Planning and Zoning Commission Meeting Agenda

Wednesday, July 15, 2026 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. **Call to Order**
2. **Roll Call**
3. **Approval of Minutes**
   a. Approve the minutes of the July 1, 2026, Planning and Zoning Commission Meeting.
4. **Sign Review Commission**
   a. Application for Portable Sign for 688 Main Street (Maverick's Steak & Cocktails).

      Action Required:

      Approve/Deny Portable Sign

   b. Application for Sign Permit - 78 Cliff Street (Northern Hills Federal Credit Union). Applicant has been contracted to provide all new signage at this location. Four (4) signs requested including wall and freestanding signs. All signs and their proposed locations are compliant with ordinance.

      Actions:

      1. Approve/deny request for Sign Permit
5. **Planning and Zoning Commission**
   a. Approve issuance of a Temporary Vendors License to Opera House Tattoo Parlour. A request has been made to operate out of 658 Main Street during the Sturgis Rally.
   b. Annual Review - Conditional Use Permit for Bed and Breakfast Establishment – 7 Burlington Street – Burlington B&B, legally described as Lots 3 and 4 of Peck's Garden subdivision of part of Probate Lots 138 and 327, Deadwood City, Lawrence County, SD, according to the recorded plat thereof.

      Action Required:

      1. Public Hearing
      2. Approval/Denial of continued use by Planning and Zoning Commission
   c. Annual Review - Conditional Use Permit for Vacation Home Establishment – 596 Main Street – JVK-SD, LLC, legally described as Lot 34 in Block 15, being a part of Mineral Lot 38, and also known as Lot 4, in Block 7 of the City of Deadwood, also known as 596 Main Street, Deadwood, South Dakota.

      Action Required:

      1. Public Hearing

2. Approval/Denial of continued use by Planning and Zoning Commission

d. Application for Plat - 27 Lincoln Avenue (D. Castanie) legally described as Lot 4A of Block 42, formerly Lots 4, 5, 6, 7, 8, 9, 10 & 11, Block 42 part of Lots H, I, J & K, Block 35, vacated Cemetery Street and vacated alley located in the NW 1/4 of Section 26 and the SW 1/4 Section 23, T5N, R3E, B.H.M., Original Townsite, City of Deadwood, Lawrence County, South Dakota.

Action Required:

1. Public Hearing

2. Approval/Denial by Deadwood Planning and Zoning Commission

e. Application for Plat - 225 Cliff Street (Deadwood Land Company BHCI LLC) legally described as Deadwood's Gulch's of Fun Lot 1B and Lot 1C, being a portion of Deadwood Gulch Addition II. Formerly Deadwood Gulch's of Fun Tract 1, Lot AB10 in the US Highway 85 right-of-way in M.S. 107, lying adjacent to Deadwood Gulch's of Fun Tract 1, being a portion of Deadwood Gulch Addition II, and "lying adjacent to Deadwood Gulch's of Fun Tract 1" (Plat Doc #2017-4517 Surveyor's Affidavit of Correction Doc #2019-840), Lot AB1 in the US Highway 85 right-of-way. All located in the E 1/2 and SE 1/4 of Section 27, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota.

Action Required:

1. Public Hearing

2. Approval/Denial by Deadwood Planning and Zoning Commission

f. Request for Variance - 199 Cliff Street (M. Reynolds) legally described as Lots 27, 28 and 30 and vacated McDonald Street of Pecks Gardens Subdivision, located in the NE 1/4 and the SE 1/4 Section 27, T5N, R3E, B.H.M. City of Deadwood, Lawrence County, South Dakota.

Action Required:

1. Public Hearing

2. Approval/Denial by Deadwood Planning and Zoning Commission

g. Application for Plat - 199 Cliff Street (M. Reynolds) legally described as Lots 27, 28 and 30 and vacated McDonald Street of Pecks Gardens Subdivision, located in the NE 1/4 and the SE 1/4 Section 27, T5N, R3E, B.H.M. City of Deadwood, Lawrence County, South Dakota.

Action Required:

1. Public Hearing

2. Approval/Denial by Deadwood Planning and Zoning Commission

h. Application for Plat - Charles Street (Optima LLC) legally described as Lots 9R, 13R and 17R in Block 71, Original Town of Deadwood, formerly Lots 9, 11, 13, 15, 17 & 107B in Block 71, Original Town of Deadwood according to the P.L. Rogers Map of the City of Deadwood (Lots 15 and 17 are also described historically as Lots 17 and

19 in Block 1 of Cleveland Addition to the City of Deadwood), Original Townsite, City of Deadwood, Lawrence County, South Dakota located in Section 26, T5N, R3E, BHM.

Action Required:

1. Public Hearing

2. Approval/Denial by Deadwood Planning and Zoning Commission

i. Request for Zoning Amendment - Charles Street (Optima LLC) legally described as Lots 9R, 13R and 17R in Block 71, Original Town of Deadwood, formerly Lots 9, 11, 13, 15, 17 & 107B in Block 71, Original Town of Deadwood according to the P.L. Rogers Map of the City of Deadwood (Lots 15 and 17 are also described historically as Lots 17 and 19 in Block 1 of Cleveland Addition to the City of Deadwood), Original Townsite, City of Deadwood, Lawrence County, South Dakota located in Section 26, T5N, R3E, BHM.

Action Required:

1. Public Hearing

2. Approval/Denial by Deadwood Planning and Zoning Commission

6. **Items from Citizens not on Agenda**
(Items considered but no action will be taken at this time.)

7. **Items from Staff**

8. **Adjournment**

Planning and Zoning Commission Meeting Minutes

Wednesday, July 01, 2026 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call to Order

The Planning and Zoning Commission Meeting was called to order by Chairman Martinisko on Wednesday, July 1, 2026, at 4:00 p.m. in the Deadwood City Hall Meeting Room located at 102 Sherman Street, Deadwood, SD 57732.

2. Roll Call

PRESENT
Commissioner (Chair) John Martinisko
Commissioner (Vice-Chair) Josh Keehn
Commissioner Ken Owens
Commissioner Jim Williams

City Commissioner Charles Eagleson

ABSENT
Commissioner (Secretary) Dave Bruce

STAFF PRESENT
Kevin Kuchenbecker – Planning, Zoning and Historic Preservation Officer
Trent Mohr – Building Official
Leah Blue-Jones – Zoning Coordinator

3. Approval of Minutes

a. Approve the minutes of the June 3, 2026, Planning and Zoning Commission Meeting.

It was moved by Commissioner Keehn and seconded by Commissioner Owens to approve the minutes of the June 3, 2026, Planning and Zoning Commission Meeting. Voting yea: Martinisko, Keehn, Owens, Williams.

4. Sign Review Commission

a. Application for Sign Permit - 270 Main Street - First Gold. Applicant is requesting permission to replace graphic for Horseshoe Restaurant on existing sign. Proposed location is compliant with ordinance.

Actions:

1. Approve/deny request for Sign Permit

Mr. Mohr discussed Application for Sign Permit - 270 Main Street - First Gold and reviewed the Staff Report.

It was moved by Commissioner Keehn and seconded by Commissioner Owens to approve Application for Sign Permit - 270 Main Street - First Gold. Voting yea: Martinkso, Keehn, Owens, Williams.

b. Application for Sign Permit - 270 Main Street - First Gold. Applicant is requesting permission to install new wall sign. Proposed location will require a variance due to vertical dimension.

Actions:

1. Approve/deny request for Sign Permit

Mr. Mohr introduced Application for Sign Permit - 270 Main Street - First Gold and discussed the Staff Report. A variance is being requested related to the height of the sign; the sign measures one (1) foot taller than is permitted by ordinance.

Discussion occurred about the reason for the variance. Ms. Terri Ward, General Manager of First Gold, introduced herself to the Commission. She explained that the larger sign will look better in relation to the size of the building and will be more aesthetically pleasing than a smaller sign. In addition, a larger sign will catch the eye of potential customers as they drive down the highway.

It was moved by Commissioner Williams and seconded by Commissioner Owens to approve Application for Sign Permit - 270 Main Street - First Gold with a one (1) foot variance to the height of the sign. Voting yea: Martinisko, Keehn, Owens, Williams.

5. Planning and Zoning Commission

6. Items from Citizens not on Agenda
(Items considered but no action will be taken at this time.)

7. Items from Staff

Mr. Kuchenbecker discussed upcoming July 4th celebrations including the second vintage base ball game that will occur on July 5th in Lead.

Three (3) retaining walls have been awarded to bidders.

The Crescent Street project is moving along nicely.

The Mt. Moriah cemetery restoration continues.

8. Adjournment

It was moved by Commissioner Owens and seconded by Commissioner Williams to adjourn the Planning and Zoning Commission Meeting. Voting yea: Martinisko, Keehn, Owens, Williams.

There being no further business, the Planning and Zoning Commission adjourned at 4:10 p.m.

ATTEST:

_____ _____

Chairman, Planning & Zoning Commission Vice-Chair, Planning & Zoning Commission

Minutes by Leah Blue-Jones, Zoning Coordinator

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

1876 DEADWOOD PLANNING AND ZONING

Questions Contact:
Planning and Zoning Dept.
(605) 578-2082 or
leah@cityofdeadwood.com

Business License No 2020113

APPLICATION FOR PORTABLE SIGN

Application Fee: $25.00
Annual License Fee: $25.00 (due after approval of application)
Deadwood Portable Sign (due after approval of application): $250.00 + tax

Applicants: Application shall be submitted to the Planning and Zoning Office. Allow up to ten (10) business days for processing. All licenses expire at the end of the calendar year and must be renewed annually. Portable signs shall be obtained from the City of Deadwood upon approval.

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

Applicant [redacted] Telephone: [redacted]

Name of Business: Mavericks Steak & Cocktails Email: [redacted]

Applicant's Mailing Address: [redacted] Deadwood SD 57732
Street City State Zip

Physical Street Address of Portable Sign Location: [redacted]

Contact Name, Phone Number and Email of Property Owner: [redacted]

Please use the box below to indicate the intended location of the portable sign via written statement and/or drawing. Portable signs must be located at least twenty-five (25) feet from the nearest permitted sign per Ordinance 15.32.130(T)(5).

Front
Outside the doors under the awning

Attach the following to the application: *(incomplete applications will not be considered)*

1. Application Fee - $25.00. Make checks payable to City of Deadwood.
2. Copy of general liability insurance with limit of $1,000,000 per occurrence naming the City of Deadwood as an additional insured.

NOTICE

I agree that any falsification, misstatements, or omissions, including those related to location, shall result in immediate revocation of this permit and removal of the portable sign. Permit holders agree to indemnify, defend and hold harmless the City of Deadwood, its employees and authorized representatives from and against any and all suits, claims, actions, legal and administrative proceedings, demands, liabilities, costs and expense including attorney's fees arising out of or in

C[illegible] with permit holder's placement of any signs issued pursuant to this section upon their p[illegible].

Applicant signature: _____ **Date submitted:** 6-8-26

REQUIREMENTS FOR PORTABLE SIGNS

- Portable Sign Applications need to be submitted to: City of Deadwood Zoning Office, 108 Sherman Street, Deadwood, South Dakota 57732. Phone: (605) 578-2082.
- Application must be accompanied by application fee and proof of general liability insurance. Fees must be paid by [illegible]sh, cashier's check, money order or credit card.
- Portable signs shall be obtained from the City of Deadwood upon approval of a permit application.
- A permit application must be reviewed and approved by the Deadwood Sign Review Commission, per Ordinance 15.32.160.
- The permit fee shall be payable in advance for each sign. Sign permits run for a calendar year and expire on December 31 annually.
- Permit applicants shall provide a liability insurance certificate naming the City of Deadwood are additionally insured in an amount of not less than one million dollars ($1,000,000).
- A maximum of one (1) portable sign is permitted per store front. Each portable sign must be located at least twenty-five (25) feet from the nearest permitted sign. If multiple businesses share a store front, only one portable sign may be [illegible].
- Portable signs shall be placed within 6" of the exterior wall of the building that obtained the sign and permit from the City of Deadwood.
- Portable signs may be displayed during business hours only and shall be removed at the close of business each day.
- No illumination, electronics, moving parts, balloons, streamers, pennants or similar adornments may be attached to a portable sign.
- Store front shall be defined as the façade or entryway on the ground floor or street level of a commercial building.
- Building shall be defined as a roofed independent free-standing structure usually enclosed within external walls or dividing walls that extend from the foundations to the roof and comprises on or more rooms or other space within which goods or services are being offered for sale.

NOTE:
A portable sign that does not comply with the requirements of Ordinance 15.32.130(T) shall be removed immediately by City personnel without notice.

Office Use Only:
Date Received: 6/17/26
Planning & Zoning Official Signature: _____
☑ Approved – Permit No: 2026-19 ☐ Denied – Reason: _____

OFFICE OF
Planning & Zoning
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084

"The Historic City of the Black Hills"
Deadwood, South Dakota 57732

TRENT MOHR
Building Official
Dept. of Planning & Zoning
Telephone: (605) 578-2082
Fax: (605) 578-2084

SIGN PERMIT STAFF REPORT

Sign Review Commission
July 15, 2026

Applicant: Scott Bina – Mann Signs Inc.
Address: 78 Cliff Street, Deadwood, SD 57732
Site Address of Proposed Signage: 78 Cliff Street (Northern Hills Federal Credit Union)

Computation of Sign Area

Building Frontage: 100 Feet
Total Available Signage: 200 Square Feet
Existing Signage: None
Remaining Available Signage Area: 200 Square Feet
Proposed Sign Project: Install new: wall sign (50 Square Feet), freestanding sign (29 Square Feet), and two freestanding signs (6 Square Feet each)
Proposed Building Materials: Composite and Metal (see attached rendering)
Proposed Lighting of the Signs: Internal illumination on wall and larger freestanding signs, no illumination on smaller freestanding signs
Location of Proposed Sign: See attached rendering

Discussion

The sign permit application in review is proposed at a location outside the locally-designated historic district and outside the national historic landmark district which is regulated by chapter 15.32.315 of the sign ordinance. The current signage at the subject property is compliant with the sign ordinance. The sign proposed in the current application is regulated by 15.32.090 of the Sign Ordinance, reference below.

A. Before any sign can be erected or altered in any way, a valid permit must be issued. Any further alteration of the sign shall require an amendment of the existing permit or the issuance of a new permit. Such changes, as well as original permits, shall be issued pursuant to review by the sign review commission. It is unlawful to display, construct, erect, locate or alter any sign without first obtaining a sign permit for such sign.

The applicant has been contracted to provide all new signage at this location. This is part of an overall remodel of the property.

The proposed signs and their locations are compliant with the sign ordinance.

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Planning & Zoning
108 Sherman Street
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Fax (605) 578-2084



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TRENT MOHR
Building Official
Dept. of Planning & Zoning
Telephone: (605) 578-2082
Fax: (605) 578-2084

Variances

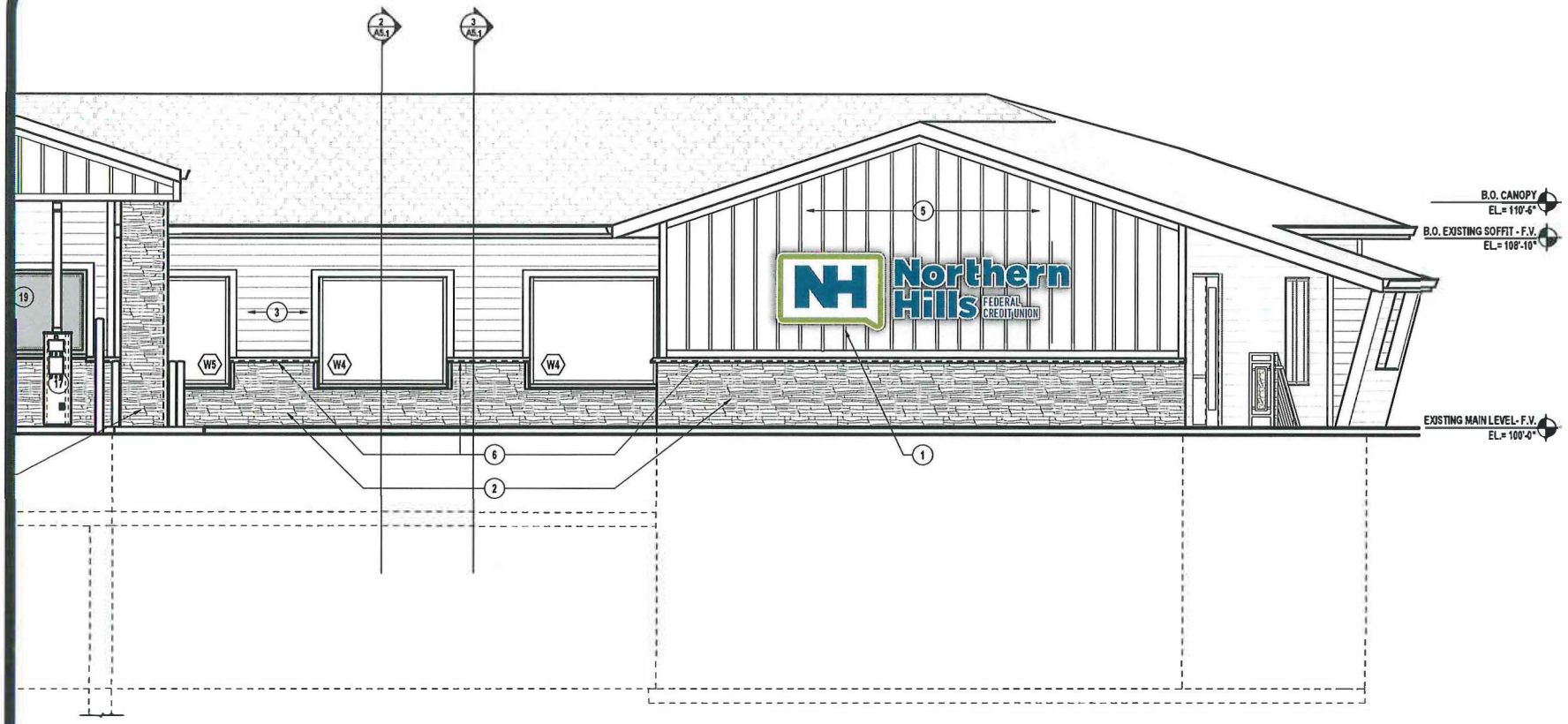
The sign permit application in review as proposed requires no variances from the sign ordinance. Signage variances may be obtained if the sign review commission is able to find *"special circumstances or conditions such as the existence of buildings, topography, vegetation, sign structures, distance or other matters on adjacent lots or within the adjacent public right-of-way that would substantially restrict the effectiveness of the sign in question and such special circumstances or conditions are peculiar to the business or enterprise to which the applicant desires to draw attention and do not apply generally to all businesses or enterprises in the area."* However, it is the responsibility of the applicant to provide adequate evidence of such special circumstances or conditions.

