

REVISED MASTERPLAN AND PRELIMINARY PLAT GRAND PEAKS SUBDIVISION, THIRD FILING

BEING LOT 2-3 OF BLOCK 2 AND LOT 1, BLOCK 3, AND LOT 1, BLOCK 4, GRAND PEAKS SUBDIVISION
SITUATED IN THE SW1/4 OF SECTION 32, T. 1 N., R. 25 E., P.M.M.,
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : J&S DEVELOPMENT COMPANY

AUGUST, 2012

PREPARED BY : SANDERSON STEWART

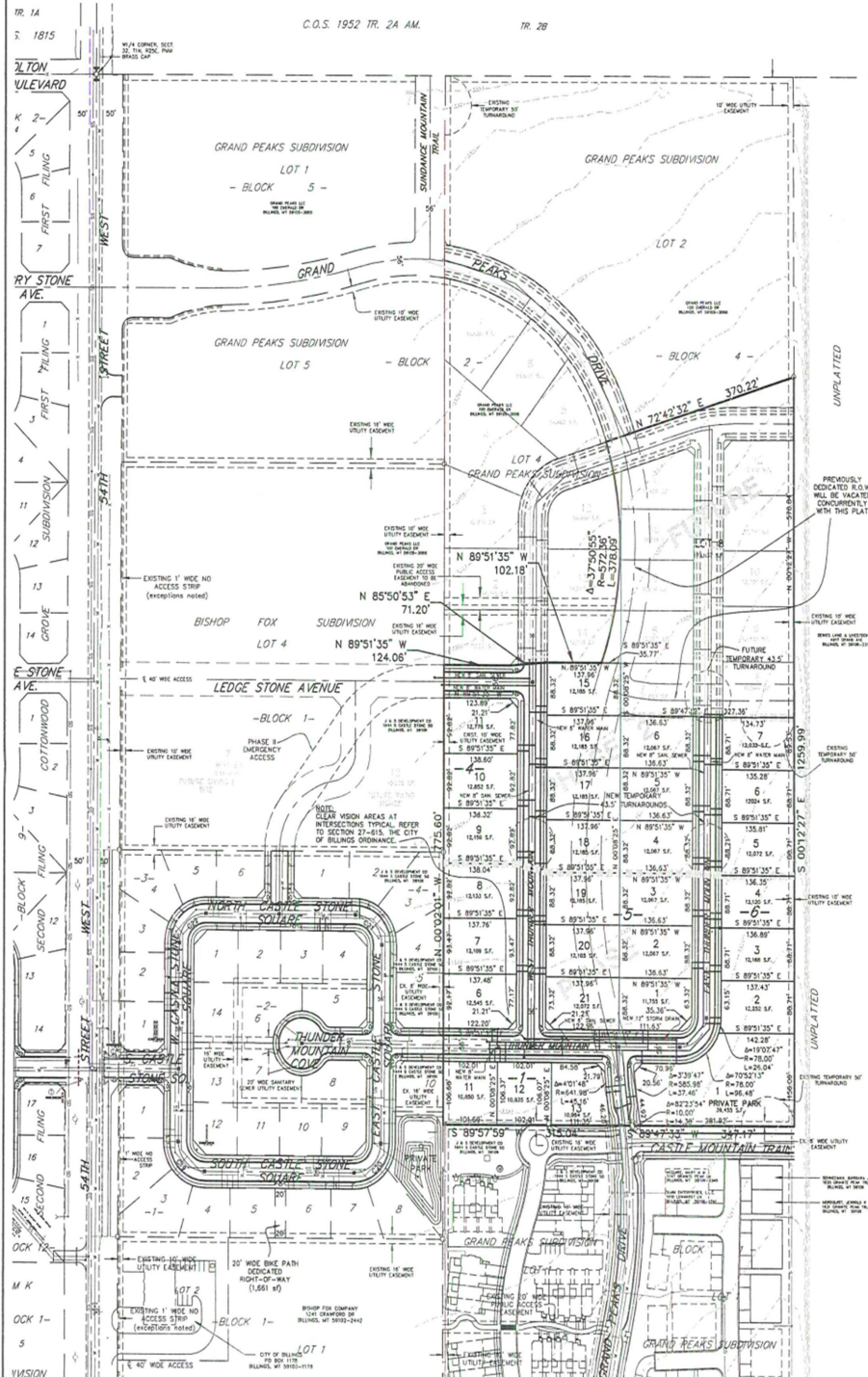
BILLINGS, MONTANA



VICINITY MAP
NOT TO SCALE



SCALE: 1"=100'



BASIS OF BEARING: GRAND PEAKS SUBDIVISION

- FOUND SURVEY MONUMENT, AS NOTED
- SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART"
- SET INTERSECTION MONUMENT, 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART". WILL BE REPLACED WITH BRASS CAP MONUMENT BOX UPON COMPLETION OF STREET IMPROVEMENTS.

PLAT DATA

GROSS AREA	= 15.14 AC
NET AREA	= 12.69 AC
NUMBER OF LOTS	= 30
MINIMUM LOT SIZE	= 10,850 SF
MAXIMUM LOT SIZE	= 173,937 SF
LINEAL FEET OF STREETS	= 1918 LF
PARKLAND REQUIREMENT	= 1.40 AC
PARKLAND DEDICATION	= CASH-IN-LIEU
EXISTING ZONING	= R-5000, RMF-R
SURROUNDING ZONING:	
NORTH	= R-5000 & RMF-R
SOUTH	= R-5000, RMF-R
EAST	= AG OPEN
WEST	= R-7000
EXISTING LAND USE	= VACANT
PROPOSED LAND USE	= SINGLE-FAMILY RESIDENTIAL