



Kimley-Horn
and Associates, Inc.

October 23, 2013

Ms. Vicky Fisher
Planning Manager Current Planning
City of Rapid City
300 Sixth Street
Rapid City, SD 57701

■
Suite 238N
2550 University Avenue West
St. Paul, Minnesota
55114

**RE: Intent of Development for Final Planned Development Application
Proposed Black Hills Center McDonald's at 35 E. Stumer Road**

Dear Ms. Fisher:

Kimley-Horn and Associates, in conjunction with McDonald's USA, LLC, TKG Management, and Renner & Assoc. LLC, is pleased to submit for Preliminary Subdivision review and Final Planned Development review for a proposed McDonald's restaurant situated on the proposed 1.48 acre Lot 6, Block 2, Black Hills Center.

The proposed 4,387 square foot fast-food restaurant, including a dual-drive through, will seat up to 87 customers. A separate split faced CMU block trash enclosure structure will be constructed southwest of the proposed restaurant. Per Rapid City Zoning Code, 62 parking stalls are required and provided, as shown on the attached Site Plan. The Site utilizes a one-way, counterclockwise traffic circulation pattern for ease and safety to the customer. Proposed site signage includes McDonald's branded site directional "enter" and "exit" signage as well as one 45' high pylon sign adjacent to the Catron Boulevard right-of-way.

Overall, the Site is 32% pervious/landscaped area. The proposed landscaping includes 18 overstory trees, 11 ornamental trees, over 200 shrubs and over 150 perennials/annuals. Eight light poles mounted at 21' in height will illuminate the parking lot. Parking lot and roof drainage is collected in an on-site storm sewer system and conveyed by the existing storm sewer within the Stumer Road right-of-way to the regional pond for treatment and attenuation. The potable water and sanitary sewer services for the proposed restaurant tie into the stubs which have been provided on Site from the respective mains within the Stumer Road right-of-way.

With the City's approval, Construction is anticipated to commence in the Spring of 2014 with an anticipated opening in the Summer of 2014.

We would be happy to discuss any questions or comments your team may have on this proposed development. We look forward to working with you.

Sincerely,

Trish D. Rothe, PE
Kimley-Horn and Associates, Inc.

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OCT 25 2013

Rapid City Community Planning
& Development Services