

GENERAL SITE NOTES:

1. ALL 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 THIS INFORMATION. SERVICE LINES (WATER, POWER, GAS, STORM, SEWER, PHONE & TV) MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THE PLANS. CONTRACTOR SHALL CALL FOR UTILITY LOCATES BEFORE EXCAVATION FOR EXACT LOCATIONS. EXISTING CIVIL AS-BUILT PLANS ARE AVAILABLE TO DOWNLOAD FROM THE INVITATION TO BID FILE LINK.
2. SITE WORK CONTRACTORS SHOULD UTILIZE PRIVATE LOCATE SERVICES WHEN WORKING IN AREAS OF KNOWN PRIVATE UTILITIES.
3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE STANDARDS FOR PUBLIC IMPROVEMENTS FOR THE CITY OF BILLINGS, CURRENT EDITION OR THE MONTANA PUBLIC WORKS STANDARD SPECIFICATIONS (MPWSS) CURRENT EDITION.
4. ALL TRADE CONTRACTORS SHALL VERIFY EXISTING CONDITIONS AND EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.
5. ALL TRADE CONTRACTORS TO PROTECT ALL EXISTING UTILITIES, CITY ROADS AND STREETS IMPROVED OR UNIMPROVED, SIGNS, AND EXISTING STRUCTURE TO REMAIN. REPAIR BACK TO ORIGINAL CONDITION IF DAMAGE HAS OCCURRED DURING CONSTRUCTION.
6. ALL TRADE CONTRACTORS SHALL PROVIDE ALL DEMOLITION INCIDENTAL TO OR REQUIRED FOR NEW CONSTRUCTION WHETHER OR NOT IT IS SPECIFICALLY NOTED.
7. EXISTING UTILITIES ARE ASSUMED TO BE IN A STRAIGHT LINE, FIELD VERIFY EXISTING.
8. PROVIDE INLET PROTECTION ON ALL EXISTING & NEW STORM WATER INLETS DURING CONSTRUCTION.

ONSITE DEMOLITION NOTES (X)

- ① DEMO 38,420 S.F. OF EXISTING ONSITE ASPHALT.
- ② DEMO 4'x8" CONCRETE PAD.
- ③ DEMO PIPE BOLLARDS & CONCRETE BASE, SEE PLAN FOR QUANTITIES.
- ④ DEMO MONUMENT SIGN, POSTS & FOOTINGS.
- ⑤ DEMO LIGHT POLE & CONCRETE BASE
- ⑥ COORDINATE REMOVAL OF EXISTING OVERHEAD POWER LINES AND POWER POLES IN VACATED ALLEY WITH NORTHWESTERN ENERGY.
- ⑦ -
- ⑧ -

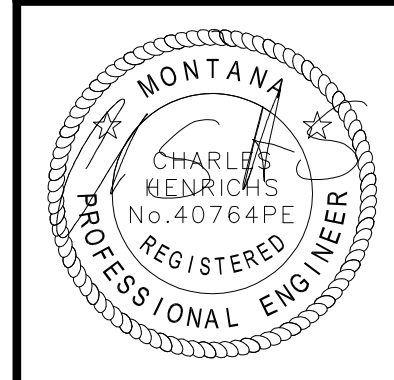
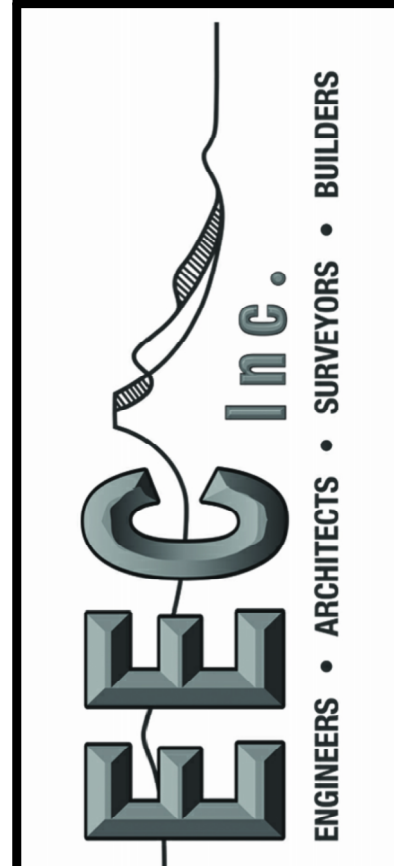
R.O.W. DEMOLITION NOTES

- Ⓐ DEMO 6,820 S.F. OF EXISTING R.O.W. ASPHALT.
- Ⓑ DEMO 19,090 S.F. OF EXISTING CONCRETE SIDEWALK, CONCRETE APPROACHES ALONG WITH CURB & GUTTER.
- Ⓒ REMOVE STOP SIGN AND SAVE FOR RELOCATION.
- Ⓓ -
- Ⓔ -

VARIANCE SUBMITTAL 05-01-2025
SHEET#: C100

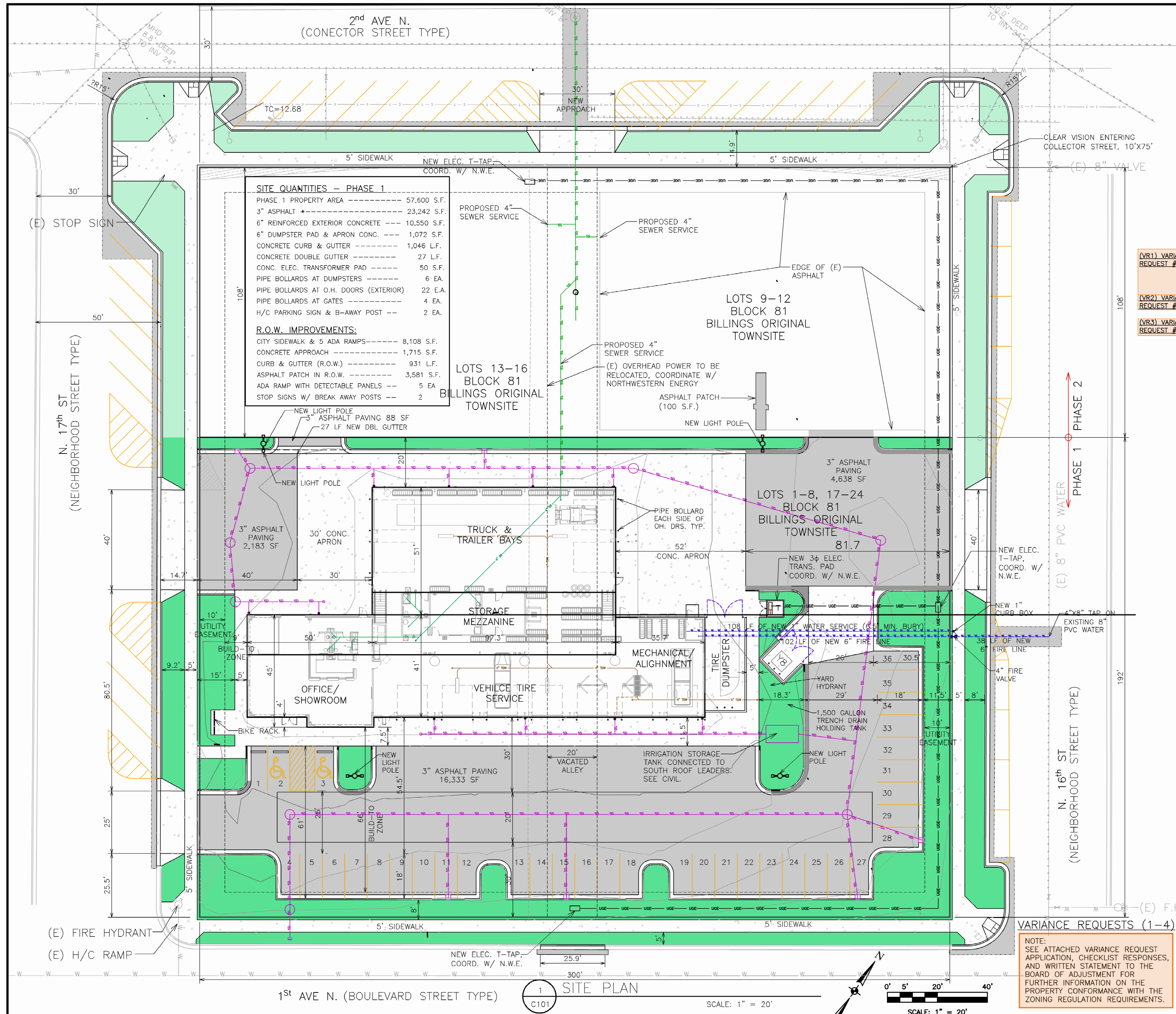
MONTANA TIRE SERVICE CENTER
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BILLINGS ORIGINAL TOWNSITE

