

Return Completed Form To:  
**Planning and Zoning**  
108 Sherman Street  
Deadwood, SD 57732



Questions Contact:  
**Kevin Kuchenbecker**  
(605) 578-2082 or  
kevin@cityofdeadwood.com

Application No. \_\_\_\_\_

## REQUEST FOR VARIANCE

**Application Fee: \$200.00**

**Applicants:** Please read thoroughly prior to completing this form. Only complete applications will be considered for review.

Name of Petitioner: Randy Horner Telephone: (701) 220-9686

Address: 16 Peck Street Deadwood SD 57732  
Street City State Zip

Legal Description of Property: Remainder of Preacher Smith Tract (Less Lot A of the Ridge Dev.);  
Lots 1 & 2, Blk 1B of the Ridge Dev. and Blk 1 and Blk 1A of the Ridge Dev, City of Deadwood  
Lawrence County, South Dakota

Property Address: N/A  
Street City State Zip

Description of Request: Based on prior approval of Project Plan, rural section with asphalt roads,  
open ditches, and a pedestrian trail is planned, please see attached.

Appeal from Section: 16.05.020: 3. - curb and gutter, sidewalks and inlets and leads

DocuSigned by:  
Signature of Applicant: Randy Horner Date: 7/6/2023  
9DB3C25015A2450... DocuSigned by:  
Signature of Property Owner: Randy Horner Date: 7/6/2023  
9DB3C25015A2450...

Fee: \$ 200.00 Paid On 7/11/2023 Receipt Number 00186764

Legal Notice Published Date: \_\_\_\_\_ Hearing Date: \_\_\_\_\_

<b>PLANNING AND ZONING ADMINISTRATOR:</b>			
Approved/P&Z Administrator:	Yes	No	Signature: _____ Date: _____
<b>PLANNING AND ZONING COMMISSION:</b>			
Approved/P&Z Commission:	Yes	No	Date: _____
<b>DEADWOOD BOARD OF ADJUSTMENT:</b>			
Approved/City Commission:	Yes	No	Date: _____

Reason for Denial (if necessary): \_\_\_\_\_



Deadwood, South Dakota

## VARIANCE REQUEST

### NARRATIVE

the RIDGE Development, Deadwood, SD

- Applicant/Developer/Owner:** Preacher Smith, LLC / TRD, LLC  
- Randy and Cheri Horner  
16 Peck Street, Deadwood, SD 57732
- Project Agent:** Leah M. Berg, P.E.  
LBerg@proacesinc.com Cell: 605-545-1120
- Legal Description:** Remainder of Preacher Smith Tract (Less Lot A of the Ridge Development); Lots 1 & 2, Block 1B of the Ridge Development and Block 1 and Block 1A of the Ridge Development, City of Deadwood, Lawrence County, South Dakota.
- Variance:** **Curb and Gutter, Sidewalks, and Inlets and Leads per City Ordinance 16.05.020:3**

#### 1. Request:

- This request is in response to the City request for a formality that was not completed at project commencement and will serve as the official approval for the previously staff approved items. As well as, the previously presented and accepted Project Plan from February 2021. This project plan document is attached for reference. This project plan shows the Developers plan for the development including the road section planned for the RIDGE Development. This section includes a rural section road, open ditches for drainage, asphalt surfacing on the road surface and aggregate pedestrian trail on one side of the roadways, along the property line in most areas. Please see the typical residential section detailed graphically in the attached Project Plan and on the current recreational trails layout sheet.
- The “Project Plan” was referenced in and tied to many City voted on and approved documents such as: the MOU (Memorandum of Understanding) approved June 2021, TIF #14 approved November 2021, and Development Agreement approved January 2022.

- The Developer and property owner proceeded in good faith with staff approval in the Summer of 2021 in order to make every attempt of making TIF #14 be successful.
- Clear transparency of project plan was provided through the multi-page Master Plan Document provided to each member of City Staff necessary, Planning & Zoning Board Members and City Commission members. Visual images were utilized to ensure intent was not misinterpreted in any way. As related to, road section being a rural section with open ditches and aggregate trail on one side of the roadway. Even images of materials planned were included.
  - If this document was not included in agenda packets the Developer has no control over agenda packet items, that is a City item/task.
- The understanding of the Developer, as directed by staff is that the Project plan was accepted and approved as a whole project plan.
- The Developer would not have committed to providing curb and gutter, concrete sidewalk and underground storm sewer and does not commit to those items now. These items are not justifiable in the development location.
- The items listed are a combination of improvements that all work together to be appropriate.
  - Curb and gutter is normally provided to allow for an underground storm sewer system. Also, sidewalk is typically placed along the back of curb so all hard surfacing works as one continuous unit.
- The requirement of Curb and gutter, sidewalk and underground storm sewer create a hardship that makes the Lot pricing unachievable for cost.
  - That is why a project plan was submitted prior to construction and throughout the City approval process for the TIF #14.
  - With the current, responsible City Commission, full understanding of the project plan was reviewed and discussed to ensure full understanding prior to TIF #14 consideration and approval.
    - Multiple meetings were held with staff, Mayor and Commissioners to ensure there was a clear understanding of the project plan, prior to TIF #14 approval.

## **2. Supporting Information:**

- Extreme topography and bedrock conditions are present on the existing development site which limits standard requirement options.

- The proposed variance will not be detrimental to fire safety, clearance, preservation of light and open space and/or visual and aesthetic concerns.
- The aggregate recreational trail allows for a safe alternative for pedestrian movements through the development.
  - The attached layout shows the current trail layout which extends from Whitewood Creek access, to the future planned trolley stop at Highway 85 and Gold Spike Drive, as well as, along Ridge Drive to the under Highway 85, 14'x14' box culvert to allow safe access to the west side of Highway 85.
  - The pedestrian trail is located along the property line and is planned to be 5' wide. This is 15' to 20' off the edge of the asphalt road. Other sections of trail will be along property lines on private property within easement areas.
  - The road crossing areas will be striped out with culvert crossings at the ditch sections to minimize pedestrian on road travel.
  - The HOA shall be responsible for trail maintenance and improvements.
  - The aggregate trail system allows for field fit conditions that exist on the RIDGE.
- The open ditch drainage system provides a variety of uses and benefits:
  - The planned open ditches provide the ability to convey surface drainage safely in and through the development to Whitewood Creek.
  - Open turf ditches promote infiltration and high-quality groundwater recharge.
  - Open turf lined ditches allow for additional greenspace to be retained throughout the development, which is a natural mountainous environment with extreme slopes, grade changes, cliffs, and fully wooded sections.
  - Lots are large with minimum frontage measuring 100 LF.
  - Existing drainage patterns will also be retained through the development.
  - Open ditch areas provide continuous and substantial snow storage areas as well.
    - Snow removal operations are more efficient with the proposed asphalt roads, aggregate shoulders and open ditches.