Sign Review Commission Action

Motion to approve permits for four new signs at 78 Cliff Street

OR

Motion to deny proposed sign permit application as submitted.





mann SIGNS, INC
1507 Continental Ave
bismarck, nd 58504
701-355-1111
www.mannsignsinc.com

CLIENT:	APPROVAL:	WORK ORDER:	CODE:
Northern Hills - Deadwood	X	#55170	QD

DUE TO VARIATIONS IN OUTPUT DEVICES, THE COLORS SHOWN HERE MAY NOT REFLECT ACTUAL COLORS.

THE CONCEPTS REPRESENTED IN THIS ARTWORK ARE THE PROPERTY OF MANN SIGNS, INC. AND MAY NOT BE USED IN WHOLE OR PART WITHOUT WRITTEN CONSENT FROM MANN SIGNS, INC.



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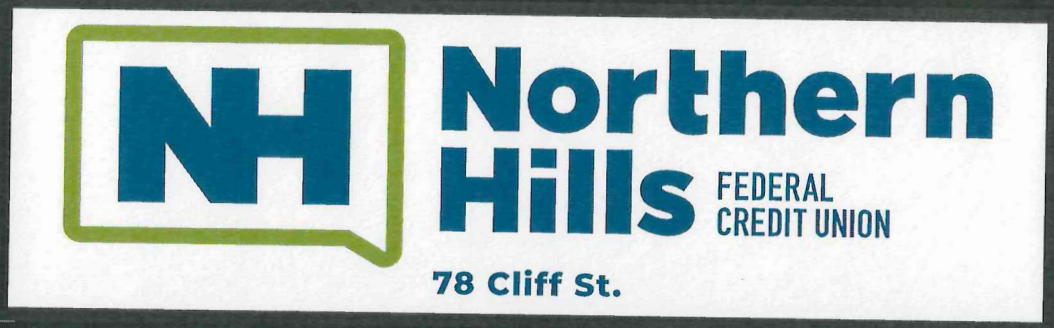


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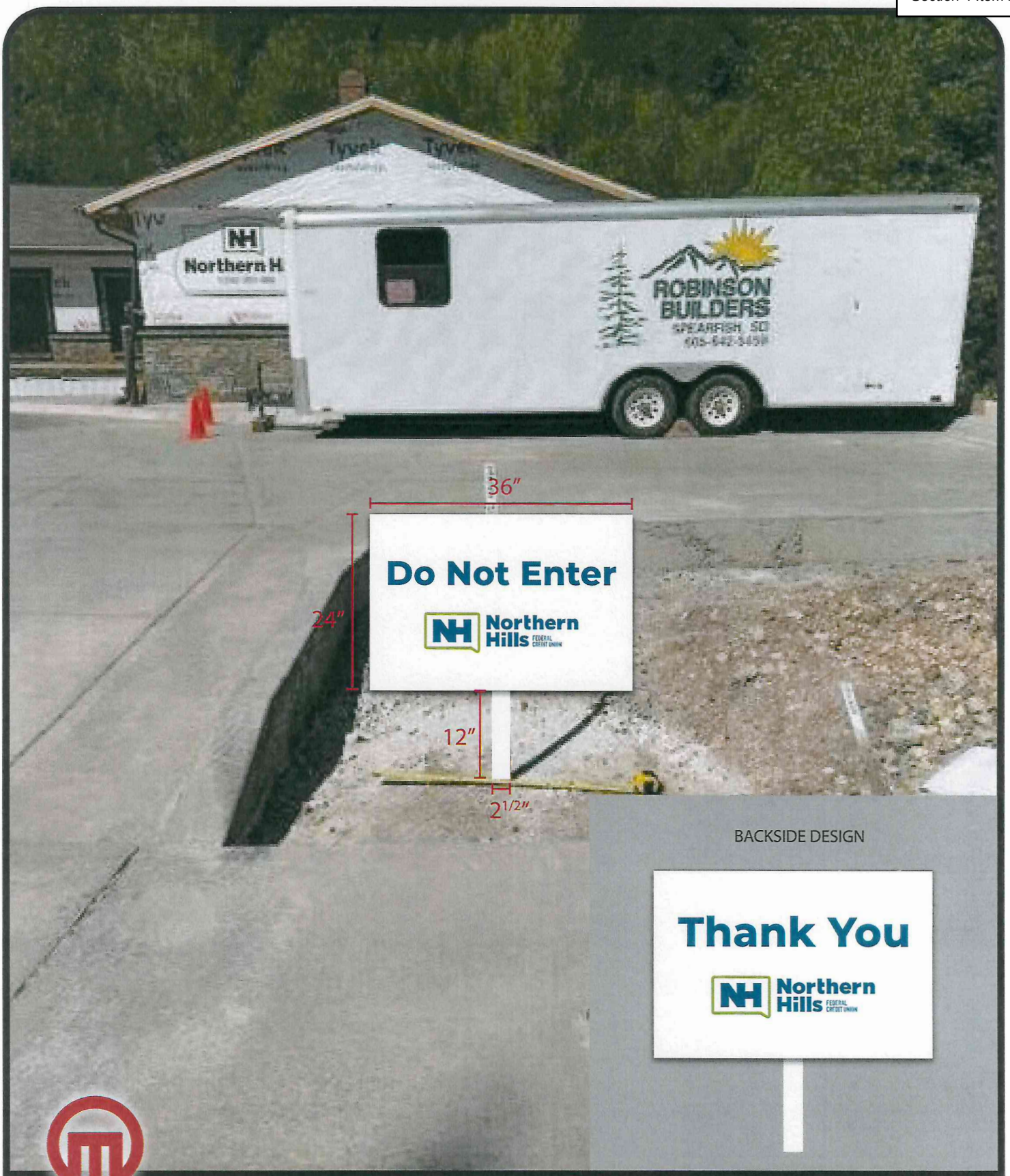


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bismarck, nd 58504
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CLIENT:	APPROVAL:	WORK ORDER:	CODE:
Northern Hills - Deadwood	X	#55170	QD

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BACKSIDE DESIGN

mann SIGNS, INC
1507 Continental Ave
bismarck, nd 58504
701-355-1111
www.mannsignsinc.com

CLIENT: Northern Hills - Deadwood

APPROVAL: X

WORK ORDER: #55170

CODE: QD

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THE CONCEPTS REPRESENTED IN THIS ARTWORK ARE THE PROPERTY OF MANN SIGNS, INC. AND MAY NOT BE USED IN WHOLE OR PART WITHOUT WRITTEN CONSENT FROM MANN SIGNS, INC.


wall sign
smaller
freestanding signs
large freestanding sign
© All EagleView Technology Corporation

OFFICE OF
PLANNING, ZONING AND HISTORIC PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 722-0786

Kevin Kuchenbecker
Planning, Zoning and Historic Preservation Officer
Telephone (605) 578-2082
kevin@cityofdeadwood.com

MEMORANDUM

DATE: July 15, 2026

TO: Planning and Zoning Commission

FROM: Kevin Kuchenbecker, Planning, Zoning and Historic Preservation Officer

RE: Temporary Vendors License – Opera House Tattoo Parlour

STAFF FINDINGS:

Opera House Tattoo Parlour is seeking to operate a booth inside of an existing structure during the 2026 Sturgis Motorcycle Rally. The booth would be operated inside of the Buffalo Bodega located at 658 Main Street. The booth will be utilized to provide tattooing services to the public. The application was received in time for review prior to the Rally. Staff recommend approval of the vendor permit.

RECOMMENDED ACTION:

Approval /denial of a Temporary Vendor License for Opera House Tattoo Parlour.

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

Questions Conta
Kevin Kuchenbecker
(605) 578-2082 or
kevin@cityofdeadwood.com

Application Date: _____

APPLICATION FOR TEMPORARY VENDORS LICENSE

The Deadwood Zoning Administrator and Planning & Zoning Commission review all applications.

Applicants: Application must be received **60 days prior** to start of event. Please read thoroughly prior to completing this form. Only complete applications will be considered for review.

Applicant: [redacted] Telephone: [redacted]

Name of Business: Opera house tattoo parlour Telephone: (____) _____

Applicant's Mailing Address: [redacted] [redacted]
Street City State Zip

Please select your type of vending:

* Outside of a Structure – $750.00 _____
* Inside of an Existing Structure – $250.00 250

For a period of fourteen (14) days: Beginning: August 7
Ending: August 16

South Dakota Sales Tax Number: 39-489186

Physical Street Address of Vending Location: Bodega [redacted]

Contact Name and Phone Number of Property Owners: [redacted]

Co[redacted] Tattoo pop up

I agree that any falsification, misstatements or omissions, including those related to location and goods to be sold, shall result in immediate revocation of this license and forfeiture of the right to operate within the City Limits of Deadwood. It is further understood that payment of applicable state and city sales tax is made a provision of this license.

Applicant's signature: _____ **Date submitted:** 7/8/26

Fee: $_____ Paid On _____ Receipt Number _____

PLANNING AND ZONING ADMINISTRATOR:				
Approved/P&Z Administrator:	Yes	No	Signature: _____	Date: _____
PLANNING AND ZONING COMMISSION:				
Approved/P&Z Commission:		Yes	No	Date: _____

Reason for Denial (if necessary): _____

OFFICE OF
PLANNING, ZONING AND HISTORIC PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 722-0786

Kevin Kuchenbecker
Planning, Zoning and Historic Preservation Officer
Telephone (605) 578-2082
kevin@cityofdeadwood.com

PLANNING AND ZONING COMMISSION
CONDITIONAL USE PERMIT – ANNUAL REVIEW

Staff Report

Date: July 15, 2026

From: Kevin Kuchenbecker
Planning, Zoning & Historic Preservation Officer

To: Planning and Zoning Commission

RE: Annual Review - Conditional Use Permit – Bed and Breakfast Establishment

APPLICANT(S): Burlington B&B

PURPOSE: Annual Review – Conditional Use Permit – Bed and Breakfast Establishment

ADDRESS: 7 Burlington Street
Deadwood, Lawrence County, South Dakota

LEGAL DESCRIPTION: Lots 3 and 4 of Peck's Garden subdivision of part of Probate Lots 138 and 327, Deadwood City, Lawrence County, SD, according to the recorded plat thereof.

FILE STATUS: Legal obligations remain in compliance.

ZONE: R1 - Residential

STAFF FINDINGS:

Surrounding Zoning:		Surrounding Land Uses:
North:	R2 – Multi-Family Residential	Residential
South:	R1 – Residential	Residential
East:	R1 – Residential	Residential
West:	R2 – Multi-Family Residential	Residential

SUMMARY OF REQUEST

The Deadwood City Commission has directed the Planning and Zoning Commission to conduct annual reviews of all Conditional Use Permits in accordance with City of Deadwood Municipal Code 17.76.060. The applicant was issued a Conditional Use Permit on July 1, 2023, to operate a Bed and Breakfast Establishment at 7 Burlington Street.

The subject property is located within the Peck's Garden neighborhood and is surrounded by single and multi-family properties.

FACTUAL INFORMATION

1. The property is currently zoned R1 – Residential District.
2. The subject property has access from Burlington Street.
3. The subject property is located within a medium density land use classification on the adopted Zoning Map.
4. The property is not in a Flood Zone.
5. Adequate public facilities are available to serve the property.
6. The area is characterized by single-family and multi-family dwellings.

STAFF DISCUSSION

The applicant was granted a Conditional Use Permit for a Bed and Breakfast Establishment and City regulations permit Bed and Breakfast Establishments in R1 – Residential Districts with an approved Conditional Use Permit. The subject property is a one (1) bedroom, one (1) bath guest house located on the subject property. Renters can park in a driveway located on the property.

"Bed and Breakfast Establishment" means:

> Any building run by an operator that is used to provide accommodation for a charge to the public, with at most five (5) rental units for up to an average of ten (10) guests per night and in which family style meals are provided as defined and permitted by the State of South Dakota.

COMPLIANCE:

This Bed & Breakfast Establishment has been in continual use over the last 12 months.

According to Deckard – Rentalscape the property was booked 86 nights in the past 12 months and is listed as a guest favorite on AirBnB.

No complaints are on record for this establishment.

GENERAL USE STANDARDS FOR CONDITIONAL USE PERMITS:

In reviewing any case under the authority of this chapter and as a further guide to its decision upon the facts of the case, the Commission shall consider, among other things, the following facts:

A. The Conditional Use is in harmony with the general purposes, goals, objectives, and standards to the city policy plan, the ordinance, the district in which it is located, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice by the City of Deadwood.

The City Comprehensive Plan encourages a variety of uses and a mixture of housing types. Traffic and parking should not significantly affect the neighborhood if the applicant continues to abide by the parking requirements associated with Short-Term Rentals.

B. Whether or not a community need exists for the Conditional Use at the location in light of existing and proposed uses of a similar nature in the area and of the need to provide or maintain a proper mix of uses both within the city and also within the immediate area of the use: (a) the use in the current location has not resulted in either a detrimental over concentration of a particular use from previously permitted uses within the city or within the immediate area of the use.

The subject area is zoned R1– Residential District and is intended to provide locations for medium density, residential development commensurate with an urban area. The use as a Bed and Breakfast Establishment has not resulted in an over-concentration of Short-Term Rentals in this area.

C. The Conditional Use at this location has not resulted in a substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvement, public sites, or rights-of-way.

The applicant only uses off-street parking and prevents any public nuisance issues that are often associated with Short-Term Rentals. The continued use should not result in a substantial or undue adverse effect on adjacent property, or the character of the neighborhood and the use would not alter the character of the neighborhood.

D. Whether or not the Conditional Use increases the proliferation of nonconforming uses as well as previously Conditional Use Permits which are still in use, when influenced by matters pertaining to the public health, safety, and general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of provisions and policies of the Policy Plan, this ordinance, or any other plan, program, map or ordinance adopted, or under consideration pursuant to official notice, by the city or other governmental agency having jurisdiction to guide growth and development.

For any Conditional Use, lot and performance standards shall be the same as similar types located in specific districts. The character and use of buildings and structures adjoining or near the property mentioned in the application shall be considered in their entirety.

The current use has not increased the proliferation of non-conforming uses. The subject residence is in an area that does not have additional Short-Term Rentals in the immediate area. The appearance of the structure has not

changed; therefore, the character and use of the buildings and structures adjoining the subject property has not been adversely affected.

E. Whether or not the Conditional Use in the proposed area has been adequately served by and has not imposed an undue burden on any of the improvements, facilities, utilities, and services specified in the ordinance.

The Conditional Use has not caused significant adverse impacts on water supply, fire protection, waste disposal, schools, traffic and circulation, or other services. Existing services are available onsite. All utilities have been assigned commercial rates.

CONDITIONS GOVERNING APPLICATIONS AND PROVISIONS:

A. In the R-1 Residential District and/or R2 Multi-Family Residential District, Conditional Use Permits granted shall be temporary in nature, except for townhouses, condominiums and multi-family dwellings, and shall be granted to a designated person who resides at the residential address. They are not transferable from person to person or from address to address.

