

**FOUNDERS PARK NORTH
INITIAL-FINAL DEVELOPMENT PLAN
STATEMENT OF INTENT
3/30/12**

Please reference accompanying drawings.

Founders Park North (FPN) is an 11 +/- acre platform within a 40 ac tract in the SW1/4 NE1/4 LESS ROW, SECTION 35 T2N, R7E, BHM RAPID CITY, PENNINGTON COUNTY, SD, north of the Founders Park Dr and Philadelphia St intersection. It is designated Lot 1 of Founders Park North subdivision.

It is a campus of 7, upscale, 3 story apartment structures, with 18 units per 8500 +/- SF of building surface footprint, nestled in a valley with natural terrain and vegetation to the west and north. Much of the surrounding land is part of the Hanson-Larsen Memorial Trust, which includes a bike trail system that will be integrated into the FPN project.

Companion buildings include 76 detached garages, enclosed dumpster stations and a small, enclosed storage building at the north tip of Lot 1.

The architectural palette will include earth-tones, area compatible exterior finishes, a lush landscape theme, subdued but functional lighting and signing and an abundance of foot and bike path interaction with the Hansen-Larsen network.

As shown on the included rendering, the building exteriors will substantially follow the materials and theme currently being used in the Founders Park Office Project to the south.

Please call with additional questions. Thanks

Mike Tennyson; Pat Tlustos, Members
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**RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES**