

VICINITY MAP



NOTES:

1. PLUMBING CONTRACTOR TO VERIFY LOCATIONS OF SEWER & WATER SERVICES AND MAKE CONNECTIONS PER CITY REQUIREMENTS.
2. UNUSED WATER METER SERVICES WILL BE ABANDONED PER BILLINGS CITY CODE.
3. CONTRACTOR TO PROVIDE REQUIRED SIDEWALKS, CURB CUTS, & DRIVEWAY APRONS PER CITY ENGINEERING REQUIREMENTS.
4. SIDEWALK TO BE 5' WIDTH PER CITY OF BILLINGS ENGINEERING DEPT.
5. BOULEVARD TREES PER CITY OF BILLINGS PARKS DEPT.

NOTES:

DRIVEWAY MATERIAL TO BE CONCRETE, ROOFING MATERIAL TO BE ASPHALT SHINGLES

COVERAGE CALCULATIONS:

ZONE N2
ALLOWABLE COVERAGE (40% OH)

LOT AREA = 13,283 SF
ALLOWABLE FOOTPRINT = 5,313.2 SF

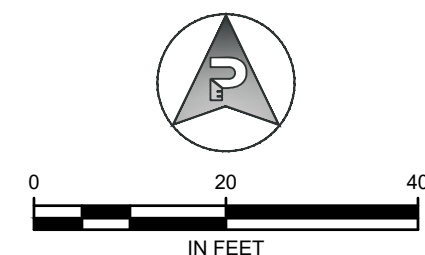
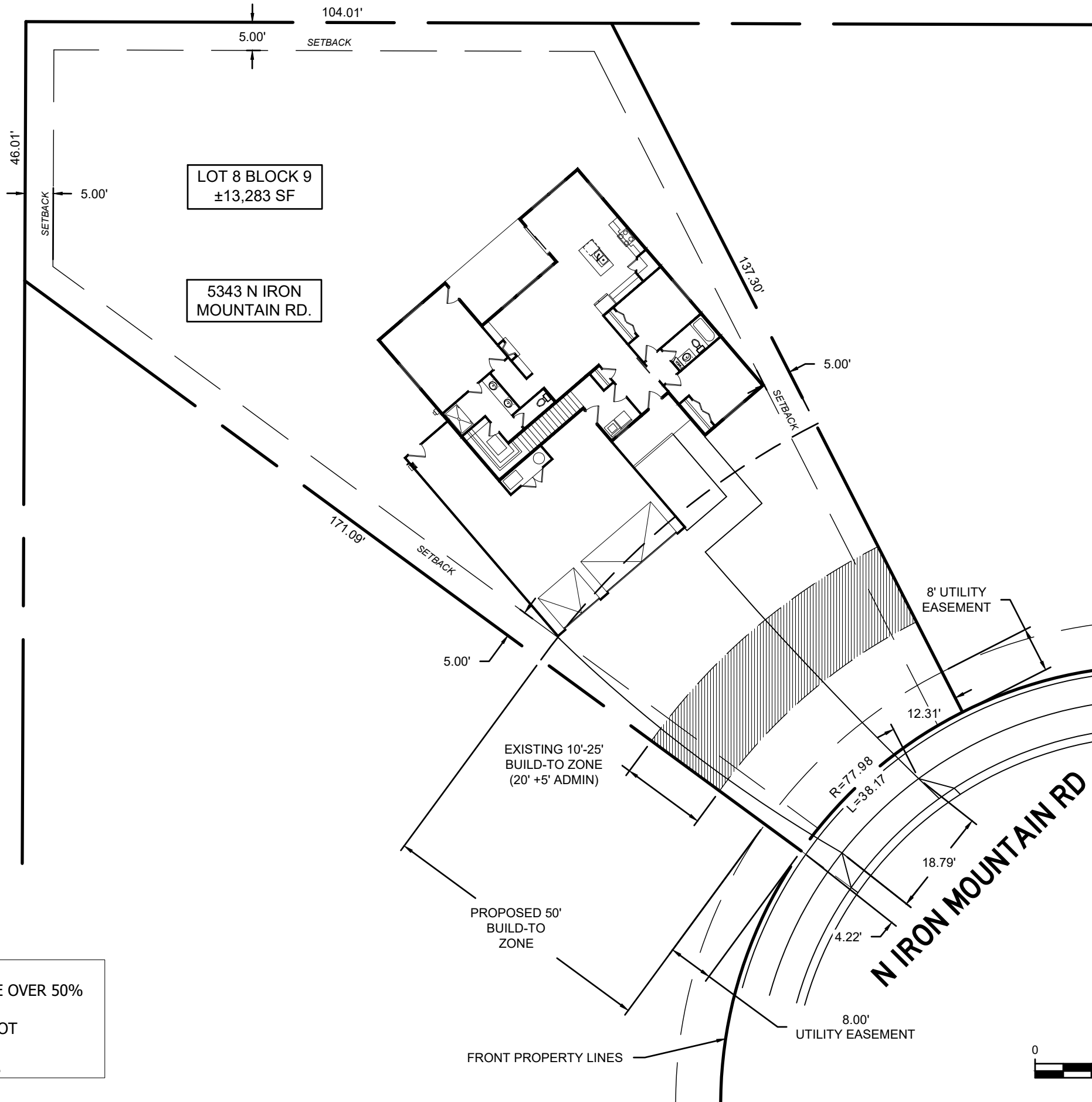
BUILDING FOOTPRINT AREA

