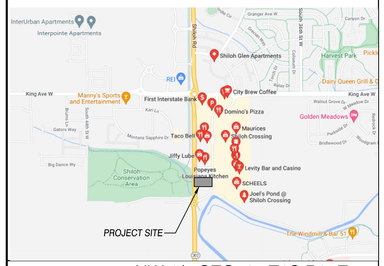


VICINITY MAP NW 1/4 SEC. 14 T1S R25E, P.M.M.
NTS

SHORT PLAT NOTES

EXISTING SITE DATA:

PRESENT USE:	APPROVED MASTER PLAN UNDER CONSTRUCTION
ADDRESS:	1120, 1124 & 1128 SHILOH CROSSING BLVD, BILLINGS. MONTANA
EXISTING ZONING:	CMU2 - CORRIDOR MIXED-USE AND COMMERCIAL
PARCEL ID:	03092614201880000
PROPERTY ID:	1500410
TAX ID:	A34026E
GROSS SITE AREA:	1.72 ACRES (75,108 SF)

SURROUNDING USES WITHIN 100' OF THE SITE:

NORTH: TACO JOHN'S RESTAURANT & OPPORTUNITY BANK OF MONTANA; ZONED CMU2 - CORRIDOR MIXED-USE AND COMMERCIAL
SOUTH: VACANT AND UNUSED LAND; ZONED CMU2 - CORRIDOR MIXED-USE AND COMMERCIAL
EAST: SCHEELS SPORTING GOODS ZONED; ZONED CMU2 - CORRIDOR MIXED-USE AND COMMERCIAL
WEST: VACANT AND UNUSED LAND; ZONED N1 FIRST NEIGHBORHOOD

EXISTING CONDITIONS NOTES:

EXISTING STRUCTURES:	PROPOSED BUILDINGS AS SHOWN
ABOVE-GROUND UTILITY LINES:	NONE KNOWN
IRRIGATON FACILITIES:	PROPOSED IRRIGATION AS SHOWN ON IRRIGATION PLANS
TOPOGRAPHIC FEATURES:	NONE KNOWN
WATERCOURSES AND DRAINAGE PATTERNS:	NONE KNOWN
100 YEAR FLOODPLAIN:	NONE KNOWN
HIGH SEASONABLE WATER TABLE OR IMPERMEABLE SOILS:	NONE KNOWN
WATER BODIES AND KNOWN WETLANDS:	NONE KNOWN
UNSTABLE GROUND, LANDSLIDE HAZARD AREAS & AREAS HAVING SEVERE EROSION POTENTIAL:	NONE KNOWN
SIGNIFICANT VEGETATION OR WILDLIFE HABITAT:	NONE KNOWN
ROCK OUTCROPPINGS:	NONE KNOWN
EXISTING UTILITIES:	PROPOSED UTILITIES PER ENGINEERING PLANS
EXISTING PARKLAND OR TRAIL EASEMENTS:	NONE KNOWN

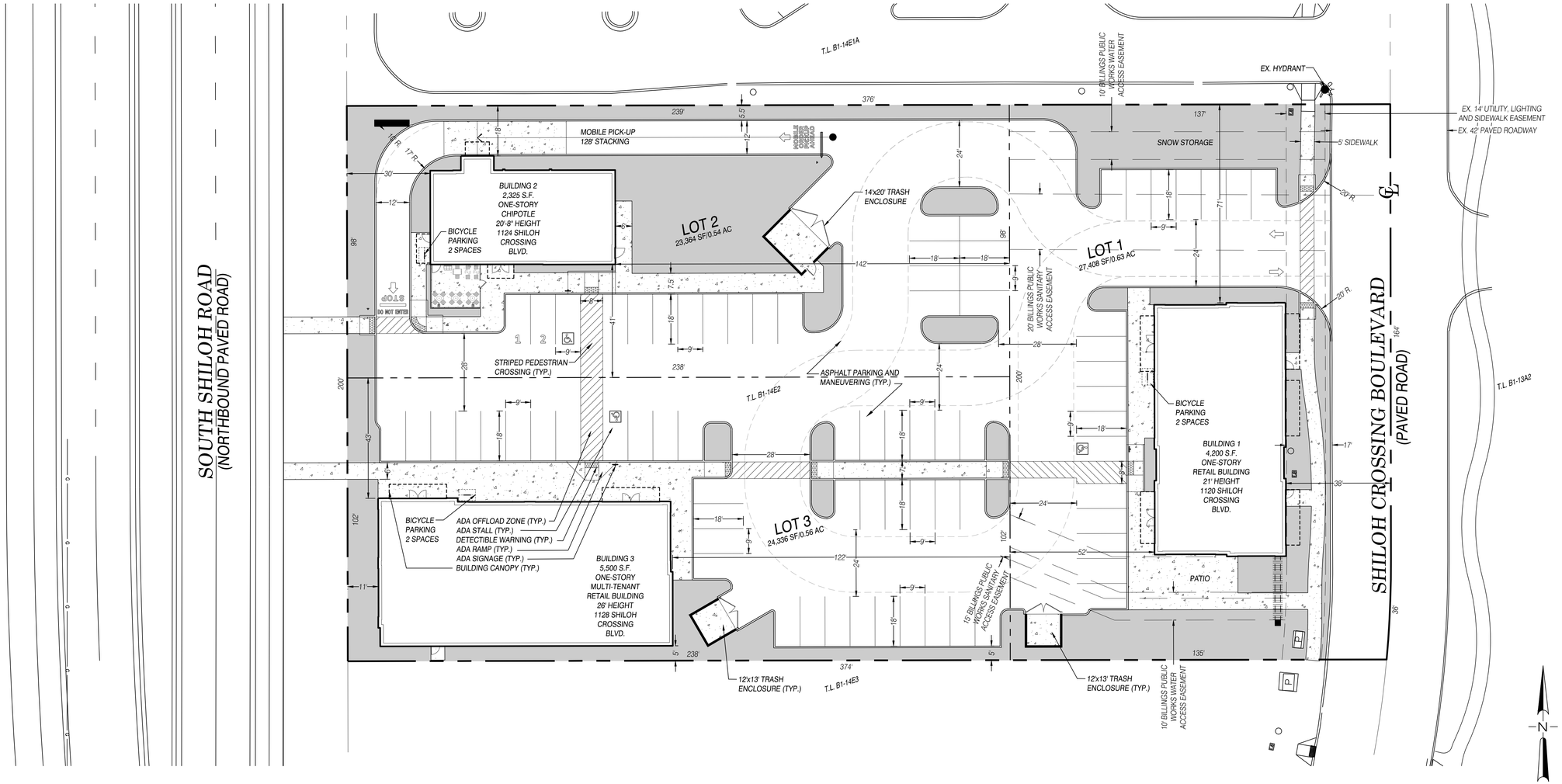
PROPOSED SITE DATA:

PROPOSED USES:	3-LOT SHORT PLAT
WETLAND, STREAM, STEEP BANK BUFFER AREAS/PROTECTED AREAS, AND PLANNED ENHANCEMENT AREAS:	NONE PROPOSED
PROPOSED PRIVATE ROADS:	NONE PROPOSED
PROPOSED EASEMENTS:	AS SHOWN
PROPOSED ON-SITE ROAD RIGHTS-OF-WAY:	NONE PROPOSED
PROPOSED PEDESTRIAN AND BICYCLE FACILITIES:	AS SHOWN PER PREVIOUSLY APPROVED SITE PLAN
PROPOSED VEHICLE PARKING:	AS SHOWN PER PREVIOUSLY APPROVED SITE PLAN
PROPOSED BICYCLE PARKING:	AS SHOWN PER PREVIOUSLY APPROVED SITE PLAN
PROPOSED LOADING ZONES:	NONE PROPOSED
PROPOSED SEPTIC SYSTEMS:	NONE PROPOSED
PROPOSED OPEN SPACE/PARK/RECREATIONAL FEATURES:	NONE PROPOSED
PROPOSED TRANSIT FACILITIES:	NONE PROPOSED
PROPOSED SIGNS:	NONE PROPOSED AT THIS TIME
PROPOSED LIGHTING:	AS SHOWN ON LIGHTING PLAN PER PREVIOUSLY APPROVED SITE PLAN
PROPOSED LOTS, TRACTS, ETC:	AS SHOWN
EXISTING BUILDINGS TO REMAIN:	NONE
PROPOSED LANDSCAPING (LANDSCAPE PLAN):	AS SHOWN ON THE LANDSCAPE PLAN PER PREVIOUSLY APPROVED SITE PLAN
PROPOSED BUILDINGS:	AS SHOWN PER PREVIOUSLY APPROVED SITE PLAN
ABOVE-GROUND UTILITIES:	REFER TO CIVIL ENGINEERING PLANS
PROPOSED FENCES:	NONE PROPOSED
PROPOSED PARKLAND OR TRAIL EASEMENTS:	NONE PROPOSED

LEGEND

- PROPOSED BUILDING
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PARKING LOT CURB
- PARKING LOT STRIPING
- PROPERTY LINE
- PROPOSED PROPERTY LINE FOR SHORT PLAT
- SIDEWALK/CONC. PAD/TRAIL
- ADJACENT TAXLOT
- EMERGENCY VEHICLE TURNING MOVEMENT
- LANDSCAPE AREA
- CONCRETE
- ADA PARKING SIGN
- ADA PARKING STALL
- DETECTIBLE WARNING
- EXISTING HYDRANT

SITE IMPROVEMENTS SHOWN PER APPROVED MASTER SITE PLAN PZX-22-00169.



SITE PLAN BASE LAYOUT PROVIDED BY SCHMIDT ARCHITECTS, PC.

OWNER/APPLICANT:
MAJ BILLINGS LLC
ATTN: MICHAEL A. JENKINS
300 W 15TH ST STE 200
VANCOUVER, WA 98660
(360) 823-5102
FAX UNAVAILABLE
MikeJ@ MAJDevelopment.com

CONTACT:
OLSON ENGINEERING, INC.
ATTN: MIKE ODREN
222 E. EVERGREEN BLVD.
VANCOUVER, WA 98660
(360) 695-1385 ext. 228
FAX (360) 695-8117
mikeo@olsonengr.com

PLOT: consultant3.ctb
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PRELIMINARY SHORT PLAT SITE PLAN FOR:

MAJ @ SHILOH CROSSING SHORT PLAT

OLSON ENGINEERING INC.
LAND SURVEYORS
ENGINEERS
222 E. EVERGREEN BLVD., VANCOUVER, WA 98660
360.695-1385
800.695.9966
A DIVISION OF MacKay Sposito

MONTANA
PETER A. TUCKNEY
PRELIMINARY
No. 19387 PE
LICENSED PROFESSIONAL ENGINEER
05/31/2023

CHANGES / REVISIONS

DESCRIPTION:	DATE:

DESIGNED: SCHMIDT ARCHITECTS
DRAWN: SCHMIDT ARCHITECTS/MRO
CHECKED: MRO
DATE: MARCH 2023
SCALE: H: 1" = 20'
V:

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MAJ @ SHILOH CROSSING SHORT PLAT
JOB NO. A10389.01.01

SHEET
PL1.0