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Drawn By: KL/KWJ
Checked By: CH
Date: 05-01-2025
Project #: Mt Tire
Cadd file:

1st AVE N. (BOULEVARD STREET TYPE)
1 EXISTING SITE PLAN
SCALE: 1" = 20'



SITE QUANTITIES - PHASE 1

PHASE 1 PROPERTY AREA	57,600 S.F.
3" ASPHALT	23,242 S.F.
6" REINFORCED EXTERIOR CONCRETE	10,550 S.F.
6" DUMPSTER PAD & APRON CONC.	1,072 S.F.
CONCRETE CURB & GUTTER	1,046 L.F.
CONCRETE DOUBLE GUTTER	27 L.F.
CONC. ELEC. TRANSFORMER PAD	50 S.F.
PIPE BOLLARDS AT DUMPSTERS	6 EA.
PIPE BOLLARDS AT O.H. DOORS (EXTERIOR)	22 EA.
PIPE BOLLARDS AT GATES	4 EA.
H/C PARKING SIGN & B-AWAY POST	2 EA.

R.O.W. IMPROVEMENTS:

CITY SIDEWALK & 5 ADA RAMPS	8,108 S.F.
CONCRETE APPROACH	1,715 S.F.
CURB & GUTTER (R.O.W.)	931 L.F.
ASPHALT PATCH IN R.O.W.	3,581 S.F.
ADA RAMP WITH DETECTABLE PANELS	5 EA.
STOP SIGNS W/ BREAK AWAY POSTS	2

NEW LIGHT POLE
3" ASPHALT PAVING 88 SF
27 LF NEW DBL GUTTER

NEW LIGHT POLE
3" ASPHALT PAVING 2,183 SF
30' CONC. APRON

NEW LIGHT POLE
3" ASPHALT PAVING 16,333 SF

NEW LIGHT POLE
3" ASPHALT PAVING 4,638 SF

NEW LIGHT POLE
3" ASPHALT PAVING 2,183 SF

NEW LIGHT POLE
3" ASPHALT PAVING 2,183 SF

NEW LIGHT POLE
3" ASPHALT PAVING 2,183 SF

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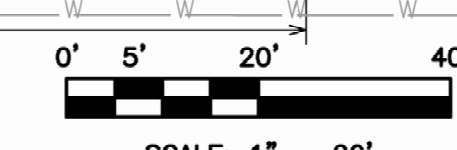
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3" ASPHALT PAVING 2,183 SF

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3" ASPHALT PAVING 2,183 SF

1 SITE PLAN
C101

SCALE: 1" = 20'



CHAPTER 27 ZONING - ARTICLE 27-900.EBURD:

ZONED: EBURD-CW (EAST BILLINGS CENTRAL WORKS DISTRICT)

SECTION 27-901 (C) - SUSTAINABLE DEVELOPMENT MEASURES:
(MINIMUM 5 POINTS REQUIRED FROM THE LIST BELOW)

- CERTIFIED GREEN BUILDING - (3 POSSIBLE)
- BUILDING ENERGY EFFICIENCY - (2 POINTS POSSIBLE)
- BUILDING WATER EFFICIENCY - (2 POINTS POSSIBLE)
- WATER-EFFICIENT LANDSCAPE - (2 POINTS POSSIBLE)
- RENEWABLE ENERGY SOURCES - (2 POINTS POSSIBLE)
- GREEN ROOF MEASURES - (2 POINTS POSSIBLE)
- HEAT ISLAND REDUCTION MEASURES - (2 POINTS POSSIBLE)
- PERVIOUS PAVEMENT MEASURES - (2 POINTS POSSIBLE)
- ENHANCED BICYCLE AMENITIES - (1 POINT POSSIBLE)

TABLE 27-900-1. PERMITTED FRONTAGE TYPES:
FRONTAGE TYPES ALLOWED IN - CENTRAL WORKS DISTRICT

- GENERAL STOOP
- STOREFRONT
- LIMITED BAY
- COMMERCE (PERMITTED ON BOULEVARD STREET TYPE)
- CIVIC FRONTAGE
- COMMERCIAL OUTDOOR SITE

SECTION 27-904 (D) - FRONTAGE TYPE - LIMITED BAY:

TABLE 27-900-5 (1) BUILDING SITTING:

a. STREET FRONTAGE

- FRONT LOT COVERAGE (95% MINIMUM, PARKING EXCEPTION [1])
- [NOTE #1] LOTS WIDER THAN 140' ARE PERMITTED 1 DOUBLE-LOADED AISLE OF PARKING (MAXIMUM WIDTH OF 65'), LOCATED PERPENDICULAR TO STREET, WHICH IS EXEMPT FROM FRONT LOT LINE COVERAGE CALCULATION.
= 45'/(192'-68.5') = 35.4% LOT COVERAGE PROVIDED
- BUILD TO CORNER (REQUIRED) = PROVIDED AT FRONT BUILD-TO ZONE (8'), NOT PROVIDED AT STREET-SIDE BUILD-TO ZONE (66')
- FRONT BUILD-TO ZONE (0'-10') = PROVIDED 9'
- STREET-SIDE BUILD-TO ZONE (0'-10') = PROVIDED 66'
- RIGHT-OF-WAY ENCROACHMENT (AWNINGS & CANOPIES) = NOT PROVIDED

b. BUILDABLE AREA

- SIDE SETBACK (0') = PROVIDED 77'
- REAR SETBACK (5'; 0' WITH ALLEY) = PROVIDED 71'-4"
- MINIMUM LOT WIDTH (25') = PROVIDED 192'
- MAXIMUM LOT WIDTH (NONE) = PROVIDED 300'
- MAXIMUM IMPERVIOUS COVERAGE (90%) = PROVIDED 82%,
= 47,403SF + 57,600SF/100 = 82%
- ADDITIONAL SEMI-PERVIOUS COVERAGE (10%) = PROVIDED 0%

c. PARKING LOCATION, LOADING & ACCESS

- PARKING LOCATION (REAR YARD; LIMITED SIDE YARD [1]) = SIDE YARD, PER NOTE #1 BELOW
- [NOTE #1] LOTS WIDER THAN 140' ARE PERMITTED 1 DOUBLE-LOADED AISLE OF PARKING (MAXIMUM WIDTH OF 65'), LOCATED PERPENDICULAR TO STREET, WHICH IS EXEMPT FROM FRONT LOT LINE COVERAGE CALCULATION.
- LOADING FACILITY LOCATION & ENTRY FOR PARKING WITHIN BUILDING (REAR & SIDE FACADES; LIMITED FRONT OR STREET-SIDE FACADE [2])
- [NOTE #2] ONE BAY IS PERMITTED ON EITHER THE FRONT OR STREET-SIDE FACADE, MAXIMUM WIDTH 20', FOR EITHER LOADING OR PARKING ENTRY.
- VEHICULAR ACCESS (FROM ALLEY; OR UP TO ONE (1) DRIVEWAY PER STREET FRONTAGE [3])
- [NOTE #3] FOR PARCELS WITH A STREET FRONTAGE LONGER THAN 300' AND NO ALLEY, TWO (2) DRIVEWAYS ARE PERMITTED.

