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



FMG ENGINEERING 3700 Sturgis Road • Rapid City, SD 57702 • fmgengineering.com • 605-342-4105

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)

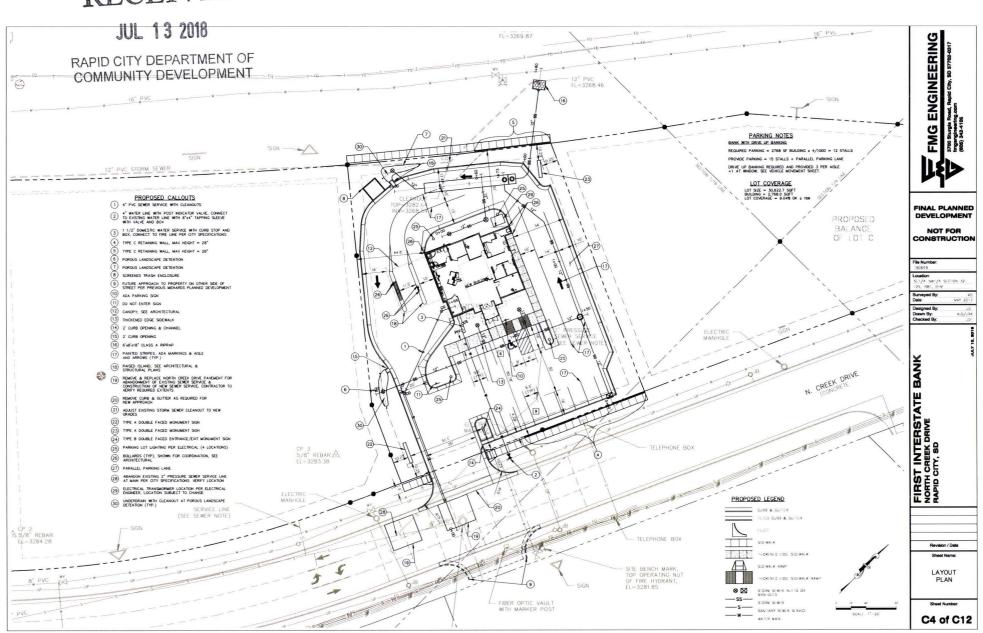
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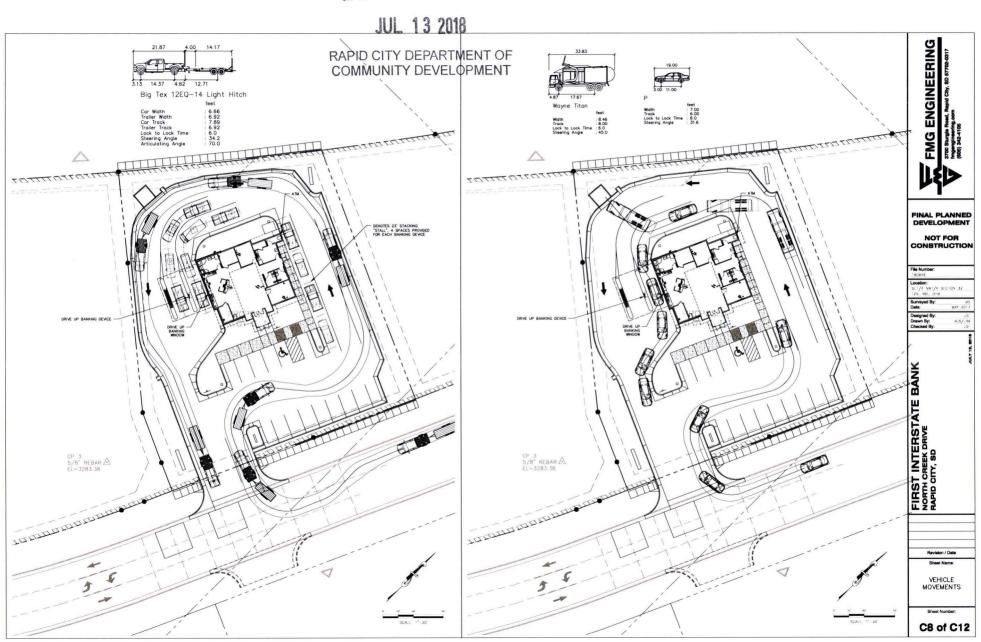
RAPID CITY DEPARTMENT OF COMMUNITY DEVELOPMENT

