

PRELIMINARY PLAT OF WESTERN SKY SUBDIVISION, 2ND AMENDED

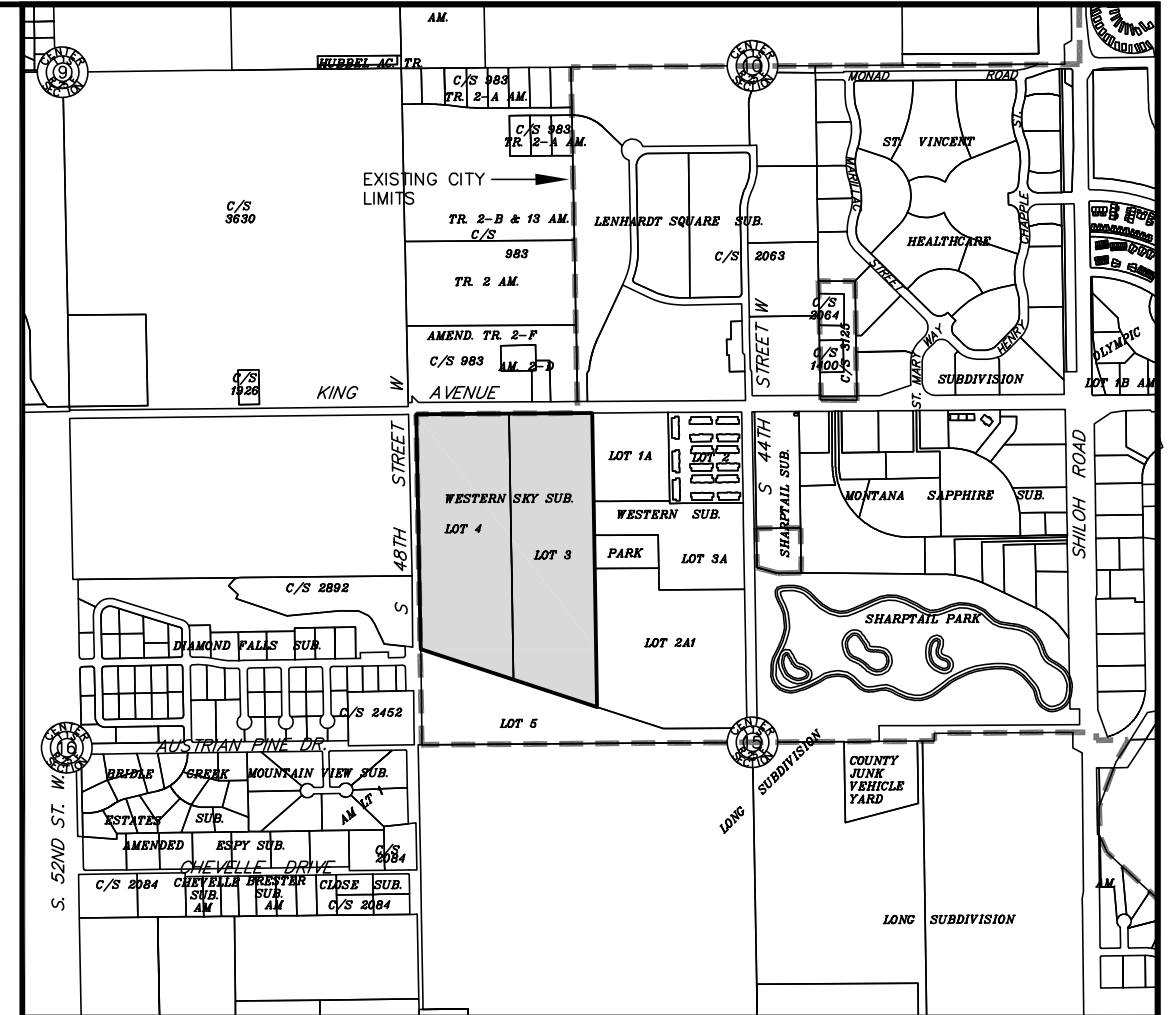
BEING LOTS 3 & 4, BLOCK 1, WESTERN SKY SUBDIVISION
SITUATED IN THE NW1/4 OF SECTION 15, T. 1 S., R. 25 E., P.M.M.,
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : MONT VISTA, LLC

MAY, 2019

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA



VICINITY MAP
NOT TO SCALE

ZONING DATA

COMMUNITY COMMERCIAL	= ±8.5 ACRES
NEIGHBORHOOD COMMERCIAL	= ±9.2 ACRES
RESIDENTIAL MULTI-FAMILY	= ±15.2 ACRES
RESIDENTIAL / RMH	= ±31.1 ACRES

NOTE: FIRE HYDRANTS SHALL BE SPACED A MAXIMUM OF THREE HUNDRED FEET ON KING AVENUE WEST, SOUTH 48TH STREET WEST & SOUTH 46TH STREET WEST.



