
South Rapid City

Tax Increment District

June 25, 2008

Prepared by:

Dream Design International, Inc.

528 Kansas City St., Suite 4

Rapid City, South Dakota

Phone: (605) 348-0538

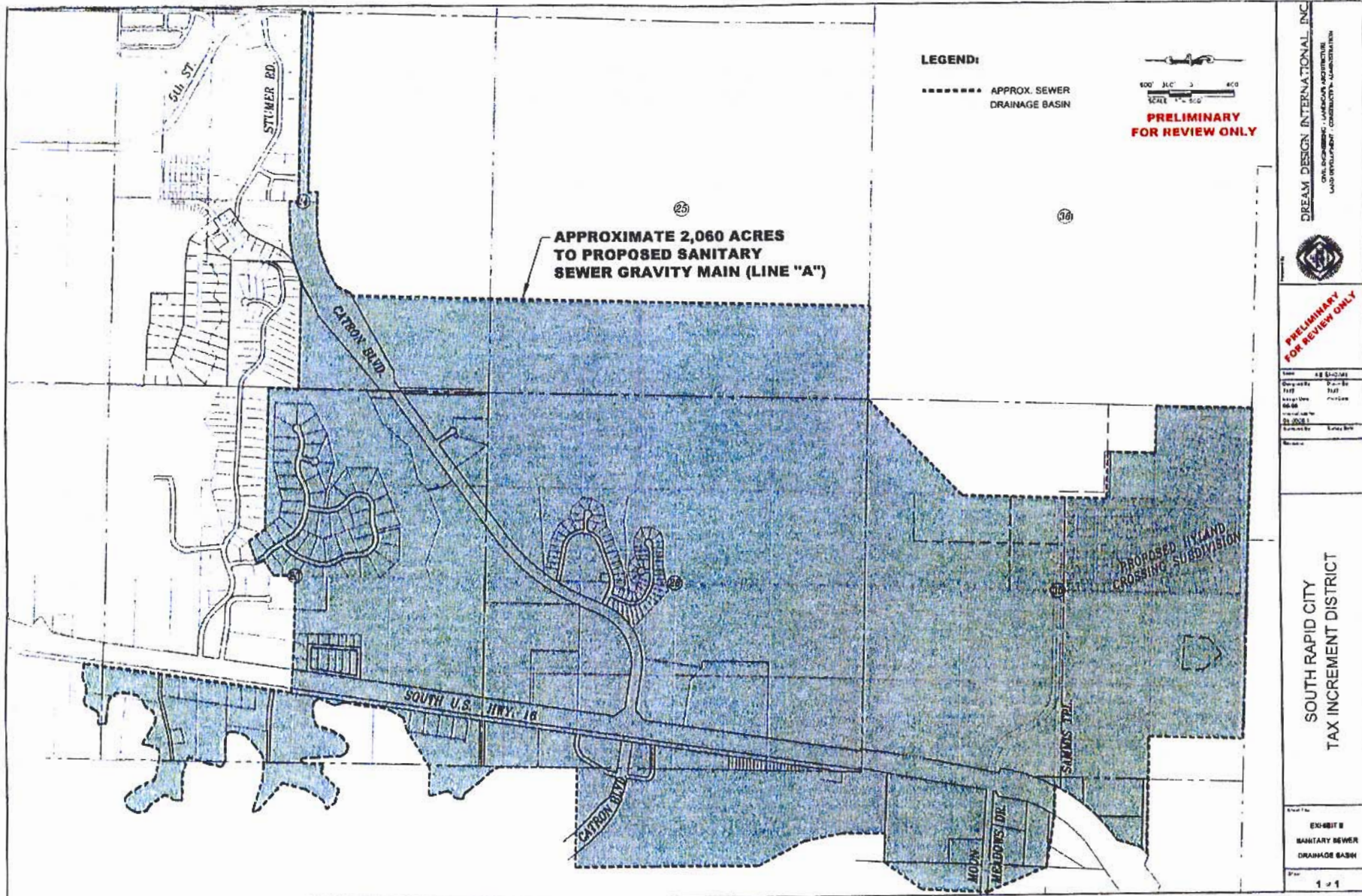
Fax: (605) 348-0545

DDI No. 04-0008.1

South Rapid City – Tax Increment District



DREAM DESIGN
INTERNATIONAL, INC.



DREAM DESIGN INTERNATIONAL, INC.
 1000 S. UNIVERSITY AVENUE, SUITE 100
 LINCOLN, NEBRASKA 68502

PRELIMINARY FOR REVIEW ONLY

Scale	AS SHOWN
Graphic Scale	0' - 100' - 200'
North Arrow	TRUE
Design Date	7/27/10
Issue Date	7/27/10
Revision No.	00-00
Revision Description	
Drawn By	DL
Checked By	DL
Scale	

