



Civil Engineering | Landscape Architecture | Planning



Master Plan Narrative

Date: June 9, 2021
To: Lawrence County Planning, Keating Resources
From: Eirik Heikes, PLA
Project: Deer Mountain Village Land Plan
Subject: Master Plan Narrative to support submittals.

Lawrence County Planning:

In continued support of our recent submission of Master Plan for overall Land Use Sketch for Deer Mountain Village, we would offer up the following information regarding intentions for land development by Keating Resources. It is our intent to continue updating the overall PUD via amendment over a several-month effort as previously discussed with Lawrence County. We have made revisions in response to feedback and client decisions on the property. Our intention is to best align with requirements set forth in II-6.011 I Master Plan Requirements, given timeframe and current schedule.

Keating Resources has committed to re-vitalize the former Deer Mountain and Mystic Miner ski area near Lead, SD via purchase of property. They plan to develop the 670-acre property consisting of acreage within the Planned Unit Development Zoning District with an additional 180 acres of Park Forest Land for sale of primarily single family homesites on lots ranging from 1 acre to 10+ acres. We plan to expand the 670 acres of PUD to include some additional land also to be zoned PUD (COZ#345), this land acquired from Wharf north of the Mystic Miner tract on east side of Terry Peak Summit (50.61 acres of the 180 park forest acres). The overall site has moderate to steep mountain slopes with light to dense tree cover.

Homes will likely be stick built custom homes ranging from 2500 to 6500 square feet, upscale and appropriate for the region and vernacular. Mountain Modern is one such design style that would be appropriate for the development, with emphasis on durable materials, timber framing, craftsman level masonry, etc. There will be protective covenants as part of homeowners' association, including but not limited to architectural elevations and finishes, landscape and site plans, driveway construction standards, stormwater mitigation, and wildfire mitigation plans. These homes will be used for year-round residences, summer homes, vacation rentals, or other uses typical to resort-type developments.



The use of properties as rentals will be caveated that all requirements of property owner would be required of property renter.

As an amenity to these homesites, there will be common space that can be utilized by homeowners within the Deer Mountain Village via membership purchase for a mixture of recreational uses. This will be a private membership required as part of purchase of property and will likely have an annual fee for recreational use(s). Understanding of associated risks with the private membership will be part of agreements; and will help to “bridge” understanding of responsibilities for use of common space for recreation or other uses as well as responsibilities of landowners involved with perpetual maintenance of facilities.

The common space shown on plans as stippled with blue border and blue directional areas would be *possibly* used for skiing and “tubing” in the winter (a planned investment of 750’ long Magic Carpet lift is underway to support tubing). Due to the small acreage of skiable terrain (130 +/- acres), this will be a boutique activity and not akin to typical public ski areas. Keating Resources is currently exploring the needs required to renovate existing chairlifts on backside and front side to working condition appropriate to that of private development.

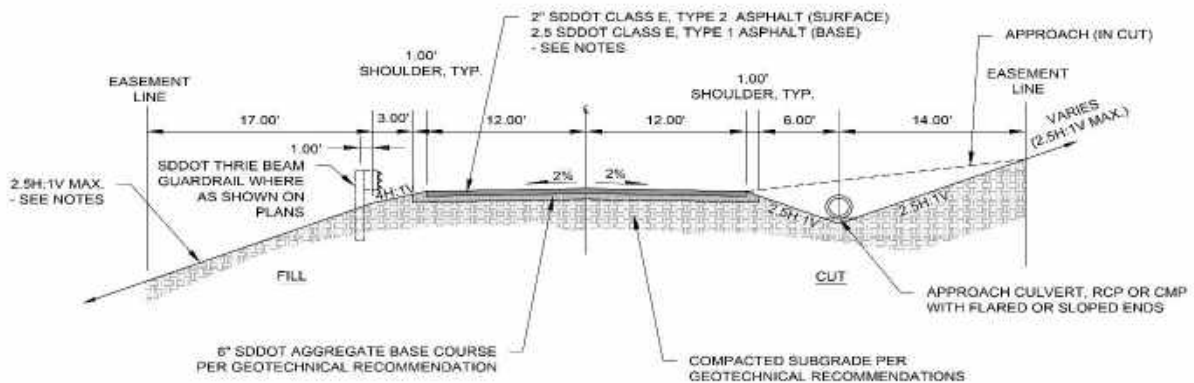
Summer activities in the common space would include mountain biking, hiking, and other activities on the winter ski terrain areas. The possibility of daily lift passes available for purchase to public is under consideration for open space amenities in the private development, much like green fees. Common space will be maintained by the Deer Mountain Village as appropriate for recreational use and will double as firebreak and stormwater low impact development green swales. Open space management and single family homesites will include wildfire management planning and appropriate measures done in advance of platting.

There will be a small Village proposed at the base of ski area that will be implemented as a private amenity. The village will consist of essential needs (shops, services) for the recreational facility and operation by third parties as well as an amenity for private owners to utilize for daily or special gatherings. Current plans are to revitalize and reclad the current lodge. Parking for the village will be made available interspersed within the shops and services, with larger parking space and stormwater basin to east of village across roadway. A lovely patio will attract visitors on the south side of Village, with a small park and playground planned to northwest of village. An outdoor stage and amphitheater are being considered to west and north of village for music, performances, etc. At the top of Chairlift will be a reception/hospitality structure that can be utilized periodically for gatherings.