- Covenants can be revised to reflect the maintenance requirements in the ROW, such as, turf ditches shall be mowed and maintained by each adjacent property owner and culverts shall be cleaned on a regular basis by the HOA.
  - The above conditions would eliminate City responsibilities.
  - The covenants will be enforced by the HOA.
- Fire hydrants are uniformly planned at the edge of the trail and spaced 500' apart. Each hydrant will be marked with a flag as is standard in the Deadwood area.
- Curb stops for Lot water services have also been uniformly planned to be in the center of the Lot near the property line. This is where most driveways will be located and driveways will be hardscaped so curb stops will be located within an asphalt or concrete section for locating by the City as necessary.
- the RIDGE development team has been open to working with the City from the beginning of this project and expansion of the Deadwood Community in a true partnership. A common goal is to have a successful TIF #14 and a great asset added to the Deadwood community.
  - This variance is required to keep the project moving forward as was planned and agreed to in 2021.
  - If the project cannot continue, then both the Developer and the City will be facing legal action due to existing commitments to the work force housing project within the RIDGE Development due to no City utilities (water and sewer) being available to the property.
  - The project plan was created based on what improvements would work best with the existing topography, field conditions and proximity to surrounding developed areas. The development is not adjacent to any developed parcels with curb and gutter, sidewalks, and underground storm sewer.

**END OF NARRATIVE**

Attachments:

1. Project Plan Document from February 2021
2. Recreational Trails Layout dated July 2023

the  RIDGE

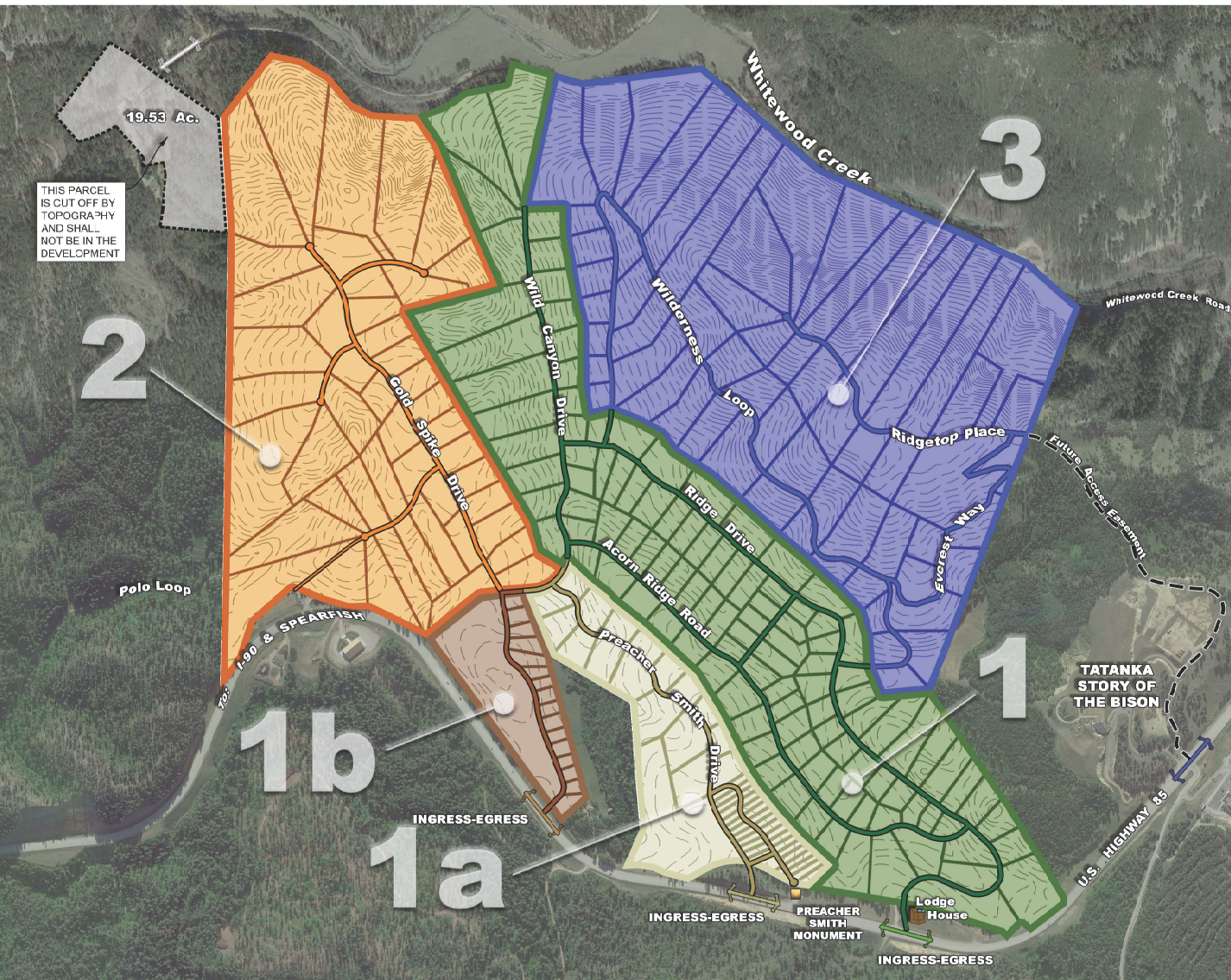
A MASTER PLANNED COMMUNITY

DEADWOOD - SOUTH DAKOTA

**ACES**

AFFORDABLY CREATIVE ENGINEERING SERVICES





THIS PARCEL IS CUT OFF BY TOPOGRAPHY AND SHALL NOT BE IN THE DEVELOPMENT

**the RIDGE** by Preacher Smith LLC, Deadwood, South Dakota

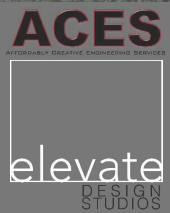
Welcome to **the RIDGE**; a Mountain Modern West community inspired by nature and history. Through the entry are roughly 700 acres of Mountain Modern West vistas and rolling topography. Located just minutes from premium amenities in historic Deadwood and Spearfish, South Dakota. This development is surrounded by an abundance of nature and recreational opportunities. **the RIDGE** will be filled with new home opportunities for the City of Deadwood. There will be multi-family apartments, townhomes, single-family residential Lots and some commercial Lots along Highway 85. The community will include Mountain Modern West style homes which will bring richness and community to the development and local area. Homesites have been created to fit everyone with a range from 0.30 - 11 acre lots. Apartments and homes within **the RIDGE** will be built by some of the area's finest contractors and custom home builders, truly making **the RIDGE** a place that people desire to be part of. **the RIDGE** will include paved roads, underground utilities, City of Deadwood water, fire protection features, Lead/Deadwood Sanitary District sanitary sewer, a community lodge building, green space and trails, recreation opportunities, and true wilderness beauty. **the RIDGE** will offer protected woodlands, quiet springs, and natural areas.

**the RIDGE** will be a fire wise and environmentally conscious community developed by Preacher Smith LLC, out of Deadwood, South Dakota. Our vision is to create a community that will encompass the best of what the South Dakota lifestyle has to offer, yet provide responsible stewardship for the land and wildlife.

The first part of this large scale development will consist of multi-family housing, townhomes, commercial opportunities and 112 single family residences surrounded by ponderosa pines and aspen trees that light up the fall air. The community will include a trail system that can be used year round for hiking, biking, cross-country skiing, snowshoeing, and nature viewing.

