

SUBDIVISION IMPROVEMENTS AGREEMENT
Evans Subdivision
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(City of Billings)

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SUBDIVISION IMPROVEMENTS AGREEMENT

Evans Subdivision

This agreement is made and entered into this ____ day of _____, 20____, by and between *Norman R. Evans and Catherine J. Evans*, whose address for the purpose of this agreement is **1445 Wicks Lane, Billings, MT 59105** hereinafter referred to as “Subdivider,” and the **CITY OF BILLINGS**, Billings, Montana, hereinafter referred to as “City.”

WITNESSETH:

WHEREAS, the plat of *Evans Subdivision*, located in Yellowstone County, Montana, was submitted to the Yellowstone County Board of Planning; and

WHEREAS, at a regular meeting conducted on ____ day of _____, 20____, the City Council conditionally approved a preliminary plat of *Evans Subdivision*; and

WHEREAS, a Subdivision Improvements Agreement is required by the City prior to the approval of the final plat.

WHEREAS, the provisions of this agreement shall be effective and applicable to *Evans Subdivision* upon the filing of the final plat thereof in the office of the Clerk and Recorder of Yellowstone County, Montana. The Subdivision shall comply with all requirements of the City of Billings Subdivision Regulations, the rules, regulations, policies, and resolutions of the City of Billings, and the laws and administrative rules of the State of Montana.

THEREFORE, THE PARTIES TO THIS AGREEMENT, for and in consideration of the mutual promises herein contained and for other good and valuable consideration, do hereby agree as follows:

I. VARIANCES

No variance is requested

II. CONDITIONS THAT RUN WITH THE LAND

- A.** Lot owners should be aware that this subdivision is being built in close proximity to prime deer and antelope habitat and it is likely that homeowners will experience problems with damage to landscaped shrubs, flowers, and gardens. The Montana Fish, Wildlife, and Parks Department does not provide damage assistance unless there is damage to commercial crops and/or a threat to public health and safety.

B. Lot owners should be aware that soil characteristics within the area of this subdivision, as described in the 1972 Yellowstone County Soil Survey, indicate that there could be potential limitations for proposed construction on the lots, which may require a geotechnical survey prior to construction. (If a geotechnical study was done for this subdivision, insert specific information and recommendations from that study here, instead)

C. There is attached hereto a Waiver waiving the right to protest the creation of the special improvement district or districts which by this reference is expressly incorporated herein and made as much a part hereof as though fully and completely set forth herein at this point. The Waiver will be filed with the plat, shall run with the land, and shall constitute the guarantee by the Subdivider and property owner or owners of the developments described herein. Said Waiver is effective upon filing and is not conditioned on the completion of the conditions set forth in this Agreement. The Subdivider and owner specifically agree that they are waiving valuable rights and do so voluntarily.

D. Individual lot owners should be aware that Best Management Practices for stormwater control shall be required for new construction on lots. Best Management Practices are defined within Section 28-201, BMCC and detailed in the Billings Stormwater Management Manual.

III. TRANSPORTATION

A. Streets

- The subdivision abuts Bitterroot Dr. on the west side of the property. Lot 7A abuts Natalie Street to the south. Bitterroot Dr. is a two lane paved surface with a 60 ft right of way while Natalie Street is a two lane gravel surface with a 60 ft right of way. Both streets do not contain curb and gutter.

B. Sidewalks

- Sidewalk improvements, if any, will be constructed in accordance with city regulations. Sidewalks are located south of the property at the intersection of Elain and Bitterroot but none are located directly adjacent to the subdivision. A signed *Waiver of Right to Protest* will be required per city of Billings requirements.

C. Street Lighting

- No street lighting improvements are proposed for the subdivision. A signed *Waiver of Right to Protest* will be required per city of Billings requirements.

D. Traffic Control Devices

- A stop sign is currently located on the intersection of Natalie St and Bitterrot Dr. No changes to the intersection are anticipated.

E. Access

- The proposed lot 7B will have access to Bitterroot Dr. while lot 7A will have access from Natalie Street. Access width and location will be permitted and constructed in accordance with city regulations

F. Billings Area Bikeway and Trail Master Plan

- The subdivision abuts Bitterroot Dr. which is within the Bikeway and Trail Master Plan and there is a proposed long range bike lane on the surface of Bitterroot Drive. Trails, trail connections, easements, dedication, or trail improvements are not required for this subdivision.

