

PRELIMINARY PLAT OF MAPLEWOOD ESTATES - A RESIDENTIAL SUBDIVISION



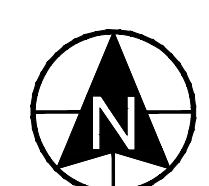
LOCATED IN THE SOUTHWEST $\frac{1}{4}$ OF SECTION 18, T01 S, R25 E, P.M.M.
 PREPARED FOR: REGAL LAND DEVELOPMENT, INC.
 PREPARED BY: IN SITE ENGINEERING
 APRIL 2025

LEGAL DESCRIPTION

LOT 4 SESW FRAC LOT 3 & FRAC NESW, (LESS HWY)
 CONTAINING: 128.700 ACRES



SCALE 1" = 200' (24 x 36)
 SCALE 1" = 400' (11 x 17)

DEVELOPMENT	
Maplewood Estates Residential Subdivision	
DEVELOPER	
REGAL LAND DEVELOPMENT, INC. P.O. BOX 80205 BILLINGS, MT 59108	
	
CIVIL ENGINEER	
IN SITE ENGINEERING, P.C. 4231 CREEKWOOD DR BILLINGS, MT 59108	
	
	
NO.	DATE DESCRIPTION
1	4/1/2025 Submit for CAS Rev.
2	4/19/2025 Shared Wells Rev.
3	5/1/2025 Submit Prelim. Plat
4	5/21/2025 Resubmit Prelim. Plat
5	
6	
7	
DATE	
5/21/2025	
PROJECT	
Maplewood Estates	
DESCRIPTION	
PRELIMINARY PLAT	
SHEET NAME	SHEET NUMBER
Prelim.	1

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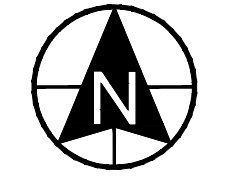
LOCATED IN SECTION 18, T01 S, R25 E, P.M.M. YELLOWSTONE COUNTY, MONTANA
 PREPARED FOR: REGAL LAND DEVELOPMENT, INC.
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 APRIL 2025

DEVELOPMENT
**Maplewood
 Estates
 Residential
 Subdivision**

DEVELOPER
REGAL LAND DEVELOPMENT, INC.
 P.O. BOX 80205
 BILLINGS, MT 59108



CIVIL ENGINEER
IN SITE ENGINEERING, P.C.
 4231 CREEKWOOD DR
 BILLINGS, MT 59106



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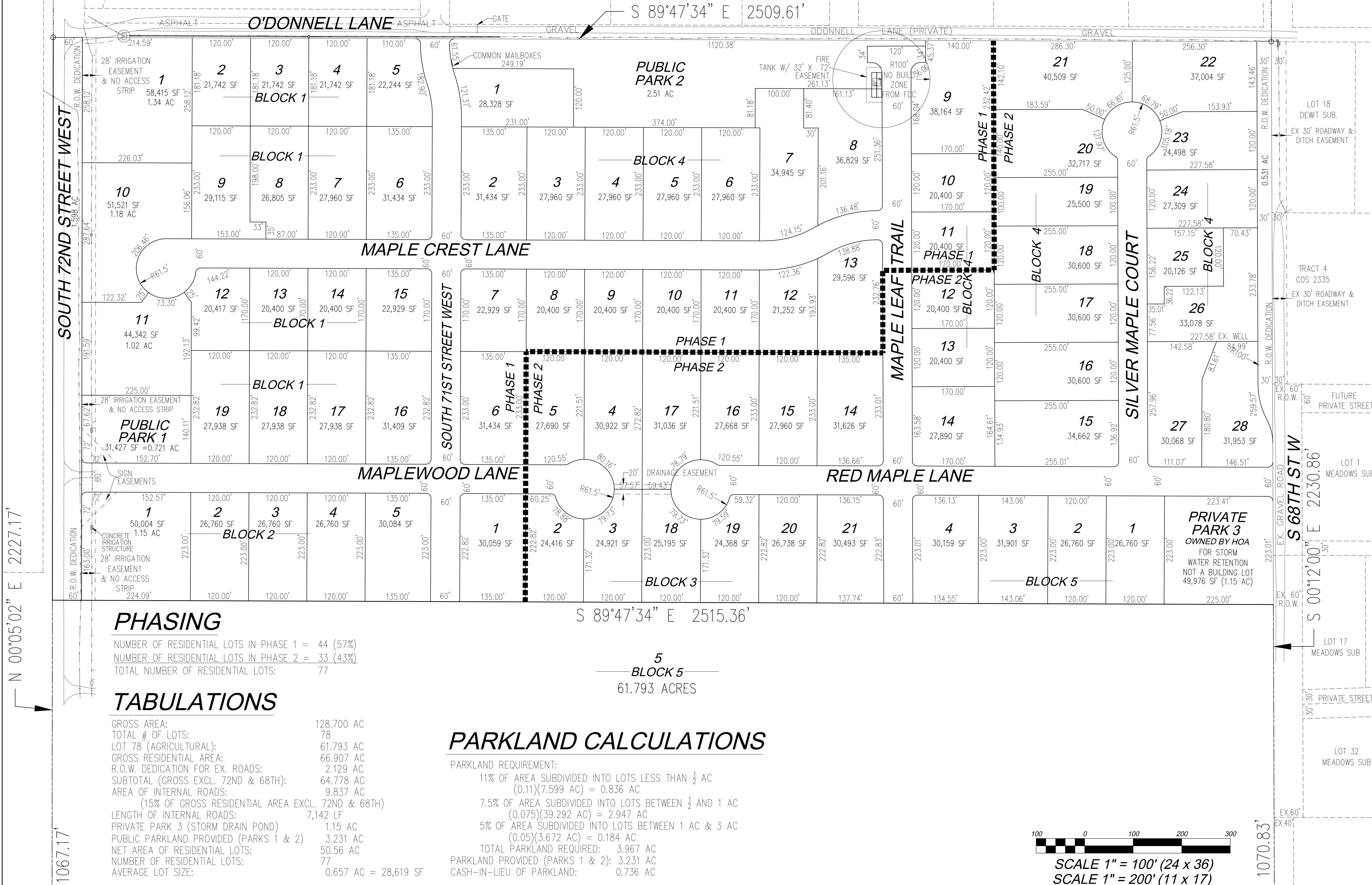
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PROJECT
**Maplewood
 Estates**

