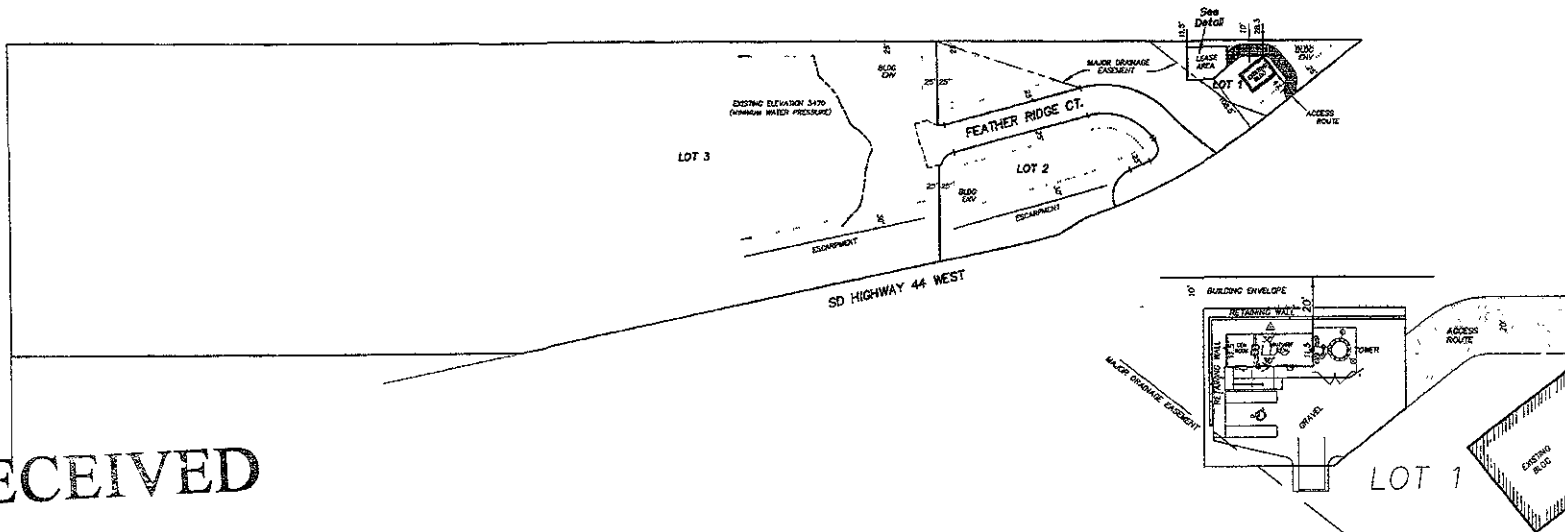


PLANNED RESIDENTIAL DEVELOPMENT

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

PROPOSED LAND USES	Residential or any permitted use in Park Forest subdivision. 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. Minimum building setbacks for the primary residential structure on Lot 3 shall include any area (part which a minimum entry elevation of 3470 (minimum pressure requirement) can be met. This shall include the corner grade location or proposed grade elevation which may be approved as a part of the building permit application.
BUILDING HEIGHTS	Proposed building heights shall not exceed 30 feet (plus roof). A 170' flag pole communications tower may be located on Lot 1.
STRUCTURES	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, masonry, 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 mounted 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. No wood shake shingles shall be permitted.
SIGNAGE	An interior illuminated commercial sign shall be permitted on Lot 1. Solid sign shall not exceed the following dimensions: 4 feet tall @ 8 feet deep, 2 feet wide. Solid sign may be constructed of any of the following materials: wood, stone, brick, glass, fiberglass, and/or metal.



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Rapid City Growth

Detail
NOT TO SCALE

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

1022 Main Street
P.O. Box 1154
Rapid City, South Dakota
57702
(605) 346-1538
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Fisk Land Surveying
& Consulting
& Engineers, Inc.

Surveyed by: RWF
Date:
Drawn by: RWF/BJ
Date: 12/8/06
Checked by: RWF
Revisions
AMENDMENTS
12/8/06

Project No
06-07-04
Sheet
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