
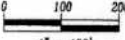


PLANNED RESIDENTIAL DEVELOPMENT

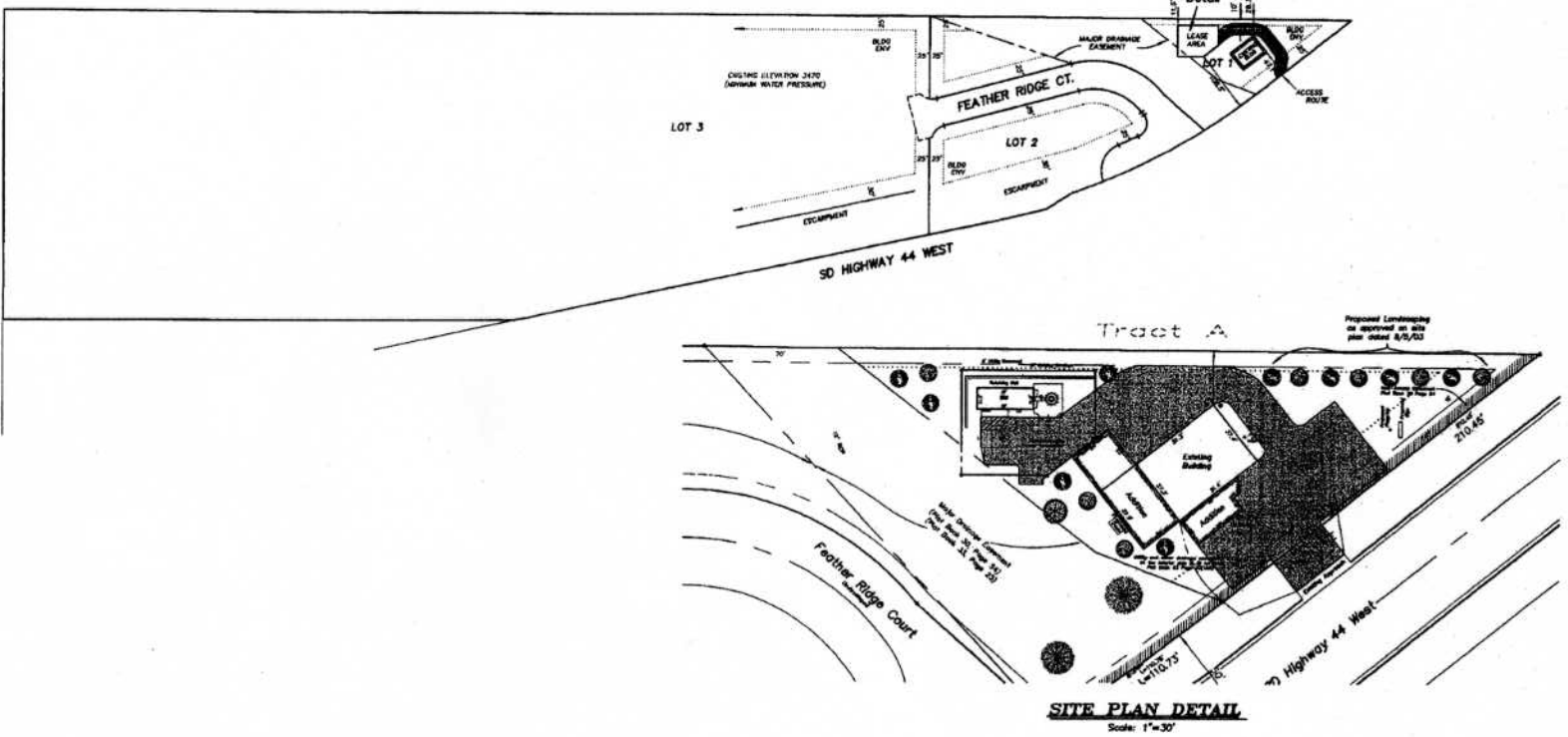
Lots 1, 2 and 3 of Vista Lake Subdivision No.2

- PROPOSED LAND USES** Residential or any permitted use in Park Forest designation. Lot 1 may apply for a "Major Home Occupation". A cellular communications shelter, tower & appurtenances may be located on Lot 1.
- SETBACKS** Building setbacks shall be as shown herein.
- BUILDING HEIGHTS** Maximum building envelope for the primary residential structure on Lot 3 shall include any area upon which a minimum entry elevation of 3470 (minimum pressure requirement) can be met. This shall include the current grade location or proposed grade extension which may be approved as a part of the building permit application. Proposed building heights shall not exceed 30 feet (plus roof).
- STRUCTURES** A 150' flag pole communications tower may be located on Lot 1. Renovation or use of the existing structure on Lot 1 is permitted. New construction shall be "stick-built" and residential in character. Building materials may include wood, stone, brick, glass, stone, and fabricated siding. A prefabricated concrete equipment shelter and flag-pole tower for cellular communications may be located on Lot 1.
- PARKING** No on-street parking shall be permitted. At the time of lot development, a minimum of two parking spaces shall be provided on each lot. Lot 1 may be permitted additional on-site parking as may be required with a "Major Home Occupation". Additional on-site parking is permitted for telecommunications tower.
- RETAINING WALLS** Retaining walls may be permitted on each lot to allow for landscaping and optimum utilization of land area.

- OUTDOOR LIGHTING** Residential style lighting is permitted for all structures, walkways and accessory structures or use areas. Existing outdoor lighting on Lot 1 is permitted. An interior illuminated commercial sign and a ground or pole illuminated flag pole shall be permitted on Lot 1. Lighting for flag on the telecommunications tower and shelter is permitted on Lot 1 (within the telecommunications lease area).
- FENCING** Fencing of wood, metal or other material of a privacy or decorative nature is permitted. Wire fencing is permitted along the subdivision (or easement) perimeter except within 100 feet of any residence. Chain link fencing is permitted on Lot 1 within the telecommunications lease area.
- FIRE MITIGATION PLAN** At the time of application for building permit, all proposed residences shall coordinate a fire hazard mitigation plan with the Rapid City Fire Department.
- STORAGE** No wood shake shingles shall be permitted. An interior illuminated commercial sign shall be permitted on Lot 1. Sign age shall not exceed the following dimensions: 4 feet tall, 8 feet long, 2 feet wide. Sign age may be constructed of any of the following materials: wood, stone, brick, glass, fiberglass, and/or metal.



 1" = 100'
 December 8, 2006
RECEIVED
FEB 08 2007
Rapid City Growth Management Department

PRD
 Vista Lake Subdivision #2
 Rapid City, Pennington County, South Dakota



1022 Main Street
 P.O. Box 8184
 Rapid City, South Dakota
 57709
 (605) 348-1536
 (605) 341-1112 (fx)

Fisk Land Surveying & Consulting Engineers, Inc.



Surveyed by: RWF
 Date:
 Drawn by: RWF/BL
 Date: 12/9/06
 Checked by: RWF
 Revisions
 AMENDMENTS
 12/9/06
 PROPOSED BLDGS
 2/2/07
 Project No.
 08-07-04

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