

**PRELIMINARY
FOR REVIEW ONLY**

300 150 0 300
SCALE: 1" = 300'



**PRELIMINARY
FOR REVIEW ONLY**

Scale:	1"=300'
Designed By:	MAB
Drawn By:	MAB
Design Date:	4/1/2008
Print Date:	4/1/2008
Internal Job No:	07-0485
Surveyed By:	
Survey Date:	3/26/2007
Revisions:	

ELK VALE TO DYESS
MASTER PLAN

Elkins Marcia

From: Doyle Estes [doyle@esteslawfirm.com]
Sent: Wednesday, October 17, 2007 2:36 PM
To: 'Elkins Marcia'
Subject: RE: land use change

That is essentially correct. We are doing the work on the lower two thirds at this time as I wanted to harvest the low hanging fruit. The northern part is the more difficult area. That would require more work to get out of the flood plain.

If you are interested in what we are doing I can arrange a meeting with the member of DDI who is doing the work.

My idea from the inception has been to give flood plain land to the city for the soccer fields. If the city is interested in moving it out of the flood plain they can advance the money for that purpose.

I want to proceed with the gift of 80 acres to the city for the purpose of a soccer field. I do want to have a reversion in the gift which provides that if no soccer fields are constructed within a stated number of years the gift reverts. It is a gift for this specific purpose.

The TID idea is to do many things to wit:

1. Pay me 10 grand an acre for an additional 35 acres.
2. pay for extending a three lane road along the east side
3. pay for extending a three land road for part of the west side
4. pay for water well
5. pay for a lake
6. pay for extending the road along the south side
7. Pay for water pressure improvements.

I can stick to the initial idea of 80 acre gift and the city figure out how to do the deal; or we can work together per the TID outline.

Either way is ok with me.

I hope this helps.

From: Elkins Marcia [mailto:Marcia.Elkins@rcgov.org]
Sent: Wednesday, October 17, 2007 2:25 PM
To: 'Doyle Estes'
Subject: RE: land use change

My understanding is that you have not done a detailed study of the north end - the area that you would give to the City..... and you had indicated that you were not willing to fund that study --- you felt the City or the Soccer Mom's should pay for that - although your contract could be extended to include that work..... did I understand correctly? m

From: Doyle Estes [mailto:doyle@esteslawfirm.com]
Sent: Wednesday, October 17, 2007 2:19 PM
To: 'Elkins Marcia'
Subject: RE: land use change

I did the same. He said you mentioned something about the flood plain. I told him I have a map of flood plain area. I have about 250 acres out of the flood plain currently. Do you want something from me on that subject?

From: Elkins Marcia [mailto:Marcia.Elkins@rcgov.org]
Sent: Wednesday, October 17, 2007 2:14 PM
To: 'Doyle Estes'

10/18/2007

Subject: RE: land use change

okey dokey --- I also mentioned it to Bill O. when he called this afternoon. m

From: Doyle Estes [mailto:doyle@esteslawfirm.com]
Sent: Wednesday, October 17, 2007 1:43 PM
To: 'Elkins Marcia'
Subject: RE: land use change

I have asked a council person to move this along.

Thanks

From: Elkins Marcia [mailto:Marcia.Elkins@rcgov.org]
Sent: Wednesday, October 17, 2007 12:11 PM
To: 'Doyle Estes'
Subject: RE: land use change

Requires City Council action to direct staff to proceed with the Amendment to the Comprehensive Plan Amendment. m

From: Doyle Estes [mailto:doyle@esteslawfirm.com]
Sent: Wednesday, October 17, 2007 10:35 AM
To: 'Elkins Marcia'
Subject: land use change

Do you need to have formal action by the city to request action or is being asked to do so by a council person sufficient?