B. Following the issuance of a Conditional Use Permit, such permit may be amended, varied or altered only pursuant to the standards and procedures established by ordinance for its original approval.

C. Conditional Use Permits, once granted, can be revoked by the Board of Adjustment for cause after a hearing is held before them. Complaints seeking the revocation of such a permit shall be filed with the Zoning Administrator and may be initiated by the Planning and Zoning Commission or any three (3) residents within three hundred (300) feet of the property lines of which the application has been filed. All such revocation hearings shall be conducted in the same manner as for the Conditional Use Permit application hearings.

D. The Planning and Zoning Commission shall have the authority to review Conditional Use Permits at any time and on an annual basis and place additional stipulations to mitigate a problem.

E. Any use permitted under the terms of any Conditional Use Permit shall be established and conducted in conformity with the terms of such a permit and of any conditions designated in connection herewith.

F. If the use permitted under the terms of a Conditional Use Permit ceases, for whatever reason, for a period of twelve (12) months, the permit shall expire and be canceled by the City Planning Department. Written notice thereof shall be given to the person(s) affected, together with notice that further use or work as described in the canceled permit shall not proceed, unless and until a new Conditional Use Permit has been obtained.

If continuation of the Conditional Use Permit is approved, staff will continue to

recommend the following conditions:

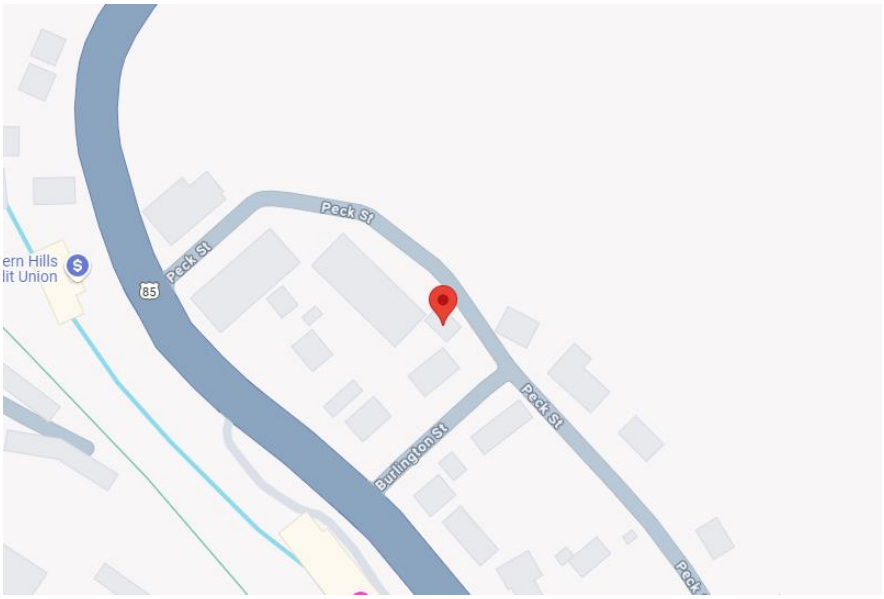
1. The Conditional Use Permit runs with the applicant and not the land; therefore, should the property be sold, the Conditional Use Permit is null and void.
2. The Bed and Breakfast must be owner occupied.
3. Proof of a state sales tax number from the South Dakota Department of Revenue has been provided to the Planning and Zoning Office for their files.
4. The Building Inspector has inspected the building, and it meets applicable building codes.
5. City water and sewer rates are to remain at commercial rates.
6. Proper paperwork has been filed with the City of Deadwood Finance Office for Business Improvement District (BID) taxes.
7. City of Deadwood Business and Short-Term Rental Licenses have been maintained.
8. A Lodging License from the South Dakota Department of Health has been maintained.
9. All parking shall remain off street.

ACTION REQUIRED FOR CONTINUED USE OF CONDITIONAL USE PERMIT:

1. Approval/Denial by Deadwood Planning and Zoning Commission



Aerial photo of 7 Burlington Street



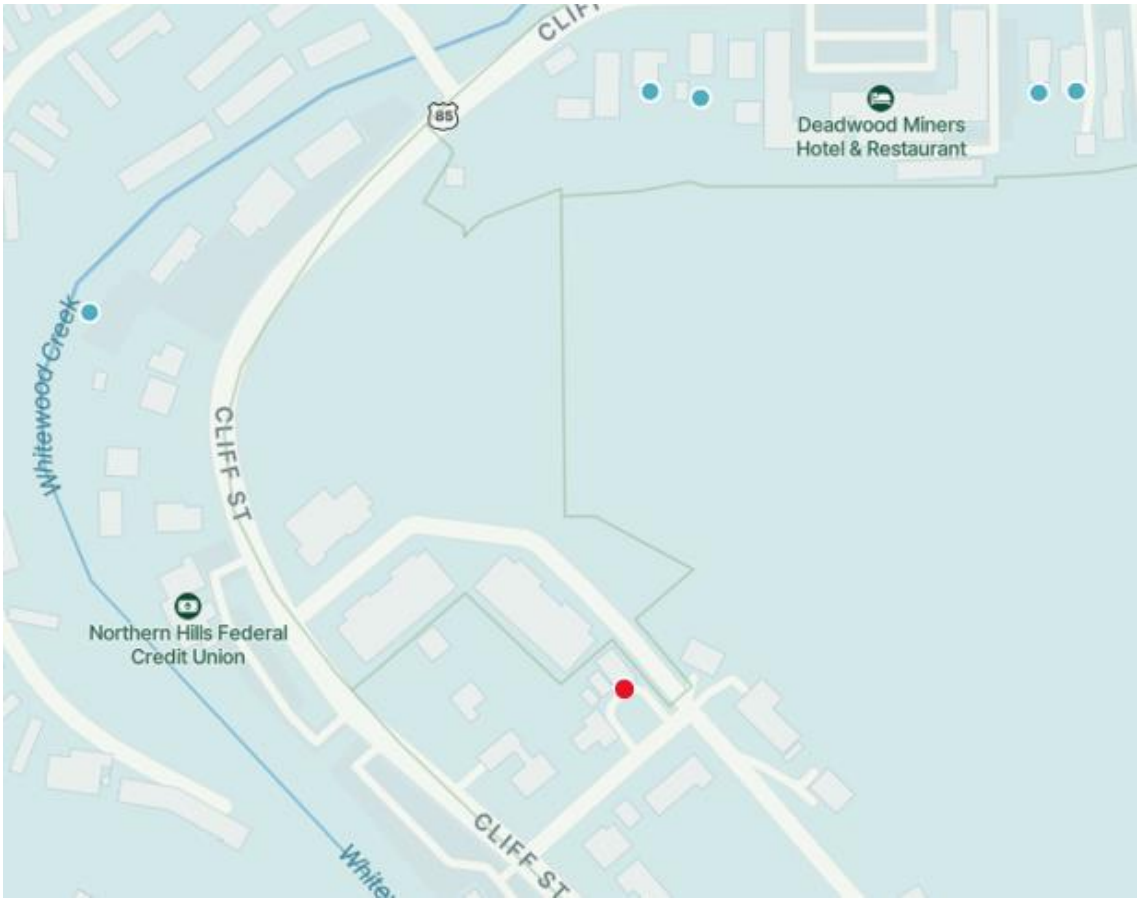
Location map of 7 Burlington Street



Zoning map showing 7 Burlington Street

Zoning Legend

- C1 - COMMERCIAL
- CE - COMMERCIAL ENTERPRISE DISTRICT
- CH - COMMERCIAL HIGHWAY
- PF - PARK FOREST
- PU - PUBLIC USE
- PUD - PLANNED UNIT DEVELOPMENT
- R1 - RESIDENTIAL
- R2 - MULTI-FAMILY RESIDENTIAL



Map showing locations of nearby Short-Term Rentals to 7 Burlington Street.

Burlington Bunkhouse

Share Save



Entire home in Deadwood, South Dakota

4 guests · 1 bedroom · 2 beds · 1 bath

Guest favorite | 5.0 ★★★★★ | 19 Reviews

Hosted by Jay

3 years hosting

Top 5% of homes
This home is highly ranked based on ratings, reviews, and reliability.

Self check-in
Check yourself in with the lockbox.

Beautiful and walkable
This area is scenic and easy to get around.

Add dates for prices

CHECK-IN Add date | CHECKOUT Add date

GUESTS 1 guest

Check availability

Report this listing

The Burlington Bunkhouse is located a half mile from Deadwood's Main Street in a quiet neighborhood. The trolley stop for hitching a ride downtown is half a block away and the Mickelson Trail for exploring or walking to Main Street is a block away. The quaint home is the perfect get away for enjoying the Black Hills and all that it offers. There is a covered porch to enjoy the great view. The kitchen, dining, and living area are spacious and bright for resting after a long day....

Show more

Where you'll sleep



Bedroom

1 queen bed, 1 sofa bed

What this place offers

- Kitchen
- Wifi
- Free driveway parking on premises – 2 spaces
- TV
- Free washer – In unit
- Free dryer – In unit
- Central air conditioning

Private patio or balcony

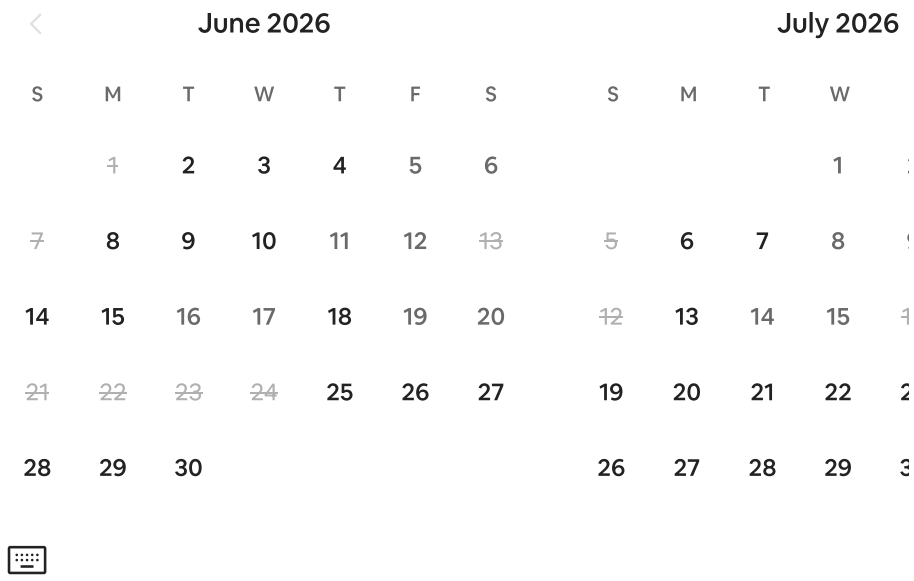
Private backyard – Not fully fenced

Children's books and toys

Show all 52 amenities

Select check-in date

Add your travel dates for exact pricing



5.0

Guest favorite

This home is in the **top 5%** of eligible listings based on ratings, reviews, and reliability

How reviews work

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value
5	5.0	5.0	5.0	5.0	5.0	5.0

Guest reviews mention

Cleanliness | Quiet | Hospitality | Location | Accuracy | Getting around | Comfor

Lauren
2 years on Airbnb

★★★★★ · January 2026 · Stayed a few nights
It was perfect for our little girls weekend. We were close enough to go downtown for old time photos and easy for us get back to make dinner and play games.
Great hosts!

Show more

Tyler
Sioux Falls, South Dakota

★★★★★ · April 2026 · Stayed a few nights
Great place to stay for our hiking trip in the Hills! Jay was an exceptional host, would highly recommend staying if you would like a quiet place to stay in Deadwood!

Makayla
Sheridan, Wyoming

★★★★★ · March 2026 · Stayed with kids
We had great interactions with the host and felt well taken care of. Everything was as expected plus more!

Stephanie
6 years on Airbnb

★★★★★ · September 2025 · Stayed a few nights
It was great! We will for sure stay again when we come back to Deadwood! The house was so cute, it was just like description and it was CLEAN! Great location to catch the trolly to downtown Deadwood!

Show more

Melissa
8 years on Airbnb

★★★★★ · August 2025 · Stayed a few nights
The air bnb was updated, clean, fully stocked. Attention to detail was amazing! Convenient location. Everything you could ask for in an air bnb and more! Jay was helpful and friendly. We loved everything about our stay at Burlington Bunkhouse!

Show more

Carol
Sioux Falls, South Dakota

★★★★★ · April 2026 · Stayed a few nights

One of the best VRBOs we've ever had. So clean and well supplied.

Show all 19 reviews

Where you'll be

Deadwood, South Dakota, United States

Meet your host



19
Reviews

5.0★
Rating

3
Years hosting

Born in the 60s

Where I went to school: Lead-Deadwood School District

My wife and I were both born and raised in Deadwood. The Black Hills has so much to offer. The trails to hike, lakes to fish, woods to hunt, and golf courses to conquer are just a few of the activities we love. Deadwood offers so many great events and concerts. Sharing our area with others is a passion we both enjoy. And you can't beat the people. South Dakotans are friendly and helpful. We love our town!

Host details

Response rate: 100%
Responds within an hour

Message host

To help protect your payment, always use Airbnb to send money and communicate with hosts.

Things to know

Cancellation policy
Add your trip dates to get the cancellation details for this stay.
Add dates

House rules
Check-in after 3:00 PM
Checkout before 10:00 AM
4 guests maximum
Learn more

Safety & property
Carbon monoxide alarm
Smoke alarm
Learn more

OFFICE OF
PLANNING, ZONING AND HISTORIC PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 722-0786

Kevin Kuchenbecker
Planning, Zoning and Historic Preservation Officer
Telephone (605) 578-2082
kevin@cityofdeadwood.com

PLANNING AND ZONING COMMISSION
CONDITIONAL USE PERMIT – ANNUAL REVIEW

Staff Report

Date: July 15, 2026

From: Kevin Kuchenbecker
Planning, Zoning & Historic Preservation Officer

To: Planning and Zoning Commission

RE: Annual Review - Conditional Use Permit – Vacation Home Establishment

APPLICANT(S): JVK-SD, LLC

PURPOSE: Annual Review – Conditional Use Permit – Vacation Home Establishment

ADDRESS: 596 Main Street
Deadwood, Lawrence County, South Dakota

LEGAL DESCRIPTION: Lot 34 in Block 15, being a part of Mineral Lot 38, and also known as Lot 4, in Block 7 of the City of Deadwood, also known as 596 Main Street, Deadwood, South Dakota.

FILE STATUS: Legal obligations are being met.

ZONE: C1 - Commercial

STAFF FINDINGS:

Surrounding Zoning:		Surrounding Land Uses:
North:	C1 – Commercial	Businesses
South:	C1 – Commercial	Businesses
East:	C1 – Commercial	Businesses
West:	C1 - Commercial	Businesses

SUMMARY OF REQUEST

The Deadwood City Commission has directed the Planning and Zoning Commission to conduct annual reviews of all Conditional Use Permits in accordance with City of Deadwood Municipal Code 17.76.060. The applicant was issued a Conditional Use Permit on June 17, 2024, to operate a Vacation Home Establishment at 596 Main Street.

The subject property is located on Main Street and sits within the historic downtown core. It is surrounded by Commercially zoned properties on all sides.

FACTUAL INFORMATION

1. The property is currently zoned C1 - Commercial District.
2. The subject property has access from Main Street.
3. The subject property is located within a zone where certain commercial uses and gaming are permitted.
4. The property is in a 500-year flood zone.
5. Adequate public facilities are available to serve the property.
6. The area is characterized by commercial businesses.

STAFF DISCUSSION

The applicant was granted a Conditional Use Permit for a Vacation Home Establishment and City regulations permit Vacation Home Establishments in C1 - Commercial Districts with an approved Conditional Use Permit. The subject property is a three (3) bedroom, two (2) bath home. Renters can park in one (1) reserved parking space on Main Street. Additional parking needs can be met by utilizing nearby public parking lots.

"Vacation Home Establishment" means:

> Any home, cabin, or similar building that is rented, leased or furnished in its entirety that is rented, leased, or furnished in its entirety to the public on a daily or weekly basis for more than fourteen (14) days in a calendar year and is not occupied by an owner or manager during the time of rental as defined and permitted by the State of South Dakota and city ordinance.

COMPLIANCE:

This Vacation Home Establishment has been in continual use over the last 12 months.

According to Deckard – Rentalscape the property was booked 161 nights in the past 12 months and is listed as a guest favorite on AirBnB with excellent reviews.

No complaints are on record for this establishment.

GENERAL USE STANDARDS FOR CONDITIONAL USE PERMITS:

In reviewing any application under the authority of Chapter 17.76.040 and as a further guide to its decision upon the facts of the case, the Commission(s) shall consider, among other things, the following facts:

A. The Conditional Use shall be in harmony with the general purposes, goals, objectives, and standards to the city policy plan, the ordinance, the district in which it is located, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice by the City of Deadwood.

The City Comprehensive Plan encourages a variety of uses and a mixture of housing types. Traffic and parking have not significantly affected the neighborhood since the applicant abides by the parking requirements associated with Short-Term Rentals.

