



ENGINEERING  
 LANDSCAPE ARCHITECTURE  
 LAND PLANNING

**DREAM DESIGN**  
 INTERNATIONAL, INC.

CONSTRUCTION OBSERVATION  
 REAL ESTATE DEVELOPMENT  
 PROPERTY MANAGEMENT

**LETTER OF INTENT FOR  
 INITIAL/FINAL PLANNED COMMERCIAL DEVELOPMENT – BUILDINGS P4 AND P5  
 PROJECT: RUSHMORE CROSSING**

*Submittal Date: May 28, 2010*

**DEVELOPMENT SUMMARY**

This Initial/Final PCD is specific to Buildings P4 and P5 of Rushmore Crossing.

- Building P4 is approximately 7,724 sq.ft.
- Building P5 is approximately 24,200 sq.ft.
- Both buildings will be used for general retail and will be consistent with the existing Shopping District Zoning.

**BUILDING CONSTRUCTION/ARCHITECTURAL CONTEXT**

The two buildings P4 and P5 will be filling the hole between the Target and Scheels stores. The commercial spaces will be general retail stores. The architectural detail and makeup will be consistent with the rest of Rushmore Crossing.

The roofing system shall be a single ply ethylene propylene diene monomer (EPDM) ballasted system. The ultimate color shall be determined by the color of the ballast (rock) obtained locally. It is anticipated to be a light tan to a light gray in color. Roof top units shall be screened from view at the front of the building by the parapet. There will be 20 parking stalls south of P4 and P5, the rest of the parking will be within the West Parking PCD. The Trash enclosures shall be painted wood fencing with gates made of the same. The signage area is shown on the building elevations. There will be no landscaping in the sidewalk in front of these two buildings.