

Case No. 18UR013

**Legal Description:**

Lot 1 of Block 2 of East Mall Business Center Subdivision, located in Sections 29 and 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota



STORE SUPPORT CENTER  
1300 S. Lynndale Drive  
Appleton, Wisconsin 54914

Tom Carrico  
Vice President of Real Estate & Construction  
920-997-1429  
[tom.carrico@fleetfarm.com](mailto:tom.carrico@fleetfarm.com)

RE Conditional Use Application

Fleet Farm is requesting consideration from the City of Rapid City for the review of a conditional use permit for a proposed convenience store as part of our operation of the Fleet Farm store.

Fleet Farm is proposing the construction of a new approximately 7000 sq. ft. building, consisting of a 5500 sq. ft. gas station with a convenience store and 2 car wash bays totaling 1500 sq. ft.

The fueling canopy consists of 8 pump/dispenser islands with a total of 16 fueling spaces plus 1 kerosene dispenser. Our piping and tanks are currently all double walled construction. This design structure allows the product to be in the inner part of the double wall with a secondary shell covering it. There is an annular space between the two, designed to contain product and will be monitored with sensors if there is a breach in the primary tank or pipe. The fuel systems are monitored with electronic sensors both locally and remotely by Fleet Farm corporate. We have a communication center to respond to alarm conditions or spills if they occur.

With the opening of the site plus the expanded Fleet Farm store, an estimated 150-200 jobs will be added to the community. Construction would be anticipated to be in the fall of 2018.

Hours are as follows:

**Store Hours**

Monday – Friday: 7am – 9pm  
Saturday: 7am – 8pm  
Sunday: 8am – 6pm

**Gas Mart Hours**

Sunday – Saturday: 8am – 6pm  
Pumps are open 24 hours  
with pay at the pump

We appreciate your time and consideration.

Thank you,

Tom Carrico  
Vice President of Real Estate and Construction

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NOV 09 2018  
RAPID CITY DEPARTMENT OF  
COMMUNITY DEVELOPMENT



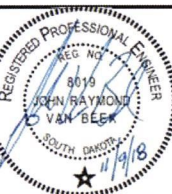
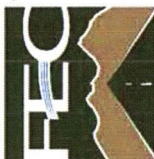
THE NE 1/4 LYING NORTH OF E MALL DR,  
LESS EAST MALL DRIVE BUSINESS CENTER,  
LESS MARSHALL HEIGHTS SUBD #2,  
LESS LOTS H2, H2, H3, H4, H5 AND H6,  
INCLUDING THE E 1/2 VACATED MARCH AVE AND  
VACATED N LACROSSE ST (LOT H1)  
SECTION 30, T2N, R8E, BHM  
HAY LAND LLC

EAST MALL DRIVE

60 30 0 60



Prepared For:  
Civil Engineering  
Geospatial Solutions  
Water Resources  
Transportation  
Land Surveying  
Phone: (605) 343-3311



Scale: AS SHOWN  
Designed By: KEL  
Drawn By: BD/VERK  
Design Date: 9/7/18  
Print Date: 11/9/18  
Internal Job No: 18-114  
Surveyed By: KQH/NJS  
Survey Date: June 2018  
Revisions:

FLEET FARM  
SITE DEVELOPMENT  
LOT 1, BLOCK 2, EAST MALL BUSINESS CENTER SUBDIVISION

Sheet Title:

SITE LAYOUT

Sheet:

