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MAY 23 2001
Rapid City
Planning Department

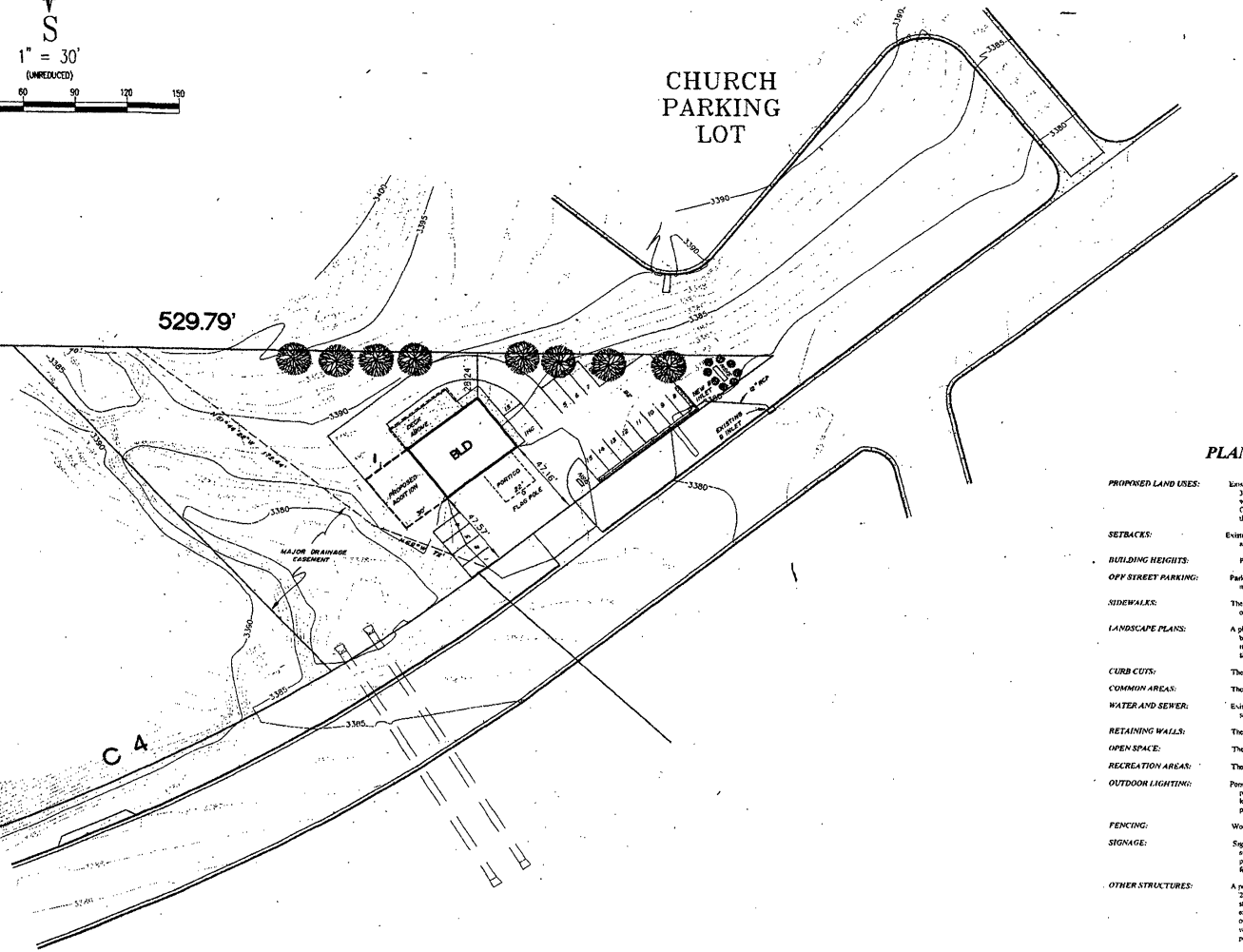


1" = 30'
(UNREduced)



CHURCH
PARKING
LOT

S89°44'15"E 529.79'



PLANNED DEVELOPMENT

- PROPOSED LAND USES:** Existing building to be remodeled for use as a photography studio. A proposed 2nd addition on the west end is planned for garage and storage. A proposed second store addition is planned for power residential/cantabile facilities. Outdoor photography sets (see easements) may be located on the rear portion of the property.
- SETBACKS:** Existing and future buildings shall be located 25 feet from street right-of-way lines and 10 feet from side and rear lot lines.
- BUILDING HEIGHTS:** Proposed building heights shall not exceed 30 feet (plus roof).
- OFF STREET PARKING:** Parking areas shall be hard surfaced (asphalt or concrete) and shall include 15 standard and 1 handicap parking spaces.
- SIDEWALKS:** There shall be no sidewalk in the right-of-way. There may be interior walkways on the rear portion of the property which access the proposed photography area.
- LANDSCAPE PLANS:** A planting screen is proposed for the northern edge of the property, including, but not limited to 8 evergreen trees, as shown a horizon. A sign and landscape island with shrubs will be located at the northeastern corner of the property, as shown hereon.
- CURB CUTS:** The existing curb cut will be utilized for access.
- COMMON AREAS:** There will be no common areas.
- WATER AND SEWER:** Existing water service and sewer system will be utilized and central water and sewer are extended to the adjoining lands to the west.
- RETAINING WALLS:** There are no retaining walls proposed at this time.
- OPEN SPACE:** There is no designated open space proposed at this time.
- RECREATION AREAS:** There are no recreation areas proposed at this time.
- OUTDOOR LIGHTING:** Proposed lights will include: the exterior of the building facade; a lighted flag pole at the end of the porch; an interior sign at the northeast corner of the lot; an interior sign at the parking entrance and an area light at the rear of the property.
- FENCING:** Wood privacy or split rail fencing may be permitted.
- SIGNAGE:** Signs will be permitted on the exterior facade of the building. On-the-ground signs will be permitted at the parking entrance and at the northeast corner of the property. Signs shall not exceed five feet in height, two feet in width and ten feet in length.
- OTHER STRUCTURES:** A portico may be permitted on the building frame. The portico shall not exceed 22 feet in width and 22 feet in length. A proposed remodel of the existing structure may be permitted, including a 30' addition to the west end of the existing building for garage and storage and the addition of a second story for owner residential/cantabile facility. Proposed exterior construction may include wood, brick, stucco, stone and glass. Wood simulated metal siding may be permitted.

SUBMITTED BY: SR
 DRAWN BY: BR
 PROJECT NO.: 01-01-03
 1033 MAIN STREET, P.O. BOX 9154
 RAPID CITY, SOUTH DAKOTA 57109
 (605) 346-1538 FAX (605) 341-1112
 REVISIONS:
 DATE: 01/29/01 CHECKED BY: WF
 FISK ENGINEERING, INC.
 LAND SURVEYING - CIVIL ENGINEERING



BOUNDARY SURVEY AND TOPOGRAPHIC MAP
 LOT F-1 OF FISH HATCHERY SUBDIVISION
 RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA
 FOR JOHN SKULBORSTAD