

04AN009

July 28, 2004

Mayor Jim Shaw,

(THESE ARE THE LETTERS WE SENT TO THE CITY COUNCIL AND THE PLANNING COMMISSION - WE WANTED YOU TO HAVE A COPY OF WHAT THEY RECEIVED)

We would like to provide you with more information regarding Hyland Park.

Enclosed please find two maps and other related information as to what we are planning to accomplish.

We would like to meet with you, answer any questions, or show you the site should you desire to. We can be reached at cell phone numbers below:

Bob Drew      391-2583

Rich Evans    390-9857

Thank you for your time regarding this important matter.

Sincerely,

  
Rich Evans & Bob Drew

enc







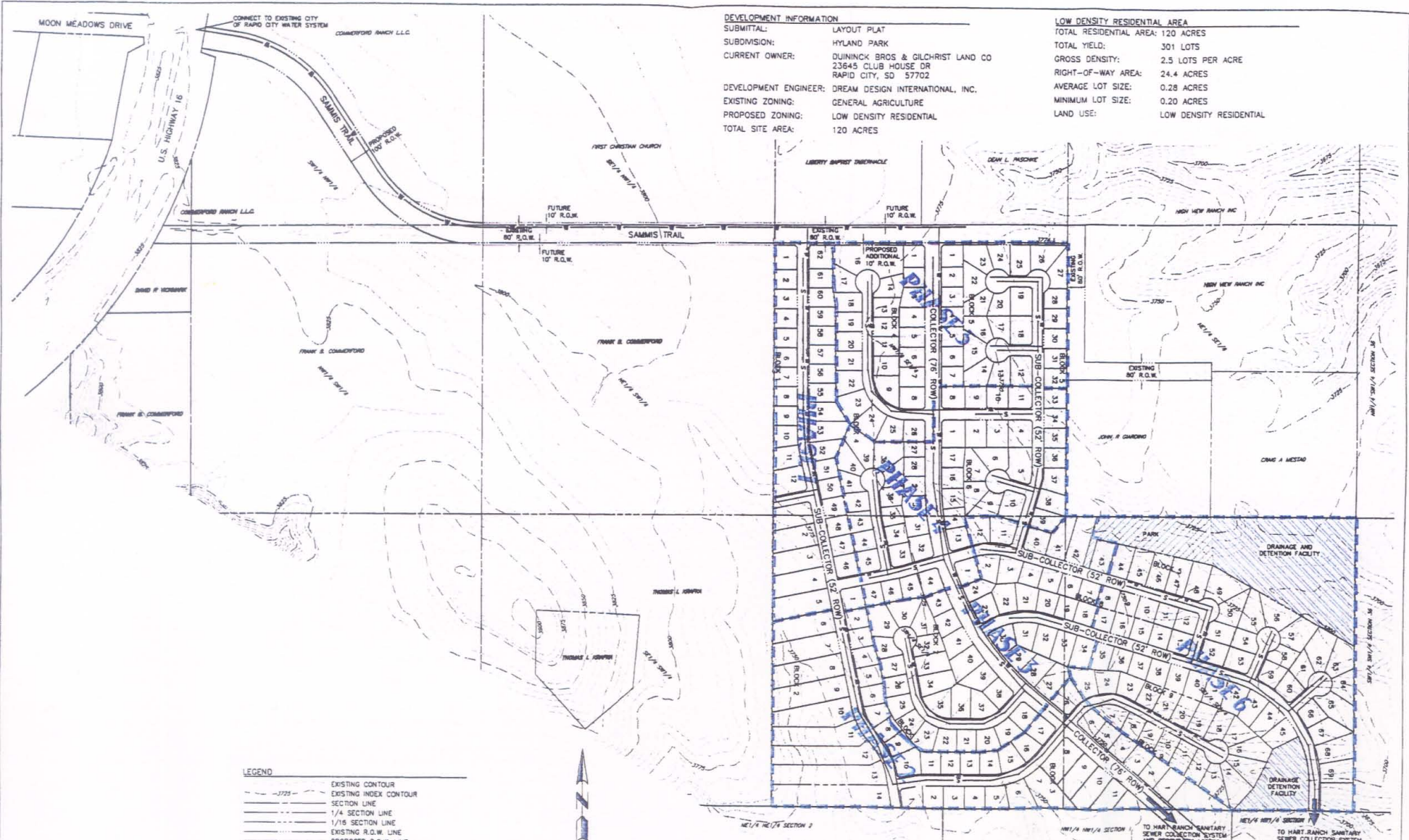
These are examples of homes that will be built.



