



**HILLS MATERIALS COMPANY**

P.O. BOX 2320  
RAPID CITY, SOUTH DAKOTA 57709-2320

**RECEIVED**

APR 26 2013

Rapid City Community Planning  
& Development Services

LETTER OF INTENT  
FOR FINAL PLANNED DEVELOPMENT SUBMITTAL

FOR  
PROPOSED HILLS MATERIAL READY MIX CONCRETE PLANT  
2620 REARDON COURT, RAPID CITY, SD

LOCATED ON  
Lot 6 of Block 2 of I-90 Heartland Business Park.

April 26, 2013

Initial Planned Development was approved by City of Rapid City Planning Commission on January 10, 2013.

The proposed ready mix concrete batch plant will have an enclosed batching area with a dust collection system to control dust emission during batching operations. Cement and fly ash silos will be erected adjacent to the enclosed batch plant. The new plant will be equipped with SD DENR approved air quality controls.

The batch plant, overhead aggregate bin storage, quality control area, batch office, and offices will be enclosed in a metal building.

Cementitious materials silo storage will be equipped with bag houses for dust control.

Recycled asphalt surfacing for a dust free and stable surface will be provided for access, loader work area, ready mix delivery truck circulation, general circulation/operations areas, materials delivery, and truck, and employee parking. The area to be surfaced is indicated on the Final Planned Development Drawings.

An area of concrete pavement as indicated on the drawings will be used in the near vicinity of the office/administration building for ready mix truck loading and visitor/management parking.

Earthen fill adjacent to retaining walls and landscaping are proposed as indicated on the drawings for site screening.

Silos, conveyor systems, buildings, and related structures shall comply with the height restrictions in the Heavy Industrial Zoning regulations with the exception that conveyors, silos, and related equipment shall be allowed up to 65-feet high. The office building/plant building will be 45-feet high at the peak over the enclosed aggregate bins. The overall building/plant (includes offices, batch bay, batch room and miscellaneous plant areas is approximately 74-feet by 50-feet. This building will be substantially complete by December 31, 2013.

The current phase will consist of the construction as proposed on the drawings.

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Letter of Intent-Proposed Ready Mix Batch Plant

April 26, 2013

Currently it is anticipated that all future phases referred to in the drawings will be constructed within the next ten years, no later than 2023. Future phase construction will include a truck storage/shop building that will be attached to the enclosed plant building. The approximate dimensions future truck storage/shop will be 32-feet by-56 feet (approximately 1,800 square feet). The truck shop/storage building location is designated in the plan view drawing.

Future construction will include aggregate reclaiming equipment on site to recycle aggregates. Future construction will also include expansion for truck, equipment parking, materials and precast product storage, etc. Undeveloped areas will remain grass until such time construction expansion is necessary. Precast storage for initial development will be located on the site of future aggregate reclamation south east of the wash pit.

Parking per the requirements of City Code for Industrial Structures is 2.1 per 1000 SFGFA. Building size is approximately 3,600 square feet with resultant parking requirement of 8 stalls. Actual number of stall proposed is 23 for employees, visitors, and customers plus 15 ready mix truck parking stalls.

The final design of drive through batch bay has not yet been completed and the exact dimensions determined at this time. The final batch bay layout will be subject to minor changes ( $\pm$  2-feet in any one direction) as necessary during final building design and prior to building permit application.

Outside aggregate and sand storage areas will vary in size as needed by operations by adjustment of the temporary separating blocks indicated on the drawings.

Ponds are being provided for Post Construction Storm Water Quality treatment and storm water. Wash pit and settling ponds are also included and these ponds provide additional Storm Water treatment and retention.

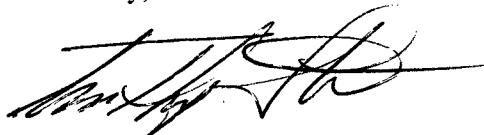
No work is proposed in the 100 Year Floodplain other than a storm drain outlet which does not affect the floodplain.

Building and equipment locations shown are drawing are considered plus or minus. All setbacks for buildings and equipment will meet the requirements of the Heavy Industrial Zoning District.

Site lighting will be provided by lights attached to the buildings and site equipment. Lighting shall be in compliance with City regulations and lighting as installed will shine toward the ground.

HILLS MATERIALS COMPANY

Sincerely,



Timothy Foerster, P.E.  
Engineer/Plants Manager

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