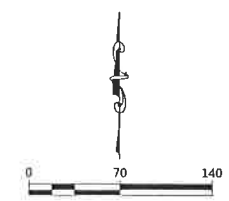
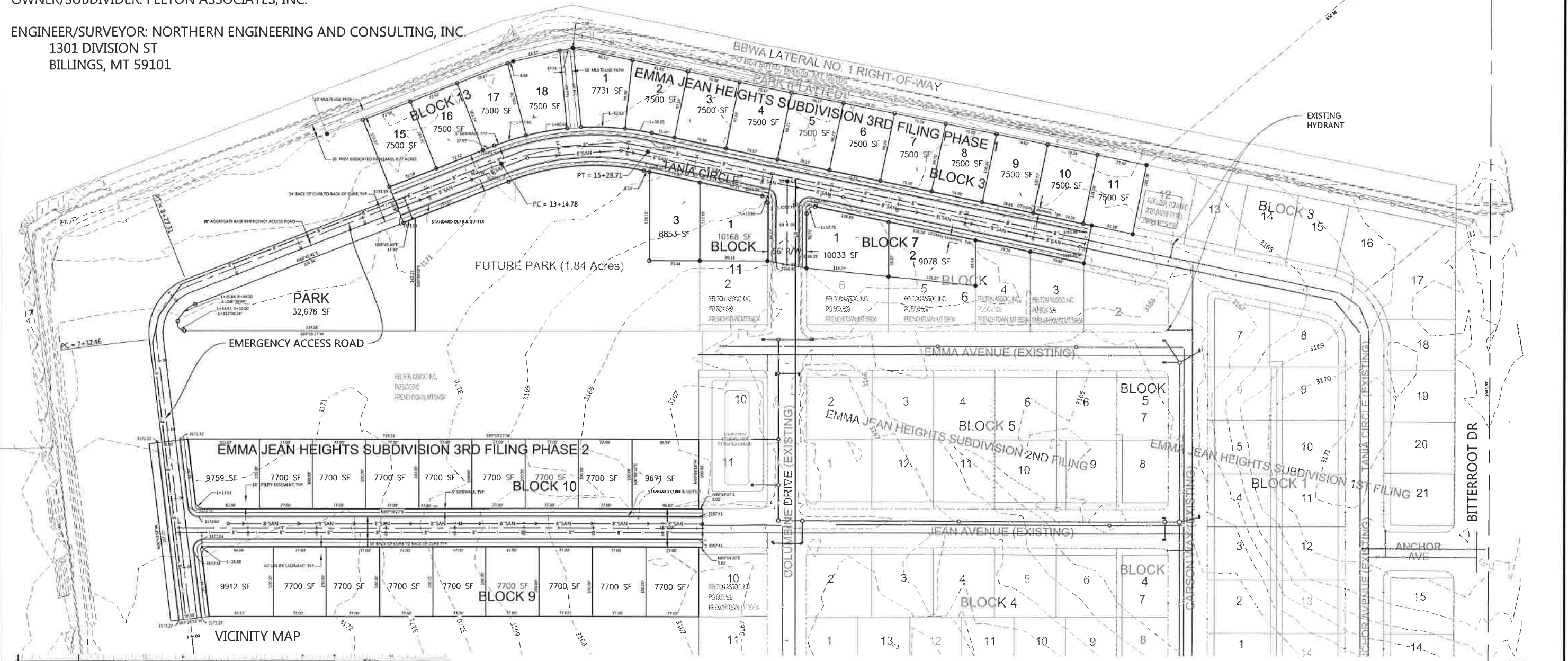


# EMMA JEAN HEIGHTS SUBDIVISION 3RD FILING, PHASES 1 & 2, PRELIMINARY PLAT

BEING LOTS 1-11 OF BLOCK 3, LOTS 1-2 OF BLOCK 7,  
 LOTS 1 AND 3 OF BLOCK 11, AND LOTS 15-18 OF BLOCK 13  
 SITUATED IN THE NE ¼ OF SECTION 23  
 T1N, R26E, P.M.M.  
 CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

OWNER/SUBDIVIDER: FELTON ASSOCIATES, INC.

ENGINEER/SURVEYOR: NORTHERN ENGINEERING AND CONSULTING, INC  
 1301 DIVISION ST  
 BILLINGS, MT 59101



**LEGEND**  
 FIRE HYDRANT  
 WATER VALVE  
 WATER TEE  
 MANHOLE  
 PROPOSED SANITARY SEWER  
 PROPOSED WATER LINE  
 EXISTING UTILITY LINE  
 ALL ELEVATIONS ARE TO FLOWLINE OF CURB  
 UNLESS OTHERWISE NOTED

CONSIDERING THE BASIS OF BEARING TO BE THE EAST LINE OF THE NE ¼ OF SECTION 23, T1N R26E, SAID LINE HAVING A BEARING OF 500°15'32"W  
 NUMBER OF LOTS: 37 (19 PHASE 1, 18 PHASE 2)  
 MAX LOT AREA: 10,168 SF  
 MIN LOT AREA: 7,500 SF  
 AREA OF PARKLAND: 3.36 ACRES  
 LINEAR FEET OF STREETS: 2161 LF  
 NET AREA: 6.79 ACRES  
 GROSS AREA: 9.81 ACRES  
 ZONING EXISTING: R-7000  
 PROPOSED: R-7000  
 LAND USE EXISTING: VACANT  
 PROPOSED: SINGLE FAMILY RESIDENTIAL  
 -WATER TO BE PROVIDED BY HEIGHTS WATER DISTRICT (CONNECTION TO LINES INSTALLED IN 2ND FILING)  
 -STORM WATER TO DRAIN TO EXISTING TEMPORARY RETENTION BASINS (IN 2ND FILING AS DISCUSSED IN PREVIOUSLY APPROVED SIA AND MASTER PLAN)  
 -SANITARY SEWER SERVICE TO BE PROVIDED BY CITY OF BILLINGS AND TO BE CONNECTED TO 2ND FILING LINES

EMMA JEAN HEIGHTS 3RD FILING PHASE 1 SUBDIVISION PLAT YELLOWSTONE COUNTY, MONTANA	JOB NO: 15-128
	DATE: 2016-02-18
1301 Division Street, Billings, MT 59101 - 6050 Phone: 406-839-2217, 406-839-2218, Fax: 406-281-8258 email: info@necul.com, web: www.necul.com	
	SHEET: 1 OF 1