

# BFA CONSULTANTS-ENGINEERS-SURVEYORS

Buescher Frankenberg Associates, Inc.  
Phone: (636) 239-4751

103 Elm Street  
Fax: (636) 239-1646

Washington, MO 63090  
Email: [mail@bfaeng.com](mailto:mail@bfaeng.com)

"The Gateway"  
Rapid Center (~~Forefather Flats~~) Phase II  
Letter of Intent for  
Final Planned Commercial Development  
Sam's Club

### Development Summary

Phase II-Sam's Club is the second final PCD of the 53.76 acre Rapid Center commercial retail development located north of Interstate 90 south of East Mall Drive between Dyess Avenue and Elk Vale Road. Phase II is approximately 14.22 acres. The development will be served by entrances located along East Mall Drive. East Mall Drive will be expanded to fire lanes and two traffic signals will be added. The first signal will be located approximately 1000 feet east of the Dyess Avenue intersection and the second will be located at the entrance directly in front of Cabela's. The street improvements and traffic signals are being provided by Foursquare Properties. Access is provided by easement across adjacent parcels as shown on the preliminary plat prepared for Foursquare Properties.

The Sam's Club will contain approximately 139,620 square feet of floor area. The development will also include a Sam's gas station and Sam's carwash. Wal-Mart is requesting approval of the gas station and store layout with this submittal.

The final PCD submittal includes a vicinity map, site plan, utility plan, grading plan, lighting plan, landscape plan and architectural elevations. Storm Sewer calculations have also been included to illustrate how stormwater is being taken off of the development. Stormwater will be collected in a series of inlets and pipes and tied into the storm sewer on the south side of East Mall Drive. Stormwater detention is provided in the off-site basin located north of the site.

Sam's Club will have 705 parking spaces on site with a parking ration of 5.0 spaces per 1000 s.f. of gross floor area. Cart corrals are supplied for shoppers' convenience and handicap parking is being provided that meets ADA requirements.

### Landscape Plantings

Plantings being provided are:

- Sidewalk Plantings
- Parking lot island plantings
- Landscape buffers along the perimeter of the property

#### 1) Xeriscape

Wal-Mart has initiated a Xeriscape (pronounced Zera-Scape) method of landscaping design to encourage water conservation through the use of plants appropriate to the local climate which have reduced water requirements.

The benefits of designing a Xeriscape are immediate and measurable in terms of preserving our natural resources. Native drought tolerant plants will be incorporated into the final design to reduce the need for overall maintenance. As with energy saving methods in buildings, the use of native landscape provide for a more sustainable site.

The goal is to create a planting design which:

- a) Reduces the amount of water used to maintain the landscape.
- b) Reduces the amount of maintained turfgrass.
- c) Creates larger bed areas reducing overall maintenance.
- d) Can achieve credits for local ordinances when seeking city approvals.
- e) Provides color and interest throughout the growing season.
- f) Helps reduce stormwater runoff, and improves water quality leaving the site.

Shade trees are incorporated along entrance drives and in planter islands within the property boundary. A variety of tree species with proven success within the Rapid City and Black Hills region have been selected. Trees of the same variety are planned for the Cabela's that adjoins the Sam's Club property on the east side.

Ornamental trees will also be used to accent certain areas of the site. Coniferous trees will be used to provide additional buffering in areas where buffering and screening are desired. Ornamental plantings will include flowering deciduous shrubs, coniferous shrubs, ground cover and perennials.

The landscape plan is attached with a breakdown of landscape points to meet the city landscape points ordinance.

## **2) Irrigation**

Because native plants generally have lower water needs, plants will be zoned separately from turf areas and other ornamental plants. Taking into consideration areas of shade created by trees or orientation with the building. The most efficient irrigation method for each type of plant zone will be selected.

Drip irrigation has improved greatly in the past ten years and is now common place in successful water-saving installations. Drip irrigation delivers the water directly onto the root area of plants and avoids the problem of overspray of a traditional sprinkler head. Water lost to evapotranspiration is reduced during periods of high winds or excessive heat.

For groundcover and dense shrub plantings, pressure compensating dripline with integral self-cleaning emitters will be used. For plantings with widely spaced shrubs, individual emitters on a poly flex riser will provide adequate water.

Drip irrigation as a general rule can save up to 60% water use over a conventional spray system. By combining drip irrigation with an ET base controller, accurate dispersion of water is achieved by monitoring local weather conditions.

**Architectural Concept/Design**

Architectural elevations for the proposed Sam's Club and Sam's Gas Station with carwash are included in this submittal.

**Development Signage**

Sam's Club will have signage consistent with the "branding image" of Sam's Clubs. Square footages are included with the Architectural Renderings.

A Development Coupled Sign is planned for the Rapid City Center that will have a Sam's Club sign included.