A beautiful place to play!

Brian Pitts
Executive Director
Rapid City Soccer/Sport Complex
PO Box 956
Rapid City, SD 57709
Cell: 605-209-4384
www.rapidcitysoccersportcomplex.com

Ken Jason

Notify Ohm Soccer TIF

Move forward

4-4-08

Soccer Rapid City is actively seeking financial assistance from individual people, businesses, and friends of soccer in its quest to build a soccer complex in Rapid City, South Dakota. This complex will be a sport/tourist destination for regional competitions, add a much needed park in the northeast area of Rapid City, and allow our beautiful area to host more sporting events annually. Our intent is to increase athletic activity in our community and the economic impact that comes with sporting events. All donors will be recognized at the complex, on our website, and in future newsletters and marketing materials to show our appreciation. Here is how you can begin to get involved:

$1,000,000 or more	World Cup
$500,000 to $999,999	Platinum
$250,000 to $499,999	Gold
$100,000 to $249,999	Silver
$50,000 to $99,999	Bronze
$25,000 to $49,999	Quality of Life
$10,000 to $24,999	Protector
$7,500 to $9,999	Guarantor
$5,000 to $7,499	Sustainer
$2,500 to $4,999	Sponsor
$1,000 to $2,499	Benefactor
$500 to $999	Patron
$100 to $499	Supporter
$1 to $99	Friend

"As the Mayor of Rapid City, I am pleased to write a letter of support to assist in your fund raising efforts for a new soccer/sports complex in Rapid City.

The soccer program in the entire community has grown tremendously and as such, the City Council of Rapid City has committed 2012 dollars towards soccer activities. This new complex will not only provide our citizens with more soccer fields and related acitivities, it will also provide additional economic stimulus to the community through tournaments and events.

My best wishes to you and the committee for your commitment to soccer. Your fundraising activities are key to the success of this project and I encourage the citizens and organizations of the Rapid City community to actively and financially support your efforts."

Alan Hanks—Mayor
City of Rapid City

Not just soccer...

- Playground areas
- Cross country running and skiing
- Picnic grounds
- Bike and walking paths
- Large shelters for group gatherings
- Outdoor stadium for larger events
- Car shows
- Dog trials
- Archery shows
- Ultimate Frisbee
- Street basketball events

"Adding a 25 field soccer complex to a visitor destination such as Rapid City can only equal huge economic impact. Not only will we see measurable increases in visitor spending that translate to a higher overall quality of life for our citizens, but the athletes and families will benefit from good competition, family attractions, a variety of lodging options, fine dining, great shopping, and the unrivaled hospitality that identifies Rapid City as a sports destination."

Matt Reed - Sports & Events Manager
Rapid City Convention & Visitors Bureau

RAPID CITY SOCCER/SPORT COMPLEX

A beautiful place to play!

www.rapidcitysoccersportcomplex.co

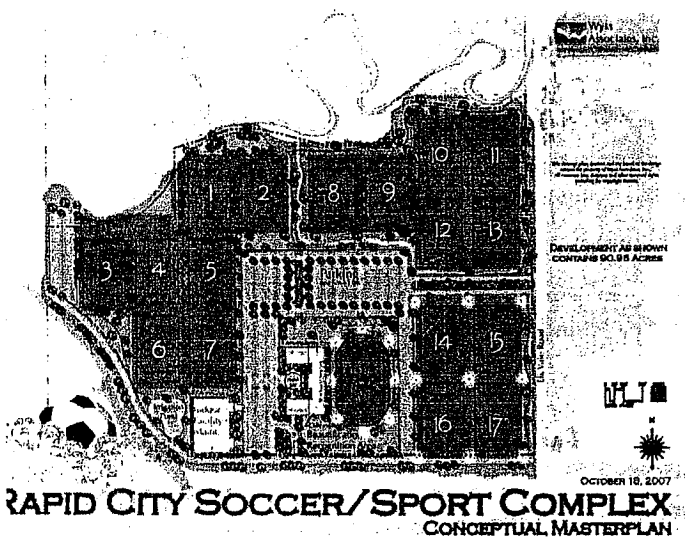
Rapid City Soccer/Sport Complex's vision is to market Rapid City as a center for sport events, sport conventions, and as a leisure destination. Providing these events act as a catalyst for the economic and competitive benefit of the community.

A well designed sport facility and play programs put children on a positive path to healthy development. Regular physical activity and play are essential for a child's physical, mental, psychological and social development. Sport and play also serve as important tools to teach values and life skills including self-confidence, team work, communication, inclusion, discipline, respect and fair play.

Physical education has been proven to improve a child's ability to learn, increase concentration, attendance, and overall achievement. Children learn better when they are having fun and being active. The Rapid City Soccer/Sport Complex has the potential to have a positive impact on all kids in the local area and will be a welcome economic boost to the local economy with its year-round activities.

Key Considerations for a complex in Rapid City

- Draw larger tournaments
- Host youth and adult soccer tournaments in one contiguous location
- Premier site for state tournaments (High School, Recreational, and Competitive)
- Increase potential for economic impact from hosting local tournaments
- Attract more teams to tournaments from out of town locations
- Attract college coaches to recruit our players



Design of complex

- 24 fields and a stadium field
- 5 fields with lighting for evening play
- 2 concession stands on site
- 3 restroom facilities for men and women and a family restroom
- Fields will be designed in four-plexes (pods) with gazebos and playgrounds centrally located in each pod
- Indoor facility to include fields, office space, meeting space, retail space, and maintenance space
- Complex maintenance will be funded by Soccer Rapid City and its member associations

Field Quality

RCSSC will provide the highest-quality fields in the region to attract competitive teams from within the region and from across the country. These fields are also more likely to attract college coaches to tournaments for the purpose of player recruitment. Teams and coaches appreciate being able to access multiple games at a single location.

Going Green

Soccer Rapid City and the RCSSC Executive Committee is actively seeking opportunities to make the complex as environmentally friendly as possible. Any ideas, suggestions, or partnership opportunities are welcomed.

"Encouraging participation in fun, physical activities like soccer adds to the healthy lifestyle we strive for here in South Dakota. In addition, the new Soccer/Sport Complex in Rapid City moves us forward in two of the 2010 Initiative goals: to double visitor spending, and to brand and develop South Dakota's quality of life as the best in America. The Rapid City complex will benefit both South Dakotans and out-of-state guests, by making South Dakota an even better place to live, grow, and build."

M. Michael Rounds – Governor
State of South Dakota

- deed

Brian Pitts

From: <FABett@aol.com>
To: <bristleconebronze@hotmail.com>; <levi347@rushmore.com>; <helen@hitek.com>
Cc: <FABett@aol.com>
Sent: Thursday, June 12, 2008 9:34 AM
Subject: Punchlist for discussion

Steering Committee

Helen, Joan, Brian:

Here is the punchlist we discussed:

- Tom
- Bill
- Karen
- Malcom

1. Road/Access

2. DENR issues:
   a. Storm water (use for irrigation)
   b. Drainage (development/grading, etc)
   c. Sewage
   d. Irrigation runoff

3. Water sources

4. Flood plain/zone issues:
   a. Uses allowed
   b. Structures
   c. FEMA study

1) Seed plant parking lot

5. Geotech needed
   a. Soil testing for fields
   b. Confirm no subsurface issues

2) Rest rooms
Fairgrounds

6. Terms of lease with city 2008

7. 2012 Funds
   a. Expectations/conditions
   b. Ability to rely on funding

8. Review of the Project Plan for TIF

Mullock Street
ELK VALE ROAD
SECTION 1/16TH LINE
SECTION 1/4 LINE
80.00 ACRES
POSSIBLE WELL LOCATION
PRELIMINARY FOR REVIEW ONLY
RAPID CITY
INTERNATIONAL SOCCER COMLEX
DREAM DESIGN INTERNATIONAL, INC

TRACT 1
15.30 Acres±

HOUSTON ENGINEERING 100-YEAR FLOODPLAIN
FEBRUARY 2008

ESTIMATED 100-YEAR FLOODPLAIN LIMITS
BASED ON REVISED GRADING SUBMITTED
TO HOUSTON ON APRIL 30, 2008

600-ACRE SITE

PRELIMINARY MOBILE
HOME PARK LAYOUT

ELK VALE ROAD

PRELIMINARY

PRELIMINARY

120 ACRE SITE - ESTES MOBILE HOME PARK

PROJECT NO.07-0467

MAY 5, 2008

200 100 0 200
SCALE: 1"= 200'

DREAM DESIGN INTERNATIONAL, INC.
CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE
LAND DEVELOPMENT • CONSTRUCTION ADMINISTRATION

NORTHEAST AREA SOCCER COMPLEX
PRELIMINARY ESTIMATED PROBABLE COSTS

CATEGORY	ITEM	QUANTITY	UNIT COST	TOTAL	CONTINGENCIE	DESIGN	SUBTOTAL	CITY
ELK VALE ROAD (Phase I)								
	ROAD W/ C&G	5,300	300	1,590,000	159,000	159,000	1,908,000	1,431,000
	SANITARY SEWER MAIN	5,300	120	636,000	63,600	63,600	763,200	-
	WATER MAIN	5,300	100	530,000	53,000	53,000	636,000	-
	STORM SEWER PIPE & INLETS	5,300	100	530,000	53,000	53,000	636,000	477,000
	MAJOR DRAINAGE CROSSING	1	800,000	800,000	80,000	80,000	960,000	960,000
	MINOR DRAINAGE CROSSING	1	150,000	150,000	15,000	15,000	180,000	-
DYESS AVENUE (Phase II)								
	ROAD W/ C&G	1,300	300	390,000	39,000	39,000	468,000	351,000
	SANITARY SEWER MAIN	3,500	80	280,000	28,000	28,000	336,000	-
	WATER MAIN	3,500	100	350,000	35,000	35,000	420,000	-
	STORM SEWER PIPE & INLETS	1,300	100	130,000	13,000	13,000	156,000	156,000
	MINOR DRAINAGE CROSSING	1	150,000	150,000	15,000	15,000	180,000	180,000
SEGER DRIVE (Phase III)								
	ROAD W/ C&G	3,000	500	1,500,000	150,000	150,000	1,800,000	1,800,000
	SANITARY SEWER MAIN	3,000	80	240,000	24,000	24,000	288,000	-
	WATER MAIN	3,000	100	300,000	30,000	30,000	360,000	-
	STORM SEWER PIPE & INLETS	3,000	100	300,000	30,000	30,000	360,000	360,000
SANITARY SEWER LIFT STATION (Phase II)								
	LIFT STATION	1	1,500,000	1,500,000	150,000	150,000	1,800,000	1,350,000
	FORCE MAIN	10,000	100	1,000,000	100,000	100,000	1,200,000	900,000
OVERSIZE INTERNAL UTILITIES (Phase I, II,III)								
		1	**1,000,000**	**1,000,000**	100,000	100,000	1,200,000	1,200,000
WATER SUPPLY (Phase I)								
	SHALLOW IRRIGATION WELLS	1	750,000	750,000	75,000	75,000	900,000	900,000
	WATER POND	1	1,000,000	1,000,000	100,000	100,000	1,200,000	1,200,000
TOTAL CONSTRUCTION COSTS							**15,751,200**	**11,265,000**
32 acres							320,000	
DRAINAGE & FLOODPLAIN							150,000	
TOTAL							**16,221,200**	**11,265,000**