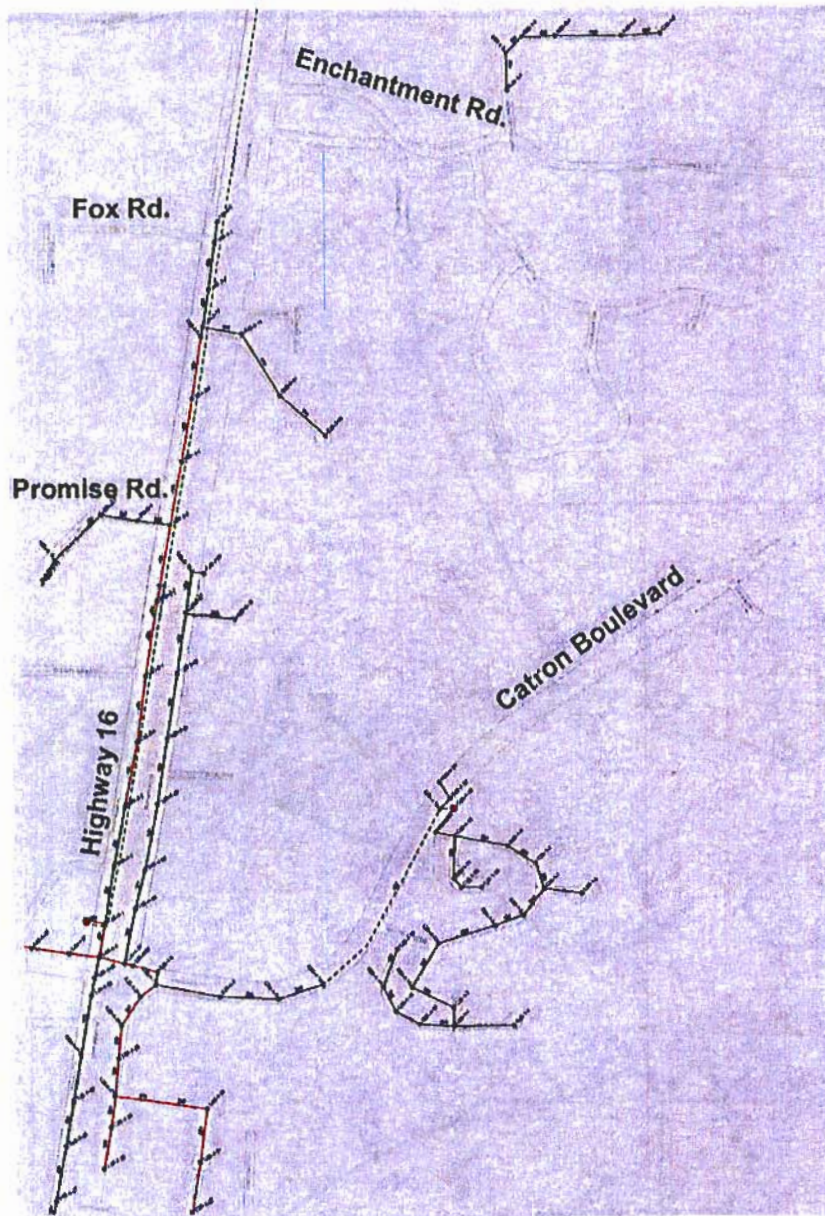
SOUTH RAPID CITY TAX INCREMENT DISTRICT

EXHIBIT B
 SANITARY SEWER DRAINAGE BASIN

1 of 1

South Rapid City – Tax Increment District





Legend

- 2" Force Main
- - - 4" Force Main
- - - 6" Force Main
- 6" Gravity Main
- - - 8" Force Main
- 8" Gravity Main
- 10" Gravity Main
- 12" Gravity Main
- 15" Gravity Main
- 18" Gravity Main
- 21" Gravity Main
- 24" Gravity Main
- 27" Gravity Main
- 30" Gravity Main
- 33" Gravity Main
- 36" Gravity Main
- 42" Gravity Main

- Cleanout
- Lift Station
- Manhole

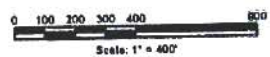
South Rapid City – Tax Increment District



Sheet 89	Sheet 90	Sheet 91
Sheet 101	Sheet 102	Sheet 103
Sheet 113	Sheet 114	Sheet 115
Sheet 125		

Legend

- 2" Force Main
- 4" Force Main
- 6" Force Main
- 6" Gravity Main
- 8" Force Main
- 8" Gravity Main
- 10" Gravity Main
- 12" Gravity Main
- 15" Gravity Main
- 18" Gravity Main
- 21" Gravity Main
- 24" Gravity Main
- 27" Gravity Main
- 30" Gravity Main
- 33" Gravity Main
- 36" Gravity Main
- 42" Gravity Main
- Cleanout
- Lift Station
- Manhole



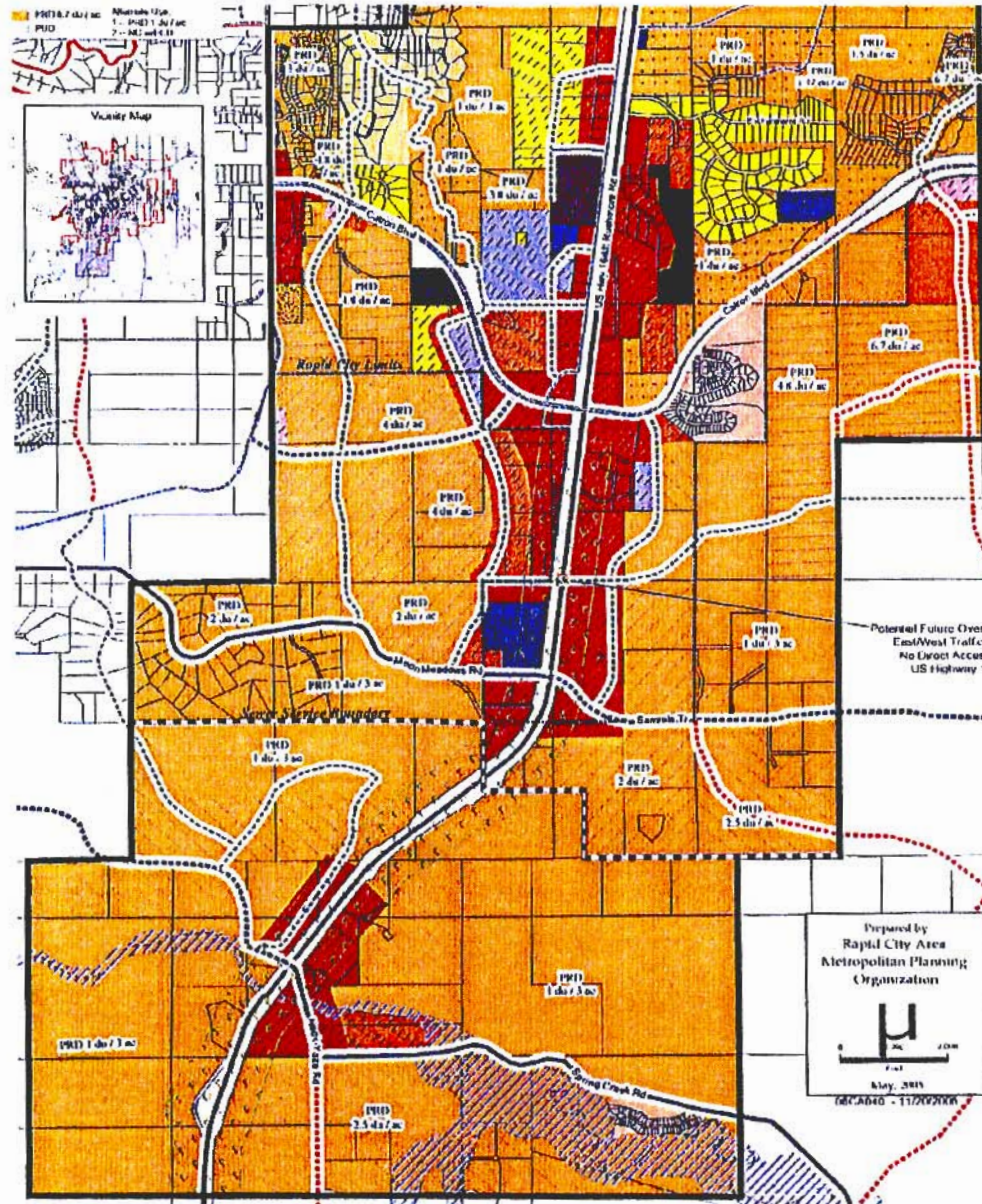
CITY of RAPID CITY
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