- The community will feature:
- Lodge house available to all community members
  - Trail system - maintained year-round
  - Connections to premium fly fishing along Whitewood Creek
  - Pristine acreages filled with ponderosa pine and grand green spaces

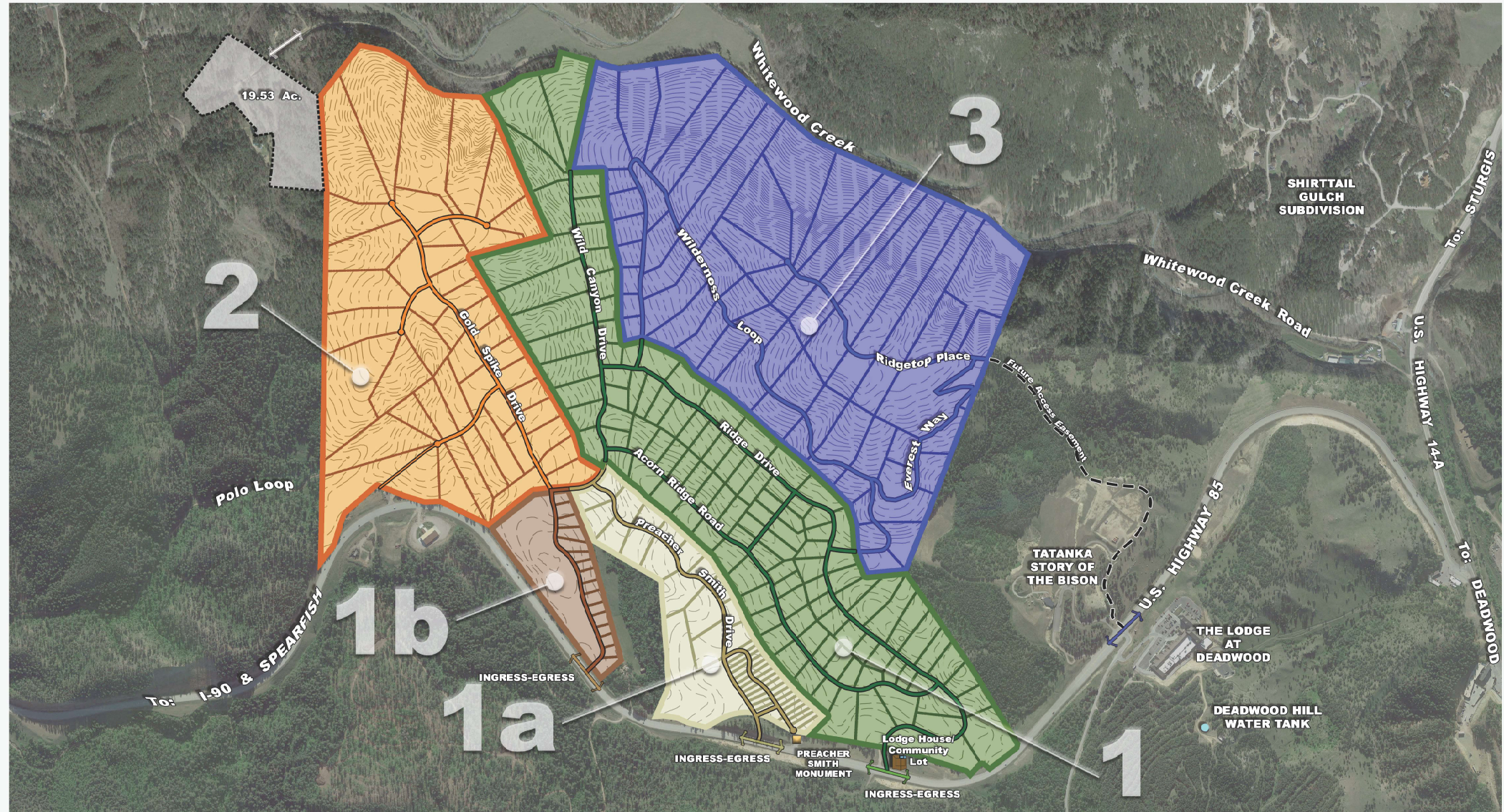
**the RIDGE** has been divided into multiple phases noted on the map as 1, 1a, 1b, 2, and 3. The phases and options will be constructed over time as the development begins to fill out. The multi-phase concept has been strategically planned out to build the infrastructure by phase, in a complete engineered development.