TABLE 27-900-5 (2) BUILDING HEIGHT:

- MINIMUM OVERALL HEIGHT (1 STORY - 2 STORIES PREFERRED) = PROVIDED 2-STORY @ 30'-10"
- MAXIMUM OVERALL HEIGHT (6 STORIES [4]) = PROVIDED 2-STORY
- GROUND STORY; MINIMUM HEIGHT (15'); MAXIMUM HEIGHT (24' [5]) = PROVIDED 2-STORY @ 30'-10"
- [NOTE #5] IF 18' OR MORE IN HEIGHT, GROUND STORY SHALL COUNT AS 2 STORIES TOWARDS MAXIMUM BUILDING HEIGHT.
- UPPER STORIES; MINIMUM HEIGHT (9'); MAXIMUM HEIGHT (14') = PROVIDED GROUND STORY @ 30'-10", PER NOTE #5 ABOVE

TABLE 27-900-5 (3) USES:

- ALL STORIES (ALL PERMITTED USES BY DISTRICT PER ARTICLE 27-100) = PERMITTED USE
- PARKING WITHIN BUILDING (PERMITTED IN THE REAR OF ALL FLOORS AND FULLY IN ANY BASEMENT(S)) = NOT PROVIDED
- OCCUPIED SPACE (30' DEPTH SPACE ON FRONT FACING FACADE) = PROVIDED 50' DEPTH SPACE
- ACCESSORY STRUCTURES (PERMITTED PER ARTICLE 27-100) = NON PROVIDED

TABLE 27-900-5 (4) STREET FACADE REQUIREMENTS:

a. WINDOW COVERAGE

- GROUND FLOOR; MINIMUM TRANSPARENCY (50%, MEASURED BETWEEN 2' AND 8' FROM SIDEWALK ELEVATION) = PROVIDED 57% WEST FACADE (57%) AND 59% SOUTH FACADE (59%)
- MINIMUM WINDOW COVERAGE (20% PER FLOOR) = PROVIDED GREATER THAN 20%
- BLANK WALL LIMITATIONS (REQUIRED)

b. BUILDING ENTRANCE

- PRINCIPAL ENTRANCE LOCATION (FRONT, STREET-SIDE, OR CORNER OF BUILDING) = PROVIDED 1 STREET-SIDE
- ENTRANCE TYPE - REFER TO SECTION 27-903 (STOREFRONT)
- PROVIDED STOREFRONT TYPE AT PRINCIPAL ENTRANCE LOCATION
- STREET FACADES: NUMBER OF ENTRANCES (1 PER 75' OF FACADE) = PROVIDED 1 WEST, 2 SOUTH, AND 1 EAST
- PARKING LOT FACADES: NUMBER OF ENTRANCES (1 PER 100' OF FACADE) = PROVIDED 2

c. ROOF TYPE

- ROOF TYPE - SECTION 27-1802 (PARAPET, FLAT, PITCHED, OR BARREL) = PROVIDED PITCHED WITH PARAPET
- TOWER (ONE PER BUILDING ALLOWED)

d. FACADE DIVISIONS

- VERTICAL INCREMENTS (NO GREATER THAN 50') = PROVIDED LESS THAN 50'
- HORIZONTAL EXPRESSION LINE (REQUIRED WITHIN 3' OF TOP OF GROUND STORY) = PROVIDED BRICK OR METAL WAINSCOT

e. BALCONIES

- NO BALCONIES PROVIDED

TABLE 27-1300.1 OFF-STREET PARKING STANDARDS:

- NOT REQUIRED
- SPACES PROVIDED = 40

TABLE 27-1300.5 BICYCLE PARKING:

EBURD ZONING - MIN. 1 SHORT-TERM BICYCLE RACK PER BUILDING (REQUIRED TO BE WITHIN 50' OF MAIN ENTRY)

(VR1) VARIANCE REQUEST #1

(VR2) VARIANCE REQUEST #2

(VR3) VARIANCE REQUEST #3

VARIANCE REQUESTS (1-4)

NOTE:
SEE ATTACHED VARIANCE REQUEST APPLICATION, CHECKLIST RESPONSES, AND WRITTEN STATEMENT TO THE BOARD OF ADJUSTMENT FOR FURTHER INFORMATION ON THE PROPERTY CONFORMANCE WITH THE ZONING REGULATION REQUIREMENTS.

PRELIMINARY
4-03-2025

SHEET#:
C101

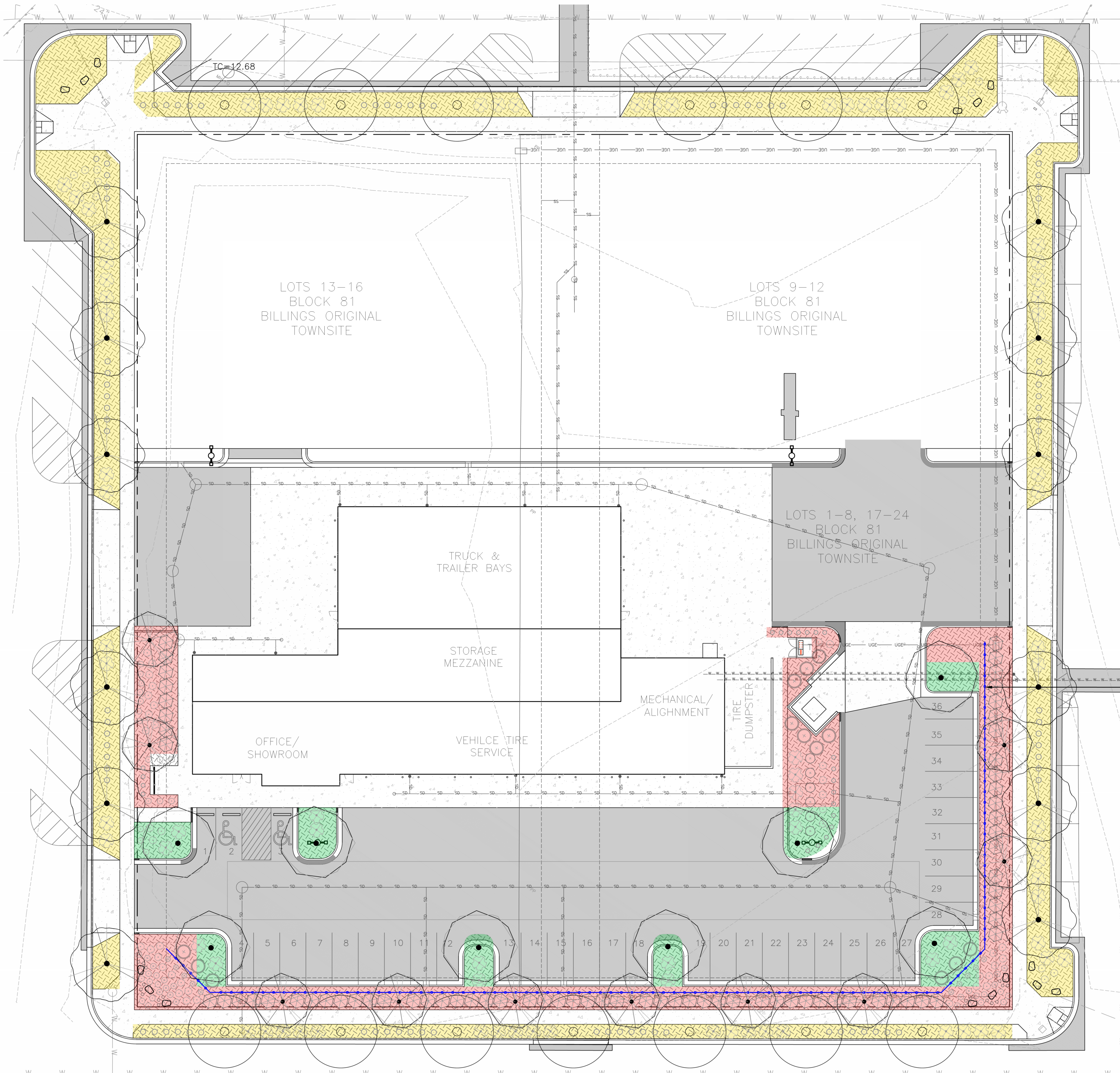
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PROFESSIONAL ENGINEER
CHARLES REBERICK
No. 40764PE
REGISTERED

Drawn By: KL
Checked By: CH
Date: 04-03-2025
Project #: Mt Tire
Cadd file:



LANDSCAPE CODE PLAN

SCALE: 1" = 20'
 0 20' 40'
 SCALE IN FEET

LANDSCAPE CODE ANALYSIS

27-905 - LANDSCAPING STANDARDS
 C(1) - ONE TREE FOR EVERY 2,500 SF OF LANDSCAPE AREA (266 SF PROVIDED)
 C(2) - FENCES AND WALLS - MAX HEIGHT OF 8'-0" (CENTRAL WORKS DISTRICT) WITH APPROVED MATERIALS, MAX OPACITY OF 50%
 C(3) - BUFFERS - REQUIRED ALONG STREET SIDE & REAR YARD
 D - FRONTAGE BUFFER - REQUIRED ALONG STREET SIDE & REAR YARD
 MEDIUM OR LARGE TREE EVERY 40' AND CONTINUOUS HEDGE ROW
 3'-4" HEIGHT FENCE LOCATED 2' FROM CURB
 E - INTERIOR PARKING LOT LANDSCAPING - ONE TREE PER ISLAND, NO MORE THAN INTERNAL AREAS NOT DEDICATED TO PARKING LOT LANDSCAPING SHALL HAVE ONE TREE PER FIRST 150 SF, THEN ONE TREE PER 650 SF
 F - SIDE AND REAR BUFFER - PROPERTY SURROUNDED BY RIGHT OF WAY AND NO TRANSITION IS REQUIRED BETWEEN THIS PROPERTY AND ANY NEIGHBORING DISTRICT
 STREET TREES PROVIDED AT 40' (EACH PROPERTY LINE IS 300')

