



**General Notes Regarding Initial Development Plan:**

- 1.3 All parking areas shown within any Commercial Development shall be designed to meet the City of Rapid City Parking Ordinance.
  - 2.3 The road design on Extension of Fairmont Blvd (30' wide R/W) is a 24' wide pavement section with curb and gutter, 12' driving lanes and a sueding lane on the right sidewalk on the Apartment Center side and a road grade not to exceed 12%. The road on the extension on the Fairmont Street extension that serves the Apartment Center and the adjacent Office Commercial Development is 120' long and includes a "boulder-type" landscape island separating the 2' edges and signs access drive.
  - 3.3 The Drainage/Open Space area to the North of the Proposed Single Family Residential area will be accessible by the Trail Extension shown on the plan. The Drainage/Open Space area contains 4.69 acres.
  - 4.3 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 = | 20.73 Acres |
| Office Commercial =         | 15.50 Acres |
| Apartment Center (MDR) =    | 10.93 Acres |
| Drainage/Open Space =       | 4.69 Acres  |
| Quade =                     | 0.74 Acres  |
| Right Of Way =              | 3.53 Acres  |
- 5.3 The Single Family Residential development contains lots for 20 dwelling units max. Setbacks for the area are as follows: 25' Front, 10' side, 12' Side yard setback and a 25' Rear yard setback. See plan for maximum square footage and building height.
  - 6. The units shown on the Single Family Residential development are existing, all units within the development shall be hypothetical.
  - 7.3 A parking ratio of 5 stalls per 1000 sq ft shall be maintained throughout the Office Commercial Development. Parking for the Apartment Center shall be 2 stalls per unit, with 50 units total. All parking for the Apartment Center shall be located inside the parking structure located under the Apartment Center.
  - 8.3 The road design on the extension of Evans Drive to the Single Family residential development shall be 24' wide asphalt paving section that includes a 24' roadway, 2' sidewalk and a 2' public strip separating the roadway and sidewalk.

