

HATCH LEGEND:

	= ASPHALT PAVEMENT PER DETAIL 2.06, SHEET C7.1.
	= CONCRETE SIDEWALK PER SIDEWALK DETAIL 2.02, SHEET C7.1.
	= CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAIL 2.03 AND 2.05, SHEET C7.1.
	= COOLER/STORAGE PAD PER STRUCTURAL PLANS.
	= SPILL CURB PER DETAIL 2.01, SHEET C7.1.
	= TURF GRASS SOD. INSTALL PER SUPPLIER'S INSTALLATION INSTRUCTIONS.
	= LANDSCAPE ROCK. PLACE 3" OF 1" - 2" RIPPER ROCK OVER COMMERCIAL GRADE WEED FABRIC.
	= LANDSCAPE MULCH. SMOOTH SOIL SHALL BE COVERED BY WEED FABRIC AND TOPPED WITH 3 TO 4-INCH LAYER OF SHREDDED HARDWOOD MULCH, MATCH EXISTING COLOR.

- KEY NOTES:**
- 1 MATCH EXISTING PAVEMENT.
 - 2 CONCRETE CURB & GUTTER PER DETAIL 2.01, SHEET C7.1.
 - 3 SIDEWALK PER DETAIL 2.02, SHEET C7.1.
 - 4 EDGE OF CONCRETE SLAB TO BE THICKENED CONCRETE PER STOOPWALK EDGE DETAIL 2.04, SHEET C7.1.
 - 5 CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAILS 2.03 & 2.05, SHEET C7.1.
 - 6 REMOTE COOLER LOCATION, COOLER TO BE INSTALLED ON 4" THICK CONCRETE PAD WITH THICKENED EDGE PER STRUCTURAL PLANS.
 - 7 BUILDING CANOPY OUTLINE.
 - 8 CANOPY COLUMNS LOCATIONS, TYPICAL.
 - 9 BUILDING FOUNDATION WALL AND FOOTING PER STRUCTURAL PLANS. REFER TO DETAIL 2.07, SHEET C7.1 FOR FOUNDATION WALL ELEVATION.
 - 10 CONCRETE PAVEMENT FOR TRASH ENCLOSURE PER CONCRETE PAVEMENT DETAILS 2.03 & 2.05, SHEET C7.1.
 - 11 TRASH ENCLOSURE AND GATE, PER ARCHITECTURAL PLANS.
 - 12 6" PIPE BOLLARD, TYPICAL PER DETAIL 2.09, SHEET C7.1.
 - 13 3" PIPE BOLLARD, TYPICAL PER DETAIL 2.09, SHEET C7.1.
 - 14 INSTALL CURB TRANSITION PER DETAIL 2.15, SHEET C7.2.
 - 15 CONNECT TO EXISTING CURB.

- 16 SIGN, SEE SHEET C6.1.
- 17 ACCESSIBLE PATH FROM PARKING TO BUILDING.
- 18 TYPE 2 ADA CURB RAMP PER DETAIL 2.12, SHEET C7.2.
- 19 TYPE 4 ADA CURB RAMP PER DETAIL 2.14, SHEET C7.2.
- 20 EXISTING CURB AND GUTTER, DO NOT DISTURB.
- 21 STREET VISION TRIANGLE.
- 22 DIMENSION FROM PROPERTY LINE TO NEAREST BUILDING STRUCTURE.
- 23 CURB WALK/DRIVE APPROACH PER CITY OF BILLINGS STANDARDS.
- 24 BUILDING / PARKING SETBACK.
- 25 RIP RAP PAD PER DETAIL 4.04, SHEET C7.2.
- 26 SNOW STORAGE AREA.
- 27 REINSTALL MAILBOX POST AND MAIL RECEPTACLE.
- 28 TOP OF PONDED AREA.

PROPOSED USE:
RESTAURANT WITH DRIVE THRU.

ZONING:
ZONING: CORRIDOR MIXED USE 1.

PARKING REQUIREMENTS:
1 SPACE PER EMPLOYEE DURING LARGEST SHIFT = 6 STALLS.
PROVIDED = 11 STALLS, 10 STANDARD AND 1 ADA.