MASTER PLAN  
NARRATIVE AND PHASING



FEBRUARY 2021

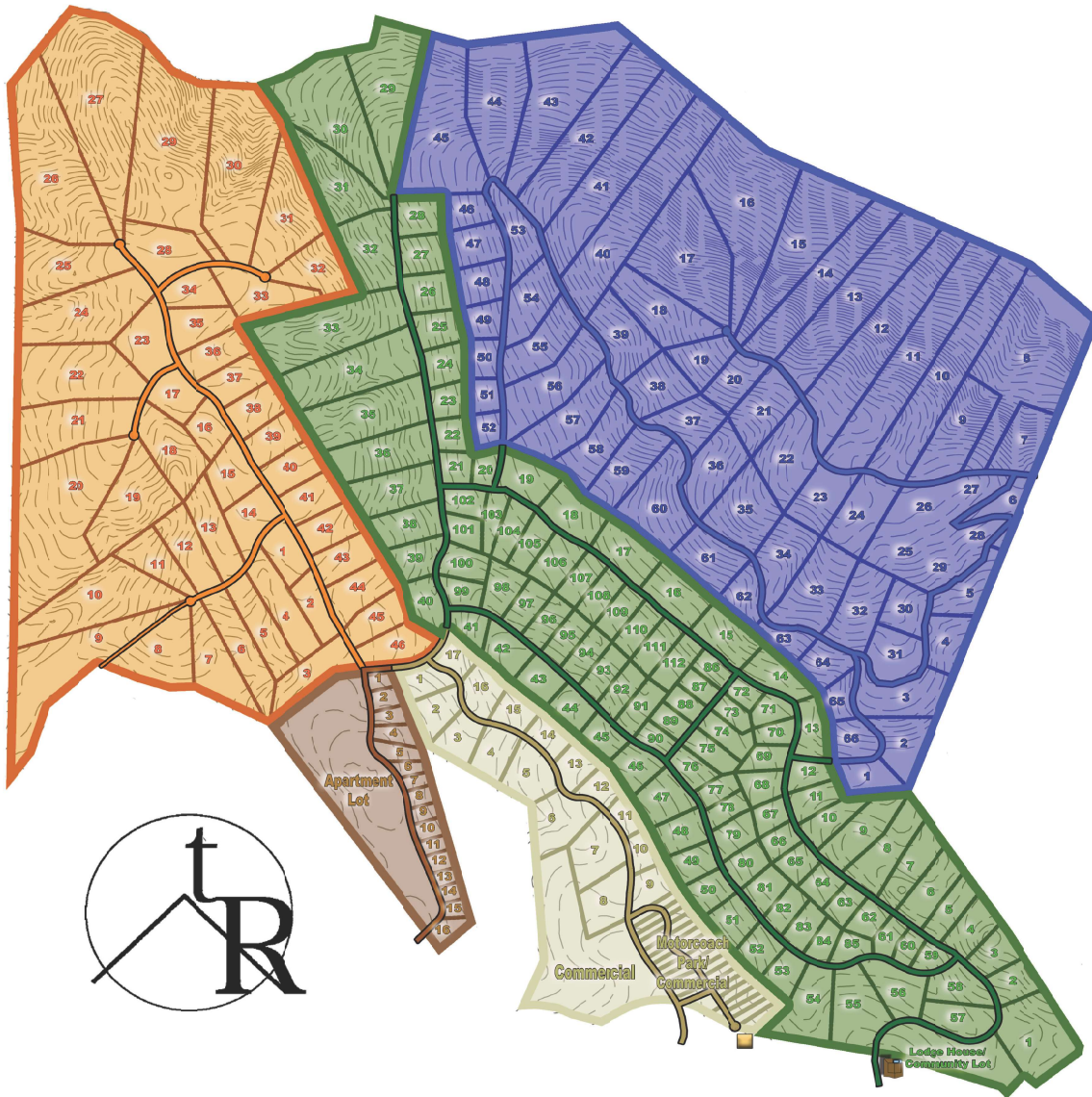


# OVERALL MASTER PLAN

DEADWOOD, SOUTH DAKOTA







Phase 1	Ac.
Lot 1	4.3
Lot 2	1.4
Lot 3	1.4
Lot 4	1.7
Lot 5	1.5
Lot 6	2.1
Lot 7	2.1
Lot 8	2.7
Lot 9	2.5
Lot 10	1.5
Lot 11	1.3
Lot 12	1.1
Lot 13	1.6
Lot 14	1.9
Lot 15	2.2
Lot 16	2.3
Lot 17	2.3
Lot 18	2.2
Lot 19	2.0
Lot 20	0.8
Lot 21	1.0
Lot 22	1.0
Lot 23	1.1
Lot 24	1.4
Lot 25	1.4
Lot 26	1.7
Lot 27	1.6
Lot 28	1.7
Lot 29	6.4
Lot 30	6.6
Lot 31	3.6
Lot 32	3.3
Lot 33	6.4
Lot 34	5.2
Lot 35	4.7
Lot 36	3.4
Lot 37	2.9
Lot 38	2.1
Lot 39	1.6
Lot 40	1.6
Lot 41	1.1
Lot 42	1.7
Lot 43	1.4
Lot 44	1.3
Lot 45	1.2
Lot 46	1.5
Lot 47	1.9
Lot 48	1.5
Lot 49	1.3
Lot 50	1.3
Lot 51	1.6
Lot 52	1.3
Lot 53	1.2
Lot 54	3.1
Lot 55	3.3
Lot 56	2.2
Lot 57	1.9
Lot 58	1.9
Lot 59	0.8
Lot 60	0.7
Lot 61	0.8
Lot 62	1.0
Lot 63	0.9
Lot 64	1.1
Lot 65	1.0
Lot 66	0.8
Lot 67	0.9
Lot 68	1.1
Lot 69	0.9
Lot 70	0.8
Lot 71	0.9
Lot 72	0.7
Lot 73	0.8
Lot 74	1.2
Lot 75	1.1

**Continued:**

Lot 76	1.1
Lot 77	0.8
Lot 78	0.8
Lot 79	1.2
Lot 80	1.1
Lot 81	1.2
Lot 82	1.0
Lot 83	1.1
Lot 84	0.8
Lot 85	0.9
Lot 86	0.8
Lot 87	0.7
Lot 88	0.7
Lot 89	0.7
Lot 90	0.8
Lot 91	1.2
Lot 92	1.2
Lot 93	1.2
Lot 94	1.2
Lot 95	1.2
Lot 96	1.2
Lot 97	1.2
Lot 98	1.5
Lot 99	1.0
Lot 100	1.3
Lot 101	0.9
Lot 102	1.0
Lot 103	1.0
Lot 104	1.2
Lot 105	1.2
Lot 106	1.6
Lot 107	1.2
Lot 108	1.2
Lot 109	1.2
Lot 110	1.2
Lot 111	1.2
Lot 112	1.2
Lodge House/Community Lot	4.7

Phase 1a	Ac.
Lot 1	1.4
Lot 2	1.6
Lot 3	1.6
Lot 4	1.8
Lot 5	2.1
Lot 6	2.8
Lot 7	2.5
Lot 8	2.1
Lot 9	1.3
Lot 10	0.9
Lot 11	0.8
Lot 12	1.1
Lot 13	1.2
Lot 14	1.1
Lot 15	1.2
Lot 16	1.6
Lot 17	1.1
Lot 18	1.2
Lot 19	1.2
Lot 20	1.2
Lot 21	1.0
Lot 22	1.0
Lot 23	1.1
Lot 24	1.1
Lot 25	1.4
Lot 26	1.7
Lot 27	1.6
Lot 28	1.7
Lot 29	6.4
Lot 30	6.6
Lot 31	3.6
Lot 32	3.3
Lot 33	6.4
Lot 34	5.2
Lot 35	4.7
Lot 36	3.4
Lot 37	2.9
Lot 38	2.1
Lot 39	1.6
Lot 40	1.6
Lot 41	1.1
Lot 42	1.7
Lot 43	1.4
Lot 44	1.3
Lot 45	1.2
Lot 46	1.5
Lot 47	1.9
Lot 48	1.5
Lot 49	1.3
Lot 50	1.3
Lot 51	1.6
Lot 52	1.3
Lot 53	1.2
Lot 54	3.1
Lot 55	3.3
Lot 56	2.2
Lot 57	1.9
Lot 58	1.9
Lot 59	0.8
Lot 60	0.7
Lot 61	0.8
Lot 62	1.0
Lot 63	0.9
Lot 64	1.1
Lot 65	1.0
Lot 66	0.8
Lot 67	0.9
Lot 68	1.1
Lot 69	0.9
Lot 70	0.8
Lot 71	0.9
Lot 72	0.7
Lot 73	0.8
Lot 74	1.2
Lot 75	1.1

Phase 1b	Ac.
Lot 1	0.5
Lot 2	0.6
Lot 3	0.6
Lot 4	0.8
Lot 5	0.7
Lot 6	0.4
Lot 7	0.4
Lot 8	0.5
Lot 9	0.4
Lot 10	0.5
Lot 11	0.4
Lot 12	0.5
Lot 13	0.3
Lot 14	0.4
Lot 15	0.4
Lot 16	0.8
Lot 17	1.7
Lot 18	1.7
Lot 19	1.7
Lot 20	1.7
Lot 21	1.7
Lot 22	1.7
Lot 23	1.7
Lot 24	1.7
Lot 25	1.7
Lot 26	1.7
Lot 27	1.7
Lot 28	1.7
Lot 29	1.7
Lot 30	1.7
Lot 31	1.7
Lot 32	1.7
Lot 33	1.7
Lot 34	1.7
Lot 35	1.7
Lot 36	1.7
Lot 37	1.7
Lot 38	1.7
Lot 39	1.7
Lot 40	1.7
Lot 41	1.7
Lot 42	1.7
Lot 43	1.7
Lot 44	1.7
Lot 45	1.7
Lot 46	1.7
Lot 47	1.7
Lot 48	1.7
Lot 49	1.7
Lot 50	1.7
Lot 51	1.7
Lot 52	1.7
Lot 53	1.7
Lot 54	1.7
Lot 55	1.7
Lot 56	1.7
Lot 57	1.7
Lot 58	1.7
Lot 59	1.7
Lot 60	1.7
Lot 61	1.7
Lot 62	1.7
Lot 63	1.7
Lot 64	1.7
Lot 65	1.7
Lot 66	1.7
Lot 67	1.7
Lot 68	1.7
Lot 69	1.7
Lot 70	1.7
Lot 71	1.7
Lot 72	1.7
Lot 73	1.7
Lot 74	1.7
Lot 75	1.7
Lot 76	1.7
Lot 77	1.7
Lot 78	1.7
Lot 79	1.7
Lot 80	1.7
Lot 81	1.7
Lot 82	1.7
Lot 83	1.7
Lot 84	1.7
Lot 85	1.7
Lot 86	1.7
Lot 87	1.7
Lot 88	1.7
Lot 89	1.7
Lot 90	1.7
Lot 91	1.7
Lot 92	1.7
Lot 93	1.7
Lot 94	1.7
Lot 95	1.7
Lot 96	1.7
Lot 97	1.7
Lot 98	1.7
Lot 99	1.7
Lot 100	1.7
Lot 101	1.7
Lot 102	1.7
Lot 103	1.7
Lot 104	1.7
Lot 105	1.7
Lot 106	1.7
Lot 107	1.7
Lot 108	1.7
Lot 109	1.7
Lot 110	1.7
Lot 111	1.7
Lot 112	1.7
Lodge House/Community Lot	4.7

