

**SUBDIVISION IMPROVEMENTS AGREEMENT**  
**Lake Hills Subdivision, 36<sup>th</sup> Filing**  
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**City of Billings**

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## SUBDIVISION IMPROVEMENTS AGREEMENT

### Lake Hills Subdivision, 36<sup>th</sup> Filing

This agreement is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by and between *RON S. HILL LIVING TRUST*, whose address for the purpose of this agreement is **P.O. Box 50636; Billings, Montana 59105-0636**, and *SHEILA M. SIEMION*, whose address for the purpose of this agreement is **2210 Clubhouse Way; Billings, MT 59105**, hereinafter referred to as "Subdivider," and the **CITY OF BILLINGS**, Billings, Montana, hereinafter referred to as "City."

#### WITNESSETH:

**WHEREAS**, at a regular meeting conducted on \_\_\_\_ day of \_\_\_\_\_, 20\_\_, the Board of Planning recommended conditional approval of a preliminary plat of *Lake Hills Subdivision, 36<sup>th</sup> Filing*; and

**WHEREAS**, at a regular meeting conducted on \_\_\_\_ day of \_\_\_\_\_, 20\_\_, the City Council conditionally approved a preliminary plat of *Lake Hills Subdivision, 36<sup>th</sup> Filing*; 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 *Lake Hills Subdivision, 36<sup>th</sup> Filing* 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**

- A. No variance request is being made as part of this development.

#### **II. CONDITIONS THAT RUN WITH THE LAND**

- A. 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.
- B. 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.

- C. There is attached hereto a Waiver waiving the right to protest the creation of the special improvement district or districts (SID) for only those items specifically identified within this document 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. The Subdivider and subsequent contractors/builders acknowledge that a Stormwater Pollution and Prevention Plan (SWPPP) may be required to be filed with the City and the Montana Department of Environmental Quality (MDEQ). This SWPPP shall be adhered to during all phases of construction and shall be updated as required by MDEQ under the General Permit for Stormwater Discharges Associated with Construction Activity, Chapter 28, BMCC and the Billings Stormwater Management Manual.
- E. 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**

- Right-of-Way widths of 80 feet have already been dedicated for Gleneagles Boulevard and Lake Hills Drive in previous filings. No additional right-of-way is being dedicated as part of this filing.
- SID 1403 shall construct public streets, and curb & gutter within the Subdivision. Gleneagles Boulevard and Lake Hills Drive shall be 49 feet back-of-curb to back-of-curb. These internal access roads shall be built to grade with a satisfactory subbase, base course, curb and gutter, and asphalt surface. All streets shall be built in accordance with the City of Billings' site development ordinance, and City subdivision regulations.
- The construction costs have been funded and no additional monetary security is required.

#### **B. Sidewalks**

- SID 1403 will install corner intersection handicap ramps and aprons and will grade all street frontages for sidewalk finished grades.

- Individual lot owners will be responsible for the construction of the sidewalks adjacent to their lot at the time of lot construction and shall be included in each building permit.
- Sidewalks shall be 5-foot wide with a 5-foot boulevard planting strip between the sidewalk and the curb.

**C. Street Lighting**

- No street lighting is proposed for the development, however street lighting is included in the waiver of right to protest.

**D. Traffic Control Devices**

- Traffic control devices are not required for this subdivision, but are included in the waiver of right to protest.
- SID 1403 will furnish and install street name signs for streets within the subdivision, or located immediately adjacent thereto in accordance with the specifications of the City of Billings Publics Works and Fire Departments.

**E. Access**

- Access to the lots will be from drive approaches installed at the time of lot development.

**F. Billings Area Bikeway and Trails Master Plan (BABTMP)**

- This subdivision is located within the jurisdiction of the Heritage Trail Plan, but no trail corridors are identified within this subdivision area. Gleneagles Boulevard is identified as an arterial on-street bikeway.

**G. Public Transit**

- This subdivision does not require improvements to ensure public transit service. The nearest transit stop is at the intersection of Wicks Lane and Gleneagles Boulevard.