STORMWATER NOTES:

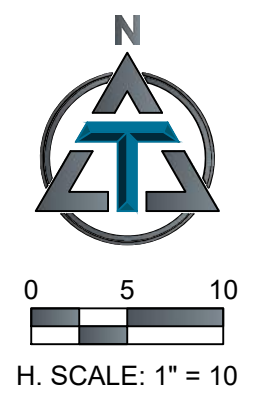
PRE-PROJECT IMPERVIOUS AREA	= 6,367 S. F.
PRE-PROJECT PERVIOUS AREA	= 25,927 S. F.
TOTAL	= 32,294 S. F.
POST-PROJECT IMPERVIOUS AREA	= 19,710 S. F.
POST-PROJECT PERVIOUS AREA	= 12,584 S. F.
TOTAL	= 32,294 S. F.

BUILDING AND LOT DATA:

PROJECT FOOTPRINT 32,294 S.F. = 0.74 ACRES
 PROPOSED BUILDING (1 STORY) - RETAIL = 510 S.F.
 REMOTE COOLER = 280 S.F.
 CONSTRUCTION TYPE: V-B

QUANTITIES

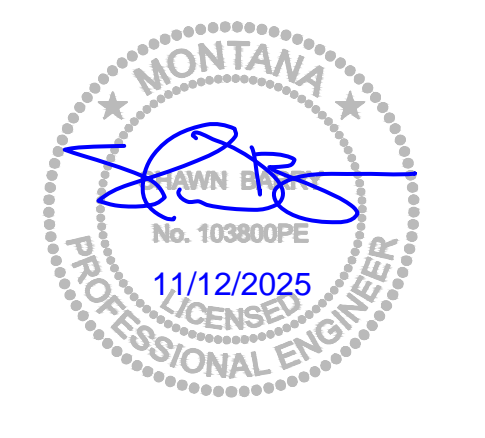
CURB & GUTTER:	1,100 L.F.
ASPHALT PAVEMENT:	12,809 S.F.
8" CONCRETE PAVEMENT:	1,564 S.F.
4" CONCRETE SIDEWALK:	2,243 S.F.
COOLER/STORAGE SLAB:	427 S.F.
TURF GRASS SOD:	9,869 S.F.
LANDSCAPING ROCK:	2,424 S.F.
LANDSCAPE MULCH	59 S.F.



Call 811 or
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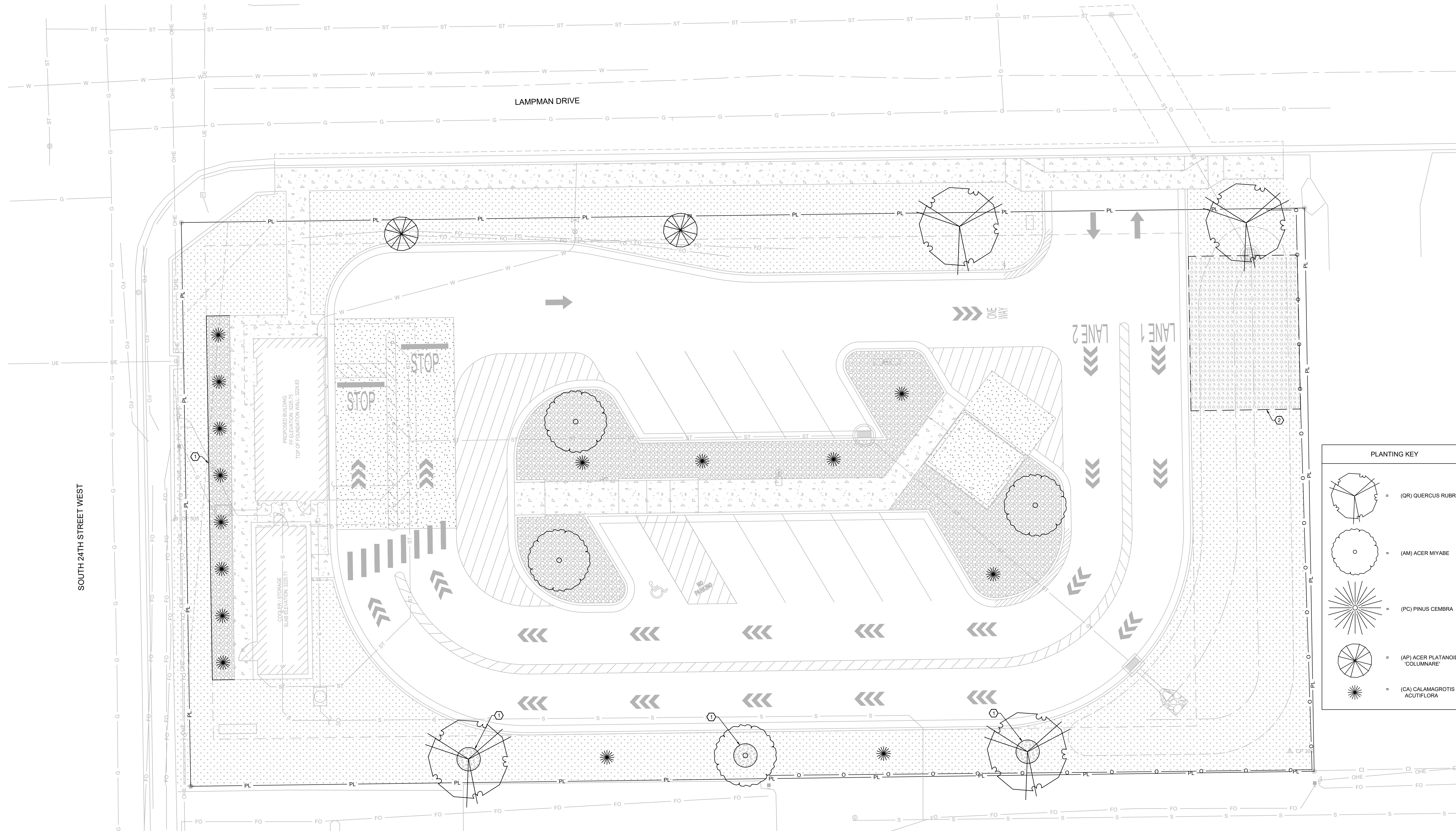