DESCRIPTION
PRELIMINARY PLAT

SHEET NAME
Prelim.

SHEET NUMBER
2



PHASING

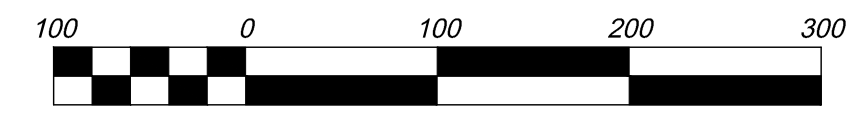
NUMBER OF RESIDENTIAL LOTS IN PHASE 1 = 44 (57%)
 NUMBER OF RESIDENTIAL LOTS IN PHASE 2 = 33 (43%)
 TOTAL NUMBER OF RESIDENTIAL LOTS: 77

TABULATIONS

GROSS AREA:	128.700 AC
TOTAL # OF LOTS:	78
LOT 78 (AGRICULTURAL):	61.793 AC
GROSS RESIDENTIAL AREA:	66.907 AC
R.O.W. DEDICATION FOR EX. ROADS:	2.129 AC
SUBTOTAL (GROSS EXCL. 72ND & 68TH):	64.778 AC
AREA OF INTERNAL ROADS:	9.837 AC
(15% OF GROSS RESIDENTIAL AREA EXCL. 72ND & 68TH)	
LENGTH OF INTERNAL ROADS:	7,142 LF
PRIVATE PARK 3 (STORM DRAIN POND)	1.15 AC
PUBLIC PARKLAND PROVIDED (PARKS 1 & 2)	3.231 AC
NET AREA OF RESIDENTIAL LOTS:	50.56 AC
NUMBER OF RESIDENTIAL LOTS:	77
AVERAGE LOT SIZE:	0.657 AC = 28,619 SF

PARKLAND CALCULATIONS

PARKLAND REQUIREMENT:
 11% OF AREA SUBDIVIDED INTO LOTS LESS THAN 1/2 AC
 (0.11)(7.599 AC) = 0.836 AC
 7.5% OF AREA SUBDIVIDED INTO LOTS BETWEEN 1/2 AND 1 AC
 (0.075)(39.292 AC) = 2.947 AC
 5% OF AREA SUBDIVIDED INTO LOTS BETWEEN 1 AC & 3 AC
 (0.05)(3.672 AC) = 0.184 AC
 TOTAL PARKLAND REQUIRED: 3.967 AC
 PARKLAND PROVIDED (PARKS 1 & 2): 3.231 AC
 CASH-IN-LIEU OF PARKLAND: 0.736 AC



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N 00°05'02" E 2227.17'



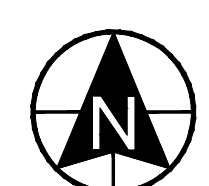
1067.17'

1070.83'

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