Phase 2	Ac.
Lot 1	1.7
Lot 2	1.5
Lot 3	2.5
Lot 4	2.7
Lot 5	2.4
Lot 6	2.8
Lot 7	3.3
Lot 8	3.8
Lot 9	7.6
Lot 10	5.8
Lot 11	2.0
Lot 12	2.4
Lot 13	2.4
Lot 14	2.0
Lot 15	2.0
Lot 16	1.5
Lot 17	1.7
Lot 18	3.0
Lot 19	4.5
Lot 20	11.1
Lot 21	4.8
Lot 22	5.8
Lot 23	2.6
Lot 24	5.6
Lot 25	4.6
Lot 26	10.0
Lot 27	11.3
Lot 28	3.0
Lot 29	10.5
Lot 30	8.5
Lot 31	4.9
Lot 32	2.8
Lot 33	3.0
Lot 34	1.7
Lot 35	2.0
Lot 36	1.9
Lot 37	1.8
Lot 38	1.8
Lot 39	1.8
Lot 40	1.8
Lot 41	1.8
Lot 42	1.8
Lot 43	1.8
Lot 44	2.2
Lot 45	1.9
Lot 46	2.6

Phase 3	Ac.
Lot 1	1.6
Lot 2	2.4
Lot 3	3.3
Lot 4	2.1
Lot 5	2.2
Lot 6	1.8
Lot 7	2.8
Lot 8	10.6
Lot 9	3.9
Lot 10	7.6
Lot 11	8.4
Lot 12	8.0
Lot 13	7.4
Lot 14	5.4
Lot 15	6.9
Lot 16	9.4
Lot 17	7.3
Lot 18	3.5
Lot 19	1.9
Lot 20	1.8
Lot 21	2.8
Lot 22	3.4
Lot 23	2.4
Lot 24	2.9
Lot 25	2.5
Lot 26	2.5
Lot 27	1.4
Lot 28	1.1
Lot 29	1.6
Lot 30	1.7
Lot 31	2.2
Lot 32	3.0
Lot 33	3.9
Lot 34	2.8
Lot 35	3.5
Lot 36	3.0
Lot 37	2.1
Lot 38	2.4
Lot 39	3.0
Lot 40	8.1
Lot 41	7.6
Lot 42	6.9
Lot 43	8.2
Lot 44	5.8
Lot 45	7.9
Lot 46	1.3
Lot 47	1.8
Lot 48	1.7
Lot 49	1.2
Lot 50	1.1
Lot 51	1.0
Lot 52	1.0
Lot 53	2.3
Lot 54	2.6
Lot 55	2.8
Lot 56	4.1
Lot 57	3.5
Lot 58	2.9
Lot 59	2.9
Lot 60	4.1
Lot 61	2.7
Lot 62	1.5
Lot 63	1.2
Lot 64	1.6
Lot 65	1.1
Lot 66	1.6

**PHASE LEGEND**

- PHASE 1 - 186 ACRES
- PHASE 1a - 46 ACRES
- PHASE 1b - 22 ACRES
- PHASE 2 - 169 ACRES
- PHASE 3 - 235 ACRES
- UNDEVELOPED PARCEL - 26 ACRES
- TOTAL DEVELOPMENT - 679.49 ACRES**

**ACES**  
ARCHITECTURE CREATIVE ENGINEERING SERVICES

**elevate**  
DESIGN STUDIOS

**MASTER PLAN**  
LOTS AND SIZES



FEBRUARY 2021



The gateways to the development will be marked by a beautiful grand entry feature. The feature will signify that you have entered something special. Traveling through the feature you will have a mind set that will change from the business of the highway to a calmness of wilderness and home. The gateway will be made of two bookend feature columns. Base construction of local stone, these columns will support the large timber beams that will include lighting and the development branding.

The overall aesthetic of the feature will be the start of bringing the Mountain Modern West flare to the development.

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AFFORDABLE. CREATIVE. ENGINEERING SERVICES.

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DESIGN  
STUDIOS

## GRAND ENTRY FEATURE

MAIN ENTRANCE OFF HWY 85



FEBRUARY 2021



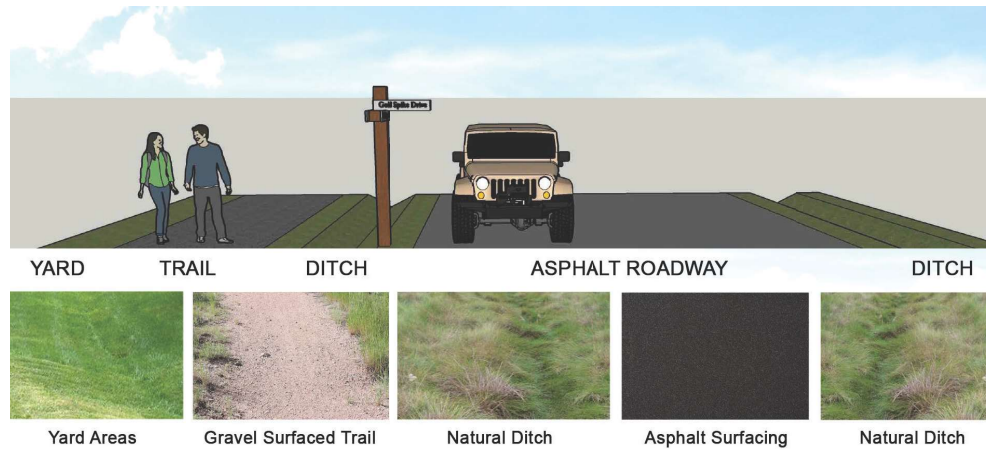
The design of the street lights and light poles throughout the development will be consistent. Specific styles will be determined through design but will include solar powered lights mounted on top of a locally sourced timber post. The timber post will complement elements found throughout the development and the City of Deadwood, such as the 'Deadwood Style Fence' shown below, and new custom entry features. The proposed light concepts are currently being used at the Days of 76 Museum in Deadwood.



POST STYLE OPTIONS



Street name signs and traffic wayfinding and directional signage throughout **the RIDGE** will be constructed of timber posts similar to the street lights, entry feature, and other elements throughout the development. These poles will include a metal branding feature that will bring a richness and sense of community throughout the development.