HEARTLAND RETAIL CENTER

Conceptual Master Plan

NOT FOR CONSTRUCTION
FOR MASTER PLAN PURPOSES ONLY

Development Schedule

LOT 1

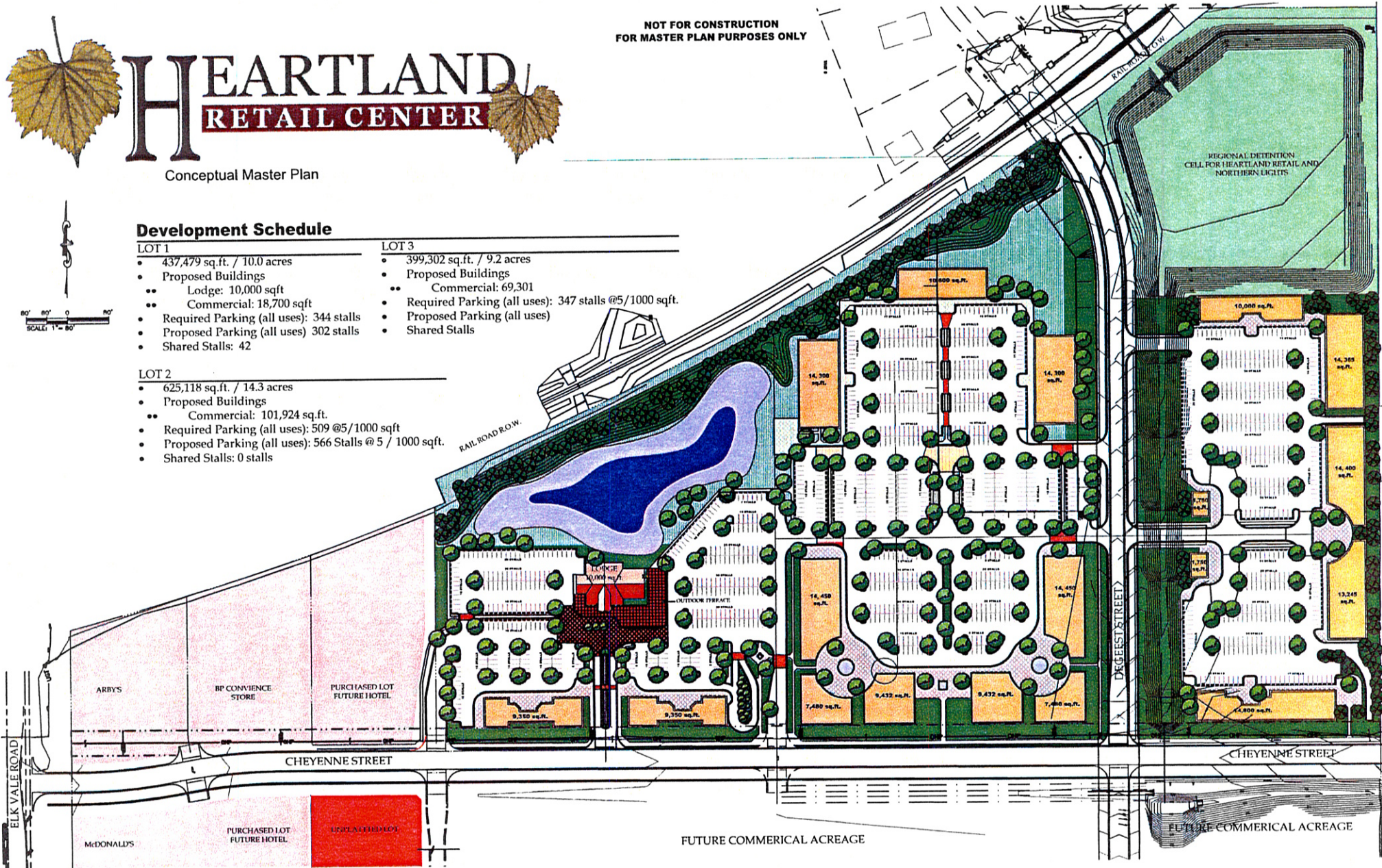
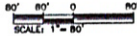
- 437,479 sq.ft. / 10.0 acres
- Proposed Buildings
 - Lodge: 10,000 sqft
 - Commercial: 18,700 sqft
- Required Parking (all uses): 344 stalls
- Proposed Parking (all uses) 302 stalls
- Shared Stalls: 42

