



May 26, 2010

Vicki Fisher
City of Rapid City
Growth Management Department
 300 Sixth Street
 Rapid City, South Dakota 57701

RECEIVED

MAY 26 2010

RE: Initial Plan Development Submittal Revisions

Rapid City Growth
 Management Department

Dear Vicki:

Please find attached the civil plans and the revised Traffic Impact Improvement report. The following are the items of note on the civil plans:

- Photometric Plan - Parking lot light poles on the north property line and on the west property line have been reduced to 30 feet. The photometric plan has been updated to incorporate these changes so as to protect the adjacent neighborhood property from lighting impacts. In addition, please note that the lighting plan indicates shields will be used on the property lines to the west and to the north, to prevent glare from the light fixture lenses. Also, the architect has prepared a night visualization scene which should be part of the architect's records package.
- Sidewalk dimensions have been added to the plan throughout the development. These plans will include the sidewalks that serve both the pedestrian and bicycle traffic.
- The most current civil plans as well as the Traffic Study have been updated to show the design intention for each of the driveways. We previously submitted an Exception for the shared access drive and today's submittal includes two separate submittals to include both the east and west driveways. Final Design and configuration will be prepared with the Final Development plan application.
- Design plans for the detention pond are included on the grading portion of the civil drawings. In addition, the final development plan will include an updated Geo Technical analysis to serve the proposed development for both the Wal-Mart and the retail shops.

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- Bike rack locations have been indicated on the civil plan. The Wal-Mart bike rack is proposed to be located south of the planter island. The bike rack for the mini-anchor and retail shops is located on the west side of the mini-anchor building.
- The landscaping plan has been updated to ensure compliance with Rapid City's ordinance. It has been noted on the landscaping plans, specifically on L2 and L4, that landscaping burms will be installed with the final grading of project to ensure the best possible screening for the project, short term and long term from adjacent properties.

The revised Traffic Study is attached hereto. We have included a supplemental correspondence section answering the questions for April 8, 2010 and May 14, 2010. In addition, we have included the letter addressing the driveway widths for the initial planned development, as well as the pharmacy drive-thru operation and a recommended roadway improvement plan relative to the initial plan development, Phase 1 and Phase 2.

Should you have any questions, please don't hesitate to call.

Kindest Regards,
THF Realty, Inc.

A handwritten signature in cursive script that reads "Robert Green" with a small flourish at the end.

Robert Green

RG/slg

Cc: Michael Staenberg