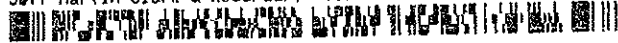


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08/27/2015 08:59 AM Pages: 1 of 14 Fees: 5.00
Jeff Martin Clerk & Recorder, Yellowstone MT



Remit to:
Sanderson Stewart
1300 North Transtech Way
Billings, MT 59102

**SUBDIVISION IMPROVEMENTS AGREEMENT
HIGH SIERRA SUBDIVISION, EIGHTH FILING
CITY OF BILLINGS
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SUBDIVISION IMPROVEMENTS AGREEMENT HIGH SIERRA SUBDIVISION, EIGHTH FILING

THIS AGREEMENT is made and entered into this 10th day of August, 2015, by and between **HIGH SIERRA II, INC.**, whose address for the purpose of this agreement is 175 North 27th Street, Suite 900; Billings, Montana 59101, hereinafter referred to as "Subdivider," and the **CITY OF BILLINGS**, Montana, hereinafter referred to as "City."

WITNESSETH:

WHEREAS, the preliminary plat of High Sierra Subdivision, Eighth Filing, being Lot 2A of Block 1 of Amended Plat of Lot 2, Block 1 and Lots 2 & 3, Block 2, of Marisela Subdivision, located in the City of Billings, Yellowstone County, Montana, was submitted to the Planning and Community Services Department which recommended its approval to the Yellowstone County Board of Planning; and

WHEREAS, at a meeting held by the Yellowstone County Board of Planning on the 22nd day of July, 2014, the Board recommended for approval, subject to certain conditions, an area known as the High Sierra Subdivision, Eighth Filing; and

WHEREAS, at a regular meeting held on the 25th day of August, 2014, the City Council approved, subject to certain conditions, a preliminary plat of High Sierra Subdivision, Eighth Filing; and

WHEREAS, a Subdivision Improvements Agreement is required by the City prior to approval of the final plat; and

WHEREAS, the provisions of this agreement shall be effective and applicable to the plat of High Sierra Subdivision, Eighth Filing, upon 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:

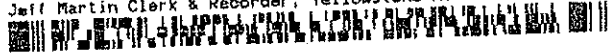
I. VARIANCES

- A. The Subdivider has requested, and the City hereby grants, the following variance by the City Council from the strict interpretation of the City of Billings Subdivision Regulations:

The Subdivider request a temporary variance for the length of the cul-de-sac for Vera Cruz Circle. The total distance from the intersection of Vesca Way and Matador Avenue to the end of the cul-de-sac on Vera Cruz Circle is approximately 670 feet. In the future, when additional filings of High Sierra Subdivision are constructed, Vesca Way will connect to the north. Thus making the cul-de-sac length for Vera Cruz Circle approximately 410 feet.

II. CONDITIONS THAT RUN WITH THE LAND

- A. Lot owners will be required to construct that segment of the required five-foot wide boulevard-style sidewalk that fronts their property at the time of lot development.
- B. Lot owners should be aware that this subdivision could contain wildlife migratory routes. Consequently, owners are advised that wildlife indigenous to this area could be found on the property and may impact the developed property and interface with domestic animals, residents, and visitors. Owners may also experience problems with damage to landscaped shrubs, flowers, and gardens. Any impacts associated with wildlife, and any damage arising therefrom, is the responsibility of the lot owners.
- C. Lot owners should be aware that soil characteristics within the area of this subdivision, as described in the geotechnical investigation report for this property, indicate that there could be potential limitations for proposed construction on the lots, which may require a geotechnical investigation prior to construction. Assessment and mitigation, if any, of these conditions shall be the responsibility of the lot owner.



- D. The Subdivider and subsequent contractors/builders acknowledge that there is a Stormwater Pollution and Prevention Plan (SWPPP) 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 by each owner for new construction on lots. Best Management Practices are defined within Section 28-201, BMCC and detailed in the Billings Stormwater Management Manual.
- F. 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.
- G. Lot owners should be aware that agricultural activities could be present on surrounding properties. Any impacts associated with agricultural activities, and any issue arising therefrom, is the responsibility of the lot owners.
- H. Lots 2 through 7, inclusive, Block 3; Lots 2 through 5, inclusive, and Lot 7, Block 2; Lots 1 through 6, inclusive, Block 32; Lots 86 through 92, inclusive, Block 5; Lots 36 through 38, inclusive, and Lots 41 through 47, inclusive, Block 29 in High Sierra Subdivision, Eighth Filing contain a 10-foot wide stormwater drainage easement with a drainage swale along property lines. This stormwater drainage easement and drainage swale is for conveying stormwater and shall not be altered in any way to inhibit the conveyance of stormwater. It shall be the lot owners' responsibility to maintain and perpetuate this stormwater drainage swale.
- I. Each owner of a completed Lot shall be a member of the High Sierra Homeowners Association. Membership shall be appurtenant to and may not be separated from ownership of a Lot. The Home Owners Association



will be set up to maintain the future permanent stormwater detention facilities.

