

LEGAL DESCRIPTION

THE PORTION OF LAND DESCRIBED AS TRACTS 1 AND 2 OF CERTIFICATE OF SURVEY 3607 LOCATED IN SECTION 11, TOWNSHIP 20 NORTH, RANGE 3 EAST, P.M.M. GREAT FALLS, CASCADE COUNTY, MONTANA

PROJECT INFO

NAME: MILWAUKEE STATION APARTMENTS
 DEVELOPER: BIG SKY SELECT
 LANDOWNER: BIG SKY SELECT
 TOTAL GROSS ACREAGE : 4.741 ACRES
 (TRACT 1: 3.385 ACRES, TRACT 2: 1.356 ACRES)

LAND USE INFORMATION

CURRENT ZONING: M-2
 CURRENT LAND USE DESIGNATION PER CITY OF GREAT FALLS GROWTH POLICY UPDATE 2013: COMMERCIAL USE
 PROPOSED ZONING: C4

DEVELOPMENT INFORMATION

TOTAL PROPOSED NUMBER OF APARTMENT UNITS: 89
 TOTAL TWO BEDROOM UNITS: 8
 TOTAL ONE BEDROOM UNITS: 81
 PROPOSED 4,000 SF RESTAURANT: MAX OCCUPANCY OF 134
 PROPOSED 1,500 SF WINE BAR: MAX OCCUPANCY OF 97

SHARED PARKING ANALYSIS (PROPOSED 9' WIDTH)

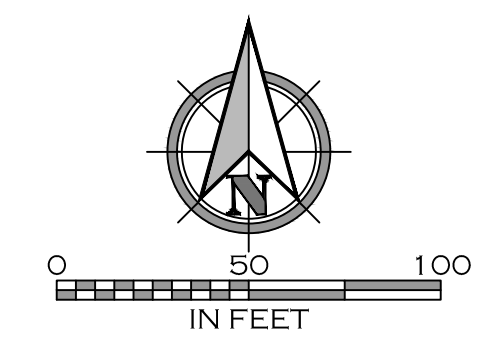
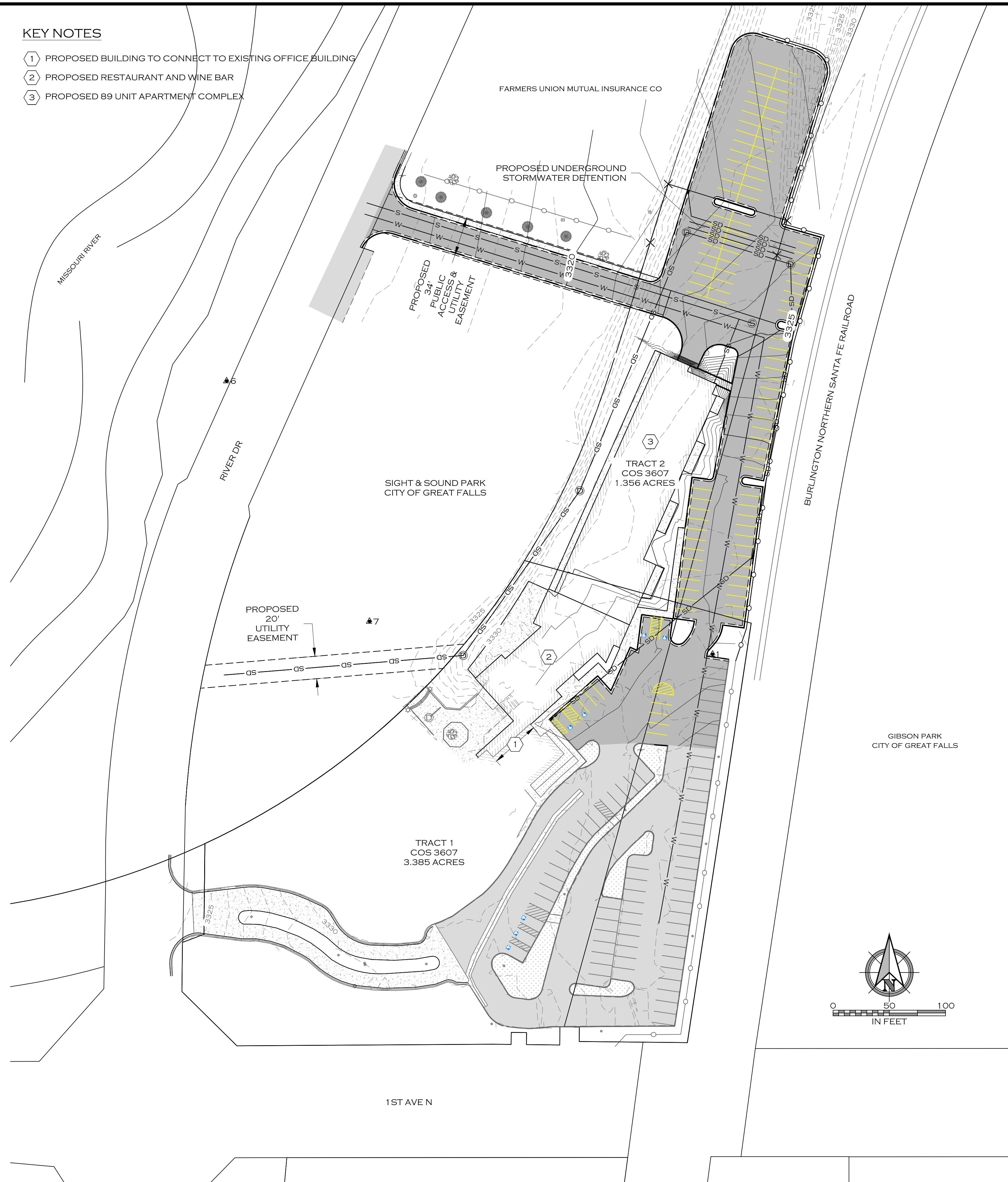
TOTAL NEEDED: 173 (+ 3 HC)
 EXISTING TOTAL: 94 (+ 3 HC)
 EXISTING TO BE REMOVED: 27
 EXISTING AFTER REMOVAL: 67 (+ 3 HC)
 PROPOSED TOTAL: 106 (+ 4 HC)
 PROPOSED TOTAL AND REMAINING EXISTING: 173 (+ 7 HC)
 PROPOSED TOTAL OVER NORTH BOUNDARY: 28

LEGEND

- PROPOSED BUILDING
- PROPOSED SIDEWALK/CONCRETE
- PROPOSED ASPHALT ROAD
- PROPOSED YELLOW TRAFFIC STRIPE
- PROPOSED CURB
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED CHAINLINK FENCE
- PROPOSED STORM SEWER
- PROPOSED GRADE BREAK
- PROPOSED MANHOLE - SANITARY SEWER
- PROPOSED STORM DRAIN INLET
- PROPOSED MANHOLE - STORM SEWER
- PROPOSED ADA STRIPING

KEY NOTES

- 1 PROPOSED BUILDING TO CONNECT TO EXISTING OFFICE BUILDING
- 2 PROPOSED RESTAURANT AND WINE BAR
- 3 PROPOSED 89 UNIT APARTMENT COMPLEX



LAND USE APPLICATION-MARCH 2020

JOB #: 1925	DRAWN: ARH	DESIGN: ARH	QA: RLO	DATE: 03-12-2020
	DATE	DESCRIPTION	#	
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GREAT FALLS		MONTANA		MILWAUKEE STATION APARTMENTS SITE PLAN
C2.0				

CEO OVERALL SITE PLAN DWG PLOTTED BY ROBBY OSOWSKI ON MAR 7 2020