FIRST FLOOR = 1,746 SF
COVERED PORCHES = 246 SF
GARAGE = 972 SF
TOTAL = 2,964 SF OKAY

PERCENT OF LOT COVERAGE = 20.28% OKAY

VARIANCE REQUESTS

1. ATTACHED GARAGE FINISH FACADE OVER 50% OF TOTAL FACADE.
2. DRIVEWAY WIDTH OVER 50% OF LOT FRONTAGE.
3. EXTEND MAX BUILD- DEPTH TO 50'.



GRAND PEAKS SUBD.

BILLINGS, MT 59106

DESIGNED BY	ADH	QUALITY ASSURANCE	SAA
DRAWN BY		CHECKED BY	
DATE	02/12/2024	DATE	02/12/2024
REV BY	DATE	CHKD BY	
#	#	#	#
#	#	#	#
#	#	#	#

SHEET TITLE
**5343 N IRON MTN RD
BUILD-TO VARIANCE**

PROJECT NUMBER
2024-021

SHEET NUMBER
1 OF 1

DRAWING NUMBER

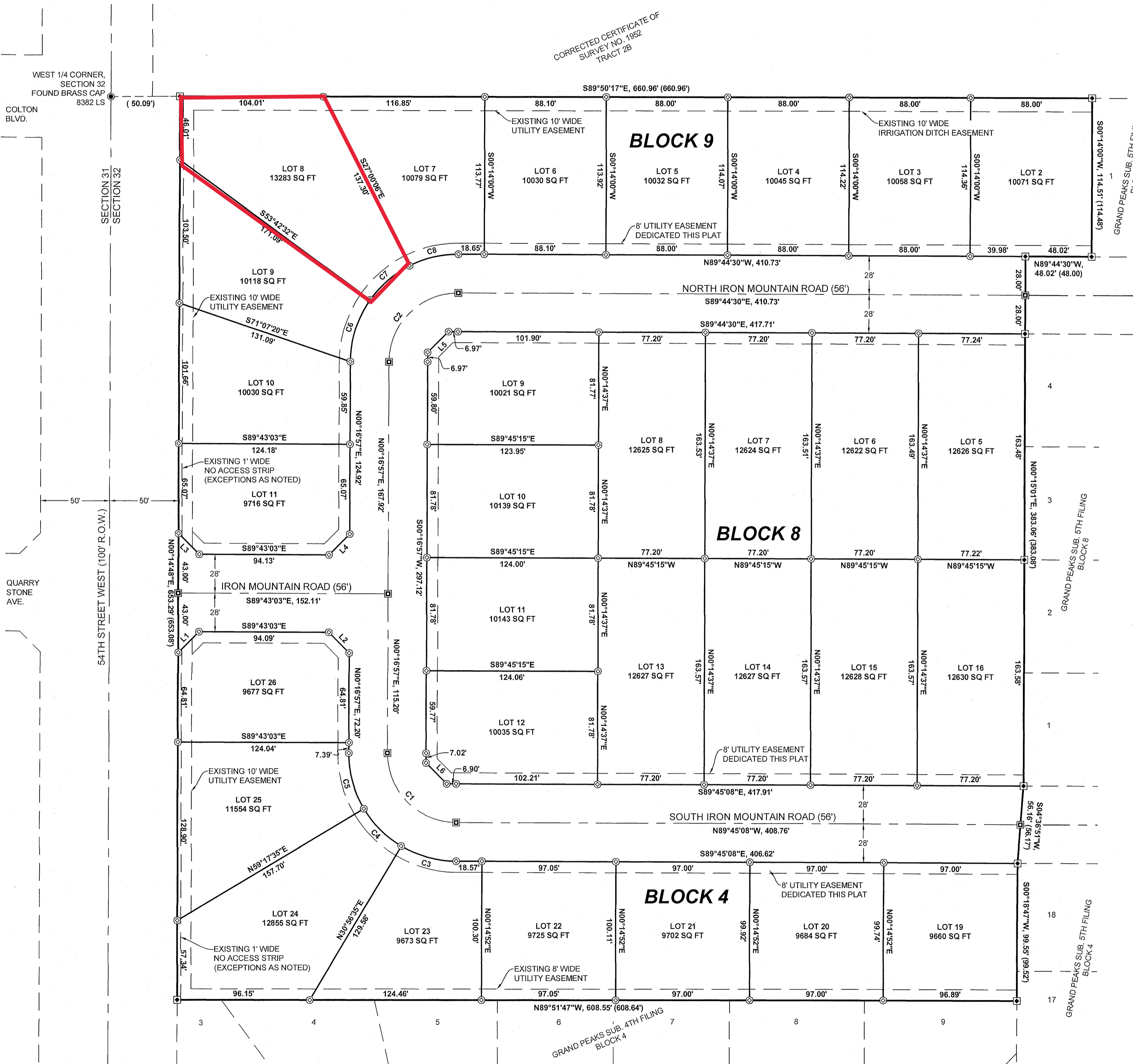
EX1

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PLAT OF GRAND PEAKS SUBDIVISION, 6TH FILING

BEING LOT 2, BLOCK 9 OF GRAND PEAKS SUBDIVISION, 5TH FILING
 WITHIN SW1/4 OF SECTION 32, T.1N., R.25 E., P.M.M.
 CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR: J & S DEVELOPMENT
 DATE SURVEYED: APRIL 2021
 PREPARED BY: WWC ENGINEERING



Curve No.	Radius	Length	Delta	Chord Bearing	Chord Length
C1	50.00'	78.57'	90°02'05"	N44°44'05"W	70.74'
C2	50.00'	78.52'	89°58'32"	N45°16'13"E	70.70'
C3	78.00'	41.70'	30°37'52"	S74°26'12"E	41.21'
C4	78.00'	38.50'	28°19'50"	S44°58'50"E	38.12'
C5	78.00'	42.37'	31°07'23"	S15°16'44"E	41.86'
C6	78.00'	47.62'	34°58'50"	S17°46'22"W	46.89'
C7	78.00'	38.17'	28°02'12"	S49°16'53"W	37.79'
C8	78.00'	36.70'	28°57'30"	S76°46'44"W	36.37'