G. Public Transit

- No public transit improvements are necessary to ensure public transit service

IV. EMERGENCY SERVICE

Construction of buildings made of combustible materials shall have adequate fire apparatus access roads and water supply (fire hydrants) in place to allow for fire suppression requirements. Prior to the issuance of a building permit for construction using combustible materials (i.e. lumber, plywood, wood trusses, etc.), fire apparatus access roads and water supply requirements shall be provided in accordance with the International Fire Code as adopted by the City of Billings.

At a minimum, the following is required:

- An unobstructed gravel road or gravel road base must be within 150 feet of the furthest portion of a building under construction as measured along the approved route.
- The access roads are required to support fire apparatus vehicle loading (40 tons) during all weather conditions and shall be a minimum of twenty (20) feet wide.
- An operational fire hydrant shall be located within 600 feet of the furthest portion of a residence under construction or within 400 feet of the furthest portion of a commercial building under construction as measured along the access roads to the site.
- The above requirements do not alter or effect the current minimum subdivision requirements for fire apparatus access and water supply.

V. STORM DRAINAGE

All drainage improvements shall comply with the provisions set forth in Chapter 28, BMCC, and the Stormwater Management Manual in place at the time of development. A complete stormwater management plan shall be submitted to the Engineering Division for review and approval at the time of development.

VI. UTILITIES

The Subdivision Improvements Agreement does not constitute an approval for extension of or connection to water mains and sanitary sewers. The property owner shall make application for extension/connection of water mains and sanitary sewers to the Public Works Department – Engineering Division and

Heights Water District. The extension/connection of/to water mains and sanitary sewers is subject to the approval of the applications and the conditions of approval. Applications shall be submitted for processing prior to the start of any construction and prior to review and approval of any project plans and specifications.

The Developer/Owner acknowledges that the subdivision shall be subject to the applicable System Development and Franchise Fees in effect at the time new water and/or sanitary sewer service connections are made.

The design/installation of sanitary sewers and appurtenances, and water mains and appurtenances (fire hydrants, etc) shall be in accordance with design standards, specifications, rules, regulations of and as approved by the City of Billings Public Works Department, Fire Department and the Montana Department of Environmental Quality.

A. Water

There is an existing water main in Bitterroot Dr. Both Lots have access to the water main in Bitterroot Dr. Connections to the water main will be done in accordance with Heights Water district regulations at the time of connection. All fees will be paid at the time of connection.

B. Sanitary Sewer

A sanitary sewer main exists in Bitterroot Dr. and Natalie Street. Connections to sanitary sewer will be done in accordance with the City of Billings regulations at the time of connection. All fees will be paid at the time of connection.

C. Power, Telephone, Gas, and Cable Television

Power and phone run along the west side of the property.

VII. PARKS/OPEN SPACE

There is no parkland requirement for *Evans Subdivision*, as this is a minor subdivision [MCA 76-3-621(3)(a)].

VIII. IRRIGATION

The subdivision resides within the Bench Water District. Ditch easements are not applicable as the subdivision is not near a ditch. No mitigation efforts are necessary to protect ditches during construction.

IX. SOILS/GEOTECHNICAL STUDY

A soils/geotechnical study was not required but will be conducted for a building permit prior to construction.

X. PHASING OF IMPROVEMENTS

Not applicable as no phasing of improvements is proposed for the subdivision

XI. FINANCIAL GUARANTEES

Except as otherwise provided, Subdivider shall install and construct said required improvements with cash or by utilizing the mechanics of a private contract secured by letters of credit or a letter of commitment to lend funds from a commercial lender. All engineering and legal work in connection with such improvements shall be paid by the contracting parties pursuant to said private contract, and the improvements shall be installed as approved by the City Engineer and Utility Department Manager.

XII. LEGAL PROVISIONS

- A.** Subdivider agrees to guarantee all public improvements for a period of one year from the date of final acceptance by the City of Billings.
- B.** The owners of the properties involved in this proposed Subdivision by signature subscribed herein below agree, consent, and shall be bound by the provisions of this Agreement.
- C.** The covenants, agreements, and all statements in this Agreement apply to and shall be binding on the heirs, personal representatives, successors and assigns of the respective parties.
- D.** In the event it becomes necessary for either party to this Agreement to retain an attorney to enforce any of the terms or conditions of this Agreement or to give any notice required herein, then the prevailing party or the party giving notice shall be entitled to reasonable attorney fees and costs.
- E.** Any amendments or modifications of this Agreement or any provisions herein shall be made in writing and executed in the same manner as this original document and shall after execution become a part of this Agreement.
- F.** Subdivider shall comply with all applicable federal, state, and local statutes, ordinances, and administrative regulations during the performance and discharge of its obligations. Subdivider acknowledges and agrees that nothing contained herein shall relieve or exempt it from such compliance.

