



1. 14 Residential Lots to be subdivided into 32 town-home units and lots at the time of construction of the individual units. Construction and platting will generally progress from Lot 1 through Lot 14.
2. There are five basic floor plans for the town-homes (see attached information for each typical unit). Major modifications to the exterior building plans shall be permitted and modifications to the interior floor plans shall be permitted. Each individual unit shall have a minimum floor area of 1,500 square feet of living area (this amount includes garage floor area). Construction materials may include wood, concrete, stone, masonry, brick, etc. Colors shall be as natural or natural stains (including white) of paint, stain and/or finishes, including siding.
3. Residential Structures shall be setback a minimum of 15 feet from the front lot line, 5 feet from the side lot lines and 25 feet from the rear lot lines. Garage units are to be located 10' from the front lot line. (If necessary, a ramp house for garbage shall be permitted within the 25 foot rear setback on Lot 1).
4. Residences may be single story, 1 1/2 story or two story construction and may include businesses.
5. Building heights shall not exceed twenty feet (not including roof).
6. 25 parking spaces (on-site and off-site) are as shown.
7. Sidewalks are as shown.
8. Landscaping requirements are not applicable for residential development. However, no landscaping shall be permitted within the 8' front utility and storm drainage easements to facilitate access to and maintenance of residential waste main-outs.
9. Curb cuts are as shown.
10. There are no easements shown proposed.
11. Water and sewer mains and sewers are as shown on the design plans. Individual residential sewer man-holes shall be located within the front 8' utility and other drainage easements. A special exception has been requested for this item. Landscaping shall not be permitted within the front easement, as specified above, to facilitate access to and maintenance of the residential sewer main-outs.
12. Retaining walls and/or retaining shall be permitted on any lot, but shall not exceed 3.5' in height. Typical wall sections are provided and typical wall footings are as shown.
13. No open space is designated - however Drainage Lot A will provide a buffer to adjoining development.
14. No recreation areas are proposed.
15. Street lights and standards shall not be required in lieu of on-site lighting as shown. Lights (on a pole or brick column) shall be limited to or near the sidewalk and driveway intersections adjoining the houses as shown. Lights shall not exceed 8' in height and shall have a minimum of 150 watt bulbs with 2500 lumens, providing approximately 13 candles at 30' diameter from the light, as typically demonstrated. Outdoor lighting shall be provided on the structure or at intersections.
16. Porch and railing shall be permitted as shown along Sheridan Lake Road and the north portion of the development as shown. Fences shall be constructed of wood, metal or composite materials and shall be supported by brick columns at 50' intervals (except along north property lines) or as necessary may be constructed of concrete. A fence height exception has been requested. The fence shall be installed along Sheridan Lake Road right-of-way and due to appropriate and maintenance issues shall not include hedges between the fence and existing sidewalk.
17. New yard fencing of individual lots may be permitted. Fencing materials may include wood, metal or composite materials. No fencing is permitted within any major drainage easement. No chain link or wire fencing is permitted with the exception of chain link per formula not to exceed 8 feet by 12 feet in size.
18. A temporary 8' x 4' wood sign shall be permitted as near the Heidway intersection, during construction. The sign shall be permitted for a period of not more than two years and shall be removed at completion of construction of the town-home units (if completed in less than the two years).
19. Proposed lot lines are as shown.
20. Improvements are as shown on the design plan.
21. Storm drainage and grading plans are as shown on the design plans.
22. 6' wide exterior maintenance easements shall be provided along the easement wall lot lines at the time of individual platting for the town-home units.

PROJECT NO. 03-07-02
 1030 MAIN STREET, P.O. BOX 8154
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APPROVED BY
FISK LAND SURVEYING
 AND CONSULTING ENGINEERS, INC.

APPROVED BY
 DATE: 2/22/04 CHECKED BY
 DRAWN BY: JWF

Carmel Townhomes - Block 10 of Fairway Hills PRD
 Planned Residential Development

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