## FRONT ENTRANCE



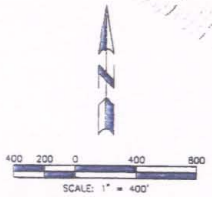
The front entrances will look similar to this, without the gate.



**DEVELOPMENT INFORMATION**  
 SUBMITTAL: LAYOUT PLAT  
 SUBDIVISION: HYLAND PARK  
 CURRENT OWNER: DUNINCK BROS & GILCHRIST LAND CO  
 23645 CLUB HOUSE DR  
 RAPID CITY, SD 57702  
 DEVELOPMENT ENGINEER: DREAM DESIGN INTERNATIONAL, INC.  
 EXISTING ZONING: GENERAL AGRICULTURE  
 PROPOSED ZONING: LOW DENSITY RESIDENTIAL  
 TOTAL SITE AREA: 120 ACRES

**LOW DENSITY RESIDENTIAL AREA**  
 TOTAL RESIDENTIAL AREA: 120 ACRES  
 TOTAL YIELD: 301 LOTS  
 GROSS DENSITY: 2.5 LOTS PER ACRE  
 RIGHT-OF-WAY AREA: 24.4 ACRES  
 AVERAGE LOT SIZE: 0.28 ACRES  
 MINIMUM LOT SIZE: 0.20 ACRES  
 LAND USE: LOW DENSITY RESIDENTIAL

- LEGEND**
- - - - - 5' - - - - - EXISTING CONTOUR
  - - - - - 10' - - - - - EXISTING INDEX CONTOUR
  - — — — — SECTION LINE
  - - - - - 1/4 SECTION LINE
  - - - - - 1/16 SECTION LINE
  - - - - - EXISTING R.O.W. LINE
  - - - - - PROPOSED R.O.W. LINE
  - - - - - FUTURE R.O.W. LINE
  - — — — — PROPOSED WATER MAIN
  - - - - - PROPOSED SANITARY SEWER LINE