C300

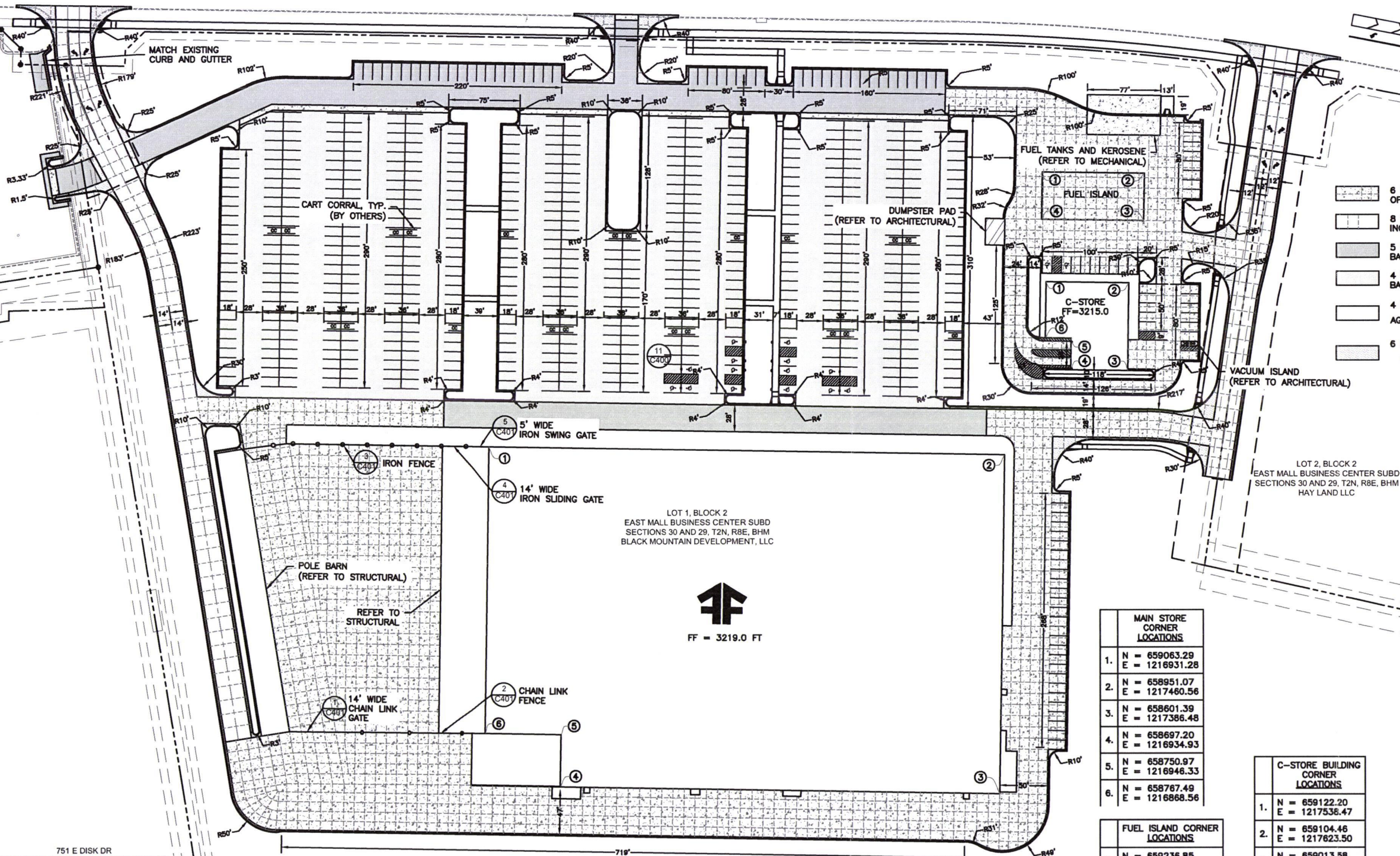
- LEGEND
- 6 INCHES OF REINFORCED PCC PAVEMENT OVER 7 INCHES OF AGGREGATE BASE COURSE
  - 8 INCH OF NON REINFORCED PCC PAVEMENT OVER 5 INCHES OF AGGREGATE BASE COURSE
  - 5 INCHES OF ASPHALT OVER 8 INCHES OF AGGREGATE BASE COURSE
  - 4 INCHES OF ASPHALT OVER 9 INCHES OF AGGREGATE BASE COURSE
  - 4 INCHES OF NON REINFORCED SIDEWALK ON 3" AGGREGATE BASE COURSE
  - 6 INCHES OF REINFORCED CONCRETE FILLET ON 7 INCHES OF AGGREGATE BASE COURSE

- NOTES:
- ALL LINEAR DIMENSIONS ARE TO THE EDGE OF PAVEMENT, EDGE OF SIDEWALK AND FACE OF BUILDING UNLESS OTHERWISE NOTED. ALL RADIUS DIMENSIONS ARE TO BACK OF CURB. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
  - ALL PARKING SPACES ARE 10'-0" WIDE, WITH 18' DEPTH UNLESS DIMENSIONED OTHERWISE.

