



**General Notes Regarding Initial Development Plan:**

- 1.3 All parking areas shown within any Commercial Development shall be designed to meet the City of Rapid City Parking Ordinance.
- 2.3 The road design on Extension of Fairmont 180' wide (ROW) is a 36' wide pavement section with curb and gutter, 12' driving lanes and a turning lane an 8' wide sidewalk on the Apartment Center side and a road grade not to exceed 12%. The curb on shown on the Fairmont Street extension that serves the Apartment Center and the adjacent Office Commercial Development is 130' long and includes a "boulevard" type landscape island separating the 2 grades and ingress access drive.
- 3.3 The Drainage/Open Space area to the North of the Proposed Single Family Residential area will be accessible by the Trail Easement shown on the plan. This Drainage/Open Space area contains 4.69 acres.
- 4.3 The following chart breaks down the acreages of the differing types of proposed development throughout this tract of land:

Existing Tract =	56.10 Acres
Single Family Residential =	20.72 Acres
Office Commercial =	15.0 Acres
Apartment Center (MDR) =	10.93 Acres
Drainage/Open Space =	4.69 Acres
Outside =	0.78 Acres
Rights Of Way =	3.93 Acres

- 5.3 The Single Family Residential development contains lots for 30 dwelling unit max. setbacks for this area are as follows: 25' Front yard setback, 12' Side yard setback and a 25' Rear yard setback. See plan for maximum square footage and building heights.
- 6. The trees shown on the Single Family Residential development are existing, all yards within the development shall be landscaped.
- 7.3 A parking ratio of 5 stalls per 1000 sq ft shall be maintained throughout the Office Commercial Development. Parking for the Apartment Center shall be 2 stalls per unit, with 60 units total. All parking for the Apartment Center shall be housed inside the parking structure located under the Apartment Center.
- 8.3 The road design on the extension of Evans Drive in the Single Family residential development shall be 22' wide asphalt paving section that includes a 24' roadway, 2' 6" bikepath and a 2' rumble strip separating the roadway and bikepath.

