Case No. 17PD055

Legal Description:

Government Lot 3; the SE1/4 of the NW1/4 less Copperfield Vistas Subdivision and less right-of-way, located in Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
LETTER OF INTENT FOR
FINAL PLANNED RESIDENTIAL DEVELOPMENT
COPPERFIELD VISTAS SUBDIVISION
Government Lot 3; and the SE1/4 of the NW1/4 less Copperfield Vistas Subdivision and less
right-of-ways. Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota.

Submittal Date: December 8, 2017

DEVELOPMENT SUMMARY
This Final Planned Residential Development is for the extension of the existing Copperfield
Vistas Subdivision to the North. These lots will be developed for single family and multi-family
structures. Future road extensions to the north will consist of Copperfield Drive, Summerfield
Drive and Bar Five Ranch Road, and construction of Allison Lane, Jessup Lane and Rosie Lane.

BUILDING CONSTRUCTION
Building materials will consist of concrete foundation, wood-framed structure for exterior and
interior walls, pre-engineered roof & floor trusses. Finishes include prefinished hard board
siding, steel siding or vinyl siding with earth tone colors, and brick/stone accents; the roof
consists of asphalt or fiberglass shingles. Building heights and decks per City Code. All
exteriors to be consistent with the existing Copperfield Vistas.

SETBACKS
A reduction to the front setback of 20’ in lieu of the 25’ front along all townhome lots to match
the single family setback is being requested.

SIGNAGE
The subdivision sign will be located on the corner of Homestead Street and Copperfield Drive.
It will be constructed out of wood with a brick/stone base. See drawing sheet C-5 for the
location.
LOT 20 OF BLOCK 5, COPPERFIELD VISTAS SUBDIVISION
LOCATED IN THE SE1/4 OF THE NW1/4, SECTION 4, T1N, R8E, BHM,
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

EXHIBIT 'A'

MARCH 20, 2017
SCALE: 1" = 30'

SQUARE FOOTAGE
8671.8 LOT S.F.
- 1937.6 BLDG S.F.
6734.2 S.F.

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COMMUNITY DEVELOPMENT

CURVE ARC LENGTH RADIUS DELTA ANGLE CHORD BEARING CHORD LENGTH
C1 75.17' 326.00' 13°12'39" S62°41'35"E 75.00'

NOTES:
UTILITY AND MINOR DRAINAGE EASEMENTS: 8' ON THE INTERIOR SIDE OF ALL LOT LINES, EXCEPT WHERE STORM SEWER AND MAJOR DRAINAGE EASEMENTS EXIST.
LOT 1 OF BLOCK 7,
COPPERFIELD VISTAS SUBDIVISION
LOCATED IN THE SE1/4 OF THE NW1/4,
SECTION 4, T1N, R8E, BHM,
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

NOTES:
UTILITY AND MINOR DRAINAGE EASEMENTS: 8’ ON THE INTERIOR SIDE OF ALL LOT LINES,
EXCEPT WHERE STORM SEWER AND MAJOR DRAINAGE EASEMENTS EXIST.

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<td>6°40’10&quot;</td>
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Mt Hood Twin
UNIT 1 & UNIT 2
SECOND FLOOR = 764 SQ. FT.
FIRST FLOOR = 658 SQ. FT.
BASEMENT = 658 SQ. FT.
TOTAL AREA = 2080 SQ. FT.
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RAPID CITY DEPARTMENT OF COMMUNITY DEVELOPMENT
ENERGY CODE REQUIREMENTS:

- Framed Walls: R-19 (4) cavity or better
- Ceilings: R-49 cavity or better
- Crawlspace Walls: R-11 or better
- Maximum allowable window U-factor: 0.35 (4.5)
- Maximum allowable door U-factor: 0.35 (4.5)
Right / Left