MAIN STORE CORNER LOCATIONS	
1.	N = 659063.29 E = 1216931.28
2.	N = 658951.07 E = 1217460.56
3.	N = 658601.39 E = 1217386.48
4.	N = 658697.20 E = 1216934.93
5.	N = 658750.97 E = 1216946.33
6.	N = 658767.49 E = 1216868.56

FUEL ISLAND CORNER LOCATIONS	
1.	N = 659236.85 E = 1217556.69
2.	N = 659215.00 E = 1217661.44
3.	N = 659166.05 E = 1217651.23
4.	N = 659187.90 E = 1217546.48

C-STORE BUILDING CORNER LOCATIONS	
1.	N = 659122.20 E = 1217536.47
2.	N = 659104.46 E = 1217623.50
3.	N = 659013.58 E = 1217604.54
4.	N = 659025.84 E = 1217545.79
5.	N = 659058.78 E = 1217552.66
6.	N = 659064.25 E = 1217526.39



751 E DISK DR  
TRACT F OF MARSHALL HEIGHTS SUBD #2  
SECTION 30 T2N, R8E, BHM  
RAPID CITY IMPLEMENT CO

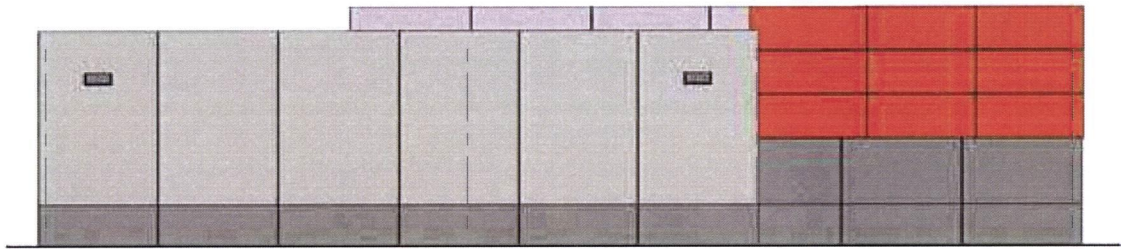
TOTAL # OF PARKING SPOTS SHOWN - 715 INCLUDING 2 SPACES AT EACH GAS PUMP  
TOTAL # OF HANDICAP PARKING SPOTS SHOWN = 16 INCLUDING 8 VAN ACCESSIBLE.  
C-STORE # OF PARKING SPOTS SHOWN - 29  
FLEET FARM # OF PARKING SPOTS SHOWN - 686

FF = 3219.0 FT





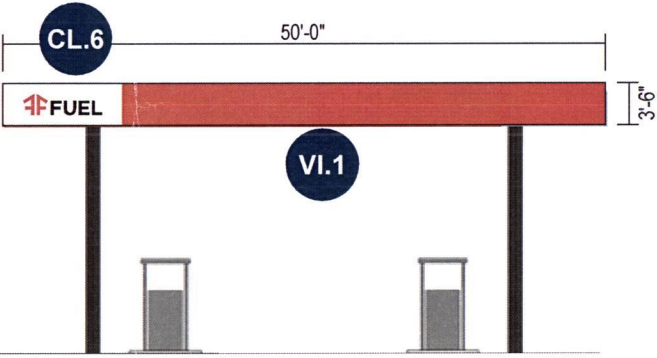




SOUTH (BACK) ELEVATION  
SCALE: 1/16"=1'-0"



WEST (RIGHT) ELEVATION  
SCALE: 1/16"=1'-0"



WEST (RIGHT) CANOPY ELEVATION  
SCALE: 1/16"=1'-0"

FC.2

4'-9 7/8"

2'-6"

ENTER 1

NON-ILLUM. ACRYLIC LETTERS, 1/2" THICK

VERIFY COLOR PRIOR TO PRODUCTION

FC.3

4'-9 7/8"

2'-6"

ENTER 2

NON-ILLUM. ACRYLIC LETTERS, 1/2" THICK

VERIFY COLOR PRIOR TO PRODUCTION

CL.5

33'-10 1/8"

5'-3 3/8"

1F CAR WASH

FACE-LIT CHANNEL LETTERS  
178.8 SQ. FT.

CL.6

6'-7 5/8"

1'-9 7/8"

1F FUEL

FACE-LIT CHANNEL LETTERS  
12.1 SQ. FT.

