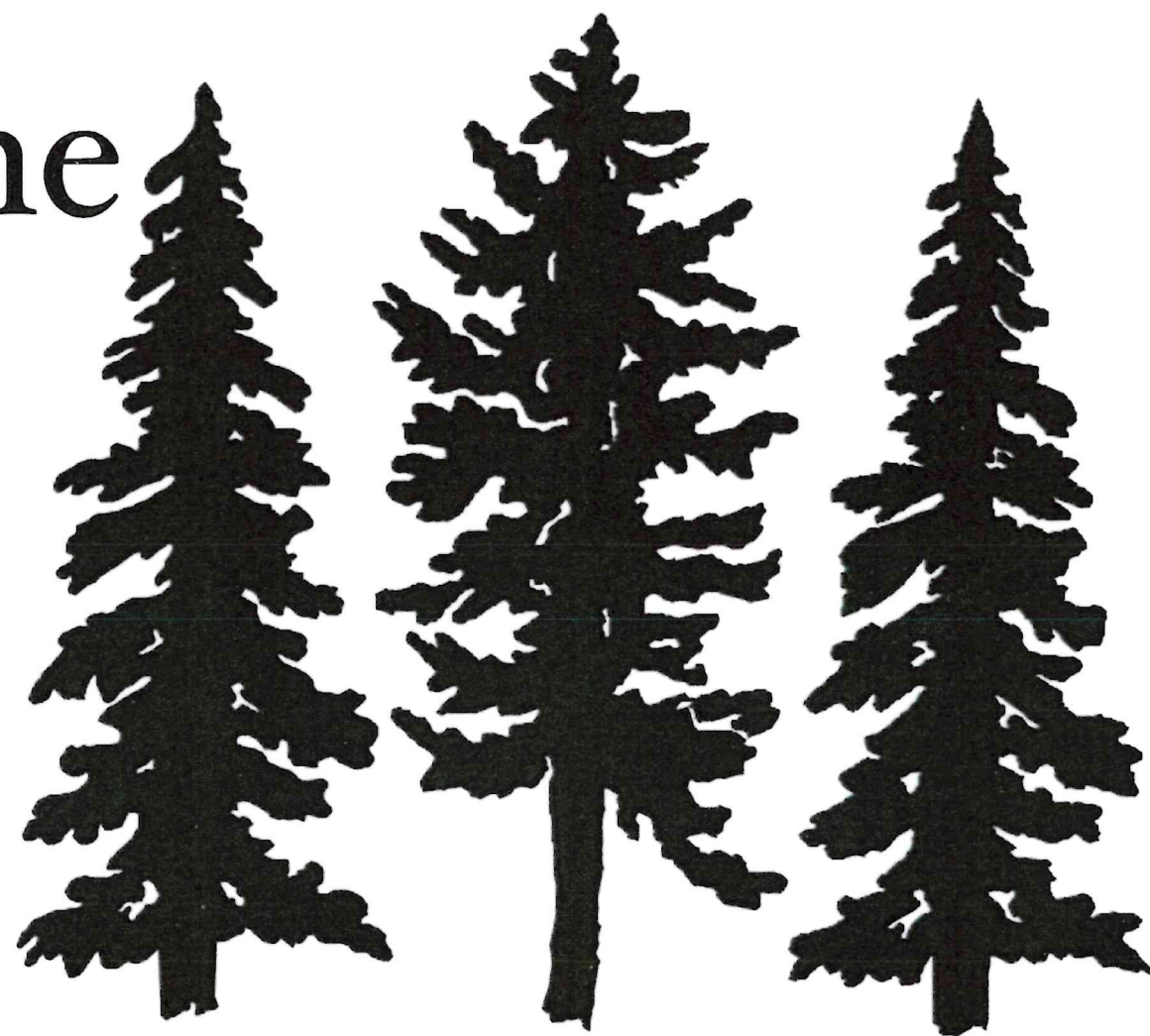


the



RIDGE

A MASTER PLANNED COMMUNITY

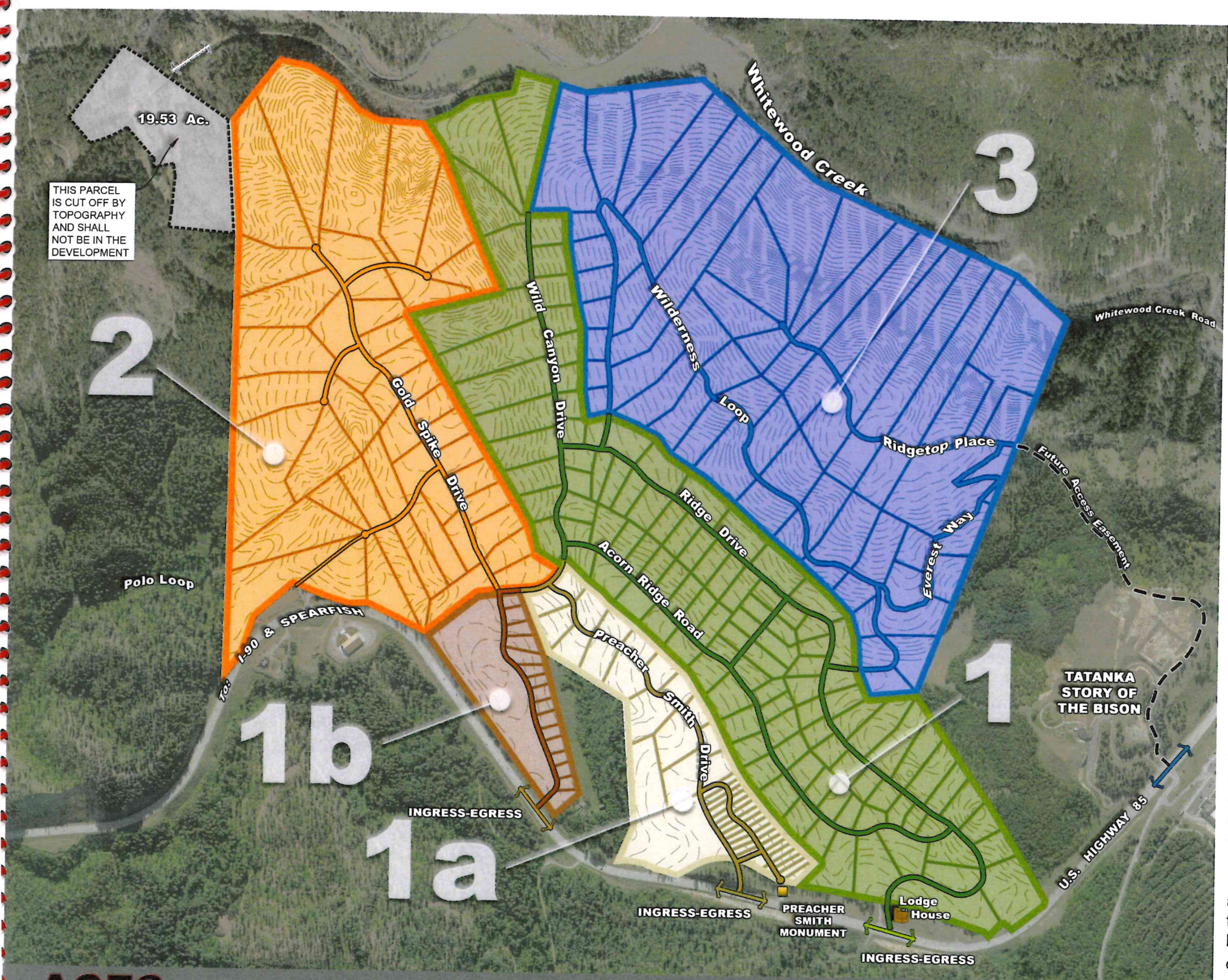
DEADWOOD - SOUTH DAKOTA

**ACES**  
AFFORDABLY CREATIVE ENGINEERING SERVICES

elevate  
DESIGN

FEBRUARY 2021





