

MONTANA 64

MONTANA 64 CENTERLINE

MONTANA 64 EOP

MONTANA 64 ROW

ENTRY CORRIDOR 40' PARKING SETBACK

ENTRY CORRIDOR 80' BUILDING SETBACK

HUNTLEY DR.

H.D. ROW

PROPOSED BANK  
4000 SF 1 STORY  
9 SPACES REQD

PROPOSED GROCERY  
15000 SF = 44 spcs  
5000 SF exp = 15 SPCS  
59 spaces required

TRUCK DOCK

ORIGINAL pl  
revised pl

COMMERCIAL 1  
11500 SF 2 STORY  
25 SPACES REQD

COMMERCIAL 2  
23000 SF 2 STORY  
50 SPACES REQD

TOWN CENTER AVENUE

15' LAND BUFFER  
ICA 60' ROW

landscaped setback area

### SITE DATA SUMMARY

GROCERY BUILDING - 15000 + 5000 SF EXP.  
 PARKING REQUIRED 44 + 15 @ 4/1000 \*.85\*.85 = 59 spaces  
 parking provided = 97  
 lot area 106700 (2.45 acres)  
 LANDSCAPING REQUIRED - 20 % OF LOT = 21340  
 LANDSCAPED provided = 28650 = 26%

BANK BUILDING - 4000 SF  
 PARKING REQUIRED 9 @ 3/1000 \*.85\*.85  
 parking provided 15 spaces  
 lot area 37025

COMMERCIAL BUILDING 1- 11500 SF 2 story  
 PARKING REQUIRED 25 @ 3/1000 \*.85\*.85  
 PARKING PROVIDED 25  
 LOT AREA 30300

COMMERCIAL BUILDING 2- 23000 SF  
 PARKING REQUIRED 50 @ 3/1000 \*.85\*.85  
 PARKING PROVIDED 50 SPACES \* (ALL ON STREET  
 PKG IS ASSIGNED TO COMM. 2)  
 LOT AREA 40000

TOTAL PARKING REQUIRED - 143  
 TOTAL PARKING PROVIDED - 187

BSGRSITE-A2000

SCALE = 1"=80'