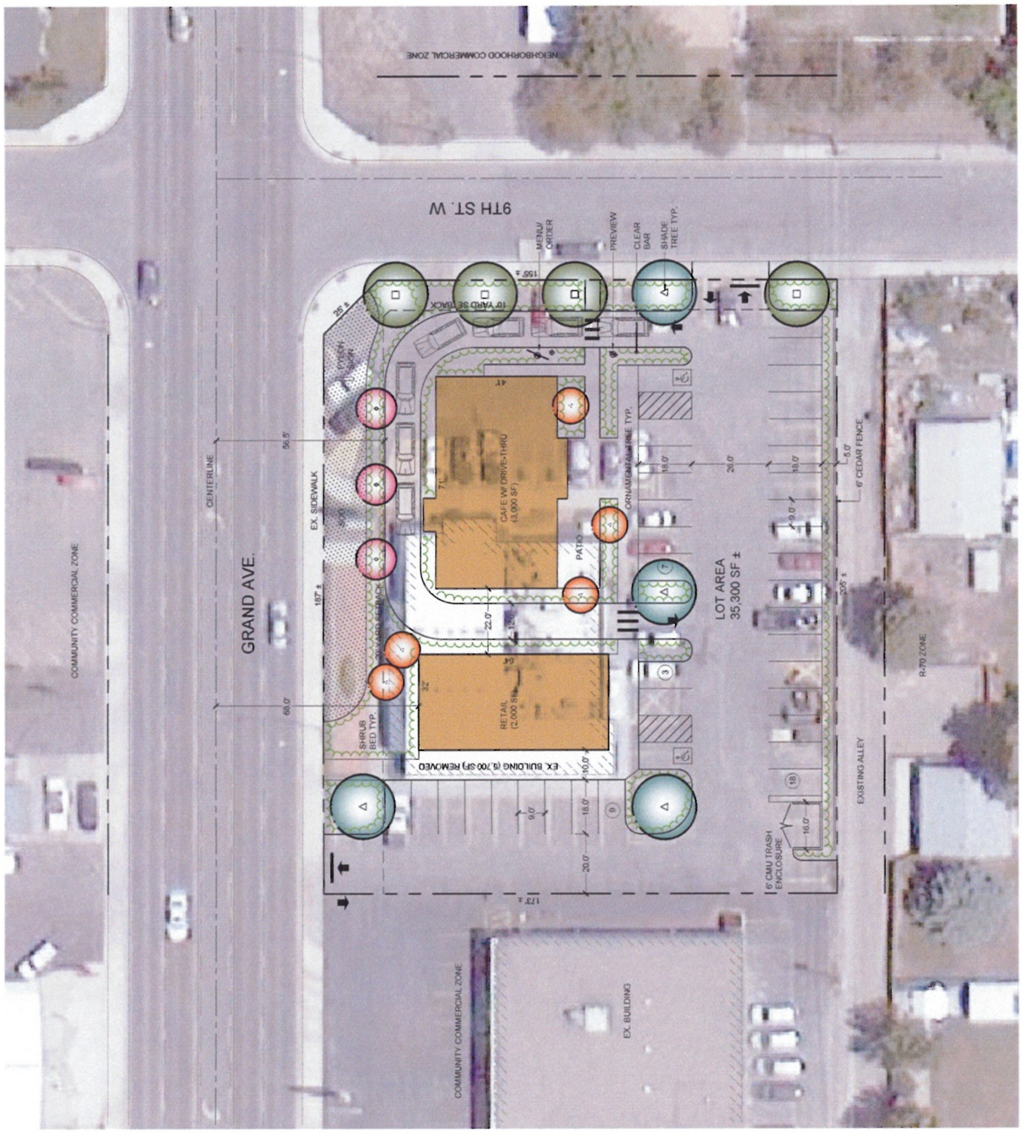
Attachment C
Site Plan – Special Review #915



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PRELIMINARY
NOT FOR CONSTRUCTION

