

04PL097

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







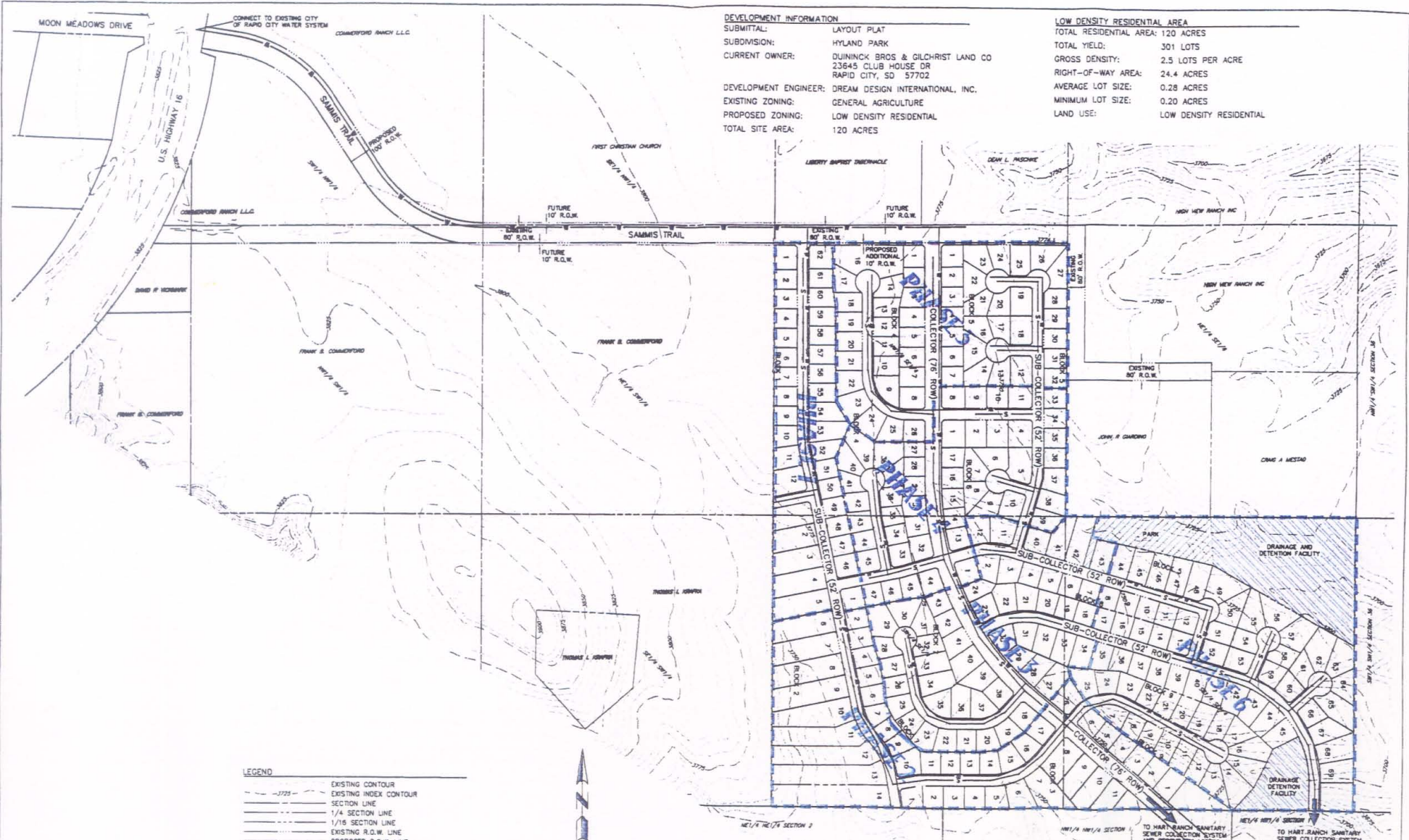
These are examples of homes that will be built.



FRONT ENTRANCE



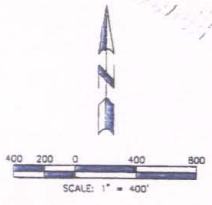
The front entrances will look similar to this, without the gate.