B. Whether or not a community need exists for the Conditional Use at the location in light of existing and proposed uses of a similar nature in the area and of the need to provide or maintain a proper mix of uses both within the city and also within the immediate area of the proposed use: (a) the Conditional Use in the location has not resulted in either a detrimental over concentration of a particular use from previously permitted uses within the city or within the immediate area of the Conditional Use.

The subject area is zoned C1– Commercial District and is intended to provide locations coinciding with the Downtown Core Commercial Zone where certain commercial uses and gaming are permitted. Use as a Short-Term Rental in this location has not resulted in a detrimental over-concentration of such uses.

C. The Conditional Use at this location has not resulted in a substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvement, public sites, or rights-of-way.

The Conditional Use has not resulted in a substantial or undue adverse effect on adjacent property, or the character of the neighborhood and the use has not altered the character of the neighborhood.

D. Whether or not the proposed use increases the proliferation of nonconforming uses as well as previously approved Conditional Use Permits which are still in use, when influenced by matters pertaining to the public health, safety, and general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of provisions and policies of the Policy Plan, this ordinance, or any other plan, program, map or ordinance adopted, or under consideration pursuant to official notice, by the city or other governmental agency having jurisdiction to guide growth and development.

For any Conditional Use, lot and performance standards shall be the same as similar type of uses located in specific districts. The character and use of buildings and structures adjoining or near the property mentioned in the application shall be considered in their entirety.

The current use has not increased the proliferation of non-conforming uses. The subject residence is in an area that does have additional Short-Term Rentals in

the immediate area. The appearance of the structure has not changed; therefore, the character and use of the buildings and structures adjoining the subject property has not been adversely affected.

E. Whether or not the current use in the area has been adequately served by and will not impose an undue burden on any of the improvements, facilities, utilities, and services specified in city ordinance.

The Conditional Use has not caused significant adverse impacts on water supply, fire protection, waste disposal, schools, traffic and circulation, or other services. Existing services are available onsite. All utilities have been assigned commercial rates.

CONDITIONS GOVERNING APPLICATIONS AND PROVISIONS:

A. Following the review of a Conditional Use Permit pursuant to the provisions of this ordinance, such permit may be amended, varied, or altered only pursuant to the standards and procedures established by this Commission for its original approval.

B. Conditional Use Permits, once granted, can be revoked by the Board of Adjustment for cause after a hearing is held before them. Complaints seeking the revocation of such permit shall be filled with the Zoning Administrator and may be initiated by the Planning and Zoning Commission OR any three (3) residents within three hundred (300) feet of the property lines of which the application has been filed. All such revocation hearings shall be conducted in the same manner as for the Conditional Use Permit Application hearings.

C. The Planning and Zoning Commission shall have the authority to review Conditional Use Permits at any time and/or on an annual basis and place additional stipulations to mitigate a problem.

D. Any use permitted under the terms of any Conditional Use Permit shall be established and conducted in conformity with the terms of such a permit and of any conditions designated in connection therewith.

E. If the permitted use under the terms of a Conditional Use Permit ceases, for whatever reason, for a period of twelve (12) months, said permit shall expire and be canceled by the City Planning Department. Written notice thereof shall be given to the person(s) affected, together with notice that further use or work as described in the canceled permit shall not proceed, unless and until a new Conditional Use Permit has been obtained.

If approved for continued use, staff recommend the following conditions be met:

1. The Conditional Use Permit runs with the applicant and not the land; therefore, should the property be sold, the Conditional Use Permit is null and void.

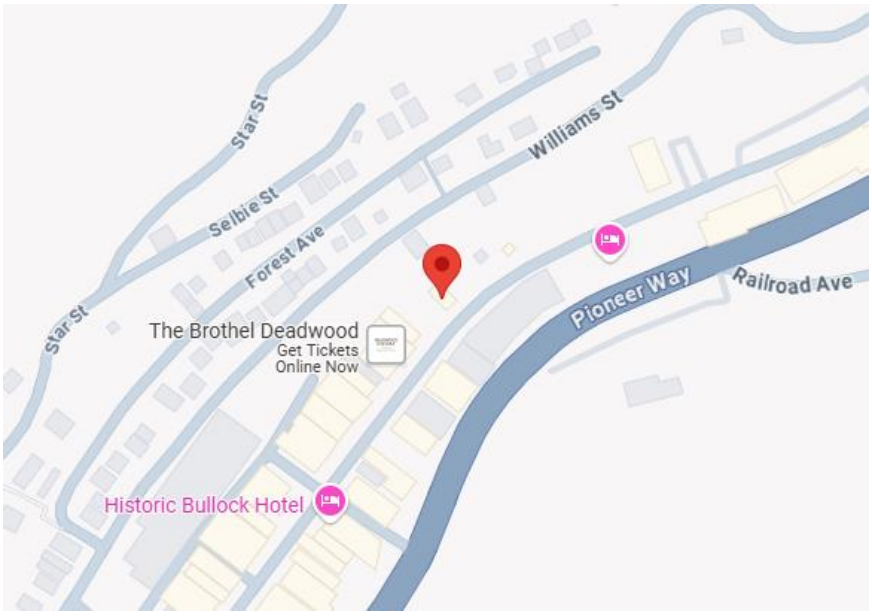
2. A state sales tax number from the South Dakota Department of Labor has been provided to the Planning and Zoning Office for their files.
3. The Building Inspector has inspected the building, and it meets applicable building codes.
4. City water and sewer are being charged commercial rates.
5. Proper paperwork has been filed with the City of Deadwood Finance Office for Business Improvement District (BID) taxes.
6. City of Deadwood Business and Short-Term Rental Licenses have been maintained.
7. A Lodging License from the South Dakota Department of Health has been maintained.
8. All parking shall be off street, except for one (1) reserved space located on Main Street.
9. Burn permits will not be issued for this address.

ACTION REQUIRED FOR CONDITIONAL USE PERMIT:

1. Approval/Denial by Deadwood Planning and Zoning Commission



Aerial photo of 596 Main Street



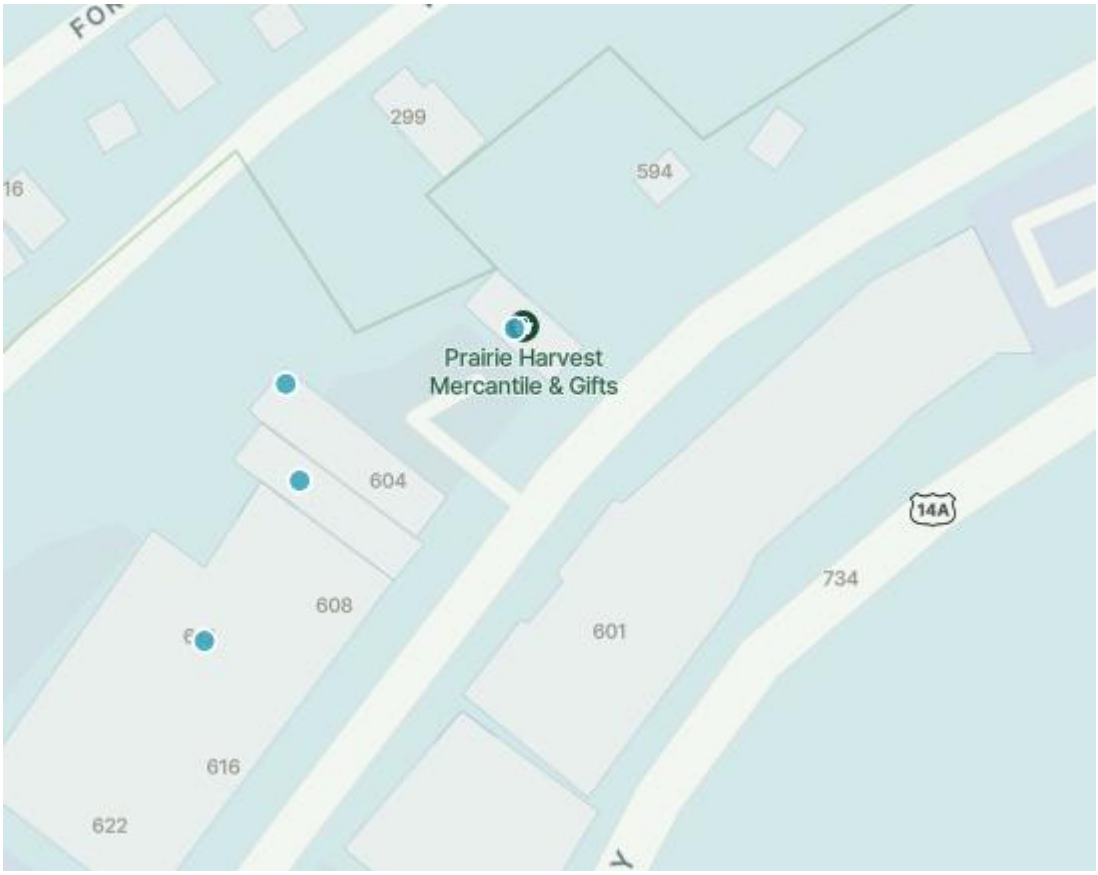
Location map of 596 Main Street



Zoning map showing 596 Main Street

Zoning Legend

- C1 - COMMERCIAL
- CE - COMMERCIAL ENTERPRISE DISTRICT
- CH - COMMERCIAL HIGHWAY
- PF - PARK FOREST
- PU - PUBLIC USE
- PUD - PLANNED UNIT DEVELOPMENT
- R1 - RESIDENTIAL
- R2 - MULTI-FAMILY RESIDENTIAL



Map showing locations of nearby Short-Term Rentals to 596 Main Street.

Aggies 1895 Saloon & Brothel Deadwood Main Street

Share Save



Entire rental unit in Deadwood, South Dakota

6 guests · 3 bedrooms · 3 beds · 1.5 baths

Guest favorite	4.97 ★★★★★	295 Reviews

Hosted by Robyn

Superhost · 10 years hosting

Top 10% of homes
This home is highly ranked based on ratings, reviews, and reliability.

Exceptional check-in experience
Recent guests gave the check-in process a 5-star rating.

Extra spacious
Guests love this home's spaciousness for a comfortable stay.

Add dates for prices

CHECK-IN Add date | CHECKOUT Add date

GUESTS 1 guest

Check availability

Report this listing

The former Ayres Hardware (founded 1876) Store, loaded with history and charm! One of the few merchants who would not sell or convert to a casino when the gambling boom began in Deadwood. Walking distance to Saloon #10, Kevin Costner's Midnight Star, Franklin Hotel and many other historic Deadwood attractions. You'll love the location and coziness. Perfect for couples, solo adventurers, business travelers, and families (with kids).Aggies is a restored 2 1/2 bed apt/brothel all inclusive ....

Show more

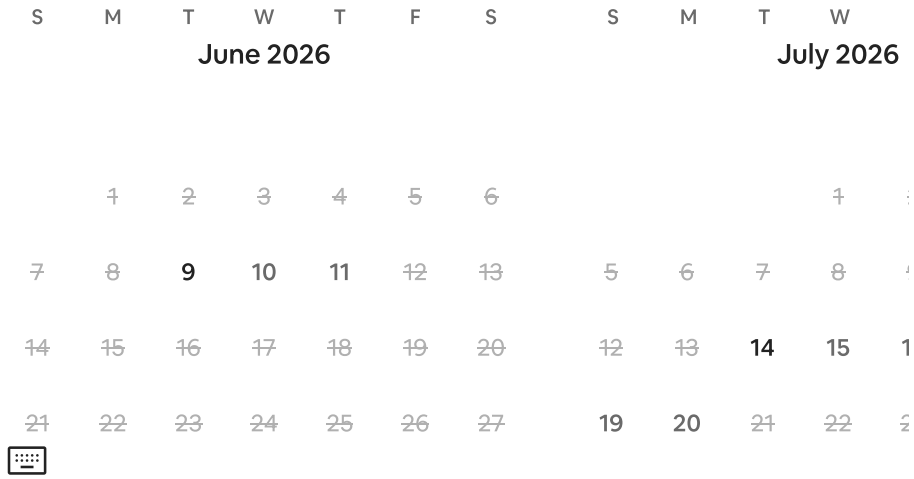
What this place offers

- Kitchen
- Wifi
- Free parking on premises – 1 space
- TV with standard cable
- Washer
- Dryer
- Air conditioning
- Hair dryer
- ~~Carbon monoxide alarm~~

Show all 17 amenities

Select check-in date

Add your travel dates for exact pricing



4.97

Guest favorite

This home is in the **top 10%** of eligible listings
based on ratings, reviews, and reliability

How reviews work

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value
5 4 3 2 1	4.9	5.0	5.0	5.0	5.0	4.9

Guest reviews mention

Location · Walkability · Cleanliness · Hospitality · Parking · Comfort · Amenities

Katie
Scottsbluff, Nebraska

★★★★★ · April 2026 · Group trip

This place was prefect for our Deadwood trip. Location is amazing. Very clean. Fully stocked kitchen. We had everything needed. Robyn was very responsive with clear instructions. Will definitely stay here again and recommend this place to anyone.

Show more

Jeremy
Chadron, Nebraska

★★★★★ · December 2025 · Group trip

We had a fantastic stay at Robyn's place! The apartment was spotless, and the bed was incredibly comfortable. The location was perfect, making it easy to walk to nearby places. I highly recommend it to anyone looking for a great place to stay and would definitely book again!

Show more

Theresa
4 years on Airbnb

★★★★★ · 1 week ago · Stayed a few nights

what a great stay! long Memorisl weekend - perfect to meet friends and plenty of room. the parking space is an added bonus. convenient to walk almost anywhere

Shelby
5 years on Airbnb

★★★★★ · March 2026 · Group trip

We have stayed multiple time at this place! Robyn is always so kind. Great location and always clean! We will be back again!

Brittany
Williston, North Dakota

★★★★★ · July 2025 · Stayed with kids

Robyn was an amazing hostess. She was very responsive and available for any questions or concerns. Her beautiful space was clean and super cute. It is located in the perfect spot downtown to easily access food and shops. We even could watch the parade from the windows. Overall, we enjoyed this stay very much and will be coming back in the future!

Show more

Christine
Sheboygan, Wisconsin

★★★★★ · July 2025 · Stayed about a week

This is the second year we've stayed here for a girls week and we just love it. Three of us each had our own bedroom and two bathrooms for getting ready...we couldn't be happier. Located right on Main, if we needed to run back to the room, it was right there. I just can't say enough about the place and how well we were taken care of by Robyn and Scott. See you next year!!

Show more

Show all 295 reviews

Where you'll be

Deadwood, South Dakota, United States

This listing's location is verified and the exact location will be provided after booking. Learn about verification.

Neighborhood highlights

You are on Deadwood Main St.

Show more >

Meet your host



295
Reviews

4.97★
Rating

10

Years hosting

Lives in Deadwood, South Dakota

Hi my wife Robyn and I have lived in Lead/deadwood for 63 yrs this winter and we love it ,I can point you to local places you probably wouldn't hear about . We want you to enjoy deadwood you will be right on main st, but in a nice quiet 2 1/2 bed fully furnished home with everything you need to have some fun and save some money on the home cooked meals you can enjoy or a great place to eat some takeout .

Robyn is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Host details

Response rate: 100%
Responds within an hour

Message host

To help protect your payment, always use Airbnb to send money and communicate with hosts.

Things to know

Cancellation policy
Add your trip dates to get the cancellation details for this stay.
Add dates

House rules
Check-in after 3:00 PM
Checkout before 10:00 AM
6 guests maximum
Learn more

Safety & property
Carbon monoxide alarm not reported
Smoke alarm
Must climb stairs
Learn more

OFFICE OF
PLANNING, ZONING AND HISTORIC PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084

Kevin Kuchenbecker
Planning, Zoning and Historic Preservation Officer
Telephone (605) 578-2082
kevin@cityofdeadwood.com

PLANNING AND ZONING COMMISSION
STAFF REPORT
APPLICATION FOR PLAT

Date: July 15, 2026

From: Kevin Kuchenbecker
Planning, Zoning & Historic Preservation Officer

To: Planning and Zoning Commission

RE: Application for Plat

APPLICANT: Dennis Castanie

PURPOSE: Combine ten (10) existing lots and create one (1) lot.

ADDRESS: 27 Lincoln Avenue

LEGAL DESCRIPTION: Lot 4A of Block 42, formerly Lots 4, 5, 6, 7, 8, 9, 10 & 11, Block 42 part of Lots H, I, J & K, Block 35, vacated Cemetery Street and vacated alley located in the NW ¼ of Section 26 and the SW ¼ Section 23, T5N, R3E, B.H.M., Original Townsite, City of Deadwood, Lawrence County, South Dakota.

STAFF FINDINGS:

Surrounding Zoning:		Surrounding Land Uses:
North:	R1 - Residential	Residences
South:	R1 - Residential	Residences
East:	R1 - Residential	Residences
West:	R1 - Residential	Residences

SUMMARY OF REQUEST

The purpose of this plat is to combine ten (10) lots into a single lot for the purpose of ease of use of the property and the ability to obtain building permits in the future.