27-906 - STREET TYPE STANDARDS
 A - GENERAL REQUIREMENTS - PROVIDE COMPLETE STREETS, INCLUDING SIDEWALKS, AND STREETS THAT ARE APPROPRIATE FOR THEIR CONTEXT
 B - GENERAL STREET TYPE STANDARDS - PROVIDE APPROPRIATE STREET DESIGN AND RIGHT OF WAY ELEMENTS, INCLUDING BICYCLE FACILITIES, ON-STREET PARKING, AND STORM WATER MANAGEMENT
 2ND AVENUE NORTH = CONNECTOR STREET (STREET 2)
 1ST AVENUE NORTH = BOULEVARD STREET (MAJOR TRAFFIC)
 16TH & 17TH STREET = NEIGHBORHOOD STREET (STREET 1)

ZONING CODE ANALYSIS

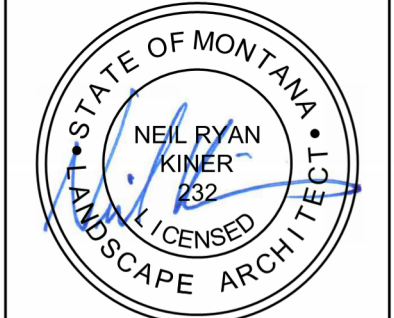
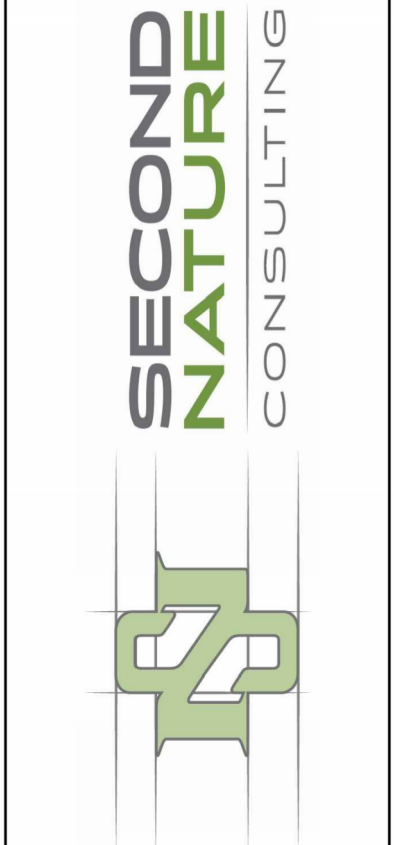
- STREET FRONTAGE LANDSCAPE AREA
- PARKING LOT LANDSCAPE AREA
- BUFFER FRONTAGE - INTERIOR LANDSCAPE AREA

VARIANCE REQUEST #4
 PROJECT RESPECTFULLY REQUESTS ADMINISTRATIVE RELIEF ON REQUIREMENT OF 3'-4" HEIGHT FENCE PLACED ALONG THE SIDE AND REAR BUFFERYARD

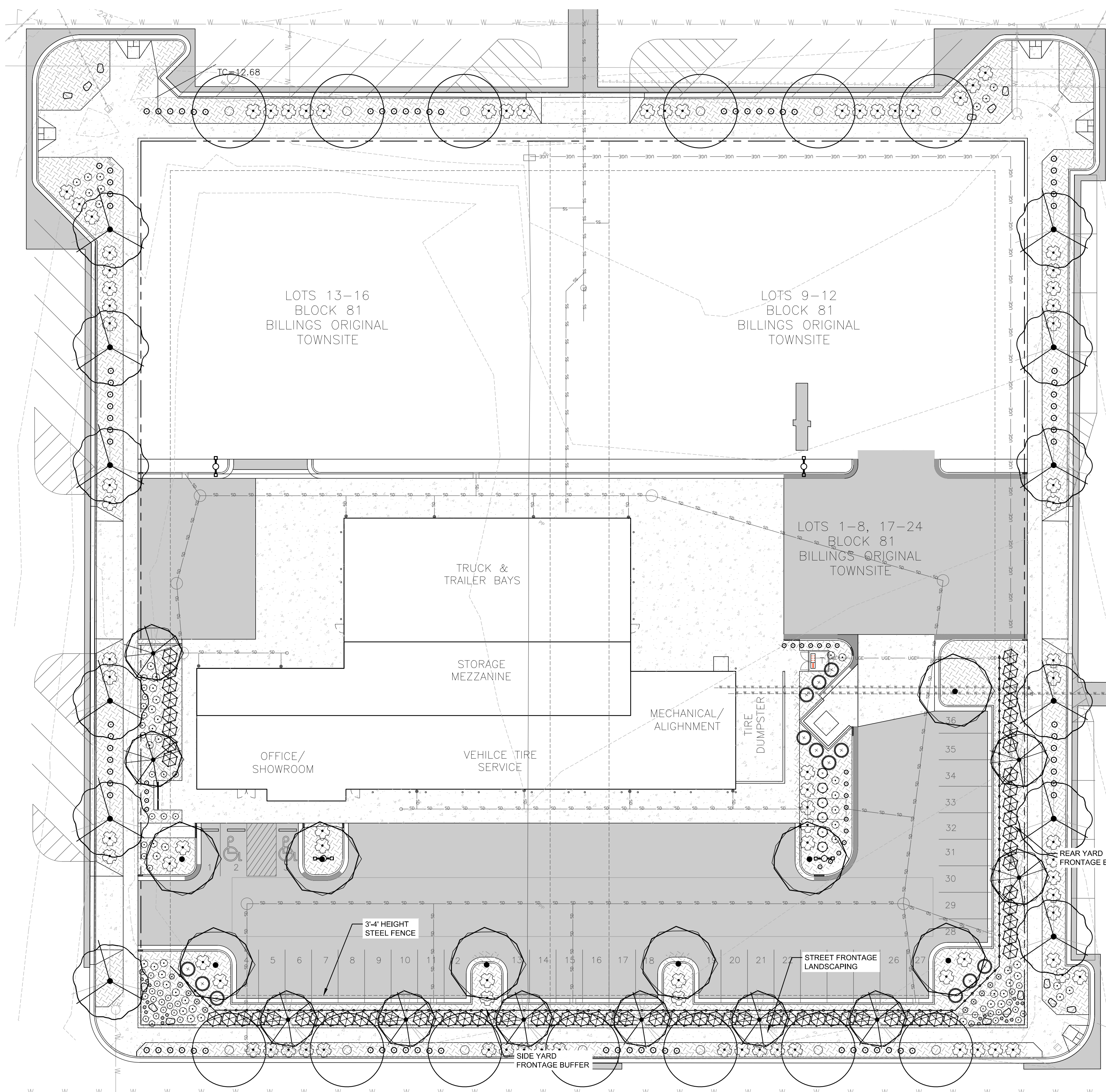
VARIANCE SUBMITTAL
 05-01-2025
 SHEET #:
L0.1

MONTANA TIRE SERVICE CENTER
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LANDSCAPE ARCHITECTURE & PLANNING
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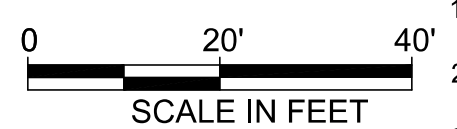


Drawn By: NRK
 Checked By: SNC
 Date: 05-01-2025
 Project #: MT Tire
 Cadd file:



LANDSCAPE PLAN

SCALE: 1" = 20'



