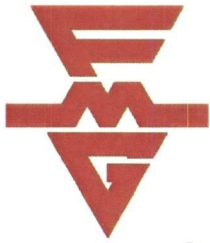


Case No. 23PD005

Legal Description:

the SE1/4 of the NE1/4 less Meadowlark Hills Subdivision and less right-of-way, located in Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota



FMG ENGINEERING

3700 Sturgis Road, Rapid City, SD 57702 • fmgengineering.com • 605-342-4105

January 27, 2023

Community Planning and Development Services
City of Rapid City
300 6th Street
Rapid City, SD 57701

RE: FINAL PLANNED DEVELOPMENT SUBMITTAL
PHASE 3 MEADOWLARK HILLS MOBILE ESTATES
RAPID CITY, SD

Dear Vicki:

On behalf of our client, Northwestern Engineering Company, we are making this submittal for a Final Planned Development for the referenced project. This FPD is for a 16 mobile home unit expansion at Meadowlark Hills Mobile Estates.

An Initial Planned Development was approved by the Planning Commission on October 24, 2013. The City Initial Planned Development Number is 13PD037.

The full Letter of Intent for the site is on Sheet 2 of the Final Planned Development Drawings.

The following items are being submitted with this application.

1. Application Document
2. Application Checklist
3. Application Check for \$250.00
4. Vicinity Map
5. 4 copies of Final Planned Development Drawings
6. Letter size copy of Site Plans
7. 4 copies of Stormwater Report
8. 4 copies of Water System Technical Memorandum
9. February 2014 Development Lot Designation

Please place this on the agenda for the soonest possible approval.

Give me a call if you have any questions.

Sincerely,

FMG Engineering

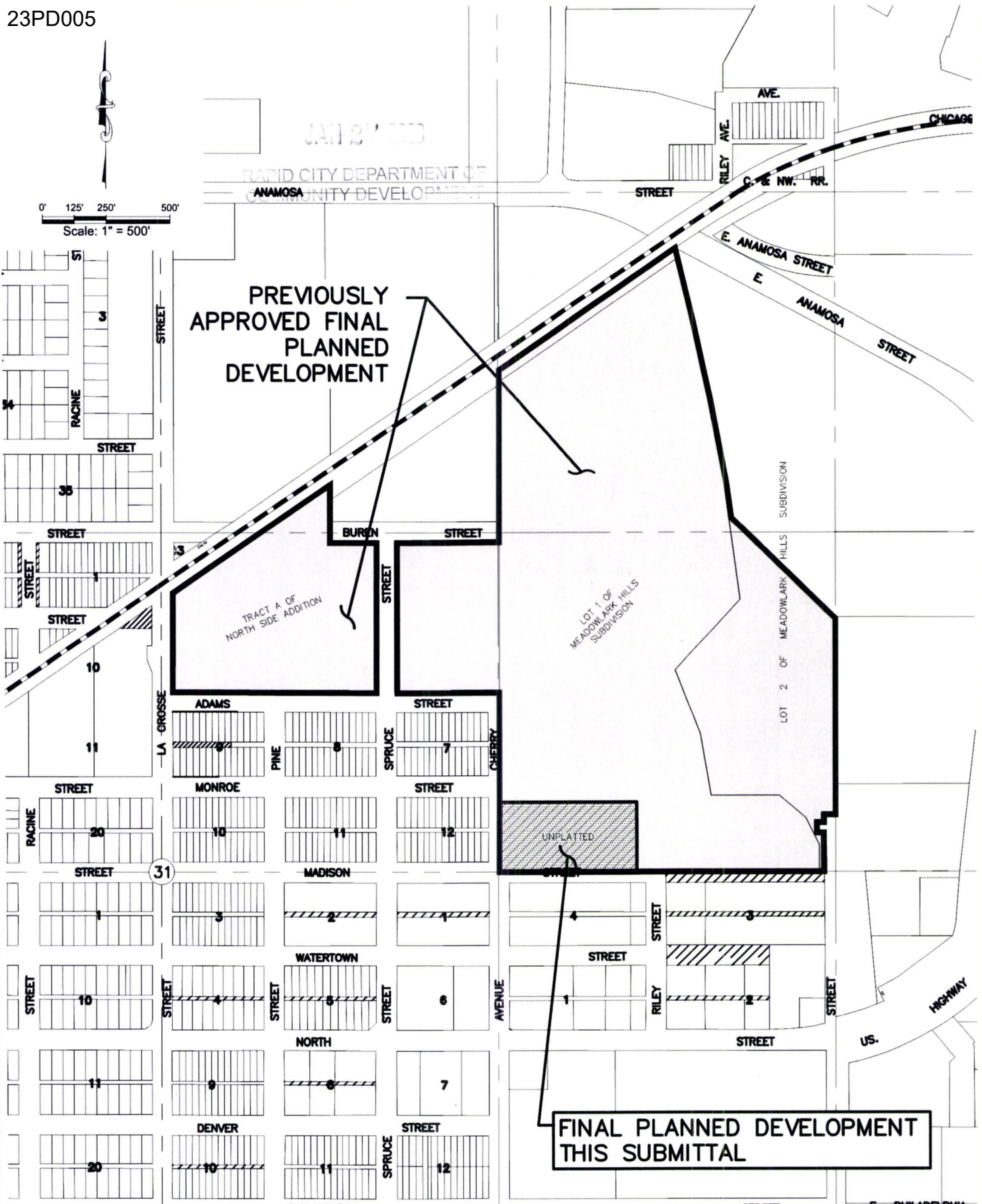
Jerry D. Foster P.E.