**IV. EMERGENCY SERVICES**

The Billings Fire Department currently provides fire protection and paramedic services for the subdivision.

At the time of future lot development construction of buildings made of combustible materials shall have adequate fire apparatus access roads and fire hydrant(s) in place to meet fire suppression requirements. Prior to 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 an 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 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 master plan is in place for Lake Hills Subdivision and all future stormwater improvements will be reviewed and approved by the Engineering Division to comply with said plan. The new storm drainage improvements shall be constructed as part of SID 1403. The construction costs have been funded and no additional monetary security is required.

## 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 to the County Water District of Billings Heights (CWDBH) and sanitary sewers to the City of Billings Public Works Department – Engineering Division. The extension of/connection to water mains and sanitary sewers is subject to the approval conditions of the applications. Applications shall be submitted for processing prior to the start of any construction and prior to review and approval of any plans and specifications. The appropriate water and wastewater construction fees and franchise fee in effect shall be submitted with the applications.

The Subdivider/Owner acknowledges that the subdivision shall be subject to the applicable System Development Fees in effect at the time new water and/or sanitary sewer service connections are made or when a building permit is issued for new construction.

It is acknowledged that all fees stated above are subject to the Franchise Fee in effect at the time of payment.

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, CWDBH, Fire Department and the Montana Department of Environmental Quality.

**A. Water**

The County Water District of Billings Heights serves the property. There is an existing 12-inch water main located in Gleneagles Boulevard and currently terminates at the northern edge of the proposed subdivision. There is an existing 8-inch water main located in Lake Hills Drive and currently terminates at the southeastern edge of the proposed subdivision. SID 1403 will extend the 12-inch water main along Gleneagles Boulevard to the southern boundary of the proposed subdivision. SID 1403 will also extend the 8-inch water main along Lake Hills Drive and will connect to the 12-inch water main at the intersection of Gleneagles Boulevard and Lake Hills Drive. New water services will be installed for all lots in the subdivision.

**B. Sanitary Sewer**

Sanitary sewer mains and services will be extended from those that are existing in the subdivision. An existing 8-inch sewer main is located in Gleneagles Boulevard and currently terminates at the northern edge of the proposed subdivision. SID 1403 will install a new 8-inch sanitary sewer main from the existing 8-inch main in Gleneagles Boulevard and run it to the south edge of the proposed subdivision. SID 1403 will also install an 8-inch sanitary sewer main from the intersection of Gleneagles Boulevard and Lake Hills Drive and run it to the southeast along Lake Hills Drive. New sewer services will also be installed for all lots in the subdivision.

**C. Power, Telephone, Gas, and Cable Television**

Private utility facilities currently exist to serve the subdivision. Power, natural gas, telephone, and cable will all be located within the right-of-way and utility easements shown on the plat.

**VII. PARKS/OPEN SPACE**

There is no parkland requirement for this subdivision as the parkland dedication has been previously met.

**VIII. IRRIGATION**

No irrigation ditches, field laterals, or irrigation easements exist in this subdivision.

**IX. SOILS/GEOTECHNICAL STUDY**

According to the Geotechnical Concerns letter for Lake Hills Subdivision, 33<sup>rd</sup> Filing, prepared by Geoscience, PLLP (April 18, 2011), soils found in this area consist of potentially expansive shale and potentially collapsible fine-grained colluvial soils. Foundations shall be placed on sandstone with adequate vertical separation from underlying shale. Where this is not possible, or where foundation elevations are within the

soil zone or on expansive shale, subgrade improvement is recommended. A final geotechnical report shall be completed prior to construction, however initial results show that construction on these lots is feasible without fatal flaws.

**X. PHASING IMPROVEMENTS**

There are no intended phasing improvements.

**XI. FINANCIAL GUARANTEES**

Except as otherwise provided, Subdivider shall install and construct said required improvements through Special Improvements District No. 1403. All engineering and legal work in connection with such improvements shall be paid by the contracting parties pursuant to said special improvement district, and the improvements shall be installed as approved by the City Engineer and the City of Billings Public Works.

**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.







