

# ROAD CONNECTIVITY ANALYSIS YELLOWSTONE TRAIL SUBDIVISION

## TRACT 1 (COS 3722)

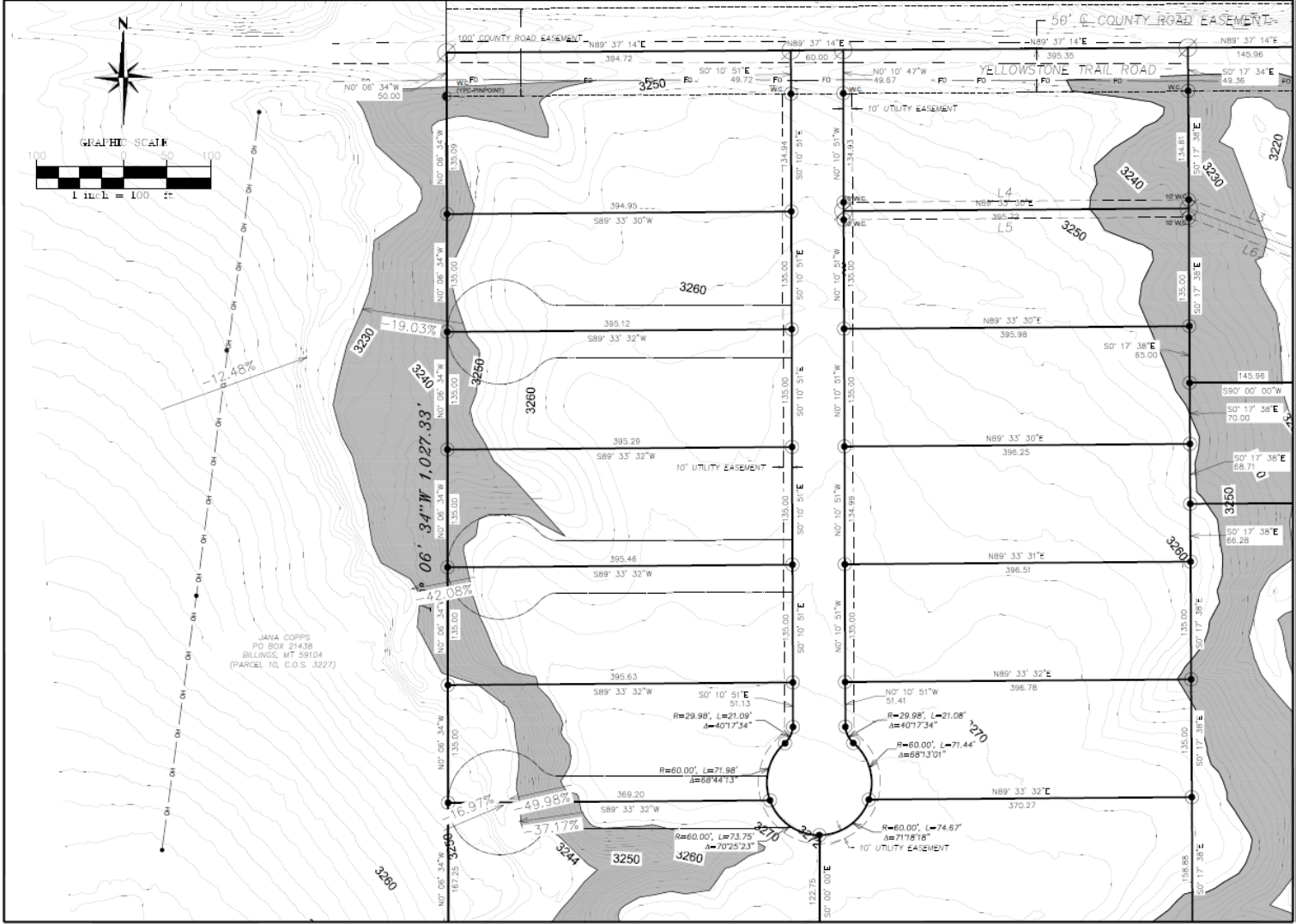
### SECTION 1, T 1N, R 27E YELLOWSTONE COUNTY, MONTANA

There will not be an access road developed between the adjacent property and the subdivision due to excessive slopes along the west side of the subdivision. Slopes along the western side of the subdivision range from nearly 20% to almost 50%, unsuitable slopes for road development (see road connectivity exhibit below).

According to Section 4.6.B.1., of the Yellowstone County Subdivision Regulations “Relation to Undeveloped Areas: When a proposed subdivision adjoins undeveloped land, streets within the proposed subdivision shall be arranged to allow access to the adjoining undeveloped land. Street right-of-way within the proposed subdivision shall be provided to the boundary lines of the tract to be developed, **unless prevented by topography**, other physical conditions, or adjoining land cannot be further subdivided or developed [emphasis added].”

The Subdivision Regulations go on to limit street grades for arterials to 4%, collectors to 7%, and local access roads to 12% (Section 4.6.C.14). In order to provide a connecting road to adjacent undeveloped property, the maximum grade would necessarily need to be exceeded, potentially drastically.

It is for the above reasons that developing a connecting road to adjacent property is impractical, and would likely create more impact, due to cut and fill, than would developing the subdivision without a connecting road.



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	DRAWN BY: TW CHECKED BY: - DATE ISSUED: 08/20/2014	SCALE: 1" = 100' REVISION: - YELLOWSTONE COUNTY, MONTANA	TOWNSHIP: 14 N RANGE: 20E SECTION: 11
	YELLOWSTONE TRAIL SUBDIVISION ROAD CONNECTIVITY EXHIBIT		
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