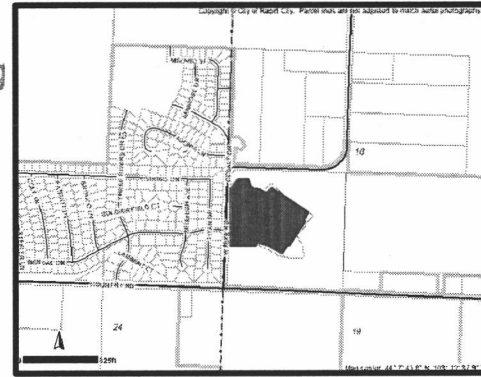
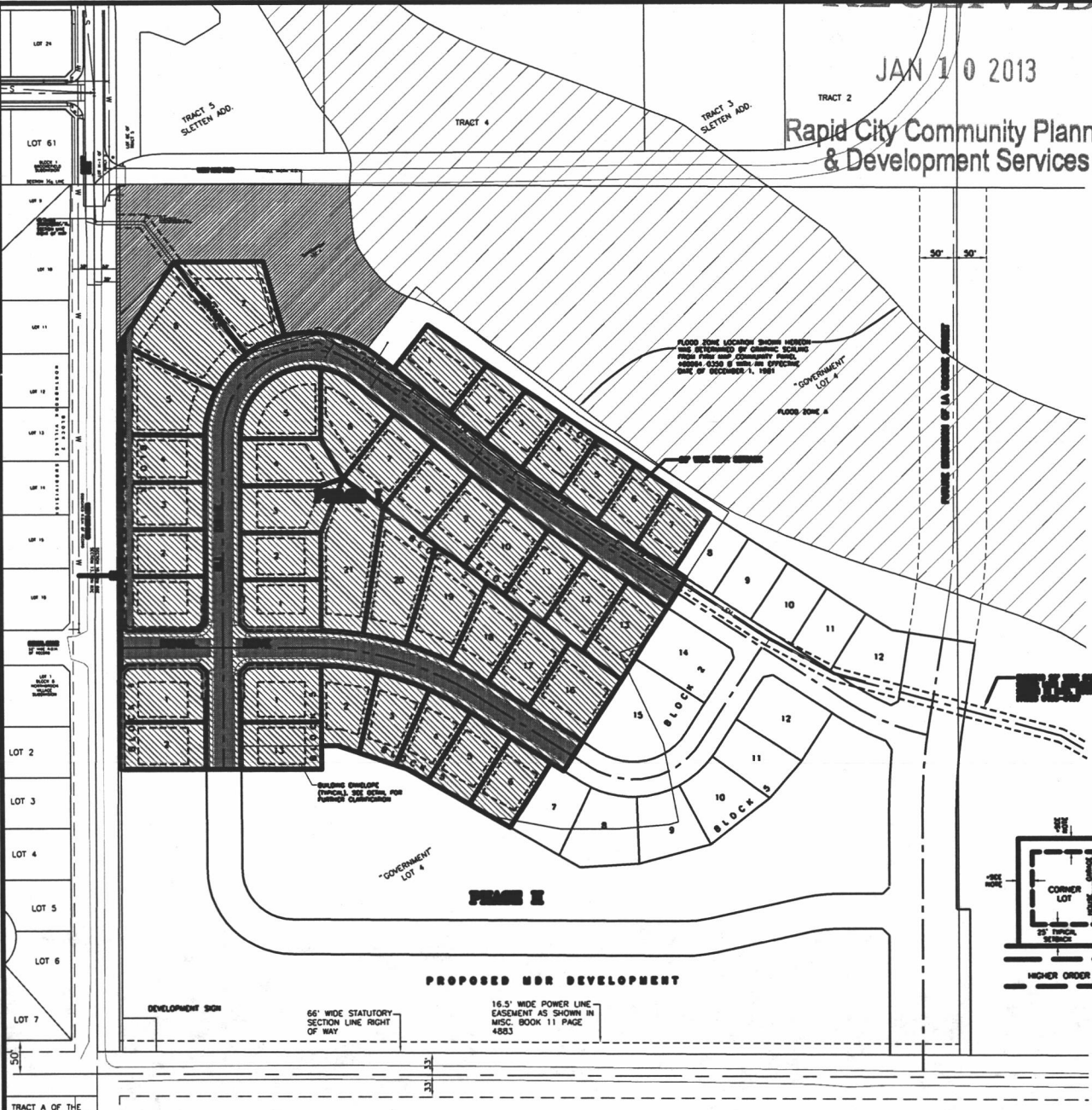


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Rapid City Community Planning & Development Services



READ WITH THE SERVICE EASEMENT MAPS OF THE PROJECT, ALL OF THE MAPS OF THE DISTRICT.

AREAS OF DEVELOPMENT: PHASE I

LOTS	8,728 Ac.
RIGHT OF WAY	2,481 Ac.
TOTAL	11,207 Ac.

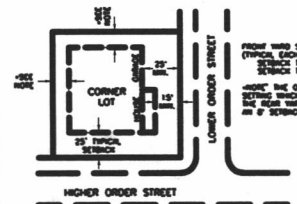
DEVELOPMENT DENSITY: PHASE I

LOT COUNT	42
AVG. LOT AREA	0.208 Ac.
AVG. CORNER LOT	71.3'x115.1's
AVG. LOT	70.0'x125.0's

ROADWAY INFORMATION: PHASE I

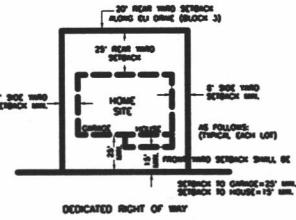
CENTER LINE	2,066.7 L.F.
RIGHT OF WAY	WIDTH VARIES

SEWER AND WATER MAINS ON THIS LAYOUT ARE SUBJECT TO CHANGE ON FINAL PLAN



FRONT YARD SETBACK SHALL BE AS FOLLOWS (TYPICAL CORNER LOT)
CORNER SETBACK TO GARAGE=25' MIN.
CORNER SETBACK TO HOUSE=15' MIN.

WHEN THE OWNER HAS THE OPTION OF SETTING WHICH SIDE OF IT TO BE CONSIDERED THE FRONT YARD, THE SIDE SHALL FOLLOW AN 'S' SETBACK AND THE OTHER A 25' SETBACK



RETRACTOR SYSTEMS, BRIDGE LANE

SPERLICH Consulting, Inc.
821 Columbia St., Suite 100, Rapid City, SD 57701
TEL: (605) 721-4040 • FAX: (605) 721-4048
E-MAIL: doug@sperrlich.com
"Engineering • Surveying • Planning"

REVISIONS

NO.	DATE	REVISION

LEGAL DESCRIPTION:

PROJECT NUMBER: 3011
SHEET: 1/1