**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.

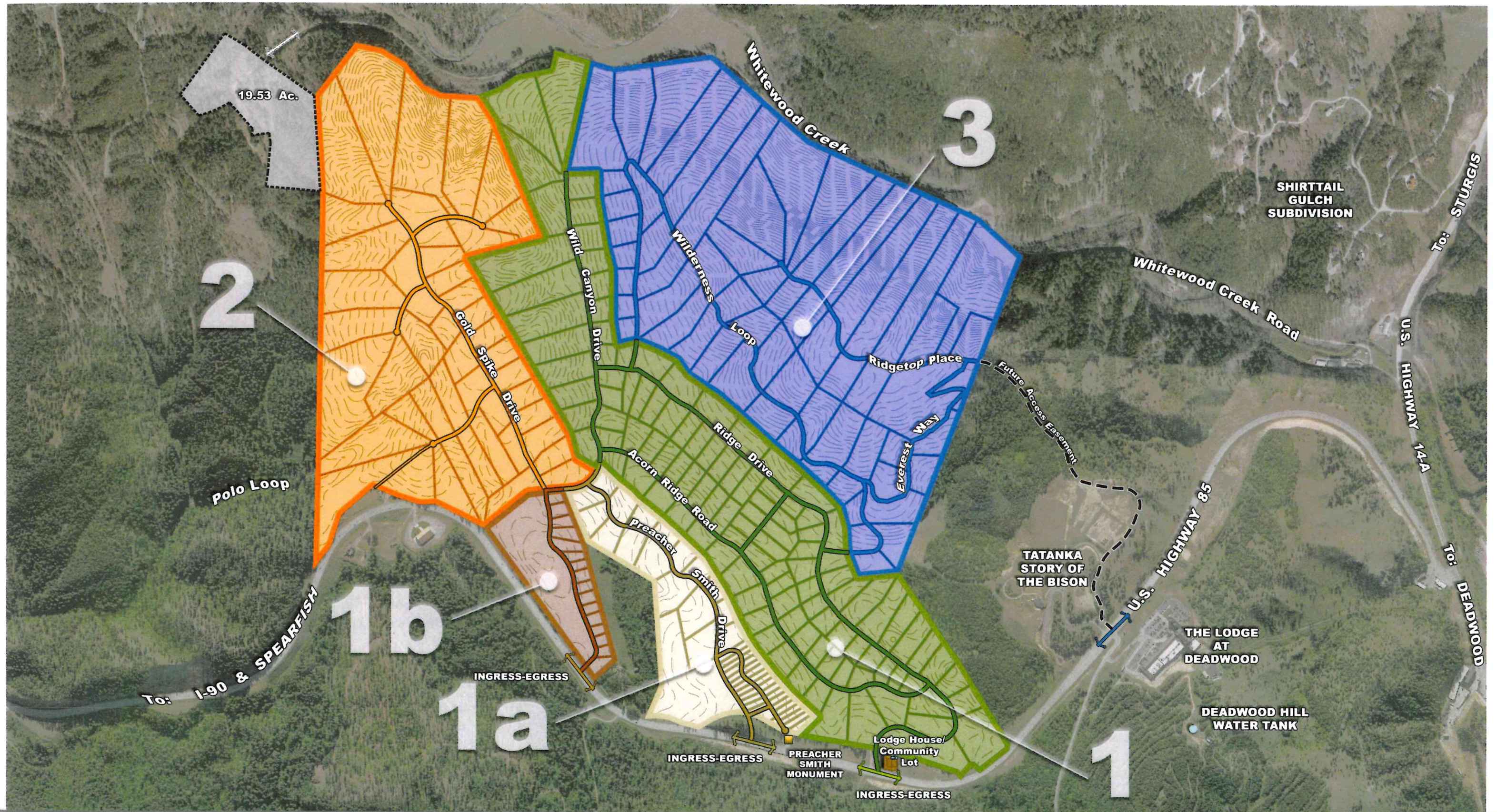
**the RIDGE** will be a fire wise and environmentally conscious community developed by Preacher Smith LLC, out of Deadwood, South Dakota. Our vision is to create a community that will encompass the best of what the South Dakota lifestyle has to offer, yet provide responsible stewardship for the land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