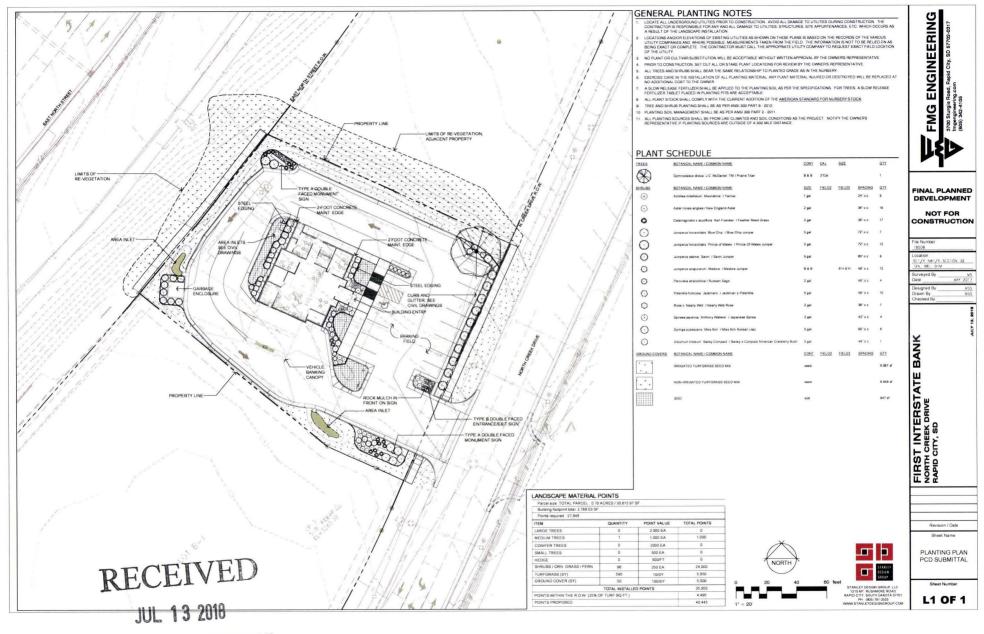
Civil Engineering Geotechnical Engineering Materials Testing Laboratory Land Surveying Environmental Services Water Resources

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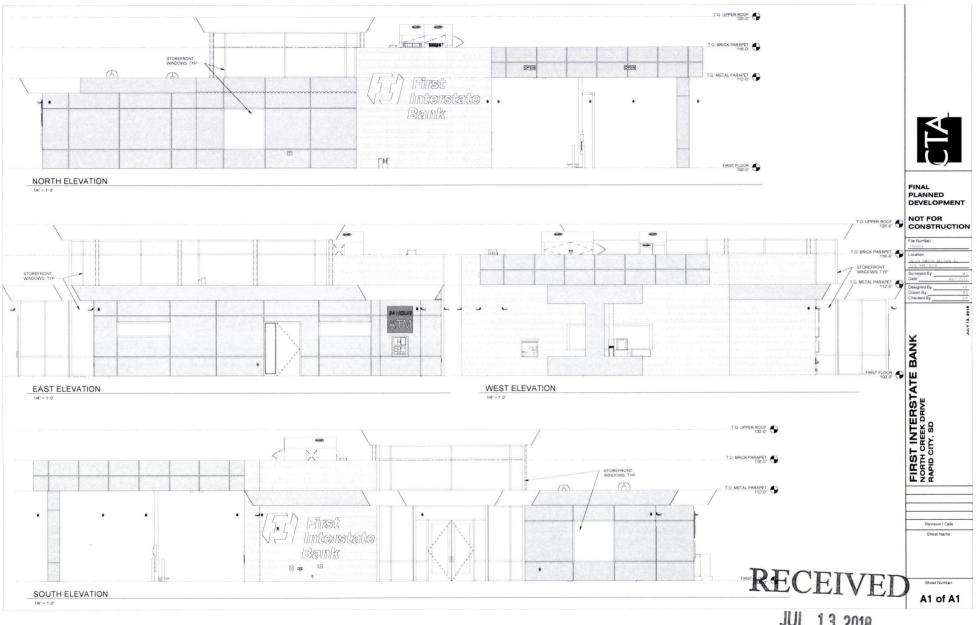
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RAPID CITY DEPARTMENT OF COMMUNITY DEVELOPMENT

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JUL 13 2018

RAPID CITY DEPARTMENT OF COMMUNITY DEVELOPMENT

JUL 13 2018

1. SPECIFICATIONS TO BE USED

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THESE CIVIL ENGINEERING DRAWNOS AND SPECIFICATION ARE NOT APPLICABLE TO THE BULDING DESCN AND STRUCTURAL DESCN. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING FLATED DISCN AND SPECIFICATIONS.

