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
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
SITE PLAN

P1: Pylon or monument with FF logo

P2: Pylon with FF and fuel info

M1: Low monument sign for c store with fuel info

Possible locations for site signage

WORK SCOPE

M1: D/F INTERNALLY LIT MONUMENT SIGN - 15' - 3" (QTY 1)

P1: D/F INTERNALLY LIT MONUMENT SIGN - 30 FT. (QTY 1)

P2: D/F INTERNALLY LIT MONUMENT SIGN - 50 FT. (QTY 1)