

PRELIMINARY PLAT OF MAPLEWOOD ESTATES - A RESIDENTIAL SUBDIVISION

LOCATED IN SECTION 18, T01 S, R25 E, P.M.M. YELLOWSTONE COUNTY, MONTANA
PREPARED FOR: REGAL LAND DEVELOPMENT, INC.
PREPARED BY: IN SITE ENGINEERING
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
**IN SITE
ENGINEERING**



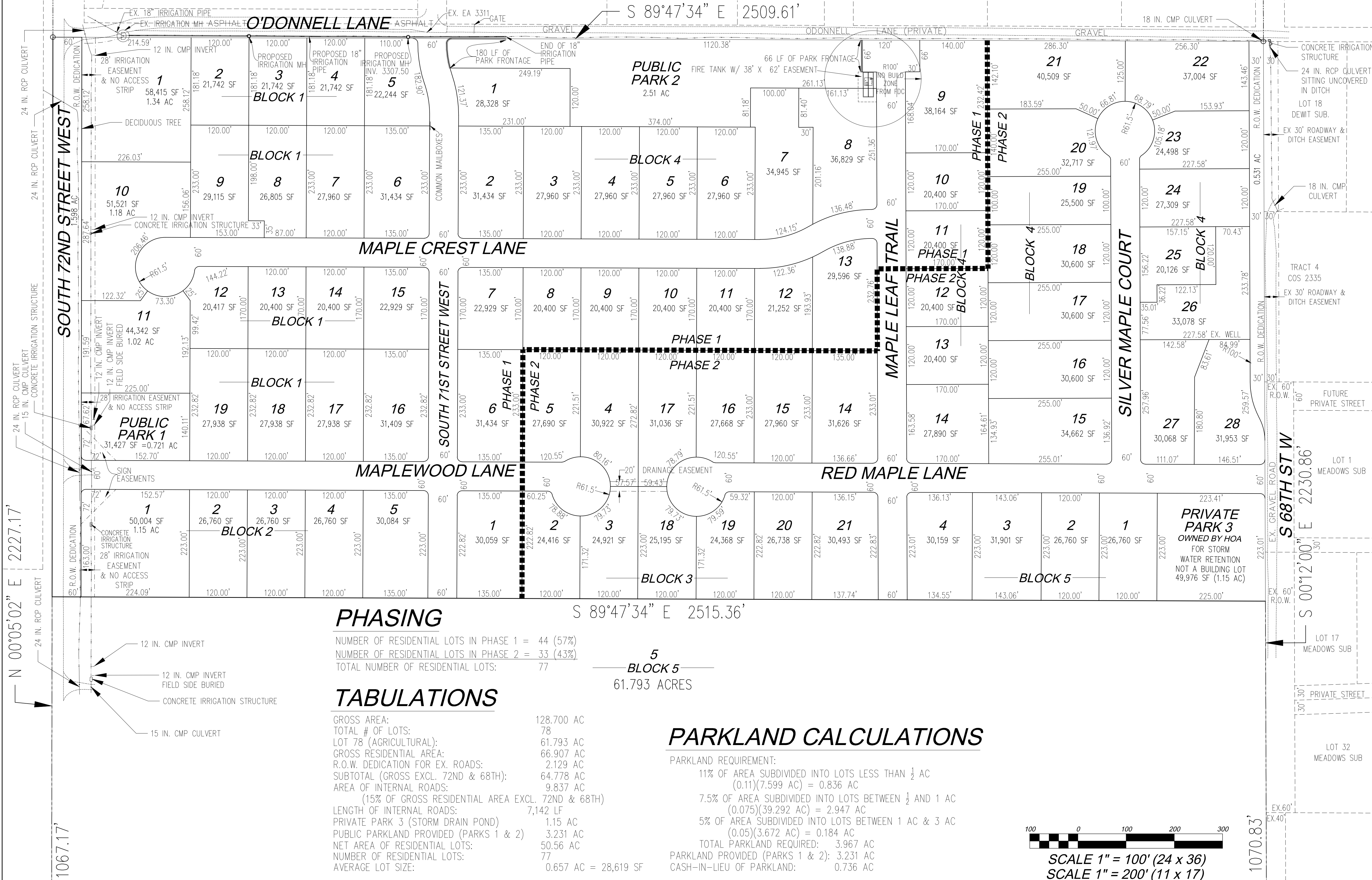
NO.	DATE	DESCRIPTION
1	4/1/2025	Submit for C&S Rev.
2	4/19/2025	Shared Wells Rev.
3	5/1/2025	Submit Prelim. Plat
4	5/21/2025	Resubmit Prelim. Plat
5		
6		
7		

DATE
5/21/2025

PROJECT
**Maplewood
Estates**

DESCRIPTION
PRELIMINARY PLAT

SHEET NAME
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)(75.99 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