Line No.	Length	Bearing
L1	21.21'	N45°15'53"E
L2	21.21'	S44°43'03"E
L3	21.22'	N44°44'07"W
L4	21.21'	S45°16'57"W
L5	21.24'	S45°16'13"W
L6	21.21'	S44°44'11"E

- LEGEND**
- FOUND YELLOW PLASTIC CAP (VPC)
 - FOUND REBAR
 - SET 5/8" REBAR W/ PURPLE PLASTIC CAP (BRUCKNER 63052 LS)
 - FOUND BRASS CAP
 - SET CENTERLINE MONUMENT
 - (XXX.XX) RECORD DISTANCE (DOCUMENT NO. 3936728)
 - SUBDIVISION BOUNDARY
 - EXISTING EASEMENT AS NOTED
 - DEDICATED EASEMENT AS NOTED

BASIS OF BEARING
 CITY OF BILLINGS LDP (MT83-BLGS-IF)
 DATUM: NAD83
 PROJECTION: LAMBERT CONFORMAL CONIC (SINGLE PARALLEL)
 PROJECT ORIGIN LATITUDE: N45°47'00"
 CENTRAL MERIDIAN: W108°25'00"
 FALSE NORTHING: 164,041.9951FT (50,000.00 m)
 FALSE EASTING: 656,167.9791FT (200,000.00 m)
 SCALE FACTOR AT CENTRAL MERIDIAN: 1.0001515 (EXACT)

LEGAL DESCRIPTION AND PROPERTY OWNER CERTIFICATE OF DEDICATION

State of Montana)
) SS
 County of Yellowstone)

KNOW ALL BY THESE PRESENTS: That we, the undersigned owners, do hereby certify that we, have caused to be surveyed, subdivided, and platted into lots blocks roads and alleys and other divisions and dedications, as shown by this plat hereunto included, the following described tract of land, to wit:

The parcel situated in the SW1/4 of Section 32, T.1N., R.25E., P.M.M., City of Billings, Yellowstone County, Montana, and more particularly described as Lot 2, Block 9, Grand Peaks Subdivision, 5th Filing, Document No. 3936728; said tract containing a gross area of 9.304 acres and a net area of 7.514 acres, more or less, and subject to all easements of record or apparent on the ground.

The parkland requirement for this for this subdivision was met by the recording of the plat for Grand Peaks Subdivision, 5th Filing.

The above described tract of land is to be known and designated as GRAND PEAKS SUBDIVISION, 6TH FILING, Yellowstone County, Montana. The undersigned do hereby grant unto all utility companies, as such are defined and established by Montana Law, and cable television companies, an easement for the location, maintenance, repair, removal of lines over, under and across the areas designated on the plat as Utility Easement to have and hold forever. The lands included in all streets, avenues, and roads shown on the plat are also hereby granted and donated to the use of the public forever.

DATED THIS 13 DAY OF May, 2022

J & S Development Co., a Montana Corporation

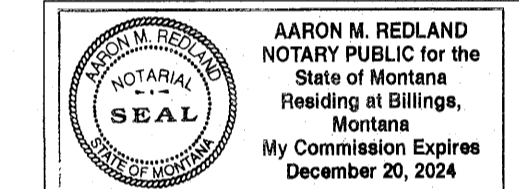
Jeffrey Junkert, President

ACKNOWLEDGMENTS

State of Montana)
) SS
 County of Yellowstone)

on this 13th day of May, 2022, before me, the undersigned a notary public for the State of Montana, personally appeared Jeffrey Junkert, President of J & S Development, a Montana Corporation, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Aaron M. Redland
 Notary Public for the State of Montana



CERTIFICATE OF CITY ATTORNEY

This Subdivision Plat has been reviewed by the City Attorney's Office and is acceptable to form.

Dated this 20 day of June, 2022

John A. Grant
 Reviewed by

ERRORS AND OMISSIONS REVIEW

Reviewed for errors and omissions in calculations and drafting this 19th day of JUNE, 2022, pursuant to section 76-3-611(2)(a), M.C.A.

