Case No. 21PD001

Legal Description:

Lot 6 of Block 5 of Big Sky Business Park Subdivision, located in Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
LETTER OF INTENT
FOR
FINAL PLANNED DEVELOPMENT
FOR
PROPOSED MULTIFAMILY DEVELOPMENT
LOCATED ON LOT 6 OF BLOCK 5 OF BIG SKY BUSINESS PARK SUBDIVISION, RAPID CITY, SD

Heartland Heights Apartments, LLC intends to construct a new multifamily development on the property Lot 6 of Block 5 of the Big Sky Business Park Subdivision located on Degeest Drive in Rapid City SD. The 41-unit, 3-story building will provide 1-2-3-bedroom apartment units to individuals and families with household incomes at or below 30%-60% of the Rapid City median income. The Rapid City Club for Boys will be managing general partner of the project. Lloyd Construction (Rapid City office) will be the general contractor. The project will be managed by Lloyd Property Management.

Lloyd Companies is committed to improving the quality of life in the communities in which we serve. This project aims to make a meaningful impact on the affordable housing needs in our community.

The building will be placed on the site to optimize site topography and take maximum advantage of the natural amenities of the nearby area. The building height will be 34'-10" as measured to the mean between the eave and ridge. One, two- and three-bedroom alternatives will be available for tenants to select from.

The amenity package for each apartment in the development will include stove, refrigerator, dishwasher, in unit washer/dryer, microwave, and building security system. Tenants will have access to a children’s play area. The project will provide tenants with access to 67 onsite parking spaces.

Lot 6 was recently platted as part of the Big Sky Business Park Subdivision Plan (20PL089). The property is currently zoned Medium Density Residential except for the western 60 feet, which is zoned Office Commercial District. The entire property is located within a Planned Development Overlay. The Office Commercial District and the Medium Density Residential District support multi-family development.

The project is designed to meet the requirements of the Medium Density Residential Zoning district. The project complies with City Infrastructure Design Criteria and Stormwater Quality Manual. The post-development drainage patterns generally follow the existing pre-development conditions. The project will have landscaping per requirements of Rapid City code to include an irrigation system of all areas of turf grass and drip zones to all trees and shrubs.

END OF LETTER OF INTENT

RECEIVED

JAN 13 2021
RAPID CITY DEPARTMENT OF COMMUNITY DEVELOPMENT

Civil Engineering
Geotechnical Engineering
Materials Testing Laboratory
Land Surveying
Environmental Services
Water Resources
Product Description
The Ditch Plains play structure is an awesome structure which offers children plenty of exciting ways to climb, play, and move around. The structure has three slides, including a pair of five-foot straight slides, as well as a smaller three-foot turn slide, which provides an easier challenge for younger children. A unique Bones Bridge connects the two taller twin slides together. Kids can access the structure by using the vertical Snake Climber, plastic Arch Climber, or ADA compliant Transfer Station. There is also a set of four Pebble Climbers, which can be used as stepping stones to reach the lower deck. Ditch Plains also contains an abundance of interesting activity panels. These include a Car Panel, where kids can pretend to drive around until they reach the Store Panel, which is a perfect setting for imaginary interactions and games with other kids.

Product Specifications

- Model Number: PKP010P
- Age Range: 2-12 years
- Child Capacity: 36-42
- Fall Height: 60"
- Post Diameter: 3.5-inch
- Product Type: Quick Ship
- Safety Zone: 34' 10" x 26' 3"

ADA Compliant

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