US Highway 16 Neighborhood Area Future Land Use Map

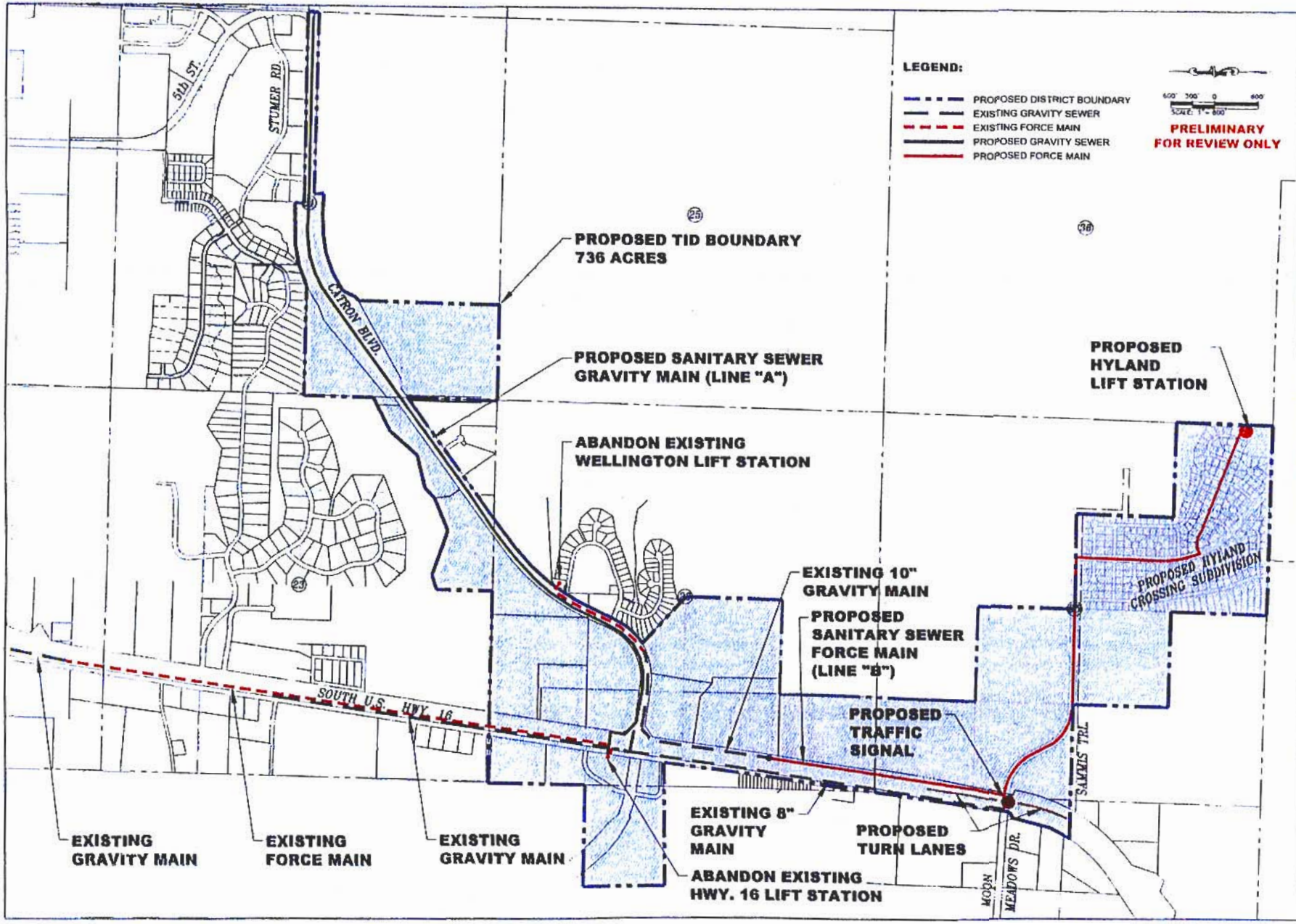
Legend

Future Land Use Designations

- | | |
|------------------|--------------------------|
| LDR | NC w/PCD |
| LDR w/PRD | OC |
| LDR2 | OC w/PCD |
| PF | BP |
| MDR | GC |
| MDR w/PRD | GC w/PCD |
| MIR | Public |
| PRD 1 du / 3 ac | Entryway Overlay |
| PRD 1 du / 2 ac | Drainage |
| PRD 1 du / ac | Flood Plain |
| PRD 1.2 du / ac | Major Street Plan |
| PRD 1.27 du / ac | Principal Arterial |
| PRD 2 du / ac | Prop Prin Arterial |
| PRD 2.5 du / ac | Minor Arterial |
| PRD 3 du / ac | Prop Minor Arterial |
| PRD 3.8 du / ac | Proposed Collector |
| PRD 4 du / ac | Collector |
| PRD 4.8 du / ac | Frontage Road |
| PRD 5.5 du / ac | Study Area Boundary |
| PRD 6.7 du / ac | Bike Route |
| PUD | 10 ft. Contours |
- Alternate Use:
1 -- PRD 1 du / ac
2 -- NC w/PCD

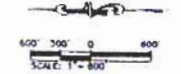


South Rapid City – Tax Increment District



LEGEND:

- PROPOSED DISTRICT BOUNDARY
- EXISTING GRAVITY SEWER
- EXISTING FORCE MAIN
- PROPOSED GRAVITY SEWER
- PROPOSED FORCE MAIN



PRELIMINARY FOR REVIEW ONLY

DREAM DESIGN INTERNATIONAL, INC.
CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
PLANNING - ENVIRONMENTAL ENGINEERING

