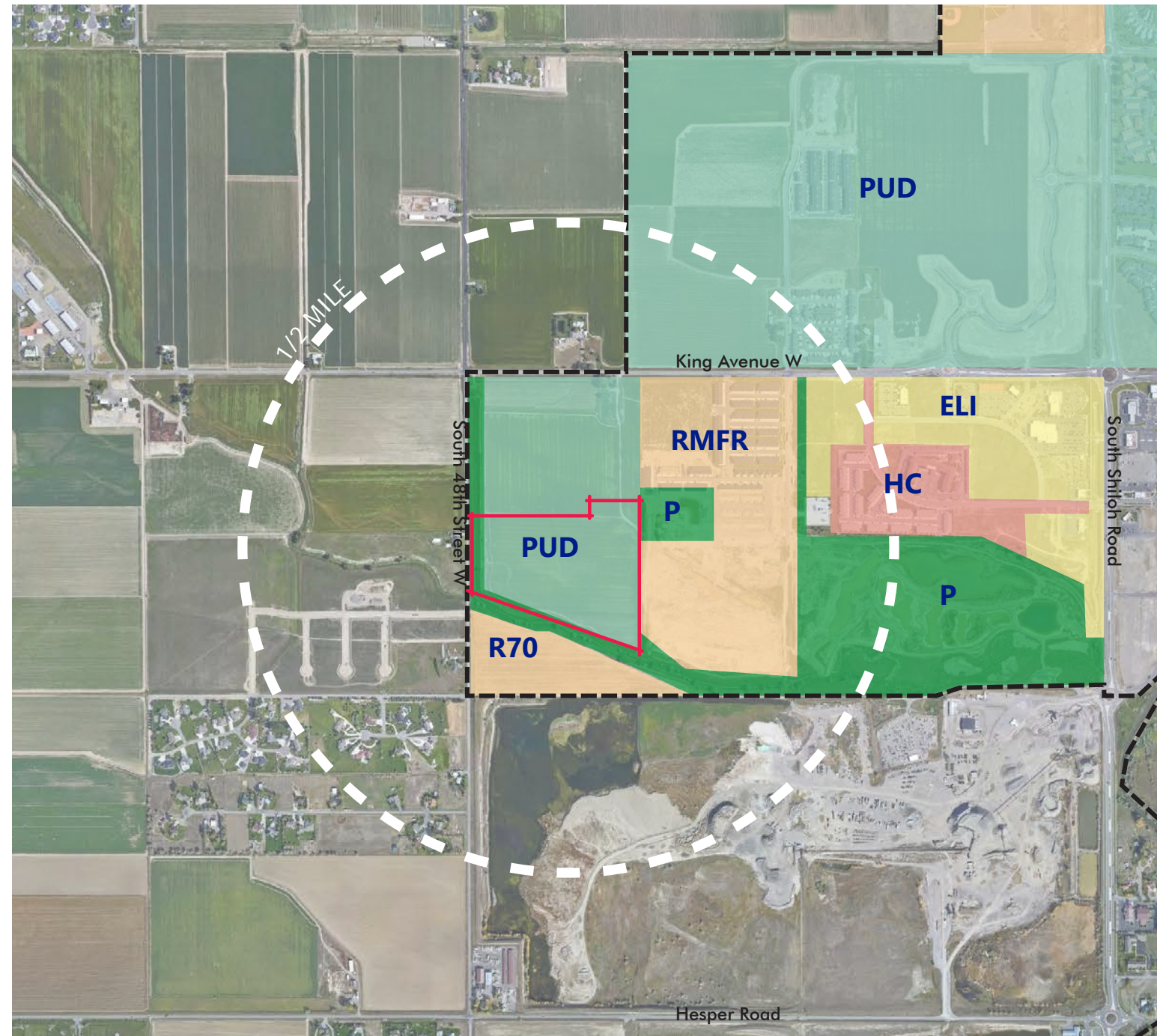


**Preliminary Plat Submittal
for Residential Manufactured Home (RMH) Development
of Lot 5A, Block 1 of Western Sky Subdivision, 2nd Amended**

