

Case No. 19UR024

Legal Description:

Lot 4 of LJS Subdivision located in the NW1/4 of Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota

We live in a world of retail disruption and recognize change is necessary to meet the needs of customers today and in the future. With the ever-increasing expectations of consumers and an overall shift to more online retail, consumers expect to receive their products immediately. Now, more than ever, it is imperative to ensure our customer expectations are being met by providing products to customers as quickly as possible. In order to do this, Freed's needs to invest in a distribution center, in Rapid City, to be able to meet the demands of our customers within the timeline they expect.

A high level of research has gone into the design of this building. The typography of the land requires an entrance on the west side. Loading docks must be on the south side. This is because of the general direction of the wind and weather conditions in our area. The north side of the property starts to slope significantly, making it difficult for any type of entrance. Fortunately, this slope gives us the opportunity to dress up the area with impressive landscaping and special touches you would expect to see on a commercial building.

The building has been designed to have beautiful curb appeal from both Mall Dr. and N. Maple Avenue. The loading docks are positioned in an area that is not visible from the street, yet is still logistically easy to navigate with a large truck or semi. The building has an "L-Shaped" design, which will hide the loading docks and also define a showroom and designate a customer pick up area.

This will be a 30,000 sq ft facility with a specialized distribution center and a retail component. Depending on racking requirements, we plan to have a sloping roof that starts at about 25' and goes up to a 30' ceiling. The showroom and customer pick-up area will be about 20' and go up to a 25' ceiling.

A large component of this building is a customer pick up area. When customers arrive to the building to pick up their home furnishings, they will check in at the front desk, located in a 2,625 sq foot showroom and reception area. From there, they will be directed to a convenient and safe customer loading area. The customer will also be able to browse through close-out furniture, discontinued furniture, odds & ends, and furniture care product while in the showroom. In addition to having the aforementioned product on hand, we will have warehouse sales in the showroom throughout the year, promoting special merchandise and supporting retail sales.

