

C:\Users\jwallington\OneDrive\PECC\Billings\Team_Folder\Development\2015-025_Emerald View Park_Expansion\CADD\DWG\Plan15-025_Emerald View Park Prelim Plan.dwg 2/3/2016 8:00:56 AM PEC STANDARD.CTB

PRELIMINARY SITE PLAN OF EMERALD VIEW PARK SUBDIVISION, AMENDED LOT 1A, BLOCK 3

OF TRACT 2A OF AMENDED TRACT 2 OF CERTIFICATE OF SURVEY No. 1869
LOCATED IN THE SE 1/4 NW 1/4 OF SECTION 30, T 01N, R 27E, P.M.M., YELLOWSTONE COUNTY, MONTANA



VICINITY MAP
NOT TO SCALE

PREPARED FOR: TETON PROPERTIES, LLC
PREPARED BY: PERFORMANCE ENGINEERING AND CONSULTING, LLC

SUBDIVISION DETAILS:
GROSS DEVELOPMENT AREA (BLOCK 3 ONLY): 16.86 AC
PROPOSED ROAD AREA: 10.35 AC
NET DEVELOPMENT AREA (BLOCK 3 ONLY): 16.51 AC
PARKLAND AREA: 10.00 AC
LINEAL FEET OF PROPOSED STREETS: 1176 LF

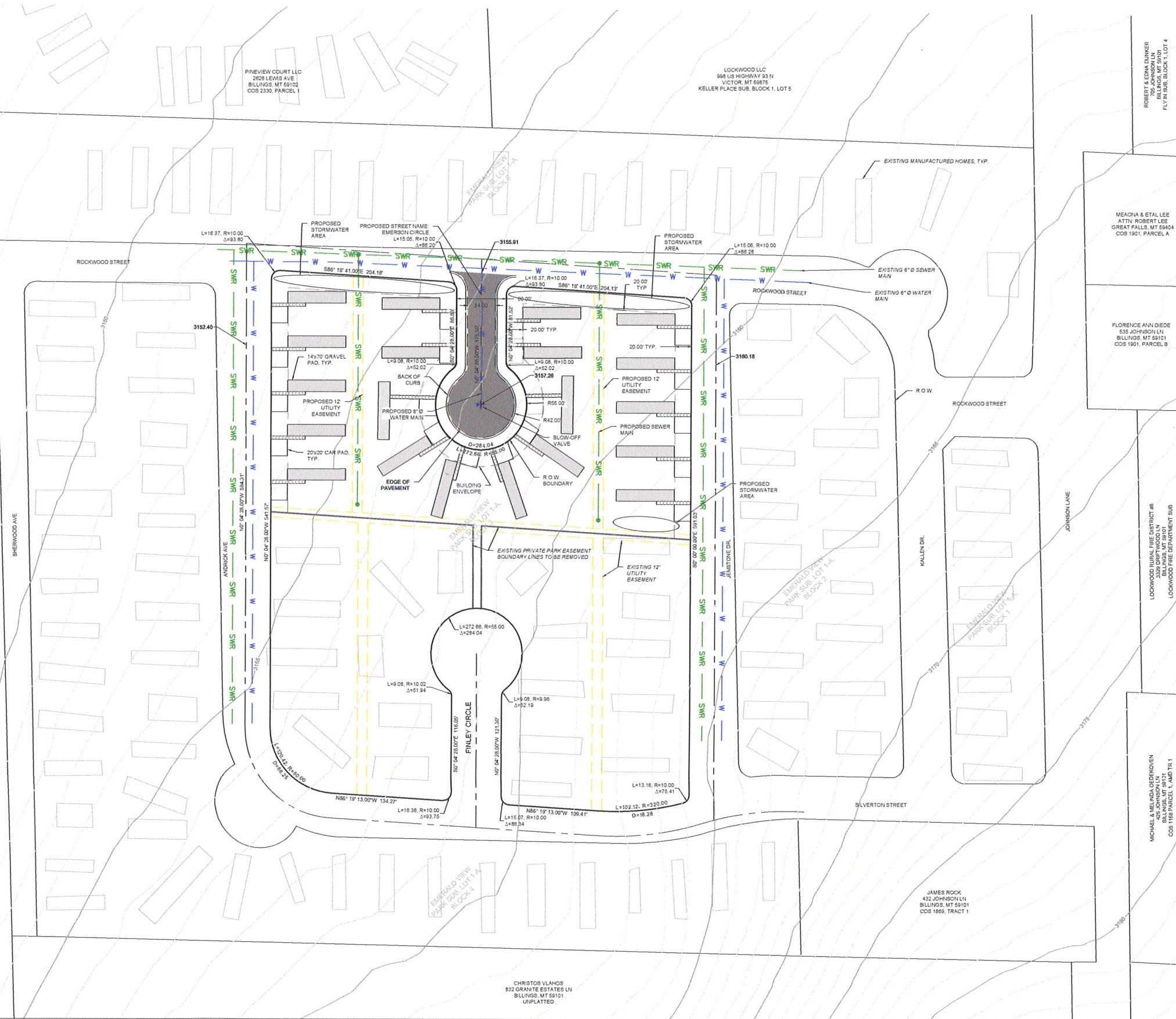
REQUIRED 6,000 SQ. FT DWELLING
EXISTING UNITS: 20
PROPOSED UNITS: 20
UNITS ALLOWED: 47
30% MAX. LOT COVERAGE
MAX. 85,176 SQ. FT OF DWELLING COVERAGE ALLOWED IN BLOCK 3.

EXISTING LAND USE: PARKLAND/ ABANDONED DRAIN FIELD
EXISTING ZONING: RESIDENTIAL MANUFACTURED HOME
PROPOSED LAND USE: RESIDENTIAL MANUFACTURED HOME
PROPOSED ZONING: RESIDENTIAL MANUFACTURED HOME

PRELIMINARY PLAN DATE: FEBRUARY 2016

LEGEND

- PROPOSED MANUFACTURED HOME UNIT
- EXISTING MANUFACTURED HOME UNIT
- EASEMENT LINE
- WATER LINE
- SEWER LINE
- PROPOSED SEWER MANHOLE



PROJECT TITLE:		EMERALD VIEW PARK SUBDIVISION PRELIMINARY SITE PLAN	
REVISIONS	DATE	BY	2101 OVERLAND AVE BILLINGS, MT 59102 OFFICE - 406-384-0079 www.performance-ec.com COPYRIGHT 2015 ©
SHEET		1 OF 1	
PEC		PERFORMANCE ENGINEERING & CONSULTING	
2015-025	DRAWN BY:	ANA	CHECKED BY: CPD DATE: 10/26/15