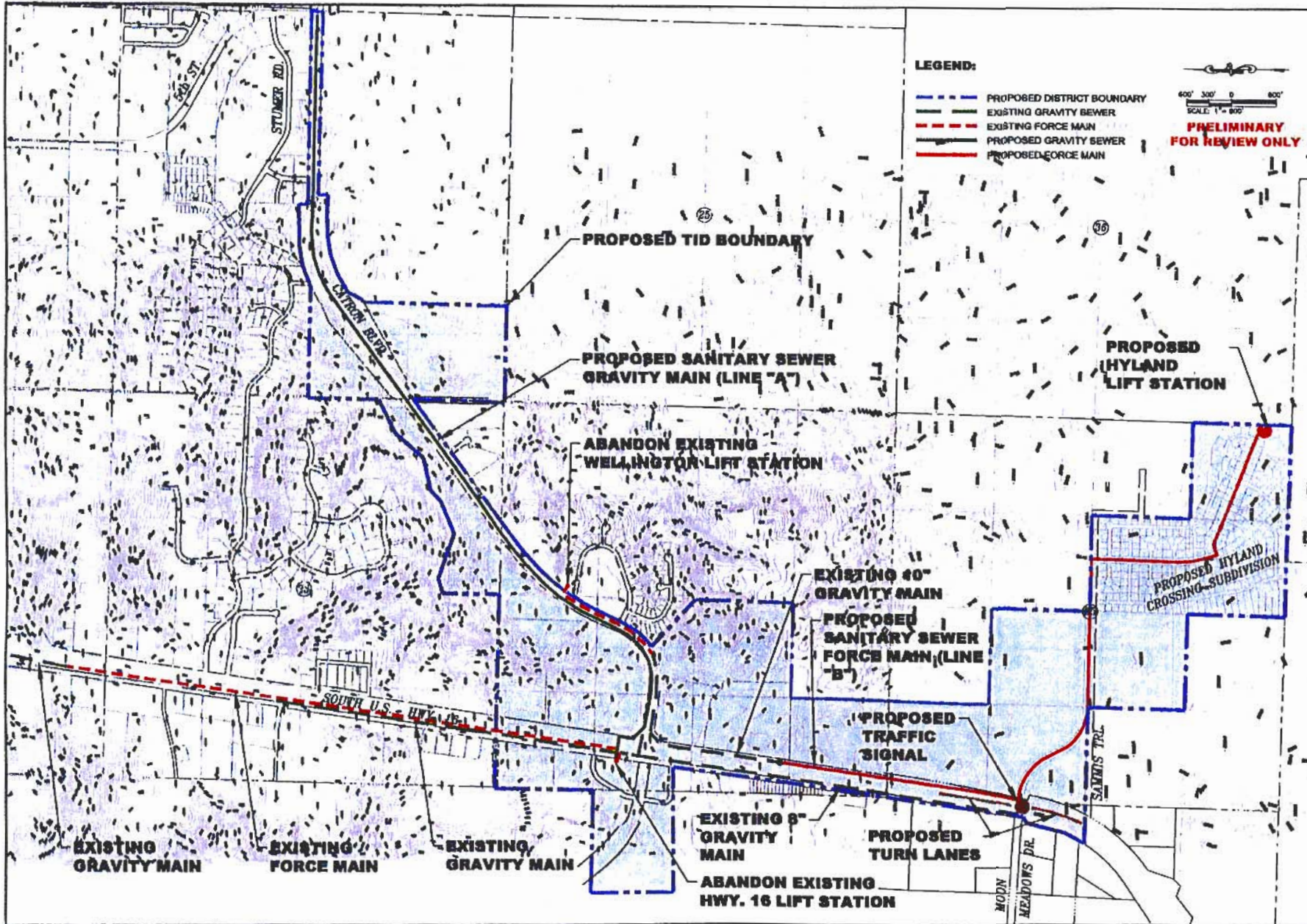


PRELIMINARY FOR REVIEW ONLY

Drawn By	AS SHOWN
Checked By	W. B. S.
Project No.	1747
Job No.	1747
Date	11-20-11
Scale	As Shown

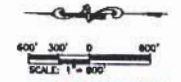
SOUTH RAPID CITY
TAX INCREMENT DISTRICT

EXHIBIT A
PRELIMINARY DRAINAGE
BOUNDARY



LEGEND:

- PROPOSED DISTRICT BOUNDARY
- EXISTING GRAVITY BEWER
- EXISTING FORCE MAIN
- PROPOSED GRAVITY SEWER
- PROPOSED FORCE MAIN



**PRELIMINARY
FOR REVIEW ONLY**

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



**PRELIMINARY
FOR REVIEW ONLY**

Drawn By	AD BROWN
Checked By	THY
Design Date	2/21/2012
Project No.	0908
Revised Date	
Revised By	

Project: _____

Sheet: _____

**SOUTH RAPID CITY
TAX INCREMENT DISTRICT**

Sheet No: **5/1011 A**
 Project: **PROPOSED DISTRICT BOUNDARY**
 Date: **1-1-12**

Estimated Probable Costs South Rapid City TID

ITEM	QUANTITY	UNIT COST	TOTAL	CONTINGENCIES	ENGINEERING	SUBTOTAL
SANITARY SEWER MAIN, LFT	9000	\$ 130	\$ 1,170,000	\$ 117,000	\$ 117,000	\$ 1,404,000
SEWER FORCE MAIN, LFT	12500	\$ 40	\$ 500,000	\$ 50,000	\$ 50,000	\$ 600,000
LIFT STATION, LS	1	\$ 800,000	\$ 800,000	\$ 80,000	\$ 80,000	\$ 960,000
TURN LANES, LS	1	\$ 300,000	\$ 300,000	\$ 30,000	\$ 30,000	\$ 360,000
TRAFFIC SIGNAL, LS	1	\$ 150,000	\$ 150,000	\$ 15,000	\$ 15,000	\$ 180,000
ABANDON LIFT STATIONS	2	\$ 50,000	\$ 100,000	\$ 10,000	\$ 10,000	\$ 120,000
TOTAL						\$ 3,624,000

PROJECTED TID CASH FLOW

YEAR	# OF HOMES EQ.	EST. PRICE	TOTAL	INCREMENTAL TAX	BALANCE	INTEREST
2008	30	\$ 200,000	\$ 6,000,000	\$ -	\$ 3,624,000	\$ 326,160
2009	60	\$ 200,000	\$ 12,000,000	\$ -	\$ 3,950,160	\$ 355,514
2010	160	\$ 200,000	\$ 32,000,000	\$ 106,374	\$ 4,305,674	\$ 387,511
2011	190	\$ 200,000	\$ 42,000,000	\$ 212,748	\$ 4,586,811	\$ 412,813
2012	220	\$ 200,000	\$ 44,000,000	\$ 567,328	\$ 4,786,876	\$ 430,819
2013	250	\$ 200,000	\$ 54,000,000	\$ 744,618	\$ 4,650,367	\$ 418,533
2014	280	\$ 200,000	\$ 56,000,000	\$ 780,076	\$ 4,324,282	\$ 389,185
2015	310	\$ 200,000	\$ 62,000,000	\$ 957,366	\$ 3,933,391	\$ 354,005
2016	340	\$ 200,000	\$ 68,000,000	\$ 992,824	\$ 3,330,031	\$ 299,703
2017	370	\$ 200,000	\$ 74,000,000	\$ 1,099,198	\$ 2,636,909	\$ 237,322
2018	400	\$ 200,000	\$ 80,000,000	\$ 1,205,572	\$ 1,775,033	\$ 159,753
2019	430	\$ 200,000	\$ 86,000,000	\$ 1,311,946	\$ 729,214	\$ 65,629
2020	460	\$ 200,000	\$ 92,000,000	\$ 1,418,320	\$ (517,103)	\$ (46,539)
2021	490	\$ 200,000	\$ 98,000,000	\$ 1,418,320	\$ (1,981,962)	\$ (178,377)
2022	520			\$ 1,418,320	\$ (3,578,658)	\$ (322,079)
2022	550			\$ 1,418,320	\$ (5,319,058)	\$ (478,715)
2023	580			\$ 1,418,320	\$ (7,216,093)	\$ (649,448)
2024	610			\$ 1,418,320	\$ (9,283,861)	\$ (835,548)
2025	640			\$ 1,418,320	\$ (11,537,729)	\$ (1,038,396)
2026	670			\$ 1,418,320	\$ (13,994,444)	\$ (1,259,500)
2027	700			\$ 1,418,320	\$ (16,672,264)	\$ (1,500,504)

