



## DREAM DESIGN INTERNATIONAL, INC.

CIVIL ENGINEERING ♦ LANDSCAPE ARCHITECTURE  
LAND DEVELOPMENT ♦ CONSTRUCTION ADMINISTRATION

### Rushmore Crossing

#### Letter of Intent for Final Planned Commercial Development Soft Power Parking Phase IV

##### *Development Summary*

*PCD Area: 57,285 sq.ft. or 1.315 acres*

The Soft Power Parking Area is the large parking complex located on the eastern side of Rushmore Crossing. It is designed to handle the parking (shared) for all retail on Rushmore Crossings eastern side (excluding the Target Site - Phase I). It has been laid out at 4.5 stalls / 1000 sq.ft. In the Soft Power District Phase IV there is an approximate 34,505 sq.ft. resulting in a required 155 parking stalls with a proposed 129 parking stalls, 26 stalls will be shared. This requires 5 accessible stalls; 5 accessible stalls are provided.

The Soft Power Parking is identified on the attached plan as Phase IV in the Rushmore Crossing Parking Lot / Site Utility Plans. Utilities are linked between the proposed and future phases. As a result, the future phases have been included for information only.

##### *Landscape Plantings*

Landscape plantings have been submitted for review. As stated above the area is 57,285 sq.ft. equaling 57,285 landscape points - the building area and surround hardscape were not included in this submittal. 55,350 points are provided within the PCD boundary. There are approximately 267,700 points in the Eglin St. plantings and monument sign plantings, 1,935 points will be taken from that reserve. The following page is a breakdown of the landscape points.

Phase IV Landscape Points  
Soft Power District Parking - Rushmore Crossing

Site Total (sq.ft)	57,285	
Building Coverage (sq.ft.)	0	
Landscape Points Required	57,285	

Item/Description	Point Value	Unit	Quantity	Point total
Existing Trees	2,000	Each	0	0
Conifer Trees	2,000	Each	0	0
Large Trees (45' min radius)	2,000	Each	0	0
Medium Trees (25' min radius)	1,000	Each	7	7,000
Small Trees (15' min radius)	500	Each	2	1,000
Hedge Row	500	per 15'	0.00	0
Shrubs	250	Each	137	34,250
Ground Cover	100	sq.yd.	131	13,100
Turf	10	sq.yd.	0	0
Subtotal				55,350
Eglin St. and Monument Sign Plantings				1,935
Landscape Points Provided				57,285
Landscape Points Required				57,285