ENGINEER OF RECORD:
 NAME: SHAWN BARRY
 LICENSE NO. MT #PE-103800PE

PROJECT NUMBER: 110.009
REVISION:

7 BREW COFFEE
BILLINGS, MT
 533 S 24TH ST W
 BILLINGS, MT 59102

C2.1
 SITE PLAN
 DATE: NOVEMBER 10, 2025



HATCH LEGEND:

- = ASPHALT PAVEMENT PER DETAIL 2.06, SHEET C7.1.
- = CONCRETE SIDEWALK PER SIDEWALK DETAIL 2.02, SHEET C7.1.
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- = TURF GRASS SOD. INSTALL PER SUPPLIER'S INSTALLATION INSTRUCTIONS.
- = LANDSCAPE ROCK. PLACE 6" OF 1" - 2" RIVER ROCK OVER COMMERCIAL GRADE WEED FABRIC.
- = RIP RAP. PLACE 6" RIP RAP OVER COMMERCIAL GRADE WEED FABRIC.
- = SNOW STACK AREA. PLACE 1/2" OF #2 ROUND STONE OVER COMMERCIAL GRADE WEED FABRIC.

LANDSCAPE PLANTING BEDS. BEDS SHALL RECEIVE MINIMUM 12" DEPTH OF SOIL MIX CONSISTING OF 3 PARTS TOPSOIL, 1 PART SAND, 1 PART ORGANIC MATTER. COVER SOIL MIX WITH COMMERCIAL GRADE WEED FABRIC. TOPPED WITH 3"-4" DEPTH OF SHREDDER HARDWOOD MULCH. COLOR TO BE APPROVED BY OWNER. PLANTINGS BY OWNER.

PERIMETER LANDSCAPING:

360 L.F. FRONTAGE @ 1 TREE / 40 L.F. = 9 TREES

PLANTING LIST					
TYPE	COMMON NAME (SCIENTIFIC NAME)	QUANTITY REQUIRED	QUANTITY PROVIDED	CONDITION AND SIZE	APPROXIMATE MATURE SIZE (HT x SP)
CANOPY TREES					
QR	NORTHERN RED OAK (QUERCUS RUBRA)	4	4	2" CAL. B&B	60'X60'
NON-CANOPY TREES					
AM	STATE STREET MAPLE (ACER MIYABE)	6	6	2" CAL. B&B	50'X30'
AP	COLUMNAR NORWAY MAPLE (ACER PLATANOIDES COLUMNARE)	2	2	2" CAL. B&B	50'X20'
EVERGREEN TREES					
PC	SWISS STONE PINE (PINUS CEMBRA)	2	2	2" CAL. B&B	30'X20'
SHRUBS					
CA	KARL FOERSTER (CALAMAGROTIS ACUTIFLORA)	11	11	18" MIN.	36" MIN.