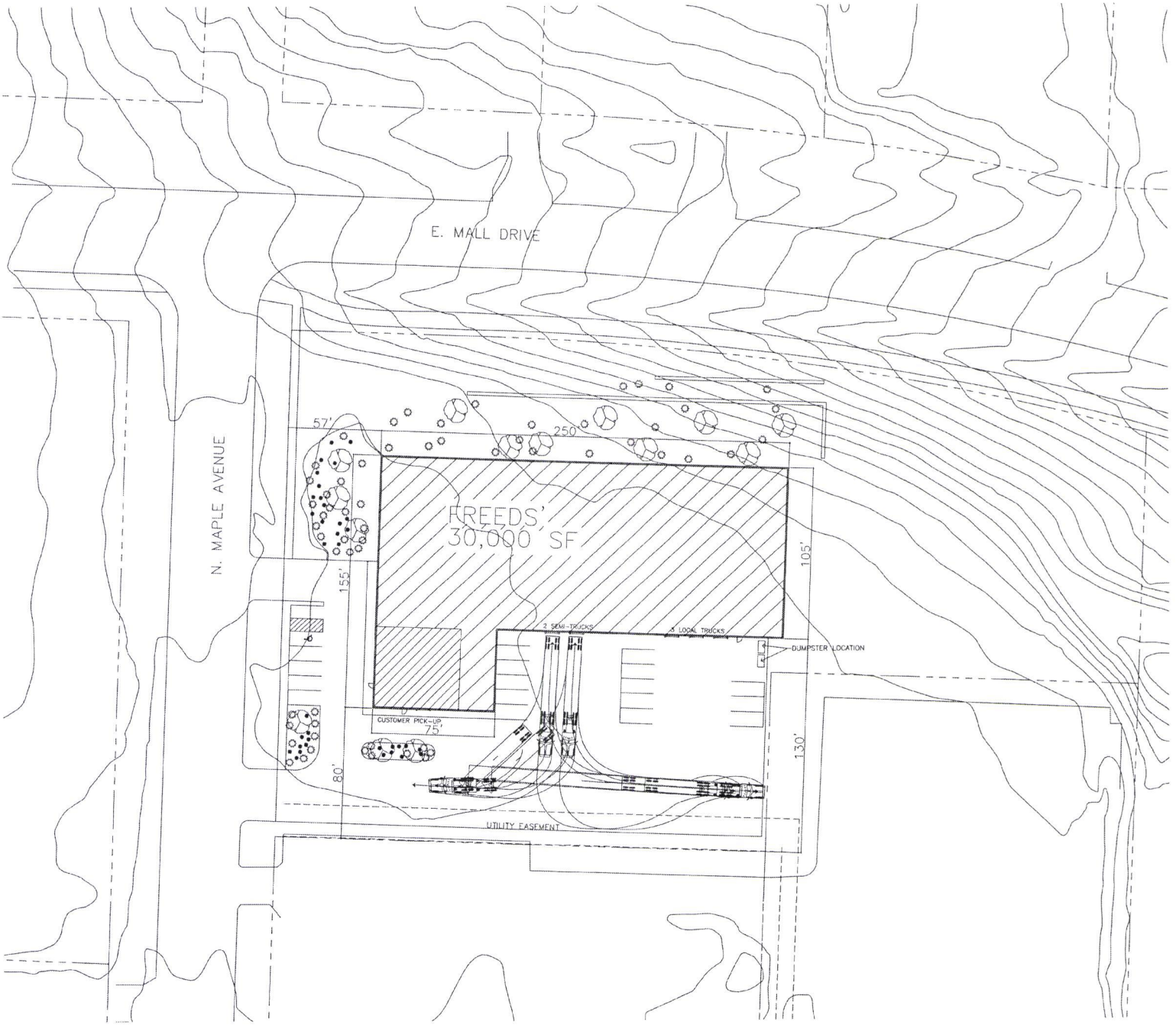
Other areas in the building include storage areas for home furnishings inventory so it can be re-distributed to customers' homes and our existing retail stores. We will also have an area for furniture repair, offices, bathrooms, and a break room.

This building will be staffed by roughly 15 operational employees. Not only will this facility add an impressive exterior façade to Mall Dr., it will provide a safe place for our employees to work efficiently. Employees will include sales associates, a logistics manager, receiving manager, service manager, customer service reps, delivery drivers and warehouse associates.

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RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT

