

A RESOLUTION SETTING UP REQUIREMENTS FOR BUILDING, STREETS AND ALLEY'S, CURBS AND SIDEWALKS AND UTILITY INSTALLATION AND RIGHT OF WAY FOR UTILITIES, IN SUB-DIVISIONS WITHIN THE TOWN LIMITS AND DEVELOPMENTS FOR FUTURE ANNEXATION:

WHEREAS, in the judgement of the Town Council of Stevensville, Montana, Ravalli County, it is deemed in the best interest of the inhabitants thereof, and also in the best interests of the buyers of property within the Town limits and annexed property:

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND STEVENSVILLE TOWN COUNCIL set forth the following requirements for buildings, streets and alley's, curbs and sidewalks and utility installation and right of ways for utilities:

SECTION A: UTILITIES

1. All utilities shall enter house from alley or access area in rear.
2. Developer shall provide Right of Way easements, 20 feet wide for access in rear of lots for utilities.
3. Back to back adjoining property may share (or split) 20 foot easement.
4. Easement shall be marked by permanent markers, made of 4'4"x2' concrete posts, (marked as center line or corner of easement) on both ends of each lot.
5. When adjoining property wishes to tie into existing utility easement, a fee based on current excavation rates shall be paid to property owner, and property and soil shall be replaced to original condition before excavation.

SECTION B: UTILITY SPECIFICATIONS: WATER

1. Water main shall be 6" or larger and meet state specifications as to material used and inspected by Town before any lines are covered.
2. No main line shall be left a dead end. (It must return to line from which it originated or meet and join another line of the water system).
3. Water stubs shall be provided by developer, to and including shut off from main line for each lot, at the time the main is installed.
4. A fireplug shall be furnished by \_\_\_\_\_ and installed by developer at the end of each block.

SECTION B: UTILITY SPECIFICATIONS: SEWER

1. All sewer lines shall be properly installed, to the specifications of the State and Town Code, and must be sent to the State Board of Health and Environmental Sciences if necessary, for approval.
2. Sewer lines shall be 8" or larger and materials must meet State and Local codes.
3. A sewer connection shall be installed for each lot at the time of main line installation.

4. A man-hole shall be provided at both ends of a single block or end of each block in multiple block units, *not to exceed 400' foot spacing.*

SECTION C: STREETS

1. Street bed specifications shall be determined by test core samples and recommendation of qualified engineer and approved by Town engineer.
2. Street surfacing shall be to Town Specifications
3. WIDTH - MINIMUM REQUIREMENTS:
  - a. 50 foot right of way
  - b. 40 foot hot asphalt driving surface
4. Curb and gutter combination shall be required (sidewalks are optional at this time). See specifications for curb and gutter combination on separate sheet. Sidewalks must be provided in areas of heavy pedestrian traffic or where City deems necessary, or to conform with present conditions.
5. Cul-de-sac shall be provided at end of dead end street.

SECTION D: DRAINAGE

1. Adequate provisions shall be made to dispose of surface water by the use of dry wells or drains, or by Town engineered specifications, or by written permission from adjacent property owners to dispose of the water onto or thru their property. A copy of same to remain with the Town Clerk.

SECTION E: PERFORMANCE BOND

1. A performance bond equal to cost of materials and labor shall be provided by developer to the Town Before any permits are issued or approval of sub-division or of annexation.

SECTION F: BUILDINGS

1. Houses must be set back 20 feet to 26 feet from Curb, (variance of six feet to allow break up of frontal lines.)
2. No buildings may be placed over the right of way easement.
3. House must be 7 feet from property line on side of lot.
4. Corner lots shall be considered same as interior lots, except in case where house faces an intersecting street, side yard shall be equal to front yard of other houses in that block.

This resolution shall be in full force and effect from and after its passage and approval.

Passed and approved this 29<sup>th</sup> of March 1977.

  
\_\_\_\_\_  
Mayor

Attested:

  
\_\_\_\_\_  
Town Clerk