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LANDSCAPE ARCHITECTURE

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DREAM DESIGN
INTERNATIONAL, INC.

CONSTRUCTION OBSERVATION

REAL ESTATE DEVELOPMENT

PROPERTY MANAGEMENT

LETTER OF INTENT

FINAL PLANNED RESIDENTIAL DEVELOPMENT – COPPERFIELD VISTAS PHASE II A

PROJECT: COPPERFIELD VISTAS SUBDIVISION

DDI PROJECT NUMBER: 07-0484

Submittal Date: April 25, 2008

Development Summary

Copperfield Vistas is a residential community with mixed housing types. With the construction of phase I, this development has connected with the existing Copperfield Subdivision. Phase II will be broken into sub-phases A & B. This letter of Intent is for phase IIA of development. Phase IIA will be built first with IIB following at a later date. We are requesting a Final Planned Residential Development for Phase IIA.

Phase IIA will consist of the extension of New England Street to Summerfield Dr. , completing New England Street. Summerfield Dr. will then tie into the existing Copperfield Subdivision. 23 Lots will be installed with Phase IIA. During this phase, the Rapid Valley water system shall be looped.

Development Concept

Copperfield Vistas is designed to be an extension of the existing Copperfield Subdivision. The development will step back in density from East Anamosa Street with apartments and townhomes, and finishing with single family homes. The street layout is designed to be consistent with the existing Copperfield Subdivision.

Home Materials

All homes are to be stick built and all materials used on the outward construction shall be native and natural in texture, color, and makeup. Vinyl siding and windows will be used for durability and low maintenance upkeep. The roofing material will be asphalt shingles. Earthen colors will be selected for all siding and roofing. Upon construction and grading completion, all front yards will be hydro-seeded. See attached home photos for typical design intent and neighborhood precedent.

Setbacks

A reduced front yard setback of 18' to the garage and 15' to the living area are being requested on all single family residential lots in lieu of the required 25'. Also a reduced front yard setback of 18' in lieu of the 25' for all corner lots.

Development Signage

Development Signage was approved in the Copperfield Phase I PCD.

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Rapid City Growth
Management Department

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Development Phases

There are 278 single family lots planned for the PRD. The following is a breakdown of the PRD phasing. It is conceptual and may be revised by the Developer as needed. Later phases may be combined and the construction schedule is unknown at this time. Each phase of construction will be submitted to the City of Rapid City for preliminary plat approval. A PRD for the MDR to the north will be submitted at a later date. Construction of the MDR may coincide with the LDR construction.

Phase II B: Phase IIb will consist of the extension of Copperfield Drive to the proposed connection point of East Anamosa Street. Street stub outs for Banjo Court, Lady Street, and Shorthorn Drive will be installed. Lots developed in this phase will be approximately 29 single family and 8 multi-family townhomes.

Phase III: Phase Three will be the construction of the development's middle portion. Eunice Drive, Alice Court, Cresco Court, and the half Bar-5 Ranch Road will be installed. This phase has a proposed 55 lots installed. A major portion (approximately 800') of Homestead Street will also be installed.

Phase IV: The west side of the development will be Phase Four. The final segment of Homestead Street will be installed with the middle portion of Summerfield Drive. There are approximately 51 lots proposed for phase four.

Phase V: Phase Five will install the final section of Banjo Court and Lady Street. A segment of Bar-5 Ranch Road will also be installed. Approximately 48 lots will be installed at this phase.

Phase VI: The final phase will be Phase Six. Thirty-four lots are planned along with the final connection of Shorthorn Drive, Bar-5 Ranch Road and Summerfield Drive.

Note: Rapid City water will be looped at the installation of East Anamosa Street. This will occur with the apartment construction; potentially concurrent with Phase 2 or 3 of the LDR-PRD phasing.

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