



# CITY OF BILLINGS

THOMAS W. HANEL, MAYOR

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January 23, 2017

Bishop Fox Company  
Attn: Ted Lovec  
1241 Crawford Drive  
Billings, MT 59102

Dear Property Owner:

On January 23, 2017, the Billings City Council conditionally approved the preliminary plat of Amended Lot 1, Block 1, Bishop Fox Subdivision, subject to the following conditions of approval:

1. To ensure correct installation of infrastructure associated with this subdivision, prior to final plat approval the applicant will meet the conditions the Engineering Division has provided related to water, sewer and storm drainage in Attachment 'Engineering Conditions.' The subdivider will work with the Engineering Division to ensure compliance with all current requirements of the City of Billings for water, sewer and storm drainage.
2. To ensure correct installation of street improvements associated with this subdivision, prior to final plat approval the applicant will meet the conditions the Engineering Division has provided related to street improvements in Attachment 'Engineering Conditions.' The subdivider will work with the Engineering Division to ensure compliance with all current requirements of the City of Billings for water, sewer and storm drainage.
3. To ensure correct installation of the required sidewalks around the perimeter of and within the propose subdivision, prior to final plat approval the applicant will meet the conditions the Engineering Division has provided related to sidewalk installation in Attachment 'Engineering Conditions.' The subdivider will work with the Engineering Division to ensure compliance with all current requirements of the City of Billings for sidewalk improvements.
4. To ensure installation of the required traffic control devises for traffic flow leaving the development and to address impacts to intersections identified within the Traffic Impact Study, prior to final plat approval the applicant will meet the

conditions the Engineering Division has provided related to sidewalk installation in Attachment 'Engineering Conditions.' The subdivider will work with the Engineering Division to ensure compliance with all current requirements of the City of Billings for Traffic Control Devices.

5. To ensure correct installation of needed fire suppression infrastructure, prior to final plat approval the applicant will work with the City of Billings Fire Department to properly locate needed fire hydrants and suppression systems throughout the subdivision.
6. To minimize the effects on local services, prior to final plat approval the subdivider will provide a letter from the United States Postal Service acknowledging its agreement with the placement of mail delivery facilities in the subdivision.
7. To ensure the provision of easements for utilities, prior to final plat approval the subdivider shall provide utility easements on the final plat as requested by the private utility companies.
8. Minor changes may be made in the SIA and final documents, as requested by the Planning, Legal or Public Works Departments to clarify the documents and bring them into the standard acceptable format.
9. The final plat shall comply with all requirements of the City of Billings Subdivision Regulations, rules, regulations, policies, and resolutions of the City of Billings, and the laws and Administrative Rules of the State of Montana.

**Engineering Division Conditions:**

The Engineering Division has reviewed the preliminary plat for Bishop Fox Subdivision, Amended Lot 1 Block 1, and offers the following comments and conditions of preliminary plat approval:

1. Within the SIA Section III. A. Streets, the cash contribution for Grand Avenue and 54<sup>th</sup> Street West must include a half width of 20 feet of asphalt given credit for existing widths, curb and gutter plus the cost for design and construction administration. A cash contribution for the sidewalk must be made unless constructed as part of the development.
2. Section III.A.—Streets. This development will be responsible for the full cost of design & construction for the widening necessary to implement a SB left turn lane on 54th Street West at the access opposite Payton Drive. The required widening should be primarily north of Payton Drive as the City project installing the traffic signal at Grand & 54th will be constructing the widening to the south of Payton. Construction of SB left turn lane must be done with development of Lot 1-A.

3. Section III. B. Sidewalks. The development of Lot 1-A will require pedestrian connections to the north and to the east aligned with the existing R/W & easement respectively, platted with the adjacent lots. The connection to the north shall extend all the way to Castle Stone Square. At the time of development of each individual lot, sidewalks providing ADA accessible pedestrian connections from the public sidewalks along 54th St W and Grand Ave shall be constructed connecting the public sidewalks to the primary buildings on each lot.
4. Section III. D. Traffic Control Devices. Change language to read *The Subdivider shall furnish and install all traffic controls as identified during the Traffic Impact Study review process and as may be required by the City Traffic Engineer to comply with MUTCD, City Ordinances, and City traffic control policies.*

5. Section III. D. Traffic Control Devices.

- b. The SIA needs to include the following monetary contributions for off-site intersection improvements. These must be payable at time of final plat, or prior to issuance of any building permit.

Intersection	Amount
Rimrock & 54th	\$5,750.00
Grand & 56th	\$6,500.00
Grand & 62nd	\$6,500.00
Grand & 48 <sup>th</sup>	\$7,750.00
Grand & 54th	\$19,250.00

6. Section III. F. Access.

- a. Suggested re-wording: Direct access from 54th Street West and from Grand Avenue to the lots is prohibited, except for two 50-foot wide breaks in the no-access easement as shown on the plat. The allowed access to 54th Street West shall be aligned with Payton Drive, and the access to Grand Avenue shall be aligned with Vintage Lane. The existing 40-foot wide access shared with the fire station (Lot 2) shall remain. The City reserves the right to restrict left turn egress from the Grand Avenue access opposite Vintage Lane. All new approaches shall be built in conformance with City of Billings standards and specifications.
- b. A blanket reciprocal access easement allowing internal traffic flow between all of the lots in the subdivision is required, and should either be identified in the SIA or filed as a separate document concurrently with the final plat.
- c. The 1-foot no access easements need to extend into the lot a minimum of 100 feet from the property line on 54th & on Grand. Side access to the adjacent lots will not be allowed in this area.
- d. A 1-foot no access easement will be platted along the entire north line of Lot 1-D.

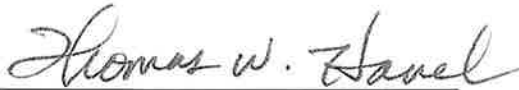
7. Section V—Storm Drainage. Add language in SIA acknowledging that piped public storm drain mains are not available in this area, but that the Waiver includes possible future participation in an area wide storm drain SID.

8. Section VI.—Utilities. Any required water or sanitary sewer services for this property must be constructed prior to construction of WO 16-09 or in conjunction with WO 16-09. The cost of design, construction, and construction administration shall be the responsibility of the subdivision. WO 16-09 is anticipated to be constructed Spring/Summer 2017.
9. Minor wording changes hereafter shall be made in the SIA and documents, as requested by the City Engineer's Office and Planning Office, to clarify the documents and bring them into the standard, acceptable format.
10. The final subdivision shall comply with all requirements of the City of Billings Subdivision Regulations, Billings Municipal City Code, and Rules, Regulations, Policies, and Ordinances of the City of Billings, and the Laws and Administrative Rules of the State of Montana.

Should you have any questions regarding these Engineering items, please feel free to contact Chris Hertz, at (406) 657-3095 or by email at [hertzc@ci.billings.mt.us](mailto:hertzc@ci.billings.mt.us).

If you have overall questions regarding this preliminary plat, please contact Dave Green at (406) 247-8666 or by email at [greend@ci.billings.mt.us](mailto:greend@ci.billings.mt.us).

Sincerely,



Thomas W. Hanel  
Thomas W. Hanel, Mayor

Pc: CTA Architects Engineers, Attn: Ron Isackson