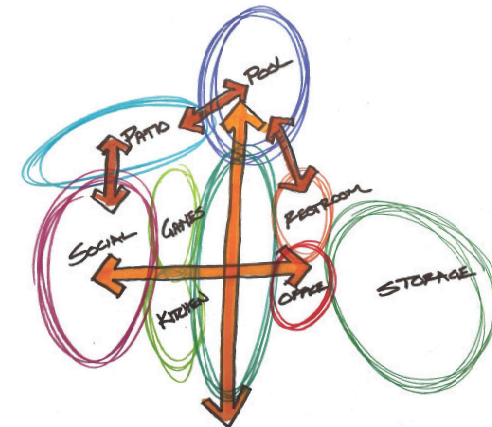
TYPICAL RESIDENTIAL SECTION WITH TRAIL



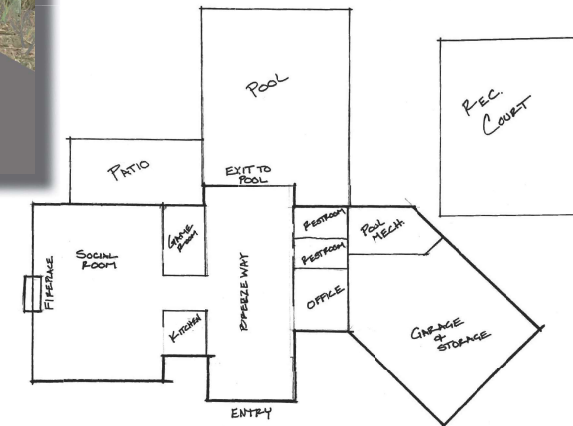
The name and the brand that have been designed develop a sense of community throughout the development. The brand and name will be seen from the entry of the development and will be incorporated throughout the development and specific features. The Lodge House will include both the name and the brand throughout the design of the lodge, patios, and recreation courts.



The Community Lodge House will be a gathering place for the entire community of **the RIDGE**. The lodge will include an interior area of 4,000-4,500 square feet. Features provided will be a social room including a kitchen to host smaller gatherings, a game room, a marketing office space, restrooms, outdoor social patio, and a year-round outdoor heated pool and spa with associated patio. Garage type storage space shall be for the homeowners' association (HOA) and the development. The area around the lodge house may include recreation courts and a small natural playground feature. All of these elements and features are key assets for future community members.



LODGE HOUSE SCHEMATIC FLOW



LODGE HOUSE SCHEMATIC FLOOR PLAN

**ACES**  
ARCHITECTURAL CREATIVE ENGINEERING SERVICES

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DESIGN  
STUDIOS

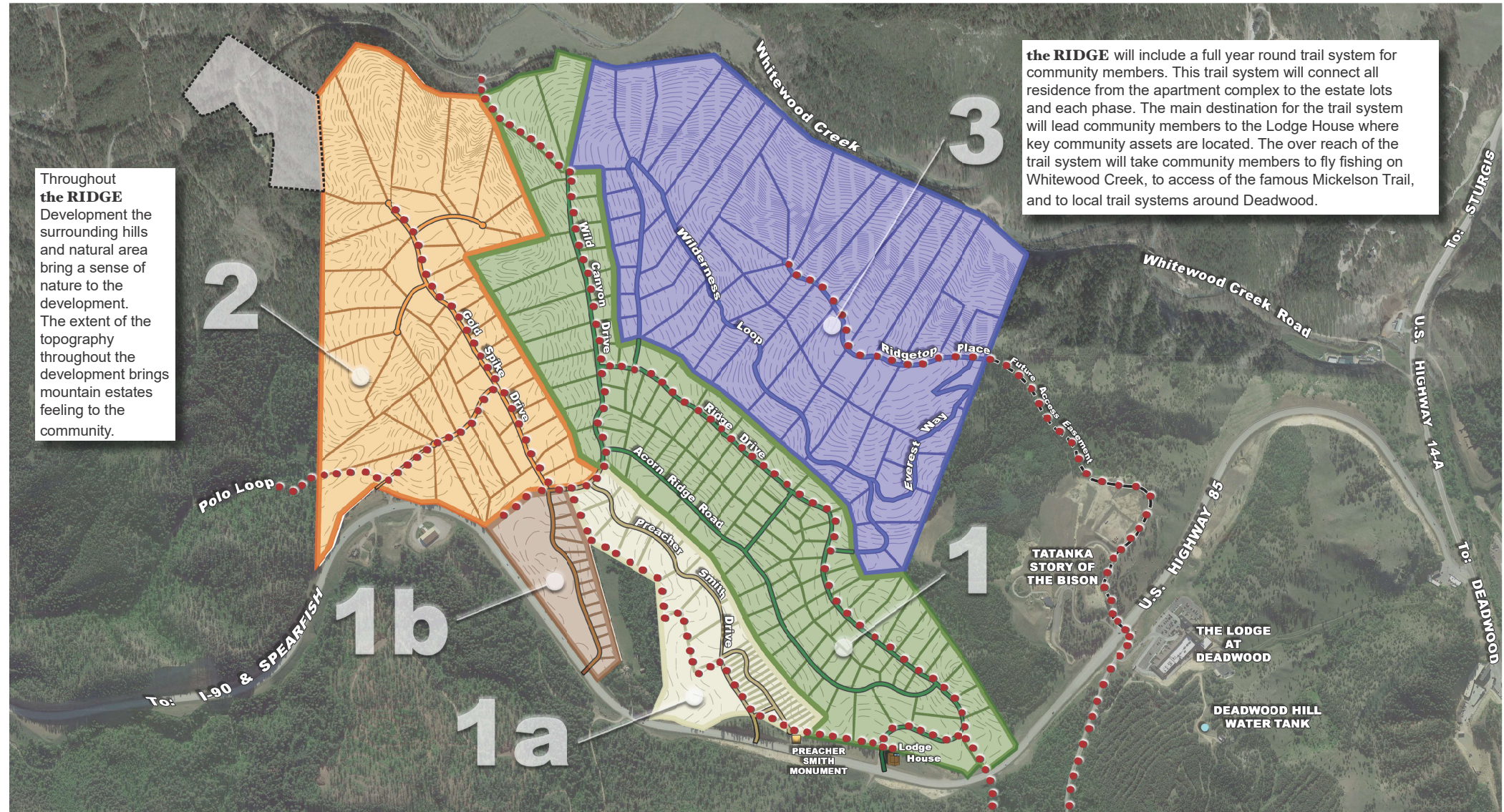
LODGE HOUSE

the  
RIDGE

FEBRUARY 2021

Throughout **the RIDGE** Development the surrounding hills and natural area bring a sense of nature to the development. The extent of the topography throughout the development brings mountain estates feeling to the community.

**the RIDGE** will include a full year round trail system for community members. This trail system will connect all residence from the apartment complex to the estate lots and each phase. The main destination for the trail system will lead community members to the Lodge House where key community assets are located. The over reach of the trail system will take community members to fly fishing on Whitewood Creek, to access of the famous Mickelson Trail, and to local trail systems around Deadwood.