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



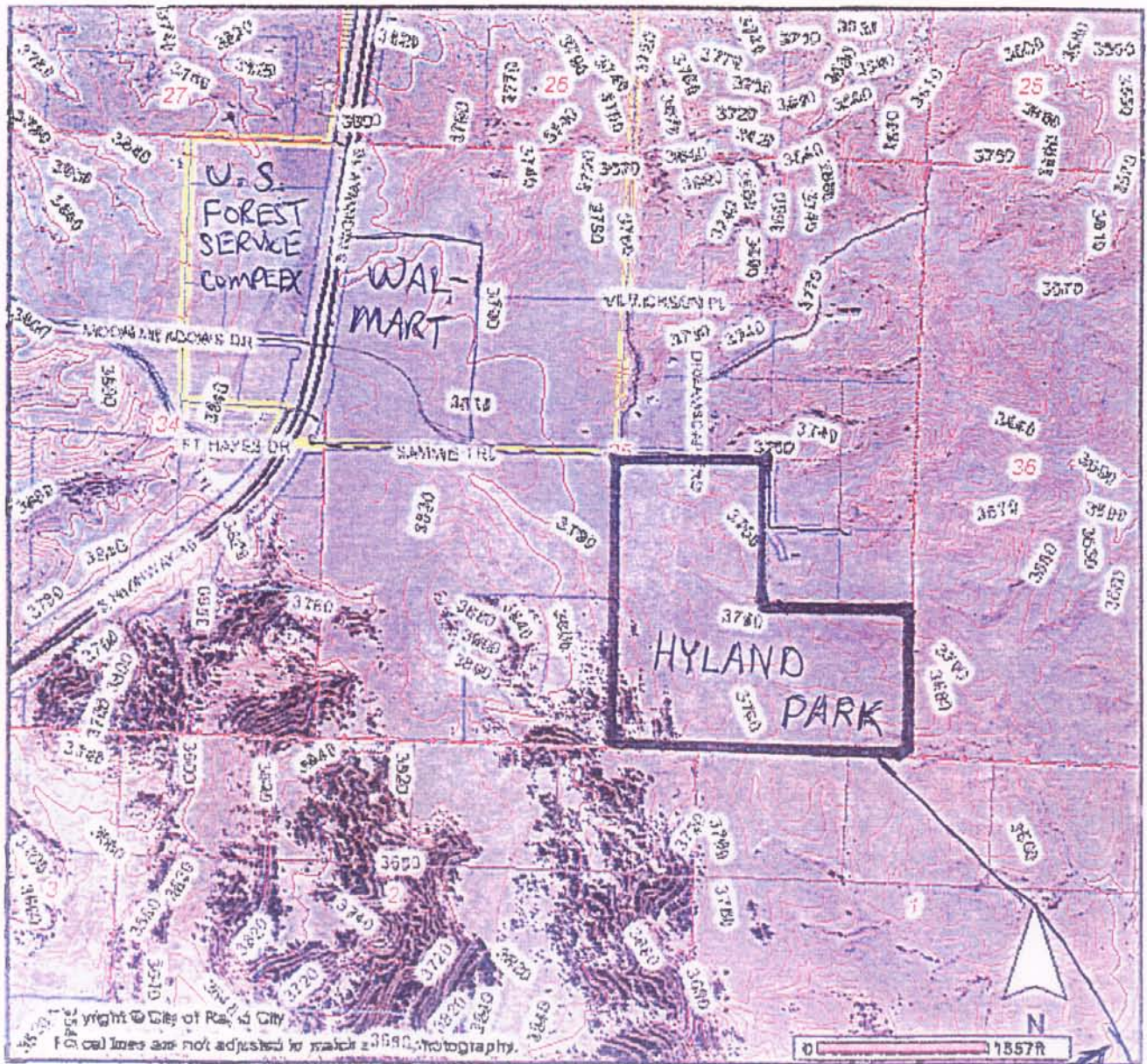
SOURCE OF TOPOGRAPHY IS CITY OF RAPID CITY ARIAL MAPS
 CONTOUR INTERVAL: 5'

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: engineers@dreamdesigninc.com

PLOT SCALE: 1"=200'. DATE: 06/27/04. TIME: 10:28. FILE: \\Server\projects\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)

