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Lage Construction, Inc.

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DEC 0 4 2012

Forest Edge Townhome Neighborhood

We would like to introduce you to our vision for a very exciting and aesthetically pleasing project to be known as Forest Edge. This project will enhance a very desirable piece of property that currently has two aging residences located on it. We will eliminate a septic system that is located in the City limits, provide paved roads and sidewalks where there is currently a gravel trail and remove the two homes replacing them with a lovely townhome project that will represent a value ranging between $4,340,000 to $4,900,000. The townhomes will provide homes within a very short walk to 9 years of school for families and provide seclusion to empty nesters who desire low maintenance living that townhomes provide.

We are proposing to construct seven, two unit, townhomes <14 dwellings> on approximately 3.2 acres. The property is directly adjacent to the southwest side of Corral Drive School. We believe that townhomes are the highest and best use of the property and the only way to make the purchase of the property financially feasible.

Our development will have a dead end local public street accessing the property from Corral Drive west of the school's driveway. The houses will be served with Rapid City public water and sewer. The water will come from Corral Drive and the sewer from Wonderland Drive across the school property. We have had several meeting with the School's Facility Committee regarding the easement that will be obtained and have received a favorable recommendation.

We will construct a storm water detention cell on-site which will also provide required runoff water quality. The proposed buildings will have an approximate footprint of 2400 to 3200 square feet with the lot coverage will be 25% plus or minus. The set back from the street will be at least 20 feet and the rear set back will be a minimum of 20 feet. The buildings exteriors will have an 8 foot side yard setback.

The buildings will be approximately 1200-1620 square feet. We will have several plans to choose from with the various sizes. We plan to have earth toned exteriors in browns, tans and grays with low maintenance siding/shingle panels and brick and stone materials with a two car garage. Some of the homes will be on crawl spaces and others with basements. The smaller

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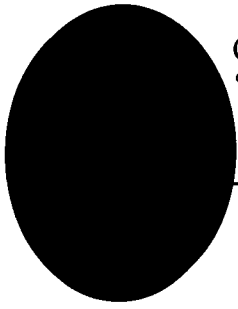
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Creators of Individually Distinctive Homes

units may have a partial second story. The decks and patios will be tucked off the rear and sides of the homes. Providing space for enjoyment without intruding on the adjacent units.

The design and exterior appearance are conducive with this pine tree flanked site and will give a "Black Hills Retreat" feel. There will be a double garage for each unit with an additional paved driveway for parking for two cars.

The site density is 7 dwelling units per acre, gross and 4.4 dwellings per acre net.

All Landscaping, exteriors and snow removal will be performed by a strict homeowners association. The maintenance of exterior spaces will include the storm water detention cell. All public improvements will be designed and constructed in accordance with the Rapid City design Criteria Manual with one exception. We are proposing sidewalks on one side of the street.

We expect the improvements to begin either in the Fall of 2012 depending on weather with those improvements completed by the Spring of 2013 with housing construction to begin at the same time or shortly thereafter.

We have spoken to most of the adjacent owners and explained our plans and have received a favorable reception from them. With the trees surrounding the property there should be a minimum negative impact to adjacent properties.

Thank you for your kind consideration.

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Rapid City Community Planning
& Development Services

Sincerely,

Jennifer Landguth and Jeff Lage

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RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES

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