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
DECIDUOUS TREES						
	AF	Acer freemanii 'Autumn Blaze'	Autumn Blaze Maple	2" Cal.	B&B	8
	AC	Acer grandidentatum x saccharum 'Hipzam'	Highland Park® Maple	1" Cal.	Pot	10
	QB	Quercus bicolor	Swamp White Oak	2" Cal.	B&B	13
	TA	Tilia americana 'Boulevard'	Boulevard Linden	2" Cal.	B&B	12
	TC	Tilia cordata	Littleleaf Linden	2" Cal.	B&B	7
SHRUBS						
	CS	Cornus sericea 'Alleman's Compact'	Dwarf Red Twig Dogwood	2 gal.	Pot	7
	EA	Euonymus alatus 'Compactus'	Compact Burning Bush	5 gal.	Pot	72
	MC	Pinus mugo 'Compacta'	Dwarf Mugo Pine	5 gal.	Pot	13
	RT	Rhus aromatica 'Gro Low'	Skunkbush Sumac	5 gal.	Pot	86
	RX	Rosa x 'Meizorland' TM	White Drift Groundcover Rose	5 gal.	Pot	52
GRASSES						
	CX	Calamagrostis x acutiflora 'Avalanche'	Feather Reed Grass	1 gal.		21
	CA	Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass	1 gal.		85
	MP	Miscanthus purpurascens	Flame Grass	1 gal.	Pot	10
PERENNIALS						
	AM	Achillea millefolium 'Terracotta'	Terracotta Yarrow	1 gal.	Pot	18
	HH	Helioopsis helianthoides scabra 'Summer Sun'	False Sunflower	1 gal.	Pot	15
	NC	Nepeta x 'Cat's Pajamas'	Cat's Pajamas Catmint	1 gal.	Pot	30
GROUND COVERS						
	CR2	Rock Mulch	Crushed Limestone	5/8" Chip		14,430 sf

FENCING SCHEDULE

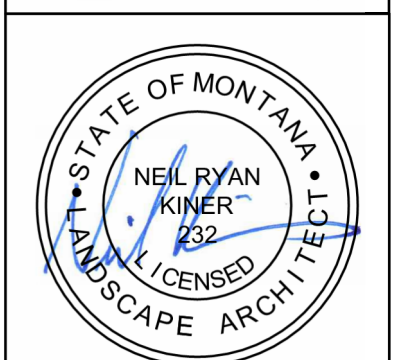
	TYPE ONE: FRONTAGE BUFFER	
	SQUARE STEEL DECORATIVE	
	4'-0" HEIGHT	

LANDSCAPING NOTES:

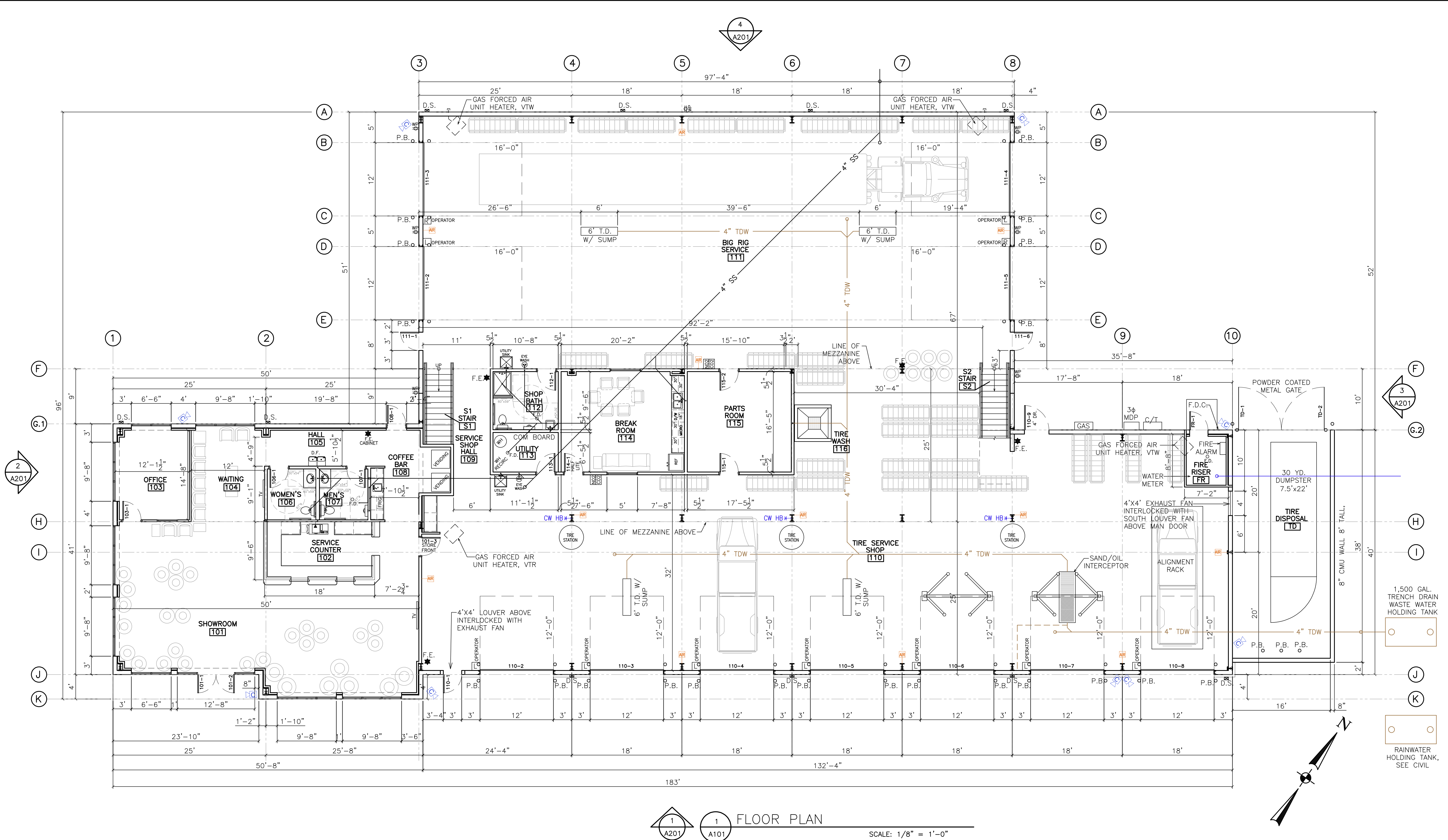
- GENERAL PLANTING REQUIREMENTS**
- SEE DETAIL SHEETS FOR PLANTING DETAILS & SEE PROJECT MANUAL FOR LANDSCAPE SPECIFICATIONS.
 - THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLANS ARE BASED ON THE BEST AVAILABLE INFORMATION. SOURCE OF BASE SHEETS IS PROJECT ARCHITECTS AND ENGINEERS. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION OR THE INADVERTENT OMISSION OF ANY SUCH INFORMATION. THE CONTRACTOR SHALL CALL UNDERGROUND SERVICE LOCATORS AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION FOR MARKOUTS OF EXISTING UNDERGROUND FACILITIES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO ANY UTILITIES CAUSED BY HIS/HER PROJECT OPERATIONS. NO CONSTRUCTION SHALL COMMENCE WITHOUT PRIOR APPROVAL OF THE SUPERVISING LANDSCAPE ARCHITECT, ENGINEER OR ARCHITECT.
 - THE CONTRACTOR SHALL MAINTAIN REASONABLE ACCESS TO ALL PRIVATE DRIVEWAYS, PARKING AREAS AND AREAS THAT REQUIRE PUBLIC ACCESS DURING CONSTRUCTION.
 - REFER TO CIVIL ENGINEER'S UTILITY PLANS FOR UTILITY LOCATION AND GRADING AND DRAINAGE PLANS FOR STORM WATER MANAGEMENT INFORMATION. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS OR IF THERE ARE DISCREPANCIES BETWEEN THE PLANS, CONTACT THE LANDSCAPE ARCHITECT FOR DIRECTION ON HOW TO PROCEED.
 - VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT LANDSCAPE ARCHITECT FOR INSTRUCTIONS PRIOR TO COMMENCING WORK.
 - IF SPECIFIED MATERIAL IS NOT OBTAINABLE, SUBMIT TO LANDSCAPE ARCHITECT PROOF OF NON-AVAILABILITY AND A PROPOSAL FOR SUBSTITUTION OF EQUIVALENT MATERIAL. SUBMIT PHOTOGRAPHS OF ALTERNATIVE CHOICES OF PLANT MATERIAL FOR SELECTION BY LANDSCAPE ARCHITECT. INCLUDED WITH THESE PHOTOGRAPHS SHOULD BE CLEAR, WRITTEN DESCRIPTION OF THE TYPE, SIZE, CONDITION, AND GENERAL CHARACTER OF THE PLANT MATERIAL.
- TOP SOIL & AMENDMENTS - SOIL CONDITIONING**
- PLANTING SOIL WILL NEED TO BE IMPORTED TO THE SITE. PROVIDE SCIENTIFIC SOIL ANALYSIS OF IMPORTED SOILS. RECOMMENDATIONS FOR TYPES AND AMOUNTS OF SOIL AMENDMENTS MUST ACCOMPANY THE SOIL ANALYSIS. PROVIDE FULLY MIXED PLANTING SOIL AS DESCRIBED IN SOIL ANALYSIS.
 - IN AREAS OF COMPACTED SOILS, UTILIZE EQUIPMENT CAPABLE OF BREAKING UP THE SOIL HARD PAN. RIP AND SCARIFY ALL COMPACTED SOILS PRIOR TO PLACEMENT OF PLANTING SOIL.
 - ALL PLANTING AREAS TO RECEIVE AT LEAST 6" OF AMENDED TOP SOIL.
 - ALL TREE & SHRUB PLANTINGS ARE REQUIRED TO OVER EXCAVATE PLANTING PITS AND PROVIDE PLANTING SOIL AS SHOWN IN PLANTING DETAILS.
- PLANTING**
- QUANTITIES SHOWN IN THE PLANT LIST ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR & FOR OWNER INFORMATION. CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE QUANTITY OF PLANTS SHOWN GRAPHICALLY ON THE PLANS. IN THE CASE OF A DISCREPANCY THE PLANS SHALL OVERRULE THE LEGEND, EXCEPT PLANTS SPECIFICALLY NOTED AS "NOT SHOWN ON PLAN." VERIFY PLANT COUNTS AND SQUARE FOOTAGES.
 - EXACT LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN FIELD.
 - TREES SHALL BEAR SAME RELATION TO FINISHED GRADE AND SOLAR ORIENTATION AS THEY BORE IN THE NURSERY BEFORE TRANSPLANTING.
 - PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.
 - PRUNE NEWLY PLANTED TREES ONLY AS DIRECTED BY LANDSCAPE ARCHITECT.
 - FINISH GRADES OF PLANTER AREAS SHALL BE 2 INCHES BELOW ADJACENT PAVING OR TOP OF CURB UNLESS OTHERWISE NOTED.
 - REMOVE ENTIRE WIRE CAGE FROM ROOTBALL. CUT AND REMOVE BURLAP FROM TOP 1/3 OF BALL.
 - LANDSCAPE ARCHITECT TO REVIEW PLANT MATERIALS AT SOURCE OR BY PHOTOGRAPHS PRIOR TO DIGGING OR SHIPPING OF PLANT MATERIALS.
 - PLACE ROCK MULCH IN A MANNER THAT MINIMIZES RISK TO PLANTED MATERIAL. DAMAGE FROM MULCH PLACEMENT WILL REQUIRE REPLACEMENT OF DAMAGED MATERIAL.
 - GENERAL CONTRACTOR TO PROVIDE CURRENTLY AVAILABLE COLOR SAMPLES OF SITE AMENITIES (PAVER STONES, TRASH RECEPTACLES, BIKE RACKS, PLANTERS, AND BENCHES) TO OWNER AND LANDSCAPE ARCHITECT FOR SELECTION PRIOR TO PROCUREMENT.