- J. The lowest finish floor elevation (which includes the garage) shall be a minimum of 18-inches higher than the top of curb, measured from the highest location along the lot frontage. Higher finished floors shall be required on a lot by lot basis.
- K. The lowest openings on each home (window well, walk-out basement doors, etc.) are to be located outside the designated drainage paths. If this is not possible, the builder and lot owners must take necessary measures to protect these openings from inundating from surface water flows. Allow enough space between window wells and property lines to provide sufficient swales and drainage away from window wells.

III. TRANSPORTATION

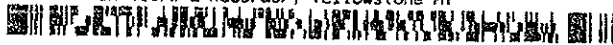
A. Streets

Topanga Avenue, Marisela Street, Sierra Vista Circle, Del Mar Street, Largo Circle, and Owen Street within the subdivision shall be public and shall be located within a 56-foot right-of-way, and have a street width of 34-foot back of curb to back of curb. These internal access roads shall be built to grade with a satisfactory subbase, base course, drive over curb and gutter, and asphalt surface. All streets shall be built in accordance with the City of Billings site development ordinance, Subdivision Regulations, and Uniform Building Code.

B. Sidewalks

City and the Subdivider agree that the developer will install accessibility ramps at time of private contract construction. Individual lot owners will be responsible for the construction of the five-foot wide boulevard sidewalks adjacent to their lot at the time of lot construction. The City reserves the right to construct any missing sidewalk and assess the property owners three years after construction of a phase.

A 6-foot-wide sidewalk shall be constructed in the 20-foot-wide right of way corridors and shall be installed at the time of private contract construction.



C. Street Lighting

Construction or installation of street lights within the public rights-of-way shall not be required at this time. If street lights are installed, a maintenance district will be formed for future maintenance of the street lights.

D. Traffic Control Devices

The Subdivider shall furnish and install all necessary traffic control devices adjacent to the subdivision. Traffic control devices shall include all necessary signing, striping, and channelization devices to properly complete the implementation of the proposed street construction. All traffic control devices shall be subject to review and approval by the City Engineering office.

A master plan traffic accessibility study has been completed for High Sierra Subdivision, Fifth through Twelfth Filing. That study analyzed impacts to eight intersections affected by additional traffic generated with the development of High Sierra. Three of those intersections were noted for improvements: Wicks Lane/Fantan/Street; Wicks Lane/Gleneagles Blvd; and Wicks Lane/St. Andrews Dr. An update to the study has been completed for this filing. Based on the 95 lots proposed within this subdivision, the percent of traffic contribution to these intersections is as follows:

Wicks/Fantan:	2.34 percent	\$5,850.00
Wicks/Gleneagles:	2.10 percent	\$5,250.00
Wicks/St. Andrews:	1.86 percent	\$4,650.00
		\$15,750.00

As requested by the City of Billings Public Works Department, cash contributions to intersection improvements will be made prior to the filing of the final plat.

E. Access

Access will be provided for the subdivision by continuation of streets from High Sierra Subdivision, Seventh Filing, including Cortez Avenue, Marisela Street, Sierra Vista Circle, Del Mar Street, and Largo Circle. In addition, these streets will provide connectivity to future development. Location of these accesses shall be subject to review and approval by the City Engineering office.



F. Billings Area Bikeway and Trail Master Plan

The Billings Area Bikeway and Trail Master Plan identifies High Sierra Boulevard as a primary bikeway. As such, an on-street bikeway will be provided on High Sierra Boulevard; therefore, City and the Subdivider agree that trail requirements are being met for the subdivision.

G. Public Transit

No improvements with regard to public transit are anticipated at this time. The nearest access to the public transit system occurs near Skyview High School on Siesta Avenue, between High Sierra Boulevard and Fantan Street.

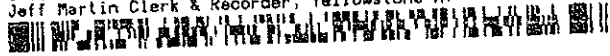
IV. EMERGENCY SERVICES

Access is provided to this subdivision via Benjamin Boulevard to streets within the subdivision, including Cortez Avenue, Marisela Street, Sierra Vista Circle, Del Mar Street, and Largo Circle. The City will provide emergency service. Fire hydrants shall be provided at each street intersection, and at intermediate locations where distances exceed 500 feet. Appropriate turn arounds will be located on any street in excess of 150 feet.

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.

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- The above requirements do not alter or effect the current minimum subdivision requirements for fire apparatus access and water supply.

V. STORM DRAINAGE

All storm drainage improvements shall comply with the provisions of Chapter 28, BMCC, and shall be in accordance with the recommendations of an approved storm drain study to be submitted to the City of Billings Engineering Department by the Subdivider. Because the City of Billings storm drain system is not available in the area of the subdivision, stormwater will be handled on site through surface flow on the streets, inlets, and piping. The stormwater design for High Sierra Subdivision, Eighth Filing, will conform to the current City of Billings Stormwater Management Manual. High Sierra Subdivision, Eighth Filing is served by three temporary stormwater detention basins. The design to be approved by the City of Billings Public Works Department.

