



SUBDIVISION IMPROVEMENTS AGREEMENT
Amended Lot 4A, Block 2, Lake Hills Subdivision, 1st Filing
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(City of Billings)

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SUBDIVISION IMPROVEMENTS AGREEMENT

**AMENDED LOT 4A, BLOCK 2, LAKE HILLS SUBDIVISION,
1ST FILING**

This agreement is made and entered into this 16 day of NOVEMBER, 2012, by and between **Ron S Hill Living Trust**, whose address for the purpose of this agreement is **PO Box 50636 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 Amended Lot 4A, Block 2, Lake Hills Subdivision, 1st Filing, located in the City of Billings, Yellowstone County, Montana was submitted to the Yellowstone County Board of Planning as an expedited plat which was deemed to not require preliminary review; 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 Amended Lot 4A, Block 2, Lake Hills Subdivision, 1st 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. Subdivider has requested, and the City hereby grants, the following variances by the City Council from the strict interpretation of the City's Subdivision Regulations (Section 23.1401, BMCC):

1. Variance 23-406.B.1 to allow 5-foot wide curb-style walks in lieu of boulevard sidewalks along the frontage of Pebble Beach Road.

II. CONDITIONS THAT RUN WITH THE LAND

A. Lot owners will be required to construct that segment of the required sidewalk that fronts their property at the time of lot development.



- 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. 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 will require a geotechnical survey prior to construction.
- D. 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.
- E. The subdivider and subsequent contractors/builders acknowledge that there will need to be a Stormwater Pollution and Prevention Plan (SWPPP) filed with the city and the Montana Department of Environmental Quality (MDEQ) for Lot 4A-2. 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, Section 28-201, BMCC and the Billings Stormwater Management Manual.
- F. 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

This section should include, but not be limited to the following:

A. Streets

The Subdivision is bordered on the west by Gleneagles Boulevard which has an 80 foot right-of-way width and is paved with curb and gutter. To the north, the Subdivision is bordered by Pebble Beach Road which has a 60 foot right-of-way and is paved with curb and gutter.

**B. Sidewalks**

Sidewalks along Pebble Beach will be 5 foot curb walk sidewalk along Gleneagles will be 5 foot boulevard walk.

C. Street Lighting

There will be no street lighting installed along either Gleneagles Boulevard, or Pebble Beach Road at this time. The waiver shall include street lighting.

D. Traffic Control Devices

No traffic control devices will be needed for the subdivision as both lots will access either Pebble Beach Road or Gleneagles Boulevard directly. Traffic control devices shall be included in the waiver.

E. Access

Lot 4A-1 will access Pebble Beach Road and Lot 4A-2 will access Gleneagles Boulevard.

F. Billings Area Bikeway and Trail Master Plan

Gleneagles Boulevard is identified as a proposed short-range bike lane route on Billings Area Bikeways & Trail Master Plan. No improvements are required at this time but are included in the waiver.

G. Public Transit

No improvements will be necessary to provide public transit for the Subdivision as facilities are already in place to serve the area.

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 to the Water District of Billings Heights (CWDBH) and for sanitary sewers to the Public Works Department – Engineering Division. 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**

Lot 4A-2 has an existing water service from the main in Gleneagles Boulevard. Lot 4A-1 will have service by connecting to the existing main in Pebble Beach Road. The subdivider will provide additional water services as needed.

B. **Sanitary Sewer**

There are existing sanitary sewer services to Lots 4A-1 and 4A-2. Additional services will be provided by the Subdivider as needed.

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

No additional easements will be required at this time. Existing underground utilities are in place to service this subdivision.

**VII. PARKS/OPEN SPACE**

There is no parkland requirement for proposed Amended Lot 4A, Block 2 Lake Hills Subdivision, 1st Filing, as this is a subdivision creating one additional lot [MCA 76-3-621(3)(d)].

IX. SOILS/GEOTECHNICAL STUDY

Development of the lot s will require preparation of a project-specific geotechnical study.

X. 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.

XI. 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.

