



00PD038  
**WM**  
 5700 Shuman Pk.  
 Rapid City, SD  
 (605) 343-4100



Proj. No.	210421
Client	MELCONE
Site No.	21-104-01
Scale	1" = 30'
Prepared by	JLH
Checked by	JLH
Date	11/11/21

DATE PLOTTED: 11/11/21

**PHASE 1 - FINAL PRD**  
**SUNSHINE HILLS SUBDIVISION**  
 RAPID CITY, SD

- PROPOSED SPRUCE TREE (TYPICAL)
- PROPOSED DECIDUOUS SHRUBS 4' HIGH MAX. (TYPICAL)
- PRELIMINARY FOOTPRINT FOR TOWNHOUSE (TYPICAL)

**FINAL PRD GENERAL NOTES**

SOLID SCREEN FENCE IS NOT ALLOWED ALONG SHERIDAN LAKE ROAD. FENCES MAY OTHERWISE BE CONSTRUCTED IN THE SUBDIVISION IN ACCORDANCE WITH CITY CODE.

ALL RESIDENCES TO HAVE MINIMUM OF 3 OFF STREET PARKING SPACES.

FINAL TOWNHOUSE LOCATIONS AND DIMENSIONS TO BE SUBMITTED AT TIME OF BUILDING PERMIT. LOCATIONS AND DIMENSIONS MAY CHANGE FROM WHAT SHOWN.

TOWNHOUSE LOTS WILL BE SUBDIVIDED IN FUTURE. SEE ENGINEERING PLANS FOR SUBDIVISION DESIGN. SEE PLAN FOR LOT SIZES AND DIMENSIONS.

LANDSCAPING DESIGN ALONG SHERIDAN LAKE ROAD SUBJECT TO CHANGE AT BUILDING PERMIT STAGE. CITY PLANNING DEPARTMENT APPROVAL OF CHANGES REQUIRED.

OWNER/DEVELOPER: DEAN HILLY CONSTRUCTION, INC.  
 8278 SHERIDAN LAKE ROAD  
 RAPID CITY, SD 57708  
 605-343-8248

Revision / Date	
Sheet Name:	<b>FINAL PRD</b>
Sheet Number:	<b>1</b>
Total Sheets:	<b>1</b>

TRACT  
 LOT 2 REVISED

DT A REVISED

LOT 1    LOT 2    LOT 3    LOT 4    LOT 5    LOT 6    LOT 7    LOT 8    LOT 1