August 3, 2020



adjacent use

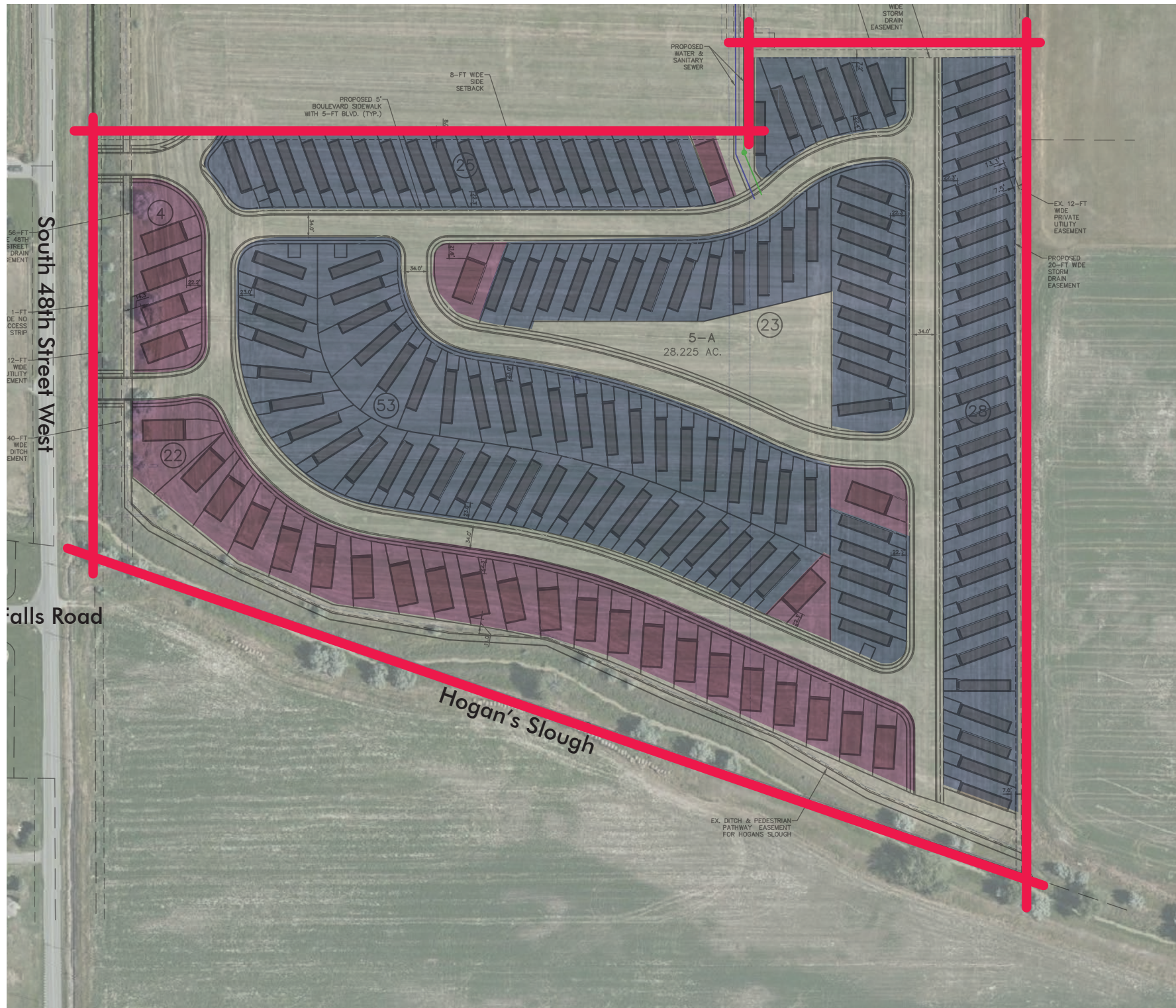
Adjacent land uses within a 1/2 mile radius include public lands (P), entryway light industrial (ELI), residential - including multi-family (R70 and RMFR), Highway Commercial (HC), and additional Planned Unit Development (PUD). Also within the 1/2 mile radius zone, but outside of the City limits, are agricultural and residential uses.