**ACES**  
ARCHITECTURAL DESIGN ENGINEERING SERVICES





**elevate**  
DESIGN  
STUDIOS

# RECREATIONAL TRAILS



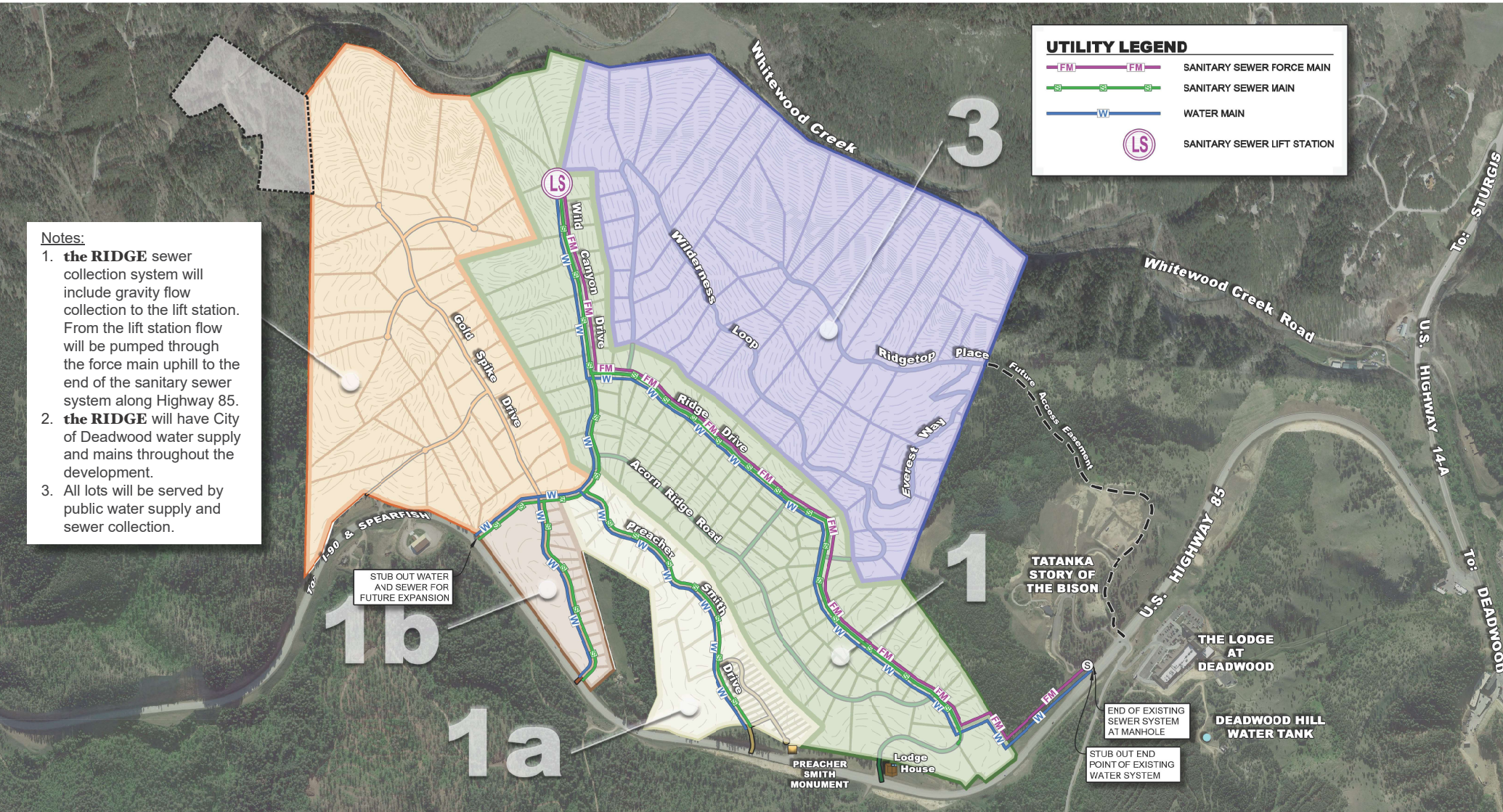
FEBRUARY 2021

**UTILITY LEGEND**

-  SANITARY SEWER FORCE MAIN
-  SANITARY SEWER MAIN
-  WATER MAIN
-  SANITARY SEWER LIFT STATION

**Notes:**

1. **the RIDGE** sewer collection system will include gravity flow collection to the lift station. From the lift station flow will be pumped through the force main uphill to the end of the sanitary sewer system along Highway 85.
2. **the RIDGE** will have City of Deadwood water supply and mains throughout the development.
3. All lots will be served by public water supply and sewer collection.

