



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, (2 driving lanes and a turning lane) an 8' wide sidewalk on the Apartment complex side and a road grade rise or around 12%. The curb on shown on the Fairmont Street extension also includes the Apartment Center and the adjacent Office Commercial Development is 130' long and includes a "Boulder" type landscape island separating the 2 edges and ingress access drives.
  - 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) The following chart breaks down the acreages of the differing types of proposed development throughout the tract of land:
- |                             |             |
|-----------------------------|-------------|
| Existing Tract =            | 56.10 Acres |
| Single Family Residential = | 20.71 Acres |
| Office Commercial =         | 15.00 Acres |
| Apartment Center (MDR) =    | 10.93 Acres |
| Drainage/Open Space =       | 4.69 Acres  |
| Outlot =                    | 0.78 Acres  |
| Right Of Way =              | 3.81 Acres  |
- 5) The Single Family Residential development contains lots for 20 dwelling units max. Sublots for this use are as follows: 25' front yard setback, 12' Side yard setback, and a 35' Rear yard setback. See plans 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 ratio of 6 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 Fairmont Drive in the Single Family Residential development shall be 32' wide asphalt parking sections that include a 24' roadway, 2' ft bitulphak and a 2' rumble strip separating the roadway and bitulphak.

