

CONCEPTUAL PLAN OF PUT IT HERE STORAGE CONDOS

BEING TRACT 3 OF COS 2771
LOCATED IN THE NE 1/4 OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 25
EAST, P.M.M., YELLOWSTONE COUNTY, STATE OF MONTANA

PRELIMINARY
10-17-2016

SHEET#:
C101

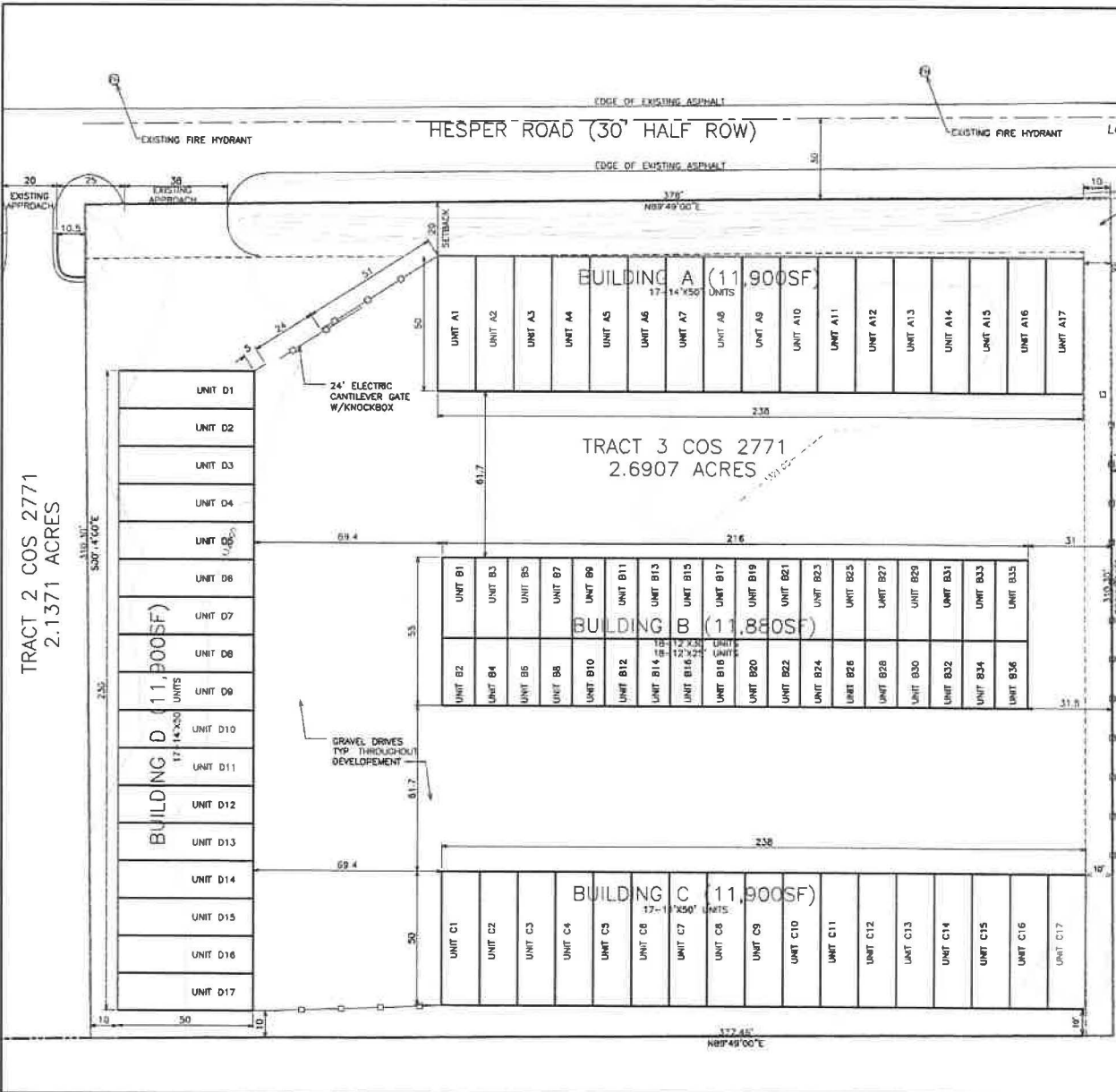
STORAGE CONDOS
TRACT 3
COS 2771
BILLINGS, MT

EGGART ENGINEERING COMPANY
720 LOHVEST LANE
BILLINGS, MT 59106
OFFICE: 406-839-9151
FAX: 406-839-9150
www.eecmt.com



Drawn By: CH
Checked By: CH
Date: 10/17/16
Project #: HESPER
Cadd file:

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ZONING:

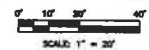
EXISTING: CONTROLLED INDUSTRIAL	
SETBACKS FOR CI	
FRONT	20
SIDE	0
SIDE ADJACENT STREET	10
REAR	0
MAXIMUM HEIGHT	70'
LOT SIZE	2.6907 ACRES(117,207SF)
ACTUAL BUILDING FOOTPRINT	47,580 SF
MAX LOT COVERAGE FOR CI	75%
ACTUAL LOT COVERAGE:	40.6 %

ON-SITE LANDSCAPING:
- REQUIRED LANDSCAPING
(10% OF LOT LESS BUILDING AREA)=(117,207-47,580)X.1=6,965SF
- ACTUAL LANDSCAPING: 7,435 SF

WATER & SEWER:
- NO WATER OR SEWER FACILITIES ARE PROPOSED



1 SITE PLAN
1"=20'



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