PHASING SUMMARY

Phase I	**7,583,200**
Phase II	**5,430,000**
Phase III	**3,208,000**

DEVELOPER	SUBTOTAL	
477,000		
763,200		
636,000		
159,000		
-		
180,000		
	5,083,200	
117,000		
336,000		
420,000		
-		
-		
	1,560,000	
-		
288,000		
360,000		
-		
	2,808,000	
450,000		
300,000		
	3,000,000	
-		
	1,200,000	
-		
-		
	2,100,000	
4,486,200		
	320,000	
	150,000	
4,486,200	**16,221,200**	

NORTHEAST AREA SOCCER COMPLEX
PRELIMINARY ESTIMATED PROBABLE COSTS

ATEGOF ITEM	QUANTITY	UNIT COST	TOTAL	CONTINGENCIES	DESIGN	SUBTOTAL	CITY	DEVELOPER	SUBTOTAL
ELK VALE ROAD (Phase I)									
ROAD W/ C&G	3,000	300	900,000	90,000	90,000	1,080,000	810,000	270,000	
SANITARY SEWER MAIN	3,000	120	360,000	36,000	36,000	432,000	216,000	216,000	
WATER MAIN	3,000	100	300,000	30,000	30,000	360,000	180,000	180,000	
STORM SEWER PIPE & INLETS	3,000	100	300,000	30,000	30,000	360,000	180,000	180,000	
MAJOR DRAINAGE CROSSING	1	800,000	800,000	80,000	80,000	960,000	960,000	-	
MINOR DRAINAGE CROSSING	1	150,000	150,000	15,000	15,000	180,000	-	180,000	
									3,372,000
DYESS AVENUE (Phase II)									
ROAD W/ C&G	2,500	300	750,000	75,000	75,000	900,000	675,000	225,000	
SANITARY SEWER MAIN	2,500	80	200,000	20,000	20,000	240,000	-	240,000	
WATER MAIN	2,500	100	250,000	25,000	25,000	300,000	-	300,000	
STORM SEWER PIPE & INLETS	2,500	100	250,000	25,000	25,000	300,000	300,000	-	
MINOR DRAINAGE CROSSING	1	150,000	150,000	15,000	15,000	180,000	180,000	-	
									1,920,000
SEGER DRIVE (Phase III)									
ROAD W/ C&G	3,000	500	1,500,000	150,000	150,000	1,800,000	1,800,000	-	
SANITARY SEWER MAIN	3,000	80	240,000	24,000	24,000	288,000	-	288,000	
WATER MAIN	3,000	100	300,000	30,000	30,000	360,000	-	360,000	
STORM SEWER PIPE & INLETS	3,000	100	300,000	30,000	30,000	360,000	360,000	-	
									2,808,000
SANITARY SEWER LIFT STATION (Phase II)									
LIFT STATION	1	1,500,000	1,500,000	150,000	150,000	1,800,000	1,350,000	450,000	
FORCE MAIN	10,000	100	1,000,000	100,000	100,000	1,200,000	900,000	300,000	
									3,000,000
OVERSIZE INTERNAL UTILITIES (Phase I, II,III)									
	1	**1,000,000**	**1,000,000**	100,000	100,000	1,200,000	1,200,000	-	
									1,200,000
WATER SUPPLY (Phase I)									
SHALLOW IRRIGATION WELLS	1	750,000	750,000	75,000	75,000	900,000	900,000	-	
WATER POND	1	1,000,000	1,000,000	100,000	100,000	1,200,000	1,200,000	-	
									2,100,000
TOTAL CONSTRUCTION COSTS						**14,400,000**	**11,211,000**	**3,189,000**	
32 acres						320,000			320,000
DRAINAGE & FLOODPLAIN						150,000			150,000
TOTAL						**14,870,000**	**11,211,000**	**3,189,000**	**14,870,000**

	Elk Vale SAB 28		Elk Vale 0.16		Seger 0.16		Water Supply 0.16		Oversize Int. 0.16	Eng/Conting 0.16
Road	$ 1,080,000	Sewer	$ 216,000	Sewer	$ 288,000	Well	$ 900,000	Water/Sewer	$ 300,000	$ 400,000
Storm	$ 360,000	Water	$ 180,000			Pond	$ 1,200,000			
Drainage	$ 1,140,000									
	$ 2,580,000		$ 396,000		$ 288,000		$ 2,100,000		$ 300,000	$ 400,000

SAB 28 Total	$ 2,580,000
.16 Total	$ 3,484,000
Total City	$ 6,064,000

NORTHEAST AREA SOCCER COMPLEX
PRELIMINARY ESTIMATED PROBABLE COSTS

ATEGOF ITEM	QUANTITY	UNIT COST	TOTAL	CONTINGENCIES	DESIGN	SUBTOTAL	CITY ((TIF)	0.16 FUND	SUBTOTAL
ELK VALE ROAD (Phase I)									
ROAD W/ C&G	3,000	400	1,200,000	120,000	120,000	1,440,000	1,440,000		
SANITARY SEWER MAIN	3,000	120	360,000	36,000	36,000	432,000	216,000	432,000	
WATER MAIN	3,000	100	300,000	30,000	30,000	360,000	180,000	360,000	
STORM SEWER PIPE & INLETS	3,000	100	300,000	30,000	30,000	360,000	360,000		
MAJOR DRAINAGE CROSSING	1	800,000	800,000	80,000	80,000	960,000	960,000		
MINOR DRAINAGE CROSSING	1	150,000	150,000	15,000	15,000	180,000	180,000		
									3,732,000
SEGER DRIVE (Phase II)									
ROAD W/ C&G	-	500	-	-	-	-	-		
SANITARY SEWER MAIN	3,000	100	300,000	30,000	30,000	360,000	360,000	360,000	
WATER MAIN	-	100	-	-	-	-	-		
STORM SEWER PIPE & INLETS	-	100	-	-	-	-	-		
									360,000
OVERSIZE INTERNAL UTILITIES									
Phase I	1	200,000	200,000	20,000	20,000	240,000	240,000	240,000	
Phase II	1	800,000	800,000	80,000	80,000	960,000	960,000	-	
									1,200,000
WATER SUPPLY (Phase I)									
SHALLOW IRRIGATION WELLS	1	750,000	750,000	75,000	75,000	900,000	900,000	900,000	
WATER POND	1	1,000,000	1,000,000	100,000	100,000	1,200,000	1,200,000	1,200,000	
									2,100,000
TOTAL CONSTRUCTION COSTS						7,392,000	6,996,000		
32 acres						320,000			320,000
DRAINAGE & FLOODPLAIN (Phase I)						150,000			150,000
TOTAL						7,862,000	6,996,000	3,492,000	7,862,000

TOTAL PHASE I	6,072,000
TOTAL 0.16 FUND	3,492,000
OTHER FUNDS (ROADS2012, ???)	2,580,000

Preliminary Draft - Not for distribution

Item to review

NORTHEAST AREA SOCCER COMPLEX
PRELIMINARY ESTIMATED PROBABLE COSTS

CATEGORY	ITEM	QUANTITY	UNIT COST	TOTAL	SUBTOTAL	CITY	DEVELOPER
ELK VALE ROAD							
	ROAD W/ C&G	5300	300	1590000		1590000	0
	SANITARY SEWER MAIN	5300	120	636000		0	636000
	WATER MAIN	5300	100	530000		0	530000
	STORM SEWER PIPE & INLETS	5300	100	530000		530000	0
	MAJOR DRAINAGE CROSSING	1	400000	400000		400000	0
	MINOR DRAINAGE CROSSING	1	150000	150000		150000	0
				0	3836000		0
DYESS AVENUE				0			0
	ROAD W/ C&G	4000	300	1200000		**1200000**	0
	SANITARY SEWER MAIN	4000	80	320000			320000
	WATER MAIN	4000	100	400000			400000
	STORM SEWER PIPE & INLETS	4000	100	400000		400000	0
	MINOR DRAINAGE CROSSING	2	150	300		300	0
				0	2320300		0
SANITARY SEWER LIFT STATION				**0**			**0**
	LIFT STATION	**1**	**1500000**	**1500000**			**1500000**
	FORCE MAIN	**10000**	**100**	**1000000**			**1000000**
					2500000		
OVERSIZE INTERNAL UTILITIES							
		1	**1000000**	**1000000**			
					1000000		**1000000**
WATER SUPPLY							
	SHALLOW IRRIGATION WELLS	1	750000	750000		750000	0
	WATER POND	1	1000000	1000000		1000000	0
					1750000		
TOTAL CONSTRUCTION COSTS					**11406300**	**6020300**	**5386000**
CONTINGENCIES					1140630	602030	538600
ENGINEERING & SURVEYING					1140630	602030	538600
32 acres (land in excess of 80 acres)					320000		
DRAINAGE & FLOODPLAIN					150000		
TOTAL					**14157560**	**7224360**	**6463200**

ESTIMATED PROJECTED DEVELOPMENT

220 acres on west side

YEAR	VALUE	DESCRIPTION
2007	0	AG land current increment is placed at zero
2008	6534000	60 Acres of light industrial @ $2.50/sqft
2009	16534000	Addition of 100,000 sqft structures
2010	26534000	Addition of 100,000 sqft structures
2011	36534000	Addition of 100,000 sqft structures
2012	54374800	Addition of 100,000 sqft structures & additional 60 acre of light industrial
2013	64374800	Addition of 100,000 sqft structures
2014	74374800	Addition of 100,000 sqft structures
2015	84374800	Addition of 100,000 sqft structures
2016	94374800	Addition of 100,000 sqft structures
2017	117442800	Addition of 100,000 sqft structures & additional 100 acre of light industrial
2018	137442800	Addition of 200,000 sqft structures
2019	147442800	Addition of 100,000 sqft structures
2020	157442800	Addition of 100,000 sqft structures
2021	167442800	Addition of 100,000 sqft structures
2022	177442800	Addition of 100,000 sqft structures
2023	187442800	Addition of 100,000 sqft structures
2024	197442800	Addition of 100,000 sqft structures
2025	207442800	Addition of 100,000 sqft structures
2026	217442800	Addition of 100,000 sqft structures
2027	227442800	Addition of 100,000 sqft structures
2028	237442800	Addition of 100,000 sqft structures