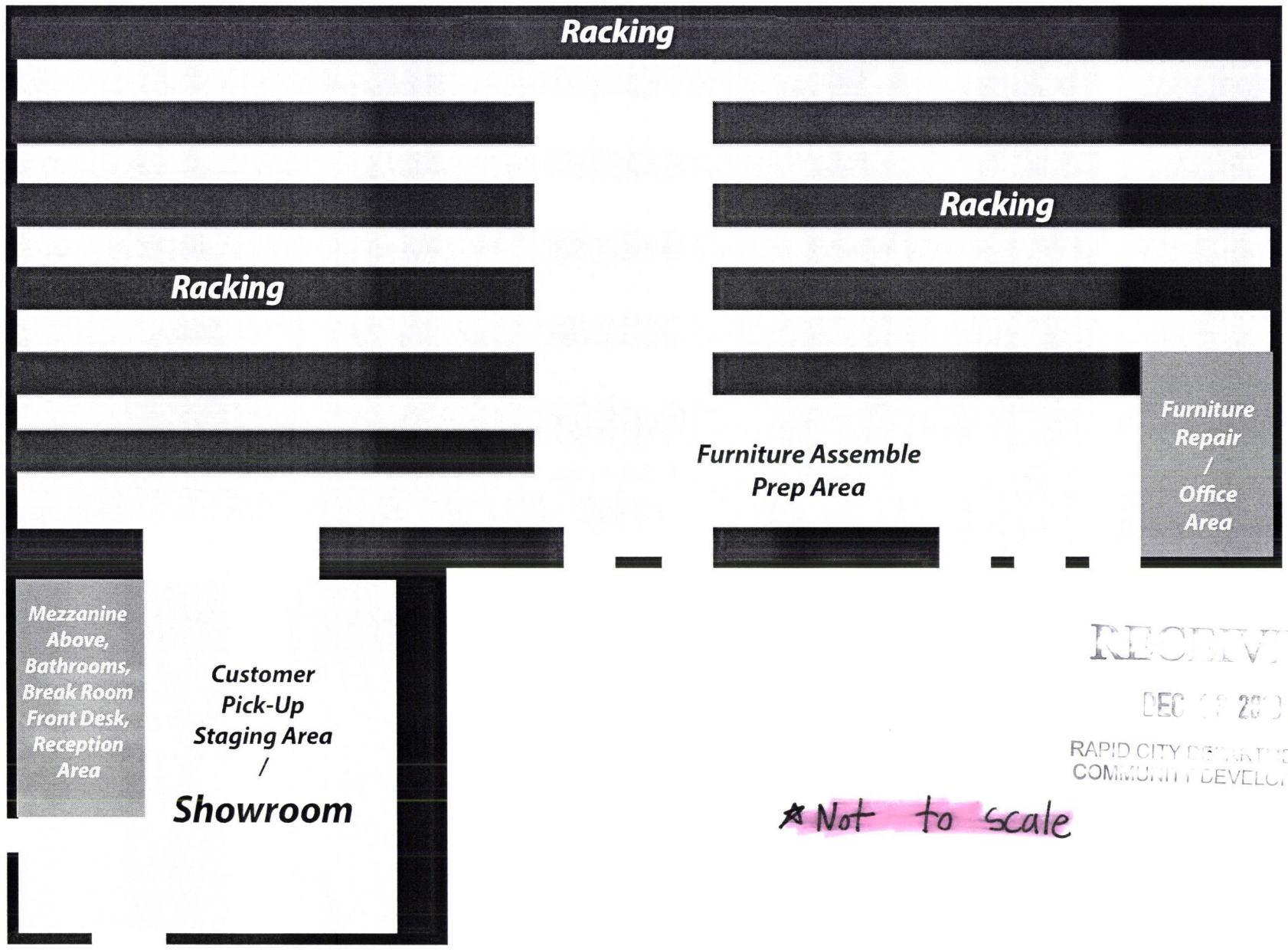
We believe the requirements have been met for a conditional use permit in a general commercial area. The investment in this property proves that Freed's Furnishings Group, comprised of Ashley HomeStore, Freed's Floors and 5th & Main Furniture by Freed's, is invested in Rapid City. This will directly benefit our community, our 100+ staff and their families, and our local economy.



