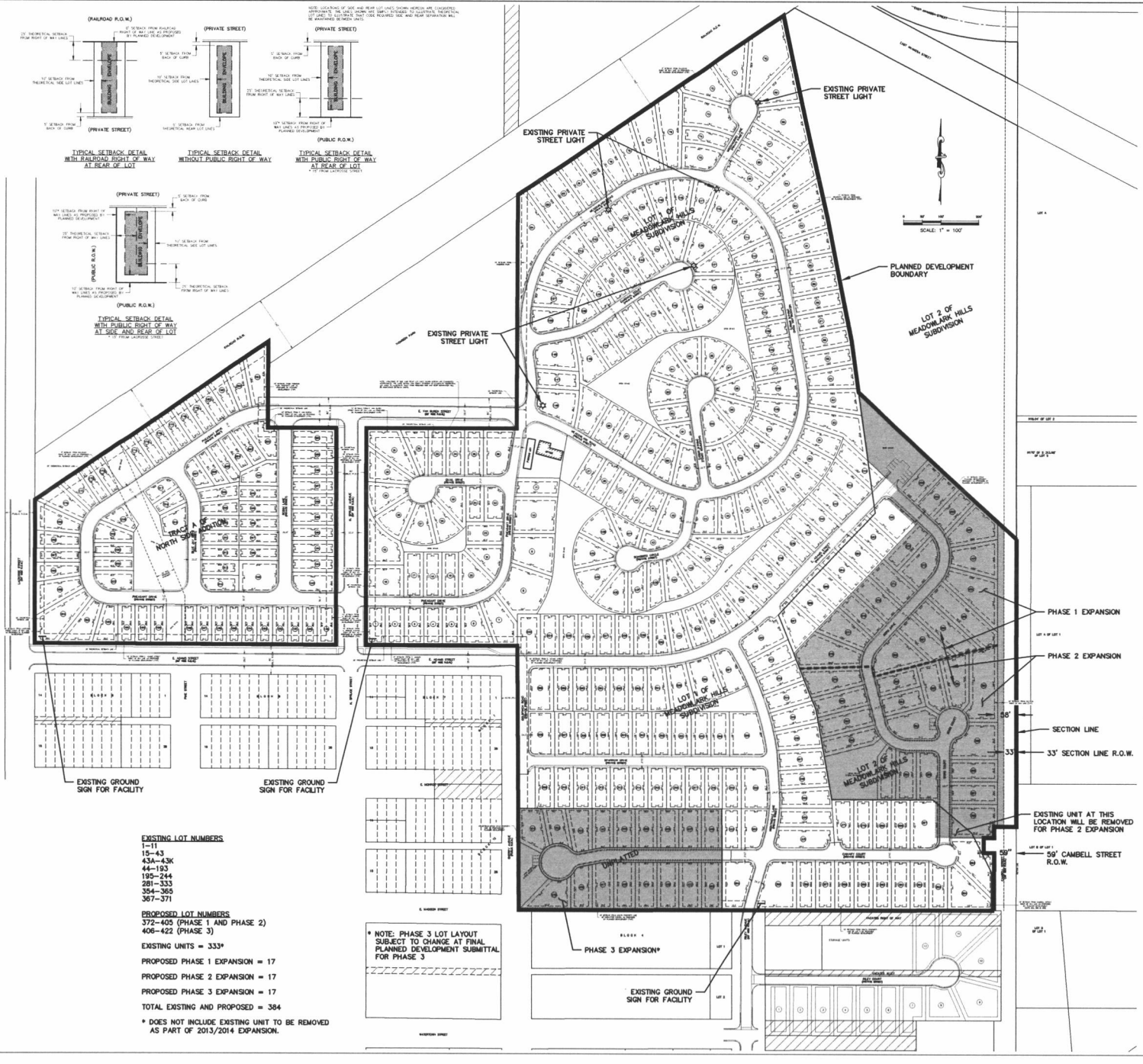

LETTER OF INTENT FOR MEADOWLARK HILLS MOBILE ESTATES PLANNED DEVELOPMENT

The legal description for the Meadowlark Hills Mobile Estates Planned Development is on sheet 1. An initial Planned Development is requested for the Unplatted Area which is indicated as Phase 3. A Final Planned Development is requested for those portions of the site that currently exist and are the Phase 1 and Phase 2 Expansions.

Nearly all of Meadowlark Hills Mobile Estates currently exists. The existing portions were constructed to the standards that existing at the time those portions were constructed.