VI.1

50'-0"

2'-10"

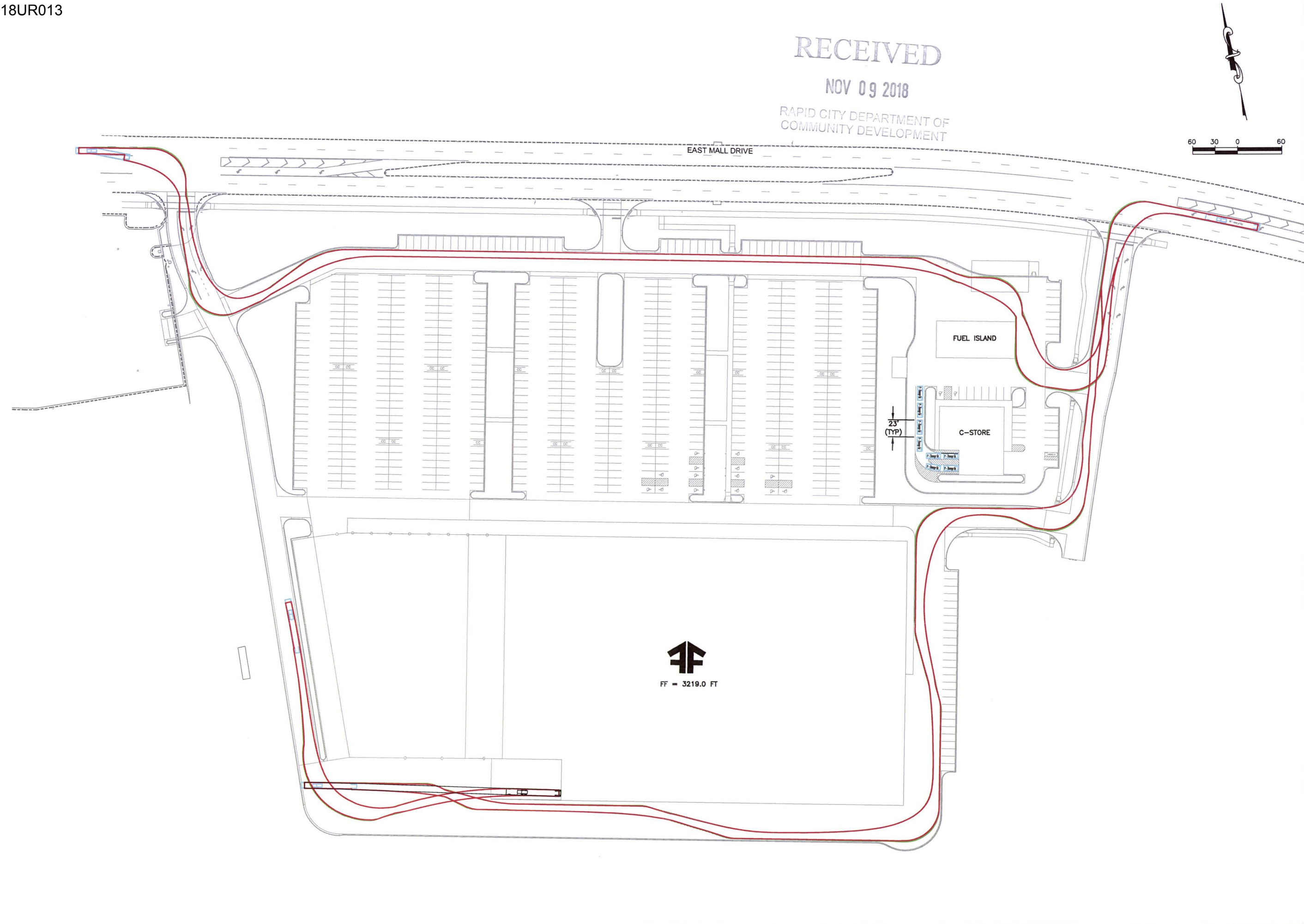
[Red and white vinyl graphics]

NON-ILLUM. VINYL GRAPHICS

- NOTES
- CARWASH BUILDING SIGNAGE USING REMOTE POWER SUPPLIES CL.4 REQUIRE NEMA TYPE 4 ENCLOSURES
  - VERIFY WALL COLOR FOR SIGN LOCATIONS FC.7, FC.8

<div>JONES SIGN</div> <div>Your Vision. Accomplished.</div> <div>WWW.JONESSIGN.COM</div>	JOB #: 5799-R2	REV.	DATE	BY	DESCRIPTION	CLIENT APPROVAL	DATE	<div>Fleet1FFarm</div>	FLEET FARM	SHEET NUMBER
	DATE: 09.26.2018	1	10.10.18	WAM	ADD CHANNEL LETTERS TO REAR OF STORE	LANDLORD APPROVAL	DATE		Rapid City, SD	4.0
	DESIGNER: A. McKinney	2	10.23.18	JS	ADD FC.11 - FC.15					
	SALES REP: N. Lison	3	00.00.00	XX	XXXX					
PROJ MGR: K. Frank		4	00.00.00	XX	XXXX	QC QC APPROVED By Dawn Moore at 1:43 pm,		DESIGN PHASE: CONCEPTUAL		
	5	00.00.00	XX	XXXX						
	6	00.00.00	XX	XXXX						
	7	00.00.00	XX	XXXX						
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	9	00.00.00	XX	XXXX						
		10	00.00.00	XX	XXXX					





