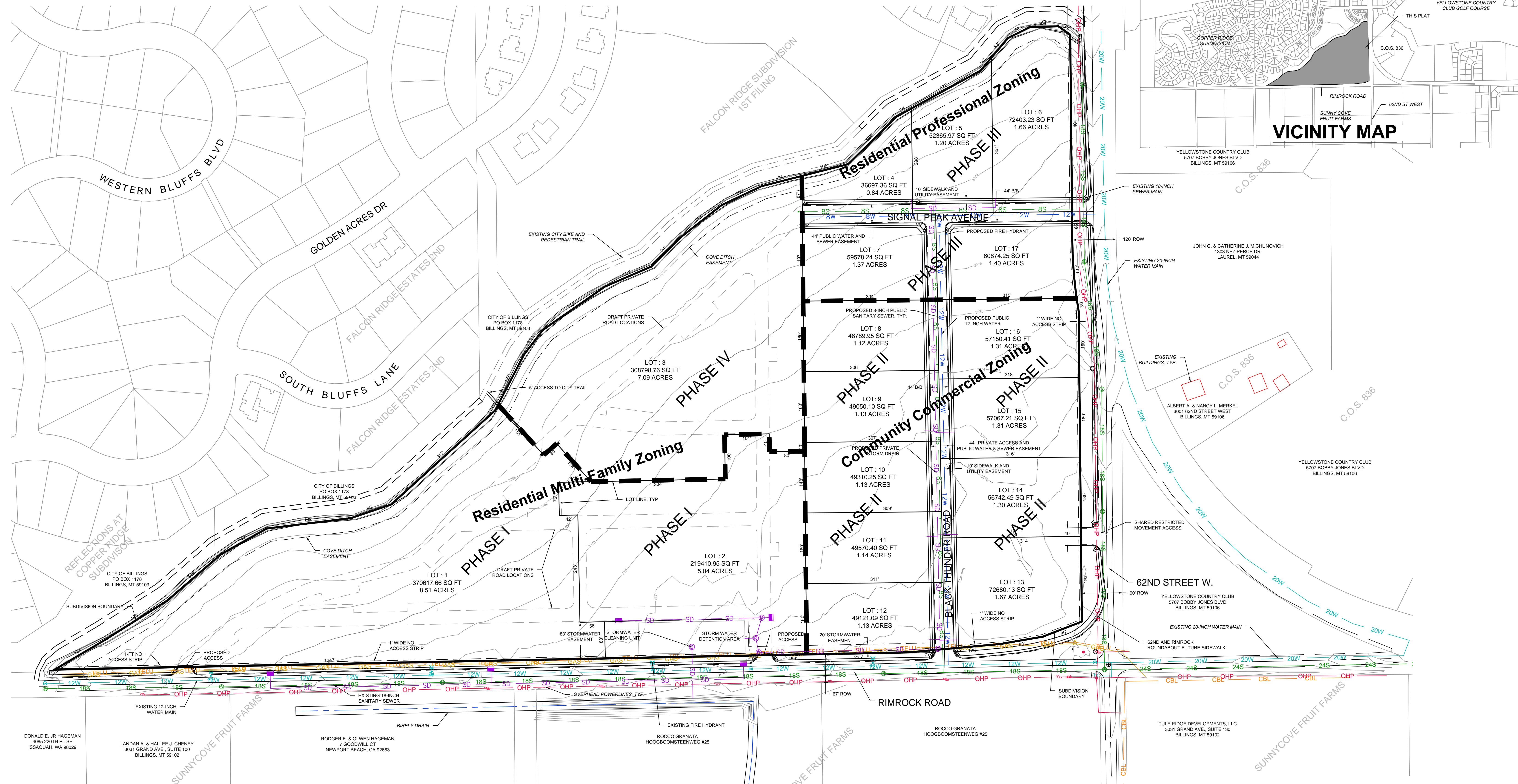
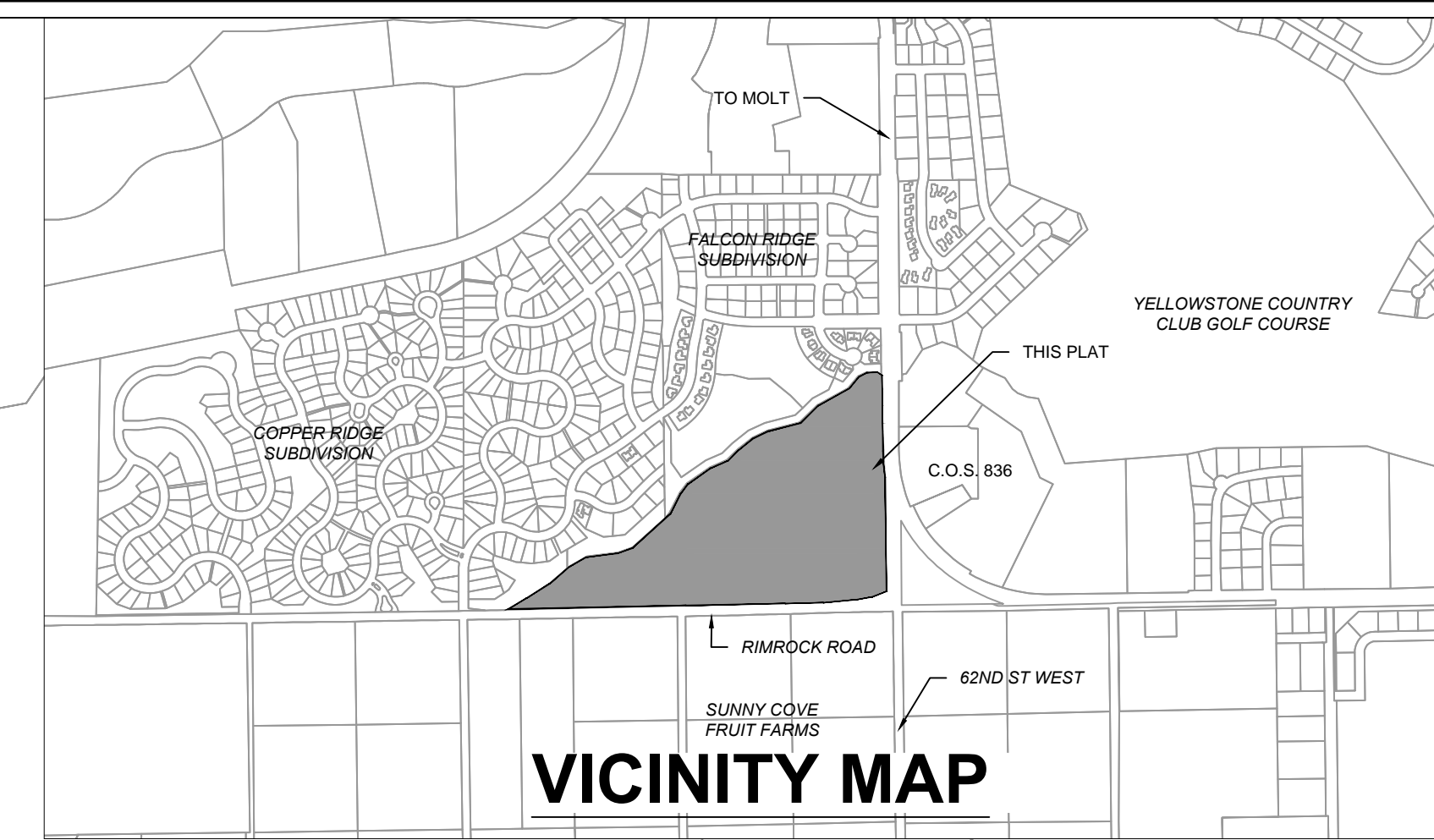