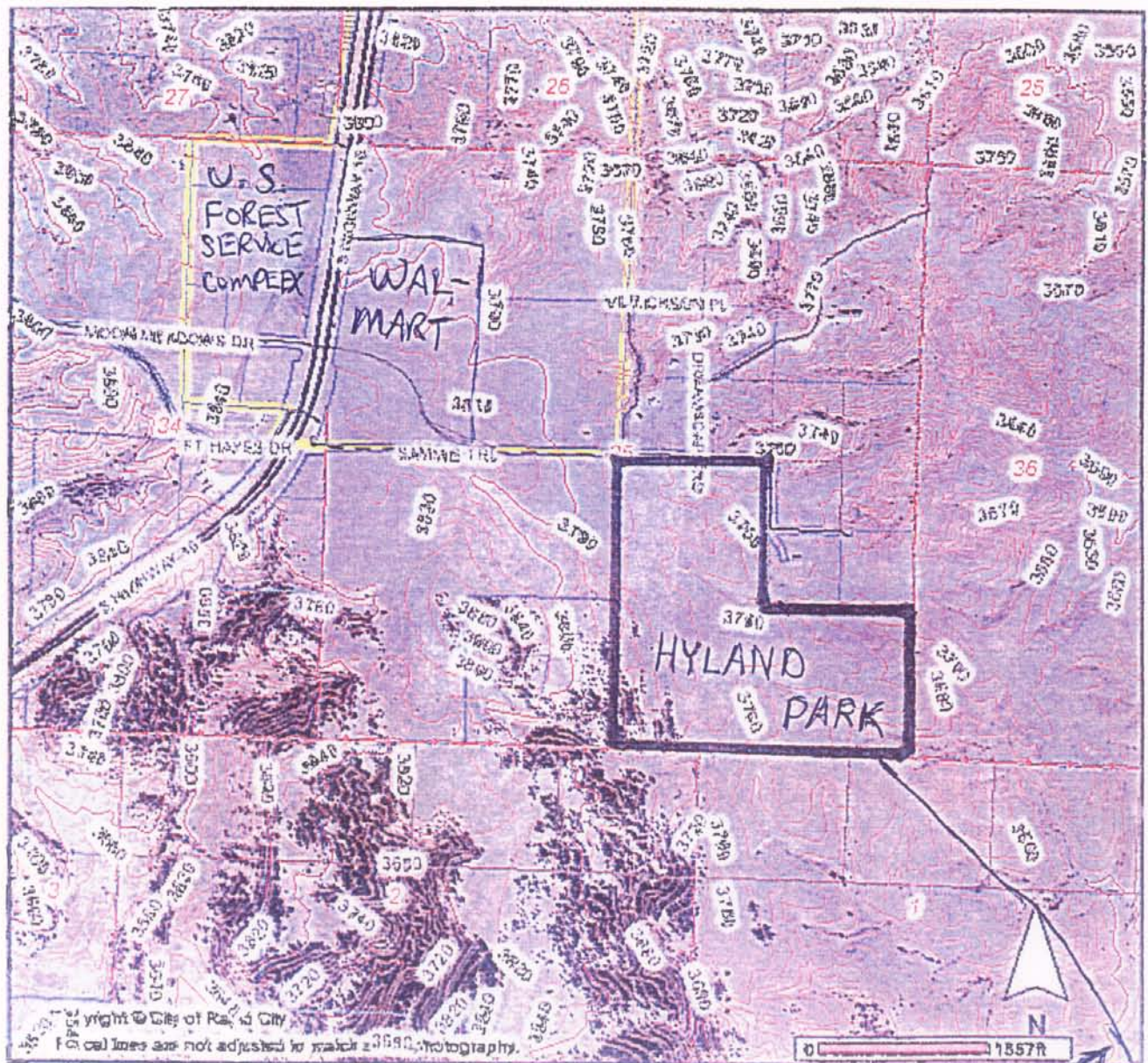
SOURCE OF TOPOGRAPHY IS CITY OF RAPID CITY ARIAL MAPS  
 CONTOUR INTERVAL: 5'

PROJECT: HYLAND PARK SUBDIVISION  
 PROJECT NO: 04-0008  
 DATE: JUNE 25, 2004  
 SHEET 2 OF 2

**D.D.I.**  
**DREAM DESIGN INTERNATIONAL, INC.**  
 PROFESSIONAL STRUCTURAL & CIVIL ENGINEERING CONSULTANTS  
 589 WINKLES CITY ST., SUITE 4, RAPID CITY, SD 57701  
 TEL: 605-348-0528 FAX: 605-348-0543 EMAIL: eng@dreamdesigninc.com

PLOT SCALE: 1"=200'. DATE: 06/27/04. TIME: 10:28. FILE: \\Server\p\p\04-0008\Drawings\PLAT\04-0008-PLAT.dwg

This is an aerial map of the area we are planning to develop Hyland Park. Hyland Park's 120 acres are within the black outline. Note the new road we will be building from the corner of Moon Meadows Road and how it improves the safety of the current Sammis Trail intersection. Also note Wal-Mart's location at this corner.



NEW ROAD TO SPRING CANYON (HART RANCH)



