

PRELIMINARY PLAT OF
HARMONY MEADOWS SUBDIVISION 2ND FILING
 LOCATED IN THE NE 1/4 OF SECTION 19, T 01 S, R 26 E, P.M.M., YELLOWSTONE COUNTY, MONTANA

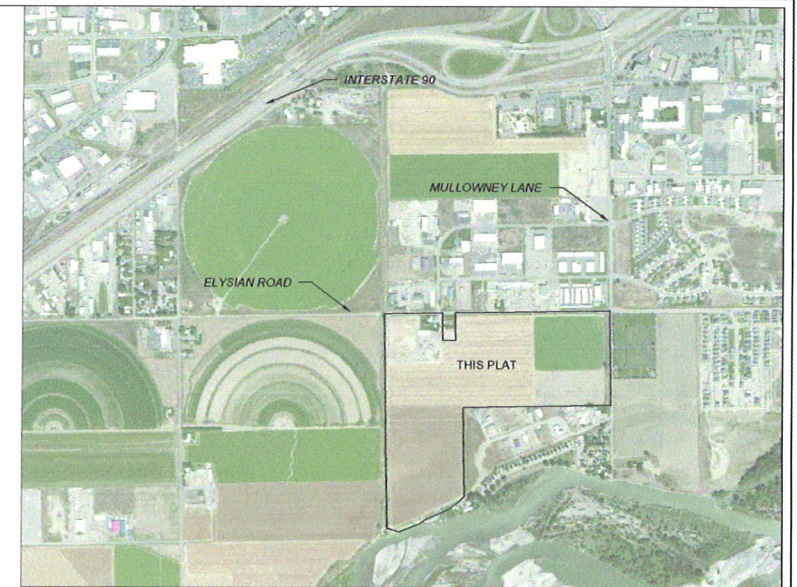
PREPARED FOR: HARMONY MEADOWS, LLC FEBRUARY 2016
 PREPARED BY: PERFORMANCE ENGINEERING BILLINGS, MONTANA

EXISTING ZONING: HIGHWAY COMMERCIAL
 COMMUNITY COMMERCIAL
 RESIDENTIAL MULTI-FAMILY RESTRICTED

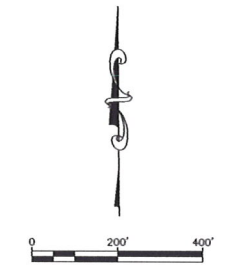
PROPOSED ZONING: HIGHWAY COMMERCIAL
 COMMUNITY COMMERCIAL
 RESIDENTIAL MULTI-FAMILY RESTRICTED

EXISTING LAND USE: AGRICULTURAL

PROPOSED LAND USE: COMMERCIAL LOTS AND APARTMENT COMPLEXES



VICINITY MAP
 NOT TO SCALE



LEGEND

- FOUND SECTION CORNER
- FOUND QUARTER CORNER
- FOUND PROPERTY CORNER
- STORM DRAIN MH
- STORM INLET
- STORM DRAIN PIPE
- WATER VALVE
- FIRE HYDRANT
- WATER LINE
- SANITARY SEWER MH
- SANITARY SEWER LINE