**ACES**

ARCHITECTURAL DESIGN & ENGINEERING SERVICES  
**elevate**  
DESIGN  
STUDIOS

# OVERALL MASTER PLAN

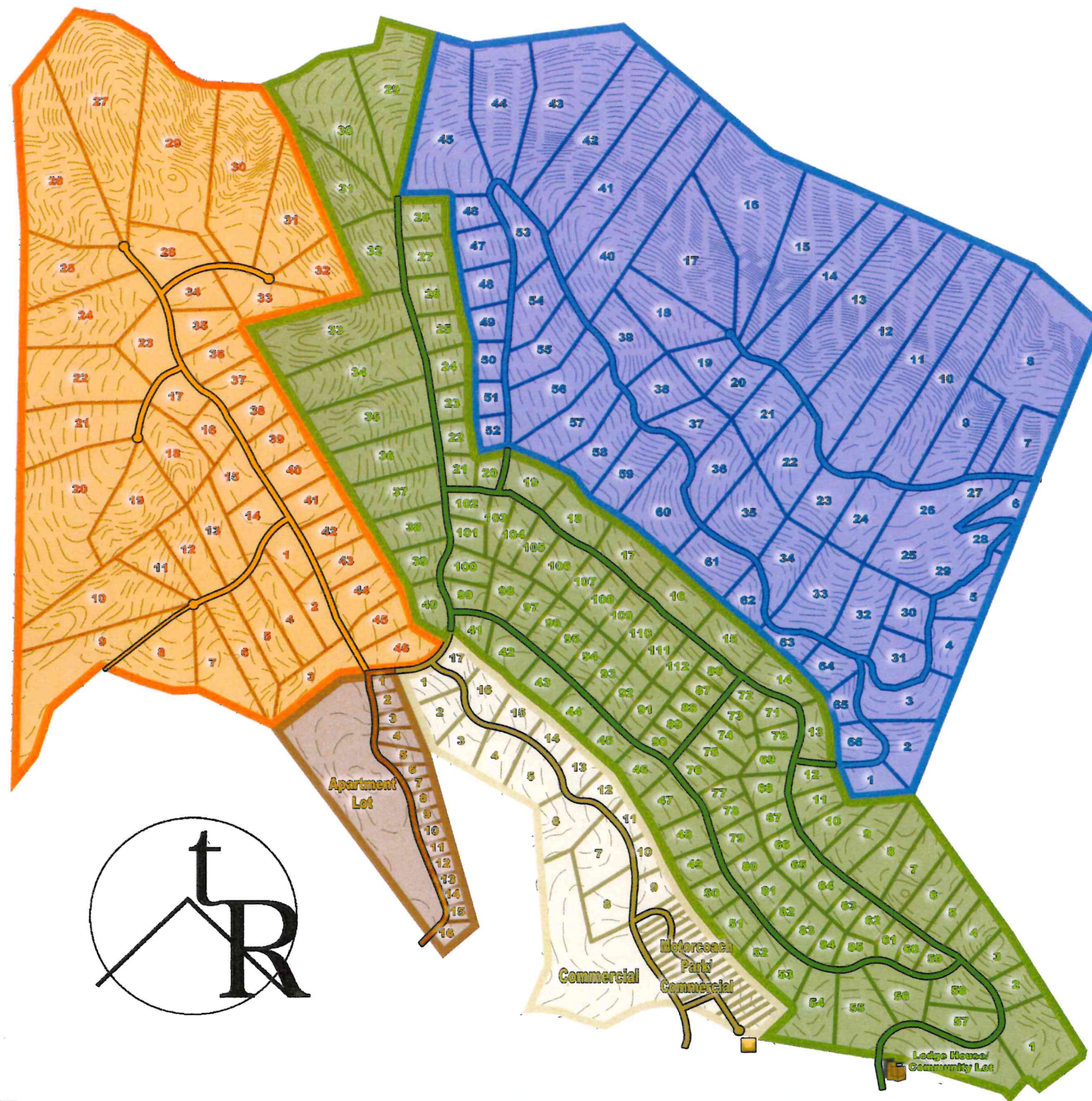
DEADWOOD, SOUTH DAKOTA

0 400' 800'



FEBRUARY 2021





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	8.4
Lot 30	8.6
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	2.6
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
Motorcoach Park/Comm	8.7
Commercial	11.3

Phase 1b	Ac.
Lot 1	0.5
Lot 2	0.6
Lot 3	0.8
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
Apartment Lot	13.9

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	5.8
Lot 25	4.8
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	2.6
Lot 8	10.6
Lot 9	3.9
Lot 10	7.8
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	1.8
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	7.8
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	1.8
Lot 65	1.1
Lot 66	1.6