LOT 3

- 399,302 sq.ft. / 9.2 acres
- Proposed Buildings
 - Commercial: 69,301
- Required Parking (all uses): 347 stalls @5/1000 sqft.
- Proposed Parking (all uses)
- Shared Stalls

LOT 2

- 625,118 sq.ft. / 14.3 acres
- Proposed Buildings
 - Commercial: 101,924 sq.ft.
- Required Parking (all uses): 509 @5/1000 sqft
- Proposed Parking (all uses): 566 Stalls @ 5 / 1000 sqft.
- Shared Stalls: 0 stalls



Elkins Marcia

From: Ellis Robert
Sent: Wednesday, September 03, 2008 6:54 PM
To: Elkins Marcia
Subject: Soccer TIF
Attachments: Funding.xls

Here are my notes on today's conversation. I added a few other items that use up the \$3.5M .16 money. I also added engineering and contingency.

This plan requires \$2.48M for street and drainage improvements. I will check with Jim in the morning to see how much SAB 28 is available.

Robert Ellis
Public Works Director
City of Rapid City
(605) 394-4154

(Doyle Estes)

year
7 arguments }>

Contingent about purchasing
transfer 60 acres
35 acres option @ \$10,000/acre

**NORTHEAST AREA SOCCER COMPLEX
PRELIMINARY ESTIMATED PROBABLE COSTS**

CATEGORY	ITEM	QUANTITY	UNIT COST	TOTAL	CONTINGENCE	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

2.6

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	1,080,000	270,000	1,350,000
	SANITARY SEWER MAIN	3,000	120	360,000	36,000	36,000	432,000	216,000	216,000	648,000
	WATER MAIN	3,000	100	300,000	30,000	30,000	360,000	180,000	180,000	540,000
	STORM SEWER PIPE & INLETS	3,000	100	300,000	30,000	30,000	360,000	180,000	180,000	540,000
	MAJOR DRAINAGE CROSSING	1	800,000	800,000	80,000	80,000	960,000	960,000	-	1,920,000
	MINOR DRAINAGE CROSSING	1	150,000	150,000	15,000	15,000	180,000	-	180,000	360,000
										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	900,000
	SANITARY SEWER MAIN	2,500	80	200,000	20,000	20,000	240,000	-	240,000	480,000
	WATER MAIN	2,500	100	250,000	25,000	25,000	300,000	-	300,000	600,000
	STORM SEWER PIPE & INLETS	2,500	100	250,000	25,000	25,000	300,000	300,000	-	600,000
	MINOR DRAINAGE CROSSING	1	150,000	150,000	15,000	15,000	180,000	180,000	-	360,000
										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	-	1,800,000
	SANITARY SEWER MAIN	3,000	80	240,000	24,000	24,000	288,000	-	288,000	576,000
	WATER MAIN	3,000	100	300,000	30,000	30,000	360,000	-	360,000	720,000
	STORM SEWER PIPE & INLETS	3,000	100	300,000	30,000	30,000	360,000	360,000	-	720,000
										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	1,800,000
	FORCE MAIN	10,000	100	1,000,000	100,000	100,000	1,200,000	900,000	300,000	1,200,000
										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
										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							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

DEVELOPER
TIF

2.30m water sewer
396
195m streets/drainage

5.265m oversized + drainage costs.

3,846m water + sewer

does not include Phase I (Water Supply)

TIF 2.6 Elk Vale Phase
4 Dyess - water + sewer Dev Util (116)
TIF 4 City oversized
TIF 2.1 Water Supply S. (2012)
3 Sanitary Sewer / Segm (116)

3.5m

**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

*80 ACRES
+ 10,000 PER ACRE
1/1/11*

	Elk Vale SAB 28	Elk Vale 0.16	Seeger 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