Attachments

CC NWE
170566

Civil Engineering
Geotechnical Engineering
Materials Testing Laboratory
Land Surveying
Environmental Services
Water Resources

JAN 27 2023
RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT



**FINAL PLANNED DEVELOPEMENT
MEADOWLARK HILLS
MOBILE ESTATES
PROPOSED PHASE 3 EXPANSION
RAPID CITY, SD**

Sheet Title:

VICINITY
MAP

Location:
NE 1/4, SECTION 31,
T2N, R8E, BHM

Surveyed By: FMG
Date: AUG 2017

Date: AUG 2017
Drawn By: JRK
Checked By: JDF

Figure No.: _____ 1

File Number:
170566

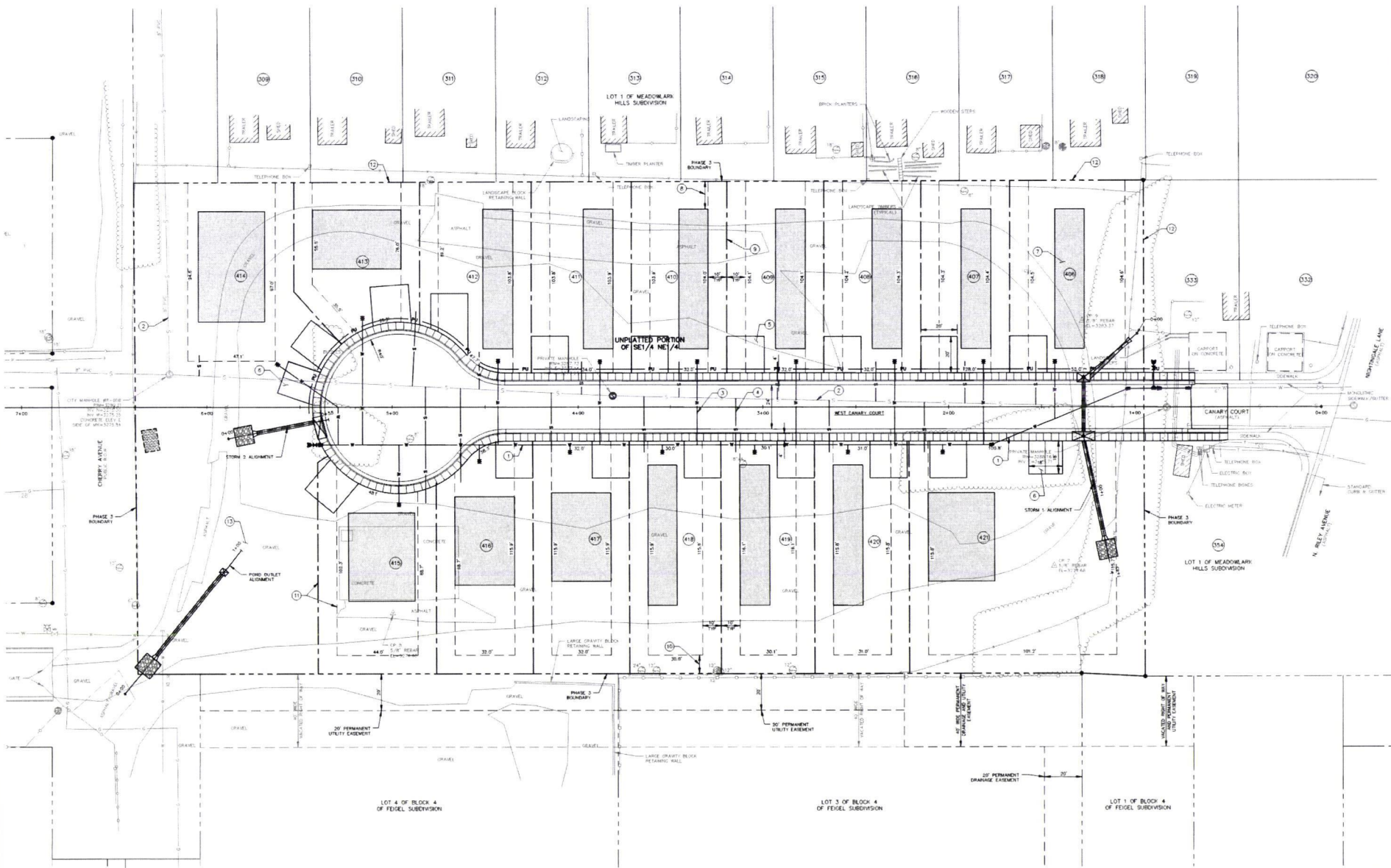


FMG ENGINEERING

3700 Sturgis Road
Rapid City, SD 57702
605.342.4105 • fmgengineering.com

Figure Number:

1



- PROPOSED 12" PRIVATE WATER MAIN**
 EXISTING PRIVATE SEWER
 1" WATER SERVICE (TYP.)
 4" FLOODER SERVICE (TYP.)
 2" CONCRETE PARKING STALLS PER UNIT (TYP.)
 CONCRETE PARKING AREAS (CONCRETE)
 CONCEPTUAL MOBILE HOME (TYP.)
 SETBACK FROM PROPERTY LINE IS NOT REQUIRED PER DEVELOPMENTAL LOT STATUS
 THEORETICAL INTERNAL MOBILE HOME PARK LOT LINES FOR ILLUSTRATIVE PURPOSES ONLY
- VALUATIONS**
 10' SETBACK FROM SOUTH PROPERTY LINE OF UNPLATTED PARCELS PREVIOUSLY APPROVED BY METAL PLANNED DEVELOPMENT (TYP.)