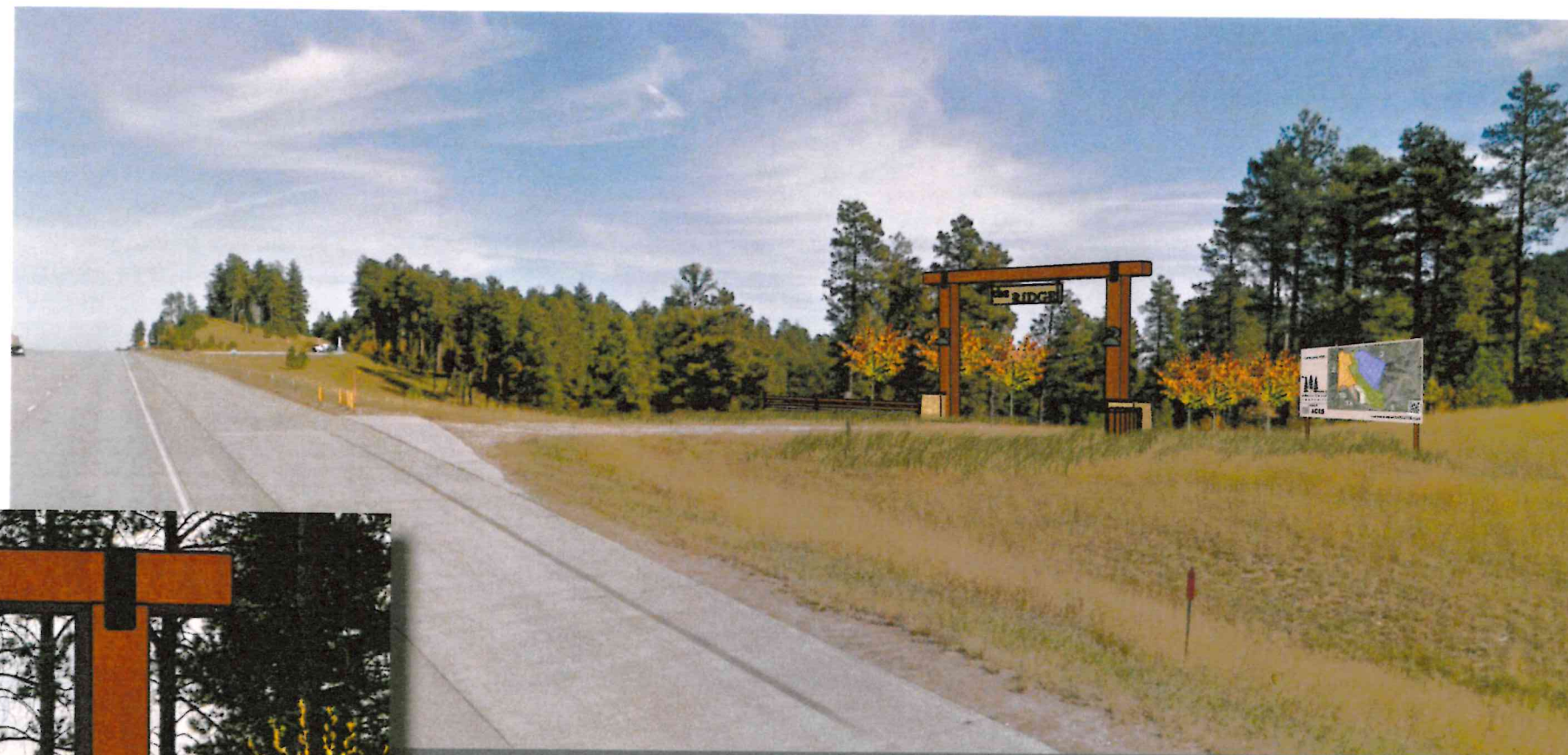
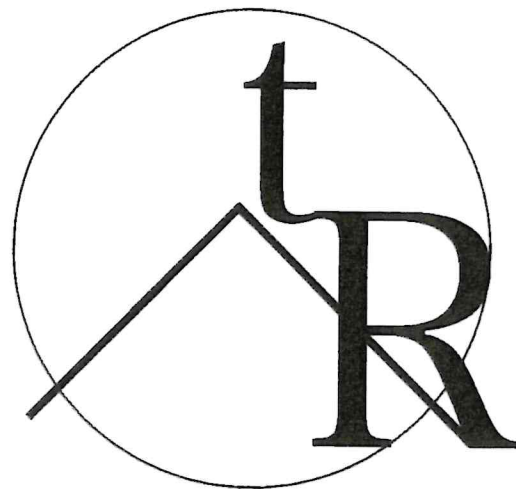
PHASE LEGEND

PHASE 1 - 188 ACRES
PHASE 1a - 46 ACRES
PHASE 1b - 22 ACRES
PHASE 2 - 169 ACRES
PHASE 3 - 235 ACRES

UNDEVELOPED PARCEL - 20 ACRES

TOTAL DEVELOPMENT - 679.49 ACRES





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.

