



PROJECT DATA:

- 20 EXISTING LOTS COMPRISING 1.75 ACRES (SEE LEGAL DESCRIPTION.)
- ZONED RESIDENTIAL WITHIN THE CITY LIMITS OF DEADWOOD.
- SEWER AND WATER EXIST TO THE EDGE OF THE PROPERTY. PUBLIC ALLEY (UNIMPROVED)

PROPOSED PROJECT DESCRIPTION:

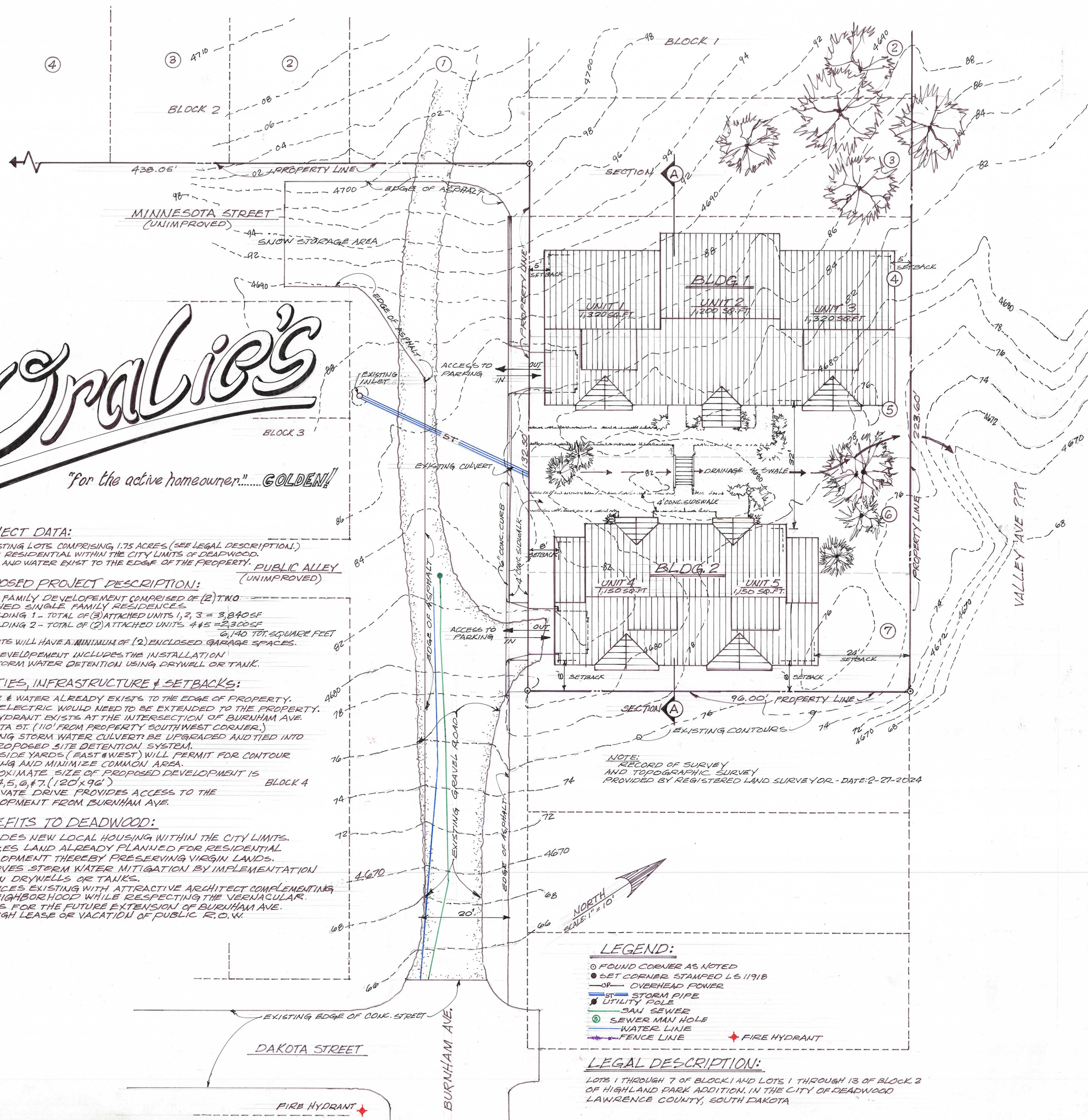
- MULTI-FAMILY DEVELOPMENT COMPRISED OF (2) TWO ATTACHED SINGLE FAMILY RESIDENCES
- BUILDING 1 - TOTAL OF (3) ATTACHED UNITS 1, 2, 3 = 3,840 SF
- BUILDING 2 - TOTAL OF (2) ATTACHED UNITS 4 & 5 = 2,300 SF
- ALL UNITS WILL HAVE A MINIMUM OF (2) ENCLOSED GARAGE SPACES.
- SITE DEVELOPMENT INCLUDES THE INSTALLATION OF STORM WATER DETENTION USING DRYWELL OR TANK.

UTILITIES, INFRASTRUCTURE & SETBACKS:

- SEWER & WATER ALREADY EXISTS TO THE EDGE OF PROPERTY.
- GAS & ELECTRIC WOULD NEED TO BE EXTENDED TO THE PROPERTY.
- FIRE HYDRANT EXISTS AT THE INTERSECTION OF BURHAM AVE. & DAKOTA ST. (110' FROM PROPERTY SOUTHWEST CORNER.)
- EXISTING STORM WATER CULVERT BE UPGRADED AND TIED INTO THE PROPOSED SITE DETENTION SYSTEM.
- 5' x 8' SIDE YARDS (EAST & WEST) WILL PERMIT FOR CONTOUR GRADING AND MINIMIZE COMMON AREA.
- APPROXIMATE SIZE OF PROPOSED DEVELOPMENT IS LOTS 4, 5, 6, & 7. (120' x 96')
- A PRIVATE DRIVE PROVIDES ACCESS TO THE DEVELOPMENT FROM BURHAM AVE.

BENEFITS TO DEADWOOD:

- PROVIDES NEW LOCAL HOUSING WITHIN THE CITY LIMITS.
- UTILIZES LAND ALREADY PLANNED FOR RESIDENTIAL DEVELOPMENT THEREBY PRESERVING VIRGIN LANDS.
- IMPROVES STORM WATER MITIGATION BY IMPLEMENTATION OF NEW DRYWELLS OR TANKS.
- ENHANCES EXISTING WITH ATTRACTIVE ARCHITECT COMPLEMENTING THE NEIGHBORHOOD WHILE RESPECTING THE VERNACULAR.
- ALLOWS FOR THE FUTURE EXTENSION OF BURHAM AVE. THROUGH LEASE OR VACATION OF PUBLIC R.O.W.



LEGEND:

- FOUND CORNER AS NOTED
- SET CORNER STAMPED L.S. 11/9/18
- OVERHEAD POWER
- STORM PIPE
- UTILITY POLE
- SAN SEWER
- SEWER MAN HOLE
- WATER LINE
- FENCE LINE
- ★ FIRE HYDRANT

LEGAL DESCRIPTION:

LOTS 1 THROUGH 7 OF BLOCK 1 AND LOTS 1 THROUGH 13 OF BLOCK 2 OF HIGHLAND PARK ADDITION, IN THE CITY OF DEADWOOD LAWRENCE COUNTY, SOUTH DAKOTA