John A. Grant
 Examining Land Surveyor

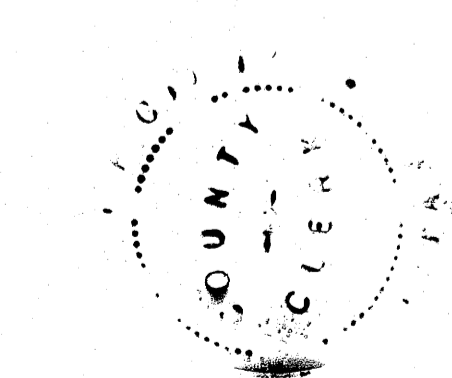
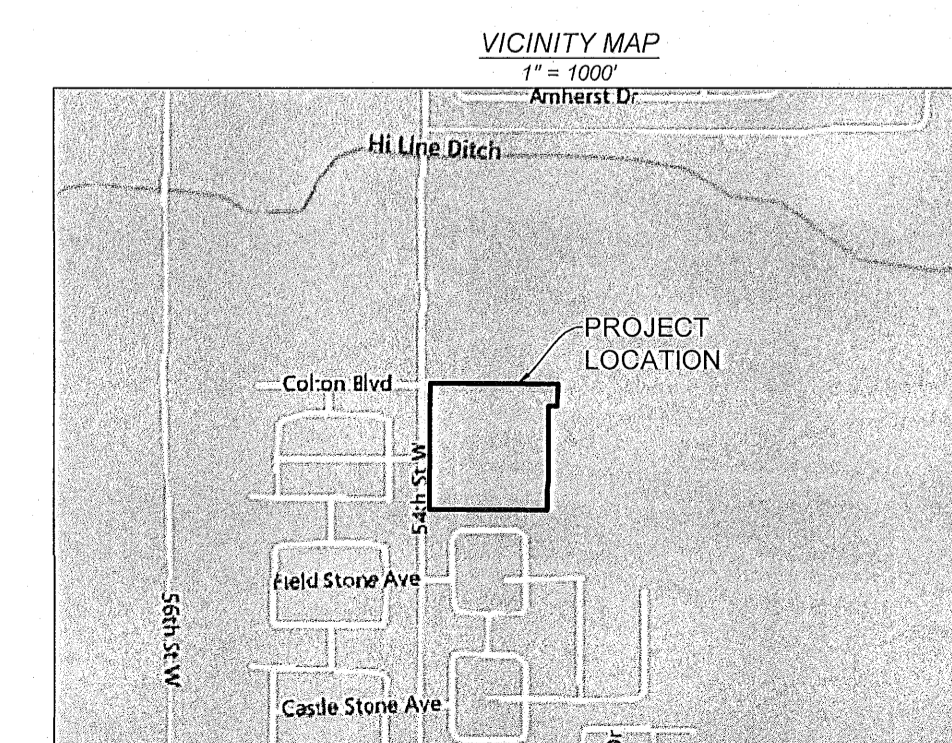
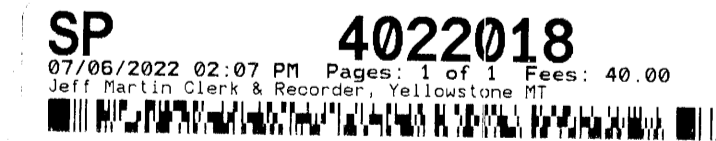
Reg. No. 17513 LS

CERTIFICATE OF COUNTY TREASURER

I hereby certify, pursuant to Section 76-3-611(1)(b), M.C.A. that all real property taxes and special assessments assessed and levied on the land described on this Subdivision Plat and encompassed by the proposed division have been paid.

