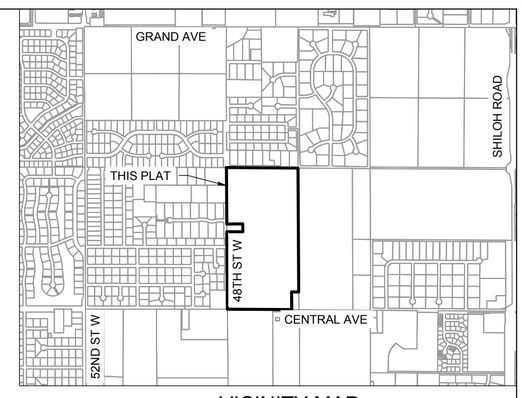
PRELIMINARY PLAT OF

THE MEADOWS SUBDIVISION

BEING LOCATED IN THE W $\frac{1}{2}$ OF THE SW $\frac{1}{4}$ OF SECTION 3, TOWNSHIP 01 SOUTH, RANGE 25 EAST, P.M.M., YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : REGAL LAND DEVELOPMENT, INC

PREPARED BY: PERFORMANCE ENGINEERING, LLC



VICINITY MAP

SITE DATA

EXISTING LAND USE: AGRICULTURAL
EXISTING ZONING: A-1
PROPOSED LAND USE: RESIDENTIAL
PROPOSED ZONING: R-5,000

TOTAL LOTS IN SUBDIVISION: 166

GROSS AREA: 78.809 AC
AREA OF ROADS: 18.257 AC
LINEAL FEET OF STREETS: 10,071 LF
NET AREA OF LOTS: 36.670 AC (43%)
PARKLAND: 23.882 AC (33%)
REQ. PARKLAND: 4.034 AC

OAK RIDGE ESTATES
AQUANET, INC.
PO BOX 80445
BILLINGS, MT 59108

CASSITY SUBD
THE ALAN M HOLOM REVOCABLE TRUST
4740 WYOMING AVE
BILLINGS, MT 59106

CASSITY SUBD
BRIAN & KATHERINE ANDERSON
4730 WYOMING AVE
BILLINGS, MT 59106

CASSITY SUBD
JAMES & WANDA SMITH
4720 WYOMING AVE
BILLINGS, MT 59106

CASSITY SUBD
HARLEY & LE ANN MISNER
4735 WYOMING AVE
BILLINGS, MT 59106

SKALKAHO ESTATES
LESLIE & JAN DENNY
4640 WYOMING AVE
BILLINGS, MT 59106

SKALKAHO ESTATES
JOSEPH & LEONA ROBERTS
4636 WYOMING AVE
BILLINGS, MT 59106

COS 2533
JOYCE MURPHY
4618 WYOMING AVE
BILLINGS, MT 59106

COS 2533
MARTHA CHIPANA-SCHULZ
4612 WYOMING AVE
BILLINGS, MT 59106

CLOVERLEAF MEADOWS
DALE & DANIELLE WILLIAMS
700 BLUEGRASS PL
BILLINGS, MT 59106

COS 2887

LESLIE LOVE
4825 CUSTER AVE
BILLINGS, MT 59106

COS 2068

BRUCE & BARBARA LOVE
7810 KING AVE W
BILLINGS, MT 59106

VERDE MEADOW ESTATES

KELLY & KIMBERLY COMPTON
4805 VERDE LN
BILLINGS, MT 59106

VERDE LANE

VERDE MEADOW ESTATES

DANIEL & MARKAY MARSICH
5213 ONYX BLVD
BILLINGS, MT 59106

WELLS GARDEN ESTATES

MICHAEL HOWELL
4803 HAZELNUT AVE
BILLINGS, MT 59106

HAZELNUT AVE

WELLS GARDEN ESTATES

JON & JOETTE KEIPPEL
225 SWEETHEART PL
BILLINGS, MT 59106

WELLS GARDEN ESTATES

ANTHONY BUECHLER
213 SWEETHEART PL
BILLINGS, MT 59106

WELLS GARDEN ESTATES

JOHN & DEBORAH CHAFFIN
207 SWEETHEART PL
BILLINGS, MT 59106

COUNTRY SUBD

WADE & SHELBY EGGEBRECHT
114 48TH ST W
BILLINGS, MT 59106

COUNTRY SUBD

GARY GRIDER
108 48TH ST W
BILLINGS, MT 59106

COS 1940

FORTY EIGHT (48TH) ST WEST CHURCH
14 48TH ST W
BILLINGS, MT 59106

COS 1880

STALEY FAMILY IRREVOCABLE LAND TRUST
4904 CENTRAL AVE
BILLINGS, MT 59106

COS 3053

DARRYL & DANA LOVE
393 48TH ST W
BILLINGS, MT 59106

COS 2007

DONNA MARIE & DIANA LYNNE BARBER
4511 CENTRAL AVE
BILLINGS, MT 59106

COS 2221

RICHARD AND BETTY HARDT LIVING TRUST
4620 CENTRAL AVE
BILLINGS, MT 59106

COS 2719

RICHARD AND BETTY HARDT LIVING TRUST
1807 KAMTON CT
BILLINGS, MT 59106

S10, T01 S, R25 E, W2NW (LESS SURVEYS) (40 ACERS)

STALEY FAMILY TRUST
335 S 48TH ST W
BILLINGS, MT 59106

S10, T01 S, R25 E, E2NW

RICHARD AND BETTY HARDT LIVING TRUS
4620 CENTRAL AVE
BILLINGS, MT 59106

BROADWATER AVE
80' R-O-W
9.00'
20.00' PROPOSED PARKING AREA, TYP.
COMMON MAILBOX LOCATION
PROPOSED SEWER TREATMENT SYSTEM
PROPOSED DRAINFIELD, TYP.
8' PROPOSED TRAIL, TYP.
PROPOSED IRRIGATION WELL
RIVER MEADOW RD
LAKE MEADOWS RD
48TH ST W
FOREST MEADOW AVE
MISTY MEADOWS LN
MOUNTAIN MEADOW RD
PARK MEADOW AVE
TEMPORARY EMERGENCY ACCESS
8' SIDEWALK, TYP.
24' PROPOSED ROAD WIDTH
PHASING BOUNDARY
PHASE 1
PHASE 2
PHASE 3
SUN MEADOW AVE
PROPOSED IRRIGATION WELL
COMMON MAILBOX LOCATION
100-FOOT ISOLATION ZONE, TYP.
PROPOSED WELL
PROPOSED WELL
PROPOSED IRRIGATION WELL
DRY HYDRANT
CENTRAL AVE
60' R-O-W
~BLOCK 1~
~BLOCK 2~
~BLOCK 3~
~BLOCK 4~
~BLOCK 5~
~BLOCK 6~
~BLOCK 7~
~BLOCK 8~
~BLOCK 9~
Lot : 12 PARKLAND 371795 SQ FT 8.535 ACRES
Lot : 16 PARKLAND 420437 SQ FT 9.652 ACRES
Lot : 31 PARKLAND 248075 SQ FT 5.695 ACRES
Lot : 32 218401 SQ FT 5.014 ACRES

0 100 200
1" = 100'

SHEET 1 OF 1

PE STANDARD.CTB

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