PROJECTED CASH FLOW

YEAR	LOAN BALANCE	INTEREST	PROPERTY VALUE	TAX	
Jan-08	7,229,060	325,308	6,534,000	0	
Jul-08	7,554,368	339,947	6,534,000	0	
Jan-09	7,894,314	355,244	16,534,000	70,894	
Jul-09	8,178,664	368,040	16,534,000	70,894	
Jan-10	8,475,810	381,411	26,534,000	179,394	
Jul-10	8,677,828	390,502	26,534,000	179,394	
Jan-11	15,817,436	711,785	36,534,000	287,894	Phase II Construct Dyess + Lift station
Jul-11	16,241,327	730,860	36,534,000	287,894	
Jan-12	16,684,293	750,793	54,374,800	396,394	
Jul-12	17,038,692	766,741	54,374,800	396,394	
Jan-13	17,409,040	783,407	64,374,800	589,967	
Jul-13	17,602,480	792,112	64,374,800	589,967	
Jan-14	17,804,625	801,208	74,374,800	698,467	
Jul-14	17,907,366	805,831	74,374,800	698,467	
Jan-15	18,014,731	810,663	84,374,800	806,967	
Jul-15	18,018,427	810,829	84,374,800	806,967	
Jan-16	18,022,290	811,003	94,374,800	915,467	
Jul-16	17,917,827	806,302	94,374,800	915,467	
Jan-17	17,808,662	801,390	117,442,800	1,023,967	
Jul-17	17,586,085	791,374	117,442,800	1,023,967	
Jan-18	17,353,493	780,907	137,442,800	1,274,254	
Jul-18	16,860,146	758,707	137,442,800	1,274,254	
Jan-19	16,344,598	735,507	147,442,800	1,491,254	
Jul-19	15,588,850	701,498	147,442,800	1,491,254	
Jan-20	14,799,094	665,959	157,442,800	1,599,754	
Jul-20	13,865,299	623,938	157,442,800	1,599,754	
Jan-21	12,889,483	580,027	167,442,800	1,708,254	
Jul-21	11,761,255	529,256	167,442,800	1,708,254	
Jan-22	10,582,257	476,202	177,442,800	1,816,754	
Jul-22	9,241,705	415,877	177,442,800	1,816,754	
Jan-23	7,840,827	352,837	187,442,800	1,925,254	
Jul-23	6,268,410	282,078	187,442,800	1,925,254	
Jan-24	4,625,234	208,136	197,442,800	2,033,754	
Jul-24	2,799,615	125,983	197,442,800	2,033,754	
Jan-25	891,843	40,133	207,442,800	2,142,254	
Jul-25	(1,210,278)	(54,463)	207,442,800	2,142,254	
Jan-26	(3,406,995)	(153,315)	217,442,800	2,250,754	
Jul-26	(5,811,064)	(261,498)	217,442,800	2,250,754	
Jan-27	(8,323,316)	(374,549)	237,442,800	2,359,254	
Jul-27	(11,057,120)	(497,570)	237,442,800	2,359,254	

Federal Emergency Management Agency

Washington, D.C. 20472

NOV 20 2006

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

The Honorable Kenneth Davis
Chairperson
Pennington County
Board of Commissioners
315 Saint Joseph Street
Rapid City, SD 57701

IN REPLY REFER TO:
Case No.: 06-08-B495P
Community Name: Pennington County
Community No.: 460064
Effective Date of This Revision: MAR 29 2007

Dear Mr. Davis:

The Flood Insurance Rate Map for your community has been revised by this Letter of Map Revision (LOMR). Please use the enclosed annotated map panel(s) revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals issued in your community.

Additional documents are enclosed which provide information regarding this LOMR. Please see the List of Enclosures below to determine which documents are included. Other attachments specific to this request may be included as referenced in the Determination Document. If you have any questions regarding floodplain management regulations for your community or the National Flood Insurance Program (NFIP) in general, please contact the Consultation Coordination Officer for your community. If you have any technical questions regarding this LOMR, please contact the Director, Federal Insurance and Mitigation Division of the Department of Homeland Security's Federal Emergency Management Agency (FEMA) in Denver, Colorado, at (303) 235-4830, or the FEMA Map Assistance Center, toll free, at 1-877-336-2627 (1-877-FEMA MAP). Additional information about the NFIP is available on our website at http://www.fema.gov/nfip.

Sincerely,

Kevin C Long

Kevin C. Long, CFM, Project Engineer
Engineering Management Section
Mitigation Division

For: William R. Blanton Jr., CFM, Chief
Engineering Management Section
Mitigation Division

List of Enclosures:
Letter of Map Revision Determination Document
Annotated Flood Insurance Rate Map
Annotated Flood Insurance Study Report

cc: Mr. Dan Jennissen
Director, Planning Department
Pennington County

[redacted]
President
Houston Engineering, Inc.

Mr. Doug Weber
Secretary of Corrections
Department of Corrections
State of South Dakota

[redacted]
President
Dream Design International, Inc.

 | Issue Date: NOV 2 0 2006 | Effective Date: MAR 2 9 2007 | Case No.: 06-08-B495P | LOMR-APP

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	Pennington County South Dakota (Unincorporated Areas)	NO PROJECT	HYDRAULIC ANALYSIS HYDROLOGIC ANALYSIS NEW TOPOGRAPHIC DATA
	COMMUNITY NO.: 460064		
IDENTIFIER	Elk Vale Park	APPROXIMATE LATITUDE & LONGITUDE: 44.116, -103.142 SOURCE: Precision Mapping Streets DATUM: NAD 83	

ANNOTATED MAPPING ENCLOSURES			ANNOTATED STUDY ENCLOSURES
TYPE: FIRM*	NO.: 4600640757B	DATE: December 1, 1981	DATE OF EFFECTIVE FLOOD INSURANCE STUDY: June 02, 2005
TYPE: FIRM*	NO.: 4600640350B	DATE: December 1, 1981	PROFILE: 67P, 68P, 69P, 70P, 71P, 72P
TYPE: FIRM*	NO.: 4600640756B	DATE: December 1, 1981	SUMMARY OF DISCHARGES TABLE

Enclosures reflect changes to flooding sources affected by this revision.
* FIRM - Flood Insurance Rate Map; ** FBFM - Flood Boundary and Floodway Map; *** FHBM - Flood Hazard Boundary Map

FLOODING SOURCE(S) & REVISED REACH(ES) See Page 2 for Additional Flooding Sources

BOX ELDER CREEK - from Country Road to Bennett Road

BOX ELDER CREEK TRIBUTARY 1 - From Dyess Avenue to the confluence with Box Elder Creek

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
BOX ELDER CREEK	Zone A	Zone AE	YES	YES
	Zone A	Zone A	YES	YES
	No BFEs	BFEs	YES	NONE

* BFEs - Base Flood Elevations

DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional Information about the NFIP is available on our website at http://www.fema.gov/nfip.

Kevin C. Long

Kevin C. Long, CFM, Project Engineer
Engineering Management Section
Mitigation Division

Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)

OTHER FLOODING SOURCES AFFECTED BY THIS REVISION

FLOODING SOURCE(S) & REVISED REACH(ES)

BOX ELDER CREEK TRIBUTARY 1 - from Dyess Avenue to the confluence with Box Elder Creek

BOX ELDER CREEK TRIBUTARY 2 - from approximately 1,000 feet upstream of Elk Vale Road to the confluence with Box Elder Creek

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
BOX ELDER CREEK TRIBUTARY 1	Zone A	Zone AE	YES	YES
	Zone A	Zone A	YES	YES
	No BFEs	BFEs	YES	NONE
BOX ELDER CREEK TRIBUTARY 2	Zone A	Zone AE	YES	YES
	Zone A	Zone A	YES	YES
	No BFEs	BFEs	YES	NONE

* BFEs - Base Flood Elevations

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional Information about the NFIP is available on our website at http://www.fema.gov/nfip.

Kevin C. Long

Kevin C. Long, CFM, Project Engineer
Engineering Management Section
Mitigation Division

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)

OTHER COMMUNITIES AFFECTED BY THIS REVISION

CID Number: 465420 **Name:** City Of Rapid City, South Dakota

AFFECTED MAP PANELS			AFFECTED PORTIONS OF THE FLOOD INSURANCE STUDY REPORT
TYPE: FIRM*	NO.: 4600640350B	DATE: December 1, 1981	DATE OF EFFECTIVE FLOOD INSURANCE STUDY: June 2, 2005
TYPE: FIRM*	NO.: 4600640756B	DATE: December 1, 1981	PROFILE: 67P, 68P, 69P, 70P, 71P, 72P
TYPE: FIRM*	NO.: 4600640757B	DATE: December 1, 1981	SUMMARY OF DISCHARGES TABLE

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional information about the NFIP is available on our website at http://www.fema.gov/nfip.

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Kevin C. Long, CFM, Project Engineer
Engineering Management Section
Mitigation Division

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance discharges computed in the submitted hydrologic model. Future development of projects upstream could cause increased discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on discharges and could, therefore, indicate that greater flood hazards exist in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State/Commonwealth law have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional information about the NFIP is available on our website at http://www.fema.gov/nfip.

Kevin C. Long

Kevin C. Long, CFM, Project Engineer
Engineering Management Section
Mitigation Division

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Ms. Jeanine D. Petterson
Director, Federal Insurance and Mitigation Division
Federal Emergency Management Agency, Region VIII
Denver Federal Center, Building 710
P.O. Box 25267
Denver, CO 80225-0267
(303) 235-4830

STATUS OF THE COMMUNITY NFIP MAPS

We will not physically revise and republish the FIRM and FIS report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panel(s) and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

Although the project area is shown on the above-referenced FIRM panels as within Pennington County, SD, the City of Rapid City, SD has annexed portions of this area. We have not reflected these corporate limits changes in this LOMR

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional Information about the NFIP is available on our website at http://www.fema.gov/nfip.

Kevin C. Long

Kevin C. Long, CFM, Project Engineer
Engineering Management Section
Mitigation Division

Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)

PUBLIC NOTIFICATION OF REVISION

PUBLIC NOTIFICATION

FLOODING SOURCE	LOCATION OF REFERENCED ELEVATION	BFE (FEET NGVD 29)		MAP PANEL NUMBER(S)
		EFFECTIVE	REVISED	
BOX ELDER CREEK	Approximately 3,900 feet upstream of Bennett Road	none	3,086	4600640757B
	Approximately 17,800 feet upstream of Bennett Road	none	3,106	4600640757B
BOX ELDER CREEK TRIBUTARY 1	At confluence with Box Elder Creek	none	3,091	4600640757B
	Approximately 4,425 feet upstream of the confluence with Box Elder Creek	none	3,100	4600640757B
BOX ELDER CREEK TRIBUTARY 2	At confluence with Box Elder Creek	none	3,086	4600640757B
	Approximately 9,850 feet upstream of the confluence with Box Elder Creek	none	3,098	4600640757B

Within 90 days of the second publication in the local newspaper, a citizen may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. Therefore, this letter will be effective only after the 90-day appeal period has elapsed and we have resolved any appeals that we receive during this appeal period. Until this LOMR is effective, the revised BFEs presented in this LOMR may be changed.

A notice of changes will be published in the *Federal Register*. This information also will be published in your local newspaper on or about the dates listed below.

LOCAL NEWSPAPER Name: *Rapid City Journal*
Dates: 12/21/2006 and 12/28/2006

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional information about the NFIP is available on our website at http://www.fema.gov/nfip.

