



07PL150

FMG, INC. 3700 Sturgis Road, Rapid City, South Dakota 57702-0317 605/342-4105
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November 9, 2007

RECEIVED

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**Rapid City Growth
Management Department**

Marcia Elkins
City of Rapid City
300 Sixth Street
Rapid City, SD 57701

RE: LAYOUT PLAT
PROPOSED TLC SUBDIVISION

Dear Marcia:

On behalf of our client, TLC Investments, Inc., we are making this application for the Layout Plat of Lot A and Lot B of TLC Subdivision. The following items are being submitted:

1. Vicinity Map is on cover of drawings
2. Layout Plat Drawing 1" = 100'
3. Layout Plat on 1" = 300' showing larger area
4. Letter size copy of above 3 drawings
5. Application Document

The intent of the platting is to consolidate multiple properties into two lots as shown. The specific properties to be consolidated are:

1. The portion of Tract 1 of SE1/4 of NE1/4, Section 27, T1N, R7E, less Connector Subdivision and Less Lot H1, that is south of Catron Boulevard. PIN 3727200010
2. Lot 2 of Connector Subdivision located in Section 26 and 27 of T1N, R7E. PIN3726152001
3. Lot A of SE1/4 of NE 1/4 located in Section 27, T1N, R7E. PIN 3727200004
4. Lot A of SW1/4 of NW1/4 located in Section 26, T1N, R7E. PIN 3726100003

The platting includes vacation of the existing Highway 16 Service Road and section line right of ways as shown by the cross hatched area on the drawings and further identified by Map Key Note 1. This will allow the property between the proposed arterial road and Highway 16 to be consolidated into one lot.

Access to Lot B from Catron Boulevard will be at same location as the vacated Highway 16 Service Road intersection. This is shown by Map Key Note 2.

The Layout Plat shows conceptual offsite extensions of the Arterial Roadway and Rearage Road as required by the Highway 16 Neighborhood Land Use Plan and the Major Street Plan. These roadways, along with project specific notes, are identified on the drawings by Map Key Notes 3 through 6.

Please call me if you have any questions.

Sincerely,

FMG, Inc.

Jerry D. Foster P.E.

Enclosures

CC TLC Investments Inc.
File 9009