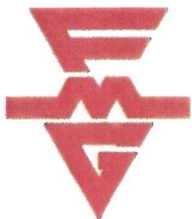


Case No. 19PD030

Legal Description:

Lot 7 of Mann Subdivision located in the SE1/4 of Section 33, T2N, R7E, BHM, Rapid City,
Pennington County, South Dakota



July 11, 2019

RECEIVED

JUL 11 2019

RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT

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

RE: FINAL PLANNED DEVELOPMENT APPLICATION
JUST JYMNASTICS EXPANSION (FIT -N-FUN)
LOT 7 OF MANN SUBDIVISION
RAPID CITY, SD

Dear Vicki:

On behalf of our client, Ponto LLC, we are making this submittal for a Final Planned Development for the referenced project.

The following items are being submitted with this application.

1. Application Document
2. Checklist
3. Letter of Intent prepared by Ponto, LLC
4. Application Fee of \$250
5. Vicinity Map is included on Engineering Drawings
6. GIS Parcel Report of Site
7. 4 full size sets of Drawings
8. Letter size copy of Drawings (One set)
9. Storm Drainage Technical Memo (4 copies)
10. Water and Sewer Service Transmittal (4 copies)
11. Approved Waiver to not Submit Traffic Impact Study

The IPD approval stipulates that a sign package be submitted with the Final Submittal. There are no new signs being proposed. Certain signs on the building will be relocated to the new addition. This is noted on the Layout Sheets and it is assumed the drawing notes meet the intent of the sign package stipulation.

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

Give me a call if you have any questions or need additional information.

Sincerely,
FMG Engineering

Jerry D. Foster P.E.
Attachments
CC Ponto LLC
Kennedy Design Group (w/o attachments)
File 8937.04



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JUL 11 2013
RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT

LETTER OF INTENT

This Final Planned Development application is being made as a follow-up to the approved Initial Planned Development (IPD) for the project. The City IPD Number is 19D0018.

Per the approved IPD the project is to allow a 3,000 square foot building addition and to expand the existing childcare center from 98 to 172 children.

Additional parking is being constructed. Total number of stalls is 93 per the approved IPD.

An outdoor play area is being provided. The play area will be fenced.

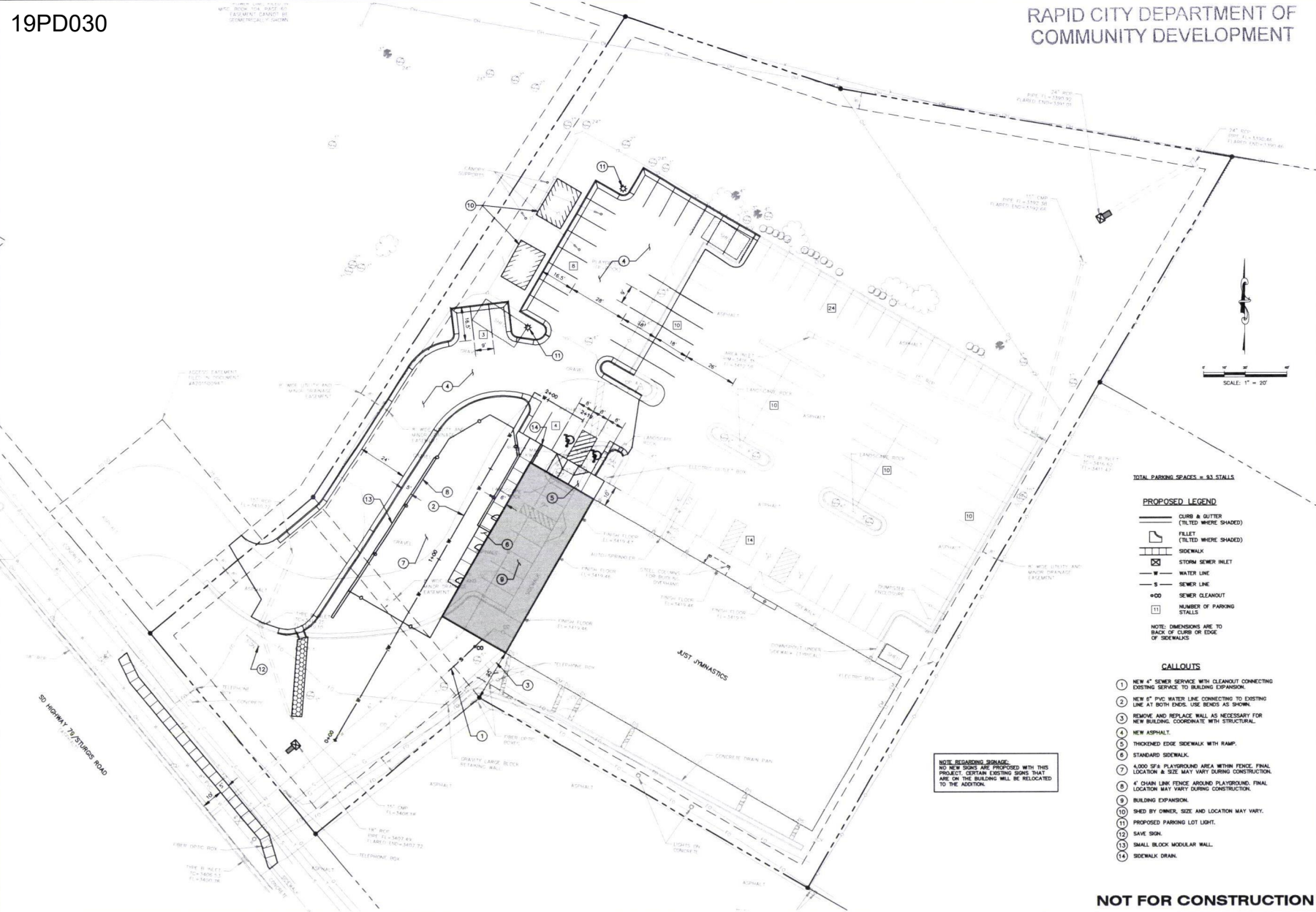
All information in the Letter of Intent for the IPD remains current for the Final Planned Development submittal. A copy of the IPD Letter of Intent is attached for information.