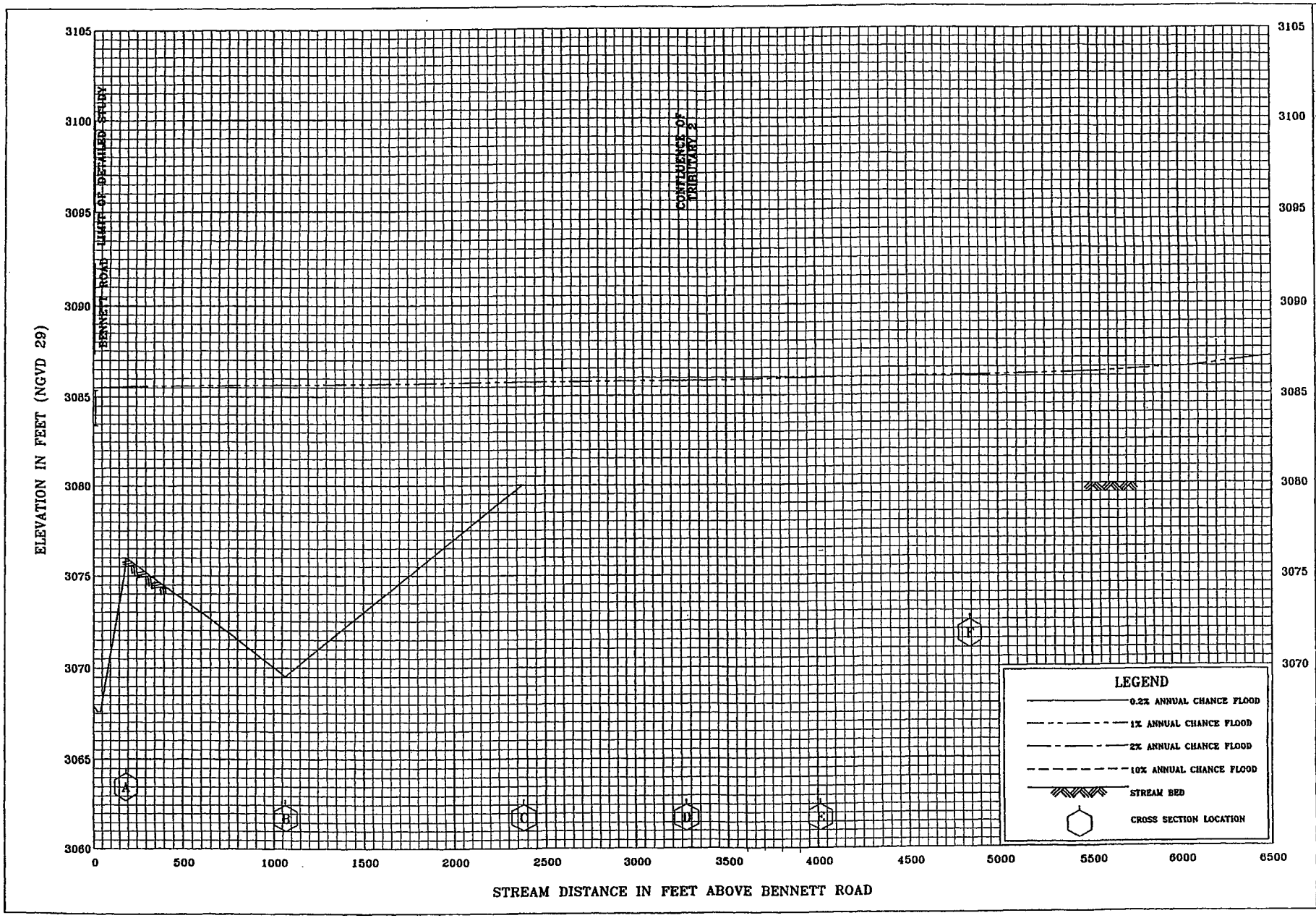
Kevin C. Long

Kevin C. Long, CFM, Project Engineer
Engineering Management Section
Mitigation Division

Table 3. Summary of Discharges

Flooding Source and Location	Drainage Area (square miles)	Peak Discharges (cubic feet per second) 10-Year	50-Year	100-Year	500-Year
Box Elder Creek (At Bennett Road)	178.6	__1	__1	8600	__1
Box Elder Creek (Upstream of Box Elder Creek Tributary 1)	166.0	__1	__1	6609	__1
Box Elder Creek Tributary 1 (At confluence with Box Elder Creek)	*	__1	__1	1647	__1
Box Elder Creek Tributary 2 (At confluence with Box Elder Creek)	*	__1	__1	346	__1

* Not Applicable



FLOOD PROFILES

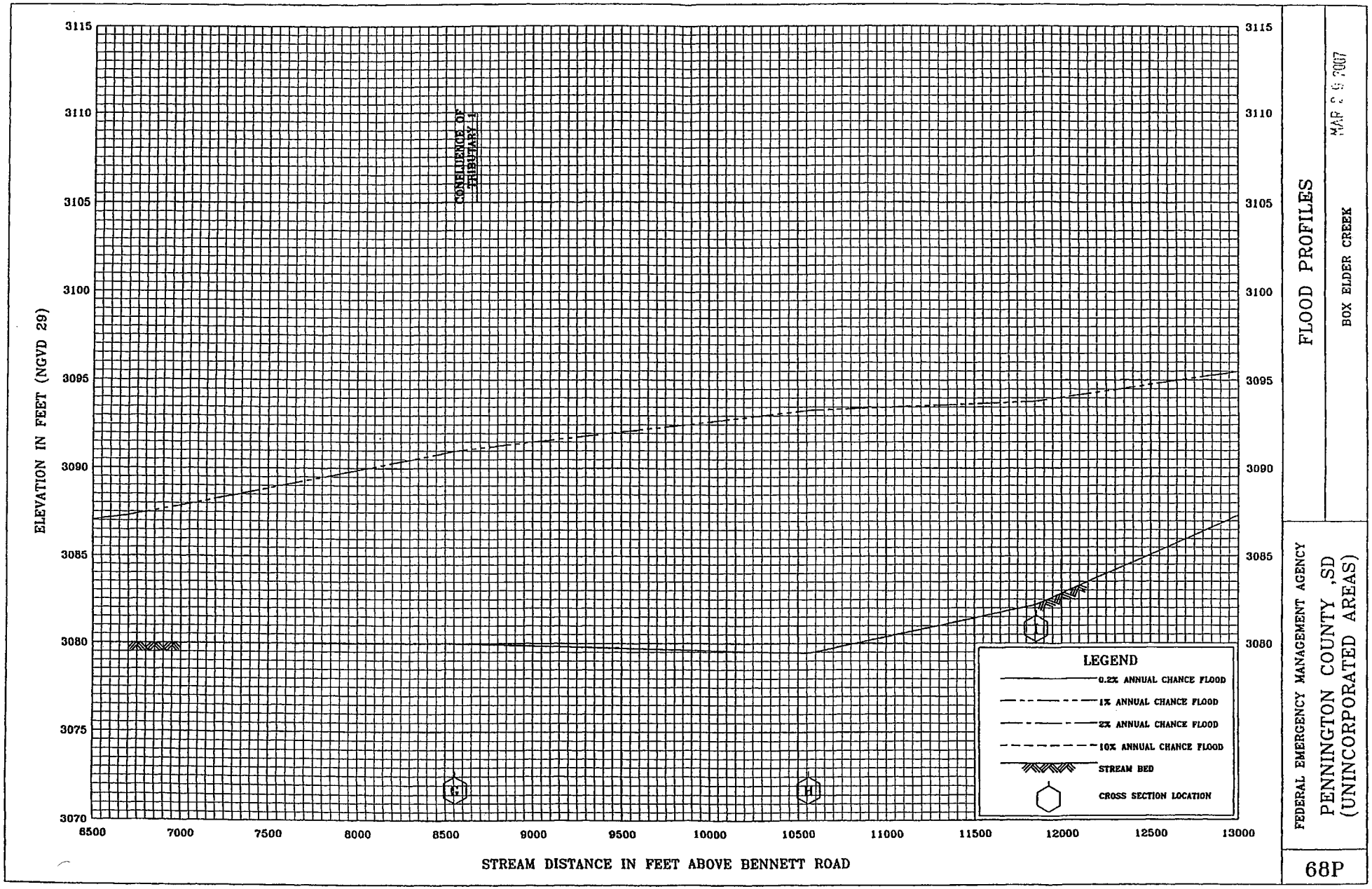
BOX ELDER CREEK

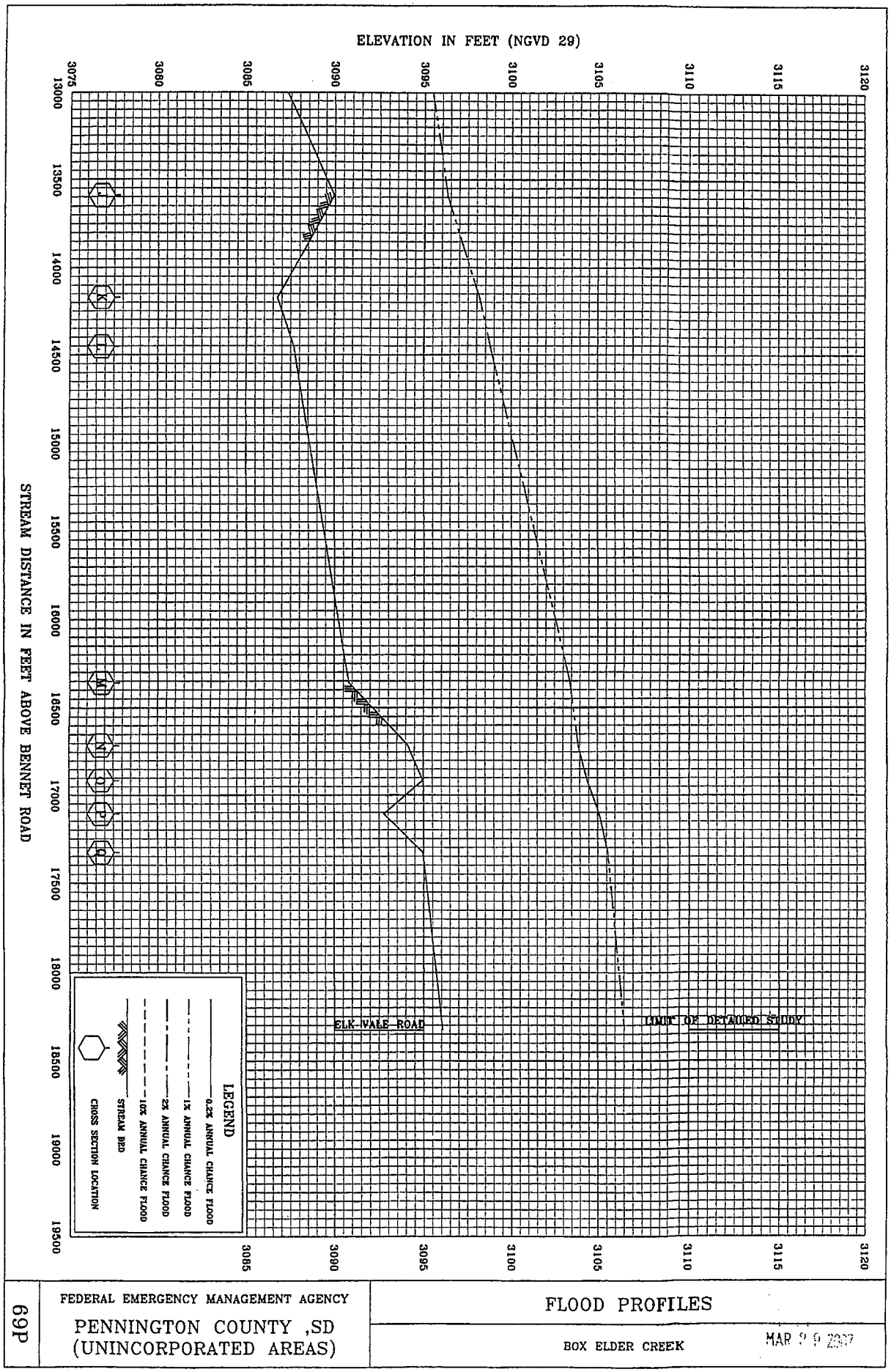
MAR 2 9 2007

FEDERAL EMERGENCY MANAGEMENT AGENCY

PENNINGTON COUNTY, SD
(UNINCORPORATED AREAS)