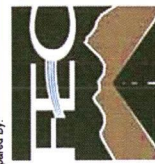
Prepared For:

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NOV 09 2018

RAPID CITY DEPARTMENT OF  
COMMUNITY DEVELOPMENT

Prepared By:



- Civil Engineering
- Geospatial Solutions
- Water Resources
- Transportation
- Land Surveying

NOT FOR  
CONSTRUCTION

Scale: AS SHOWN

Designed By: KEL

Drawn By: BD/HERK

Design Date: 9/7/18

Print Date: 11/7/18

Internal Job No: 18-114

Surveyed By: KQH/NJS

Survey Date: June 2018

Revisions:

FLEET FARM  
SITE DEVELOPMENT

LOT 1, BLOCK 2, EAST MALL BUSINESS CENTER SUBDIVISION

Sheet Title:

TRUCK CIRCULATION  
& CAR WASH  
STACKING

Sheet:

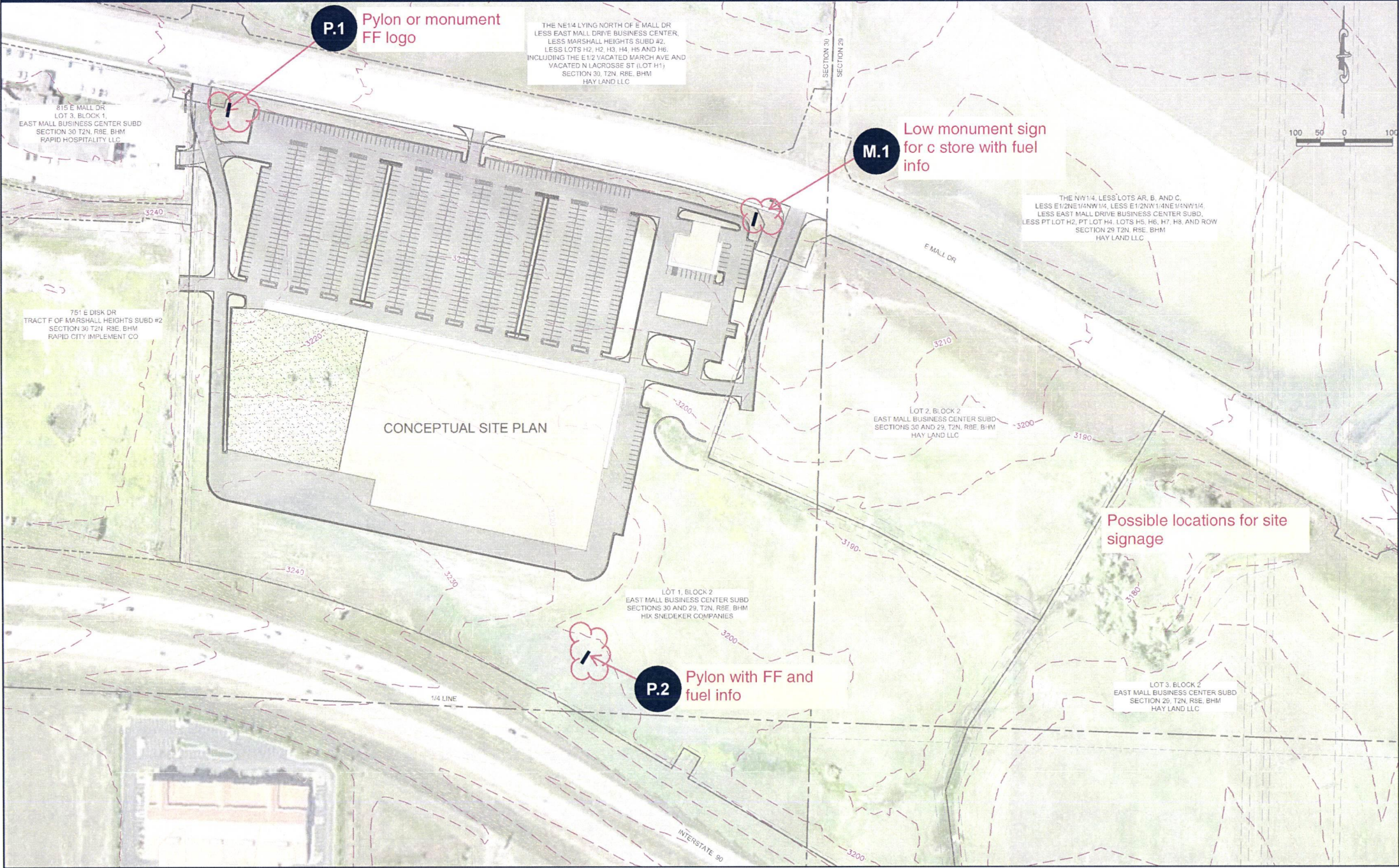
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P:\18-114 AutoCAD\Figures\18-114TRUCKS.dwg