Future Phase 1, Phase 2, and Phase 3 expansion areas are also proposed as indicated on the drawings. It is anticipated that Phase 1 will be constructed in 2013/2014. It is anticipated that Phase 2 will be constructed within 5 years. It is currently unknown when Phase 3 will be constructed.

It is noted that in some case manufactured homes exist or are proposed over existing lot lines. A Developmental Lot Agreement will be required to allow this. There are no platted drainage and utility easements on these lot lines.

It is intended that the project shall comply with Chapters 15.48.080 and 17.50.110 of the Rapid City Municipal Code unless otherwise noted in this letter of intent.

EXISTING MANUFACTURED HOMES

It is intended that all existing manufactured homes shall be considered as legal nonconforming uses until such time as they are replaced, expanded, or relocated at which time the manufactured home on the subject lot shall be made conforming.

CLEARANCES

The following minimum clearances for manufactured home units as outlined in the current City Code 15.48.080 shall apply. No variances or exceptions are requested for the clearances and the following table from 15.48.080 is included for reference only.

Front clearance from interior park road edge: 5 feet

Side clearance from any manufactured home and any enclosed appurtenances to any other manufactured home and any enclosed appurtenances: 20 feet

May be reduced to 10 feet if both structures meet the NFPA standards for fire sprinkler protection.

End clearance from any manufactured home and any enclosed appurtenances to any other manufactured home and any enclosed appurtenances: 10 feet

Deck to any other deck on a separate manufactured home space: 5 feet

Carport to adjacent deck on a separate manufactured home space: 5 feet

Carport to adjacent carport on a separate manufactured home space: 5 feet

Carport or deck to manufactured home on the same manufactured home space: 0 feet

Carport to manufactured home on a separate manufactured home space: 10 feet

Shed or playhouse to any other shed or playhouse on a separate manufactured home space: 5 feet

Any building, structure, or addition thereto, not listed shall have clearances as mandated by the current adopted building code for fire separation distance.

SETBACKS FROM RIGHT OF WAY OR PROPERTY LINES

Due to the changing nature of the manufactured housing industry, it is no longer possible to place mobile homes on lots that require 25' setbacks. As such, reduced setbacks are proposed for various lots as illustrated on the drawings and as outlined on the Reduced Setback Table. Reduced setbacks are justified because:

* Mobile homes have grown in size over the years and are needed to provide affordable housing.
* The right of way width for East Adams Street, East Van Buren Street and North Spruce Avenue is 80' compared to the 52' width that would be allowed if these streets were being platted today.
* 15' setback is judged as a reasonable setback from Lacrosse Street for a mobile home park.
* 0' setback is judged as a reasonable setback from the railroad right of way for a mobile home park and this setback request is supported by the railroad company.
* 10' setback from a public park is judged reasonable due to the overall layout of the mobile home lots and public park.
* Adequate sight distance is available for vehicle turning movements at public street intersections as shown on the Sight Distance drawing. However, new stop signs are proposed at the Robin Lane/East Van Buren/Pheasant Lane intersection even though the sight distance issue at that location is not related to setbacks.
* Certain shrubs are being removed as shown on the drawings even though those shrubs are not related to reduced setbacks. These removals are needed for sight distance even if setbacks are not reduced.