67P


ELEVATION IN FEET (NGVD 29)
3115
3110
3105
3100
3095
3090
3085
3080
3075
3070
6500
7000
7500
8000
8500
9000
9500
10000
10500
11000
11500
12000
12500
13000
STREAM DISTANCE IN FEET ABOVE BENNETT ROAD
CONFLUENCE OF BOX ELDER CREEK AND FLAT CREEK
LEGEND
0.2% ANNUAL CHANCE FLOOD
1% ANNUAL CHANCE FLOOD
2% ANNUAL CHANCE FLOOD
10% ANNUAL CHANCE FLOOD
STREAM BED
CROSS SECTION LOCATION
FLOOD PROFILES
BOX ELDER CREEK
MAP SEP 2007
FEDERAL EMERGENCY MANAGEMENT AGENCY
PENNINGTON COUNTY ,SD
(UNINCORPORATED AREAS)
68P



69P

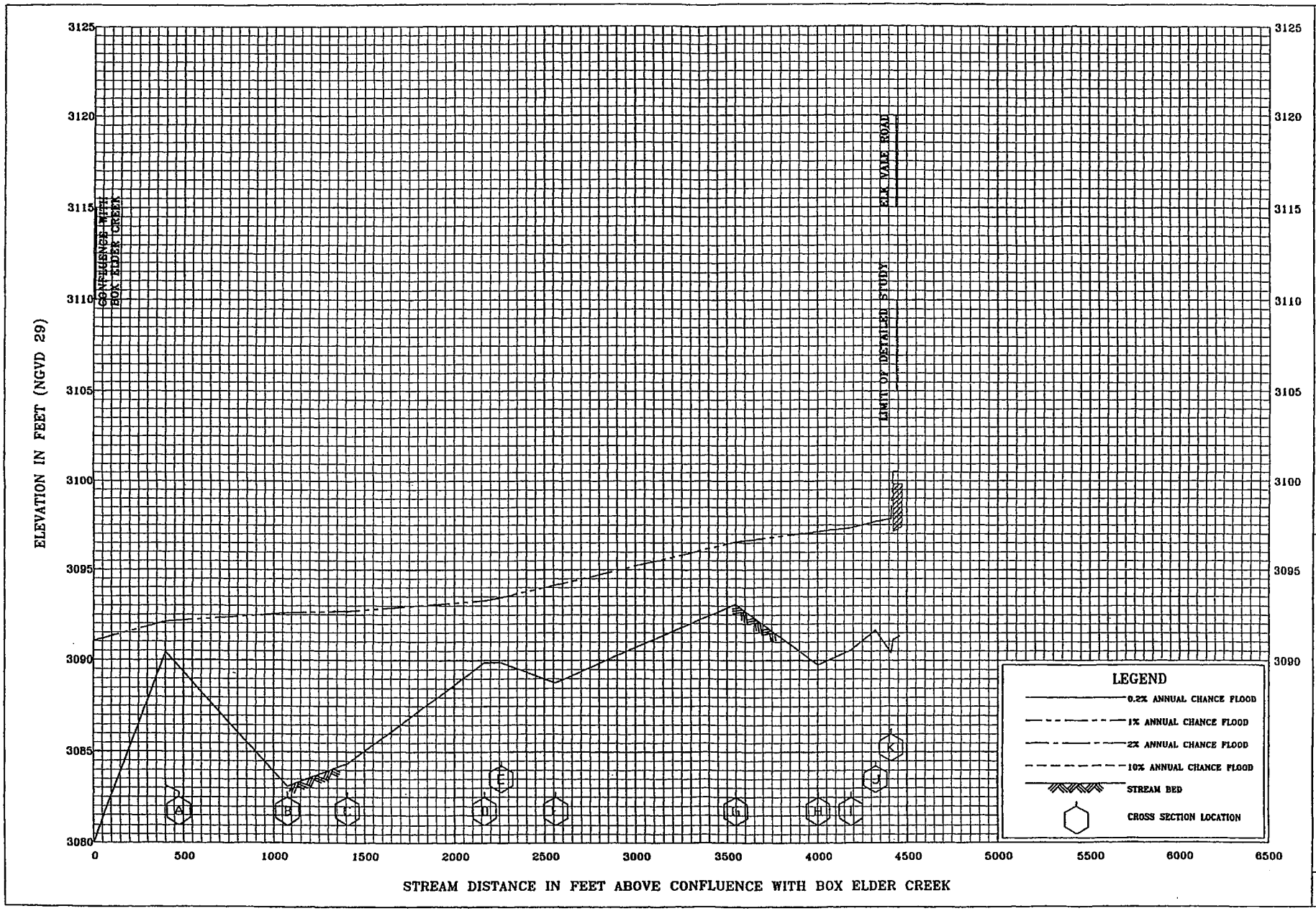
FEDERAL EMERGENCY MANAGEMENT AGENCY

PENNINGTON COUNTY ,SD
(UNINCORPORATED AREAS)

FLOOD PROFILES

BOX ELDER CREEK

MAR 2 9 2007



FLOOD PROFILES

BOX ELDER CREEK TRIBUTARY 1

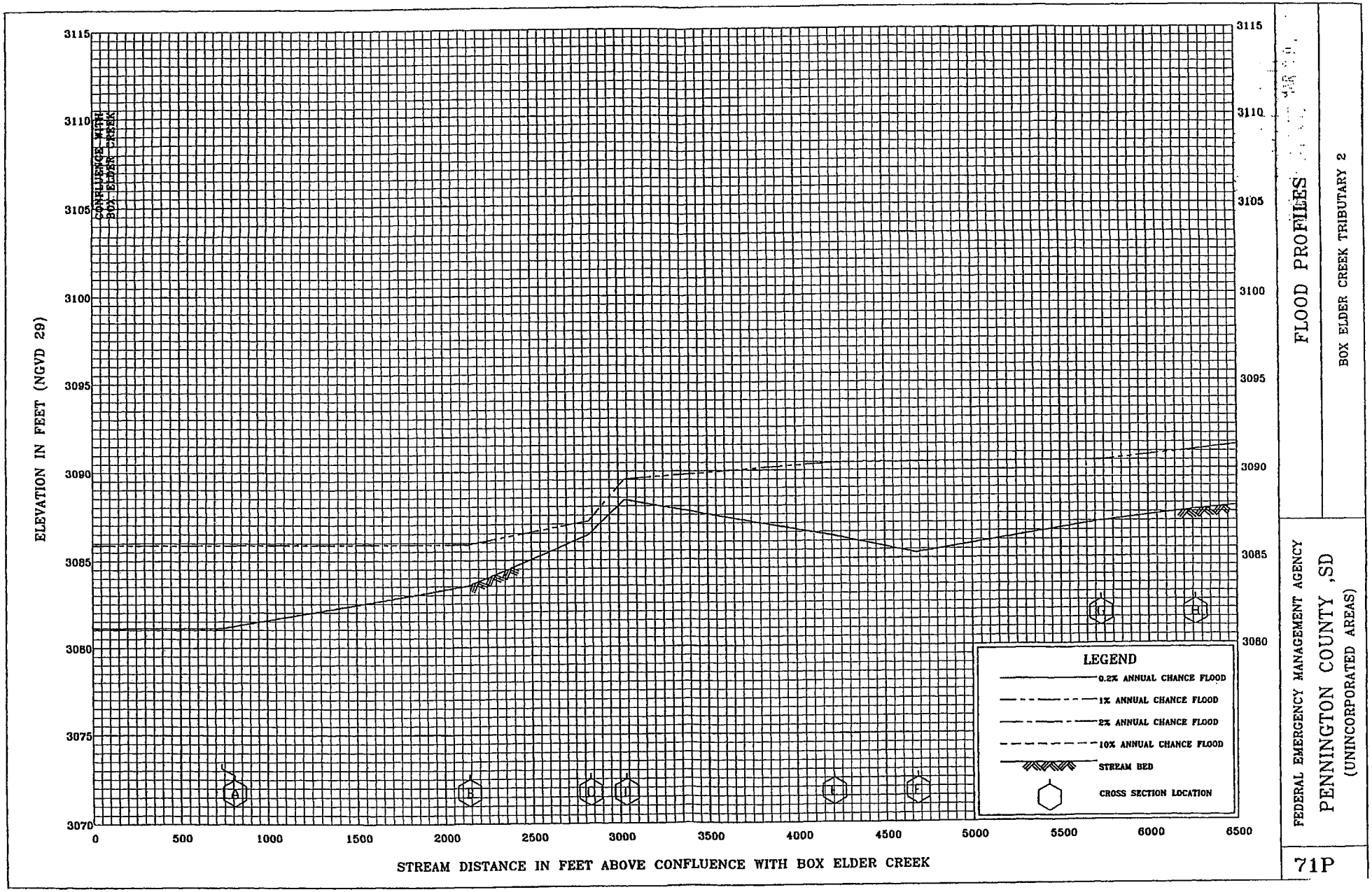
MAP [illegible] 2007

FEDERAL EMERGENCY MANAGEMENT AGENCY

PENNINGTON COUNTY, SD

(UNINCORPORATED AREAS)