**ACES**

AFFORDABLY CREATIVE ENGINEERING SERVICES

**elevate**  
DESIGN  
STUDIOS

## GRAND ENTRY FEATURE

MAIN ENTRANCE OFF HWY 85

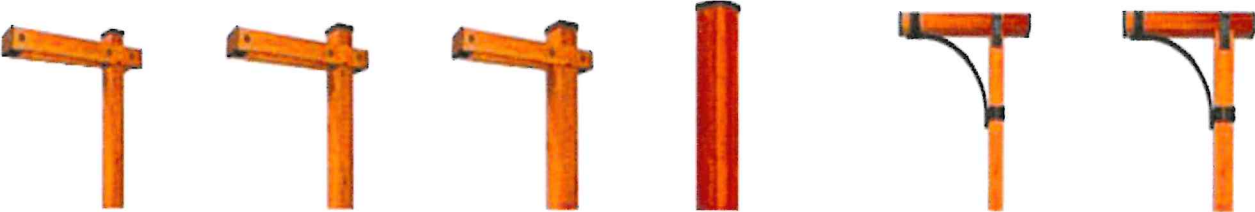
the  
  
RIDGE

FEBRUARY 2021





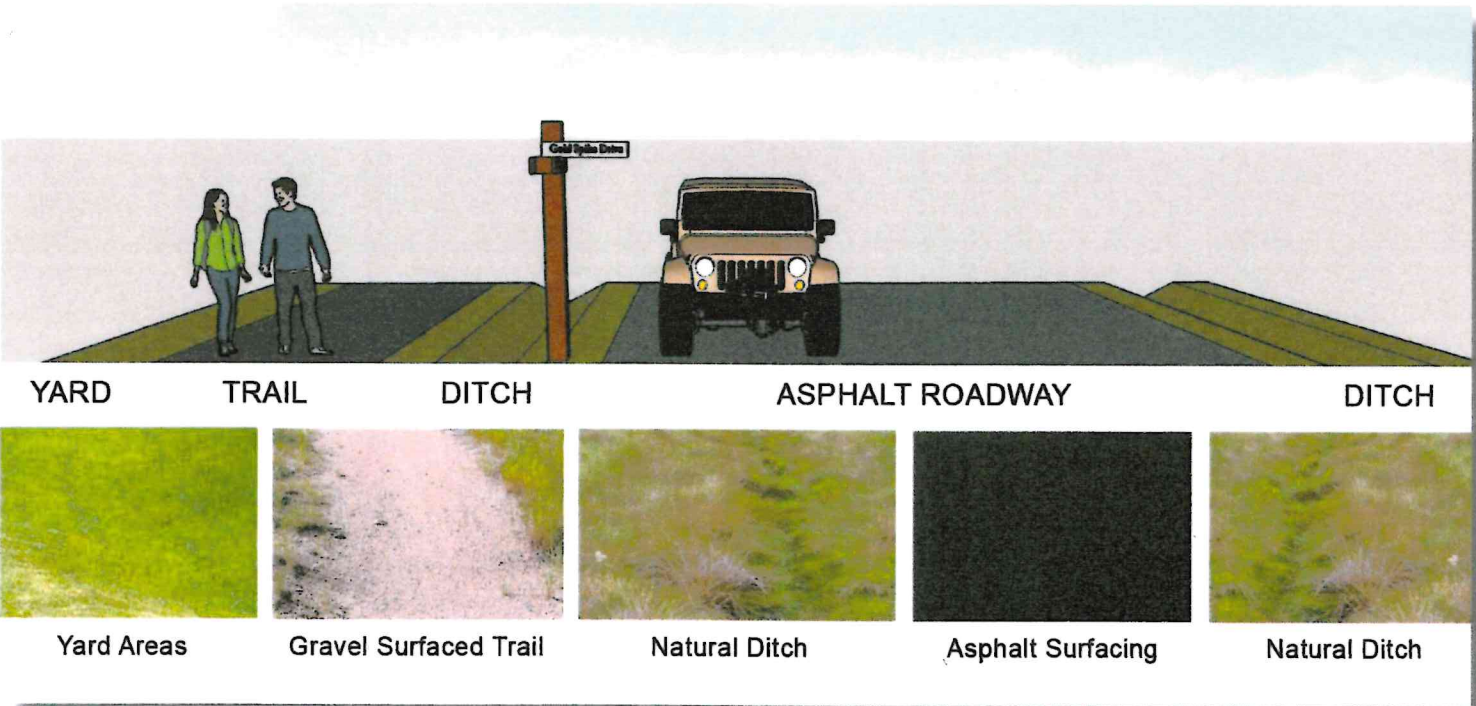
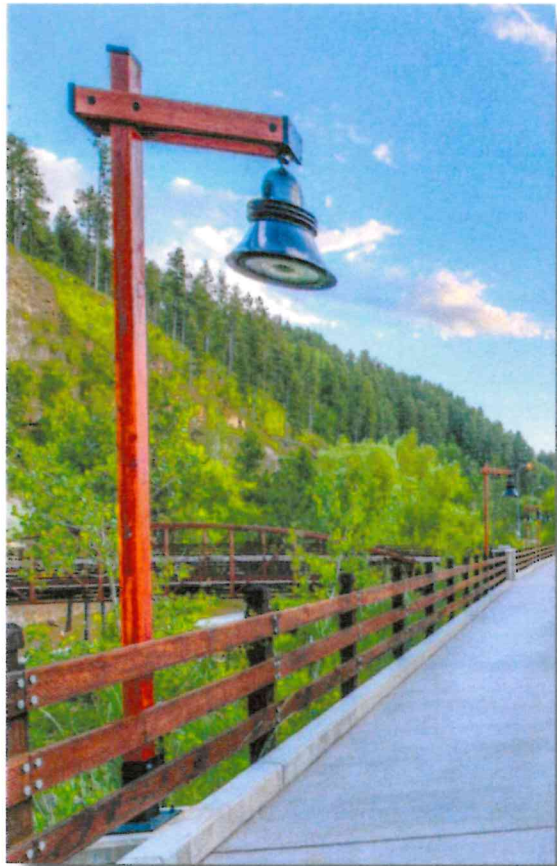
The design of the street lights and light poles throughout the development will be consistent. Specific styles will be determined through design but will include solar powered lights mounted on top of a locally sourced timber post. The timber post will complement elements found throughout the development 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.