VARIANCE SUBMITTAL 05-01-2025
 SHEET#: **L1.1**

LANDSCAPE ARCHITECTURE & PLANNING
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 LOTS 13-24, BLOCK 81
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 Project #: MT Tire
 Cadd file:



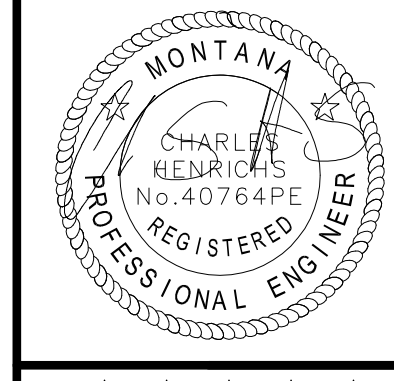
1 FLOOR PLAN
 SCALE: 1/8" = 1'-0"

VARIANCE
 SUBMITTAL
 05-01-2025
 SHEET#:
A101

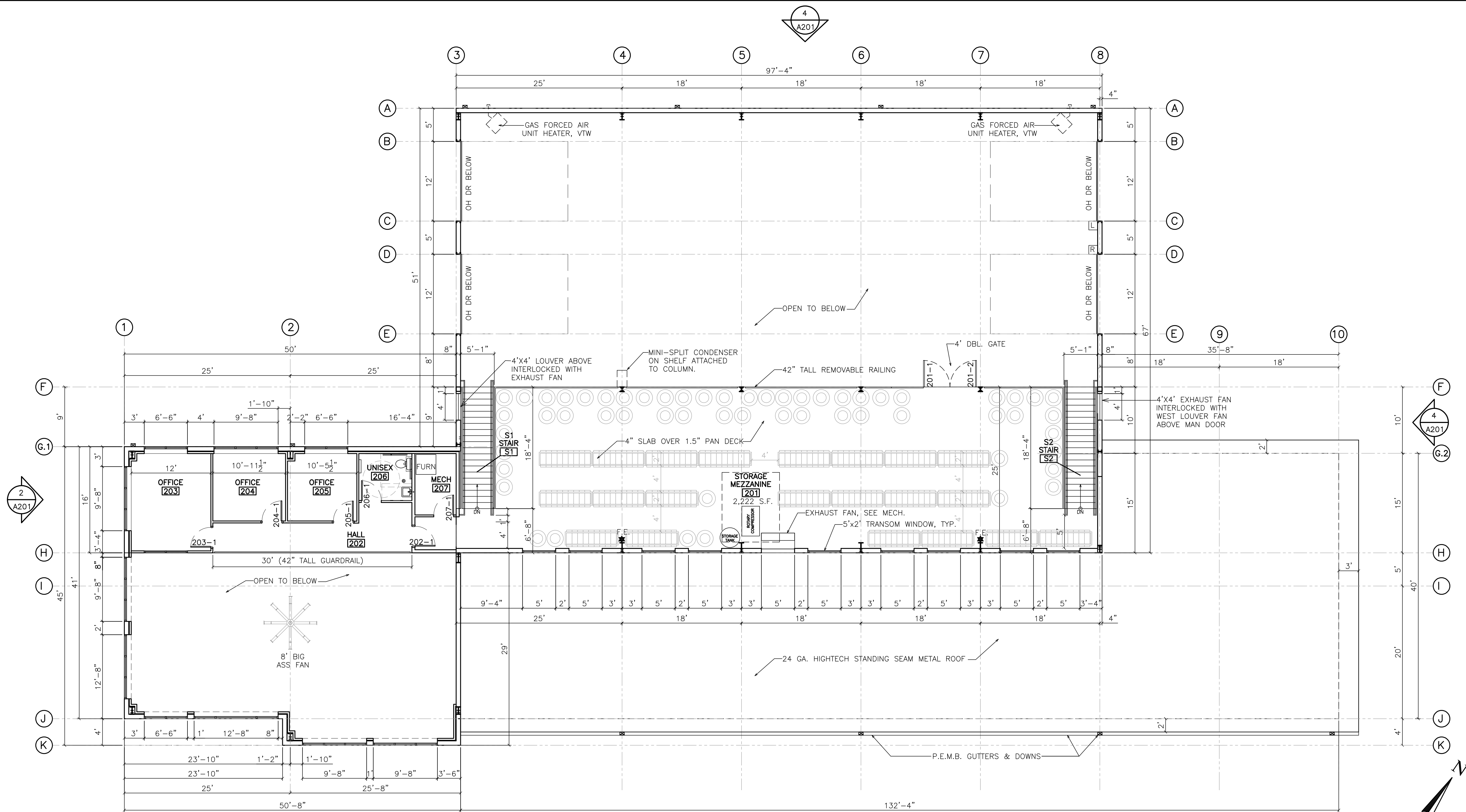
MONTANA TIRE
 SERVICE CENTER
 1617 1ST AVE NORTH
 BILLINGS, MT 59101
 LOTS 13-24, BLOCK 81
 BILLINGS ORIGINAL TOWNSITE