PUD zoning

The proposed development property is zoned Planned Unit Development.

“Western Sky Planned Development” or “Planned Development” or “development” consists of a portion of the land situated in the NW 1/4 of Section 15, Township 1 South, Range 25 East, P.M.M., Yellowstone County, Montana described as Lot 3 and 4 of Block 1 of Plat of Western Sky Subdivision, recorded in the office of the clerk and recorder, Yellowstone County, under Document No. 3374355 is planned to be in the Western Sky Subdivision plat including commercial and residential lots and space, streets, Open Space and Park Land within in the Western Sky Planned Development. Attached hereto and by reference incorporated herein is the attached Planned Development Exhibit illustrating the land and streets included in the Planned Development. The development will feature community, neighborhood commercial and mixed residential uses.

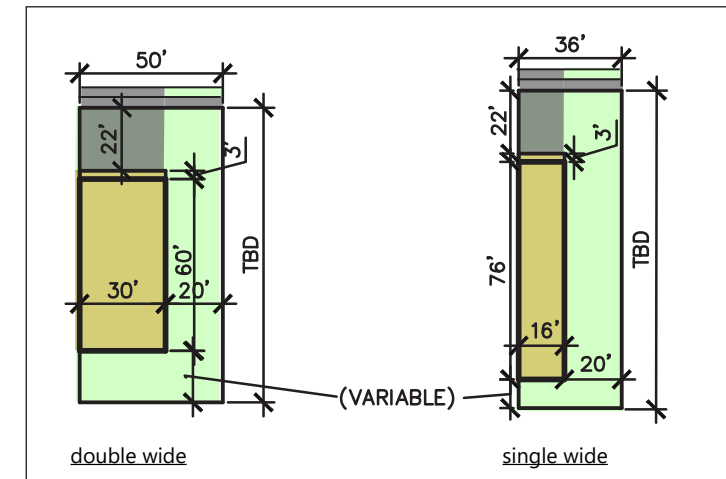
Lot 5A is intended for the development of a residential community of manufactured homes.



The Western Sky development proposes a mix of single and double wide units for a manufactured home community of up to 155 units.