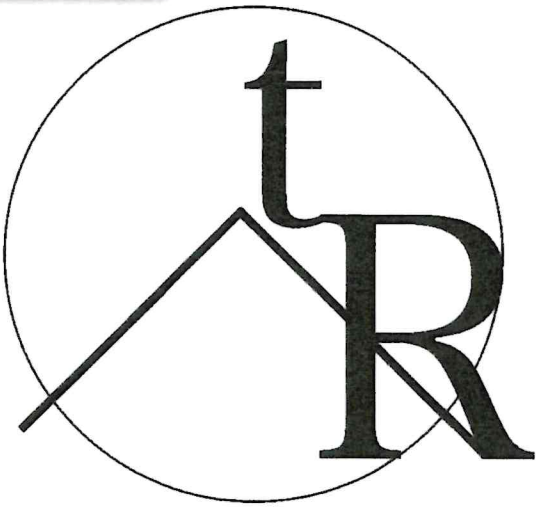
POST STYLE OPTIONS



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.

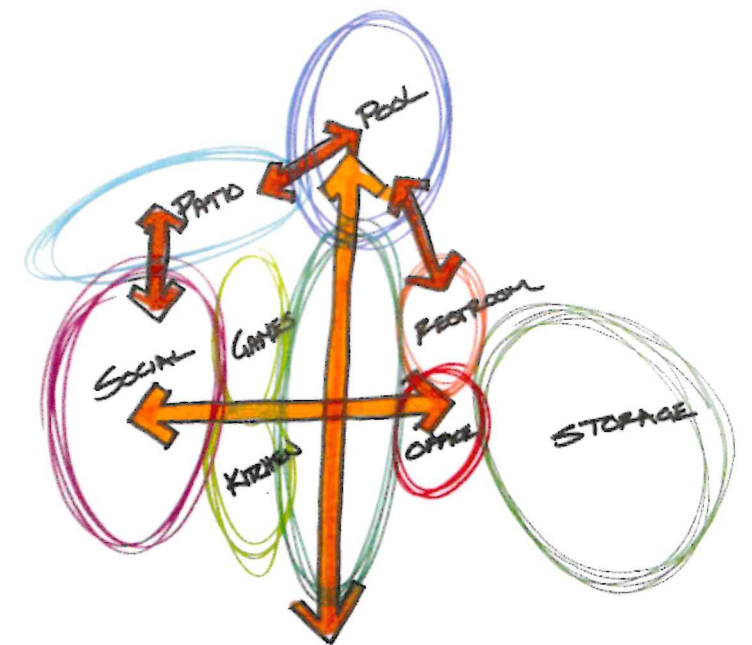


TYPICAL RESIDENTIAL SECTION WITH TRAIL

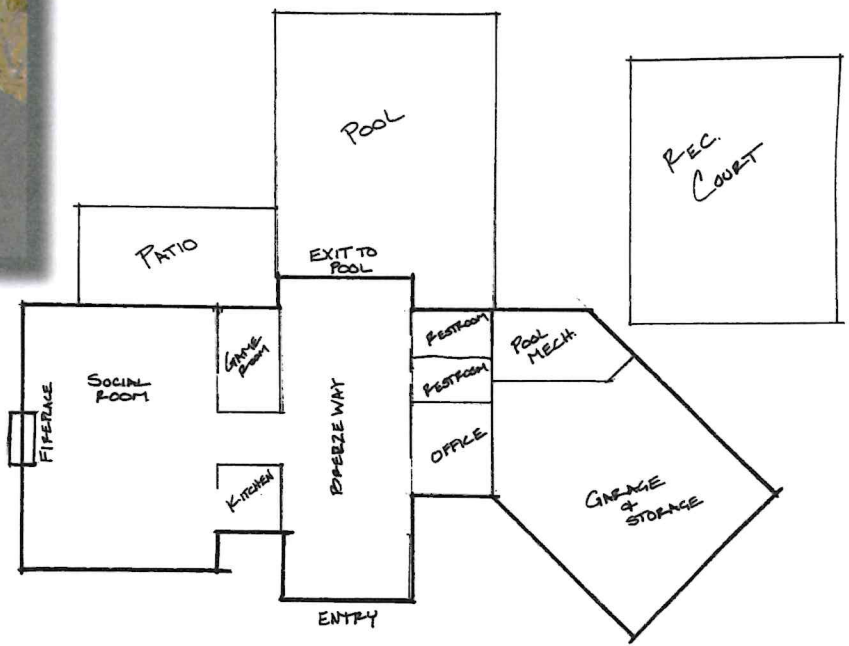


The name and the brand that have been designed develop a sense of community throughout the development. The brand and name will be seen from the entry of the development and will be incorporated throughout the development and specific features. The Lodge House will include both the name and the brand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