FACTUAL INFORMATION

1. The property is currently zoned R1 – Residential.
2. Combined lot will be comprised of 18,034 square feet ± which equates to 0.414 acres ±.
3. The property is not located within a floodplain.
4. Public facilities are available to serve the property.
5. The area is characterized by single and multi-family residences.

STAFF DISCUSSION

The subject property is owned by Dennis Castanie.

1. The North Arrow is shown on the plat with a direct reference to the coordinate mapping system.
2. Land is identified with a new legal description for the transfer of the land.
3. Surveyor's Certificate is shown with the name of the surveyor and his registered land surveyor number.
4. A date is shown on the plat and serves to "fix in time" the data represented on the plat.
5. The street bounding the lot is shown and named.
6. All certifications are indicated and correct on the plat.
7. Dimensions, angles and bearings are shown along the lot lines.
8. Scale of the plat is shown and accompanied with a bar scale.
9. Area's taken out of the mineral survey and remaining acreage is indicated on the plat.

ACTION REQUIRED:

1. Approval/Denial by Planning and Zoning Commission

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

1876 DEADWOOD PLANNING AND ZONING

Questions Contac
Kevin Kuchenbecker
(605) 578-2082 or
kevin@cityofdeadwood.com

Application No. _____

APPLICATION FOR PLAT

Application/Filing Fee: $200.00 per lot

The application fee needs to be paid when plat is submitted to the Planning and Zoning Office.

Applicants: Please read thoroughly prior to completing this form. Only complete applications will be considered for review. Applications must be received no later than fifteen (15) days prior to the P&Z Commission meeting. Mylar(s) must be received by the Planning and Zoning office no later than the Wednesday before the scheduled meeting. The Planning and Zoning Commission meets the first and third Wednesday of each month.

Applicant: [redacted]

Address: [redacted]
Street City State Zip

Phone Number: [redacted] Email Address: [redacted]

Property Address: [redacted]

Property Owner: [redacted]

Property Owner Phone Number: [redacted]

Full Legal Description of Property: LOT 4A OF BLOCK 42, O.T. CITY OF DEADWOOD

Purpose of this Plat: Combine existing lots

Summary of this Plat: _____

1. **The following documents shall be submitted:**
   a. An improvement survey, including all easements,
   b. Development plan, including site plan with location of buildings, usable open space, off-street parking, loading areas, refuse area, ingress/egress, screening, proposed or existing signage, existing streets, and
   c. A copy of the full legal description from the Lawrence County Register of Deeds Office.

Check the box to confirm the following information is included on the plat and is accurate:

- ☑ The North Arrow is shown on the plat with a direct reference to the coordinate mapping system.
- ☑ Land is identified with a new legal description for the transfer of the land.
- ☑ Surveyor's Certificate is shown with the name of the surveyor and his registered land surveyor number.
- ☑ A date is shown on the plat and serves to "fix in time" the data represented on the plat.
- ☑ The street bounding the lot is shown and named.
- ☑ All certifications are indicated and correct on the plat.
- ☑ Dimensions, angles, and bearings are shown along the lot lines.
- ☑ Scale of the plat is shown and accompanied with a bar scale.
- ☑ Area's taken out of the mineral survey and remaining acreage is indicated on the plat.

☑ I understand I am required to have the Lawrence County Register of Deeds email a digital copy of the completed final copy of this plat to kevin@cityofdeadwood.com.

Signature of Owner/Applicant: Dennis R. Carter Date: 6/24/2026

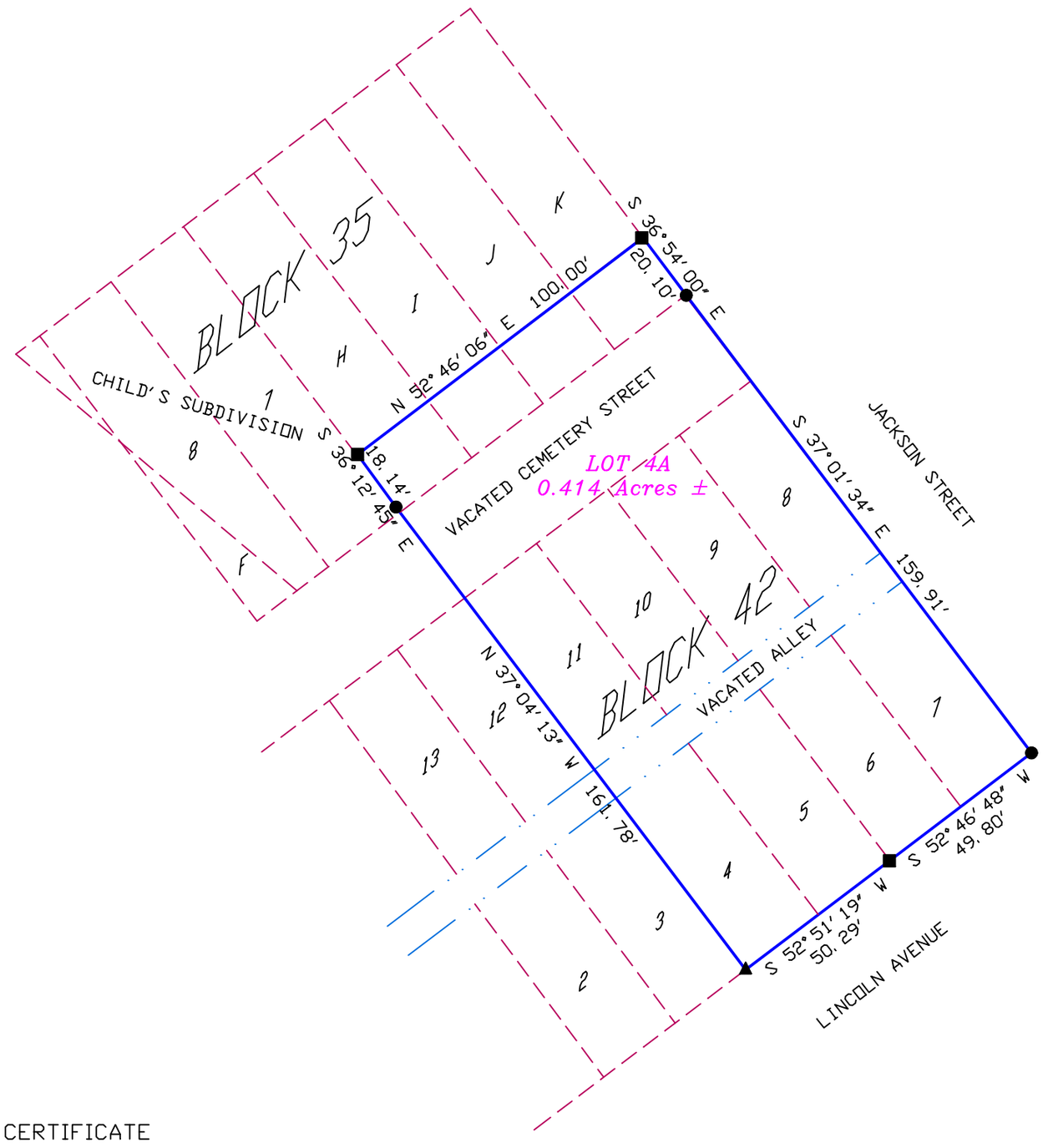
Staff Use Only

Fee: $_____ Paid On _____ Receipt Number _____

PLANNING AND ZONING ADMINISTRATOR:				
Approved/P&Z Administrator:	Yes	No	Signature: _____	Date: _____
PLANNING AND ZONING COMMISSION:				
Approved/P&Z Commission:		Yes	No	Date: _____
DEADWOOD BOARD OF ADJUSTMENT:				
Approved/Board of Adjustment:		Yes	No	Date: _____

Reason for Denial (if necessary): _____

PLAT OF LOT 4A OF BLOCK 42
FORMERLY LOTS 4, 5, 6, 7, 8, 9, 10 & 11, BLOCK 42 PART OF LOTS H, I, J & K, BLOCK 35, VACATED CEMETERY STREET AND VACATED ALLEY
LOCATED IN THE NW1/4 OF SECTION 26 AND THE SW1/4 SECTION 23, T5N, R3E, B.H.M.
ORIGINAL TOWNSITE, CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA



SURVEYOR'S CERTIFICATE

I, LOREN D. VREM, 332B WEST MAIN STREET, LEAD, SOUTH DAKOTA, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA. THAT AT THE REQUEST OF THE OWNER AND UNDER MY SUPERVISION, I HAVE CAUSED TO BE SURVEYED AND PLATTED THE PROPERTY SHOWN AND DESCRIBED HEREON. TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE PROPERTY WAS SURVEYED IN GENERAL CONFORMANCE WITH THE LAWS OF THE STATE OF SOUTH DAKOTA AND ACCEPTED METHODS AND PROCEDURES OF SURVEYING. DATED THIS___DAY OF_____, 20___.

_____
LOREN D. VREM, R.L.S. 6577

OWNER'S CERTIFICATE
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

_____, DO HEREBY CERTIFY THAT I/WE ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT I/WE DO APPROVE THIS PLAT AS HEREON SHOWN AND THAT DEVELOPMENT OF THIS PROPERTY SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, EROSION AND SEDIMENT CONTROL REGULATIONS.

OWNER:_____ ADDRESS:_____

OWNER:_____ ADDRESS:_____

ACKNOWLEDGMENT OF OWNER
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

ON THIS ___DAY OF_____,20__,BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED_____,
KNOWN TO ME TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE.

MY COMMISSION EXPIRES:_____NOTARY PUBLIC:_____

CERTIFICATE OF COUNTY TREASURER
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

I,_____, LAWRENCE COUNTY TREASURER, DO HEREBY CERTIFY THAT_____TAXES WHICH ARE LIENS UPON THE HEREIN PLATTED PROPERTY HAVE BEEN PAID. DATED THIS_____DAY OF_____,20____.

LAWRENCE COUNTY TREASURER:_____

APPROVAL OF HIGHWAY AUTHORITY
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

THE LOCATION OF THE PROPOSED ACCESS ROADS ABUTTING THE COUNTY OR STATE HIGHWAY AS SHOWN HEREON, IS HEREBY APPROVED. ANY CHANGE IN THE PROPOSED ACCESS SHALL REQUIRE ADDITIONAL APPROVAL.

HIGHWAY AUTHORITY:_____

APPROVAL OF THE CITY OF DEADWOOD PLANNING COMMISSION
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

THIS PLAT APPROVED BY THE CITY OF DEADWOOD PLANNING COMMISSION THIS___DAY OF_____,20___.

_____
CHAIRMAN CITY PLANNER

APPROVAL OF THE CITY OF DEADWOOD BOARD OF COMMISSIONERS
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

BE IT RESOLVED THAT THE CITY OF DEADWOOD BOARD OF COMMISSIONERS HAVING VIEWED THE WITHIN PLAT, DO HEREBY APPROVE THE SAME FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS, LAWRENCE COUNTY, SOUTH DAKOTA, DATED THIS_____DAY OF_____,20____.

ATTEST: _____ _____
FINANCE OFFICER MAYOR

OFFICE OF THE COUNTY DIRECTOR OF EQUALIZATION
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

I, LAWRENCE COUNTY DIRECTOR OF EQUALIZATION, DO HEREBY CERTIFY THAT I HAVE RECEIVED A COPY OF THIS PLAT. DATED THIS____DAY OF_____,20_____.

LAWRENCE COUNTY DIRECTOR OF EQUALIZATION:_____

OFFICE OF THE REGISTER OF DEEDS
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

FILED FOR RECORD THIS____DAY OF_____,20___,AT___O'CLOCK,___.M., AND RECORDED IN DOC._____.

LAWRENCE COUNTY REGISTER OF DEEDS:_____ FEE:_____

Prepared By:
PONDEROSA LAND SURVEYS, L.L.C.
332B WEST MAIN STREET
LEAD, SD 57754
(605) 722-3840

Date:	*6/23/2026*
Drawn By:	*L. D. Vrem*
Project No.:	*26-181*
Dwg. No.:	*26-181.dwg*



Aerial photo of 27 Lincoln Avenue

1876
DEADWOOD
PLANNING AND ZONING

OFFICE OF
PLANNING, ZONING AND HISTORIC PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084

Kevin Kuchenbecker
Planning, Zoning and Historic Preservation Officer
Telephone (605) 578-2082
kevin@cityofdeadwood.com

PLANNING AND ZONING COMMISSION
STAFF REPORT
APPLICATION FOR PLAT

Date: July 15, 2026

From: Kevin Kuchenbecker
Planning, Zoning & Historic Preservation Officer

To: Planning and Zoning Commission

RE: Application for Plat

APPLICANT: Chris Bergman

PURPOSE: Divide one (1) existing lots and create two (2) lots for the purpose of selling one (1) lot.

ADDRESS: 225 Cliff Street

LEGAL DESCRIPTION: Deadwood Gulch's of Fun Lot 1B and Lot 1C, being a portion of Deadwood Gulch Addition II. Formerly Deadwood Gulch's of Fun Tract 1, Lot AB10 in the US Highway 85 right-of-way in M.S. 107, lying adjacent to Deadwood Gulch's of Fun Tract 1, being a portion of Deadwood Gulch Addition II, and "lying adjacent to Deadwood Gulch's of Fun Tract 1" (Plat Doc #2017-4517 Surveyor's Affidavit of Correction Doc #2019-840), Lot AB1 in the US Highway 85 right-of-way. All located in the E ½ and SE ¼ of Section 27, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota.

STAFF FINDINGS:

Surrounding Zoning:		Surrounding Land Uses:
North:	R1 - Residential	Residences
South:	PF – Park Forest	Open Space
East:	PF – Park Forest	Open Space
West:	CH – Commercial Highway	Businesses

SUMMARY OF REQUEST

The purpose of this plat is to divide a single lot into two (2) lots for the purpose of selling the southernmost lot and developing it for future commercial use.

FACTUAL INFORMATION

1. The property is currently zoned CH – Commercial Highway.
2. Lot 1B will be comprised of 139,868 square feet ± which equates to 3.21 acres ±.
3. Lot 1C will be comprised of 124,441 square feet ± which equates to 2.856 acres ±.
3. The property is partially located within a 100-year floodplain and floodway.
4. Public facilities are available to serve the property.
5. The area is characterized by businesses along a highway setting.

STAFF DISCUSSION

The subject property is owned by Deadwood Land Company BHCI LLC.

1. The North Arrow is shown on the plat with a direct reference to the coordinate mapping system.
2. Land is identified with a new legal description for the transfer of the land.
3. Surveyor's Certificate is shown with the name of the surveyor and his registered land surveyor number.
4. A date is shown on the plat and serves to "fix in time" the data represented on the plat.
5. The street bounding the lot is shown and named.
6. All certifications are indicated and correct on the plat.
7. Dimensions, angles and bearings are shown along the lot lines.
8. Scale of the plat is shown and accompanied with a bar scale.
9. Area's taken out of the mineral survey and remaining acreage is indicated on the plat.

ACTION REQUIRED:

1. Approval/Denial by Planning and Zoning Commission

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



Questions Conta
Kevin Kuchenbecker
(605) 578-2082 or
kevin@cityofdeadwood.com

Application No. _____

APPLICATION FOR PLAT

Application/Filing Fee: $200.00 per lot

The application fee needs to be paid when plat is submitted to the Planning and Zoning Office.

Applicants: Please read thoroughly prior to completing this form. Only complete applications will be considered for review. Applications must be received no later than fifteen (15) days prior to the P&Z Commission meeting. Mylar(s) must be received by the Planning and Zoning office no later than the Wednesday before the scheduled meeting. The Planning and Zoning Commission meets the first and third Wednesday of each month.

Applicant: [redacted]

Address: [redacted]
Street City State Zip

Phone Number: [redacted] Email Address: [redacted]

Property Address: [redacted]

Property Owner: [redacted]

Property Owner Phone Number: _____

Full Legal Description of Property: Deadwood Gulch's of Fun Tract 1 & Lots AB of Deadwood Gulch Addition II. Plat 1999-04799

Purpose of this Plat: To Plat into two seperate lots known as Deadwood Gulch's of Fun Lot 1A and 1B of Deadwood Gulch Addition II.

Summary of this Plat: Two lots crerated so they can be sold seperate.

1. **The following documents shall be submitted:**
   a. An improvement survey, including all easements,
   b. Development plan, including site plan with location of buildings, usable open space, off-street parking, loading areas, refuse area, ingress/egress, screening, proposed or existing signage, existing streets, and
   c. A copy of the full legal description from the Lawrence County Register of Deeds Office.