# Fleet4Farm

SITE PLAN



WORK SCOPE

- M.1 D/F INTERNALLY LIT MONUMENT SIGN - 15'-3" (QTY 1)
- P.1 D/F INTERNALLY LIT MONUMENT SIGN - 30 FT. (QTY 1)
- P.2 D/F INTERNALLY LIT MONUMENT SIGN - 50 FT. (QTY 1)

## JONES SIGN

Your Vision. Accomplished.

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EST #: 5799-R2

DATE: 09.26.2018

DESIGNER: A. McKinney

SALES REP: N. Lison

PROJ MGR: K. Frank

REV.	DATE	BY	DESCRIPTION
1	10.10.18	WAM	ADD CHANNEL LETTERS TO REAR OF STORE
2	10.23.18	JS	ADD FC.11 - FC.15
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4	00.00.00	XX	XXXX
5	00.00.00	XX	XXXX
6	00.00.00	XX	XXXX
7	00.00.00	XX	XXXX
8	00.00.00	XX	XXXX
9	00.00.00	XX	XXXX
10	00.00.00	XX	XXXX

CLIENT APPROVAL

DATE

LANDLORD APPROVAL

DATE

QC

QC APPROVED

By Dawn Moore at 1:43 pm.

## Fleet4Farm

FLEET FARM

Rapid City, SD

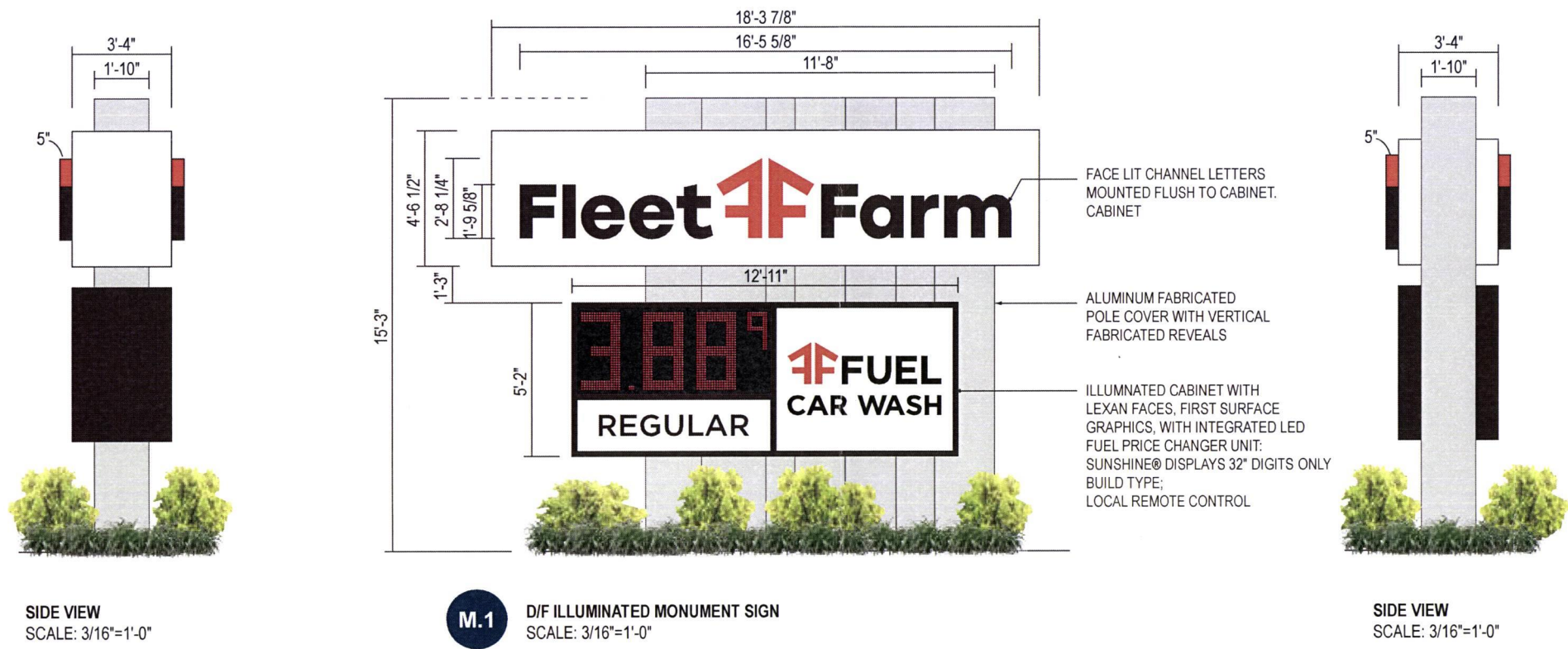
DESIGN PHASE: CONCEPTUAL

SHEET NUMBER

0.0

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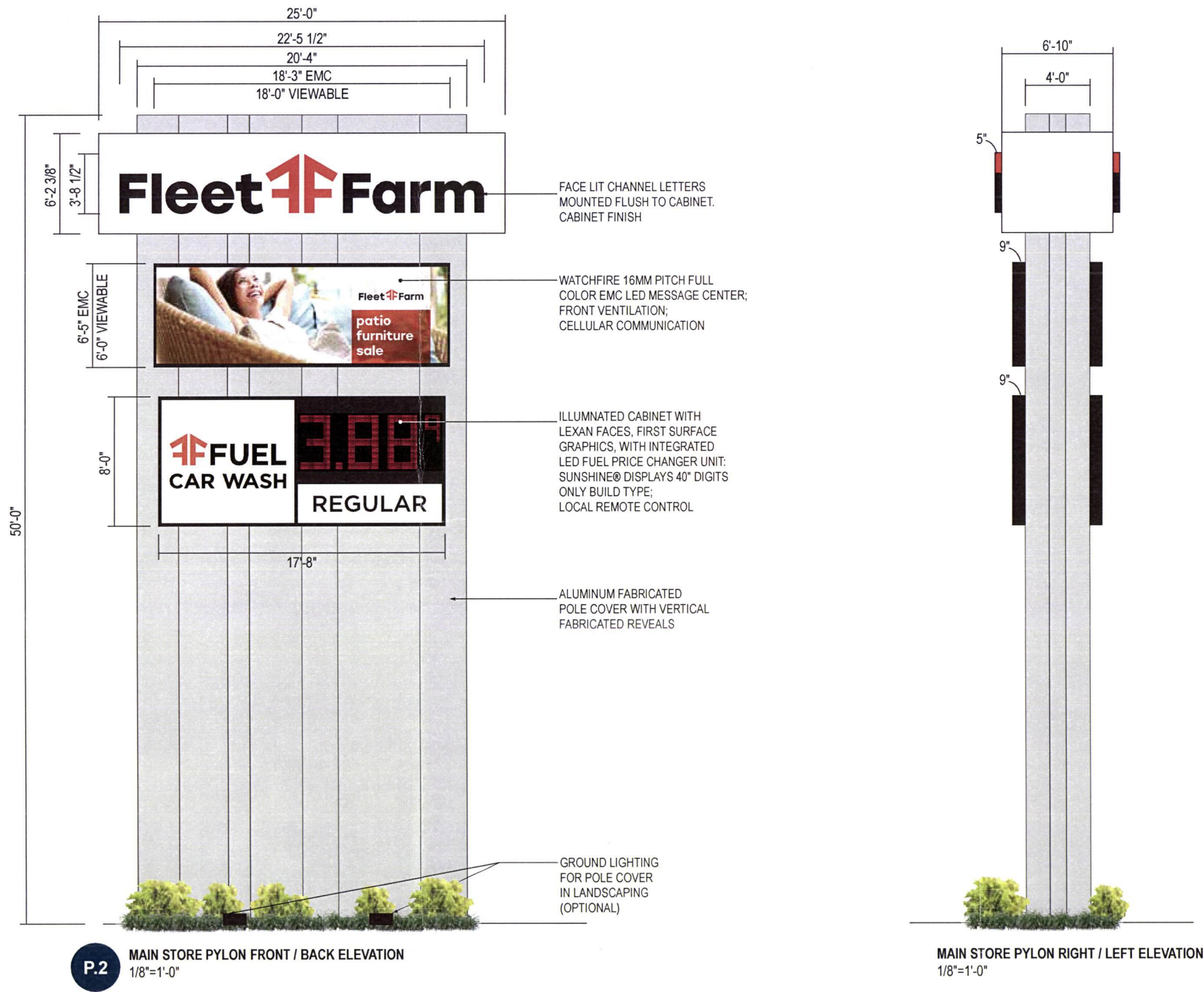
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		8	00.00.00	XX	XXXX					
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		10	00.00.00	XX	XXXX					

QC  APPROVED

By Deen Moore at 1:43 pm.