SITE PLAN



Inside Sketch Drawing



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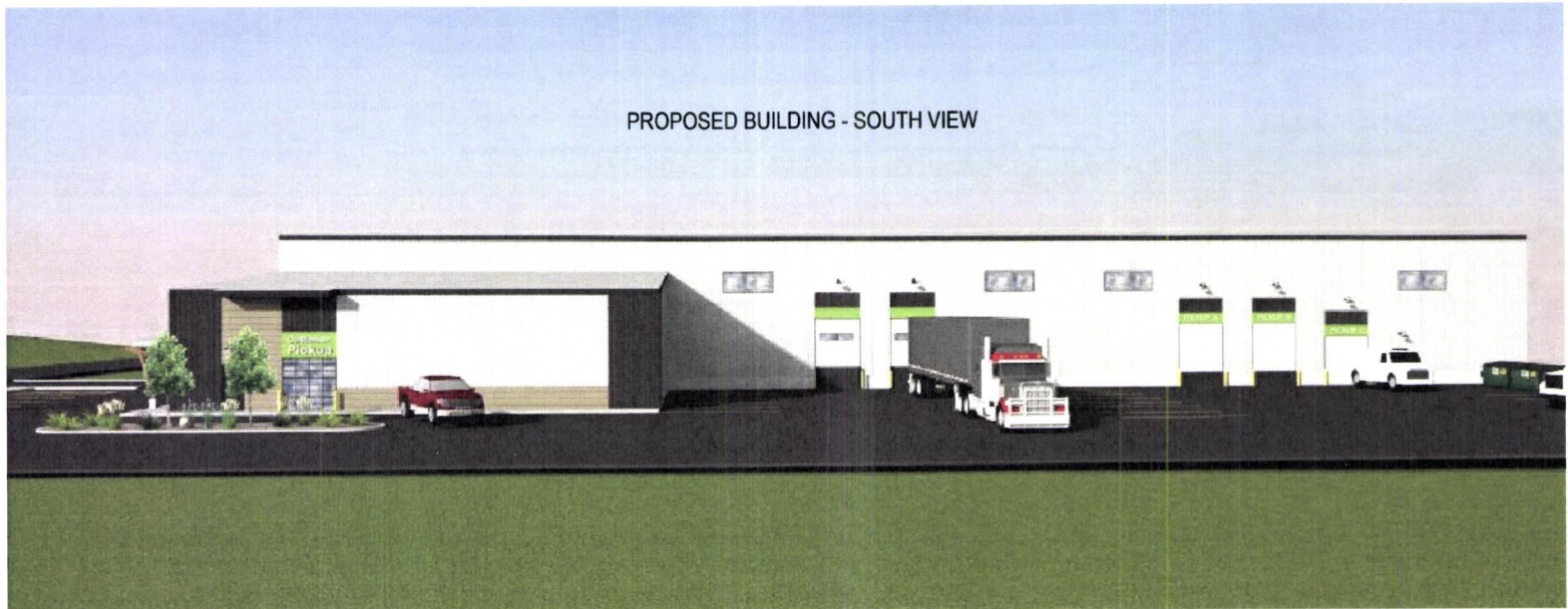
RAPID CITY DEPARTMENT OF COMMUNITY DEVELOPMENT