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 Checked By: CH
 Date: 05-01-2025
 Project #: Mt Tire
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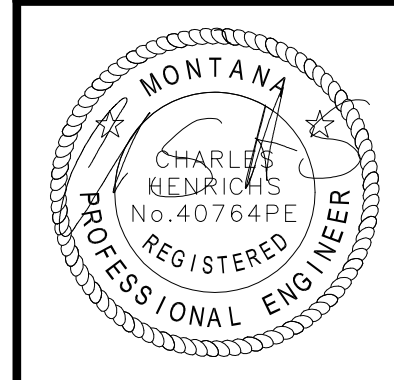
1 MEZZANINE PLAN
 SCALE: 1/8" = 1'-0"

VARIANCE
 SUBMITTAL
 05-01-2025
 SHEET#:
A102

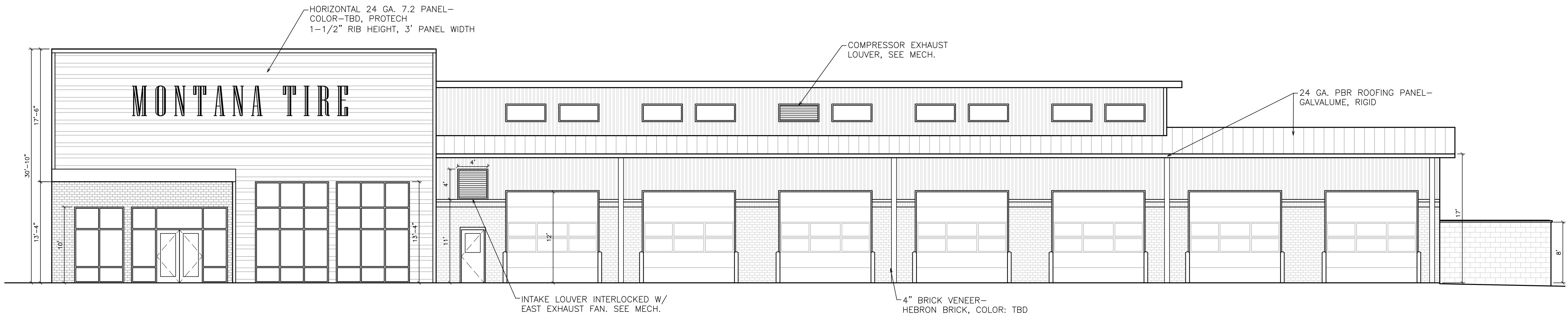
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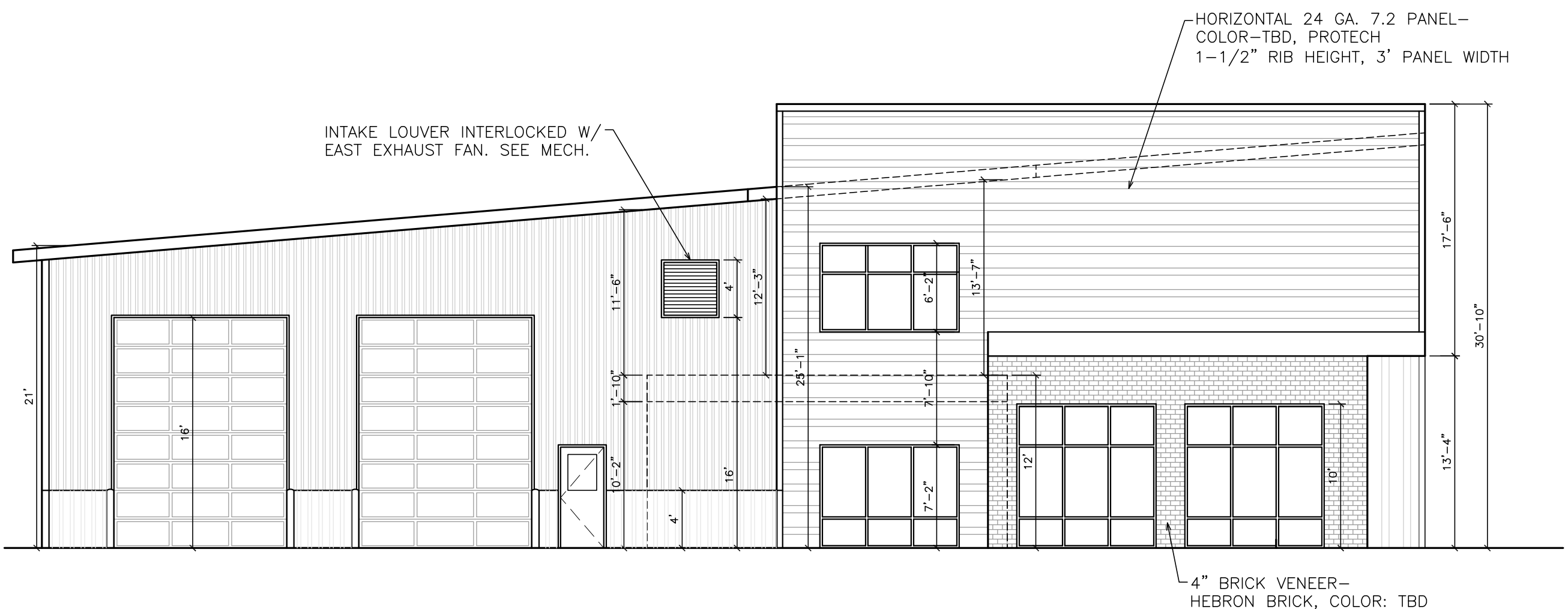


Drawn By: KL/KWJ
 Checked By: CH
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 Cadd file:



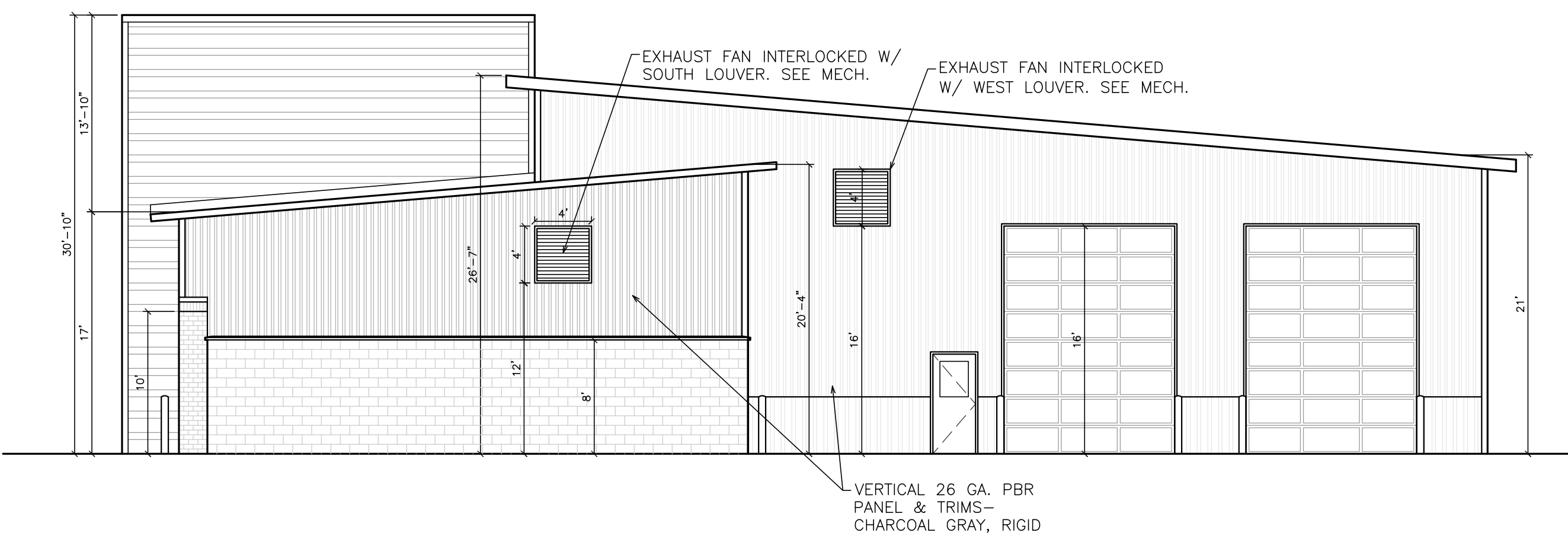
1 SOUTH ELEVATION
A201

SCALE (22X34): 1/8"=1'-0"
SCALE (11X17): 1/16"=1'-0"