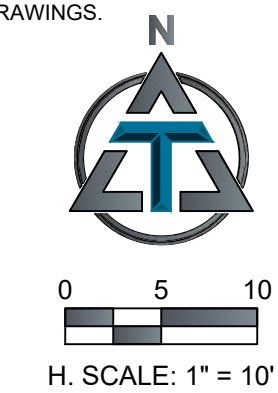
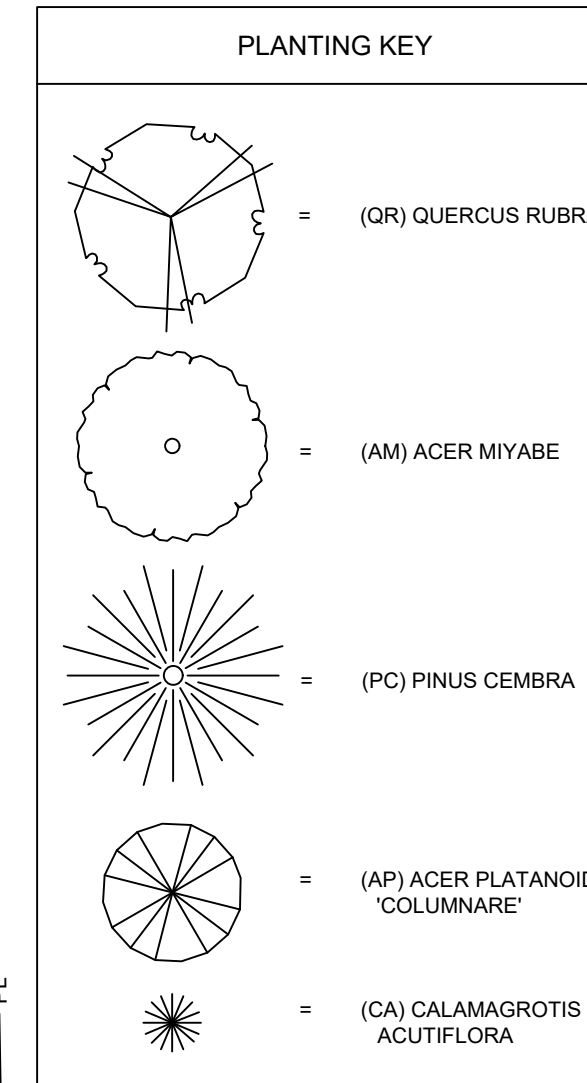
KEY NOTES:

1. INSTALL HEAVY DUTY METAL EDGING (MIN 3/16" THICK) TO SEPARATE LANDSCAPE PLANTING AREAS FROM TURF AREAS.
2. SNOW STORAGE BOUNDARY.