 11' LOCATIONS OF SIDE AND REAR LOT LINES IN DASHED CLEARANCE LINES SHOWN HEREON ARE CONSIDERED APPROXIMATE. THE UNIT SHOW ARE THEORETICAL LOT LINES TO ILLUSTRATE THAT SIDE REARWARD SIDE AND REAR SEPARATION WILL BE MAINTAINED BETWEEN UNITS.
 12' THERE IS NO LOT LINE SETBACK REQUIREMENT BETWEEN UNPLATTED PARCELS & LOT 1 OF MEADOWLARK HILLS SUBDIVISION PER DEVELOPMENT LOT AGREEMENT
 13' DETENTION POND

- PROPOSED LEGEND**
- SEWER SERVICE LINE
 - CURB STOP
 - GATE VALVE
 - FIRE HYDRANT
 - REDUCER
 - WATER LINE
 - STORM SEWER
 - CURB & GUTTER
 - SIDEWALK
 - UNIT WALKER
 - PRIVATE UTILITY LINE



FMG ENGINEERING
 2000 S. Kings Highway, Rapid City, SD 57702-3317
 fmgengineering.com
 (605) 242-4105

**PRELIMINARY
NOT FOR
CONSTRUCTION**
 JANUARY 27, 2023

File Number	
179966	
Location	
AREA SECTION 31, T2N, R9E, S14W	
Reviewed By	
JANUARY 2023	
Designed By	
JANUARY 2023	
Drawn By	
JANUARY 2023	
Checked By	
JANUARY 2023	

**FINAL PLANNED DEVELOPMENT
MEADOWLARK HILLS MOBILE ESTATES
PROPOSED PHASE 3 EXPANSION
RAPID CITY, SD**

Revision / Date	
Sheet Name	
GENERAL LAYOUT PLAN	
Sheet Number	
4 of 8	