2 FROSION AND SEDMENT CONTROL

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3. AIR QUALITY PERMIT

THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 7.26 OF THE STANDARD SPECI CATIONS REGARDING FACILITY EMISSION CONTROL. AR QUALITY PERMITS SHALL BE GRANED BY THE CONTRACTOR PRIOR TO BECONNING WORK

ALL COSIS ASSOCIATED WITH FUGITIVE EMISSION CONTROL ARE CONSIDERED INCIDENTAL TO THE PROJECT.

4. CONSTRUCTION STAKING

THE CONTRACTOR IS REQUIRED TO CONTRACT WITH FMG ENGINEERING, FOR CONSTRUCTION STAKING.

MINIMUM ADVANCE NOTICE FOR STAKES IS 48 HOURS.

SUBGRADE BLUETOP STAKES AND AGGREGATE BASE COURSE BLUETOP STAKES ARE REQUIRED.

STAKES WILL BE PROVIDED ON THE ONLY CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF STAKES. AL. COSTS FOR RESTAKES OF CONTRACTOR DISTURBED STAKES SHALL BE BORNE BY THE CONTRACTOR. LOST BEFORE STAKES SHALL BE BORNE BY THE CONTRACTOR. LOST BEFORE SAID RESTAKEN OWNERS SHEROWED.

5. MATERIALS TESTING

6. SUBVITALS

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7. EXISTING UTLITIES

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8. MAINTENANCE OF TRAFFIC

THE CONTRACTOR IS REQUIRED TO MANTAIN TRAFFIC IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS ALL TRAFFIC CONTROL SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND THE STANDARD SPECIFICATIONS.

PROVIDE TRAFFIC CONTROL PLAN, INCLUDING PLAN FOR PEDESTRIAN TRAFFIC CONTROL, TO 0.17 OF RAPID DITY FOR APPROVIAL FOR ALL WORK IN PUBLIC ROFT DE WAY PROVIDE CORY OF APPROVID PLAN TO LEGELEE.

THE CONTRACTOR IS REQUIRED TO HAVE A PERSON AVAILABLE 24 HOURS/DAY, 7 DAYS/WEEK TO MAINTAIN TRAFFIC CONTROL DEVICES.

N. CLI. AND TELL MELES DESIGNATIONS OF THE SUBSPICE LILLWISEDS. SERVING THE SUBSPICE LILLWISEDS. SERVING THE SUBSPICE IN THE SUBSPICE THE SUBSPICE IN THE SUBSPICE THE SUBSPICE IN THE SUBSPICE THE SUBS

10. SUBSTANI, AND BASE COURSE PROTECTION AND MAINTAINEE RAPID CITY DEPARTMENT OF THE CONTINUED STALL PROTECT AND MANTAIN THE CONTRIBE STATE OF THE

NO EXTRA PAYMENT WILL BE MADE FOR SUBGRADE AND BASE COURSE PROTECTION AND MAINTENANCE.

11. SUBGRADE AND AGGREGATE BASE COURSE PROOFROLLING

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SEAL BE PROPER DELL'IDER YHE CONTROLLED BEIDER PACHAN DE PACHA

SOFT AREAS OR UNSTABLE AREA DISCOVERED DURING PROOFROLLING SHALL BE STABILIZED TO THE SATISFACTION OF THE ENGINEER. NO EXTRA PAYMENT WILL BE MADE FOR PROOFROLLING OR REQUIRED STABILIZATION.

THE CONTRACTOR SHALL SCHOOL AND CODERANT A PRE-PAYAR VILLIAG WITH PAYAR CONTRACTORS SHAPEN VILLIAG VILLIAG SHAPEN CONTRACTORS SHAPEN VILLIAG SHAPEN CONTRACTORS SHAPEN VILLIAG SHAPEN CONTRACTORS SHAPEN CALCIVING SHAPEN CALCIVING

13. ADVANCE EXPOSURE OF UNDERGROUND UTILITIES AND OBSTRUCTIONS

THE CONTRACTOR SHALL EXPOSE EXISTING UNDERGROUND OBSTRUCTIONS SHOWN DX THE PLANS OR LOCATED IN THESE AND SHALL DETERME THER ELEVATIONS FAR EXCLUSION ADVANCE OF PIPE LEMMING THAT THE SIZERY, STOWN SERVER, OR WATER MANS CAN BE ADJUSTED IT POSSIBLE. CONTRACTOR SHALL NOT DEVAIL FROM PLANS CRACTE OF ALICUMENT WITHOUT APPROVAL OF THE EXONER.

