



# City of Billings

## PUBLIC WORKS DEPARTMENT

### Engineering Division

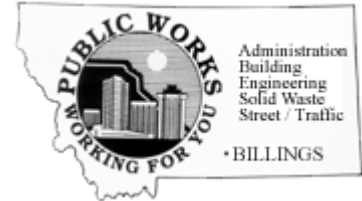
2224 Montana Avenue

Billings, Montana 59101

Office (406) 657-8231

Fax (406) 237-6291

## Memorandum



To: Dave Green  
From: Chris Hertz, PE, Staff Engineer  
CC:  
Date: 11/13/18  
Re: 44 West Subdivision

We have reviewed the Traffic Study, SIA and preliminary plat for 44 West Subdivision and offer the following comments:

### Traffic Study Review

- a. General Comments: (No action needed)
  - i. The explanation of the Bicycle/Pedestrian Facilities in the Existing Conditions does not include a description of the multi-use trail along the east side of 44<sup>th</sup> Street West, south of King Avenue West.
- b. Questions/Comments:
  - i. An electronic copy (PDF) of the traffic study is required prior to final approval.
  - ii. The traffic study recommends planning/programming for a traffic signal or roundabout at the intersections of King Avenue West with 44<sup>th</sup> and 48<sup>th</sup> Streets West. However, these intersections are owned/operated by the Montana Department of Transportation. The City has no authority of these intersections. Has MDT been made aware of this traffic study and the recommendations made?

### Subdivision Improvements Agreement

- a. In A.2. of Section III, the SIA stipulates developer contribution requirements for the intersections of King Avenue West with 44<sup>th</sup> and 48<sup>th</sup> Streets West. However, these contributions are shown as percentages, and do not include a monetary value. These percentages shall be converted to dollar figures by assuming a total of \$250,000 per intersection. This calculates to \$5,425 contributed to the 48<sup>th</sup> Street West intersection and \$21,450 to 44<sup>th</sup> Street West intersection.
- b. In the second paragraph of A.3., it should be denoted that the distinct phases that 44<sup>th</sup> Street West shall be constructed is determined by when Lots 1, 2, or 3 is developed; and when Lots 4 or 5 is developed.
- c. Should there be a waiver of protest for the road connection to the Knife River roundabout on Shiloh?
- d. Section V. Storm Drain. Within the 3<sup>d</sup> paragraph, eliminate the second and third sentences and replace with the following:

The City of Billings shall allow the developer to directly discharge the site's stormwater to the Hogan's Slough. The developer will be required to mitigate water quality on-site per the City's Stormwater Management Manual in affect at the time of lot development. Each lot will be required to contribute \$.68/CF of required storm drain storage based upon a storm drain report reviewed by the City Engineer's Office at the time of lot development.

The last paragraph should be eliminated or updated.

- e. Section V. Storm Drain. Please add language regarding Home Owners Association and the maintenance responsibilities of the Home Owners Association.
- f. Section VI Utilities. A. Eliminate the last sentence in the paragraph pertaining to Water. Replace with the following: The developer can enter into a reimbursement agreement for half of the cost of the installation of the water main in South 44<sup>th</sup> Street West from the City due to the fact that the City owns all property east of South 44<sup>th</sup> Street West in which the water main will be located.
- g. All cash contributions for intersections must be updated prior to final plat approval.

2. Preliminary Plat

- a. A "No Access strip" should be shown along the frontages of 44<sup>th</sup> Street West.