



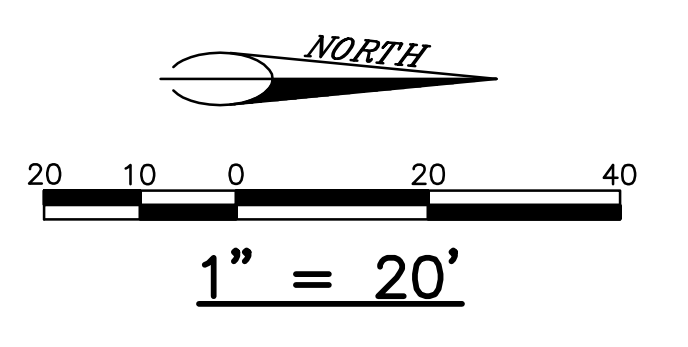
**SITE DATA**  
 LEGAL DESCRIPTION: LOT 4, BLOCK 2, KING PARK SUB.  
 ZONING: CONTROLLED INDUSTRIAL  
 LOT AREA: 41,771 Sq. Ft.

	REQUIRED	PROVIDED (MIN.)
FRONT SETBACK	20 ft.	51.8 ft.
REAR SETBACK	0 ft.	14.0 ft.
SIDE SETBACK (NORTH)	0 ft.	5.1 ft.
SIDE SETBACK (SOUTH)	0 ft.	55.5 ft.
SIDE ADJ. TO STREET SETBACK	10 ft.	N/A
LOT COVERAGE	75% (MAX.)	40.7%
LANDSCAPING	2,476 S.F.	5,312 S.F.
OFF STREET PARKING	(1/1000 S.F. + 5 EMPLOYEES) 25 REQ. BASED ON 19,200 S.F. BLDG. & REQUESTED VARIANCE	25 STALLS

**SITE DATA**  
 LEGAL DESCRIPTION: LOT 3, BLOCK 2, KING PARK SUB.  
 ZONING: CONTROLLED INDUSTRIAL  
 LOT AREA: 39,459 Sq. Ft.

	REQUIRED	PROVIDED (MIN.)
FRONT SETBACK	20 ft.	71.4 ft.
REAR SETBACK	0 ft.	13.5 ft.
SIDE SETBACK (NORTH)	0 ft.	5.0 ft.
SIDE SETBACK (SOUTH)	0 ft.	14.7 ft.
SIDE ADJ. TO STREET SETBACK	10 ft.	N/A
LOT COVERAGE	75% (MAX.)	35%
LANDSCAPING	2,566 S.F.	6,875 S.F.
OFF STREET PARKING	USE T.B.D.	40 STALLS

 LIGHT DUTY PAVING  
 HEAVY DUTY PAVING



**NOTE:**

- EXISTING UNDERGROUND INSTALLATIONS & PRIVATE UTILITIES SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. SERVICE LINES (WATER, POWER, GAS, STORM, SEWER, TELEPHONE & TELEVISION) MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THE PLANS. STATE LAW REQUIRES CONTRACTOR TO CALL ALL UTILITY COMPANIES BEFORE EXCAVATION FOR EXACT LOCATIONS.
- ALL IMPROVEMENTS SHALL BE PERFORMED IN ACCORDANCE WITH MONTANA PUBLIC WORKS STANDARD SPECIFICATIONS 6TH EDITION, APRIL, 2010, AND THE CITY OF BILLINGS STANDARD MODIFICATIONS MANUAL, DATED FEBRUARY, 2011.
- UNLESS OTHERWISE SPECIFIED, ALL CONSTRUCTION LAYOUT AND STAKING SHALL BE PERFORMED UNDER THE RESPONSIBLE CHARGE OF A LAND SURVEYOR LICENSED IN THE STATE OF MONTANA AND BY A PARTY CHIEF OF ENGINEERING TECHNICIAN EXPERIENCED IN CONSTRUCTION LAYOUT AND STAKING TECHNIQUES AS ARE REQUIRED BY THE SPECIFIC TYPE OF WORK BEING PERFORMED.
- ALL DIMENSIONS TO BACK OF CURB UNLESS OTHERWISE NOTED.

- SITE CONTRACTOR TO COORDINATE WITH PRIVATE (DRY) UTILITY, IRRIGATION AND SITE ELECTRICAL CONTRACTORS FOR THE INSTALLATION OF ANY UNDERGROUND SLEEVES, CONDUITS, PIPES, WIRE, ETC.
- ALL EARTHWORK, TRENCHING, GRADING, FILLING, ETC. SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT PREPARED FOR THIS PROJECT.
- SITE CONTRACTOR SHALL PROVIDE TEMPORARY CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP'S) PER CHAPTER 6, BMP SELECTION AND IMPLEMENTATION, OF THE STORMWATER MANAGEMENT MANUAL FOR BILLINGS, MONTANA, FEBRUARY 2011. PROVIDE TEMPORARY BMP'S UNTIL VEGETATION IS ESTABLISHED AND PERMANENT BMP'S ARE FUNCTIONAL.

- THE CONTRACTOR SHALL MAKE NOTE THAT THIS PROJECT IS SUBJECT TO MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY STORM WATER GENERAL DISCHARGE PERMIT AUTHORIZATION. CONTRACTOR SHALL PAY THE APPLICATION FEE, THE FIRST ANNUAL FEE, AND ADDITIONAL ANNUAL FEES NECESSARY UNTIL THE TERMINATION OF THE PERMIT HAS BEEN GRANTED BY THE MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY (MDEQ). CONTRACTOR IS RESPONSIBLE FOR SECURING AND ADMINISTERING THE PERMIT AND INSTALLATION AND MAINTENANCE OF THE EROSION CONTROL STRUCTURES. ALL STORM WATER MANAGEMENT AND EROSION CONTROL FOR THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY WHICH CAN BE OBTAINED FROM MDEQ AT:  
<http://www.deq.state.mt.us/wqinfo/MPDES/StormwaterConstruction.asp>
- CONTRACTOR SHALL SCHEDULE AND COORDINATE REGULAR DRAINAGE FACILITY INSPECTION WITH THE CITY DURING CONSTRUCTIONS.

SITE PLAN  
 PROJECT  
 OWNER

BARTHEL PROPERTIES BUILDING  
 BARTHEL PROPERTIES, LLC

PROJECT NO 12073  
 ISSUE DATE 4/5/2013  
 REVISIONS  
 04/16/2013 - PARKING REV'S

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