



- 16 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 16.
- There are five basic floor plans for the town-homes (see attached information for each typical unit). Minor modifications to the exterior building plan shall be permitted and modifications to the interior floor plans shall be prohibited. Each individual unit shall have a minimum floor area of 2,500 square feet of living area (this amount includes garage floor area). Construction materials may include wood, concrete, stone, metal and/or brick. Colors shall be in natural or natural shades (including white) of paint, stone and/or finishes, including siding.
- Residential Structures shall be setback a minimum of 15 feet from the front lot line, 8 feet from the side lot line and 25 feet from the rear lot lines. Garage units are to be located 18' from the front lot line. (If necessary, a pump house for irrigation shall be permitted within the 25 foot rear setback on Lot 1).
- Residences may be single story, 1 1/2 story or two story construction and may include basements. Building heights shall not exceed twenty feet (not including roof).
- 35 parking spaces (on-site and on-street) are as shown.
- Sidewalks are as shown.
- Landscaping requirements are not applicable for residential development. However, no landscaping shall be permitted within the 5' front utility and minor drainage easements to facilitate access to and maintenance of residential water shut-offs.
- There are no easement areas proposed.
- Water and sewer mains and services are as shown on the design plan. Individual residential water shut-offs shall be located within the first 8' utility and minor drainage easement. A special exception has been requested for this item. Landscaping shall not be permitted within the first easement, as specified above, to facilitate access to and maintenance of the residential water shut-offs.
- Fencing walls and/or terracing shall be permitted on any lot, but shall not exceed 3.5' in height. Typical wall sections are provided and typical wall locations are as shown.
- No open space is designated - however Drainage Lot A will provide a buffer to adjoining developments.
- No recreation areas are proposed.
- Street lights and outdoor shall not be required in lieu of on-site lighting as shown. Lights (on a pole or back yard) shall be installed at or near the sidewalk and driveway intersections adjoining the house as shown. Lights shall not exceed 8' in height and shall have a minimum of 150 watt bulb with 2500 beam, providing approximately 0.5 candles at 30' distance from the light, as typically constructed. Outdoor lighting shall be permitted on the structure at all entrance/units.
- Permitted fencing 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 line), or an necessary and convenient to construction. A fence height exception has been requested. The fence shall be installed along Sheridan Lake Road right-of-way and due to topography and maintenance issues shall not include landscaping between the fence and existing sidewalk.
- Rear 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 post frames not to exceed 6 feet by 12 feet in size.
- A temporary 8' x 4' wood sign shall be permitted at or 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).
- Proposed lot lines are as shown.
- Improvements are as shown on the design plan.
- Storm drainage and grading plans are as shown on the design plan.
- 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.



**RECEIVED**  
**FEB 27 2004**  
**Rapid City Growth**  
**Management Department**

PROJECT NO. 03-07-02  
 1030 MAIN STREET P.O. BOX 514  
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 (605) 342-5300 FAX (605) 342-7112  
 REVIEWED BY: DATE: 2/22/04 CHECKED BY: DRAWN BY: DL  
**FISK LAND SURVEYING**  
**AND CONSULTING ENGINEERS, INC.**  
 SHEET NO. 04FV002 OF 04FV002  
**Carmel Townhomes -Block 10 of Fairway Hills PRD**  
**Planned Residential Development**