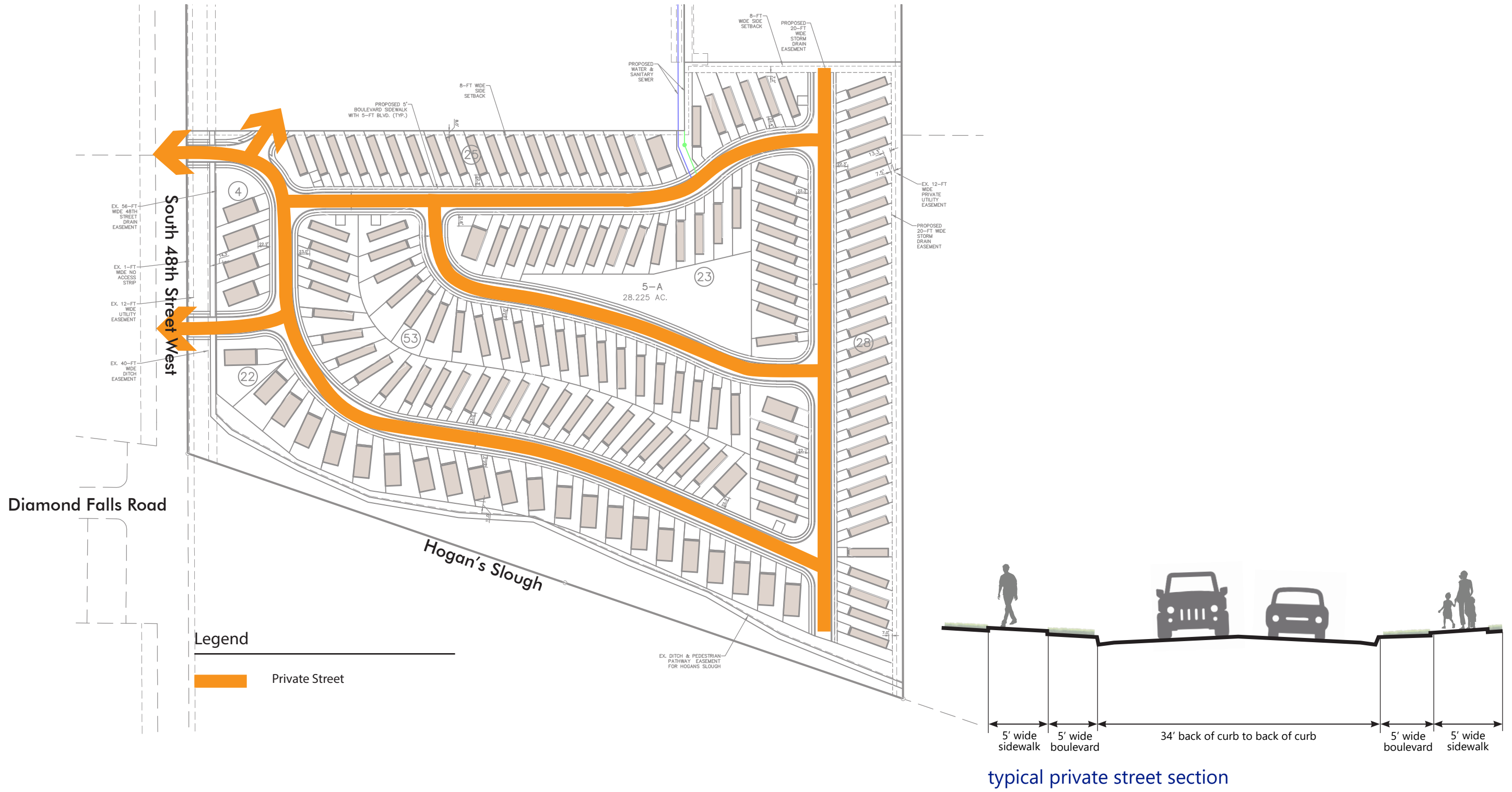
SETBACKS	
Side Yard	15'
Front Yard	20'
Rear Yard	8' min.

