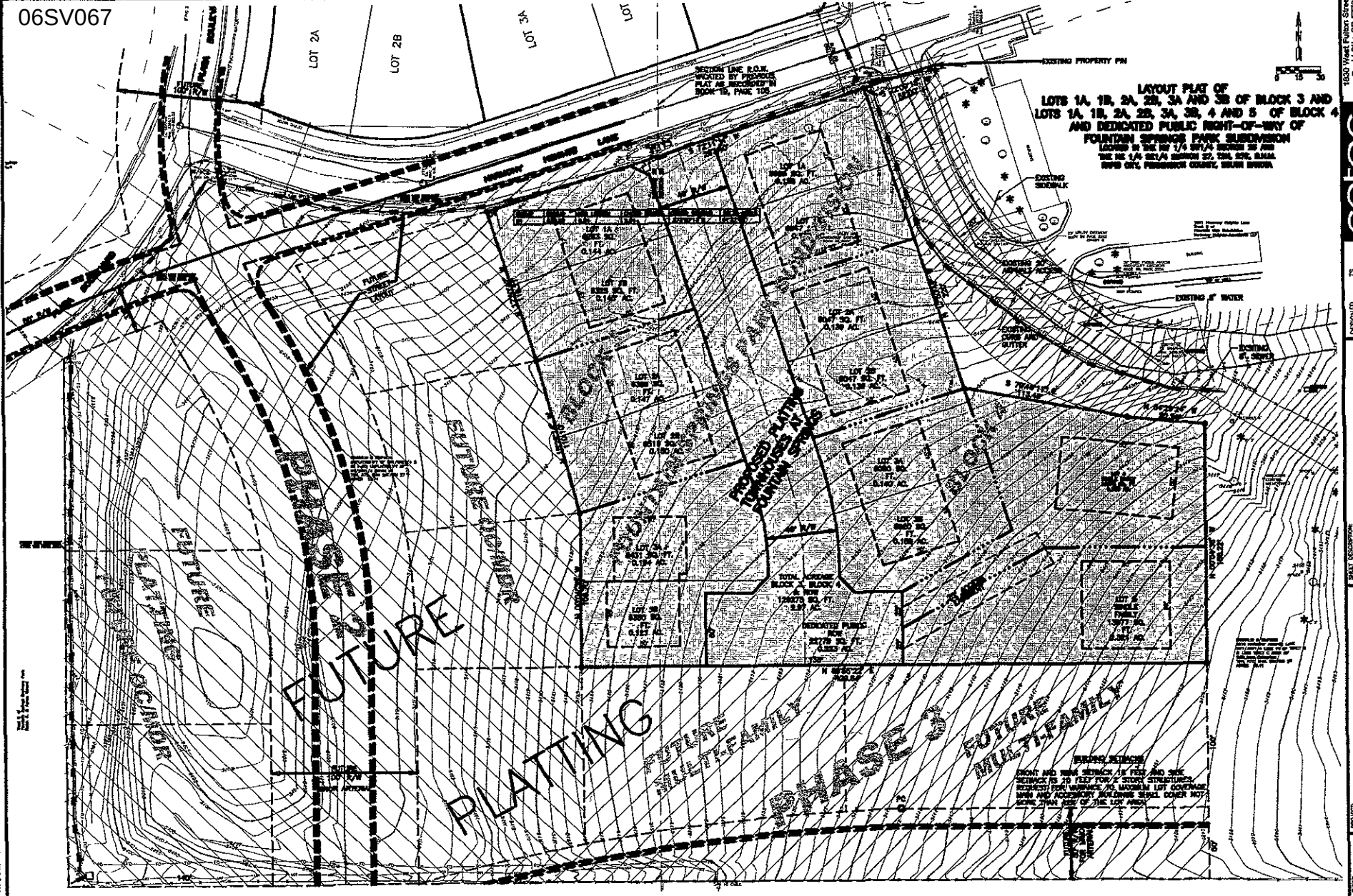
06SV067


LAYOUT PLAT OF
LOTS 1A, 1B, 2A, 2B, 3A AND 3B OF BLOCK 3 AND
LOTS 1A, 1B, 2A, 2B, 3A, 3B, 4 AND 5 OF BLOCK 4
AND DEDICATED PUBLIC RIGHT-OF-WAY OF
FOUNTAIN SPRINGS PARK SUBDIVISION
LOT 2A
LOT 2B
LOT 3A
EXISTING PROPERTY PIN
EXISTING SIDEWALK
EXISTING 8" WATER
EXISTING CURB AND GUTTER
EXISTING 8" SEWER
PROPOSED PLATTING TOWNHOUSES AT FOUNTAIN SPRINGS
BLOCK 4
BLOCK 3
PHASE 2
PHASE 3
FUTURE PLATTING
FUTURE OCMOR
FUTURE MULTI-FAMILY
TOTAL ACREAGE BLOCK 3, BLOCK 4 & ROW
DEDICATED PUBLIC ROW
BUILDING SETBACKS
FRONT AND REAR SETBACK 18 FEET AND SIDE SETBACK IS 10 FEET FOR 2 STORY STRUCTURES. REQUEST FOR VARIANCE TO MAXIMUM LOT COVERAGE MAIN AND ACCESSORY BUILDINGS SHALL COVER NOT MORE THAN 45% OF THE LOT AREA.
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www.cetecengineering.com
cetec
ENGINEERING SERVICES, INC.
DESIGNED TS
DETAILED JM
CHECKED X
APPROVED X
DATE 10/13/06
LAYOUT PLAT
TOWNHOUSES AT FOUNTAIN SPRINGS II
FOUNTAIN SPRINGS PARK SUBDIVISION
RAPID CITY, SOUTH DAKOTA
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