LODGE HOUSE SCHEMATIC FLOW



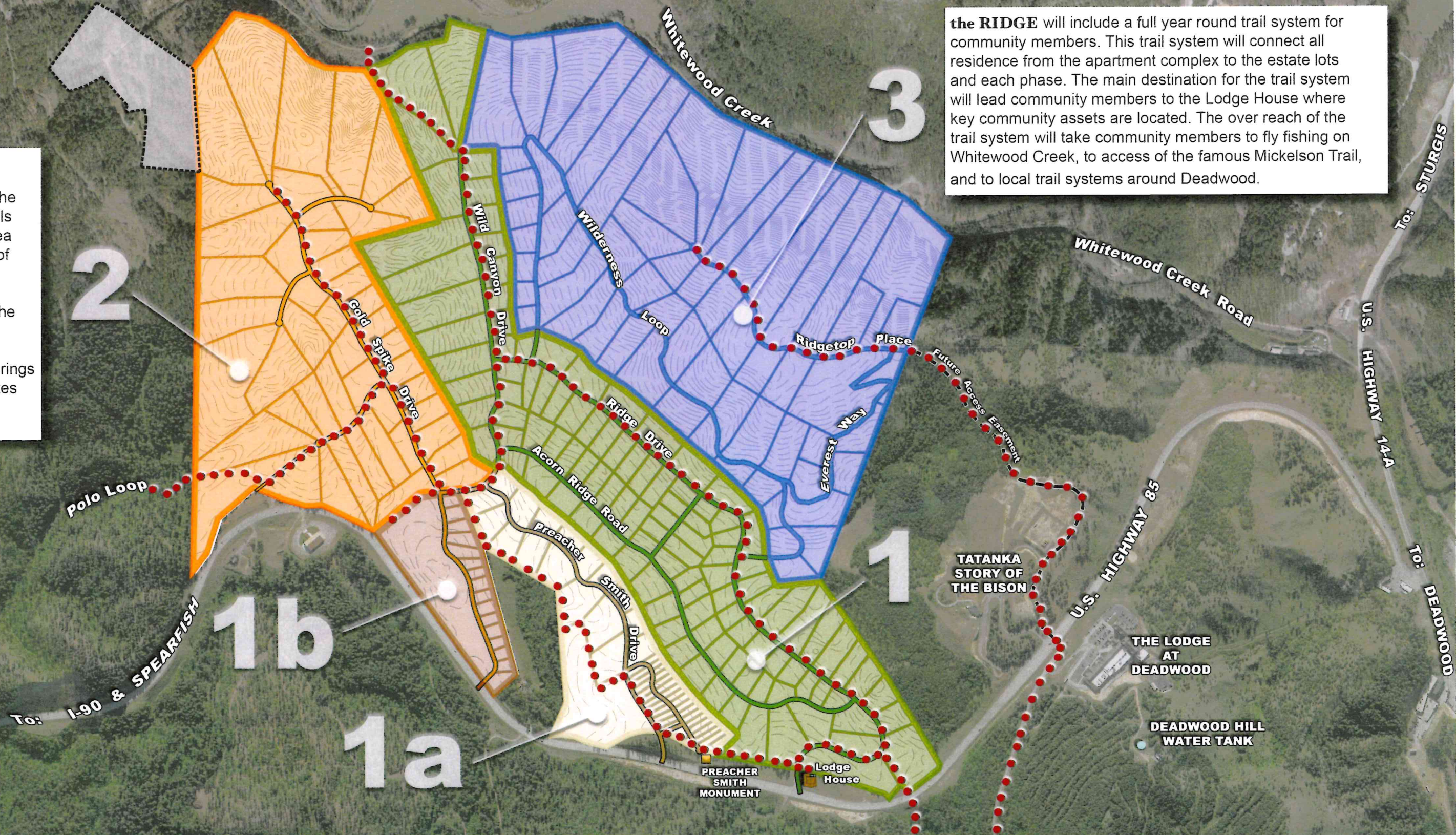
LODGE HOUSE SCHEMATIC FLOOR PLAN

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.







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.





- 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.

**UTILITY LEGEND**





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

