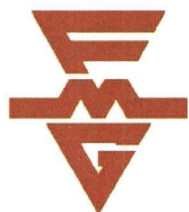


Legal Description:

A portion of the NE 1/4 and NW 1/4 of Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, commencing at the southeast corner of Lot C of Menard Subdivision, said point being a 5/8" rebar with survey cap marked "FMG Inc. LS SD 4225", the point of beginning; Thence S24°20'49"W, a distance of 99.94 feet to a point; Thence N65°40'27"W, a distance of 20.03 feet, to a point along a line between Lot B of Menard Subdivision and Camden Drive, said point being a 5/8" rebar with survey cap marked "FMG Inc. LS SD 4225"; Thence N65°40'27"W along a line between Lot B of Menard Subdivision and Camden Drive, a distance of 35.30 feet, to a point, said point being a 5/8" rebar with survey cap marked "FMG Inc. LS SD 4225"; Thence N50°38'12"W along a line between Lot B of Menard Subdivision and Camden Drive, a distance of 99.43 feet, to a point, said point being a 5/8" rebar with survey cap marked "FMG Inc. LS SD 4225"; Thence N50°41'29"W along a line between Lot B of Menard Subdivision and Camden Drive, a distance of 60.66 feet, to a point, said point being the northwest corner of Lot B of Menard Subdivision; Thence along a curve to the left, said curve having a chord bearing of N39°32'46"E, a chord distance of 80.00 feet, a delta of 01°31'13", a radius of 3014.79 feet and a length of 80.00 feet to a point, said point being the southwest corner of Lot C of Menard Subdivision; Thence along a curve to the left between Lot C of Menard Subdivision and E. North Street, said curve having a chord bearing of N38°15'45"E, a chord distance of 55.10 feet, a delta of 01°02'51", a radius of 3014.79 feet and a length of 55.10 feet to a point; Thence S65°36'23"E, a distance of 175.80 feet to a point along a line between Lot C of Menard Subdivision and N. Creek Drive; Thence S24°23'37"W, a distance of 72.00 feet to the point of beginning



**LETTER OF INTENT
FOR
FINAL PLANNED DEVELOPMENT
FOR
FIRST INTERSTATE BANK
LOCATED ON PROPOSED LOT C-1 OF MENARD SUBDIVISION
RAPID CITY, SD**

First Interstate Bank intends to construct a new bank on proposed Lot C-1 of Menard Subdivision in Rapid City. Banking services include office banking, drive up banking, and a drive up ATM.

The Preliminary Subdivision Plan for the proposed Menard Subdivision was approved by the Planning Commission on May 28, 2018 and City Council on June 4, 2018. (City File 18PL032). The Final Plat will be submitted in the near future.

Regarding the forthcoming Final Plat, which will include the vacation of Camden Drive, it is noted that (1) an Exception to waive the requirement to construct a second water main in East North Street has been obtained, (2) approval letters have been received from Utility Companies for the vacation of Camden Drive, and (3) approval letters have been obtained from Utility Companies for the vacation of lot line easements related to the vacation of Camden Drive.

The site is zoned General Commercial with Planned Development Overlay. The project is intended to meet the requirements of the General Commercial Zoning district with certain exceptions being requested as described below.

- Reference Municipal Code 17.50.100 B.1 - It is requested that a minimum separation of 50' be allowed between on-premise ground signs in lieu of the code requirement of 100'. This request applies to the two proposed signs along the North Creek Drive frontage.
- Reference infrastructure Design Criteria Manual 2.16.5 - It is requested that radii of 15' be allowed on the access approach fillets in lieu of the required 30' radii required for Commercial sites. Fifteen (15) foot radii are adequate for the type of traffic at this facility. Fifteen (15) foot radii match other existing approaches in the vicinity of this project.