★ Not to scale

PROPOSED BUILDING - SOUTHWEST CORNER

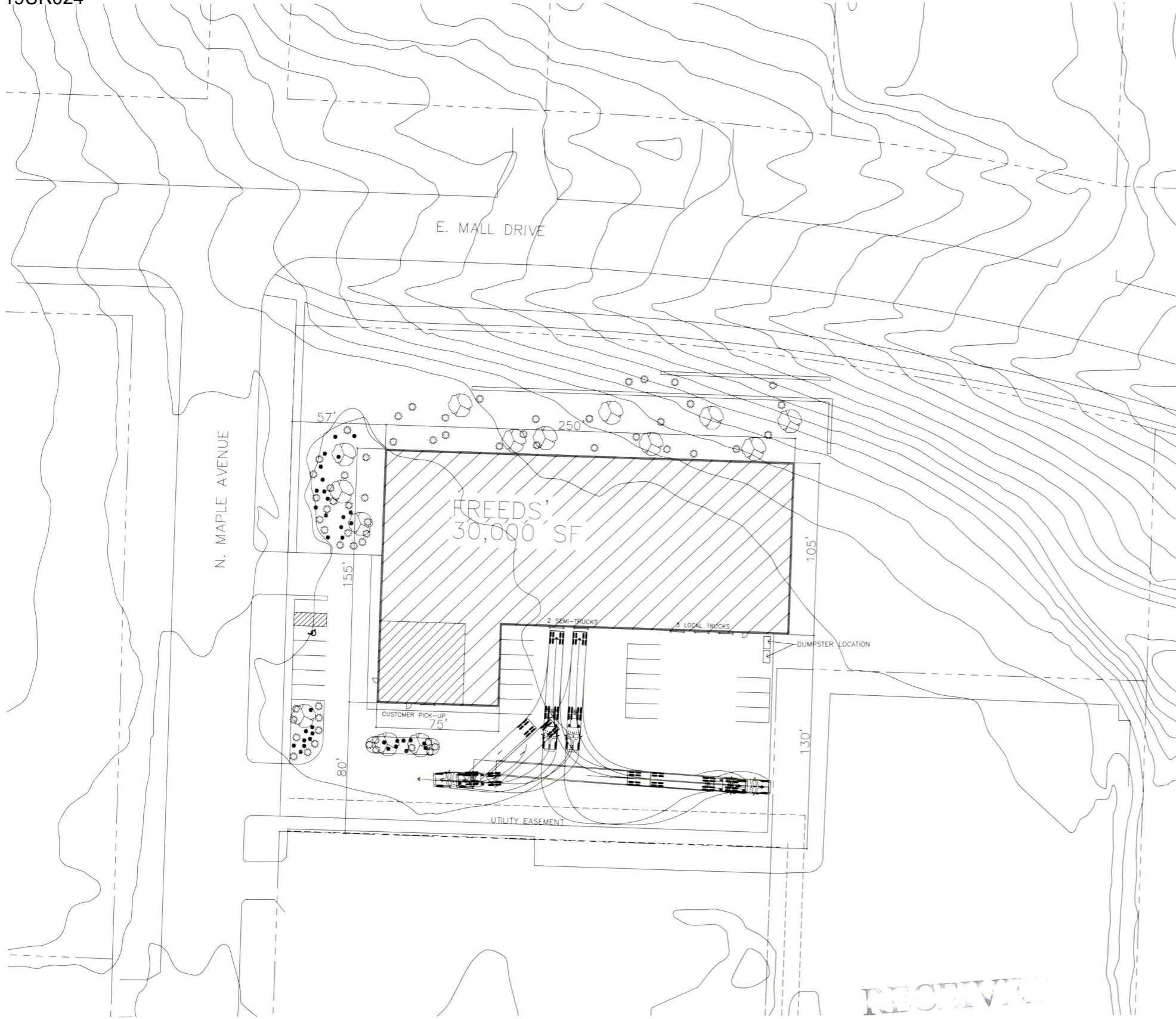


PROPOSED BUILDING - SOUTH VIEW



PROPOSED BUILDING - NORTH VIEW

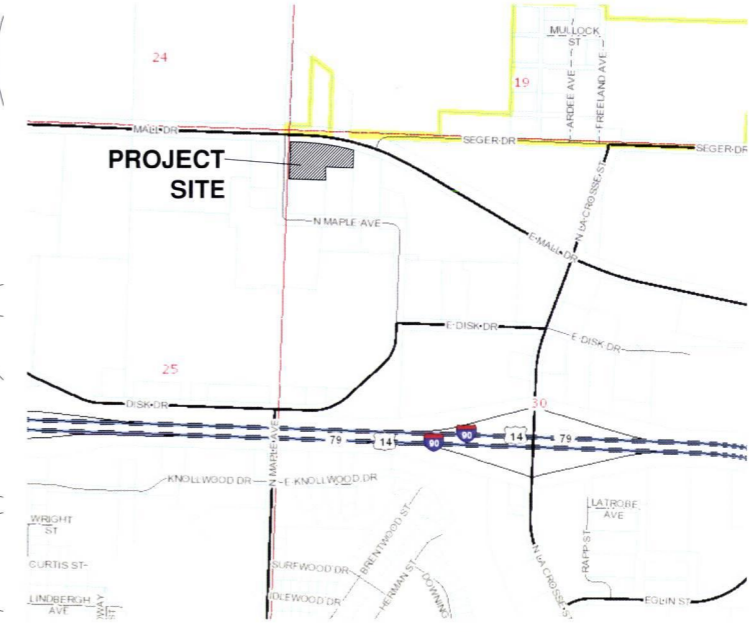




SITE PLAN
SCALE 1/32" = 1'-0"



