



24 March 2009

Attn: Vicki Fisher  
Planning Manager  
City of Rapid City  
300 Sixth Street  
Rapid City SD 57701-5035

**Re: Conquest Development  
New Financial Institution  
Rapid City, South Dakota**

Ms. Fisher:

Below is a brief summary regarding the proposed site and building plan for the property at Rushmore Crossing, Tract G; southwest Intersection of Eglin Street and Luna Ave, Rapid City, SD. The attached drawings demonstrate an application request for final planned development review. The information is based on the enclosed civil and architectural site plans, landscape plan, site lighting photometric, building floor plans, elevations and material board.

**GENERAL:**

The financial institution will be an approximately 11,200 square foot, two-story with partial basement, flat roof structure with three lanes for drive-up traffic with canopy coverage, including a by-pass lane for circulation around the drive-up area.

The financial institution's drive-up portion of the project will provide three cars stacking per lane in addition to the car doing the transaction. Also, the drive-up traffic has been isolated from the general parking lot traffic to help with vehicular circulation on the site. The plan has been designed to coordinate the circulation with both Eglin Street and Luna Ave.

The financial institution's hours of operation are approximately as follows:

Monday through Friday  
Lobby hours 8:00 am to 5:30 pm  
Drive-up hours 8:00 am to 5:00 pm

Saturday  
Lobby hours 8:00 am to 12:00 pm  
Drive-up hours 8:00 am to 12:00 pm

In a typical month, the financial institution will have approximately 1,100 transactions in the lobby and approximately 900 vehicle transactions through the drive-up Monday through Friday. Saturday mornings contribute much less vehicular traffic and will generate approximately 350 transactions combined for the lobby and drive-up. These numbers are based off HTG's past experience with a branch of this size.

PECEIVED

MAR 27 2009

**Rapid City Growth  
Management Department**

2 page

Proposed Final Planned Development for Conquest Development – Rapid City, SD  
 24 March 2009

The proposed building will have roof drains and over flow drains that will discharge from the building above grade and filter into the regional ponding storm water management system. The building will have a full sprinkler system incorporated into the design of the water service. Please see attached civil grading, drainage and utility plan for details.

The proposed project will begin construction in fall of 2009, provided Conquest Development receives approval from the City Council in 2009. The construction process will take approximately six to eight months depending on weather.

**IMAGE:**

The design of the building provides an 'image' that is consumer-friendly, monumental (non-threatening) and warm. The design compliments well the other buildings existing and proposed at Rushmore Crossing. The exterior materials for the building consist of stone, brick and metal. All windows and the entryways will be composed of anodized aluminum frames. Please see material board for colors.

**MATERIALS:**


- Building Facade - Stone, brick, glazing and metal accents
- Roof - Flat EPDM roof with rock ballast
- Drive-up Canopy - Flat EPDM roof with rock ballast
- Roof Structure - Steel joists with metal decking
- Floor Structure - Concrete Floor
- Windows/Doors - Aluminum exterior doors and frames

**BUILDING CODE INFORMATION:**

- Building Type - VB
- Group Occupancy - B
- Occupant Load - 74
- Exits required - 2

If you have any questions or need any additional information, please feel free to contact me.

Sincerely,



Kendra Lettau  
 Project Architect

Enclosures

cc: Mark Bigelbach – Conquest Development  
 Jeff Pflipsen – HTG Architects