typical site layout - preliminary



Legend

- Double Wide
- Single Wide

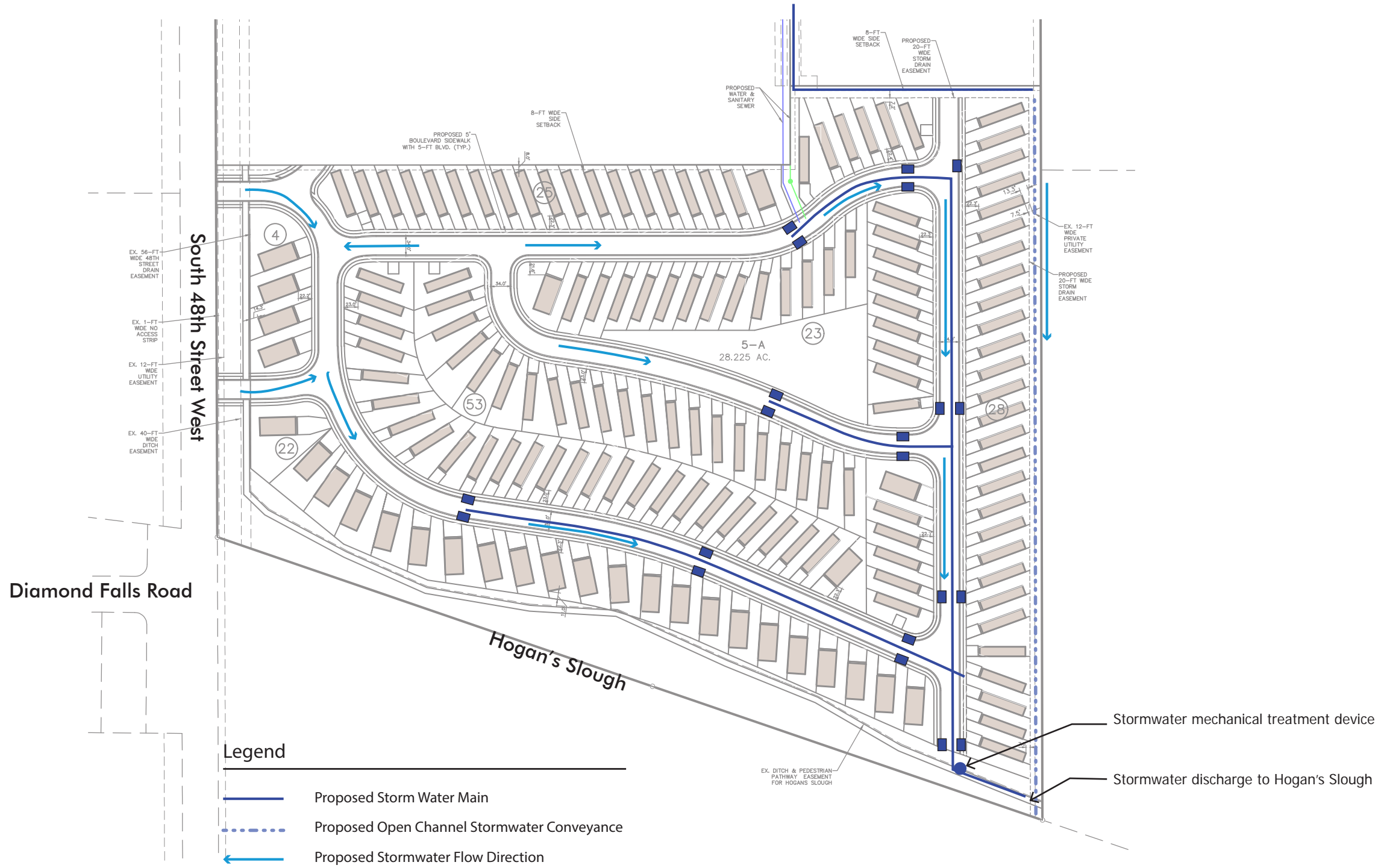


Emergency and Fire Access

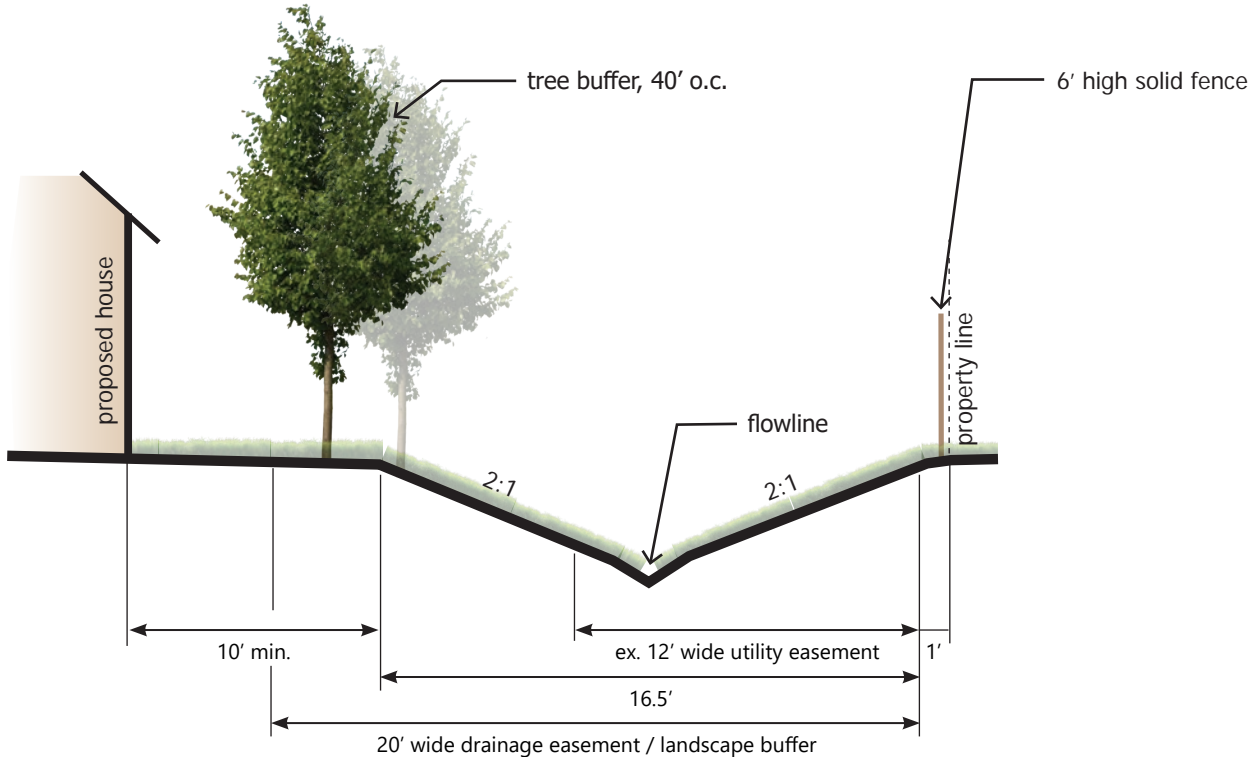
There will be two points of emergency access from South 48th