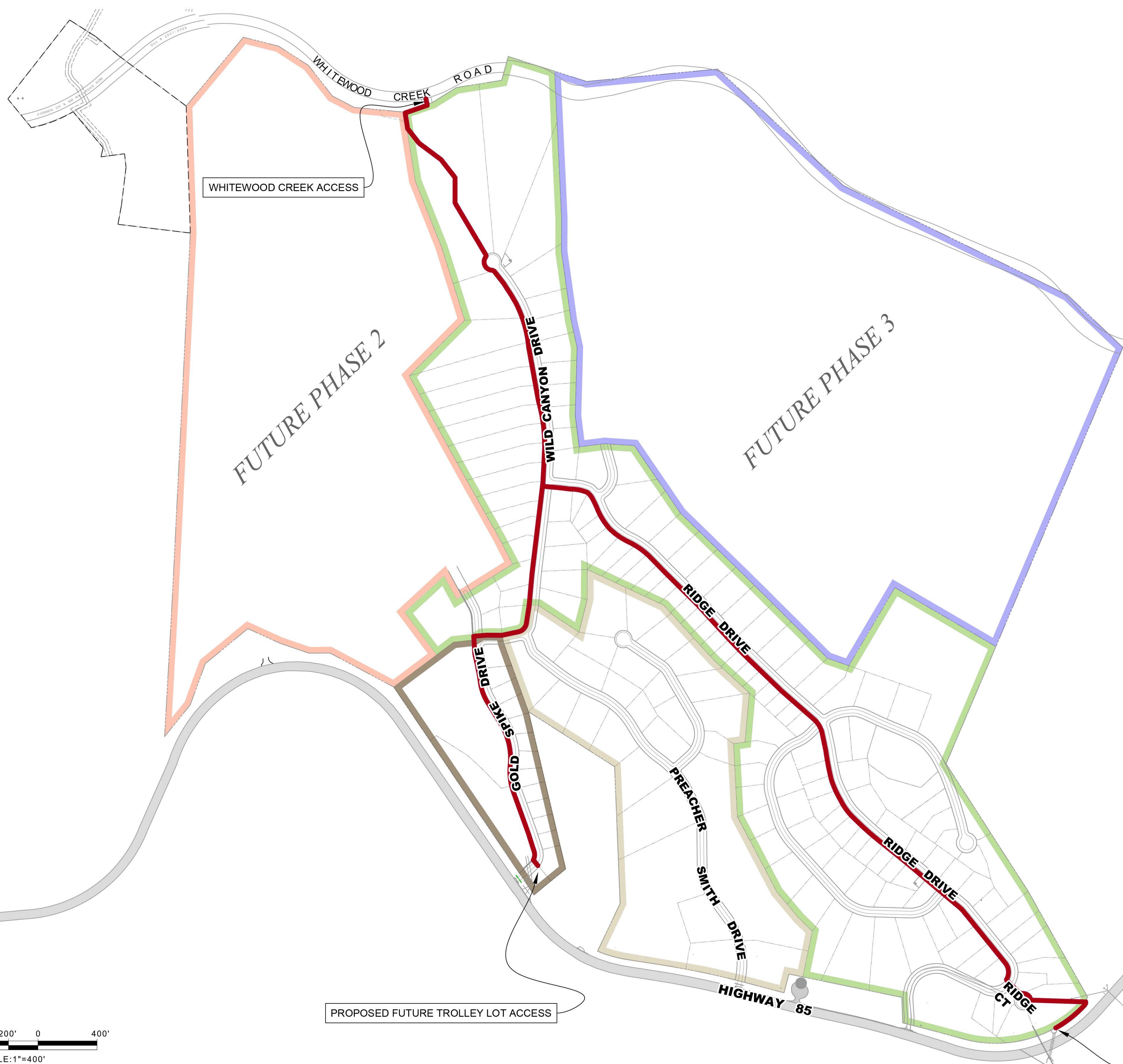


# PUBLIC UTILITY LAYOUT

WATER & SANITARY SEWER

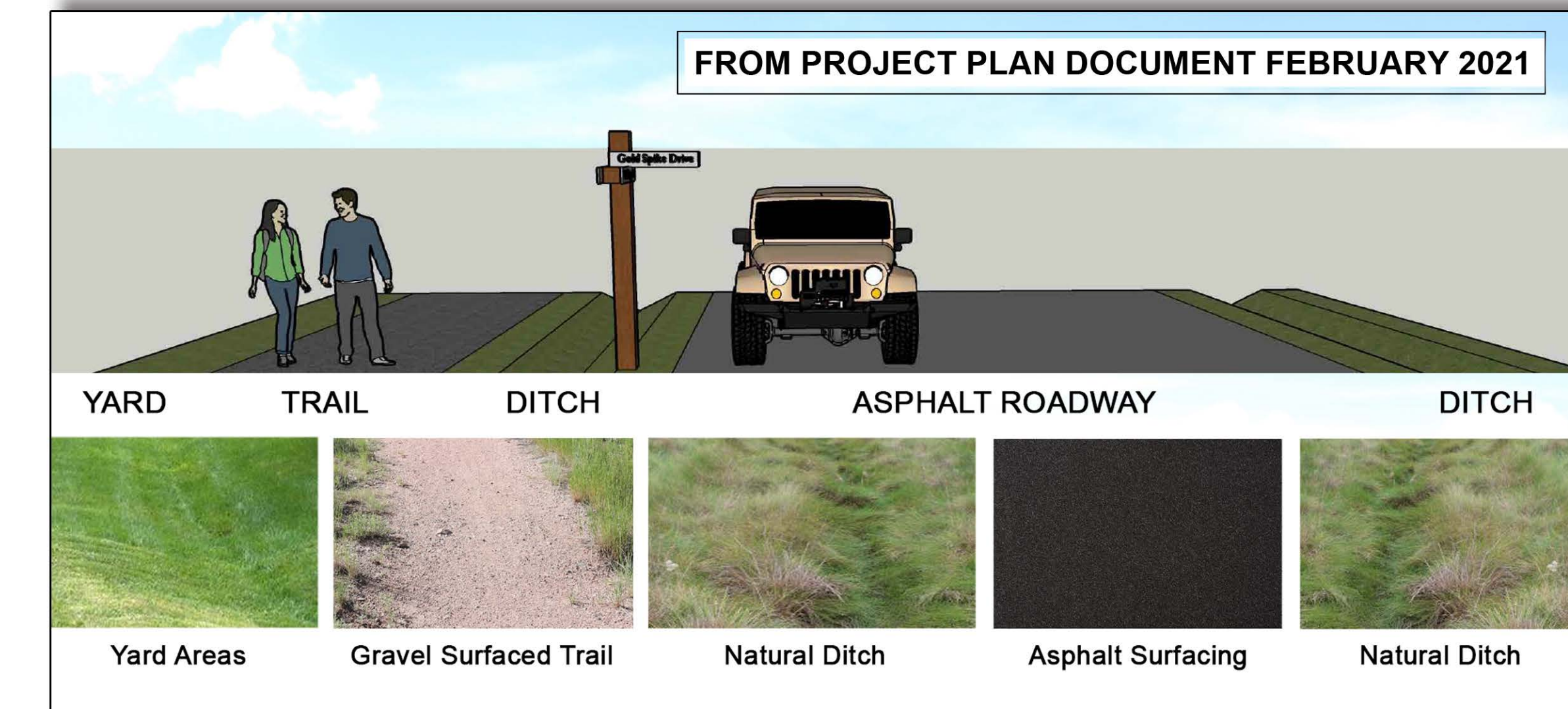


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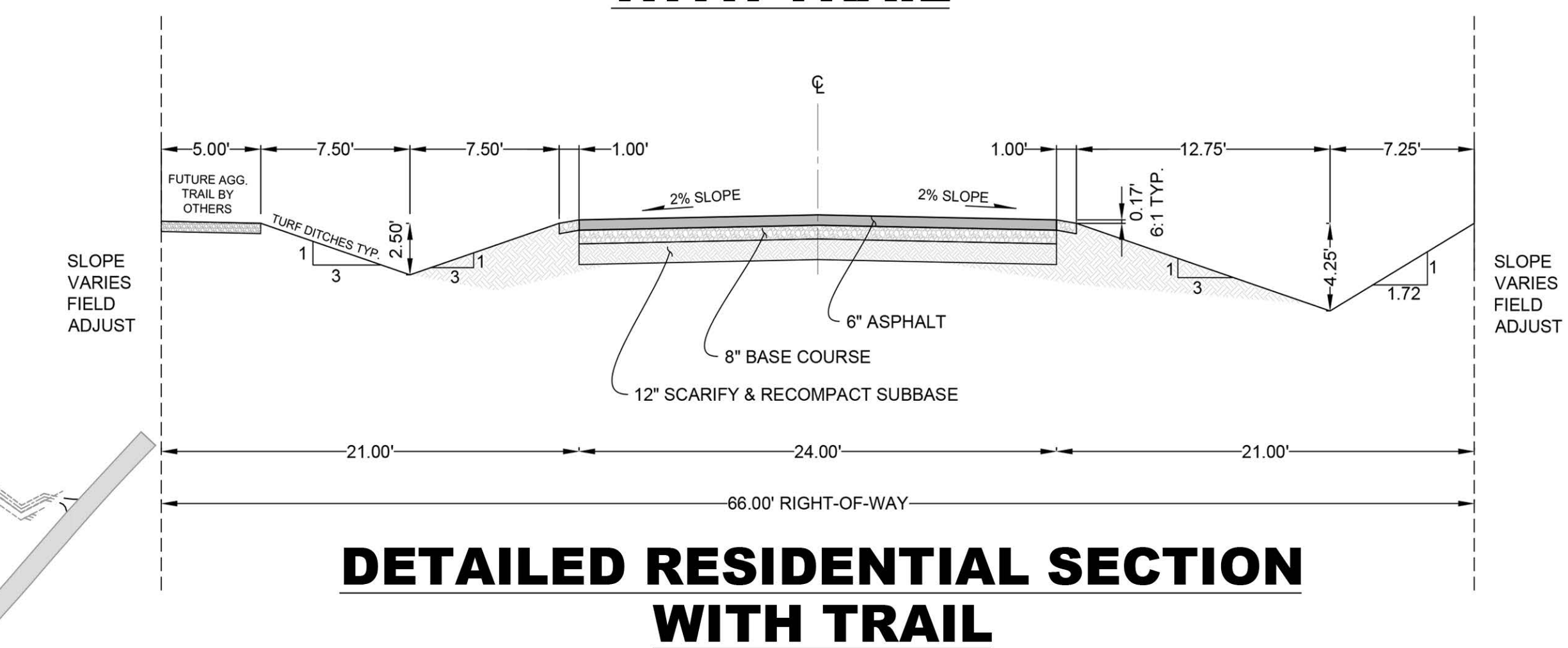


### LEGEND

- 5' WIDE GRAVEL SURFACED TRAIL IN ROW OR IN EASEMENT AREAS
- PHASE 1
- PHASE 1A
- PHASE 1B
- PHASE 2 - FUTURE
- PHASE 3 - FUTURE



### TYPICAL RESIDENTIAL SECTION WITH TRAIL



## the RIDGE - RECREATIONAL TRAILS

DEADWOOD, SOUTH DAKOTA

