

## Letter of Intent

### Henriksen, Inc.

526 Saint Joseph Street Suite A  
Rapid City, South Dakota 57701  
Phone (605) 394-0189 Fax (605) 341-9288

RE: Big D Convenience Store

Stumer and 5<sup>th</sup> Street

Rapid City, South Dakota

To: Robert Laroco

Planning Department

300 Sixth Street

Rapid City, South Dakota 57701

Job No 12659 Date 1-3-2014

We are sending  herewith  Under separate cover

1 Copies of:  
 Originals  Photographs  
 Prints  Specifications  
 Shop Drawings  As Builts  
 (Other)

Letter of Intent:

The proposed Convenience Store at the Southwest Corner of Stumer and 5<sup>th</sup> Street

Hours of Operation: Store operation hours currently planned to be 6 AM to 10:00 PM 7 days a week.

Liquor Sales: Beer Sales

Site Lighting: Lighting for the site will be provided by lights under the gas pump canopy and the face of the canopy to have brand signage that will be internally lighted.  
The lights on the face of the building will be similar to those on other Bid D Convenience Stores.  
Signage on the building will be similar to other Big D convenience stores.  
Other signage to include internally lighted brand signage, Store name signage, Bank ATM signage, gas price signage.

Comments regarding the Initial Planned Development Review, for Project listed as No. 13PD030

1. Final Planned Development Submittal delivered 12-13-2013 for approval.
2. The project plan has been revised and the revised parking counts are shown on Plan L1.0 for the current development and Plan L1.1 for the potential additions to the building. We are requesting a reduction in the amount of parking require for the facility. As per the meeting with Robert Laroco and Nicole Lacy on January 3, 2014. For the current facility we are proposing 40 parking spaces, 20 adjacent to the building, 12 at the gas pumps, 4 at the ATM machine. For the future

additions to the facility (1,216 square feet) we will provide nine additional spaces as shown on drawing L1.1.

3. A Landscaping Plan is submitted showing the points.
4. A sign package is included with this submittal. The Big D sign will have a 6'-10" x 12'-0" full color message center as indicated on the drawing for the sign. Note that there are two signs on the site. Located by each access point to the site, one on Stumer and one on Fifth.
5. A request for Special Exception to waive the Traffic Impact Study requirement.
6. A Drainage Study is submitted with this submittal.
7. An Air Quality Permit will be obtained when a building permit is obtained.
8. A request for Special Exception to leave the existing sidewalks that were installed along 5<sup>th</sup> Street and Stumer to remain in lieu of providing property line sidewalks.
9. Prior to Certificate of Occupancy, all parking and landscaping shall be installed.
10. Provisions of the International Fire Code will be followed.
11. All provisions of the General Commercial District are being shall be maintained, unless specific stipulations are required as part of the Final Planned Development.
12. The Initial Planned Development allows for the construction of the Convenience store with gasoline sales. Additional parking is available on site for the potential additions to the Convenience Store as indicated on the Landscaping plan.

By:   
Lyle H. Henriksen  
Project Planner-Agent