STORM SEMER SHALL BE OF THE TYPE INDICATED ON THE DRAWINGS AT THE CONTRACTORS OPTION, RCP PIPE MAY BE SUBSTITUTED FOR THE TYPES OF PIPES INDICATED ON THE DRAWINGS RCP STORM SEWER PIPE, IF USED, SHALL BE CLASS 3 WITH O RND CASSCEED JOINTS.

PVC STORM SEWER SHALL BE BEDDED PER CITY OF RAPID CITY STANDARD DETAIL

THE OWN WORKSTOND STRENG WITH SHALL BE ALMAYZED STRENG YEAR STRENG WITH STRENG WITH SHALL BE ALMAYZED STRENG WITH SHALL BE ALMAYZED STRENG WITH SHALL BE ALMAYZED WITH SHALL BE ALMAYZE

ALL PIPE CONNECTIONS TO INLETS AND MANHOLES SHALL BE MADE WATERTICHT WITH THE USE OF BOOTS AND/OR GROUTING

EXISTING TOPSOL SHALL BE STRPED AND SALVAGED. PLACE MINIMUM OF 4" OF SALVAGED TOPSOL ON ALL AREAS TO BE SLEDED.

ALL MATERIAL ENCOUNTERED IN THE SITE WORK GRADING SHALL BE CONSIDERED AS UNCLASSIFIED EXCAVATION REGARDLESS OF THE TYPE OF MATERIAL ENCOUNTERED.

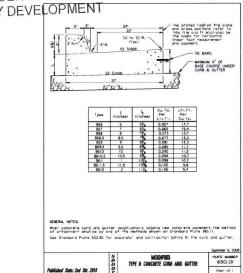
THE CONTRACTOR SHALL DOCUMENT ALL CHANGES MANTAIN DASTE AND SEPARATE FROM DOCUMENTS USED FOR CONSTRUCTION, ONE CONTRETE SET OF CONTRACT DOCUMENTS AS RECORD DRAWNOS, CHANGES INCIDENT WORK WHICH IS ASSEMBLED DIFFERENTLY THAN SHOWN ON THE PLANS. RECORD DRAWNOS SHALL BE PROVIDED TO THE PROMISE REPORT TO TAKE PARTIENT.

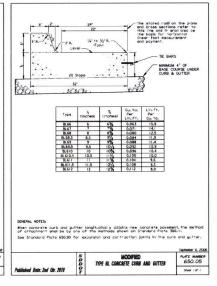
18. DITY INSPECTION OF WATER LINES AND SEWER LINES

RAPID CITY CONSIDERION DROUP SHALL ASPECT ALL WATER AND SIWER APPROVISIONS ON THE SITE 6" OR CREATER FOR WATER, AND 8" OR CREATER FOR WATER, AND 8" OR CREATER FOR WATER, AND 4" ONSCRIPTION OF THE WATER AND STRUKE WARDWINDING TO SOURCE A PRE-CONSTRUCTION WELLING 389-4-194.

RAPID CITY UTILITY MANTENANCE ORDUP SHALL INSPECT ALL WATER IMPROVEMENTS LESS THAN 6" AND ALL SEWER MURROWHENTS LESS THAN 6", PERFORM ALL TAPS AND MAP ALL WATER AND SEWER IMPROVEMENTS 18594-4165."

NEW ASPHALT PAYMENTS SHALL BE ALLOWED TO AGE TO THE MAXMUM EXTENT PRACTICAL PROR TO PAINTING OF THE NEW STRPES AND MAXMOS. AT A WINMUM TO DAYS AGING OF ASPHALT IS REQUIRED PROR TO PAINTING. AUTHORIZATION OF THE ENGINEER SREQUIRED PRIOR TO PAINTING.







ENGINEERING FMG

FINAL PLANNED DEVELOPMENT NOT FOR

CONSTRUCTION

File Number 180649 SE1/4 NW1/4 SECTION 32 12N, R8E, BHM

JDF KJS/JRK

BANK FIRST INTERSTATE NORTH CREEK DRIVE

Revision / Date

GENERAL NOTES & DETAILS.

C9 of C12