Check the box to confirm the following information is included on the plat and is accurate:

- ☑ The North Arrow is shown on the plat with a direct reference to the coordinate mapping system.
- ☑ Land is identified with a new legal description for the transfer of the land.
- ☑ Surveyor's Certificate is shown with the name of the surveyor and his registered land surveyor number.
- ☑ A date is shown on the plat and serves to "fix in time" the data represented on the plat.
- ☑ The street bounding the lot is shown and named.
- ☑ All certifications are indicated and correct on the plat.
- ☑ Dimensions, angles, and bearings are shown along the lot lines.
- ☑ Scale of the plat is shown and accompanied with a bar scale.
- ☑ Area's taken out of the mineral survey and remaining acreage is indicated on the plat.

☑ I understand I am required to have the Lawrence County Register of Deeds email a digital copy of the completed final copy of this plat to kevin@cityofdeadwood.com.

Signature of Owner/Applicant: Hajinh Date: 5-19-26

Staff Use Only

Fee: $_____ Paid On _____ Receipt Number _____

PLANNING AND ZONING ADMINISTRATOR:				
Approved/P&Z Administrator:	Yes	No	Signature: _____	Date: _____
PLANNING AND ZONING COMMISSION:				
Approved/P&Z Commission:		Yes	No	Date: _____
DEADWOOD BOARD OF ADJUSTMENT:				
Approved/Board of Adjustment:		Yes	No	Date: _____

Reason for Denial (if necessary): _____

Plat of Deadwood Gulch's of Fun Lot 1B and Lot 1C, being a portion of Deadwood Gulch Addition II.

Formerly Deadwood Gulch's of Fun Tract 1, Lot AB10 in the US Highway 85 right-of-way in M.S. 107, lying adjacent to Deadwood Gulch's of Fun Tract 1, being a portion of Deadwood Gulch Addition II, and "lying adjacent to Deadwood Gulch's of Fun Tract 1" (Plat Doc #2017-4517 Surveyor's Affidavit of Correction Doc #2019-840), Lot AB1 in the US Highway 85 right-of-way.

All located in the E1/2 and SE1/4 of Section 27, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota.

CITY OF DEADWOOD PLANNING & ZONING COMMISSION

State of South Dakota County of Lawrence City of Deadwood

Approved by the Planning and Zoning Commission of the City of Deadwood

on this _____ day of _____, 20 _____.

Signed: _____
Chairman

Attest: _____
City Planner

CERTIFICATE OF DIRECTOR OF EQUALIZATION:

Certification by the County Director of Equalization

_____(Director Name) that he/she has received a copy of the plat.

Signed: _____
Lawrence County Director of Equalization

APPROVAL OF ACCESS BY HIGHWAY AUTHORITY

The location of the existing access to the Highway or Street as shown herein is hereby approved. This approval does not replace the need for any permits required by law, including Administrative Rule of South Dakota 70.09.01.02.

_____ _____
SDDOT Highway Authority Date

CERTIFICATE OF COUNTY TREASURER:

Certification by the County Treasurer _____

(Treasurer Name) that all_____taxes, which are liens upon any land included in such plat, as shown by the records of his or her office have been fully paid.

Signed: _____
Lawrence County Treasurer

CERTIFICATE OF REGISTER OF DEEDS

State of South Dakota, County of Lawrence Filed for record

this _____ day of _____, 20_____ ,

_____ at o'clock _____m., and recorded as Document No. _____ .

Register of Deeds: _____

Fee: $ _____

CERTIFICATE OF SURVEYOR

I, _____(surveyor name), A Registered Land Surveyor in the State of South Dakota, on the basis of my knowledge, information and belief, certify to the above Owner(s), that at the request of said Owner(s), the survey represented by this plat was made under my supervision, on the ground to the normal standard of care of Professional Land Surveyors practicing in the State of South Dakota. This survey does not constitute a title search to determine ownership easements of record as performed by myself or by Baseline Surveying, INC.

_____
Name RLS # Date

CITY OF DEADWOOD COMMISSION

State of South Dakota County of Lawrence City of Deadwood

Approval of the Plat is hereby granted by the City of Deadwood Commission, South Dakota

on this _____ day of _____, 20 _____.

Signed: _____
Mayor

Attest: _____
City Finance Officer

OWNERSHIP CERTIFICATE

We do hereby certify that we are the owner(s)_____ or/are the landowner's duly authorized agent(s) of all land included in the above plat and that said plat has been made at our request and in accordance with our instructions for the

purposes_____(indicated herein), and that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations.

_____
Owner

_____
Owner

Acknowledgment:

State of _____)
)
County of _____)

On this_____day of_____, 20___, before me,

_____(notary name) the undersigned officer,

personally appeared _____(owner name), known to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same for the purposes therein contained. In witness thereof, I have hereunto set my hand and official seal.

My commission expires:_____

_____
Notary Public

LEGEND

- SET RLS 7719
- DOT CAP
- BEARING & DISTANCE BREAK, NOTHING SET DUE TO CREEK
- EASEMENT

SURVEYOR'S NOTES

1) Basis of Bearings shown hereon are based upon grid north us state plane NAD83/2011 coordinate system south Dakota state plane coordinate zone north, determined by GPS observations.

2) Vertical Datum:
NAVD-88 DATUM
CSF: 0.99979062
GEOID: GEOID 18
UNITS: US SURVEY FEET

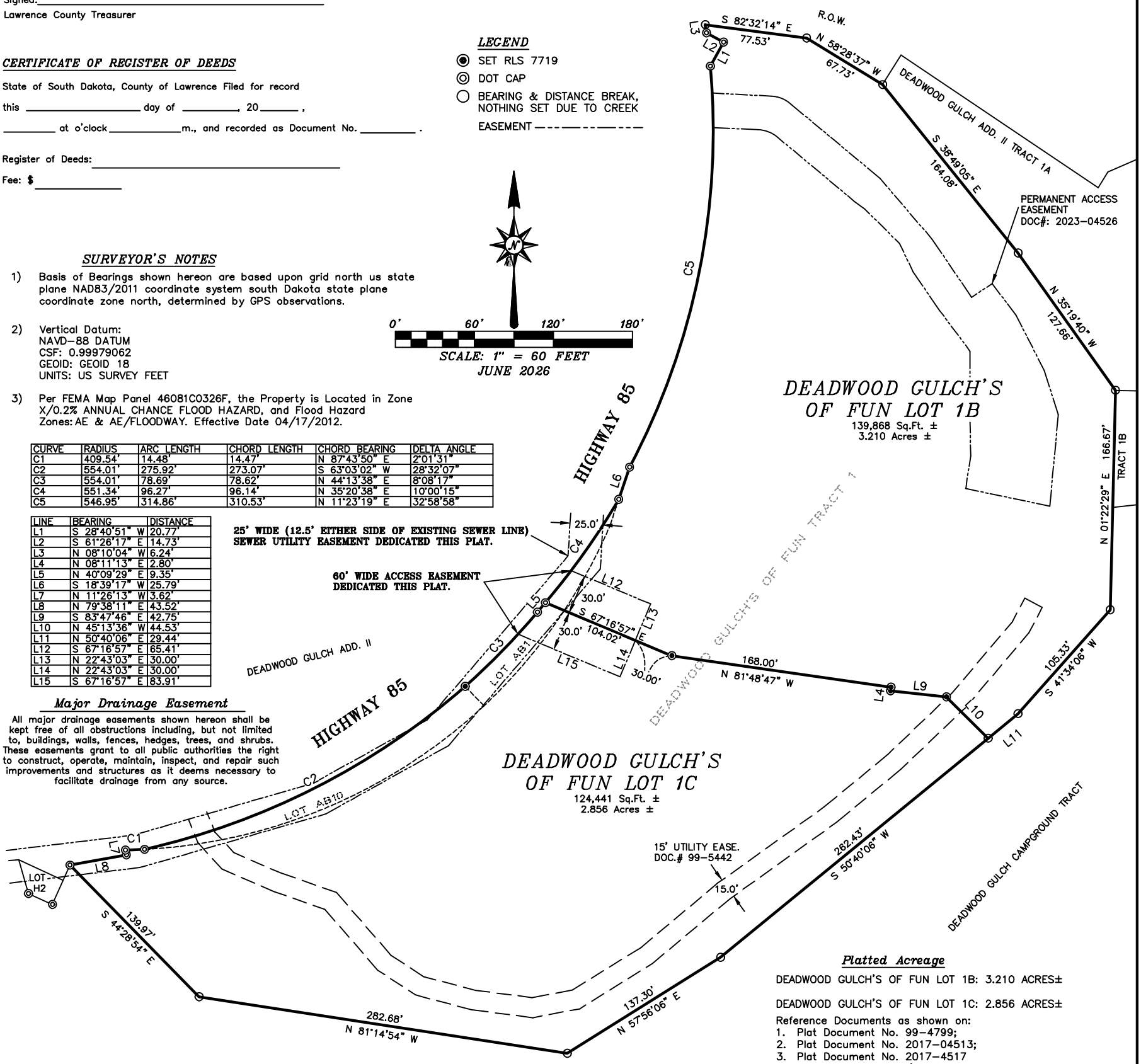
3) Per FEMA Map Panel 46081C0326F, the Property is Located in Zone X/0.2% ANNUAL CHANCE FLOOD HAZARD, and Flood Hazard Zones: AE & AE/FLOODWAY. Effective Date 04/17/2012.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	409.54'	14.48'	14.47'	N 87°43'50" E	2°01'31"
C2	554.01'	275.92'	273.07'	S 63°03'02" W	28°32'07"
C3	554.01'	78.69'	78.62'	N 44°13'38" E	8°08'17"
C4	551.34'	96.27'	96.14'	N 35°20'38" E	10°00'15"
C5	546.95'	314.86'	310.53'	N 11°23'19" E	32°58'58"

LINE	BEARING	DISTANCE
L1	S 28°40'51" W	20.77'
L2	S 61°26'17" E	14.73'
L3	N 08°10'04" W	6.24'
L4	N 08°11'13" E	2.80'
L5	N 40°09'29" E	9.35'
L6	S 18°39'17" W	25.79'
L7	N 11°26'13" W	3.62'
L8	N 79°38'11" E	43.52'
L9	S 83°47'46" E	42.75'
L10	N 45°13'36" W	44.53'
L11	N 50°40'06" E	29.44'
L12	S 67°16'57" E	65.41'
L13	N 22°43'03" E	30.00'
L14	N 22°43'03" E	30.00'
L15	S 67°16'57" E	83.91'

Major Drainage Easement

All major drainage easements shown hereon shall be kept free of all obstructions including, but not limited to, buildings, walls, fences, hedges, trees, and shrubs. These easements grant to all public authorities the right to construct, operate, maintain, inspect, and repair such improvements and structures as it deems necessary to facilitate drainage from any source.



25' WIDE (12.5' EITHER SIDE OF EXISTING SEWER LINE) SEWER UTILITY EASEMENT DEDICATED THIS PLAT.

60' WIDE ACCESS EASEMENT DEDICATED THIS PLAT.

Platted Acreage

DEADWOOD GULCH'S OF FUN LOT 1B: 3.210 ACRES±

DEADWOOD GULCH'S OF FUN LOT 1C: 2.856 ACRES±

Reference Documents as shown on:
1. Plat Document No. 99-4799;
2. Plat Document No. 2017-04513;
3. Plat Document No. 2017-4517
4. Affidavit of Scrivener's Error as recorded In Document No. 2019-00840.

as recorded at the Lawrence County Register of Deeds Office.

PREPARED BY: BASELINE SURVEYING,INC. 2305 JUNCTION AVENUE STURGIS, S.D. 57785
PHONE: 605 490-1401 EMAIL: baseline@sturgissurveying.com JOB NO. 26-080

Preliminary Plat of Deadwood Gulch's of Fun Lot 1B and Lot 1C, being a portion of Deadwood Gulch Addition II.

Formerly Deadwood Gulch's of Fun Tract 1, Lot AB10 in the US Highway 85 right-of-way in M.S. 107, lying adjacent to Deadwood Gulch's of Fun Tract 1, being a portion of Deadwood Gulch Addition II, and "lying adjacent to Deadwood Gulch's of Fun Tract 1" (Plat Doc #2017-4517 Surveyor's Affidavit of Correction Doc #2019-840), Lot AB1 in the US Highway 85 right-of-way.

All located in the E1/2 and SE1/4 of Section 27, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota.

CITY OF DEADWOOD PLANNING & ZONING COMMISSION

State of South Dakota County of Lawrence City of Deadwood

Approved by the Planning and Zoning Commission of the City of Deadwood on this _____ day of _____, 20____.

Signed: _____
Chairman

Attest: _____
City Planner

CITY OF DEADWOOD COMMISSION

State of South Dakota County of Lawrence City of Deadwood

Approval of the Preliminary Plat is hereby granted by the City of Deadwood Commission, South Dakota on this _____ day of _____, 20_____.

Signed: _____
Mayor

Attest: _____
City Finance Officer

EXPIRATION STATEMENT

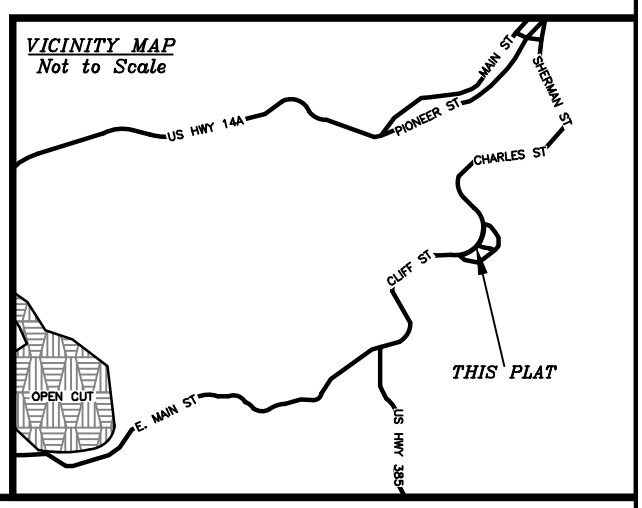
Approval of this preliminary plat shall expire within two years after the certificate of approval is signed by the Planning Director or the County Commission. This plat will expire on the _____ day of _____ , 20____ at 5:00 p.m.

SURVEYOR'S NOTES

1) Basis of Bearings shown hereon are based upon grid north us state plane NAD83/2011 coordinate system south Dakota state plane coordinate zone north, determined by GPS observations.
2) Vertical Datum: NAVD-88 DATUM CSF: 0.99979062 GEOID: GEOID 18 UNITS: US SURVEY FEET
3) Per FEMA Map Panel 46081C0326F, the Property is Located in Zone X/0.2% ANNUAL CHANCE FLOOD HAZARD, and Flood Hazard Zones: AE & AE/FLOODWAY. Effective Date 04/17/2012.
4) Fire District: Deadwood
5) School District: 40-1
6) Current Zoning: Commercial Highway
7) Current Setbacks: Ordinance 17.40.040 Principal Buildings: 15' Front, 10' Sides & 5' Back. Accessory Buildings: 15' Front, 5' Sides & 5' Back.
8) Sanitary & Road District: City-Lead/Deadwood
9) Postal Code: 57732

_____
Shanon E. Vasknetz
Registered Land Surveyor No. 7719

VICINITY MAP
Not to Scale



LEGEND

SET RLS 7719
DOT CAP
BEARING & DISTANCE BREAK, NOTHING SET DUE TO CREEK
WATER VALVE
WATER CURB STOP
SEWER MANHOLE
EASEMENT
STRM-LIN
SEWER
MDU
WATER
OHP
UDP
COMM
CONCRETE

0' 60' 120' 180'

SCALE: 1" = 60 FEET
JUNE 2026

Major Drainage Easement

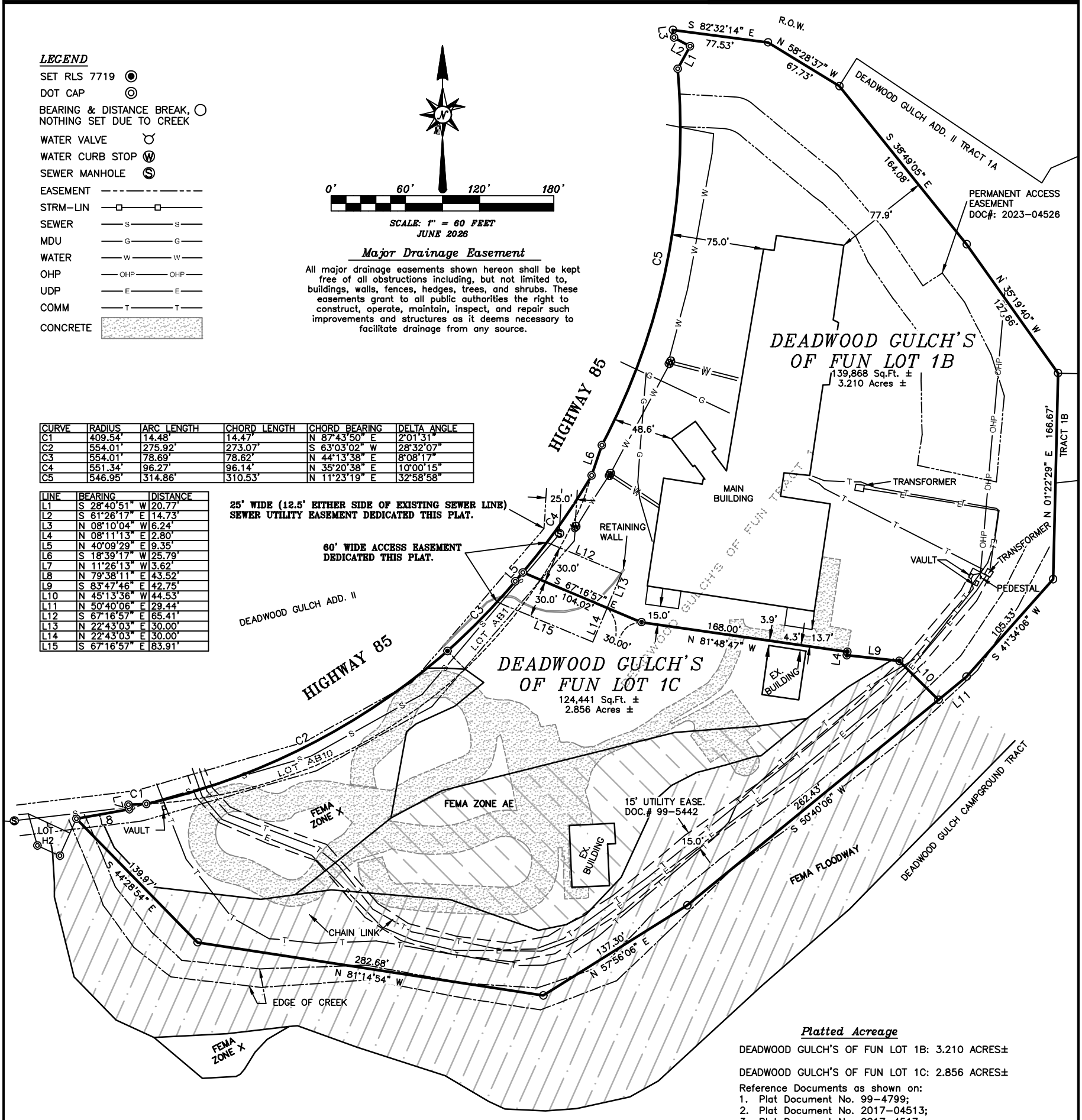
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as recorded at the Lawrence County Register of Deeds Office.

PREPARED BY: BASELINE SURVEYING,INC. 2305 JUNCTION AVENUE STURGIS, S.D. 57785
PHONE: 605 490-1401 EMAIL: baseline@sturgissurveying.com JOB NO. 26-080



Aerial photo of 225 Cliff Street

1876
DEADWOOD
PLANNING AND ZONING

DOT-166

Application for Highway Access Permit
South Dakota Department of Transportation

Bergman.Construction.llc@gmail.com

Permit Application (to be completed by applicant).

Instructions: Please contact the local South Dakota Department of Transportation office to determine what supporting documents must accompany this application. Please submit a separate application and supporting documentation for each access requested. Attach additional sheets as necessary. Please print or type. Owner and applicant agree to comply with special and standard conditions if access permitted.

Property Owner:
Name(s): Chris Bergman
Mailing Address: PO Box 665
City, State, Zip Sturgis, SD 57785
Daytime Phone: 605-490-8430

Applicant (if different from Owner):
Name(s): Chris Bergman
Mailing Address: PO Box 665
City, State, Zip Sturgis, SD 57785
Daytime Phone: 605-490-8430

Property to be Served by Approach:
County: Lawrence
Section: Township: Range:
Or
Subdivision: Block/Lot:
Street Address: 225 Cliff Street
City: Deadwood, SD

State Highway to be Accessed by Approach:
State Highway Number: 85
Access would be 1100 feet (north, south, east or west) from Burlington St. (nearest cross street).

Land Use of Property to be Served (check one):
- ☐ Agricultural: acres served _____
- ☒ Business: type Car wash total square footage of buildings: 6000 number of employees 2
- ☐ Residential: number of single-family dwellings _____, or number of multi-family dwellings _____.
- ☐ Other: describe _____

Type of Permit Requested (check one)
- ☒ New approach
- ☐ Change in use
- ☐ Temporary access
- ☐ Improve existing access
- ☐ Relocate existing access
- ☐ Remove existing access

Requested Approach Width (circle one)
24' 30' 36' (40')

Local Government Reviews:

County:
Comments:
Concurrence signature: Date:

Municipality:
Comments:
Concurrence signature: Date:

Estimated Date of Construction: 10/1/26

I, the undersigned, request permission to construct or modify an access approach subject to the rules and regulations set forth in SDCL 70:09.

Signature of Applicant: [signature] **Date:** 6/8/26

Signature of Owner (if different than applicant): **Date:** / /

Permit Decision (to be completed by SDDOT).

Supporting Materials Required:

(Required)		(Received)
☐	Access Approach Design	☐
☐	Vicinity Map	☐
☐	Traffic Volumes	☐
☐	Three Copies of Site Plan	☐
☐	Traffic Control Plan	☐
☐	Proof of Liability Insurance	☐
☐	Detailed Development Plan	☐
☐	Drainage Plan	☐
☐	Traffic Impact Study	☐
☐	Revegetation Plan	☐
☐	Other	☐

Received by SDDOT: Date: 6/20/26

Decision: (to be made after Application Review)
- ☒ Access Approved
- ☐ Access Approved with Variance: _____
- ☐ Access Denied

Terms and Conditions of Approval (or Reason for Denial)
See attached special conditions, standard plates and typical sections for all that apply.

Access Must be Constructed By 08/26/2026

SDDOT Area Engineer Signature: [signature]
Date: 06/26/2026

SDDOT Area:
Area Office RC
Contact Person Steve Wiege
Contact Phone 394-1644
Permit Number

Distribution: Original – Owner; Copies – Access Management, Area Office v.10/2005

cc. City of Deadwood. Laurie Stabler

DOT-166

SDDOT Highway Access Permit Application Review Sheet (to be completed by SDDOT)

Highway Access Classification: (check one)

- ☐ Expressway
- ☐ Free Flow Urban
- ☐ Intermediate Urban
- ☐ Urban Developed
- ☐ Urban Fringe
- ☐ Rural

Highway 85
MRM + Displacement 26 + 67
Left ☐ Right ☒
Average Daily Traffic _____
Accidents (three years) _____

Highway Alignment to Left of Access (as seen when standing on access) Int

- ☐ Straight
- ☒ Turns left
- ☐ Turns right
- ☐ Flat
- ☒ Slopes up
- ☐ Slopes down

~~Stopping~~ Sight Distance: _____ ft.
Entering Sight Distance: 763 ft.
Posted Speed Limit: 25 mph

- ☐ 0-3% grade
- ☒ 3-5% grade
- ☐ >5% grade

Highway Alignment to Right of Access (as seen when standing on access) Int

- ☐ Straight
- ☒ Turns left
- ☐ Turns right
- ☐ Flat
- ☐ Slopes up
- ☒ Slopes down

~~Stopping~~ Sight Distance: _____ ft.
Entering Sight Distance: 379 ft.
Posted Speed Limit 25 mph

- ☐ 0-3% grade
- ☒ 3-5 % grade
- ☐ >5% grade

Significant Design and Potential Impact Considerations (check all that apply and explain checked items):

- ☒ Sidewalks or Bike Paths
- ☒ Curb & Gutter
- ☐ On-Street Parking
- ☐ Shoulder Width
- ☐ Historical Resources
- ☐ Surface Drainage
- ☐ Drainage Structures
- ☐ Major Structures
- ☐ Guard Rail
- ☒ Above-Ground Utilities
- ☐ Railroad Tracks
- ☐ Distance to Nearby Streets, Both Directions
- ☐ Distance to Nearby Driveways, Both Directions
- ☐ Others Streets with Access or Available Access
- ☐ Traffic Control Devices or Relocation Needed
- ☐ Median Crossovers

Explain impact on design:
Curb + Gutter to have ADA requirements
Decorative light pole on edge of approach & if not move access will not ~~align~~ align with Access across the road.

SDDOT Region Traffic Engineer Review (optional):
Comments:

Signature: _____ date: ___/___/___

SDDOT Access Management Review (optional):
Comments:

Signature: _____ date: ___/___/___

APPROACH DESIGN SKETCH

See attached map

List Attachments:

- ☐ Driveway details
- ☐ Culvert details
- ☐ Mailbox details
- ☐ Fencing details
- ☐ Cattle guard
- ☐ Sidewalk details
- ☐ Median crossovers
- ☐ Recreation paths
- ☐ Rail crossings
- ☐ Auxiliary lanes
- ☐ Storm sewer
- ☐ Pavement
- ☐ Curb & gutter
- ☐ Traffic Control
- ☐ Sign/signal/marking
- ☐ Other

SDDOT Review Performed by: Steve Wiege **Date:** 6/22/26.

State Highway Access Approach Permit
Standard Conditions

When this permit was issued, the Department made its decision based in part on information submitted by the applicant, what alternative access to other public roads and streets was available, the operation of the highway and safety and design standards. Changes in access approach use or design not approved by the Department may cause the revocation or suspension of the permit. The permittee is responsible for the costs of construction, maintenance, and removal (if necessary) of the approach.

PERMIT EXPIRATION

A permit shall be considered expired if the access is not under construction within one year of the permit issue date or before the expiration of any authorized extension. When the permittee is unable to commence construction within one year after the permit issue date, the permittee may request a one-year extension from the Department. Only one extension may be granted. Any request for an extension must be in writing and submitted to the Department before the permit expires. The request should state the reasons why the extension is necessary, when construction is anticipated, and include a copy of page 1 (face of permit) of the access permit. Extension approvals shall be in writing. Any person wishing to reestablish an access permit that has expired may begin again with the application procedures.

CONSTRUCTION

1. The construction of the access and its appurtenances as required by the terms and conditions of the permit shall be completed at the expense of the permittee. All materials used in the construction of the access within the highway right-of-way or on permanent easements, become public property. Any materials removed from the highway right-of-way will be disposed of only as directed by the Department. Only clean fill material may be used for construction. Rubble and organic materials are prohibited. Permittee is responsible for salvaging and replacing topsoil, erosion control and revegetation of access.
2. The permittee shall notify the Area Office at least two working days prior to any construction within state highway right-of-way. Construction of the access shall not proceed until the access permit is issued. The access shall be completed in an expeditious and safe manner and shall be finished within 45 days from the initiation of construction within the highway right-of-way. One construction time extension may be requested from the Area Engineer. The permittee shall also notify the Area Office two days prior to substantial completion of the access construction.
3. A utility permit shall be obtained for any utility work within highway right-of-way. Where necessary to remove, relocate, or repair any traffic control device or public or private utility for the construction of a permitted access, the relocation, removal or repair shall be accomplished by the permittee without cost to the Department, and at the direction of the Department or utility company. Any damage to the state highway or other public right-of-way beyond that which is allowed in the permit shall be repaired immediately. The permittee is responsible for the repair of any utility damaged in the course of access construction, reconstruction or repair. Utilities are responsible for salvaging and replacing topsoil and must have an approved erosion control and revegetation plan. A final inspection must be held with the utility at the completion of the work.
4. The Department and the local government may inspect the access during construction and upon completion of the access to determine that all terms and conditions of the permit are met. Inspectors are authorized to enforce the conditions of the permit during and after construction and to halt any activities within state right-of-way that do not comply with the provisions of the permit, that conflict with concurrent highway construction or maintenance work, that endanger highway property, natural or cultural resources protected by law, or the health and safety of workers or the public.
5. Prior to using the access, the permittee is required to complete the construction according to the terms and conditions of the permit. Failure by the permittee to abide by all permit terms and conditions shall be sufficient cause for the Department to initiate action to suspend or revoke the permit and close the access. If in the determination of the Department the failure to comply with or complete the construction requirements of the permit create a highway safety hazard, such shall be sufficient cause for the summary suspension of the permit. If the permittee wishes to use the access prior to completion, arrangements must be approved by the Department and included in the permit. The Department may order a halt to any unauthorized use of the access pursuant to statutory and regulatory powers. Reconstruction or improvement of the access may be required when the permittee has failed to meet required specifications of design or materials.
6. The permittee shall provide construction traffic control devices at all times during access construction, in conformance with the Manual on Uniform Traffic Control Devices as required by state statute.

7. In the event it becomes necessary to remove any right-of-way fence, the posts on either side of the access shall be securely braced with an approved end post before the fence is cut to prevent any slacking of the remaining fence.
8. The permittee shall ensure that a copy of the permit is available for review at the construction site at all times. The permit may require the contractor to notify the individual or office specified on the permit at any specified phases in construction to allow the field inspector to inspect various aspects of the construction such as concrete forms, subbase, base course compaction, and materials specifications. Minor changes and additions may be ordered by the Department or local authority field inspector to meet unanticipated site conditions.
9. Each access shall be constructed in a manner that shall not cause water to enter onto the roadway or shoulder, and shall not interfere with the existing drainage system on the right-of-way or any adopted municipal system and drainage plan.
10. By accepting the permit, permittee agrees to save, indemnify, and hold harmless to the extend allowed by law, the Department, its officers, and employees from suits, actions, claims of any type or character brought because of injuries or damage sustained by any person resulting from the permittee's use of the access permit during construction of the access.

CHANGES IN ACCESS USE AND PERMIT VIOLATIONS

1. It is the responsibility of the property owner and permittee to ensure that the use of the access to the property is not in violation of the permit terms and conditions. The terms and conditions of any permit are binding upon all assigns, successors-in-interest, heirs and occupants. If any significant changes are made or will be made in the use of the property that will affect access operation, traffic volume and or vehicle type, the permittee or property owner shall contact the Department to determine if a new access permit and modification to the access are required.
2. When an access is constructed or used inconsistent with the terms and conditions in violation of the permit, the Department may summarily suspend an access permit and immediately order closure of the access.

MAINTENANCE

The permittee shall be responsible for the repair and maintenance of the access beyond the edge of the roadway including:

(1) surfacing ,
(2) curb and gutter,
(3) cattle guard and gate,
(4) vegetation control,
(5) removal or clearance of snow or ice upon the access even though deposited on the access in the course of department snow removal operations,
(6) repair and replacement of any access-related culverts of 36 inch diameter or smaller within the right-of-way in unincorporated areas,
(7) obtaining department approval for all culvert repairs, drainage repairs, resurfacing, and changes in access design or configuration, and
(8) all other maintenance required for continued safe and satisfactory operation of the access point.

The department shall perform no maintenance of access points, except:

(1) modification of access point as necessary to meet adjacent highway reconstruction, as determined by the department,
(2) access surface maintenance only when the department performs similar type maintenance on the highway at the access,
(3) maintenance of new approaches required for construction under §31-24-1 and §31-24-2.
(4) culvert cleaning in unincorporated areas, and
(5) repair and replacement of culverts larger than 36" diameter in unincorporated areas.

In the event that the permittee fails to maintain an access point, the department may declare the negligently maintained access point a public nuisance, and upon notice to the permittee, may correct maintenance deficiencies at cost to the owner.

DOT-166

Access Approach Construction Inspection Form
South Dakota Department of Transportation

To: (person who will conduct field inspection)	After completion, return form to person/office:
address	
address	
Address/zip	

The assigned field inspector is to complete this form for each newly completed access and return the form as noted in the upper right. This form is to confirm installation of an access. If during construction, the inspector should determine problems, such as poor traffic control, materials, or failure to adhere to the permit, they are to order the problems corrected, work may be shut down if necessary, and/or area office contacted for direction. All construction shall be completed within 45 days unless extension granted in writing by Area Engineer.