PRELIMINARY PLAT OF
COAL CREEK SUBDIVISION
 BEING TRACT 6A OF CERTIFICATE OF SURVEY 2465
 AND THE SE 1/4 OF SECTION 25, T 01 N, R 24 E, P.M.M.
 CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR: MAGNUS LAND DEVELOPMENT, LLC
 PREPARED BY: PERFORMANCE ENGINEERING AND CONSULTING
 APPLICATION DATE: DECEMBER 2016



SITE DATA	
# OF LOTS	17
MAXIMUM LOT AREA	± 8.51 AC
MINIMUM LOT AREA	± 0.84 AC
PARKLAND AREA	±4.69 AC
LINEAL FEET OF STREETS	± 6,900 LF
ROADWAY AREA	± 8.33 AC
NET ACREAGE	± 30.01 AC
GROSS ACREAGE	± 38.34 AC

EXISTING LAND USE: AGRICULTURAL
 EXISTING ZONING: RESIDENTIAL MULTI-FAMILY
 RESIDENTIAL PROFESSIONAL
 COMMUNITY COMMERCIAL

PROPOSED LAND USE: COMMERCIAL/ RESIDENTIAL MULTI-FAMILY
 PROPOSED ZONING: RESIDENTIAL MULTI-FAMILY
 RESIDENTIAL PROFESSIONAL
 COMMUNITY COMMERCIAL

PROPERTY OWNER:
 MAGNUS LAND DEVELOPMENTS, LLC
 PRELIMINARY PLAT DATE: JANUARY 2017

PROJECT TITLE:		COAL CREEK SUBDIVISION		SHEET
REVISIONS	DATE	BY	7100 COMMERCIAL AVE, SUITE 4 BILLINGS, MT 59101 OFFICE - 406-384-0080 www.performance-ec.com COPYRIGHT 2016 ©	
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