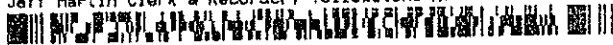
VI. UTILITIES

Water and sanitary sewer lines shall be sized and installed in conformance with the City design standards and specifications, and the rules and regulations of the City of Billings.

The Subdivision Improvements Agreement does not constitute an approval for extension of, or connection to, water mains and sanitary sewers. The property owner shall submit applications for extension/connection of water mains and sanitary sewers to the Public Works Department, Distribution, and Collection Division. The extension/connection of/to water mains and sanitary sewers are 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 appropriate water and wastewater fees, and franchise fee in effect shall be submitted with the applications.

The developer/owner acknowledges that the subdivision shall be subject to the applicable system development fees and franchise fee 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 and regulations of, and as approved by the City of Billings Public Works Department, Fire Department, and the Montana Department of Environmental Quality.

**A. Water**

The subdivision will be served by making connections to existing water main stubs located in Cortez Avenue, Marisela Street, Sierra Vista Circle, Del Mar Street, Largo Circle, and Vesca Way. The existing water main in these streets is an 8-inch in diameter main and is a part of the City of Billings water distribution system. A new 8-inch water main will be installed in the local interior streets. The water main within the subdivision will make looped connections whenever possible. Fire hydrants will be provided at all appropriate locations and will be subject to approval by the City of Billings Fire Department. Appropriately sized mains and services in the internal streets will provide service to the individual lots within the subdivision. Each lot shall be provided with its own separate water service. All water construction improvements shall be installed in conformance with the design standards, specifications, and rules and regulations of the City of Billings and Montana Department of Environmental Quality, and will be approved by the Public Works Department, Distribution, and Collection Division.

B. Sanitary Sewer

The subdivision will be served by one connection to an existing 8-inch sanitary sewer main located in Largo Circle and one connection to an existing 8-inch sanitary sewer main located in Vesca Way. The sanitary sewer located within the subdivision will consist of an 8-inch sanitary sewer main. Appropriately sized mains and services in the internal streets will provide service to the individual lots within the subdivision. All sanitary sewer construction improvements shall be installed in conformance with the design standards, specifications, and rules and regulations of the City of Billings and Montana Department of Environmental Quality, and will be approved by the Public Works Department, Distribution, and Collection Division.

C. Power, Telephone, Gas, and Cable Television

All telephone, gas, electrical power, and cable television lines shall be placed in designated easements outside of the right-of-way, where possible, and shall be installed underground prior to surface improvements. The location of all such facilities shall be subject to approval of the City Engineer.



VII. PARKS/OPEN SPACE

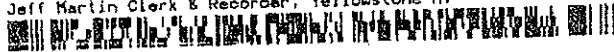
Section 76-3-621 of the Montana Subdivision and Platting Act covers the park dedication requirement. Additionally, Section 23-1002.B.1 of the City of Billings municipal code covers parkland dedication of major subdivisions. The Eighth Filing has a total of 95 lots, requiring a parkland dedication of 2.192 acres. The Subdivider will dedicate 1.681 acres of parkland and will make a cash in-lieu contribution for the 0.511 acres in lieu of parkland dedication.

VIII. SOILS/GEOTECHNICAL STUDY

The Subdivider has performed a preliminary geotechnical analysis for this property dated June 16, 2014.

Recommendations from the report include:

1. Approximately 6-inches of surface soils should be stripped and removed from the site, or stockpiled for use in non-structural areas.
2. Site and lot grading can be accomplished using conventional earthmoving equipment. In areas where significant cuts will be made for streets and utility installation, the auger was able to drill to depths of 25-feet. Typically, if the shale can be drilled with an auger it can also be excavated with a large track hoe.
3. Fill should be placed and compacted to a minimum of 97 percent relative compaction, in accordance with the ASTM D698 compaction test method.
4. Provide positive drainage away from residences.
5. Street subgrade, utility trenches, parking areas and concrete flatwork should be placed at a minimum of 97 percent of ASTM D698.
6. A large track hoe or specialized equipment may be required during foundation excavations, depending on the location and depth of the excavation. Auger refusal was encountered in several of the borings at depths of 9 to 12 feet. The boring logs should be reviewed for conditions across the site.
7. For home construction, the majority of the foundation will be located on weathered sandstone bedrock or weathered shale bedrock. Two alternative foundation recommendations are provided within the geotechnical report.

**IX. FINANCIAL GUARANTEES**

Except as otherwise provided, the Subdivider shall install and construct said required improvements with cash, or by private contracts 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 Engineering Department and Public Works Department, Collection and Distribution Division.

X. LEGAL PROVISIONS

- A. The 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 provision of the 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 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. The Subdivider shall comply with all applicable federal, state, and local statutes, ordinances, and administrative regulations during the performance and discharge of its obligations. The Subdivider acknowledges and agrees that nothing contained herein shall relieve or exempt it from such compliance.

