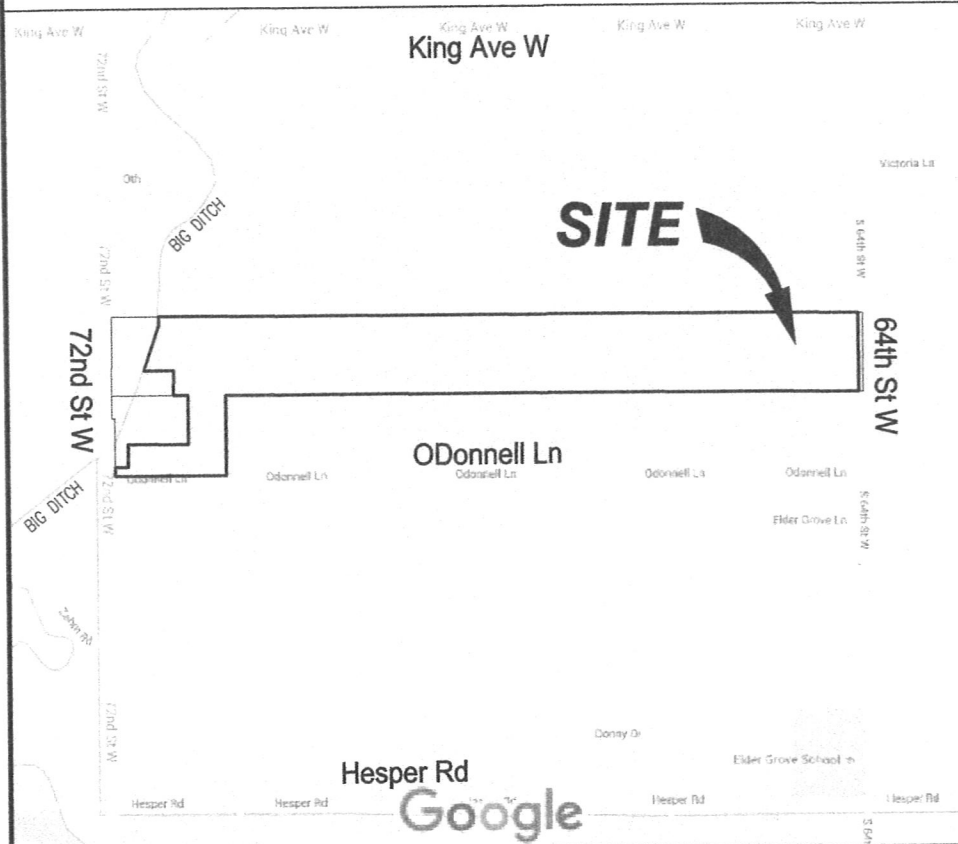


VICINITY MAP



PRELIMINARY PLAT OF
SKYCREST SUBDIVISION

BEING PORTIONS OF TRACTS 1, 3-C, AND 5 OF CERTIFICATE OF SURVEY 1233, LOCATED IN THE NE1/4, NW1/4, AND SE1/4 OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 25 EAST, P.M.M. YELLOWSTONE COUNTY, MONTANA.

DATE: JUNE 2015
PREPARED BY: IN SITE ENGINEERING, P.C.

SURVEY BOUNDARY: NORTH STAR LAND SERVICES, P.C.
THOMAS G. KELLY, PLS

DEVELOPMENT

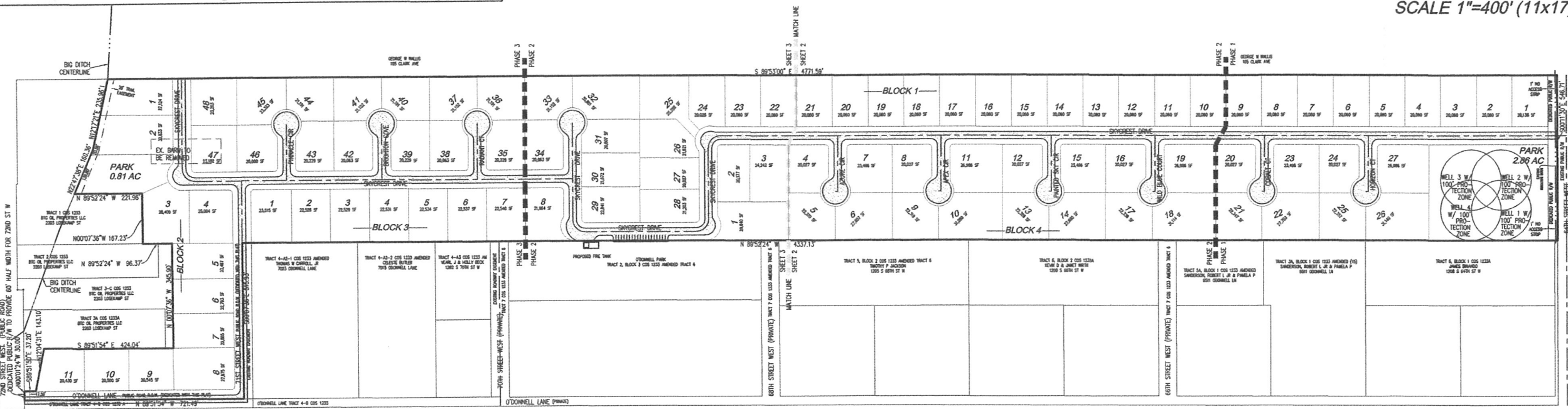
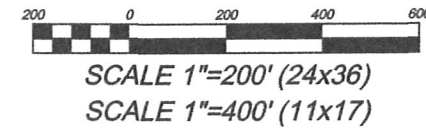
SkyCrest