PROJECTIONS ARE BASED ON:

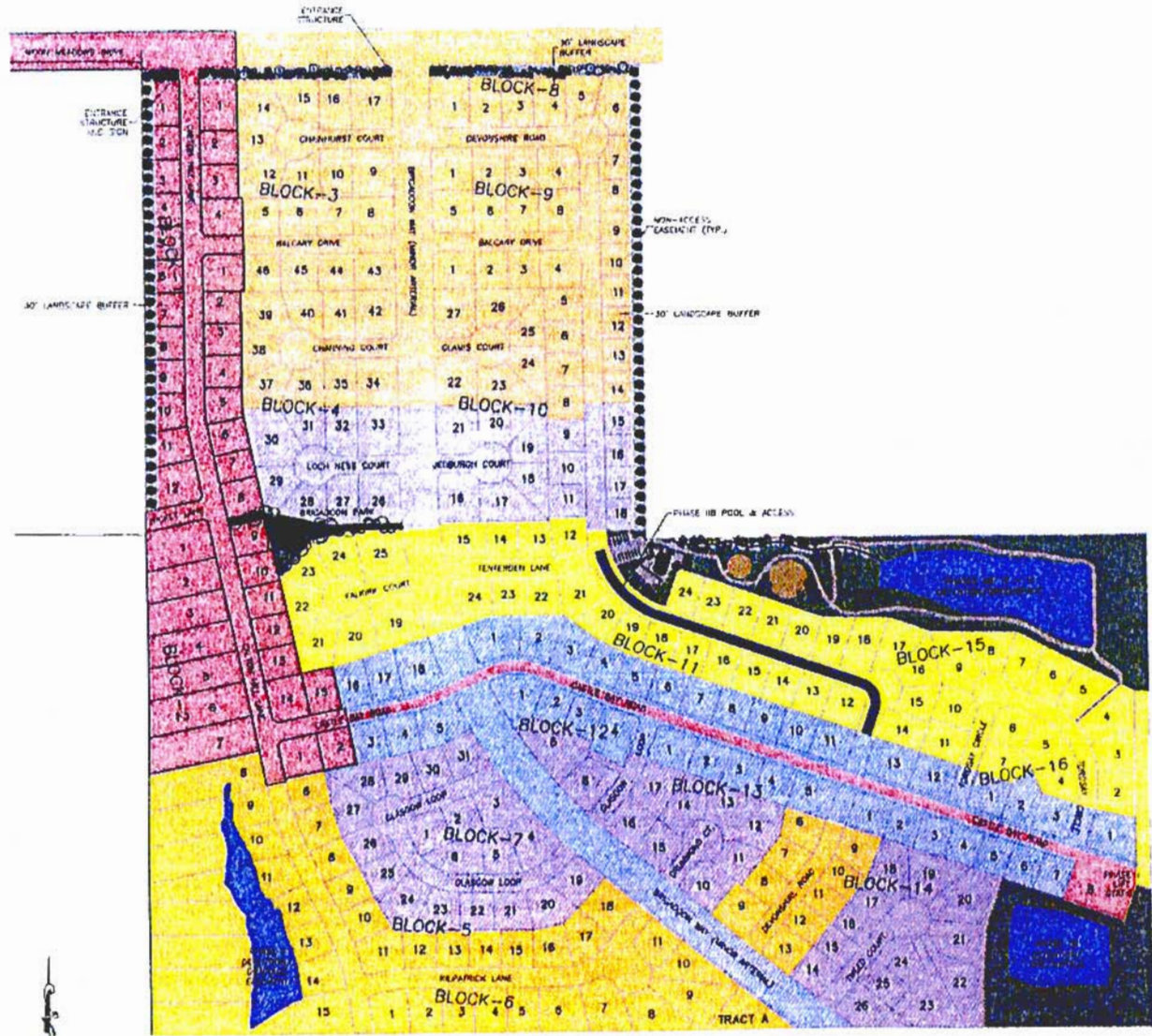
- MILL LEVY OF 17.7290/\$1000 EVALUATION (RESIDENTIAL)
- ESTIMATED TAXABLE HOME VALUE IS \$200,000 FOR ASSESSMENT PURPOSES

- INTEREST RATE IS 9.0%
- PROJECTED COMMERCIAL DEVELOPMENT OF \$4,000,000 IN 2011

South Rapid City – Tax Increment District



DREAM DESIGN
INTERNATIONAL, INC.



SITE DATA

TOTAL AREA=120.1 AC
 NUMBER OF LOTS=294
 DENSITY=2.45 LOTS PER ACRE
 PARK/OPEN SPACE AREA=11.5 AC
 MINIMUM ELEVATION=365'
 MAXIMUM ELEVATION=376'

- BLOCK 1: 12 LOTS
- BLOCK 2: 15 LOTS
- BLOCK 3: 17 LOTS
- BLOCK 4: 48 LOTS
- BLOCK 5: 31 LOTS
- BLOCK 6: 11 LOTS
- BLOCK 7: 8 LOTS
- BLOCK 8: 16 LOTS
- BLOCK 9: 8 LOTS
- BLOCK 10: 27 LOTS
- BLOCK 11: 24 LOTS
- BLOCK 12: 6 LOTS
- BLOCK 13: 17 LOTS
- BLOCK 14: 25 LOTS
- BLOCK 15: 24 LOTS
- BLOCK 16: 7 LOTS

- PHASE I: 40 LOTS
- PHASE IA: 43 LOTS
- PHASE IB: 41 LOTS
- PHASE II: 46 LOTS
- PHASE III: 42 LOTS
- PHASE IV: 21 LOTS
- PHASE V: 82 LOTS

TOTAL LOTS = 295 (INCLUDING LIFT STATION LOT)

