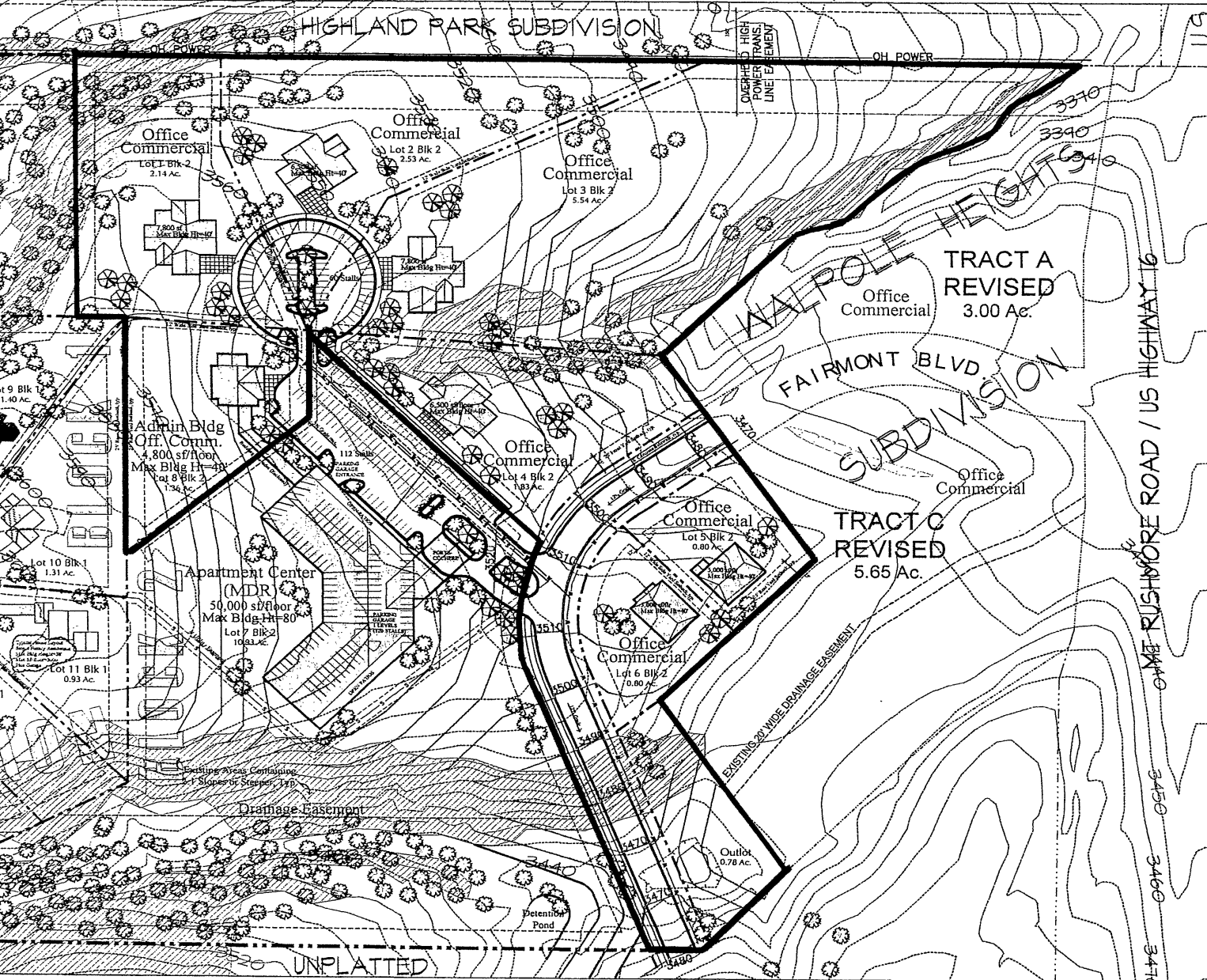


HIGHLAND PARK SUBDIVISION



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 (80' wide ROW) is a 36' wide pavement section with curb and gutter, 12 driving lanes and a turning lane on 8' wide sidewalk on the Apartment Center side and a road grade not to exceed 12%. The curb cut shown on the Fairmont Street extension that services the Apartment Center and the adjacent Office Commercial Developments is 130' Long and includes a "Roadside" type landscape island separating the 2 egress and ingress access drives.
  - 3.3 The Drainage/Open Space area to the North of the Proposed Single Family Residential Area will be accessible by the Trail Elements 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  |
| Outlet =                    | 0.78 Acres  |
| Right Of Way =              | 3.93 Acres  |
- 5.3 The Single Family Residential development contains lots for 20 40-ft living units max. setbacks for this area are 20 feet 25' from yard setback, 12' side yard setback and a 25' Rear yard setback. See plan for maximum square footage and building heights.
  - 6 Trees shown on the Single Family Residential development are existing, all yards within the development shall be hydroseeded.
  - 7.1 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 40 units total. All parking for the Apartment Center shall be housed inside the parking structure located under the Apartment Center.
  - 8.1 The road design on the extension of Evans Drive in the Single Family residential development shall be 32' wide asphalt paving section that includes a 24' roadway, 2' 6" bikepath and a 2' variable strip separating the roadway and bikepath.

