



DREAM DESIGN INTERNATIONAL, INC.

CIVIL ENGINEERING ♦ LANDSCAPE ARCHITECTURE
LAND DEVELOPMENT ♦ CONSTRUCTION ADMINISTRATION

Rushmore Crossing Letter of Intent for Final Planned Commercial Development

Development Summary

- PCD Area: 149,734 sq.ft. or 3.44 acres
- Actual Lot Size: 137,516.57 sq.ft. or 3.16
- Building Area: 50,608 sq.ft. footprint
- Landscape Points Required: $137,516.57 - 50,608.00 = \underline{86,909 \text{ landscape points}}$

Note: The PCD Boundary is larger than the actual Lot to allow access

This phase will be the Scheels' Sporting Goods Department Store in the Soft Power District as mentioned in the Initial PCD submittal. The Soft Power District is a more conventional, twenty-first century retail experience in that the automobile will be the method of conveyance rather than by foot. However, the delight in attractive building details and pedestrian amenities will not be abandoned here. The intent is to carry through the feel of the smaller scale Lifestyle buildings with the limited use of similar architectural design elements and building materials.

Parking

- Required 225 stalls, 4.5 stalls at 1000/S.F.
- Provided:
 - 144 within the PCD boundary
 - 81 stalls shall be shared parking

Landscape Plantings

Plantings in the Scheel's Final PCD are planned for:

- Parking Lot Islands
- Sidewalk & Building Plantings

The required landscape points for this Planned Commercial Development are 86,909 landscape points. The proposed landscape points are: 94,600. See material.

86,909 landscape
or detailed plant

Landscape Point Table

<i>Plantings</i>	<i>Quantity/Points</i>	<i>Poi.</i>
Medium Dec. Tree	11 @ 1,000/ea.	11,000
Coniferous Tree	4 @ 2,000/ea.	8,000
Turf Grass	160 @ 10/yd ³	1,600
Deciduous Shrubs	268 @ 250/ea.	67,000
Ground Cover	70 @ 100/yd ³	7,000
Total Points		94,600 points

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no slide

The landscape plant material will be made up of deciduous and ornamental coniferous trees (Douglas Fir). The under-story will be ornamental deciduous shrubs and perennials. The landscape plant palette will remain consistent with the overall Rushmore Crossing planting design.

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Rapid City
Manager

R. L. ENGBRETSON



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**Scheels All Sports
Rushmore Crossing
Rapid City South Dakota**

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Summary

- Scheels All Sports will be a 50,000 square foot sporting goods retail store with a 50,000 square foot basement. The basement will provide storage and office space.
- The building's structural system will be 12" CMU on the perimeter walls with structural steel frame for the floor and roof. The structural steel frame will consist of steel columns, steel beams, steel joist girders and steel joists.
- Floor will have metal deck with concrete topping for floor slab.
- Roof will be metal deck with rigid insulation and a four ply built up asphalt roofing system.
- Roof for the front entrance/clerestory will be standing seam metal roof on top of insulated sandwich panel.
- The front of the building will have manufactured stone veneer, cast stone and EIFS. The canopy at the front entrance will have pre-finished metal panels. The front of the entrance will have a glue laminated truss and columns. These will not be structural and are purely for aesthetics.
- The height of the building at the ridge of the sloped roof will be 47'. The mean height of the roof will be below the required 45'.
- The parapet walls at the front of the building will vary in heights. The lowest is 24' the highest is 30'. The parapet walls around the remainder of the building are at 24'.
- There is one retaining wall located on the north side of the loading dock ramp. This retaining wall will be poured in place concrete approximately 4' high. It will have a steel pipe guardrail as required by code. The retaining wall will be designed and stamped by a licensed structural engineer.
- The building will have two signs. One will be located at the front entrance and the other will be located at the front wall on the left. The signage will be illuminated channel letters.
- The utilities will be brought into the store on the south side of the building. There will be a separate riser room that will be accessible directly from the outside for the fire department. A Siamese connection will be located at the front of the building.

- The front of the building will have landscaping areas. The number of required planting units will be met per city requirements.
- The roof top units located on the building will be located such that only a portion of the largest unit near the front of the building will be visible from the street. The largest unit will have a visible sight line of approximately 167' from the front of the building at the low parapet height and a visible sight line of 333' from the front of the building at the highest parapet height.
- See attached drawing for reference.
- Roof top units sound levels will conform to acceptable Environmental Protection Agency guidelines.
- There will be two compactors at the loading dock. One compactor will be for all of the store garbage. The other compactor will be for cardboard only. The compactors will be emptied on a regular basis, depending on amount of trash accumulated. Typically once every other week.
- There will be an emergency generator located on at southwest corner of the site. The noise levels from the generator will conform to acceptable Environmental Protection Agency guidelines.

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