PRELIMINARY

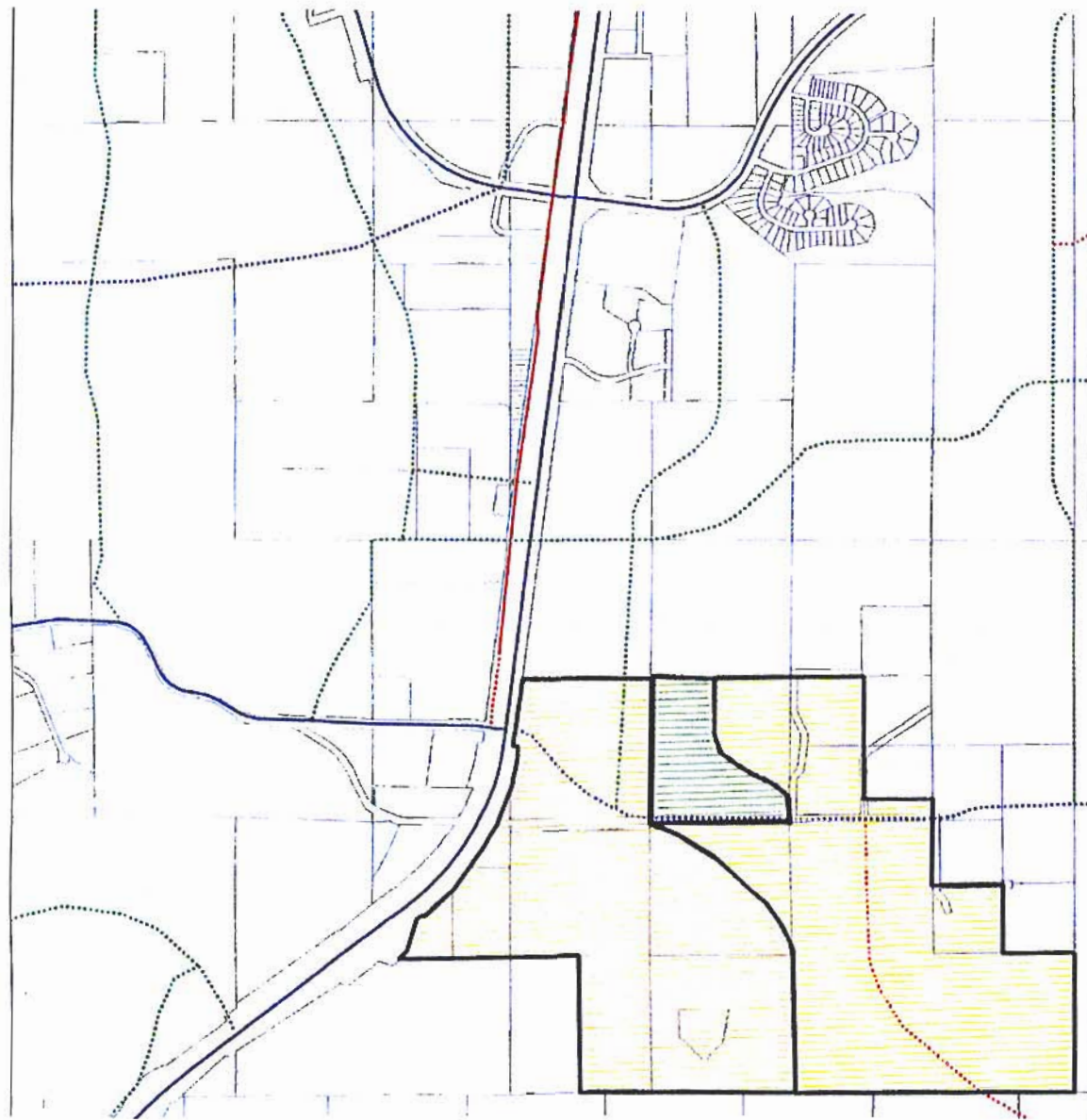


**HYLAND CROSSING
 PHASING AND MASTER PLAN**



DREAM DESIGN INTERNATIONAL, INC.

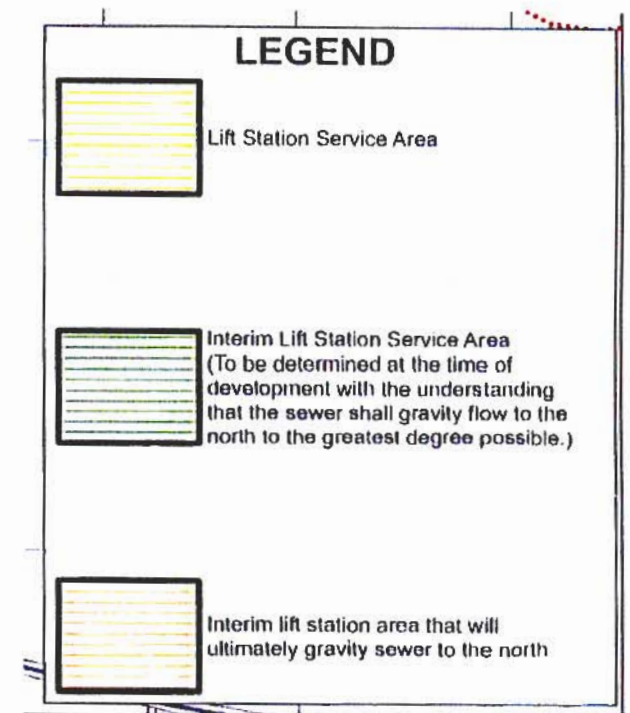
2375 THE GATHERING - LITTLE ROCK, AR 72202
 LAND DEVELOPMENT - COMMERCIAL ARCHITECTURE



Hyland Lift Station Service Areas

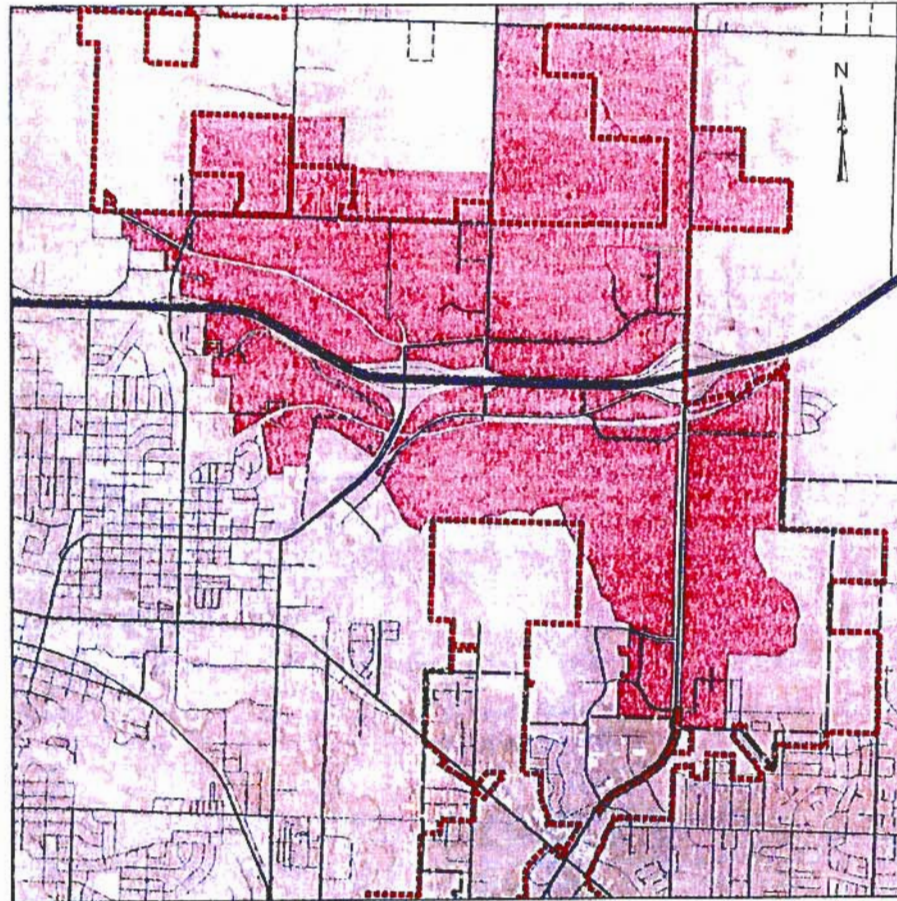
49 ACRES OF GENERAL COM.