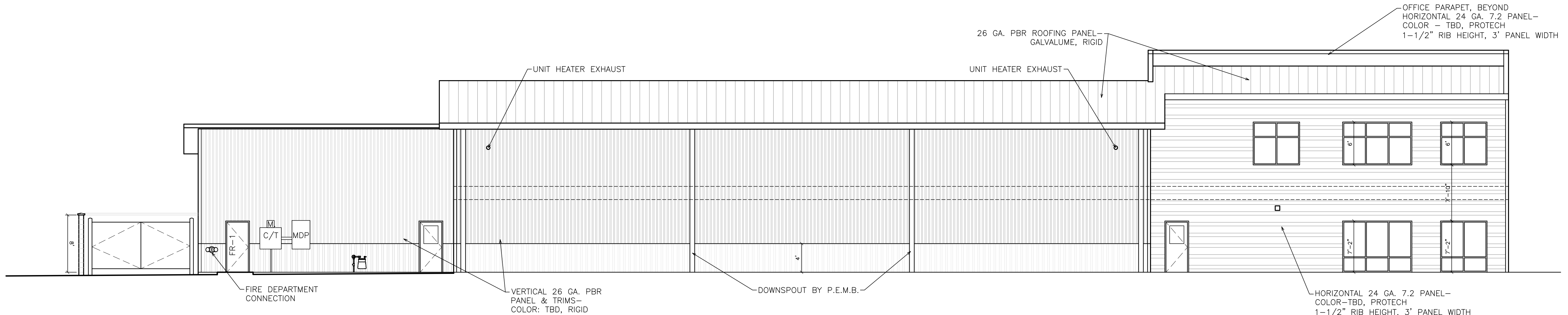
2 WEST ELEVATION
A201

SCALE (22X34): 1/8"=1'-0"
SCALE (11X17): 1/16"=1'-0"



3 EAST ELEVATION
A201

SCALE (22X34): 1/8"=1'-0"
SCALE (11X17): 1/16"=1'-0"



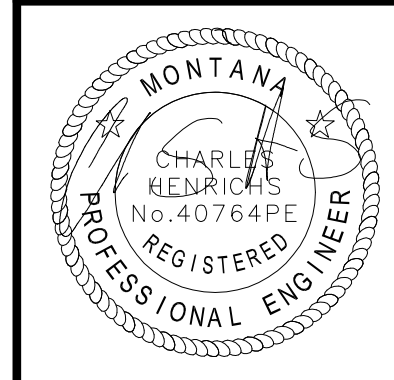
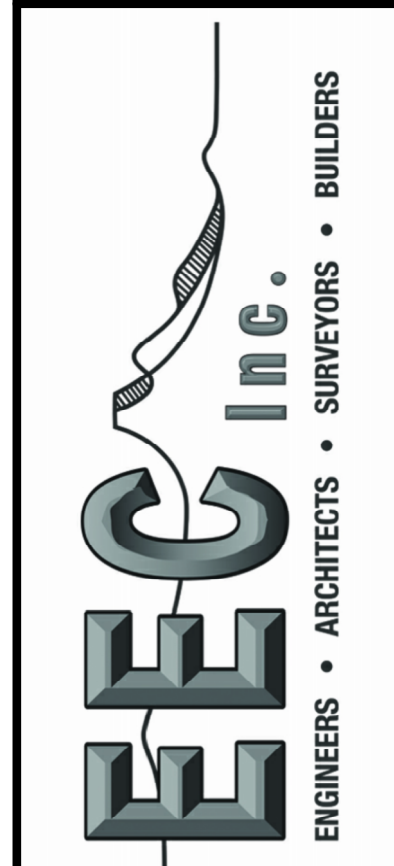
4 NORTH ELEVATION
A201

SCALE (22X34): 1/8"=1'-0"
SCALE (11X17): 1/16"=1'-0"

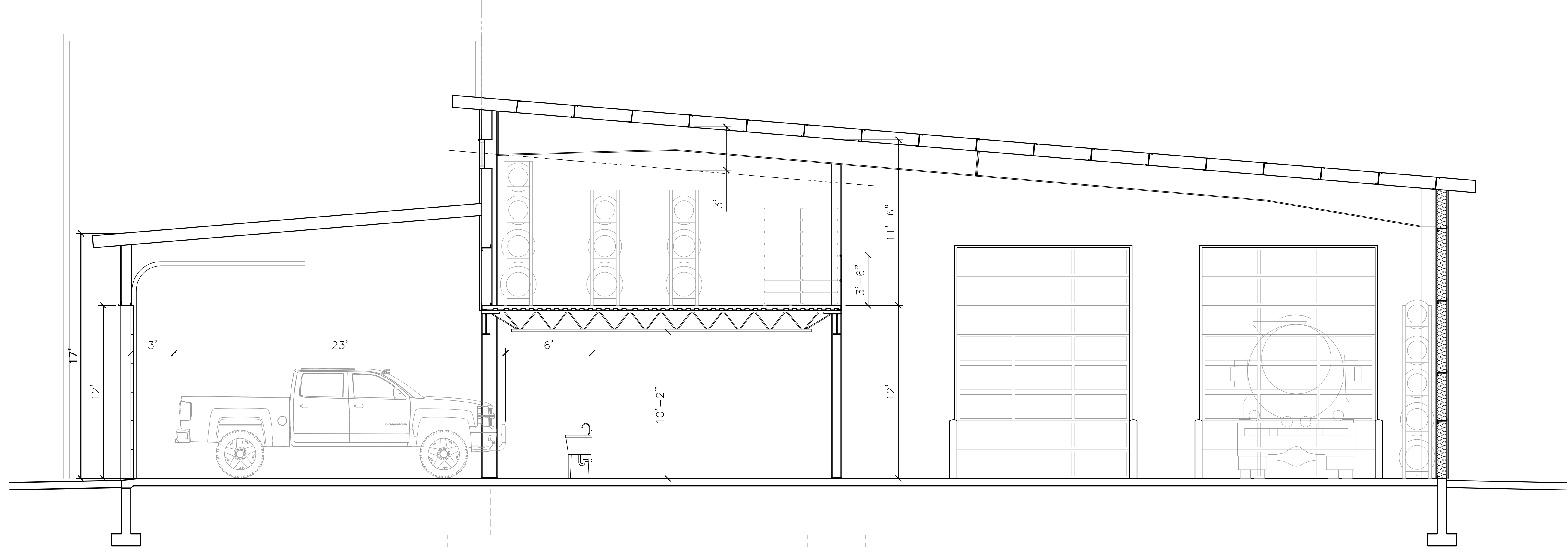
VARIANCE
SUBMITTAL
05-01-2025
SHEET#:
A201

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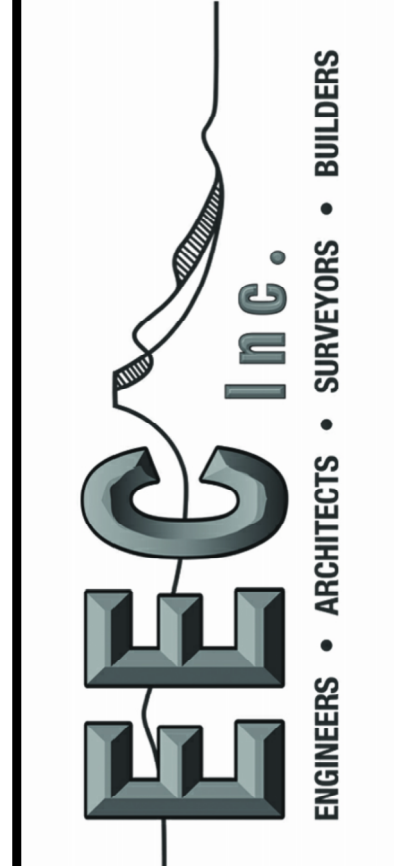
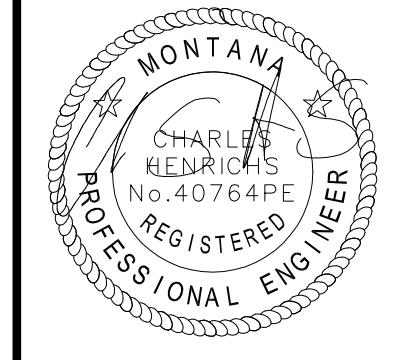


Drawn By: KL/KWJ
Checked By: CH
Date: 05-01-2025
Project #: Mt Tire
Cadd file:



1 BUILDING SECTION
 A301 SCALE: 1/4" = 1'-0"

Drawn By: KL/KWJ
 Checked By: CH
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 Project #: Mt Tire
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A301