**FINAL
PLANNED
DEVELOPMENT
SUBMITTAL**

File Number:	8937.04
Location:	SE 1/4 SECTION 33
	T2N, R7E, B9W
Surveyed By:	BL
Date:	JUNE 2019
Designed By:	JDF
Drawn By:	KJS/JDF
Checked By:	JDF

**JUST JYMNASTICS EXPANSION
(FIT-N-FUN)
LOT 7 OF MANN SUBDIVISION
RAPID CITY, SD**

Revision / Date
Sheet Name
LAYOUT PLAN (WITH DEMO ITEMS SHOWN)
Sheet Number



NOTE REGARDING SIGNAGE:
NO NEW SIGNS ARE PROPOSED WITH THIS PROJECT. CERTAIN EXISTING SIGNS THAT ARE ON THE BUILDING WILL BE RELOCATED TO THE ADDITION.

TOTAL PARKING SPACES = 93 STALLS

- PROPOSED LEGEND**
- CURB & GUTTER (TILTED WHERE SHADED)
 - FILLET (TILTED WHERE SHADED)
 - SIDEWALK
 - STORM SEWER INLET
 - WATER LINE
 - SEWER LINE
 - SEWER CLEANOUT
 - NUMBER OF PARKING STALLS

NOTE: DIMENSIONS ARE TO BACK OF CURB OR EDGE OF SIDEWALKS

- CALLOUTS**
- 1 NEW 4" SEWER SERVICE WITH CLEANOUT CONNECTING EXISTING SERVICE TO BUILDING EXPANSION.
 - 2 NEW 8" PVC WATER LINE CONNECTING TO EXISTING LINE AT BOTH ENDS. USE BENDS AS SHOWN.
 - 3 REMOVE AND REPLACE WALL AS NECESSARY FOR NEW BUILDING. COORDINATE WITH STRUCTURAL.
 - 4 NEW ASPHALT.
 - 5 THICKENED EDGE SIDEWALK WITH RAMP.
 - 6 STANDARD SIDEWALK.
 - 7 4,000 SF+ PLAYGROUND AREA WITHIN FENCE. FINAL LOCATION & SIZE MAY VARY DURING CONSTRUCTION.
 - 8 4" CHAIN LINK FENCE AROUND PLAYGROUND. FINAL LOCATION MAY VARY DURING CONSTRUCTION.
 - 9 BUILDING EXPANSION.
 - 10 SHED BY OWNER. SIZE AND LOCATION MAY VARY.
 - 11 PROPOSED PARKING LOT LIGHT.
 - 12 SAVE SIGN.
 - 13 SMALL BLOCK MODULAR WALL.
 - 14 SIDEWALK DRAIN.