346 ACRES OF RESIDENTIAL



South Rapid City – Tax Increment District

Exhibit C



Elk Vale Sewer Phase 2 (Homestead to Concourse)
 Preliminary Sewer Construction Fee Benefiting Area

Elk Vale Sewer Phase 2 (Homestead to Concourse)	
Preliminary Benefiting Area	3,540 ac
Reduced Preliminary Benefiting Area	1,925 ac
Estimate of Probable Cost	\$700,000
Preliminary Estimate of Construction Fee	\$364 /ac

Legend

- Rapid Valley Sanitary District
- Rapid City Limits
- Proposed Sewer
- Preliminary Benefiting Area

0 0.3 0.6 1.2
 1 inch equals 0.6 miles

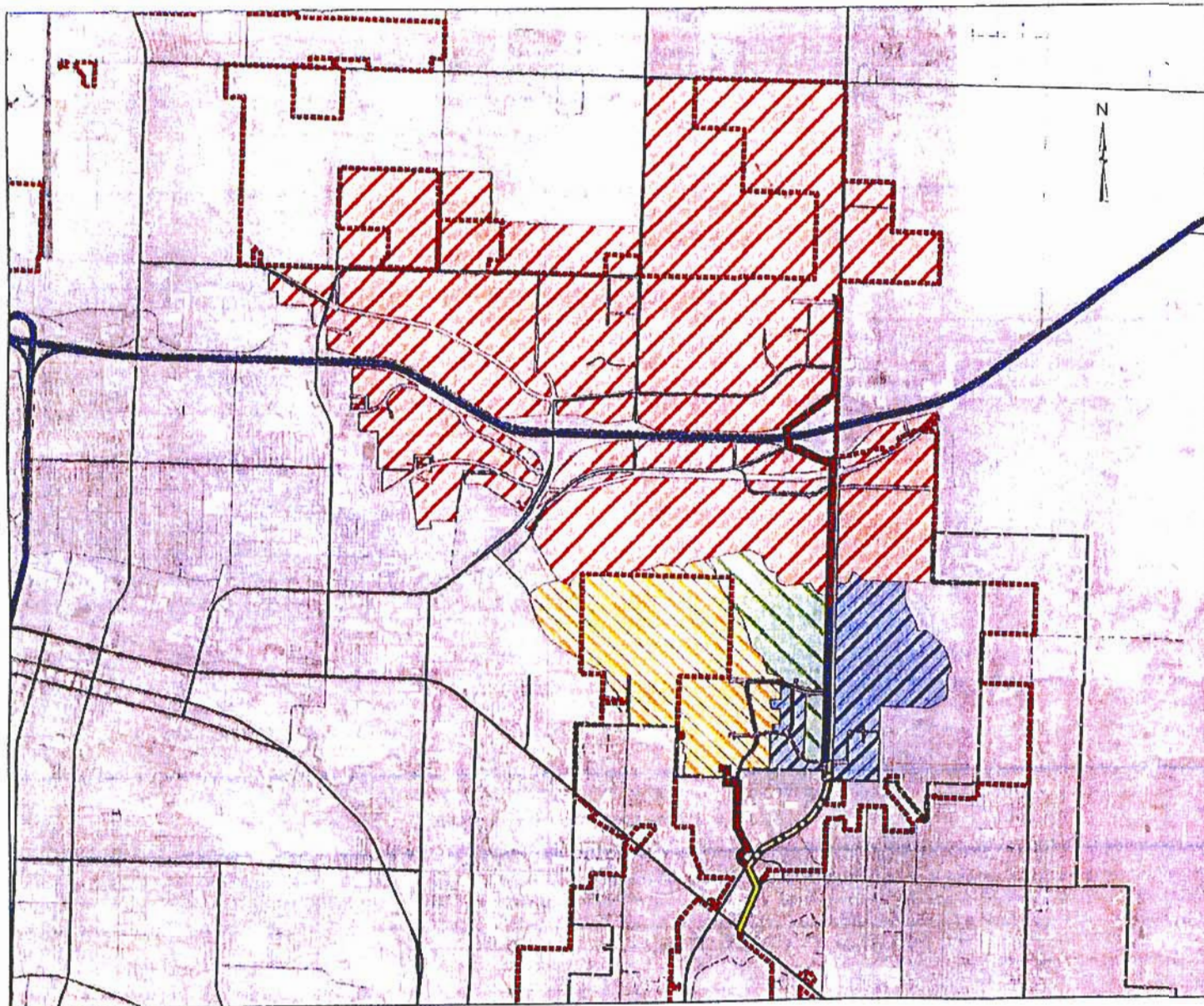






Figure 1
Elk Vale Summary
Preliminary Sewer
Construction Fee
Benefiting Areas

Preliminary Fee Benefiting Areas	Preliminary Estimate of Probable Fee
Area A	
Elk Vale Sewer Phase 1 (Elk Vale to HWY 44)	\$259 /ac
Elk Vale Sewer Phase 2 (Homestead to Concourse)	\$364 /ac
Elk Vale Gravity Sewer (FM Outfall to Homestead)	\$356 /ac
Elk Vale Lift Station / Force Main	\$2,408 /ac
Total Fees for Area A	\$3,385 /ac
Area B	
Elk Vale Sewer Phase 1 (Elk Vale to HWY 44)	\$259 /ac
Elk Vale Sewer Phase 2 (Homestead to Concourse)	\$364 /ac
Elk Vale Gravity Sewer (FM Outfall to Homestead)	\$356 /ac
Total Fees for Area B	\$979 /ac
Area C	
Elk Vale Sewer Phase 1 (Elk Vale to HWY 44)	\$259 /ac
Elk Vale Sewer Phase 2 (Homestead to Concourse)	\$364 /ac
Total Fees for Area C	\$623 /ac
Area D	
Elk Vale Sewer Phase 1 (Elk Vale to HWY 44)	\$259 /ac
Elk Vale Sewer Phase 1 (Copperfield Vista to Elk Vale)	\$1,882 /ac
Total Fees for Area D	\$2,141 /ac

