

Hills Materials Proposed Ready Mix Plant at 2620 Reardon Court, Rapid City

November 14, 2012

Information for Initial Plan Development Drawing

- 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 and overhead aggregate bin storage will also be enclosed in a metal building.
- Cementitious materials silo storage will be equipped with bag houses for dust control.
- Recycled asphalt surfacing will be provided for loader work area, ready mix delivery truck parking, and employee parking.
- There will be paved access from Reardon Court to the proposed ready mix plant building.
- The Reardon Court proposed location is out of the central area of the City of Rapid City in an area with light industrial uses and traffic.
- Relocation from the existing intercity plant site will on average (annually) eliminate approximately 6000 truck-loads of aggregate materials into the plant site and approximately 6500 loads of ready mix concrete out of the plant. Relocation of Hills Materials Company Rapid City ready mix plant to the I-90 Heartland Business/Industrial Park where the development and streets are designed for this type of facility and related traffic.
- Reardon Court location will also result in Hills Materials current ready mix operations moving away from an adjacent little league ball field. During ball games there is parking congestion and traffic issues on a narrow street with ball game traffic parked on both sides of the street.
- Hills Materials proposes to utilize earthen berms and tree planting to screen work areas and be a good neighbor.
- A height waiver to allow 65-foot high silos and building structures will need to be granted by the city of Rapid City.
- Phase 2 Development will include a truck storage/shop building that will be attached to the enclosed plant building. The approximate dimensions of Phase 2 Development will be 50-feet by 80-feet. The truck shop/storage building location is designated in the plan view drawing.
- Phase 3 Development of Aggregate Reclaiming Equipment on site to recycle aggregates (future date to be determined).
- Phase 4 Development for future expansion for truck, equipment parking, materials and precast product storage, etc. Phase 4 area will remain grass until such time expansion is necessary.

Notes regarding the proposed plant layout:

- The exact batch plant has not yet been selected and the layout will be subject to minor changes (and dimensions) as necessary.
- Aggregate storage area location may be changed in size and adjusted by location to accommodate the exact plant configuration.

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