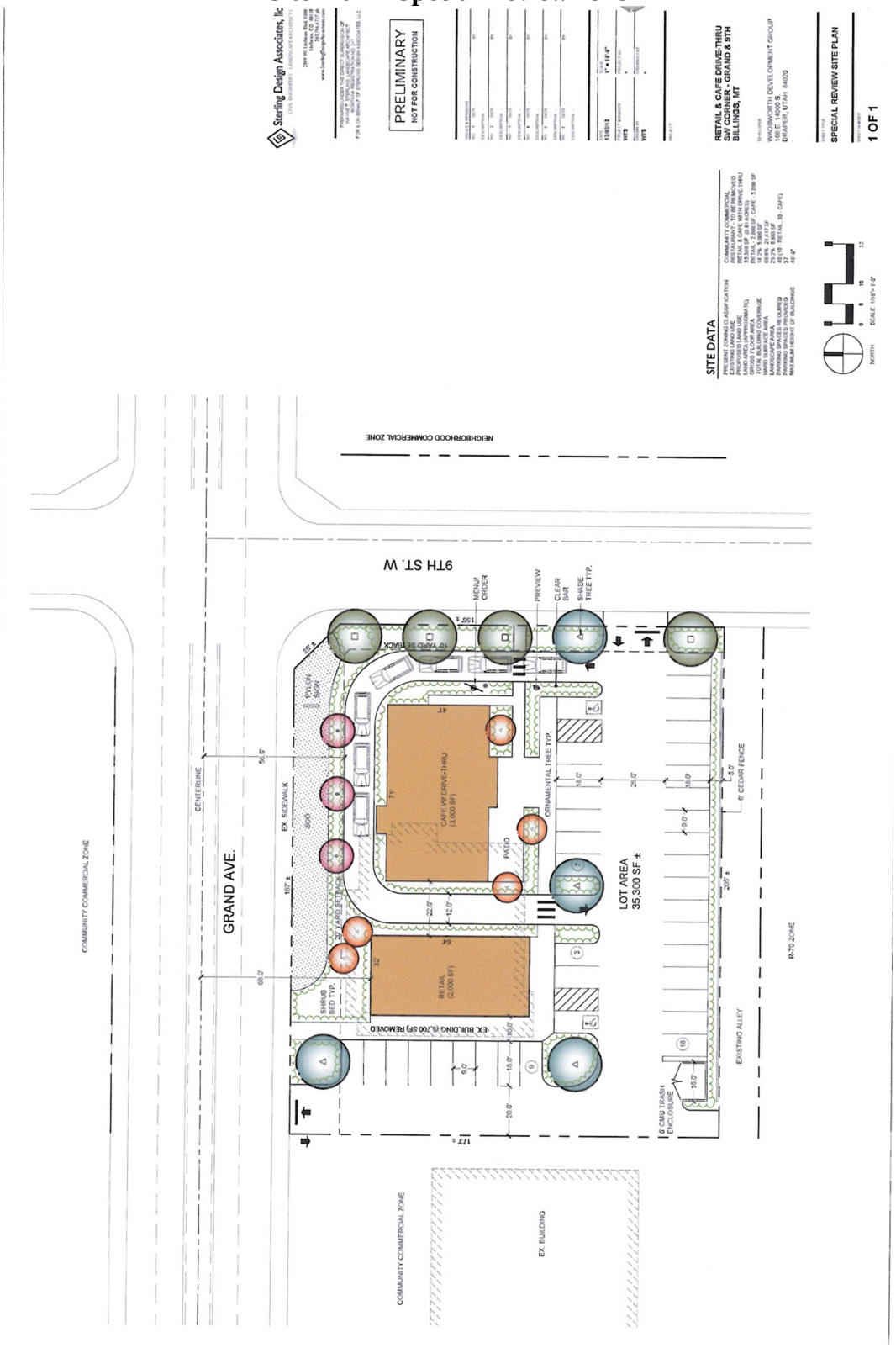
SITE DATA	
PRESENT ZONING CLASSIFICATION	COMMUNITY COMMERCIAL
EXISTING LAND USE	RETAIL & CAFE W/ DRIVE-THRU
PROPOSED LAND USE	RETAIL & CAFE WITH DRIVE-THRU
GROSS AREA (APPROXIMATE)	35,300 SF (0.81 ACRES)
GROSS BUILDING AREA	RETAIL - 2,000 SF; CAFE - 3,000 SF
TOTAL BUILDING COVERAGE	14.2% 5,000 SF
PAVED SURFACE AREA	61.5% 21,700 SF
LANDSCAPE AREA	25.2% 8,600 SF
PARKING SPACES REQUIRED	41 (1/ RETAIL 30 CAFE)
PARKING SPACES PROVIDED	37
MAXIMUM HEIGHT OF BUILDINGS	45'-0"

NORTH SCALE: 1/16"=1'-0"

RETAIL & CAFE DRIVE-THRU
SW CORNER - GRAND & 9TH
BILLINGS, MT

WALLWORTH DEVELOPMENT GROUP
166 E. 14000 S.
DRAPER, UTAH 84020

SPECIAL REVIEW SITE PLAN

1 OF 1

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