



General Notes Regarding Initial Development Plan:

- 1) All parking areas shown within any Commercial Development shall be designed to meet the City of Rapid City Parking Ordinance.
- 2) The road design on Extension of Fairmont (80' wide ROW) is a 36' wide pavement section with curb and gutter, 17' driving lanes and a turning lane an 8' wide sidewalk on the Apartment complex side and a road grade not to exceed 12%. The curb cut shown on the Fairmont Street extension that intersects the Apartment Center and the adjacent Office Commercial Development is 130' long and includes a "bookend" type landscape island separating the 2' register and signals across drives.
- 3) The Drainage/Open Space area to the North of the Proposed Single Family Residential area will be accessible by the Trail Easements shown on the plan. This Drainage/Open Space area contains 4.89 acres.
- 4) 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 =	15.00 Acres
Apartment Center (MDR) =	10.93 Acres
Drainage/Open Space =	4.89 Acres
Outlot =	0.78 Acres
Right Of Way =	3.93 Acres

- 5) The Single Family Residential development contains lots for 20 dwelling units max. setbacks for this area are as follows: 35' Front, 12' Side, and 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) A parking rate of 5 stalls per 1000 sq ft shall be maintained throughout the Office Commercial Developments. Parking for the Apartment Center shall be 2 stalls per unit, with 60 units total. All parking for the Apartment Center shall be located inside the parking structure located under the Apartment Center.
- 8) The road design on the extension of Evans Drive to the Single Family residential development shall be 32' wide asphalt paving section that includes a 24' roadway, 2' 6" bitpath and a 2' rumble strip separating the roadway and bitpath.