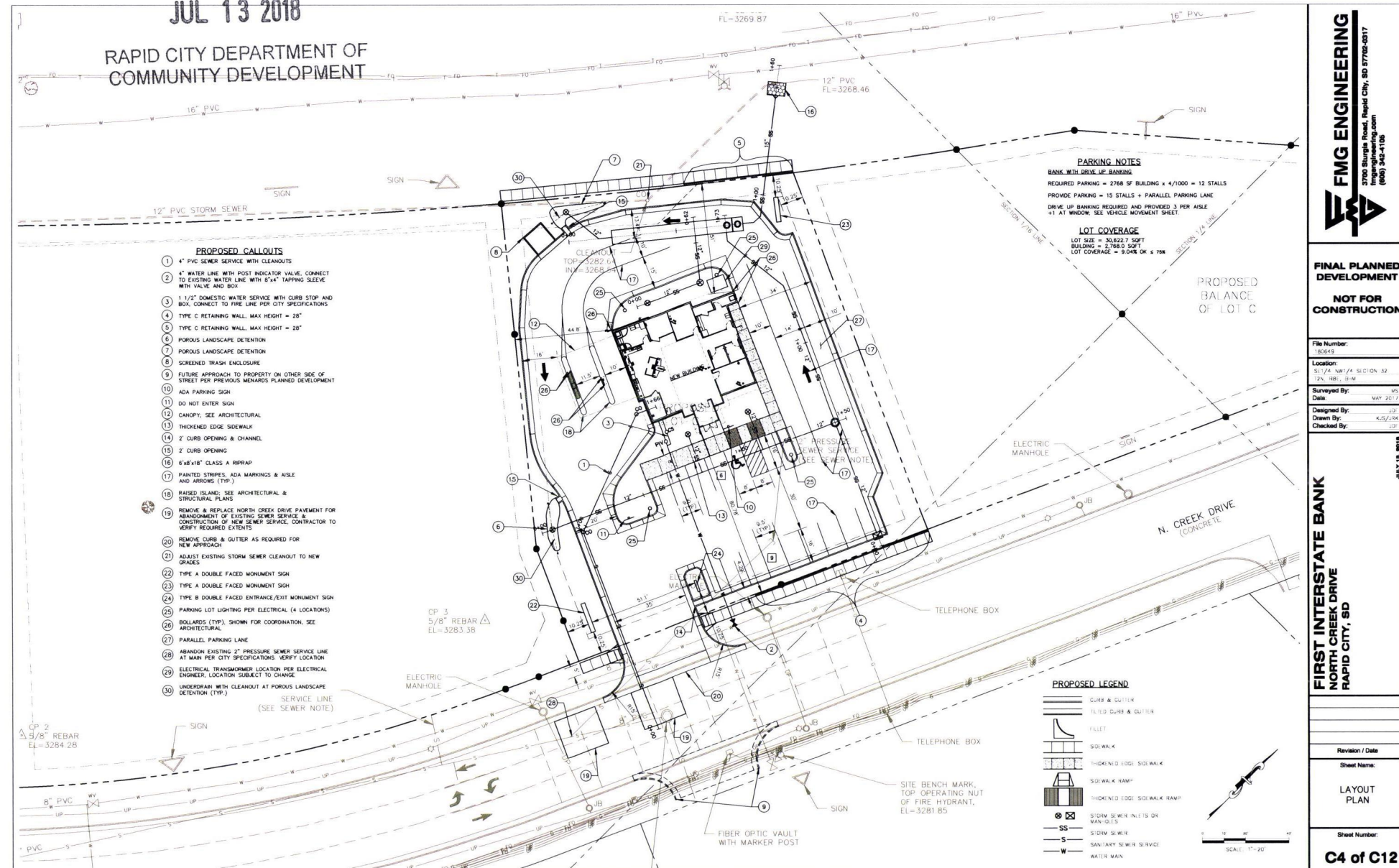
The offsite grading shown on Proposed Balance of Lot C has been authorized by the property owner, Menards Inc. Documentation will be provided with the Building Permit application.

(End Letter of Intent)

RECEIVED
JUL 13 2018
RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT

RECEIVED

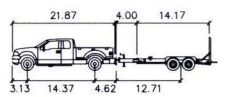
JUL 13 2018

RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT

RECEIVED

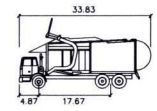
JUL 13 2018

RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT



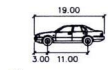
Big Tex 12EQ-14 Light Hitch

	feet
Car Width	: 6.66
Trailer Width	: 6.92
Car Track	: 7.89
Trailer Track	: 6.92
Lock to Lock Time	: 6.0
Steering Angle	: 34.2
Articulating Angle	: 70.0



Wayne Titan

	feet
Width	: 8.46
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0



P

	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

DRIVE UP BANKING DEVICE

DRIVE UP BANKING WINDOW

DENOTES 23' STAGING
"STALL", 4 SPACES PROVIDED
FOR EACH BANKING DEVICE

CP 3
5/8" REBAR
EL=3283.38

SCALE: 1"=20'

DRIVE UP BANKING DEVICE

DRIVE UP BANKING WINDOW

CP 3
5/8" REBAR
EL=3283.38

SCALE: 1"=20'

FMG ENGINEERING
3700 Sturgis Road, Rapid City, SD 57705-0817
fmgeengineering.com
(605) 942-4106

**FINAL PLANNED
DEVELOPMENT
NOT FOR
CONSTRUCTION**

File Number:
180649
Location:
30 1/4 NW 1/4 SECTION 32
2N, 48E, 31W
Surveyed By: VS
Date: MAY 2017
Designed By: JDT
Drawn By: KJS/JDT
Checked By: JDT

