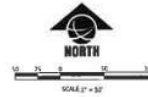


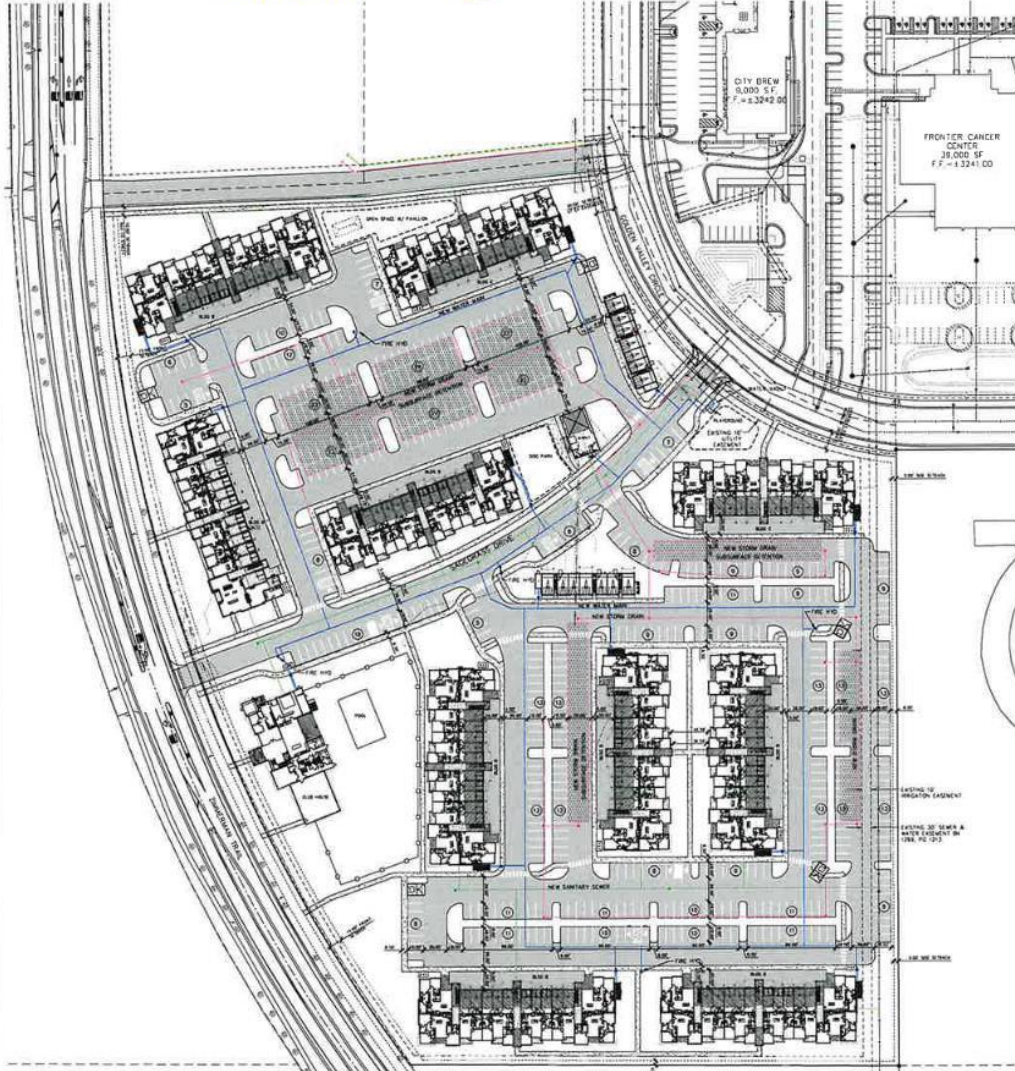
# ICON @ CARDWELL RANCH APARTMENT HOMES

LOTS 2, 3A, 4A, 5, 6A, 7A, BLOCK 2  
 WITHIN  
 CARDWELL RANCH SUBDIVISION, FIRST FILING



PREPARED FOR : BRAXTON DEVELOPMENT, LLC  
 PREPARED BY : SANDERSON STEWART

OCTOBER, 2021  
 BILLINGS, MONTANA



**Parking Calculations**

TOTAL UNITS = 222 UNITS  
 NUMBER OF GARAGES = 55 SPACES  
 OWNER PREFERENCE = 3 PER UNIT (INCLUDES GARAGE) = 3 SPACES/UNIT x 222 UNITS = 657 SPACES  
 PLANNED DEVELOPMENT MINIMUM SPACES = 1.5 PER UNIT x 222 UNITS = 333 SPACES  
 MINIMUM SPACES PER PLANNED DEVELOPMENT REQUIREMENTS = 657 SPACES (333 SPACES MINIMUM REQUIRED PARKING MINIMUM SPACES WITH GARAGES = 374 = 10' x 22' SPACES x 17' x 30' SPACES (NOT INCLUDING GARAGES) = 58 SPACES)

PARKING LOT SPACES PROVIDED = 517 SPACES  
 GARAGE SPACES PROVIDED = 55 SPACES  
 TOTAL WITH GARAGES = 572 SPACES (3.03 SPACES PER UNIT)

NOTE: THE ABOVE PARKING SPACE QUANTY OF 572 SPACES (WITH GARAGES) IS MORE THAN THE MINIMUM OF 557 AND LESS THAN MINIMUM OF 587 SPACES (WITH GARAGES) THEREFORE THE ABOVE IS DEEMED TO MEET THE CODE.

**LOT DIMENSIONS**

TOTAL LOT AREA = 310,000 SF  
 (1.00 ACRES) = 43,560 SF x 7.12 ACRES = 310,000 SF  
 LOT COVERAGE = 145,000 SF / 310,000 SF = 47%

**BUILDING LEGEND**

BUILDING A = 4 UNITS  
 BUILDING B = 236 UNITS  
 BUILDING C = 64 UNITS  
 BUILDING D = 1  
 BUILDING E = 1  
 BUILDING F = 1