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COMMUNITY DEVELOPMENT



VICINITY MAP
SCALE 1" = 600'-0"

PROJECT DATA

2018 INTERNATIONAL BUILDING CODE	2003 INTERNATIONAL FIRE CODE, AS AMENDED
PROPERTY ADDRESS:	FREED'S DISTRIBUTION CENTER NORTH MAPLE DRIVE LOT 4, LJS SUBDIVISION SECTION 30, TOWNSHIP 2N, RANGE 08E RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA
PROPOSED USE:	S-1 OCCUPANCY (FURNITURE STORAGE)
LOT SIZE:	3.018 ACRES OR 131,506 SF
BUILDING TYPE:	II-B
BUILDING SF:	27,375 SF WAREHOUSE AREA
BUILDING WAREHOUSE SF:	2,625 SF COMMERCIAL AREA
BUILDING COMMERCIAL SF:	30,000 SF TOTAL FLOOR AREA
PARKING REQUIREMENTS:	
BUILDING WAREHOUSE 0.25/1,000:	6.844 CARS WAREHOUSE AREA
BUILDING FURNITURE STORE 2.6/1,000:	6.825 CARS FURNITURE STORE AREA
	13.669 CARS TOTAL
PARKING SPACES PROVIDED:	20.0 CARS TOTAL
BUILDING SETBACKS FOR GENERAL COMMERCIAL:	SETBACK PROVIDED:
NORTH SIDE 25 FEET	63.5 FEET
EAST SIDE 0 FEET	218 FEET AND 165 FEET
SOUTH SIDE 30 FT	130 FEET AND 80 FEET
WEST SIDE 25 FT:	57 FEET
LOT COVERAGE:	
AREA: BUILDING	30,000 SF
COVERAGE: (30,000 / 131,506)	22.81%
LANDSCAPE REQUIREMENTS:	
AREA: BUILDING	30,000 SF
AREA: PAVEMENT	31,982 SF
TOTAL IMPERVIOUS AREA:	61,982 SF
TOTAL LOT AREA:	131,506 SF
LANDSCAPING POINTS REQUIRED:	101,506 SF
LANDSCAPING POINTS PROVIDED:	
MEDIUM TREES: 14 @ 1,000 PTS EACH	14,000
SHRUBS: 60 @ 250 PTS EACH	15,000
ORNAMENTAL GRASSES: 35 @ 250 PTS EACH	8,750
GROUND COVER: 13,110 SF @ 9 SF = 100 PTS	145,666
GRASSES: 56,414 SF @ 9 SF = 10 PTS	62,682
ROW GRASSES: 18,857 SF @ 9 SF = 10 PTS	20,952
TOTAL POINTS:	252,050 PTS
SITE LIGHTING PROVISIONS:	
ACCENT LIGHTING WILL BE PROVIDED ABOVE EACH SIGNAGE AREA	
ENTRANCE LIGHTING WILL BE PROVIDED AT THE ENTRANCE CANOPY	
ENTRANCE LIGHTING WILL BE PROVIDED AT THE CUSTOMER PICKUP AREA	
LOADING DOCK AREA WILL HAVE LIGHTING ABOVE EACH LOADING DOCK	
WHICH WILL ALSO PROVIDE PARKING LOT LIGHTING AT THE LOADING	
EMPLOYEE PARKING AREA ON THE SOUTH SIDE OF THE BUILDING	
PARKING ALONG NORTH MALL DRIVE WILL BE PROVIDED FROM	
LIGHTING PLACED ON THE WEST ELEVATION OF THE BUILDING	

Revisions

No.	Date	Description	By

Project Number: 19971
File Name: LHH
Drawn By: LHH
Checked By: LHH
Date: 12-13-2019



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SITE PLAN
Freed's Distribution Center
Rapid City, South Dakota

