



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 III

Development Summary

PCD Area: 633,214 sq.ft. or 6.337 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 III there is a approximate 229,206 sq.ft. resulting in a required 1031 parking stalls with a proposed 1057 parking stalls. This requires 21 accessible stalls; 22 accessible stalls are provided.

The Soft Power Parking is identified on the attached plan as Phase III and 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 633,214 sq.ft. equaling 633,214 landscape points - the building area and surround hardscape were not included in this submittal. 484,574 landscape points are included within the PCD boundary. There are approximately 267,700 points in the Eglin St. plantings and monument sign plantings. Phase III is using 1,935 points, this leaves 265,765 points. Phase IV will use 148,640 points from that reserve. The following page is a breakdown of the landscape points.

Rushmore Crossing – DDI No. 02-0028

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Phase III Landscape Points
 Soft Power District Parking - Rushmore Crossing

Site Total (sq.ft)	633,214
Building Coverage (sq.ft.)	0
Landscape Points Required	633,214

Item/Description	Point Value	Unit	Quantity	Point Total
Existing Trees	2,000	Each	0	0
Conifer Trees	2,000	Each	6	12,000
Large Trees (45' min radius)	2,000	Each	25	50,000
Medium Trees (25' min radius)	1,000	Each	62	62,000
Small Trees (15' min radius)	500	Each	14	7,000
Hedge Row	500	per 15'	0.00	0
Shrubs	250	Each	941	235,250
Ground Cover	100	sq.yd.	845	84,500
Turf	10	sq yd.	3,382	33,824
Subtotal				484,574
Eglin St. and Monument Sign Plantings				148,640
Landscape Points Provided				633,214
Landscape Points Required				633,214