

BOBCAT WAY

(2 LANE LOCAL ROAD)

SITE SUMMARY

ZONING

M-1 - MIXED USE DISTRICT  
MEDICAL OFFICE USE PERMITTED

SURROUNDING ZONES:  
NORTH - M-1 - MIXED USE DISTRICT  
EAST - PLI - PUBLIC LANDS & INSTITUTION DISTRICT  
SOUTH - PLI - PUBLIC LANDS & INSTITUTION DISTRICT  
WEST - M-1 - MIXED USE DISTRICT

BOBCAT WAY IS A LOCAL STREET & 26th STREET SOUTH IS A STATE ROAD CONTROLLED BY THE CITY

AREAS

LOT COVERAGE : 52,818 S.F. OR 1.21 ACRES  
TOTAL BUILDING AREA : 8,971 G.S.F.  
LOT COVERAGE : 17.0%  
MAX. LOT COVERAGE : 65% BUILDING  
LANDSCAPE AREA : 12,669 S.F.  
LANDSCAPE % (15% REQD) : 24%  
PARKING AREA : 28,789 S.F.  
10% OF PARKING AREA : 2,879 S.F.  
LANDSCAPE PROVIDED : 3,148 S.F. (10.9%)

PARKING

TOTAL PARKING NEEDED PER CITY : 36  
(1/250GSF)  
PROVIDED STANDARD STALLS : 34  
PROVIDED ACCESSIBLE STALLS : 3  
TOTAL PARKING PROVIDED : 36  
PARKING STALL SIZE PER CODE, 90' : 10'X19'  
ACCESSIBLE STALL SIZE : 9'X20'  
PASSENGER ACCESS AISLE : 8'X20'  
AISLE WIDTH, 90' : 25' AISLE  
BIKE PARKING : 2 SPOTS WITHIN 100' OF ENTRANCE COVERED AND LIT

SETBACKS

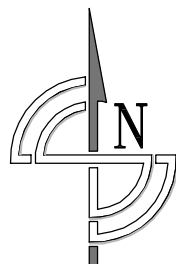
STREET : NONE BUT NEED 10' TO AVOID FIRE WALL  
SIDE : NONE BUT NEED 10' TO AVOID FIRE WALL  
REAR : 10' - PAVING ALLOWED WITHIN SETBACK  
HEIGHT : 65'

LANDSCAPING

- 15% OF DEVELOPED AREA SHALL BE LANDSCAPED
- 10% OF PARKING AREA SHALL BE LANDSCAPED WITH 6' MIN. ISLANDS TERMINATING ROWS.  
MAX. 20 SPACES PER ISLAND
- NEED 6' GREENBELT ABUTTING STREETS BETWEEN PARKING AND SIDEWALK
- ONE TREE AND 7 SHRUBS PER 400SF OF LANDSCAPE AREA
- 4' WIDE MIN. FOUNDATION PLANTING REQUIRED AT 50% OF THE FRONT AND 20% OF THE SIDES
- 1 CANOPY TREE / 35LF OF FRONTAGE
- IRRIGATION SYSTEM REQUIRED
- DUMPSTER SHALL BE LANDSCAPED AND SCREENED WITH A MASONRY WALL TO MATCH BUILDING
- RTU'S MUST BE SCREENED
- WHERE ABUTS RESIDENTIAL, 15' BUFFER YARD REQ'D, NEED 4' HIGH MASONRY WALL OR HEDGE

DRAWING LEGEND

- INDICATES EXISTING PROPERTY LINE
- INDICATES REQUIRED SETBACKS AND EASEMENTS
- INDICATES NEW CONCRETE SURFACE FOR PERMANENT USE
- INDICATES PEDESTRIAN OR ACCESSIBLE AISLE STRIPING



0 10'-0" 20'-0" 40'-0"  
SCALE : 1" = 20'-0"

Scale: 1"= 20'-0"



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