

PRELIMINARY PLAT OF  
**HIGH SIERRA SUBDIVISION 15th FILING**

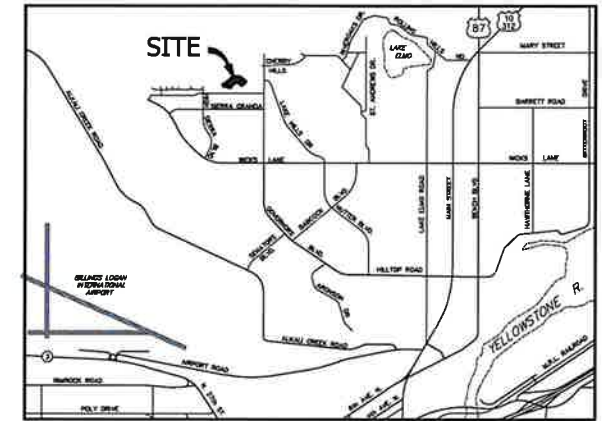
BEING LOT 5, BLOCK 28 OF HIGH SIERRA SUBDIVISION 14th FILING  
 SITUATED IN THE NE1/4 OF SECTION 17, T. 1 N., R. 26 E., P.M.M.  
 IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : HIGH SIERRA II, INC.

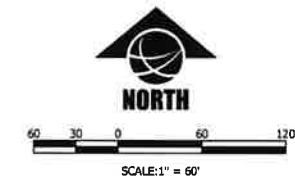
DECEMBER 2019

PREPARED BY : SANDERSON STEWART 

BILLINGS, MONTANA



VICINITY MAP  
 NOT TO SCALE



**PLAT DATA**

GROSS AREA	= ±7.06 ACRES
NET AREA	= ±5.33 ACRES
NUMBER OF LOTS	= 27
MINIMUM LOT SIZE	= 7,162 S.F.
MAXIMUM LOT SIZE	= 11,642 S.F.
LINEAL FEET OF STREETS	= 1,350 L.F.
PARKLAND REQUIREMENT	= 0.59 ACRES
PARKLAND DEDICATION	= MET W/ 14TH FILING
EXISTING ZONING	= R7000R
SURROUNDING ZONING:	
NORTH	= R7000R
SOUTH	= PUBLIC/R7000R
EAST	= R7000R
WEST	= R7000R
EXISTING LAND USE	= AGRICULTURE/GRAZING
PROPOSED LAND USE	= R7000R

NOTES:

- ALL INTERNAL STREETS SHALL BE BUILT TO CITY OF BILLINGS STANDARDS 34' BACK TO BACK IN A 56' WIDE R.O.W.
- STORM DRAIN STORAGE WILL BE PROVIDED IN A TEMP. STORMWATER DETENTION POND LOCATED NORTH OF THE SUBDIVISION. MAIN AND INLETS WILL BE PROVIDED AS NECESSARY.
- IT IS ANTICIPATED THAT PRIVATE UTILITIES AND EASEMENT WILL BE LOCATED ON THE FRONT LOT LINES. THIS WILL BE CONFIRMED WITH THE PRIVATE UTILITY COMPANIES.

