conditionally approved the preliminary plat of Coal Creek Subdivision, subject to the following conditions of approval:

1. To minimize effects on local services, prior to final plat approval storm drain calculations must be submitted to the City Engineer's Office for review and approval. Cost participation into the regional storm drain facility will be determined from the calculations.
2. To ensure the proposed drainage system can be used as outlined, prior to final plat approval an agreement with Birley Drain for storm water discharge must be in place and a copy submitted to the City Engineering Department.
3. To ensure the storm water system is properly maintained, prior to final plat approval the applicant will add the following to the storm drain section of the SIA. The stormwater retention areas and associated improvements will be privately owned and maintained by the HOA. Operation and Maintenance requirements and HOA responsibilities shall be as outlined within the City of Billings Stormwater Management Manual (SWMM), appendices E and F. Retention areas shall be covered with a blanket easement, allowing access by the City. If the HOA fails to maintain the stormwater retention facilities, the City reserves the right to create a maintenance district in the subdivision to maintain the stormwater retention facilities.
4. To minimize effects on local services and ensure proper parkland dedication requirements, prior to final plat approval, the subdivider will meet with the City Parks Department and determine where parkland will be provided through smaller park areas within the proposed residential lots in the subdivision. These private park parcels shall be dedicated to a legal entity such as a Homeowners Association (HOA) and maintained by that entity.

5. To minimize the effects on local services, prior to final plat approval the subdivider will provide a letter from the United States Postal Service acknowledging its agreement with the placement of mail delivery facilities in the subdivision.
6. To ensure pedestrian/bike connection from this subdivision to the trail along the north side of Cove Ditch, prior to final plat approval the applicant will more specifically identify the location of the proposed ditch crossings and who is paying for their installation referred to in the SIA under the heading **F. Billings Area Bikeway and Trails Master Plan.**
7. To ensure pedestrian/bike connection between residentially zoned land and the commercially zoned land within this subdivision, prior to final plat approval the applicant will include language that future development in the subdivision will encourage interconnectedness for pedestrians and bikes between the residential and commercial areas of the development.
8. To ensure the provision of easements for utilities, prior to final plat approval the subdivider shall provide utility easements on the final plat as requested by the private utility companies.
9. 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.
10. 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