DREAM ▼ DESIGN
━━ INTERNATIONAL INC. ━━
CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE
LAND DEVELOPMENT • CONSTRUCTION ADMINISTRATION

LETTER OF INTENT

October 11, 2007
PCD Area: 80,586 SF. or 1.85 Acres
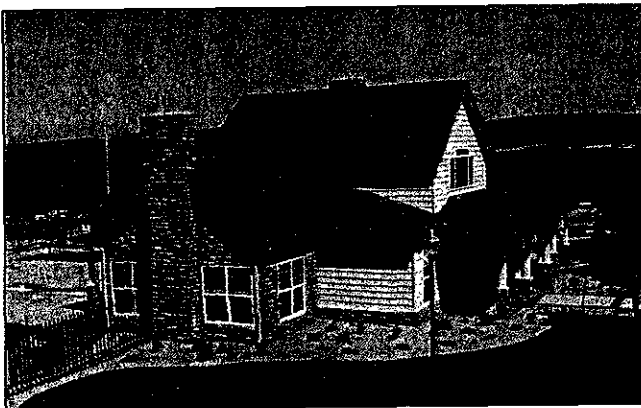*Project Name: The Homestead*

Development Summary

The Homestead is a proposed residential development in an MDR zoned parcel on the east side of Rapid City. This development project went through the Initial/Final PCD (05PD040) process and was approved for 20 dwelling units - 8 duplexes and 1 four-plex. This new PCD also creates a total of 20 dwelling units -10 duplexes, along Degeest Street between Homestead Street and Berniece Street. The architectural concept blends features of nearby single-family residential structures with nearby multi-family residential structures to create a development that compliments the neighborhood.

Specific Development Points

- Groups of four units will access Degeest Street by a common driveway as shown on the Site and Drainage Plan.
- Reduced setbacks include:
    o Frontyard on Degeest St.: 15' in lieu of 25'.
    o Frontyard on Berniece St.: 20' in lieu of 25'.
- Project Phasing: 5 phases (see attached phasing plan) built non-sequentially or concurrently as deemed necessary by the development company.
- Exception to the Street Design Criteria Manual, to reduce the minimum driveway separation from 85' to 74' for the northern most driveway approach on Degeest Street. (SVAR submitted along with PRD).
- Landscaping is proposed in accordance with the RC Landscape Ordinance.
    o Required Points: 60,666
    o Proposed Points: 62, 410
- Parking is addressed as per the RC Parking Ordinance.
    o Required Stalls: 40
    o Proposed Stalls: 50
- Two Story Buildings with attached single-car garages, not exceeding the MDR zoning height of three stories or 35 feet in height.

Development Features:

- Earthtone Colors
- Permanent Maintenance-free Siding
- Architectural Asphaltic Shingles
- Manufactured Stone Accents
- See attached building elevations for architectural details. Samples of the proposed architectural finishes are also shown in the photo.