70P



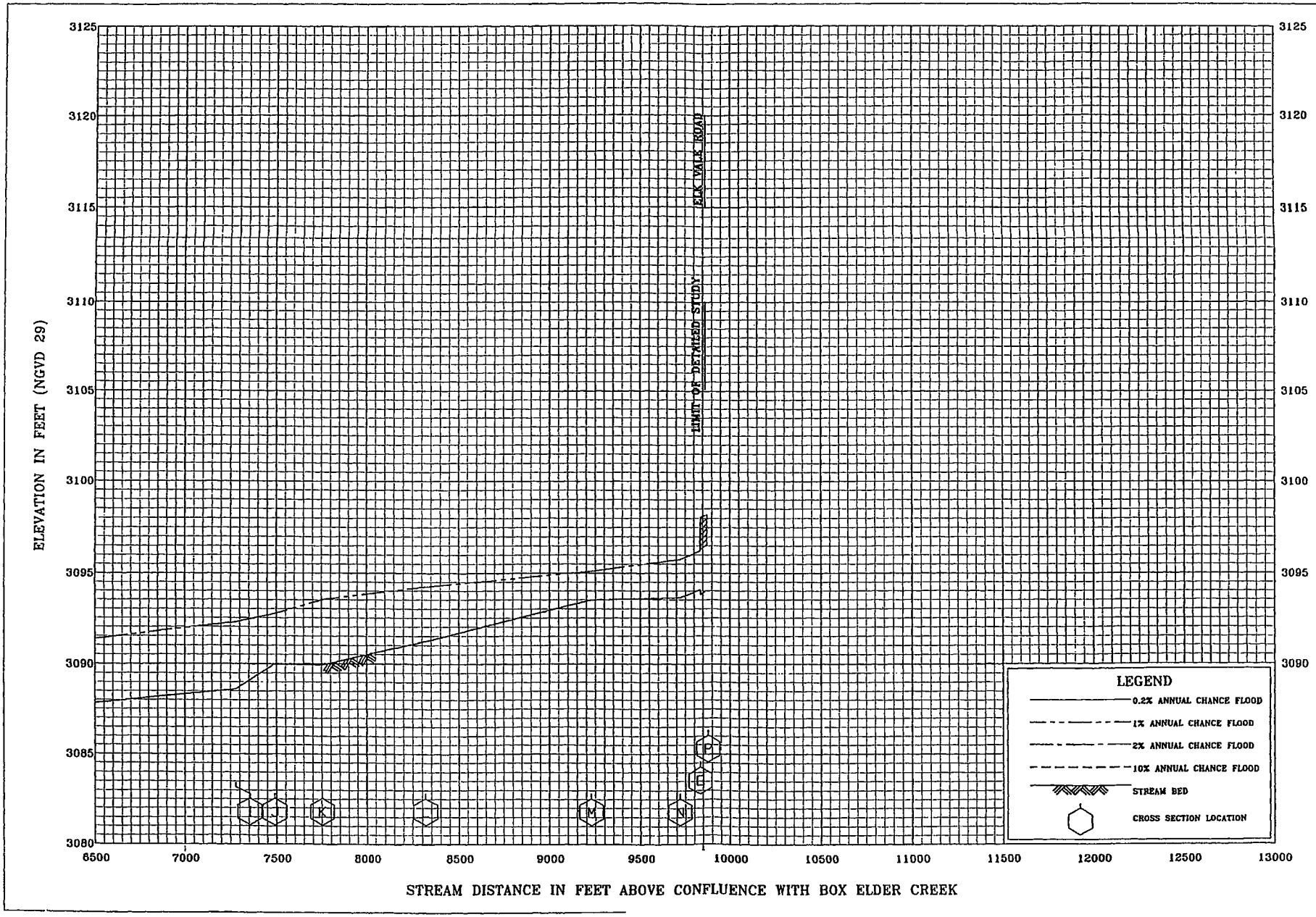
FLOOD PROFILES

BOX ELDER CREEK TRIBUTARY 2

FEDERAL EMERGENCY MANAGEMENT AGENCY

PENNINGTON COUNTY, SD

(UNINCORPORATED AREAS)



FLOOD PROFILES

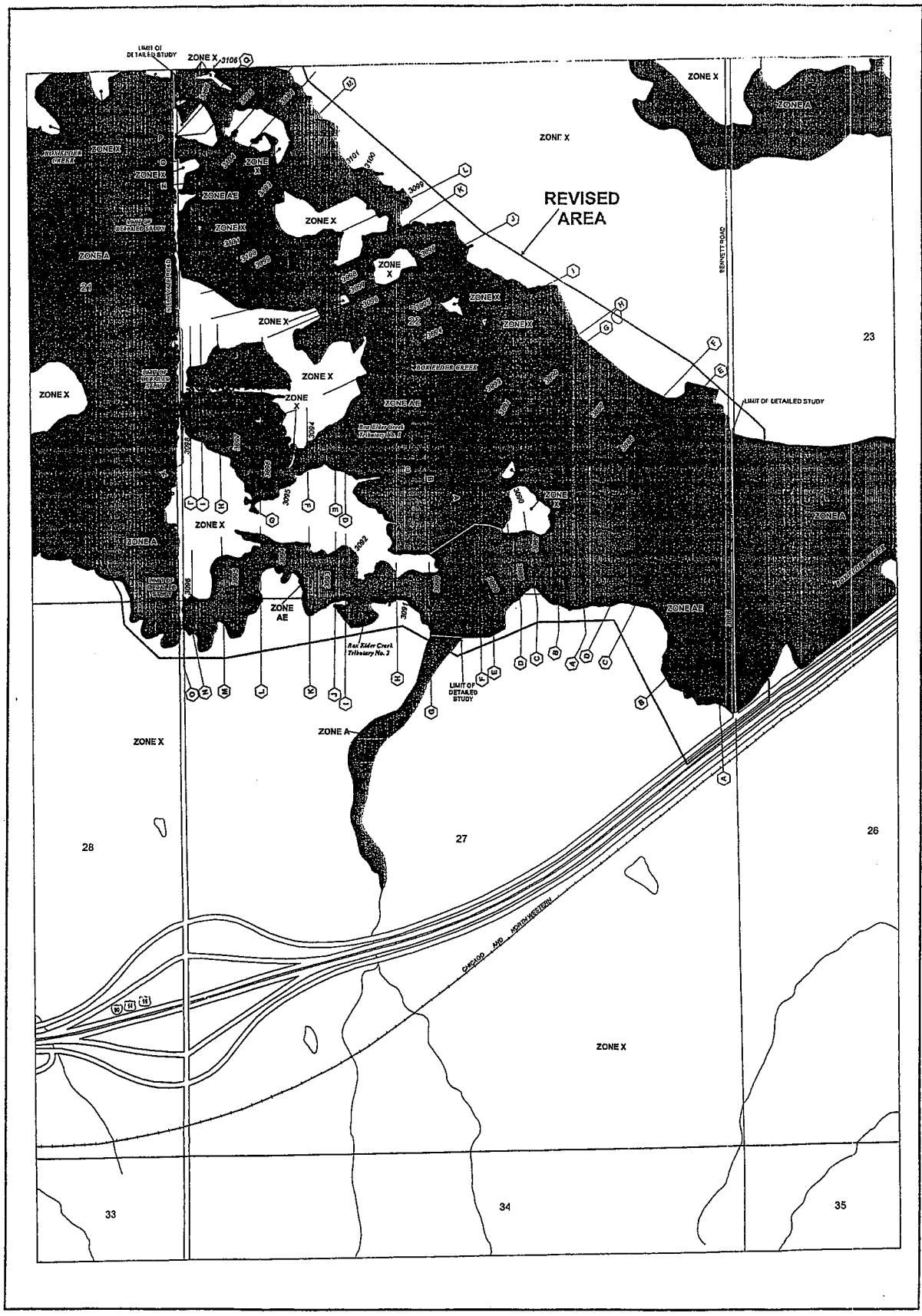
BOX ELDER CREEK TRIBUTARY 2

FEDERAL EMERGENCY MANAGEMENT AGENCY

PENNINGTON COUNTY, SD

(UNINCORPORATED AREAS)

72P



LEGEND

SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD

- ZONE A — No base flood elevations determined
- ZONE AE — Base flood elevations determined
- ZONE AH — Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined
- ZONE AO — Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined
- ZONE A99 — To be protected from 100-year flood by Federal flood protection system under construction; no base flood elevations determined
- ZONE V — Coastal flood with velocity hazard (wave action); no base flood elevations determined
- ZONE VE — Coastal flood with velocity hazard (wave action); base flood elevations determined

FLOODWAY AREAS IN ZONE AE

OTHER FLOOD AREAS

- ZONE X — Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

OTHER AREAS

- ZONE X — Areas determined to be outside 500-year floodplain
- ZONE D — Areas in which flood hazards are undetermined.

UNDEVELOPED COASTAL BARRIERS

Identified 1983 / Identified 1990 / Otherwise Protected Areas

Coastal barrier areas normally located within or adjacent to Special Flood Hazard Area

Floodplain Boundary

Floodway Boundary

Zone D Boundary

Boundary Dividing Special Flood Hazard Zones, and Boundary Dividing Areas of Different Coastal Base Flood Elevations Within Special Flood Hazard Zones

513 — Base Flood Elevation Line; Elevation in Feet. See Map Index for Elevation Datum.

(D)——(D) — Cross Section Line

(EL 987) — Base Flood Elevation in feet where Uniform Water Surface Elevation is Shown. See Map Index for Elevation Datum.

RM7 × — Elevation Reference Mark

M1.5 — River Mile

* Referenced to the National Geodetic Vertical Datum of 1929

NOTES

This map is for use in administering the National Flood Insurance Program; it does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size, or all ponding features outside Special Flood Hazard Areas. The community map repository should be consulted for more detailed data on BFEs, and for any information on boundary delineation, prior to use of this map for property purchase or construction purposes.

Areas of Special Flood Hazard (100-year flood) include Zones A, AE, A1-A30, AH, AO, A99, V, V1-V30, and VE/V30.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the Federal Emergency Management Agency.

Floodway widths in some areas may be too narrow to show to scale. Refer to Floodway Data to see where floodway width is shown at 1/58 inch.

Corporate limits shown are current as of the date of this map. The user should consult appropriate community officials to determine if corporate limits have changed subsequent to the issuance of this map.

This map may incorporate approximate boundaries of Coastal Boundaries Resource System Units and / or Otherwise Protected Areas established under the Coastal Barrier Improvement Act of 1990 (PL 101-591).

For adjoining map panels and base map source see separately printed Map Index.

EFFECTIVE DATE OF FLOOD INSURANCE RATE MAP:
DECEMBER 1, 1981

EFFECTIVE DATE(S) OF REVISIONS(S) TO THIS PANEL:

To determine if flood insurance is available, contact an insurance agent or call the National Flood Insurance Program at (800) 638-6620.

NORTH

800 0 800 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

PENNINGTON COUNTY, SOUTH DAKOTA (UNINCORPORATED AREAS)

PANEL 757 OF 2025

(SEE MAP INDEX FOR PANELS NOT PRINTED)

REVISED TO REFLECT LOMR EFFECTIVE: MAR 2 9 2007

COMMUNITY - PANEL NUMBER
460064 0757 B

EFFECTIVE DATE:
DECEMBER 1, 1981

Federal Emergency Management Agency

Legend

- 1% annual chance (100-Year) Floodplain
- 1% annual chance (100-Year) Floodway
- 0.2% annual chance (500-Year) Floodplain