Legend

-  Rapid Valley Sanitary District
-  Rapid City Limits
-  Proposed Elk Vale Sewer Improvements
-  Area A
-  Phase 1 (Elk Vale to HWY 44)
-  Area B
-  Phase 1 (Copperfield Vista to Elk Vale)
-  Area C
-  Phase 2 (Homestead to Concourse)
-  Area D
-  Gravity Sewer (FM Outfall to Homestead)
-  Lift Station / Force Main

0 0.25 0.5 1
1 inch equals 0.5 miles

Table 1: Preliminary Elk Vale Area Sewer Construction Fees

Preliminary Elk Vale Area Sewer Construction Fees	Total Preliminary Benefiting Area	Area Reduction Factor*	Area Reduction Factor**	Reduced Preliminary Benefiting Area	Total Cost Estimate	Preliminary Cost per Acre
Elk Vale Sewer Phase 1 (Copperfield Vista to Elk Vale)	500 ac	50%	85%	425 ac	\$800,000	\$1,882 /ac
Elk Vale Sewer Phase 1 (Elk Vale to HWY 44)	4045 ac	50%	85%	2355 ac	\$610,000	\$259 /ac
Elk Vale Sewer Phase 2 (Homestead to Concourse)	3540 ac	50%	85%	1925 ac	\$700,000	\$364 /ac
Elk Vale Gravity Sewer (FM Outfall to Homestead)	3260 ac	50%	85%	1685 ac	\$600,000	\$356 /ac
Elk Vale Lift Station / Force Main	3090 ac	50%	85%	1545 ac	\$3,718,000	\$2,406 /ac
Total Cost for Proposed Elk Vale Sewer Improvements: \$6,428,000						

Note: The preliminary benefiting area for the Elk Vale Lift Station and Force Main is designed for a 50% build-out condition therefore the area was reduced. The preliminary cost per acre was determined using this reduced area. Also, this 50% reduction was applied to the benefiting areas associated with the Elk Vale Lift Station service area for downstream projects.

*Reduction Factor applied to the area associated with the Elk Vale Lift Station service area

**Reduction Factor applied to the area not associated with the Elk Vale Lift Station service area

Table 2: Preliminary Construction Fee Summary (see Figure 1)

Preliminary Fee Benefiting Areas	Preliminary Cost Per Acre
Area A	
Elk Vale Sewer Phase 1 (Elk Vale to HWY 44)	\$259 /ac
Elk Vale Sewer Phase 2 (Homestead to Concourse)	\$363 /ac
Elk Vale Gravity Sewer (FM Outfall to Homestead)	\$355 /ac
Elk Vale Lift Station / Force Main	\$2,406 /ac
Total Fees for Area A	\$3,383 /ac
Area B	
Elk Vale Sewer Phase 1 (Elk Vale to HWY 44)	\$259 /ac
Elk Vale Sewer Phase 2 (Homestead to Concourse)	\$363 /ac
Elk Vale Gravity Sewer (FM Outfall to Homestead)	\$355 /ac
Total Fees for Area B	\$977 /ac
Area C	
Elk Vale Sewer Phase 1 (Elk Vale to HWY 44)	\$259 /ac
Elk Vale Sewer Phase 2 (Homestead to Concourse)	\$363 /ac
Total Fees for Area C	\$622 /ac
Area D	
Elk Vale Sewer Phase 1 (Elk Vale to HWY 44)	\$259 /ac
Elk Vale Sewer Phase 1 (Copperfield Vista to Elk Vale)	\$1,882 /ac
Total Fees for Area D	\$2,141 /ac



RIM=3703.75 (21388 PLANS)
 IN/E=3752.31
 OUT/N=3732.98
 IN/S=3754.3
 IN/W=3752.35



REVIEWED BY CITY ENGINEERING DIVISION

Drawing: *[Signature]* Date: 8-15-03
 Title: *[Signature]* Date: 7-14-03

Location: *[Signature]*
 Streets: *[Signature]*

COMMENTS: PROVIDE COPY OF APPROVED DET PLAN PERMIT FOR FILE

Contractors shall be responsible for obtaining all necessary permits from the City Engineering Division before starting any of the proposed public improvements.

AS CONSTRUCTED

MH #1
 RIM=3705.67
 OUT/E=3752.27
 IN/S=3752.56
 W/=3752.55

MH #1
 RIM=3789.00
 IN/S=3753.35
 OUT/N=3753.12

SEWER MAIN

STA. 0+00

STA. 1+44 (MH #1)

CONTRACTOR SHALL VERIFY THAT ALL UTILITY HAS BEEN CONTINUED IN THE EXISTING MARKERS OR BE PREPARED TO CONSTRUCT ONE.

LOCATE MARKERS AND DO NOT REMOVE TO AVOID DAMAGE TO EXISTING UTILITIES.



**LIST OF OTHER PUBLIC IMPROVEMENTS
NON-TAX INCREMENT IMPROVEMENTS**

Additional improvements for the Hyland Crossing Subdivision include several thousand feet of roads, utility mains, drainage detention ponds and major drainage facilities within the subdivision. Other offsite road and utility improvements along Moon Meadows Road are necessary to provide a safe access to the project. The estimated costs for the constructed public improvements not included in the Tax Increment District are estimated as follows:

Local Internal Roads	14,000 linear feet	\$ 7,000,000
Drainage Facilities	2 facilities	\$ 700,000
Major Internal Road	3,500 linear feet	\$ 2,100,000
Offsite Moon Meadows	4,500 linear feet	\$ 2,700,000
TOTAL NON TAX INCREMENT IMPROVEMENTS		\$12,500,000

SOUTH RAPID CITY IMPROVEMENTS

ESTIMATED PROBABLE COSTS

ITEM	TOTAL	CONTINGENCIES	ENGINEERING	SUBTOTAL
CATRON BLVDSANITARY SEWER MAIN, LFT	\$ 1,170,000	\$ 117,000	\$ 117,000	\$ 1,404,000
OVER SIZE FOR SEWER FORCE MAIN, LFT	\$ 300,000	\$ 30,000	\$ 30,000	\$ 360,000
OVERSIZE FOR REGIONAL LIFT STATION, LS	\$ 400,000	\$ 40,000	\$ 40,000	\$ 480,000
OVERSIZE DAUL TURN LANES, LS	\$ 150,000	\$ 15,000	\$ 15,000	\$ 180,000
OVERSIZE AT MOON MEADOWS & HWY 16 TRAFFIC SIGNAL, LS	\$ 100,000	\$ 10,000	\$ 10,000	\$ 120,000
ABANDON LIFT STATIONS	\$ 100,000	\$ 10,000	\$ 10,000	\$ 120,000
TOTAL				\$ 2,664,000