REDUCED SETBACK TABLE

Lot 1	10' Setback from East Adams Street right of way line. 10' Setback from North Spruce Avenue Right of Way Line.
Lots 2– 7	10' Setback from East Adams Street right of way line.
Lots 15 & 16	10' Setback from North Spruce Avenue Right of Way Line.
Lots 29 & 30	10' Setback from North Spruce Avenue Right of Way Line.
Lot 31	10' Setback from E. Van Buren Street right of way line. 10' Setback from North Spruce Avenue Right Way Line.
Lots 32– 36	10' Setback from E. Van Buren Street right of way line.
Lot 52	Setbacks do not apply as result of Development Lot Agreement.
Lots 53– 64	10' Setback from property line between Lot 1 and Lot 2 of Meadowlark Hills Subdivision.
Lots 68 & 69	10' Setback from property line between Lot 1 and Lot 2 of Meadowlark Hills Subdivision.
Lot 70	10' Setback from property line between Lot 1 and Lot 2 of Meadowlark Hills Subdivision. Zero Setback from railroad right of way.
Lots 71– 72	Zero Setback from railroad right of way.
Lots 79– 83	Zero Setback from railroad right of way.
Lot 84	Zero Setback from railroad right of way. 10' Setback from Property line between Thompson Park and Lot 1 of Meadowlark Hills Subd.
Lot 149	10' Setback from East Adams Street right of way line. 10' Setback from North Spruce Avenue Right of Way Line.
Lots 150– 163	10' Setback from East Adams Street right of way line.
Lot 164	10' Setback from East Adams Street right of way line. 15' Setback from LaCrosse Street Right of Way Line.
Lots 165– 169	15' Setback from LaCrosse Street Right of Way Line.
Lots 170– 182	Zero Setback from railroad right of way.
Lot 183	Zero Setback from railroad right of way. 10' Setback from Property line between Thompson Park and Lot 1 of Meadowlark Hills Subd.
Lot 184	10' Setback from E. Van Buren Street right of way line. 10' Setback from North Spruce Avenue right of way line.
Lots 185–193	10' Setback from North Spruce Avenue Right of Way Line.
Lot 202	10' Setback from E. Van Buren Street right of way line.
Lot 223	10' Setback from East Adams Street right of way line.
Lots 243 & 244	Property line setbacks do not apply as result of Development Lot Agreement.
Lots 281–287	Property line setbacks do not apply as result of Development Lot Agreement.
Lots 321–329	Property line setbacks do not apply as result of Development Lot Agreement.
Lot 333	Property line setbacks do not apply as result of Development Lot Agreement.
Lot 354	Property line setback does not apply on east due to Development Lot Agreement. 10' Setback from south property line.
Lots 355–363	10' Setback from south property line.
Lot 364	10' Setback from south property line. 10' Setback from Cambell Street right of way line.
Lot 365	10' Setback from Cambell Street right of way line. Property line setback from Lot 2 of Meadowlark Hills Subdivision does not apply due to developmental lot agreement.
Lots 367– 371	Property line setbacks do not apply as result of Development Lot Agreement.
Lots 378– 385	Property line setbacks do not apply as result of Development Lot Agreement.
Lot 386	10' Setback from Cambell Street right of way line. Property line setback from lot 2 of Meadowlark Hills Subdivision does not apply due to developmental lot agreement.
Lot 402	10' Setback from planned development boundary but excluding along Section Line where 58' Setback from the Section Line will be maintained.
Lots 403– 405	10' Setback from planned development boundary.
Lots 406– 413	Property line setbacks do not apply as result of Development Lot Agreement.
Lot 414	Property line setbacks on north do not apply as result of Development Lot Agreement. 10' Setback from east property line.
Lots 415– 421	10' Setback from south property line.
Lot 422	Property line setback does not apply on east due to Development Lot Agreement. 10' Setback from south property line.

STREETS AND PARKING

The existing streets and parking will be allowed to remain as is. Existing streets and parking are shown on the drawings. This does not prohibit addition of off street parking if deemed necessary by the Owner.

Streets and parking in the Phase 1, Phase 2 and Phase 3 expansion areas shall conform to requirements in City Code 17.50.110 and/or described on the drawings.

WATER AND SEWER

The water and sewer systems with the project boundaries are private.

DETAILED LANDSCAPING PLAN

Landscaping at Meadowlark Hills Mobile Estates shall consist of the following.

All areas not covered by pavement or structures shall be turfed.

Each unit shall have a minimum of one tree that meets the City requirements of at least being medium in size.

Tree types shall vary to provide a reasonable mix of deciduous and evergreen tree types. Tree species shall also be varied to provide a reasonable mix of species of each type.

LIGHTING

Each unit shall be provided with a minimum of one post mounted private yard light.

Private streets lights are located on Meadowlark Road, Meadowlark Lane, and Cardinal Court as indicated.

SIGNING

Signing shall consist of the 3 existing ground facility signs located at the intersection of Lacrosse Street and East Adams Street, intersection of East Adams Street and North Spruce Avenue, and on Nightingale Lane at the southwest corner of Unit 1.

Private street signs are also used at each of the private street intersections.

Ground signs providing wayfinding directional arrows and unit numbers are also used at various intersections.

FMG, Inc.
3760 Sturgis Road
Rapid City, SD 57703-0317
(605) 342-4106 FAX (605) 342-4222
www.fmgengineering.com

PLANNED DEVELOPMENT DRAWINGS, NOT FOR CONSTRUCTION SEPT. 12, 2013

File Number: 8246.11

Location: NE1/4 SECTION 31 T2N, R8E, BHM

Surveyed By: DR/MM
Date: FEBRUARY 2012

Designed By: JDF
Drawn By: KJS/JPP
Checked By: JDF

SEPTEMBER 2013

FINAL PLANNED DEVELOPMENT MEADOWLARK HILLS MOBILE ESTATES RAPID CITY, SD

Revision / Date

Sheet Name: OVERALL SITE, PROPOSED EXPANSION AREAS, AND LETTER OF INTENT

Sheet Number: 2 OF 19