JUL 11 2019

RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT

FMG ENGINEERING



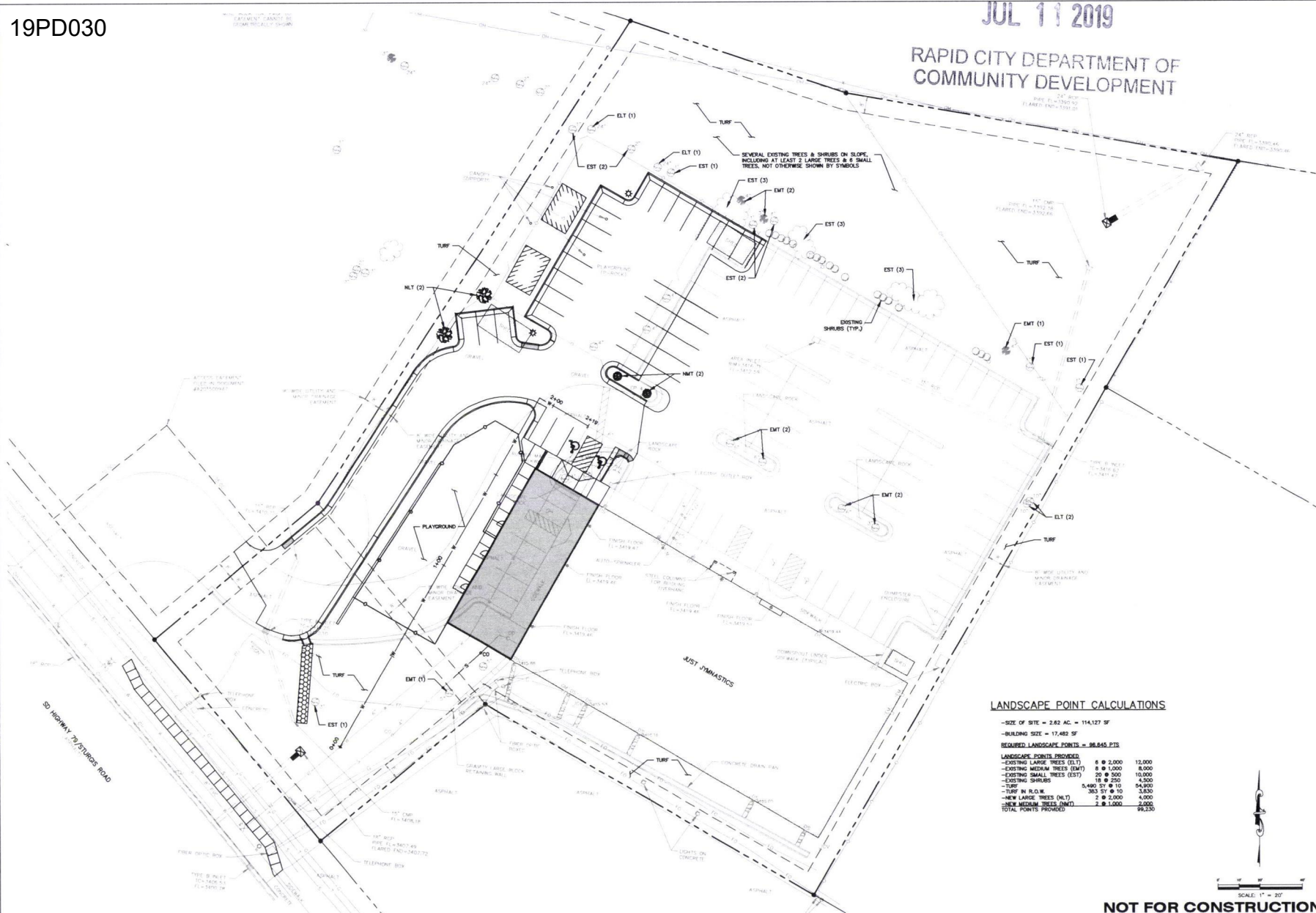
3700 Sturgis Road, Rapid City, SD 57702-0317
fmgeengineering.com
(605) 342-4105

FINAL
PLANNED
DEVELOPMENT
SUBMITTAL

File Number:	8937.04
Location:	SE1/4 SECTION 33 T2N, R7E, S9W
Surveyed By:	BL
Drawn By:	JDF
Designed By:	KJS/JDF
Checked By:	JDF
DATE:	JUNE 2018

JUST JYMNASTICS EXPANSION
(FIT-N-FUN)
LOT 7 OF MANN SUBDIVISION
RAPID CITY, SD

Revision / Date
Sheet Name
LANDSCAPE PLAN
Sheet Number
C8 of C10



NOT FOR CONSTRUCTION