GENERAL LANDSCAPING NOTES

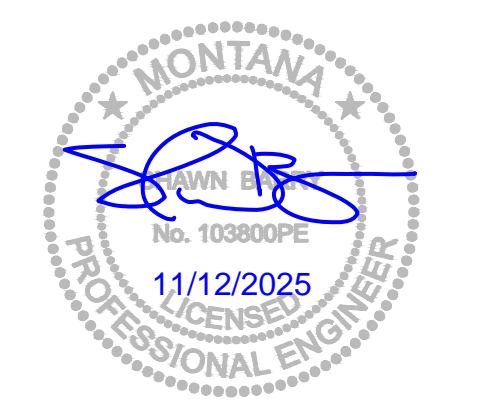
1. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITY LINES AND OTHER ABOVE OR BELOW GROUND OBSTRUCTIONS SO THAT PROPER PRECAUTIONS SHALL BE TAKEN NOT TO DISTURB OR DAMAGE SUCH IMPROVEMENTS. REFER TO CIVIL DRAWINGS FOR PROPOSED AND EXISTING UTILITY LOCATIONS.
2. STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK" REPRESENT GENERAL GUIDELINE SPECIFICATIONS ONLY AND WILL CONSTITUTE MIN. QUALITY REQUIREMENTS FOR PLANT MATERIAL.
3. THE ARCHITECT OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
4. ALL TREES SHALL BE CALIPERED AND UNDERSIZED TREES SHALL BE REJECTED.
5. SPECIFIED CALIPER MEASUREMENT FOR TREES SHALL BE MEASURED AT 6" ABOVE THE GRADE.
6. ANY MATERIAL WHICH DIES OR DEFOLIATES PRIOR TO ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED AND REPLACED.
7. CONTRACTOR IS RESPONSIBLE FOR SOIL SAMPLING AND TESTING TO DETERMINE EXACT FERTILIZER REQS.
8. PLANTS AND OTHER MATERIALS ARE QUANTIFIED AND SUMMARIZED FOR THE CONVENIENCE OF THE CITY AND LOCAL GOVERNING BODIES. CONFIRM AND INSTALL SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS DRAWN.
9. BACKFILL TREE AND SHRUB PITS WITH A PREPARED PLANTING MIX AS FOLLOWS U.N.O.:
 - A. 2 PARTS BY VOLUME TOPSOIL.
 - B. 1 PART BY VOLUME BROWN RIVER SAND.
 - C. 1 PART BY VOLUME PEAT MOSS.
 - D. 1 LB. COMMERCIAL FERTILIZER PER C.Y. OF MIX.
10. ALL TREE PITS SHALL RECEIVE A MINIMUM OF 24" OF THE SPECIFIED PLANTING MIX.
11. ALL PLANTINGS SHALL BE MULCHED WITH A 3"-4" LAYER OF SHREDDED HARDWOOD MULCH AFTER INSTALLATION OF PLANT MATERIAL.
12. ALL SHRUB PLANTING MATERIAL SHALL MEASURE A MIN. OF 18" IN HEIGHT AT THE TIME OF PLANTING.
13. THE PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ANY DEVIATION TO THE APPROVED FINAL LANDSCAPING PLAN SHALL REQUIRE THE WRITTEN APPROVAL OF THE ARCHITECT PRIOR TO INSTALLATION.
14. KILL AND REMOVE ALL EXISTING WEEDS FROM THE SITE AREA PRIOR TO PLANTING.
15. REFER TO SITE GRADING PLAN FOR FINISH GRADES.
16. THE CONTRACTOR IS RESPONSIBLE FOR COMPLETELY MAINTAINING THE WORK (INCLUDING BUT NOT LIMITED TO: WATERING, MULCHING, SPRAYING, FERTILIZING, ETC.) OF ALL PLANTINGS UNTIL TOTAL ACCEPTANCE OF THE WORK BY THE ARCHITECT AND OWNER.
17. CONTRACTOR WILL STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR SHALL HAVE OWNER'S REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION.
18. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. CONTRACTOR SHALL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
19. REFER TO SITE PLAN FOR GROUND COVERING REQUIREMENTS.

20. SEEDING AREAS SHALL BE REASONABLY SMOOTH AND FREE FROM STONES, ROOTS, OR OTHER DEBRIS.
21. SOODED AREAS SHALL BE INSTALLED PER SUPPLIER'S INSTALLATION INSTRUCTIONS.
22. PERMANENT SEEDING SEASON RUNS FROM MARCH 1ST TO JUNE 1ST AND SEPTEMBER 15TH TO NOVEMBER 1ST. SEEDING AND MULCHING MUST BE DONE WHENEVER WORK IS COMPLETE REGARDLESS OF THE SEASON. WHENEVER SEEDING AND MULCH IS INSTALLED OUTSIDE THE PERMANENT SEEDING SEASON, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLANTING AND MULCHING ANY AREAS WHERE GROWTH HAS NOT BECOME ESTABLISHED DURING THE NEXT PERMANENT SEASON.
23. IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT AND OBTAIN THE REVIEW AND APPROVAL FROM THE LOCAL GOVERNMENT AGENCY THAT HAS JURISDICTION OVER THE LANDSCAPE IMPROVEMENTS INCLUDED IN THIS SET OF DRAWINGS.
24. IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT AND OBTAIN THE REVIEW AND APPROVAL FROM THE LOCAL GOVERNMENT AGENCY THAT HAS JURISDICTION OVER THE IRRIGATION IMPROVEMENTS INCLUDED IN THIS SET OF DRAWINGS.



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LICENSE NO. MT #PE-103800PE

PROJECT NUMBER: 110.009
REVISION:

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C5.1
LANDSCAPE PLAN
DATE: NOVEMBER 10, 2025