FLOODPLAIN LEGEND

- FEMA FIRM PANEL FLOODWAY AREA

PROPERTY OWNERS

NUMBER	NAME	ADDRESS
1	JOCK AND KATHY CLAUSE (C/O WESTERN MUNICIPAL CONSTRUCTION)	555 INTERSTATE AVENUE, BILLINGS, MT 59101
2	KMAR, LLC	4408 SUMMER LAND, BILLINGS, MT 59106
3	MICHAEL TVETENE	6844 SOUTH FRONTAGE ROAD, BILLINGS, MT 59101
4	MELVILLE PROPERTIES, LLC	292 BENEDICT GULCH ROAD, PARK CITY, MT 59063
5	A. L. KOELZER	3312 4TH AVENUE NORTH, BILLINGS, MT 59101
6	WADE & AUTUMN KIERNAN	4932 DOVETAIL AVENUE, BILLINGS, MT 59106
7	MCCALL PROPERTIES, LLC	1536 MULLOWNEY LANE, SUITE 300, BILLINGS, MT 59101
8	MCCALL DEVELOPMENT INC	1535 MULLOWNEY LANE, BILLINGS, MT 59101
9	RIVER POINT EDGE, LLC	5213 ONYX BOULEVARD, BILLINGS, MT 59106
10	ROMAN CATHOLIC BISHOP OF GREAT FALLS	215 NORTH 31ST STREET, BILLINGS, MT 59101
11	JAMES A. WEBER	6238 GOLDEN EAGLE WAY, BILLINGS, MT 59106
12	ENERGY AND ENVIRONMENTAL MEASUREMENT	1744 MULLOWNEY LANE, BILLINGS, MT 59101
13	MARTIN PROPERTIES INC.	7338 CHAROLAIS STREET, BILLINGS, MT 59106
14	MARTIN PROPERTIES INC.	7338 CHAROLAIS STREET, BILLINGS, MT 59106
15	CARPENTERS UNION LOCAL # 1172 (MAIL TO PWRCC)	25120 PACIFIC HIGHWAY SOUTH, SUITE 200, KENT, WA 98032
16	MONTANA CARPENTERS JOINT APP & TRNG TRUST	780 CARTER DRIVE, HELENA, MT 59601
17	PAUL MONSON	4348 BOWMAN DRIVE, BILLINGS, MT 59101
18	PERRY GUTHRIDGE	901 EAST 8TH STREET, LAUREL, MT 59044
19	PAUL MONSON	4348 BOWMAN DRIVE, BILLINGS, MT 59101
20	ROBERT AND EDWARD TAYLOR	3911 HERITAGE DRIVE, BILLINGS, MT 59102
21	TROY AND PATTI LARSEN	P.O. BOX 22764, BILLINGS, MT 59104
22	PAYCOBOO, LLC	3983 WOODRIDGE DRIVE, BILLINGS, MT 59106
23	PAYCOBOO, LLC	3983 WOODRIDGE DRIVE, BILLINGS, MT 59106
24	PAYCOBOO, LLC	3983 WOODRIDGE DRIVE, BILLINGS, MT 59106
25	ALL ABOUT LANDSCAPE INC.	P.O. BOX 21132, BILLINGS, MT 59104
26	ALL ABOUT LANDSCAPE INC.	P.O. BOX 21132, BILLINGS, MT 59104
27	ROGER KUIER	5846 STORY ROAD, BILLINGS, MT 59101
28	EDWARD R PROULX TRUSTEE	P.O. BOX 80287, BILLINGS, MT 59108
29	DONALD J. WEBER	5900 ELYSIAN ROAD, BILLINGS, MT 59101
30	MCCALL DEVELOPMENT, INC.	1536 MULLOWNEY LANE, SUITE 100, BILLINGS, MT 59101
31	QUARNBURG FARMING CORP	6132 S. FRONTAGE ROAD, BILLINGS, MT 59101

SITE DATA

# OF LOTS	23
MAX. LOT AREA	±7.21 AC
MIN. LOT AREA	±0.96 AC
LINEAL FEET OF STREETS	±5,011 LF

AREA DATA

GROSS AREA	±92.55 AC
ROADWAY AREA	±11.98 AC
NET AREA	±84.57 AC
REQUIRED PARK AREA	±6.08 AC
DEDICATED PARK AREA	±5.25 AC
POCKET PARK AREA	±0.73 AC

PROJECT TITLE:
HARMONY MEADOWS SUBDIVISION PRELIMINARY PLAT

REVISIONS	2101 OVERLAND AVE BILLINGS, MT 59102	OFFICE - 406-384-0079 www.performance-ec.com	SHEET
DATE			

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 PERFORMANCE ENGINEERING & CONSULTING

2015-034 DRAWN BY: ANA CHECKED BY: CPD DATE: NOV 2015

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