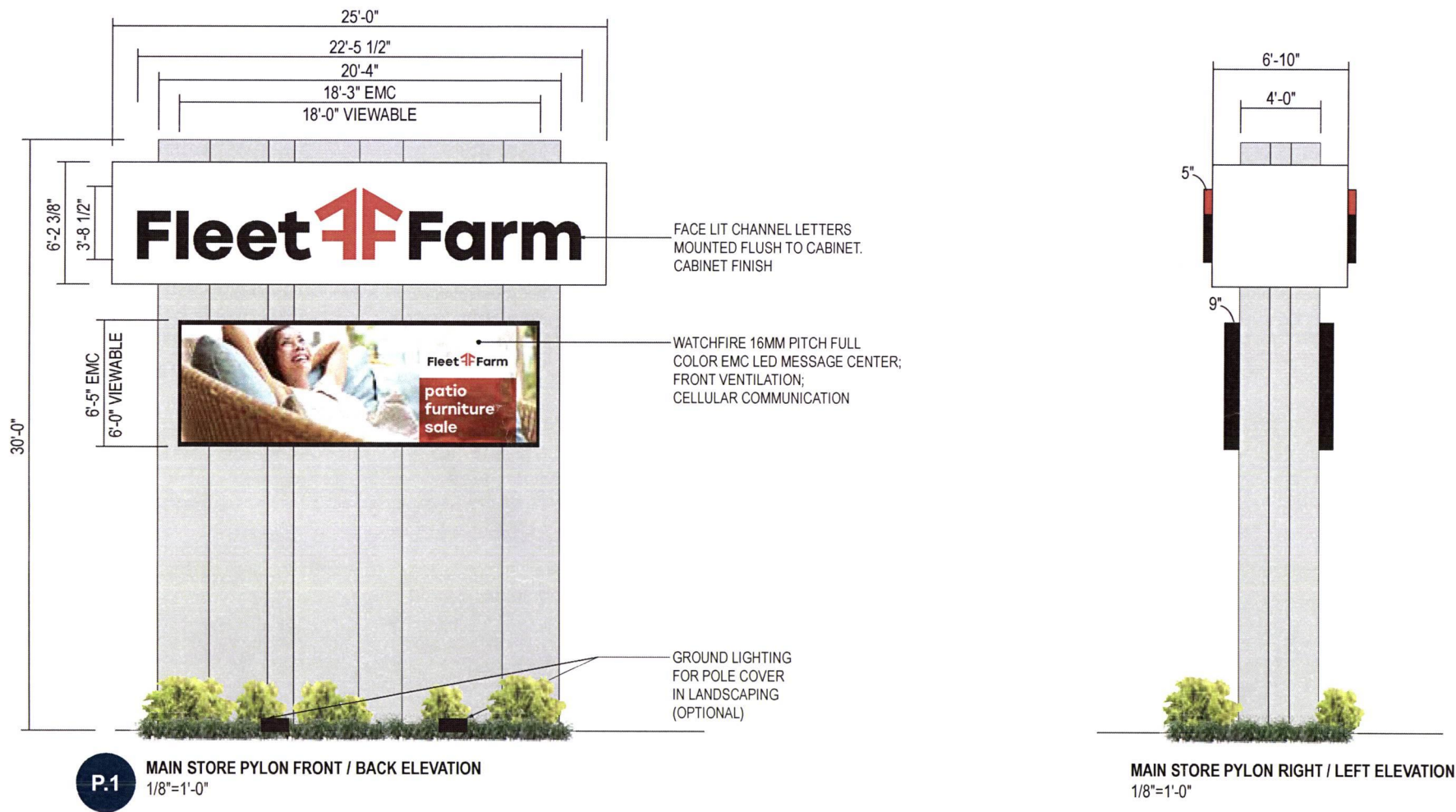
DESIGN PHASE: CONCEPTUAL





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