



General Notes Regarding Initial Development Plan:

- 1.) All parking areas shown within any Commercial Developments 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, 12 driving lanes and a turning lane on a 18' 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 services the Apartment Center and the adjacent Office Commercial Developments is 130' long and includes a "Boulevard" type landscape island separating the 2 lanes and 18' wide access drive.
- 3.) The Drainage/Open Space area to the North of the Proposed Single Family Residential Space area will be accessible by the Trail Easements shown on the plan. This Drainage/Open Space area contains 4.69 acres.
- 4.) The following chain breaks down the acreages of the differing types of proposed developments throughout this area of land:

Existing Tract =	56.10 Acres
Single Family Residential =	20.72 Acres
Office Commercial =	15.0 Acres
Apartment Center (MDR) =	10.91 Acres
Drainage/Open Space =	4.69 Acres
Outlet =	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: 25' Front yard setback, 12' Side yard setback, and a 25' Rear yard setback. See plan for maximum square footage and building heights.
- 6. The uses shown on the Single Family Residential developments are existing, all yards within the developments shall be hydrosouped.
- 7.) A parking ratio 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 housed 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' bitpath and a 2' number strip separating the roadway and bitpath.