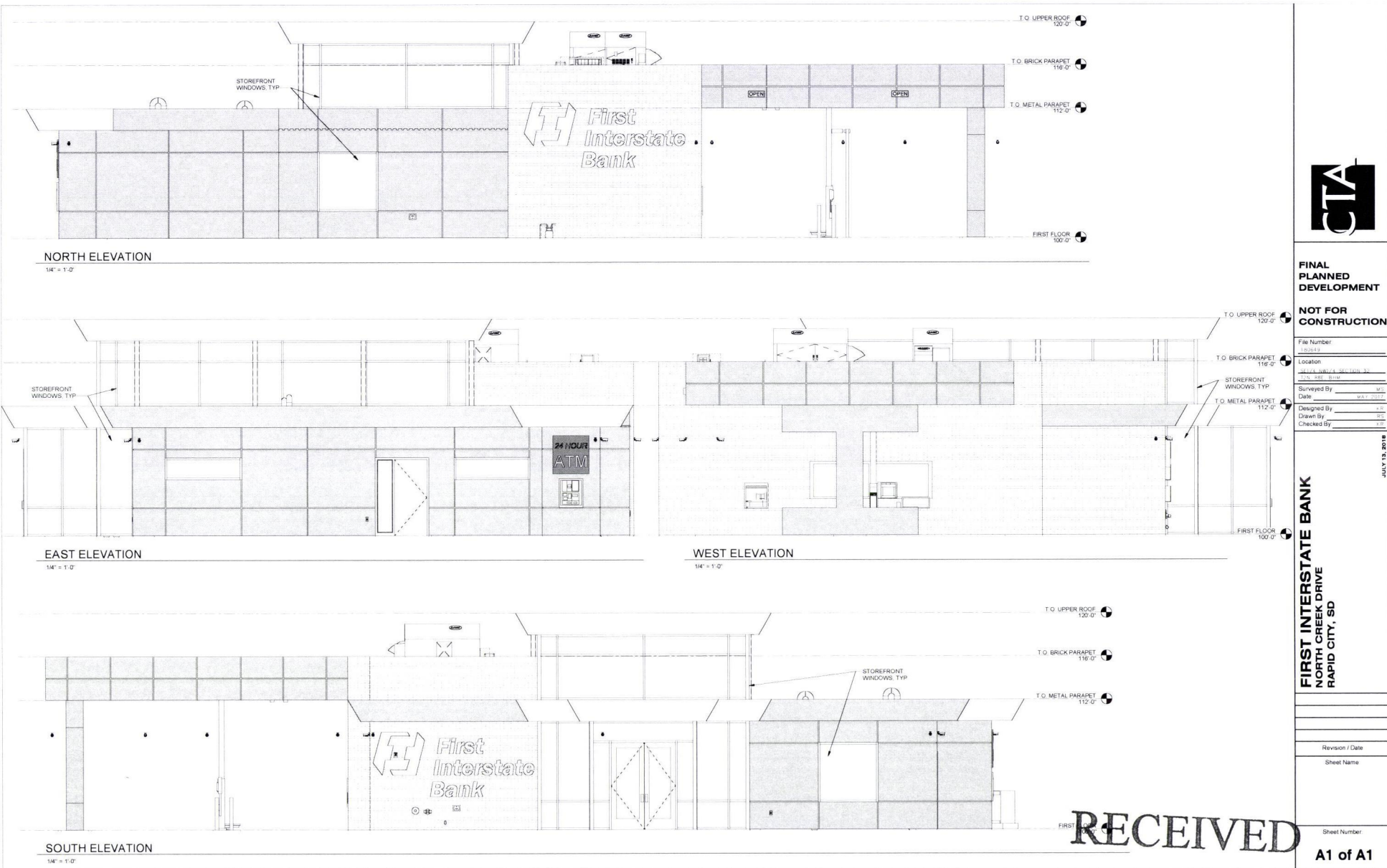
**FIRST INTERSTATE BANK
NORTH CREEK DRIVE
RAPID CITY, SD**

Revision / Date
Sheet Name:
**VEHICLE
MOVEMENTS**
Sheet Number:
C8 of C12

JULY 13, 2018

STANLEY DESIGN GROUP, LLC
1215 MT RUSHMORE ROAD
RAPID CITY, SOUTH DAKOTA 57701
PH (605) 791-2533
WWW.STANLEYDESIGNGROUP.COM

RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT



**FINAL
PLANNED
DEVELOPMENT**

**NOT FOR
CONSTRUCTION**

File Number	18PD025
Location	1115 N. 1st St., Rapid City, SD
Surveyed By	W.C. 2017
Designed By	W.C. 2017
Drawn By	W.C. 2017
Checked By	W.C. 2017

**FIRST INTERSTATE BANK
NORTH CREEK DRIVE
RAPID CITY, SD**

Revision / Date	
Sheet Name	
Sheet Number	A1 of A1

RECEIVED
JUL 13 2018
RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT

