

ENGINEERING  
 LANDSCAPE ARCHITECTURE  
 LAND PLANNING

**DREAM DESIGN**  
 INTERNATIONAL, INC.

CONSTRUCTION OBSERVATION  
 REAL ESTATE DEVELOPMENT  
 PROPERTY MANAGEMENT

RECEIVED

MAR 30 2011

February 25, 2011

Ms. Marcia Elkins  
 Growth Management Director  
 300 Sixth Street  
 Rapid City, SD 57701

Rapid City Growth  
 Management Department

**Re: Planned Industrial Development application for Border States Located in a portion of the N1/2 of the SW ¼ of Section 28, T2N, R8E Future Lot 5 GLM Subdivision No.2. Located North of East Mall Drive**

Dear Ms. Elkins,

This letter is to request an approval of a planned Industrial Development located North of East Mall Drive. The planned development more fully described as follows:

*Commencing at the southeasterly corner of Lot 3 of GLM Subdivision No.2, common to a point on the northerly edge of East Mall Drive right-of-way, thence, N89°53'29"E, along the northerly edge of said East Mall Drive right-of-way, a distance of 448.82 to the point of beginning; Thence, first course: N00°01'24"E, a distance of 398.77 feet, to the a point on the east-west section ¼ line of Section 28, T2N, R8E; Thence, second course: S89°58'22"E, along the said east-west section 1/4 line a distance 679.27 feet; Thence, third course: S00°01'24"W, a distance of 397.09 feet, to a point on the northerly edge of said East Mall Drive right-of-way; Thence, fourth course: S89°53'29"W, along the northerly edge of said East Mall Drive right-of-way, a distance of 679.27 feet, to the point of beginning; Said Parcel contains 6.205 acres more or less.*

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 PHONE: 605.348.0538 ♦ FAX: 605.348.0545 ♦ DREAMDESIGNINC.COM

**Building Exterior:**

The proposed development is a structure to be used as office and as whole sale distribution warehouse. The size of the building is 31,910 square feet. The building has an exterior siding and is roofed with earth tone color materials ranging from metal, rock faced CMU, and EXTERIOR INSULATION AND FINISH SYSTEM (EIFS). Please see attached pictures and elevations.

**Fencing and Yard Layout:**

The fence, it will be earth tones in color, prefinished synthetic wood fence. It will be 7 foot tall with posts 8 foot on center, top and bottom rails, with vertical 6 inch wide, boards with 1 inch spacing. The storage yard surrounded by the fence will contain cables and other electrical supply equipment. It will have racks for storing cables. The details of the racks are attached in the plans.

**Parking Requirements:**

Parking for the building was calculated on the bases that 9,653 sqft of the building were used for display and offices and they are calculated at 5 spaces per 1000 sqft or 48.3 spaces. The balance of the building was considered a warehouse and was allocated 0.25 parking spaces per 1000 sqft for a total of 5.5 spaces. The total required parking is 53.8 spaces or round up to 54 spaces. The proposed parking plan includes 57 spaces including 3 Handicapped accessible spaces. Additionally 2 trailer parking spaces were provided. Based on the owners experience, this parking is adequate for the facility.

**Landscaping:**

Landscaping was provided along the parameter of the property. Mostly large trees of 1 ½ caliber were used in the design the front of the property is designed to be irrigated. The rare ditch of the property will not be mowed or irrigated to conserve water and to allow for better storm water quality facility in the rare of the building. Due to the size of the facility and the industrial nature of its use, we have used reduced landscaping points. Most of the landscaping was located along the parameter to allow for a better buffer along the public right of way. This plan is designed in accordance with City Ordinance 17.50.300-15-E-2-b-i. All landscaping along the front of the building is irrigated.

**Traffic Analysis:**

A traffic study was performed for this property in June 2007. The study identified time lines and dates for the expansion of East Mall Drive and the installation of traffic signals. The conclusions and recommendations of the study were based on the development being completely retail in

nature. The size of the property intended for retail at the time of the traffic study in 2007 was more than 65 acres. Nearly 10 acres of the property have been developed into the Cabela's store. Two lots of 1.32 acres and 1.54 acres were platted as part of the Cabela's project but have not been developed yet. Recently in late 2010, near 34 acres of the property have been rezoned into light Industrial. The current Mall Drive 3 lane section is adequate to carry the traffic generated by this site.

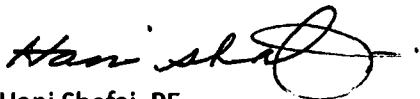
Enclosed herewith please find supporting documents for this request including:

- 1- Application
- 2- Legal Description for the property
- 3- Storm Water Quality report
- 4- Elevations and pictures
- 5- Auto-turn truck turning movement evaluation
- 6- Traffic Study prepared June 2010
- 7- Engineering plans (4 copies).
- 8- List of exceptions including an exception to allow for three approaches in an industrial zoning district. Also reduced clearance of an approach from an intersection.

Please contact us if you need any additional information. We thank you for your help on this project.

Sincerely,

DREAM DESIGN, INTERNATIONAL, INC.



Hani Shafai, PE

President,

Enclosures,

CC, Jim Scull