

WILD ROSE SUBDIVISION FIRST FILING - PRELIMINARY PLAT

A Resubdivision of R.L. Subdivision Lot 1
 Located in the NE 1/4 of Section 31, T1N, R25E, PMM,
 City of Billings, Yellowstone County, Montana

BASIS OF BEARINGS
 Bearings shown on this survey are derived from a low distortion Lambert
 Conformal Conic single parallel projection with parameters as follows:

Latitude of Origin: 45°47'00" N
 Longitude of Origin: 108°25'00" W
 Mapping Scale Factor: 1.0001518

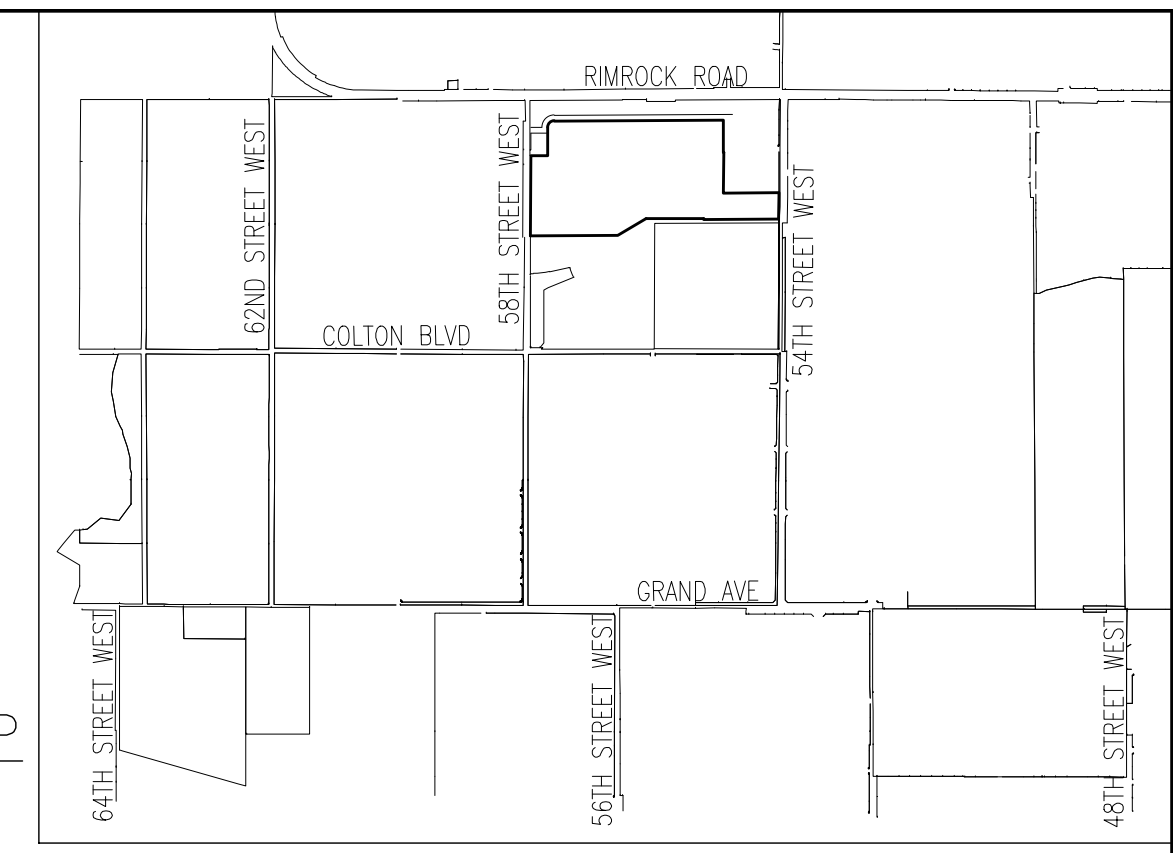
Distances shown hereon are ground distances.

SURVEYOR'S NOTE
 Unless otherwise noted, record distances between found monuments
 shown hereon are within local accepted practice.

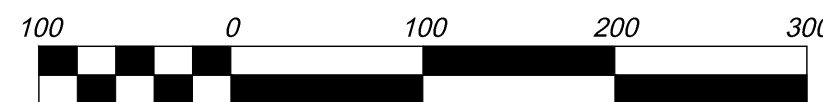
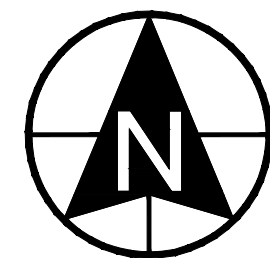
DATE: APRIL 2022
 PREPARED FOR: REGAL LAND DEVELOPMENT, INC.

PREPARED BY: IN SITE ENGINEERING, P.C. &
 PERFORMANCE ENGINEERING, LLC

LEGAL DESCRIPTION
 R.L. Subdivision, Lot 1. Located in the NE 1/4 of Section 31, T1N, R25E,
 PMM, Yellowstone County, Montana. Containing 53.452 Acres.