APPROXIMATE SCALE IN FEET

2,000 0 2,000

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

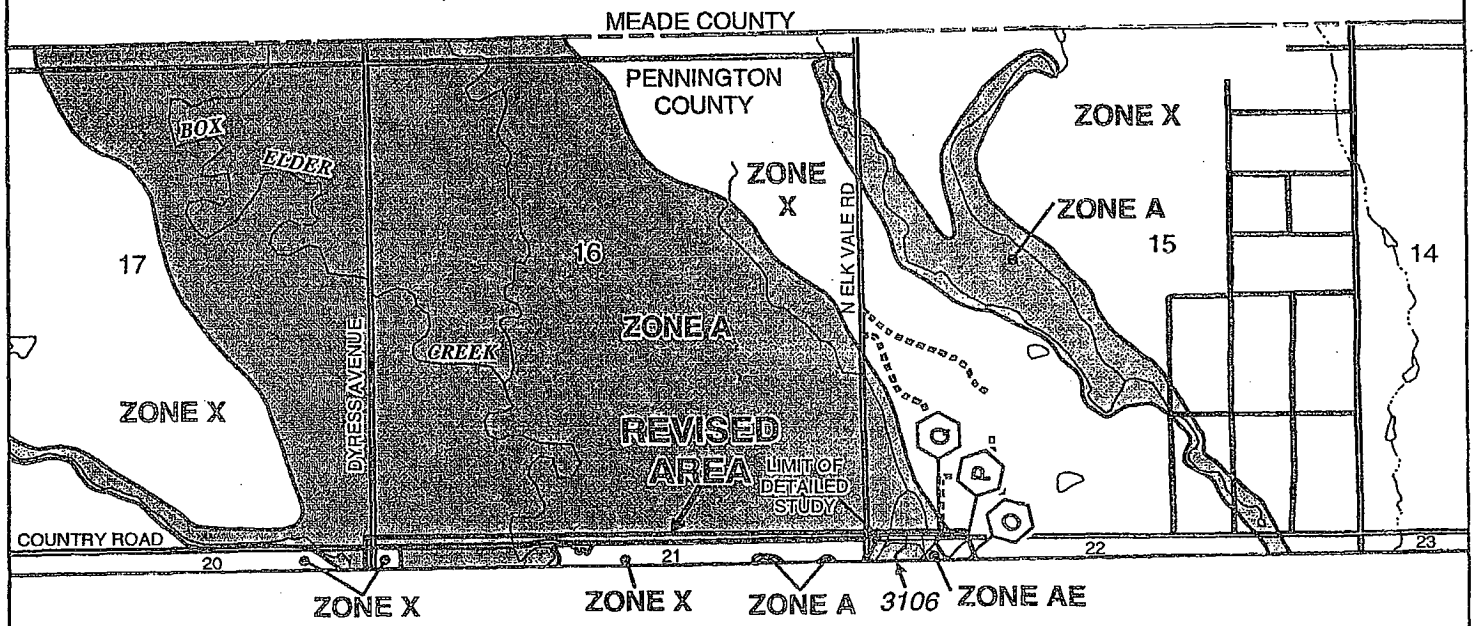
PENNINGTON COUNTY, SOUTH DAKOTA
(UNINCORPORATED AREAS)

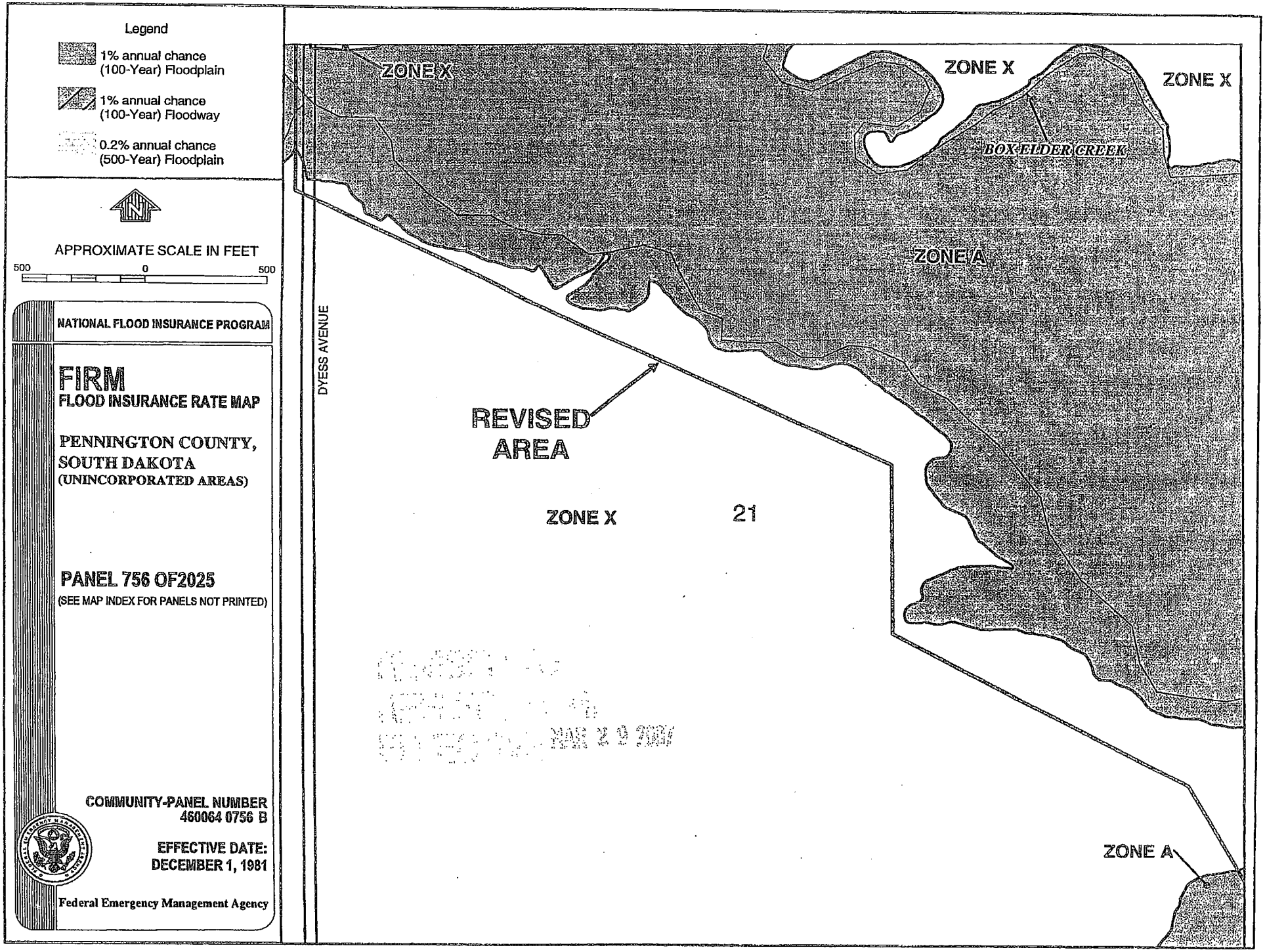
PANEL 350 OF 2025
(SEE MAP INDEX FOR PANELS NOT PRINTED)

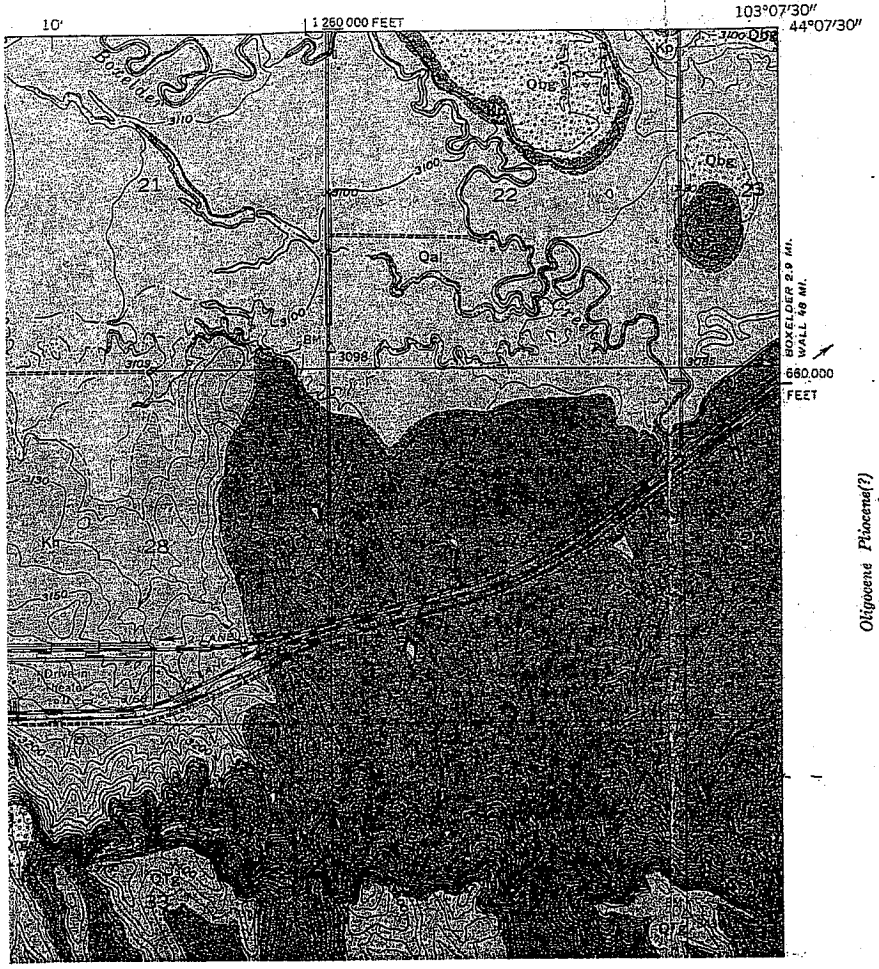
COMMUNITY-PANEL NUMBER
460064 0350 B

EFFECTIVE DATE:
DECEMBER 1, 1981

Federal Emergency Management Agency




Legend
1% annual chance (100-Year) Floodplain
1% annual chance (100-Year) Floodway
0.2% annual chance (500-Year) Floodplain
APPROXIMATE SCALE IN FEET
500
0
500
NATIONAL FLOOD INSURANCE PROGRAM
FIRM
FLOOD INSURANCE RATE MAP
PENNINGTON COUNTY, SOUTH DAKOTA
(UNINCORPORATED AREAS)
PANEL 756 OF2025
(SEE MAP INDEX FOR PANELS NOT PRINTED)
COMMUNITY-PANEL NUMBER
460064 0756 B
EFFECTIVE DATE:
DECEMBER 1, 1981
Federal Emergency Management Agency
ZONE X
ZONE X
ZONE X
BOX ELDER CREEK
ZONE A
DYESS AVENUE
REVISED AREA
ZONE X
21
ZONE A



GEOLOGIC QUADRANGLE MAP

RAPID CITY EAST QUADRANGLE, SOUTH DAKOTA

GQ–986

EXPLANATION

QUATERNARY

- Qal — Alluvium
- Qag — Alluvium and gravel
- Qts — Sturgis terrace deposit
- Qbe / Qrg / Qdg — Gravel deposits
  - Qbg, *gravel deposits of Boxelder Creek*
  - Qrg, *gravel deposits of Rapid City ...*
  - Qdg, *gravel deposits of Dry Creek*
- Qls — Landslide deposits
  Queried where doubtful

TERTIARY TERTIARY(?) AND QUATERNARY

- QTg — Gravel deposits — *Oligocene Pliocene(?) and Pleistocene*
- Tg — Gravel deposits — *Oligocene to Pliocene(?)*

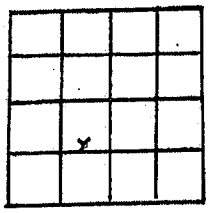
Upper Cretaceous

- Kp — Pierre Shale
- Kn — Niobrara Formation
- Kc — Carlile Shale
- Kg

State So. Dakota Farm Buddy Beaird 3H2 - 1515

County Penn Company Hillview Dairy

Sec. 22 T. 2 N. R. 8 E Drilled by Materi



Authority _____ Samples _____

Date Spudded _____ 1964 Date Completed _____

Elevation 3090 Method T.M. T.D. _____

Remarks

#1

RC East Quad.

