

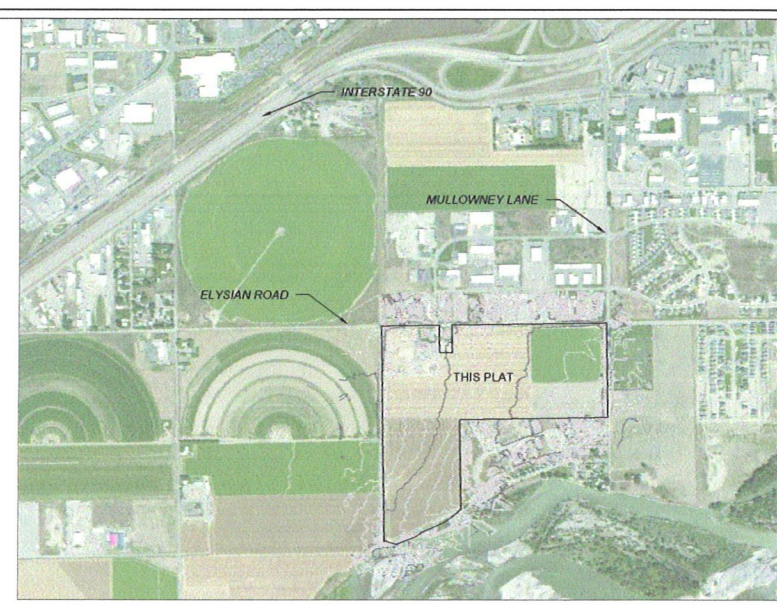
REC STANDARD
1/29/2016 11:24:32 AM
C:\Users\jallison\OneDrive\Documents\2015-034\Harmony Meadows\Team Folder\Kunkel\2015-034\Harmony Meadows\CAD\DWG\Plat15-034 Harmony Meadows Preliminary Plat 3.1.dwg

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
 PREPARED BY: PERFORMANCE ENGINEERING
 JANUARY 2016
 BILLINGS, MONTANA

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

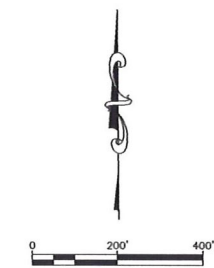
EXISTING LAND USE: AGRICULTURAL
 PROPOSED LAND USE: COMMERCIAL LOTS AND APARTMENT COMPLEXES



VICINITY MAP
 NOT TO SCALE



| 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 59101 |
| 10 | ROMAN CATHOLIC BISHOP OF GREAT FALLS | 215 NORTH 31ST STREET, BILLINGS, MT 59106 |
| 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 PNWRCC) | 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 KLIER | 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 |



| 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 |

| SITE DATA | |
|------------------------|-----------|
| # OF LOTS | 23 |
| MAX. LOT AREA | ±7.21 AC |
| MIN. LOT AREA | ±0.96 AC |
| LINEAL FEET OF STREETS | ±5,532 LF |

| AREA DATA | |
|---------------------|-----------|
| GROSS AREA | ±92.55 AC |
| ROADWAY AREA | ±11.98 AC |
| NET AREA | ±80.57 AC |
| REQUIRED PARK AREA | ±5.98 AC |
| DEDICATED PARK AREA | ±5.25 AC |
| POCKET PARK AREA | ±0.73 AC |

PROJECT TITLE: **HARMONY MEADOWS SUBDIVISION PRELIMINARY PLAT**

| REVISIONS | DATE | BY | 2101 OVERLAND AVE BILLINGS, MT 59102 COPYRIGHT 2015 © | OFFICE - 406-384-0079 www.performance-ec.com | SHEET |
|-----------|------|----|---|---|-------|
| | | | | | |

PERFORMANCE ENGINEERING & CONSULTING

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