Street West into the community. Fire hydrants are shown schematically. Spacing of hydrants will meet City requirements.



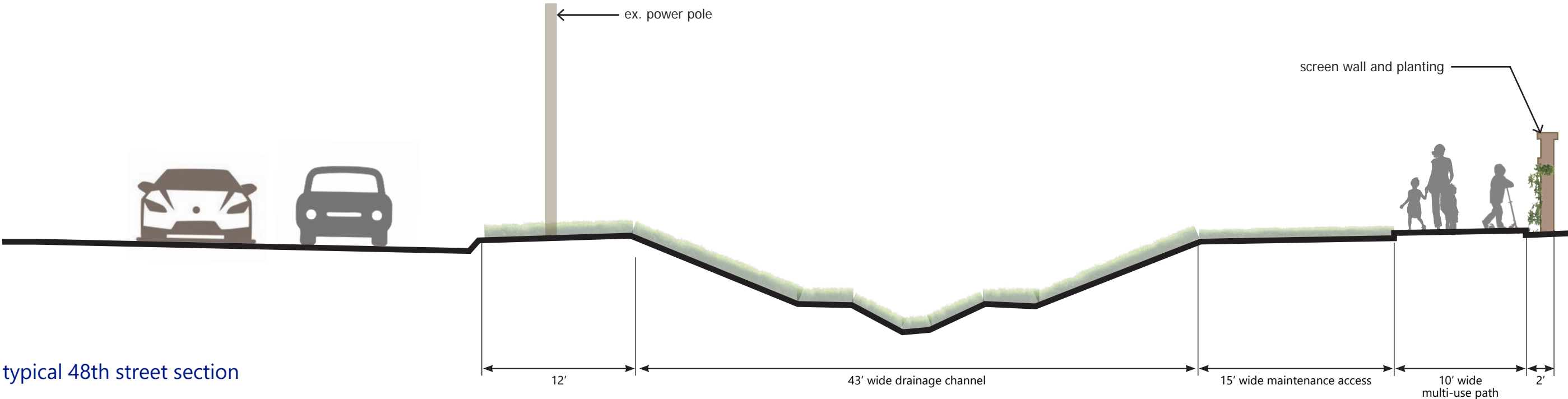








grass swale section - east property line



typical 48th street section