



CENTERLINE
 330 Kansas City Street Suite 307
 Rapid City, South Dakota 57701
 Phone: 605 341-1191 Fax: 605 341-3358
 centerline.com

DAKOTA HEARTLAND INC

LAYOUT PLAT
 LOT 1 BLOCK 5 BIG SKY BUSINESS PARK

PROJECT NO: 11-003
 FILE NO: 11-1
 DESIGN BY: LMK
 DRAWN BY: CADesigns
 CHECKED BY: LMK
 DATE: 3/28/2011

C1
 OF 1

LAYOUT PLAT
 Lot 1 Block 5 Big Sky Business Park
 11 AC +/-

Current Zoning: West 1/2 +/- Office Commercial w/ PCD, East 1/2 +/- MDR w/ PRD.
 Proposed Zoning: Medium Density Residential

PROJECT: See included documents

144 units, 2 story average 1,130 SF average.
 Town home style buildings with attached garages.
 1, 2 and 3 bedroom units
 Clubhouse and leisure area.
 Interconnected paths.
 Access to Neel St. and Degeest Dr.

Infrastructure:

Neel St:
 650 FT +/- extension of existing.
 60 FT ROW / 24 FT pavement, standard C&G.
 4 FT property line sidewalk.
 8" C900 water main (3406).
 8" PVC sewer main
 Inlets and storm sewer as required. (Race Track DBP)

Degeest Dr:
 550 FT +/- extension of existing.
 76 FT ROW / 36 FT pavement, standard C&G.
 4 FT property line sidewalk west; 8 FT property line sidewalk east.
 12" C900 water main (3406).
 8" PVC sewer main
 Inlets and storm sewer as required. (County Heights DBP)

Plattings:
 Surety posted for improvements to secure Final Plat and Property Transfer per sales agreement.

Dakota Heartland Inc. requests city confirmation of or correction to all proposed elements presented with Layout Plat submittal.

MAR 24 2011