F.P + 1165

Baird NE 1/4 22-20-8E

Coal Bed - Sumner - Pollocks

2075
250
2325
1550
1775

Top Andover 925 Feb '61

Newcastle 1650

Coal River (Dick) 1925

Base of last Pollocks 2175

3090
1925
1165

State So. Dak Farm

County Pennington Company City of Box Elder #1

Sec. 23 T. 2N R. 8E Drilled by Jim Baker, Osage

Authority Samples

Date Spudded Date Completed 7/1965

Elevation 3072.5 KB Method T.D. 2222.

67.5 Gnd

Remarks Milling & Electrolog on file

Static approx 2967.

Static 9/70 = 2878'

64' 9. 13 3/8 w/100 sx

1000'±

N± 1628

T. Fall River. 1888 (+1185)

T Fuson 2039 (+1034)

T. Lay sand. 2071 (+1002)

T Morrison. 2178 (+895)

Thickness 151 32 107 } 290

Screen

7/31/65

Box Elder Well Producing More Than Required

BOX ELDER — Box Elder's new municipal water well is producing. At 5:30 a.m. Saturday it was pumping 210 gallons per minute.

Pumping was begun at 8 a.m. Friday, and by Saturday morning had produced more than a million gallons of water without a noticeable drop in the water level.

Indications are the well will produce an average of about 125 gallons per minute, well above the 60 gallons per minute required for Box Elder's present population.

Drilling has been in progress for about 10 days by the Baker Drilling Co., of Osage, Wyo.

The well, located in the west part of town near Duster's Corner, is the town's first municipally-owned water supply.

Memory at Al Dithm

10/26/65

Static 100'

motor 40 HP

Pump 90 gpm DD to 700'

13 grains hard

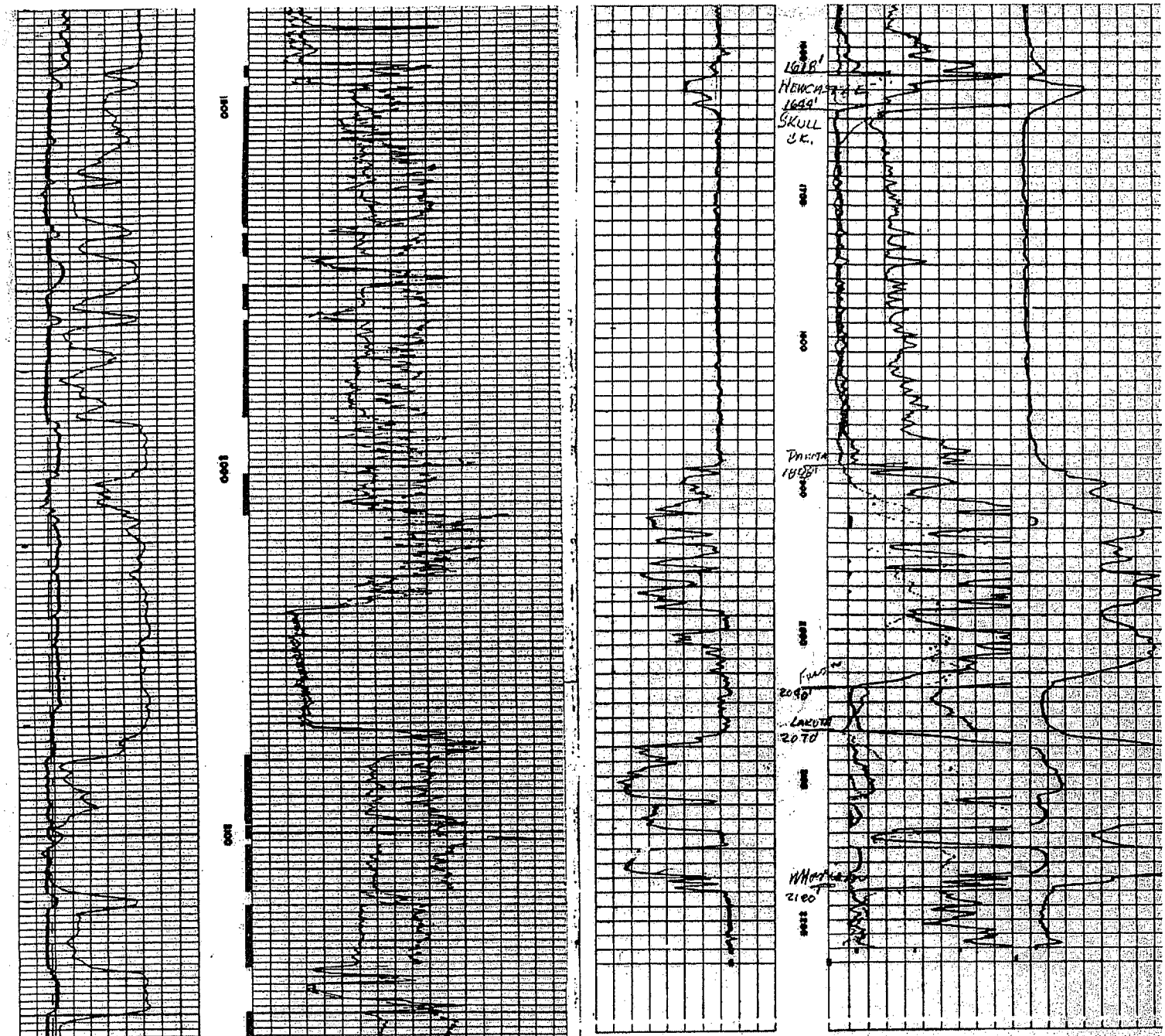
.02 Fe

very fine screen

Temp when pumping

75°

29,000 Turkey



Box Elder
#1

1965

SPONTANEOUS POTENTIAL Millivolts	DEPTH	RESISTIVITY Ohms m²/m	RESISTIVITY Ohms m²/m
		0 300 / 0 30 — 16" LATERAL	0 / 0 — 64" NORMAL
		0 500 / 0 50 / 0 10 — Amplified Short Normal 16" NORMAL AM=16"	

Company	TOWN OF BOX ELDER	Drillers T.D.	2223'
Well	CITY WATER WELL NO. 1	Lane-Wells F.R.	2221'
Field	WILDCAT	Lane-Wells T.D.	2222'
County	PENNINGTON	Elevations:	
State	SO. DAKOTA	K.B. 3072.51' D.F.	G.L. 3067.51'

SPONTANEOUS POTENTIAL Millivolts	DEPTH	RESISTIVITY Ohms m²/m	RESISTIVITY Ohms m²/m
− 10 +		16" NORMAL AM=16" — Amplified Short Normal 0 10 / 0 50 / 0 500 — 21A" LATERAL	64" NORMAL 0 / 0

7 9 11 13 15
HOLE SIZE - INCHES

− 10 +
Millivolts

0 20
MICRO NORMAL
2"

0 20
MICRO INVERSE
1" x 1"

17 16
20 21
16 15
21 22
LOT 1R
LOT 2
LOT 3
SUBDIVISION
SECTION 1/16TH LINE
SECTION 1/4 LINE
ELK VALE ROAD
80.00
ACRES
POSSIBLE
WELL LOCATION
Mullock Street
DYESS AVENUE
PRELIMINARY
FOR REVIEW ONLY
300' 150' 0 300'
SCALE: 1" = 300'
DREAM DESIGN INTERNATIONAL, INC
RAPID CITY
INTERNATIONAL SOCCER COMLEX
PROPOSED
SOCCER COMPLEX
BOUNDAR
1 of 1

NORTHEAST AREA SOCCER COMPLEX
PRELIMINARY ESTIMATED PROBABLE COSTS

ATEGOF ITEM	QUANTITY	UNIT COST	TOTAL	CONTINGENCIES	DESIGN	SUBTOTAL	CITY	DEVELOPER	SUBTOTAL
ELK VALE ROAD (Phase I)									
ROAD W/ C&G	3,000	300	900,000	90,000	90,000	1,080,000	810,000	270,000	
SANITARY SEWER MAIN	3,000	120	360,000	36,000	36,000	432,000	216,000	216,000	
WATER MAIN	3,000	100	300,000	30,000	30,000	360,000	180,000	180,000	
STORM SEWER PIPE & INLETS	3,000	100	300,000	30,000	30,000	360,000	180,000	180,000	
MAJOR DRAINAGE CROSSING	1	800,000	800,000	80,000	80,000	960,000	960,000	-	
MINOR DRAINAGE CROSSING	1	150,000	150,000	15,000	15,000	180,000	-	180,000	
									3,372,000
DYESS AVENUE (Phase II)									
ROAD W/ C&G	2,500	300	750,000	75,000	75,000	900,000	675,000	225,000	
SANITARY SEWER MAIN	2,500	80	200,000	20,000	20,000	240,000	-	240,000	
WATER MAIN	2,500	100	250,000	25,000	25,000	300,000	-	300,000	
STORM SEWER PIPE & INLETS	2,500	100	250,000	25,000	25,000	300,000	300,000	-	
MINOR DRAINAGE CROSSING	1	150,000	150,000	15,000	15,000	180,000	180,000	-	
									1,920,000
SEGER DRIVE (Phase III)									
ROAD W/ C&G	3,000	500	1,500,000	150,000	150,000	1,800,000	1,800,000	-	
SANITARY SEWER MAIN	3,000	80	240,000	24,000	24,000	288,000	-	288,000	
WATER MAIN	3,000	100	300,000	30,000	30,000	360,000	-	360,000	
STORM SEWER PIPE & INLETS	3,000	100	300,000	30,000	30,000	360,000	360,000	-	
									2,808,000
SANITARY SEWER LIFT STATION (Phase II)									
LIFT STATION	1	1,500,000	1,500,000	150,000	150,000	1,800,000	1,350,000	450,000	
FORCE MAIN	10,000	100	1,000,000	100,000	100,000	1,200,000	900,000	300,000	
									3,000,000
OVERSIZE INTERNAL UTILITIES (Phase I, II,III)									
	1	**1,000,000**	**1,000,000**	100,000	100,000	1,200,000	1,200,000	-	
									1,200,000
WATER SUPPLY (Phase I)									
SHALLOW IRRIGATION WELLS	1	750,000	750,000	75,000	75,000	900,000	900,000	-	
WATER POND	1	1,000,000	1,000,000	100,000	100,000	1,200,000	1,200,000	-	
									2,100,000
TOTAL CONSTRUCTION COSTS						**14,400,000**	**11,211,000**	**3,189,000**	
32 acres						320,000			320,000
DRAINAGE & FLOODPLAIN						150,000			150,000
TOTAL						**14,870,000**	**11,211,000**	**3,189,000**	**14,870,000**

35%

FEMA Study

PRELIMINARY FOR REVIEW ONLY

300 150 0 300
SCALE: 1" = 300

DREAM DESIGN INTERNATIONAL, INC
CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
LAND DEVELOPMENT - CONSTRUCTION ADMINISTRATION
Prepared By:

PRELIMINARY FOR REVIEW ONLY

Scale:	1"-300'
Designed By: MAB	Drawn By: MAB
Design Date:	Print Date: 4/1/2008
Internal Job No: 07-0465	
Surveyed By:	Survey Date: 3/26/2007
Revisions:	

ELK VALE TO DYESS MASTER PLAN

Sheet Title: MAJOR IMPROVEMENTS PLAN

Sheet: 1 of 1