



Civil Engineering | Landscape Architecture | Planning

## Preliminary Plat Draft Submission Summary

Date: April 12, 2022  
To: Lawrence County Planning, Keating Resources  
From: Eirik Heikes, PLA  
Project: Deer Mountain Village Land Plan  
Subject: Preliminary Plat for Blocks B and C at Deer Mountain Village

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Lawrence County Planning:

We are hereby submitting initial draft Preliminary Plat information for Blocks B and C of Deer Mountain Village.

- Included in submission, please find the following plans and supporting documentation.
  1. Preliminary Plats for Blocks B and C (total of 6 Sheets).
  2. Construction (Engineering) Plans for Blocks B and C; grading, road alignments, plan and profiles, preliminary water main, stormwater structures, etc.
  3. Deer Mountain Village Declaration of Restrictive Covenants (Tellinghuisen).
  4. Overall Master Plan/ Phasing Sheet showing phases / blocks of Deer Mountain Village.
  5. Fire Mitigation Plans for Deer Mountain Village Tract A were submitted previously.

As of 4/11/22, KR Deer Mountain Club 2021 LLC has engaged Bill Coburn of Black Hills Forestry and Rob Mattox of Black Hills Land Analysis, LLC. Mr. Coburn is currently working with Spearfish Forest Products (Neiman) to complete a commercial timber harvest as a precursor to treatments in support of the Fire Mitigation Plan. Mr. Mattox will continue to lead the Fire Mitigation Plan as the project progresses.

Discussions with both gentlemen indicate that the Commercial Timber Harvest, Road Grading and Construction, Driveway Construction and Utility Corridor Construction will determine the final treatment Units or Zones and reveal what actual treatment is required. The addition of the proposed new multi-use trail system will also influence treatment. The guide for treatment will follow the Fire Mitigation Plan submitted for Lots 1-100 Block A dated 12-7-2021. The Preamble of pages one and two and the Items 1-9 indicate the overview of the treatment once the areas are identified by Mr. Mattox. Multiple Site visits are anticipated and will occur during Commercial Timber Harvest, Road Grading and Construction and Utility Corridor Construction. Units or Zones of

treatment will be determined and addressed. As these efforts are executed the Fire Mitigation Plan will evolve and be finalized.

Due to the diversity in terrain, use and long-term recreational plans for both Block B and Block C along with the interaction of Block A, our position is that this is the best approach to the final product.

The above information is a result of consultation with Mr. Coburn and Mr. Mattox. Both plan to attend the Lawrence County Planning and Zoning Meeting on May 5, 2022 to lend their expertise and answer questions or concerns.

- List of Exceptions would be as follows: (Roads exceeding 12% maximum slopes)

**STATIONS THAT ARE GREATER THAN 12%**

ALIGNMENT	STATION TO	STATION	GRADE
POWDERHOUND COURT	9+27.86	11+60.00	14%
DIAMONDS EDGE DRIVE WEST SIDE	1+40.00	2+90.75	14%
	6+80.38	8+50.05	14%
	22+33.99	23+80.00	14%
VERTIGO DRIVE	0+85.00	2+18.59	14%
	11+47.00	14+02.54	14%
	24+86.77	33+43.46	14%
	36+79.92	38+29.08	14%
	39+35.25	49+46.64	14%
SUNSET BOWL DRIVE	53+06.48	57+17.94	13%
	0+75.04	2+25.31	14%
DEADMAN'S HAND COURT	6+19.84	12+95.28	13.50%
	2+96.51	6+72.80	14%

Respectfully Submitted,  
 Eirik Heikes, PLA, TerraSite Design