04RZ065

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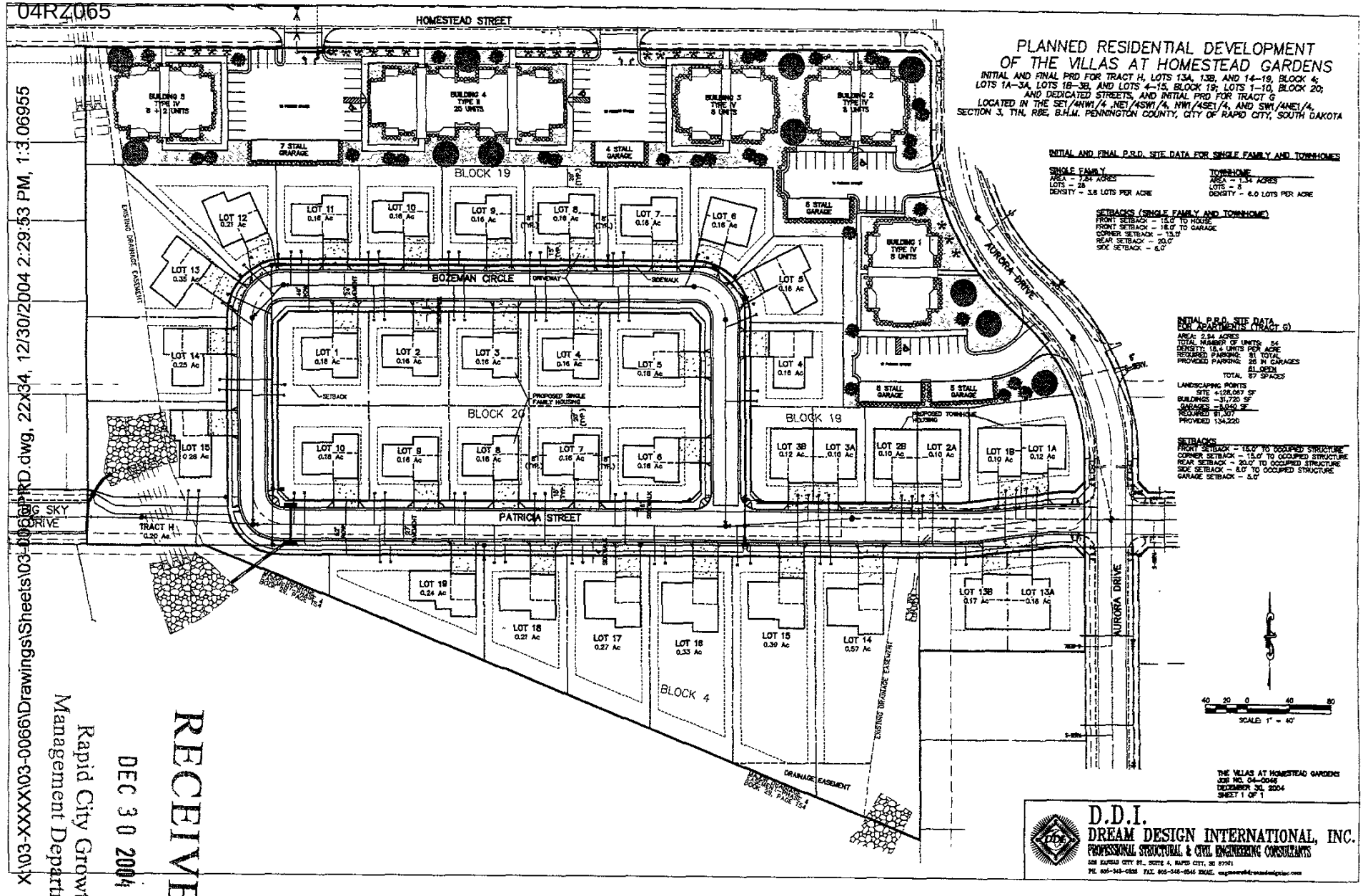
PLANNED RESIDENTIAL DEVELOPMENT OF THE VILLAS AT HOMESTEAD GARDENS

INITIAL AND FINAL PRD FOR TRACT H, LOTS 13A, 13B, AND 14–19, BLOCK 4; LOTS 1A–3A, LOTS 1B–3B, AND LOTS 4–15, BLOCK 19; LOTS 1–10, BLOCK 20; AND DEDICATED STREETS, AND INITIAL PRD FOR TRACT G
LOCATED IN THE SE1/4NW1/4 ,NE1/4SW1/4, NW1/4SE1/4, AND SW1/4NE1/4, SECTION 3, T1N, R8E, B.H.M. PENNINGTON COUNTY, CITY OF RAPID CITY, SOUTH DAKOTA



INITIAL AND FINAL P.R.D. SITE DATA FOR SINGLE FAMILY AND TOWNHOMES

SINGLE FAMILY
AREA – 7.34 ACRES
LOTS – 28
DENSITY – 3.8 LOTS PER ACRE

TOWNHOME
AREA – 1.34 ACRES
LOTS – 8
DENSITY – 6.0 LOTS PER ACRE

SETBACKS (SINGLE FAMILY AND TOWNHOME)
FRONT SETBACK – 15.0' TO HOUSE
FRONT SETBACK – 18.0' TO GARAGE
CORNER SETBACK – 13.0'
REAR SETBACK – 20.0'
SIDE SETBACK – 5.0'

INITIAL P.R.D. SITE DATA FOR APARTMENTS (TRACT G)

AREA: 2.94 ACRES
TOTAL NUMBER OF UNITS: 54
DENSITY: 18.4 UNITS PER ACRE
REQUIRED PARKING: 81 TOTAL
PROVIDED PARKING: 26 IN GARAGES
81 OPEN
TOTAL 107 SPACES

LANDSCAPING POINTS
SITE +128,067 SF
BUILDINGS –31,720 SF
GARAGES –3,040 SF
REQUIRED 91,307
PROVIDED 134,220

SETBACKS
FRONT SETBACK – 15.0' TO OCCUPIED STRUCTURE
CORNER SETBACK – 15.0' TO OCCUPIED STRUCTURE
REAR SETBACK – 20.0' TO OCCUPIED STRUCTURE
SIDE SETBACK – 5.0' TO OCCUPIED STRUCTURE
GARAGE SETBACK – 5.0'

THE VILLAS AT HOMESTEAD GARDENS
JOB NO. 04-0046
DECEMBER 30, 2004
SHEET 1 OF 1

D.D.I.
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