Dated this 6th day of July, 2022

Clark Hunt
 TREASURER - CLARK HUNT
 YELLOWSTONE COUNTY, MONTANA



GRAND PEAKS SUBDIVISION, 6TH FILING
 CITY OF BILLINGS,
 YELLOWSTONE COUNTY,
 MONTANA

PREPARED FOR: J & S DEVELOPMENT
 BILLINGS, MT

PREPARED BY: WWC ENGINEERING
 900 S. 24th St., W. 3rd Fl.
 Billings, MT 59102
 (406) 894-2210
 www.wwcengineering.com

PROJECT NO. 0021998
 NO. REVISION BY DATE DATE: 6/22/22

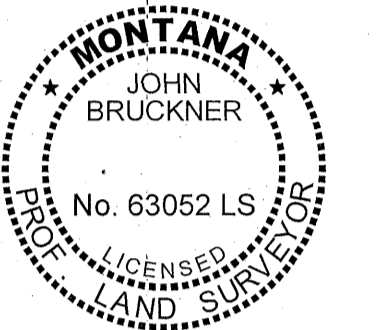
DESIGNED BY: JPB
 DRAWN BY: JPB
 CHECKED BY: AMR
 DATE: 6/22/22

SHEET 1 OF 1

CERTIFICATE OF SURVEYOR

The undersigned, a Montana Registered Land Surveyor being first duly sworn, deposes and says that during the month of April 2021, a survey was performed under my supervision of a tract of land to be known as GRAND PEAKS SUBDIVISION, 6TH FILING in accordance with the request of the owner thereof and in conformance with Montana Subdivision and Platting Act; said subdivision being in accordance with the Landowner's Certificate and as shown on the plat; that the monuments found and set are of the character and occupy the positions hereon.

Dated the 13 day of May, 2022
John Bruckner
 John Bruckner
 Registration Number 63052 LS



CERTIFICATE OF CITY ENGINEER'S OFFICE

I hereby certify that I have examined the annexed plat and find that it conforms with Section 76-4-125(1)(d) M.C.A. removing sanitary restrictions since the plat is inside a master planning area and is provided with municipal facilities for the supply of water and disposal of sewage and solid waste.

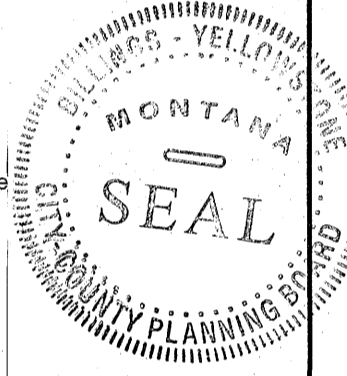
Dated this 14th day of JUNE, 2022
John A. Grant
 CITY ENGINEER'S OFFICE

NOTICE OF APPROVAL

STATE OF MONTANA)
) SS
 County of Yellowstone)

This plat has been approved for filing by the Yellowstone County Board of Planning and conforms to the recommendations of this board.

Dated 6/6/22 *William A. Cole*
William A. Cole
 Executive Secretary



CERTIFICATE OF CITY COUNCIL APPROVAL

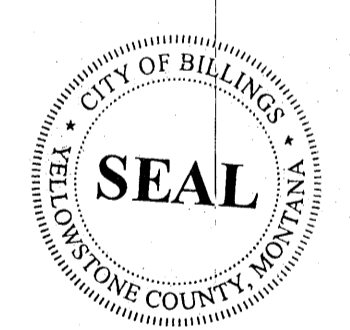
The City Council of the City of Billings, Yellowstone County, Montana does hereby certify that the accompanying plat for GRAND PEAKS SUBDIVISION, 6TH FILING has been duly examined and have found the same to conform to the law and hereby approve it.

Dated this 27th day of June, 2022

William A. Cole
 CITY OF BILLINGS, MONTANA

BY: *William A. Cole*
 Mayor

ATTEST: *Senise B. Pohlman*
 City Clerk



CERTIFICATE OF FILING BY CLERK AND RECORDER

SUBDIVISION IMPROVEMENTS AGREEMENT

Document No. 4022019