

# EXHIBIT A

## PRELIMINARY SITE PLAN 2

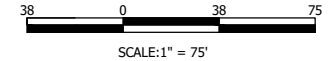
WITHIN  
LOT 15A, BLOCK 2, CARDWELL RANCH SUBDIVISION

PREPARED FOR : BILLINGS, MT

PREPARED BY : **SANDERSON STEWART**

JUNE, 2022

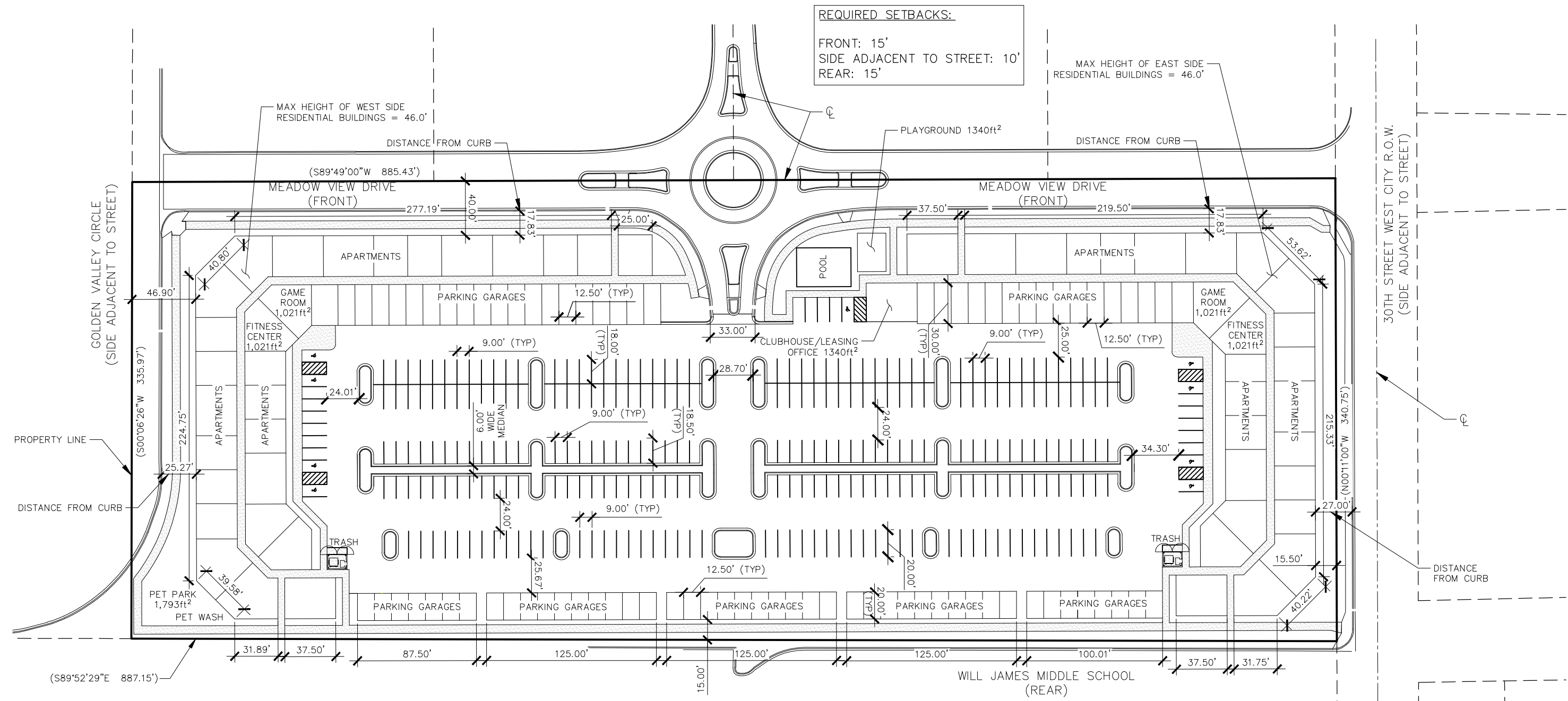
BILLINGS, MONTANA



**REQUIRED SETBACKS:**  
FRONT: 15'  
SIDE ADJACENT TO STREET: 10'  
REAR: 15'

MAX HEIGHT OF EAST SIDE  
RESIDENTIAL BUILDINGS = 46.0'

MAX HEIGHT OF WEST SIDE  
RESIDENTIAL BUILDINGS = 46.0'



BREAKDOWN OF RESIDENTIAL UNIT SQUARE FOOTAGE		
1 BEDROOM APARTMENT (750 ft <sup>2</sup> )	110 UNITS	82,500 ft <sup>2</sup>
2 BEDROOM APARTMENT (1,180 ft <sup>2</sup> )	125 UNITS	147,500 ft <sup>2</sup>
3 BEDROOM APARTMENT (1,298 ft <sup>2</sup> )	14 UNITS	18,172 ft <sup>2</sup>
<b>TOTAL</b>	<b>249 UNITS</b>	<b>248,172 ft<sup>2</sup></b>
21 MET TRANSIT PASSES	-21 UNITS	
<b>FINAL TOTAL FOR PARKING CALCS</b>	<b>228 UNITS FOR PARKING CALCS</b>	

PARKING SPACE REQUIREMENTS	
PARKING BASED ON CITY OF BILLINGS PARKING ORDINANCE AT 1.5 SPACE PER DWELLING UNIT (228)	SPACES REQ'D 342 SPACES
1 SPACE PER 10 UNITS (249)	25 SPACES
CLUB HOUSE (OFFICE)	4 SPACES
<b>TOTAL PARKING REQUIRED</b>	<b>371 SPACES</b>

BREAKDOWN OF SPACES PROVIDED	
GARAGE SPACES	79 SPACES
SURFACE PARKING (NOT ASSIGNED)	293 SPACES
<b>TOTAL PARKING PROVIDED</b>	<b>372 SPACES</b>