A few medium density facilities are being considered at the area surrounding the Village. A series of 8 townhomes for periodic rental or use by Deer Mountain Village members to invite families or guests to join in the fun at the mountain is a consideration at this point, with 1 acre density. Additionally, 12 condominiums are being explored at the Village area to entertain Club members friends or for use by those considering joining the Club. There are some essential staff and vendors that may need use of condominiums to properly operate facilities as well. Condominiums may also be considered as rental properties or timeshare properties.

Plans would be further refined to include a reduction in the previous PUD quantity of single family homesites to 132 +/- possible lots. These would be developed through a series of private paved roads (see typical section below) to service the lots as well as a developed potable water system for each homesite, as well as underground electrical, gas, telecommunication and other private utilities.



Currently, plans for water systems and distribution are underway. There are two sources of water for the Deer Mountain Village. One is the existing historic water system which is referred to as the Milan/Keating System. As the lots included in the Village are platted water system to service the lots will be submitted (per the ordinance) to the South Dakota Department of Agriculture and Natural Resources for approval. Currently this system is the immediate source for water.

The second water source is the newly formed Deer Mountain Sanitary District (DMSD). The existing Mystic Miner Tract, Lots 1-6 and Lot 1A are included in this district. DMSD has plans to



supply water to their district soon. The relationship between these two providers is working together for long term results.

All single-family homes will have septic system and drain fields to service sanitary needs. Each lot would be selectively thinned to accommodate development and promote defensible space. A series of landscape covenants are being considered to encourage "water wise" development and a more rustic/ native (non-irrigated) feel (aspens, pines, spruce, birch, juniper etc.). Current plans are required such that each lot must effectively mitigate its own stormwater (using contoured swales, for example) on-site for impervious surfaces, much like that of a "no-net gain" policy.

There would be a small sanitary system developed for the condominiums and village with DENR approved group drain field located in proximity to parking. Waste management, snow storage, deliveries, special events, village parking, and other needs to be accomplished near the village.

Deer Mountain Road will be improved and paved as part of the private development. Several drainage crossing structures/bridges/walls on private roads will be needed to accomplish difficult terrain as well as allow crossing of ski runs and open space.

Plans to utilize ConTech Pre-Engineered structures are underway www.contechES.com. See typical sections and product information in submittal. Photo of one option considered to right. Note that this structure would be appropriate for "ski under" access for trails, hiking, or biking while private road or drive extends safely over top of tunnel. Photo courtesy of ConTech ES 2021.



To mitigate stormwater runoff due to the increase of impervious surfaces and change of land use a series of roadway ditches and bio-swales will be used to route channelized flows into a series of on-site detention ponds. All major drainage crossings will have culverts with flared end sections or slopes and concrete headwalls. The sizes of the culverts, drainageways, and detention ponds will be determined by the drainage study that is currently in progress. The minimum culvert diameter will not be less than 15 inches. All drainageways, culverts, and detention ponds will be designed for a 25-year storm occurrence in accordance with the Lawrence County Ordinance #1-



6.005 and #I-6.009. Again, it is intention of development that each homesite will mitigate stormwater impacts, where feasible.

Terry Peak Summit Road splits the site into two main drainages (East and West). The east drainage basins discharge (east) into the Middle Whitewood Creek sub-watershed, which is located within the Middle Belle Fourche watershed. The east basins mean slopes range from 19-23% The west drainage basins discharge (west) into the Middle Spearfish Creek sub-watershed, which is located within the Spearfish Creek watershed. The west basins mean slopes range from 29-32%.

Phasing will likely begin efforts initially on the front side/ east side and consider options for back side/ west side as second priority. See plans for single family home, condominium, and townhome quantities.

Please find the following documentation, drawings, details and supporting information as follows for the Master Plan Submission.

1. Overall Master Plan with illustrative context for use in public information, real estate marketing, and understanding of project intention and context (showing buffers) as well as for use as vicinity map. 1:200 Scale. A prototype lot is shown for reference for intended setbacks, layout, percentage of site impact, etc.
2. Overall area map of property that references enlarges areas showing road and lot layout. 1:200 Scale and Enlarged Sheets as shown. Names of roads indicated, as well as lots and blocks.
3. Existing Topographical information on property. 1:200 Scale.
4. Aerial imagery of property displaying existing conditions, including wooded areas, drainages, surrounding land use, physical conditions, roads, structures, etc. 1:200 Scale.
5. Drainage Plans (scale as indicated).
6. Proposed Density of Deer Mountain Village is simply calculated as 4.1 units per acre considering single family homes, townhomes, and condominiums based on 162 units total on 670 acres. Village shops, amenities, and services not part of this density calculations.
7. Road Alignments and related grading relevant to roadway construction (scale as indicated).
8. Plan and Profile sheets shown at 1:40 Scale horizontal.
9. Details for structures required for Road Construction (scale as indicated).
10. This narrative.

