

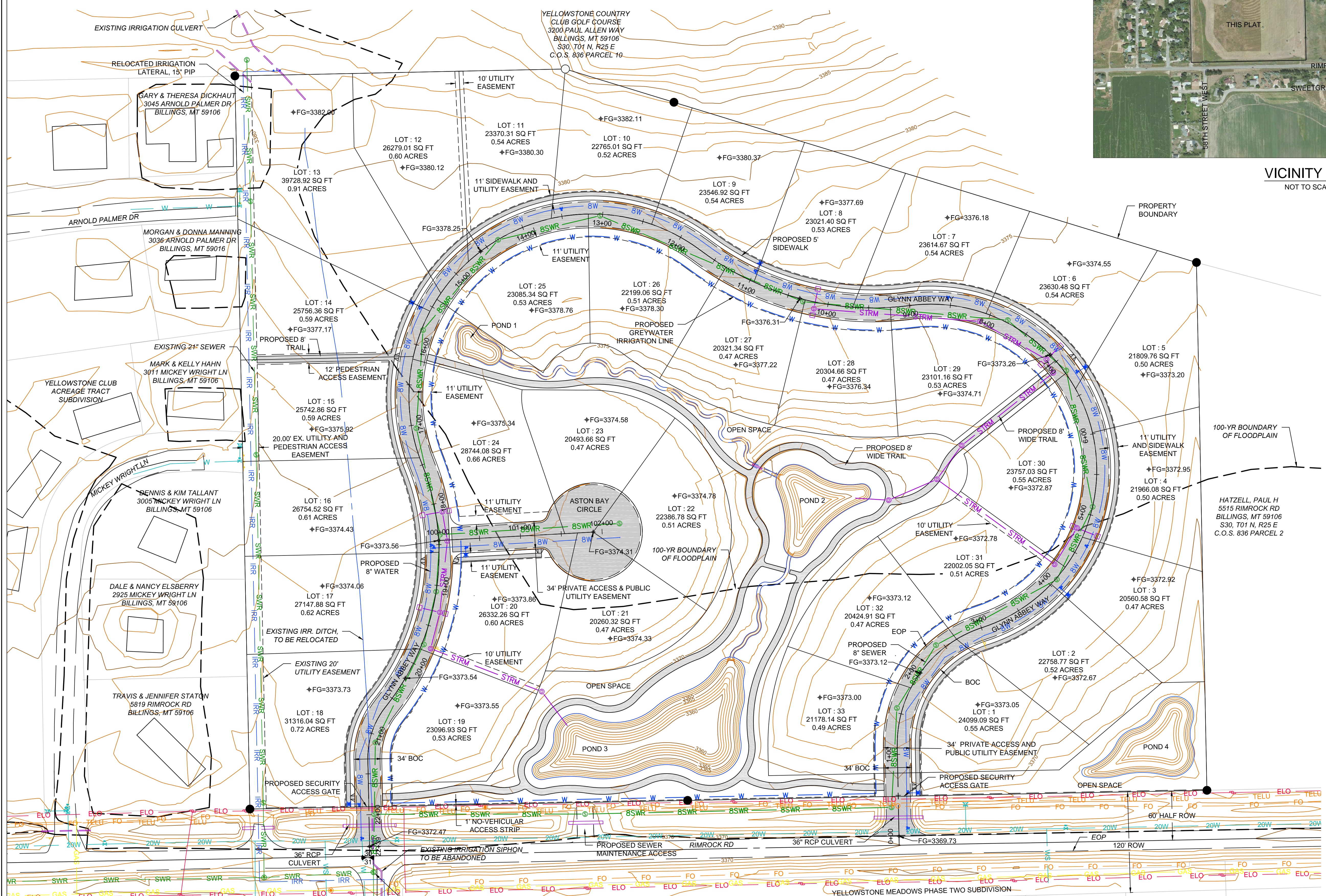
# PRELIMINARY PLAT OF GLYNN ABBEY SUBDIVISION

BEING TRACTS 3 AND 4 OF CERTIFICATE OF SURVEY 836 LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 30, T 01 N,  
R 25 E, P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA



VICINITY MAP  
NOT TO SCALE

D:\Users\Craig D\AppData\Local\Temp\PEC Billings Team Folder\Griffin Developments\2014-011 Glynn Abbey Subdivision\CADD\WG\PLAT\Preliminary Plat.dwg 12/23/2015 10:42:23 AM PEC STANDARD CTEB



SITE DATA	
# OF OPEN SPACE LOTS	1
# OF RESIDENTIAL LOTS	33
MAX. LOT AREA	±0.91 AC
MIN. LOT AREA	±0.47 AC
LINEAL FEET OF STREETS	±2,488 LF

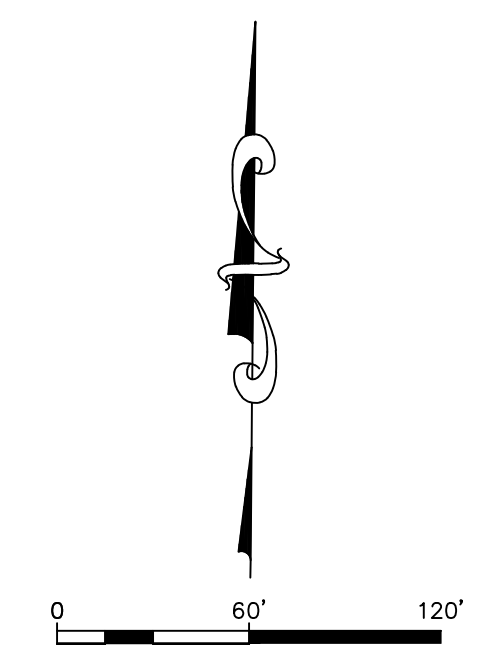
AREA DATA	
OPEN SPACE	±3.70 AC
GROSS LOTS	±18.18
TOTAL	±21.88 AC

LEGEND	
	FOUND QUARTER CORNER
	FOUND PROPERTY CORNER
	SET 1/2 INCH REBAR WITH RED PLASTIC CAP MARKED EWEN 17788LS UNLESS NOTED OTHERWISE
	STORM DRAIN MH
	STORM INLET
	WATER VALVE
	FIRE HYDRANT
	SANITARY SEWER MH
	STREET SIGN

EXISTING LAND USE: N/A  
 EXISTING ZONING: RESIDENTIAL 9600  
 PROPOSED LAND USE: RESIDENTIAL  
 PROPOSED ZONING: RESIDENTIAL 9600

PROPERTY OWNERS:  
 GLYNN ABBEY, LLC

PRELIMINARY PLAT DATE: DEC. 1, 2015



CLIENT  
**GLYNN ABBEY, LLC**  
 1010 CENTRAL AVE., SUITE 1  
 BILLINGS, MT 59102  
 (406) 690-2070

PROJECT TITLE  
**GLYNN ABBEY  
 SUBDIVISION**

CD	DESIGNED BY	DATE	CD	DRAWN BY	DATE	S.A.	CHECKED BY	PROJECT NO.	CHKD BY
		11/20/14			11/20/14				

REV BY DATE CHKD BY  
 ANA 03/18/15 SAA  
 CPD 11/09/15 SAA

PERFORMANCE ENGINEERING & CONSULTING

SHEET TITLE  
**PRELIMINARY PLAT**

SHEET  
**1**