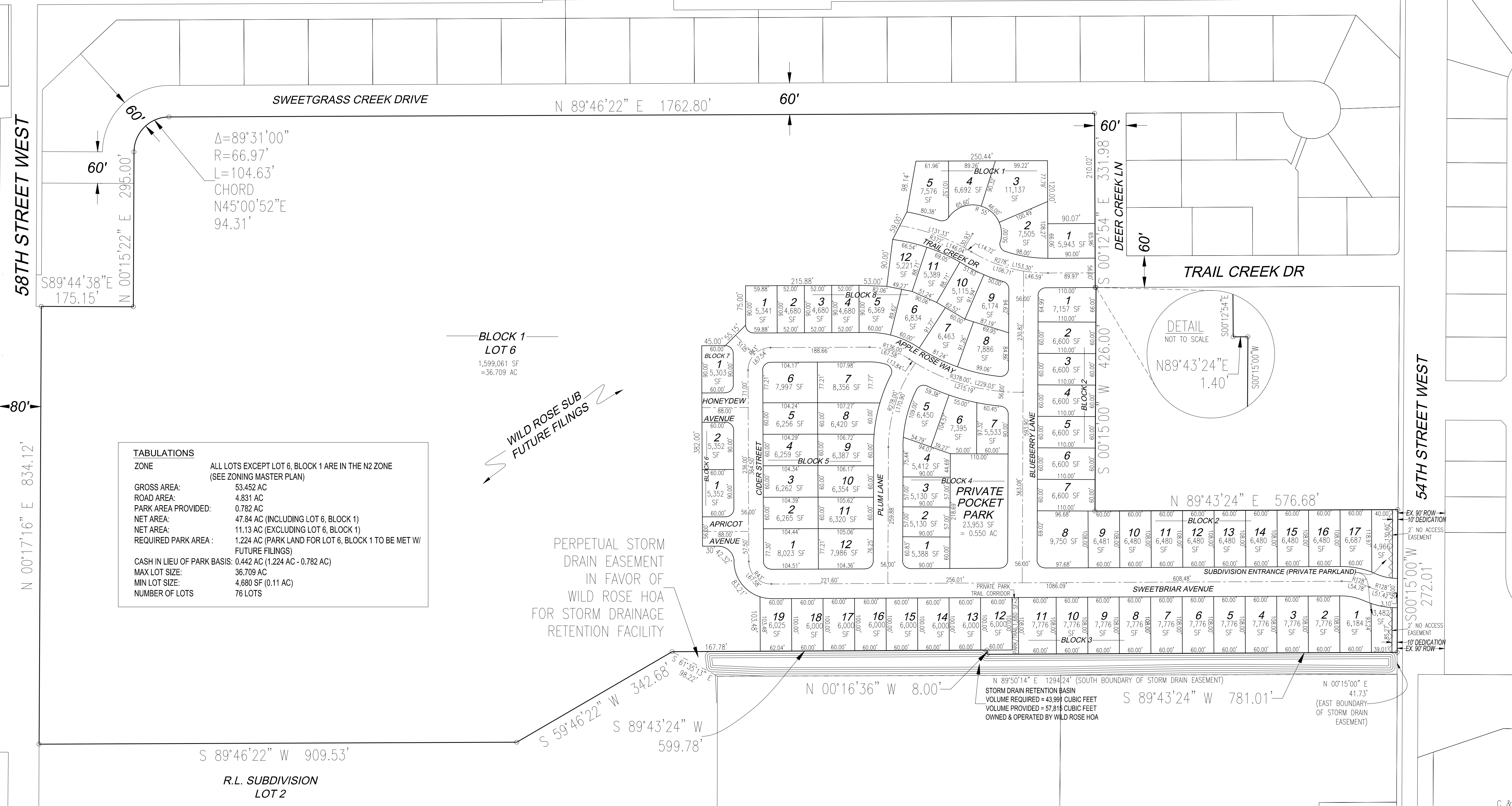


VICINITY MAP
 NOT TO SCALE



SCALE 1"=100'

RIMROCK ROAD



TABULATIONS	
ZONE	ALL LOTS EXCEPT LOT 6, BLOCK 1 ARE IN THE N2 ZONE (SEE ZONING MASTER PLAN)
GROSS AREA:	53.452 AC
ROAD AREA:	4.831 AC
PARK AREA PROVIDED:	0.782 AC
NET AREA:	47.84 AC (INCLUDING LOT 6, BLOCK 1)
NET AREA:	11.13 AC (EXCLUDING LOT 6, BLOCK 1)
REQUIRED PARK AREA:	1.224 AC (PARK LAND FOR LOT 6, BLOCK 1 TO BE MET W/ FUTURE FILINGS)
CASH IN LIEU OF PARK BASIS:	0.442 AC (1.224 AC - 0.782 AC)
MAX LOT SIZE:	36,709 AC
MIN LOT SIZE:	4,680 SF (0.11 AC)
NUMBER OF LOTS	76 LOTS

BLOCK 1
 LOT 6
 1,599,061 SF
 =36,709 AC

WILD ROSE SUB
 FUTURE FILINGS

PERPETUAL STORM
 DRAIN EASEMENT
 IN FAVOR OF
 WILD ROSE HOA
 FOR STORM DRAINAGE
 RETENTION FACILITY

STORM DRAIN RETENTION BASIN
 VOLUME REQUIRED = 43,991 CUBIC FEET
 VOLUME PROVIDED = 57,815 CUBIC FEET
 OWNED & OPERATED BY WILD ROSE HOA