DEVELOPER & OWNER UNDER CONTRACT

REGAL LAND DEVELOPMENT INC.
DAN WELLS
P.O. BOX 80445
BILLINGS, MT 59108
(406) 656-1301

CIVIL ENGINEER

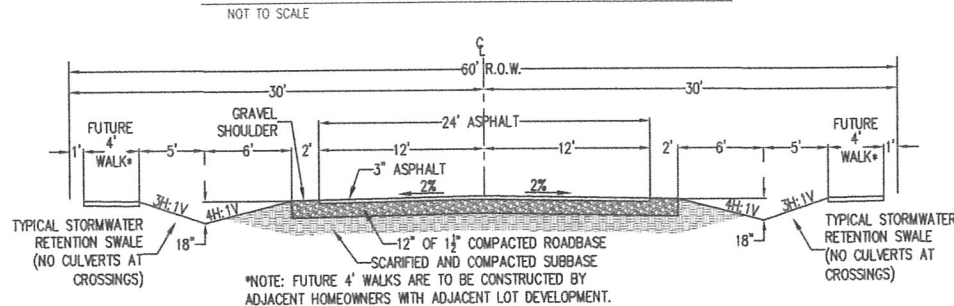
IN SITE ENGINEERING, P.C.
SCOTT WORTHINGTON, P.E.
4118 WOODCREEK DR
BILLINGS, MT 59106
(406) 591-4355



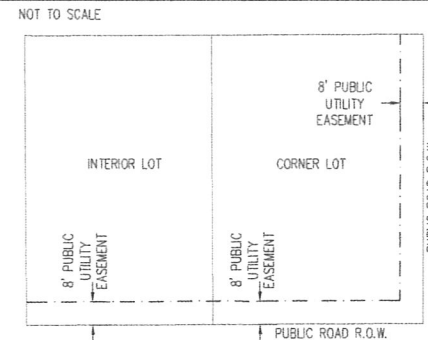
SITE DATA

GROSS AREA=	64.31 AC
ROAD R.O.W. DEDICATION=	12.15 AC
PARKLAND=	3.67 AC
NET AREA=	47.74 AC
NUMBER OF LOTS=	94
AVERAGE LOT AREA=	0.51 AC
MAXIMUM LOT AREA=	0.71 AC
MINIMUM LOT AREA=	0.46 ACRE
EXISTING ZONING=	NONE
PROPOSED ZONING=	NONE
EXISTING LAND USE=	AGRICULTURAL
PROPOSED LAND USE=	RESIDENTIAL
LINEAR FEET OF STREETS=	8,586 LF
REQUIRED PARKLAND (7.5% OF NET AREA)=	3.58 AC
DEDICATED PARKLAND=	3.67 AC
PHASE 1	17 LOTS
PHASE 2	45 LOTS
PHASE 3	32 LOTS

TYPICAL ROAD CROSS SECTION



TYPICAL UTILITY EASEMENTS



NOTES

1. THERE ARE NO STREAMS, LAKES, WETLANDS, FLOODPLAIN BOUNDARIES, OR LAND SUBJECT TO FLOODING WITHIN THIS SUBDIVISION.
2. THERE ARE NO FILLS GREATER THAN 2 FEET ANTICIPATED.
3. THERE ARE NO ROCK OUTCROPS WITHIN THIS SUBDIVISION.
4. THERE ARE NO AREAS OF 25% SLOPE OR GREATER WITHIN THIS SUBDIVISION.
5. WATER IS TO BE PROVIDED BY WAY OF A PUBLIC COMMUNITY WATER SYSTEM, THE SOURCE OF WHICH IS GROUNDWATER WELLS. THIS WILL BE DESIGNED IN ACCORDANCE WITH ALL COUNTY AND STATE LAWS, RULES, AND REGULATIONS AND SUBMITTED TO DEQ FOR REVIEW AND APPROVAL.
6. SEWER SERVICE IS TO BE HANDLED BY INDIVIDUAL ON-SITE SUB-SURFACE WASTEWATER TREATMENT SYSTEMS DESIGNED IN ACCORDANCE WITH ALL COUNTY AND STATE LAWS, RULES, AND REGULATIONS AND SUBMITTED TO DEQ FOR REVIEW AND APPROVAL.

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

DATE
7/21/2016

RESIDENTIAL SUBDIVISION

PRELIMINARY PLAT

SHEET NAME: PRELIM
SHEET NUMBER: 1