



1" = 100'
(UNREduced)

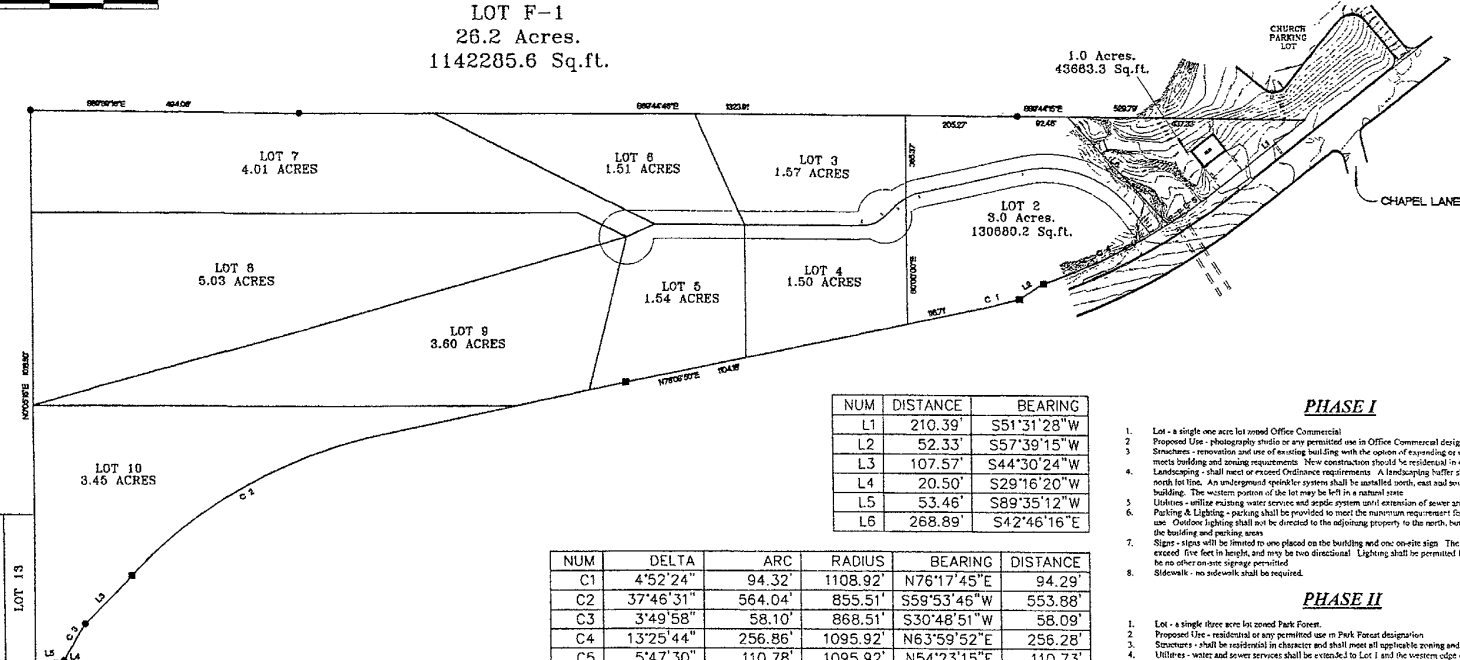


PHASE III

PHASE II

PHASE I

LOT F-1
26.2 Acres.
1142285.6 Sq.ft.



NUM	DISTANCE	BEARING
L1	210.39'	S51°31'28"W
L2	52.33'	S57°39'15"W
L3	107.57'	S44°30'24"W
L4	20.50'	S29°16'20"W
L5	53.46'	S89°35'12"W
L6	268.89'	S42°46'16"E

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	4°52'24"	94.32'	1108.92'	N76°17'45"E	94.29'
C2	37°46'31"	564.04'	855.51'	S59°53'46"W	553.88'
C3	3°49'58"	58.10'	868.51'	S30°48'51"W	58.09'
C4	13°25'44"	256.86'	1095.92'	N63°59'52"E	256.28'
C5	5°47'30"	110.78'	1095.92'	N54°23'15"E	110.73'

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JAN 20 2001

Rapid City
Planning Department

PHASE I

1. Lot - a single one acre lot zoned Office Commercial
2. Proposed Use - photograph studio or any permitted use in Office Commercial designation.
3. Structures - renovation and use of existing building with the option of expanding or new construction which meets building and zoning requirements. New construction should be residential in character.
4. Landscaping - shall meet or exceed Ordinance requirements. A landscaping buffer shall be installed along the north lot line. An underground irrigation system shall be installed north east half of the existing building. The western portion of the lot may be left in a natural state.
5. Utilities - utilize existing water service and septic system until extension of sewer and water in Phase II
6. Parking & Lighting - parking shall be provided to meet the maximum requirement for the building size and use. Outdoor lighting shall not be directed to the adjoining property to the north, but may be permitted along the building and parking areas.
7. Signs - signs shall be limited to one placed on the building and one on-site sign. The on-site sign shall not exceed five feet in height, and may be two directional. Lighting shall be permitted for both signs. There shall be no other on-site signage permitted.
8. Sidewalk - no sidewalk shall be required.

PHASE II

1. Lot - a single three acre lot zoned Park Forest.
2. Proposed Use - residential or any permitted use in Park Forest designation.
3. Structures - shall be residential in character and shall meet all applicable zoning and building requirements.
4. Utilities - water and sewer services shall be extended to Lot 1 and the western edge of Lot 2.
5. Parking - no on-street parking. At the time of lot development, two hard surfaced parking spaces shall be provided on each lot.
6. Sidewalk - no sidewalk shall be required.
7. Access - to be provided by a 12' wide private access & utility easement. A road maintenance agreement shall be executed. The utility easement shall be shown and related easements to the proposed access road. No other points of access shall be permitted onto or off of Highway 44. Due to topography, the finished road grade will exceed 10%. Length of cut-ditch may exceed standard require limits with an immediate turn-around.
8. Curb & Gutter - due to the topography of the area, drainage and run-off may be managed with curb and gutter on only one side of the road and/or with road ditches.
9. Fire Hazard Mitigation - at the time of application for building permit, all proposed residences shall coordinate a fire hazard mitigation plan with the Rapid City Fire Department. A "tree-trace" shall be maintained within 50 feet of all residences. No wood shake shingles shall be permitted.

PHASE III

1. Lots - 8 lots
2. Zoning - Park Forest with a variance for lot size on 4 of the lots or rezoned to LDR.
3. Proposed Use - residential or any permitted use in Park Forest designation.
4. Structures - shall be residential in character and shall meet all applicable zoning and building requirements.
5. Utilities - sewer and water services shall be extended to proposed lots 3 through 9. Proposed Lot 10 shall be served by connecting to the existing water and sewer services in Cleghorn Canyon.
6. Access - as specified in Phase II with the exception of Lot 10, which shall take access from Cleghorn Canyon Road. Road maintenance agreements shall be executed by the landowners of Lots 2 through 9.

PROJECT NO. 01-01-013
 1005 MAIN STREET, 7th FLOOR, Rm. 701
 RAPID CITY, SOUTH DAKOTA 57709
 (605) 281-1300 FAX (605) 241-1112
 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