

08PD028

ENGINEERING

LANDSCAPE ARCHITECTURE

LAND PLANNING



DREAM DESIGN
— INTERNATIONAL, INC. —

CONSTRUCTION OBSERVATION

REAL ESTATE DEVELOPMENT

PROPERTY MANAGEMENT

Copperfield Vistas

Letter of Intent for:

Phase 1B – Initial & Final

Development Summary

Copperfield Vistas is a residential community with mixed housing types. This development will be tying into the existing Copperfield Subdivision and extending to East Anamosa Street. Housing types will range from single family housing to townhomes and apartments. This letter of intent describes the LRD - PRD only. The PRD for the multi-family and townhomes will follow at a later date. The single family housing will be constructed in six phases. The MDR will be submitted with a separate PRD and be built in phases along with the latter of the single family residential phases. We are requesting an Initial/Final Planned Residential Development for Phase 1B.

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'.

Proposed Street Names

1. Alice Court
2. Banjo Court
3. Bar Five Ranch Road
4. Cresco Court
5. Conservation Way
6. Eunice Drive
7. New England Street
8. Norway Street
9. Shorthorn Drive
10. Lady Street

Existing roads extending through the development:

11. East Anamosa Street
12. Copperfield Drive
13. Summerfield Drive
14. Homestead Street

**Note: All street names have been reviewed and reserved by Ted Ruffedt, 911-Dispatch, Pennington County.*

Development Phases

There are 278 single family lots planned for this development. 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.

Phase I-b: Phase I-b will be comprised of 20 lots east of Copperfield Drive. See attached phase plan for a graphic location.

Phase II: Phase Two will consist of the extension of Copperfield Drive to the proposed connection point of East Anamosa Street. New England Street will be completed, while Conservation Way and Summerfield Drive begun. Street stub outs for Banjo Court, Lady Street and Shorthorn Drive will be installed. During this phase, the Rapid Valley water system shall be looped. Lots developed in this phase will be approximately 50.

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.