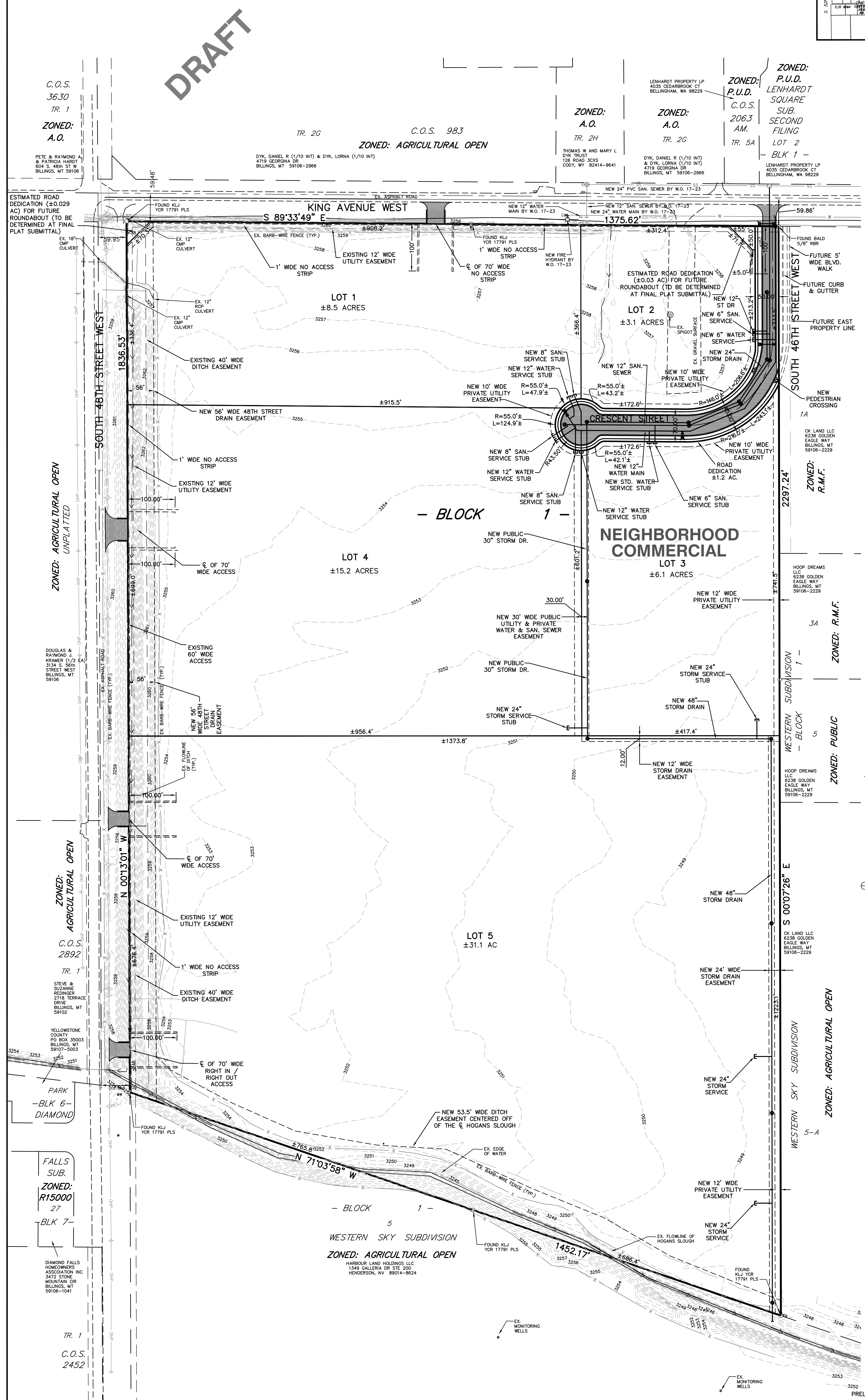
SCALE: 1" = 100'

PLAT DATA

GROSS AREA	= 65.19 ACRES
NET AREA	= ±63.93 ACRES
NUMBER OF LOTS	= 5
MINIMUM LOT SIZE	= ±3.1 AC
MAXIMUM LOT SIZE	= ±31.1 AC
LINEAL FEET OF STREETS	= ±801 LF
PARKLAND REQUIREMENT	= (SEE S.I.A.)
PARKLAND DEDICATION	= CASH-IN-LIEU
EXISTING ZONING	= PLANNED UNIT DEVELOPMENT
SURROUNDING ZONING:	
NORTH	= AG.OPEN & P.U.D.
SOUTH	= PUBLIC & R-7000
EAST	= PUBLIC, R-7000, & R.M.F.
WEST	= AG.OPEN & R-15000
EXISTING LAND USE	= VACANT
PROPOSED LAND USE	= COMMERCIAL/RESIDENTIAL DEVELOPMENT

LEGEND

⊗	WATER VALVE	— 3157	EXISTING CONTOURS
⊙	FIRE HYDRANT	— W	WATER
⊕	CURB STOP	— SS	SANITARY SEWER
⊖	EX. WELL	— SD	STORM DRAIN
⊗	SANITARY SEWER MANHOLE	— T	TELEPHONE
⊙	STORM DRAIN MANHOLE	— G	GAS
⊕	CATCH BASIN	— P	POWER
⊖	TELEPHONE PEDESTAL	— FO	FIBER OPTIC
⊗	FIBER OPTIC PEDESTAL	— OHP	OVERHEAD POWER LINE
⊙	POWER POLE	(TYP.)	TYPICAL
⊖	GUYWIRE	—	SIGN
⊗	TELEPHONE MANHOLE		
⊕	TV CABLE BOX		



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