Permittee name and phone:

Access location:	Permit number:
Local jurisdiction:	Permit issue date:
SDDOT Area:	Permit construction began: _____ Permit construction ended: _____ Permit extension granted: _____

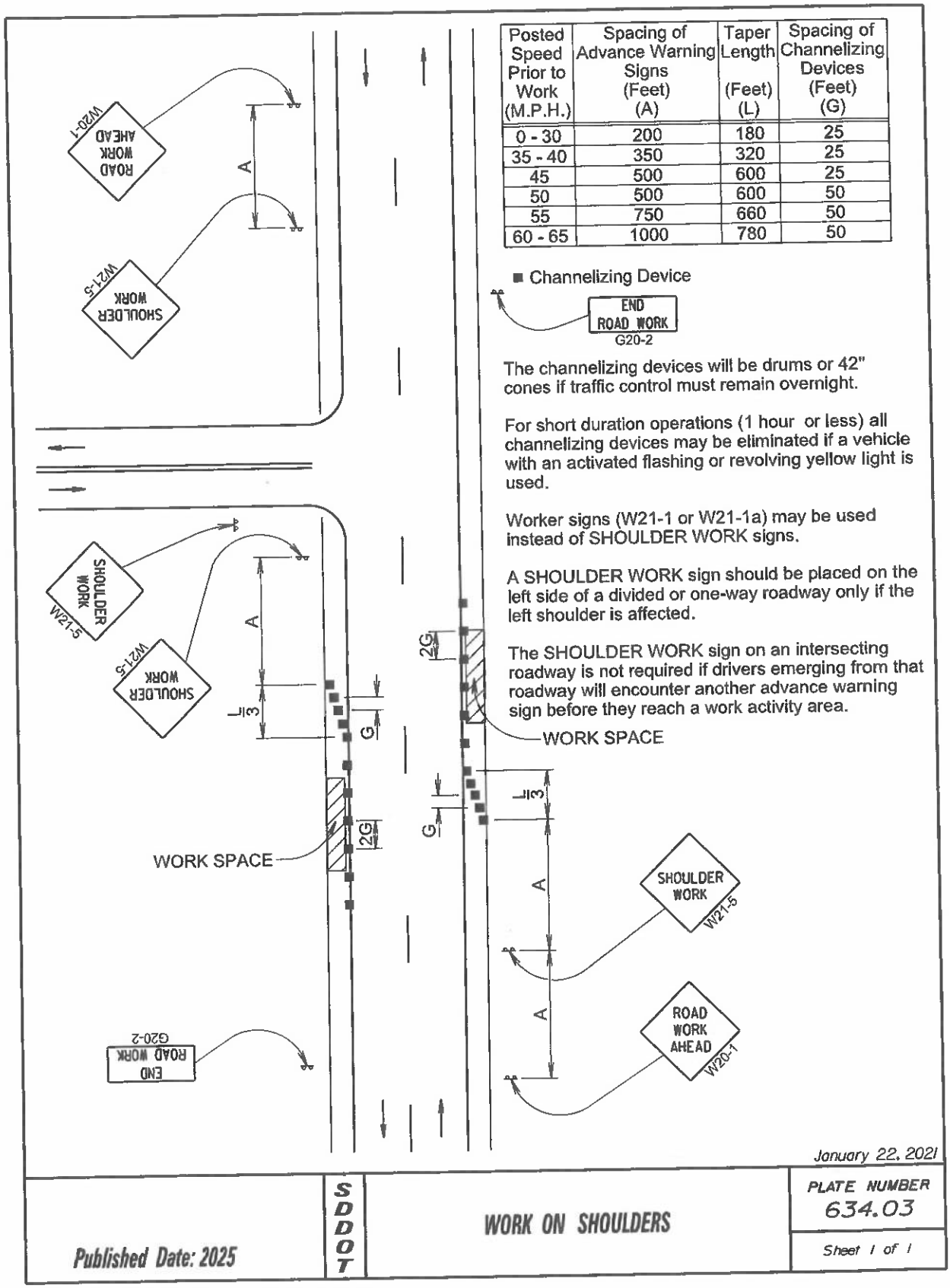
This access has been constructed in reasonable conformance with the issued access permit:
Inspector signature _____ Date _____

This access has NOT been constructed in reasonable conformance with the issued access permit:
Inspector signature _____ Date _____

Items not in conformance or inspector comments:


Untitled Map
Write a description for your map.
Legend
Ag
ATM
Feature 1
Gold Rush EBike
George S. Mickelson Trail
CanAm Hwy
Whitewood Creek
George S. Mickelson Trail
85
26.67
Google Earth
Image © 2026 Airbus
N
100 ft
Whitewood Creek


Untitled Map
Write a description for your map.
Legend
ATM
Feature 1
Gold Rush EBike
George S. Mickelson Trail
CanAm Hwy
Whitewood Creek
George S. Mickelson Trail
85
26.67
Light pole?
237'
Google Earth
Image © 2023 Airbus
N
100 ft
Whitewood Creek



Posted Speed Prior to Work (M.P.H.)	Spacing of Advance Warning Signs (Feet) (A)	Taper Length (Feet) (L)	Spacing of Channelizing Devices (Feet) (G)
0 - 30	200	180	25
35 - 40	350	320	25
45	500	600	25
50	500	600	50
55	750	660	50
60 - 65	1000	780	50

■ Channelizing Device

The channelizing devices will be drums or 42" cones if traffic control must remain overnight.

For short duration operations (1 hour or less) all channelizing devices may be eliminated if a vehicle with an activated flashing or revolving yellow light is used.

Worker signs (W21-1 or W21-1a) may be used instead of SHOULDER WORK signs.

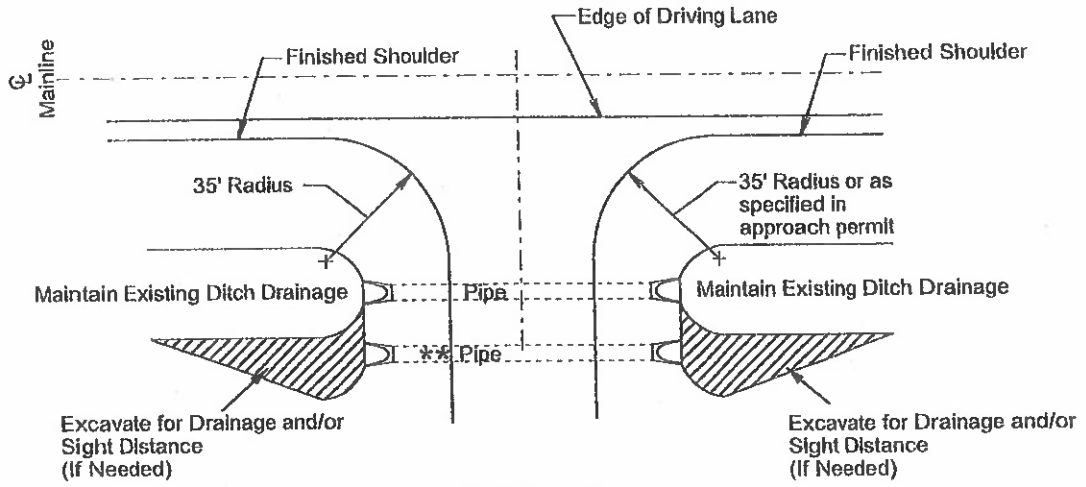
A SHOULDER WORK sign should be placed on the left side of a divided or one-way roadway only if the left shoulder is affected.

The SHOULDER WORK sign on an intersecting roadway is not required if drivers emerging from that roadway will encounter another advance warning sign before they reach a work activity area.

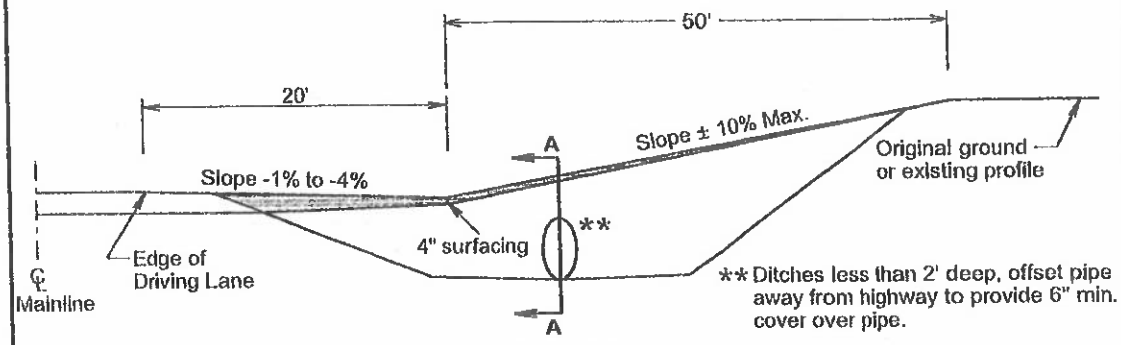
January 22, 2021

Published Date: 2025	SDDOT	WORK ON SHOULDERS	PLATE NUMBER 634.03
			Sheet 1 of 1

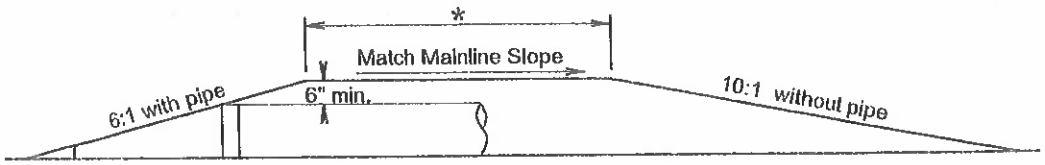
ENTRANCES



PLAN VIEW



ELEVATION VIEW
(Entrance)



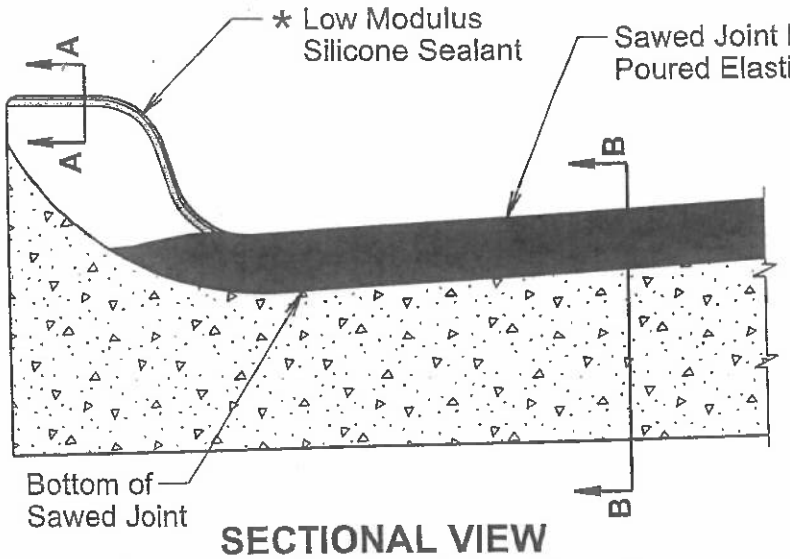
SECTION A-A
(Entrance)

* The finished surfacing width is stated in the approach permit

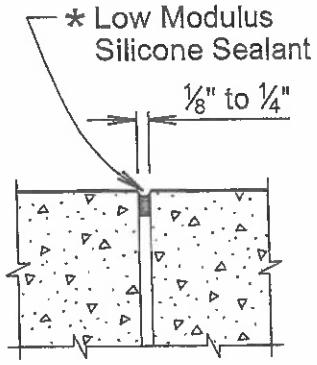
GENERAL NOTES:

A 6:1 inslope will be constructed for an entrance when a pipe is required. A 10:1 inslope will be constructed when a pipe is not required.

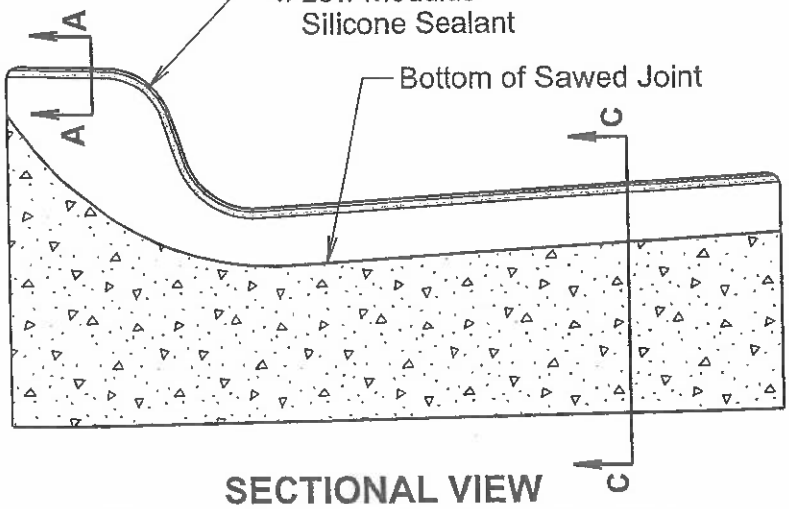
The transition area between the mainline inslope and the approach inslope will be rounded to create a smooth transition.



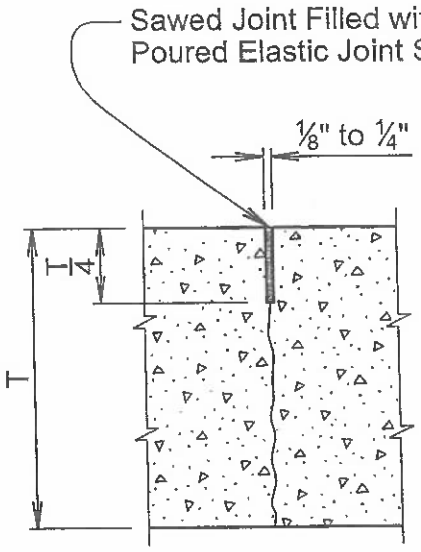
SECTIONAL VIEW
(Curb and Gutter Placed Monolithic with Adjacent Mainline PCC Pavement)



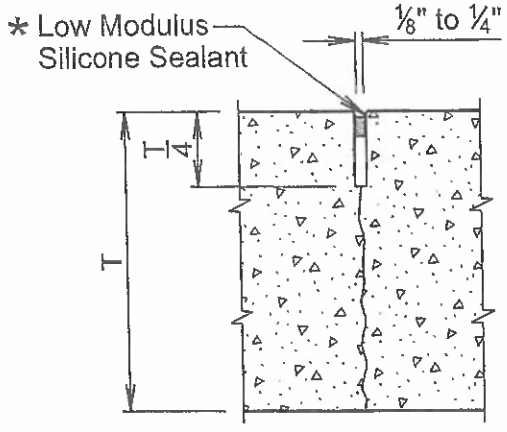
SECTION A-A



SECTIONAL VIEW
(Curb and Gutter not Placed Monolithic with Adjacent Mainline PCC Pavement or Mainline Surfacing is not PCC Pavement)

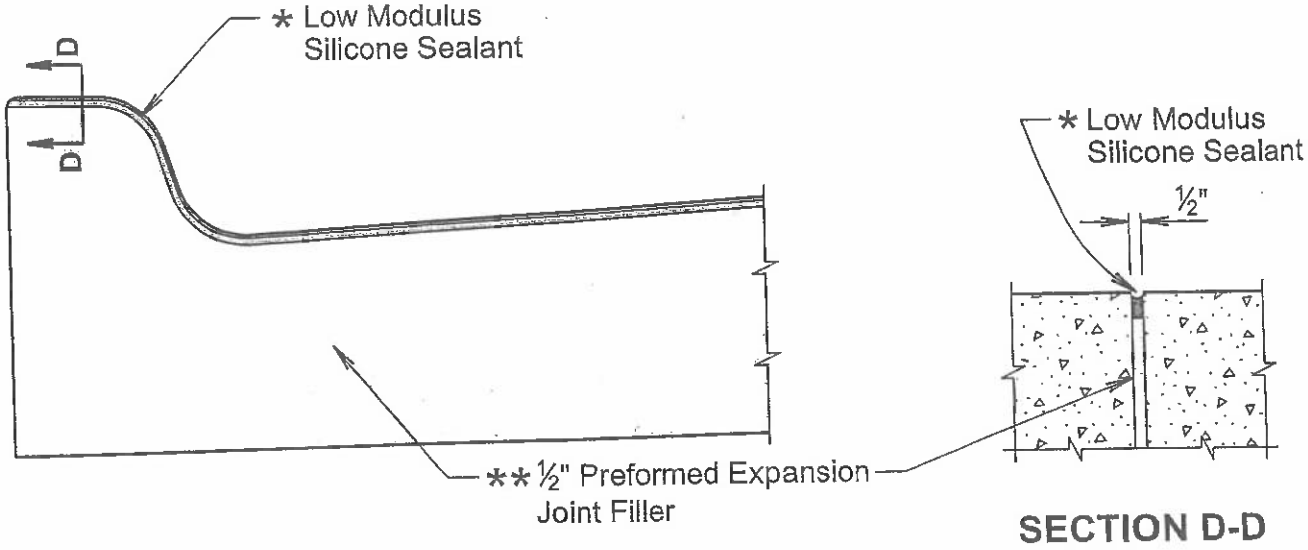


SECTION B-B



SECTION C-C

* The silicone sealant will be placed such that it completely seals the joint and is bonded to the sides of the clean joint as approved by the Engineer.



SECTIONAL VIEW
(Curb and Gutter at ½" Preformed Expansion Joint Filler Location)

SECTION D-D

* The silicone sealant will be placed such that it completely seals the joint and is bonded to the sides of the clean joint as approved by the Engineer.

GENERAL NOTES:

For illustrative reason, only the type B curb and gutter is shown.

** A ½-inch preformed expansion joint filler will be placed transversely in the curb and gutter at the following locations:

At each junction between the radius return of curb and gutter, and curb and gutter which is parallel to the project centerline.

At each junction between new curb and gutter and existing curb and gutter.

Transverse contraction joints will be constructed at 10 foot intervals in the concrete curb and gutter except when the concrete curb and gutter is constructed adjacent to mainline PCC pavement. When concrete curb and gutter is constructed adjacent to mainline PCC pavement, a transverse contraction joint will be constructed in the concrete curb and gutter at each mainline PCC pavement transverse contraction joint location.

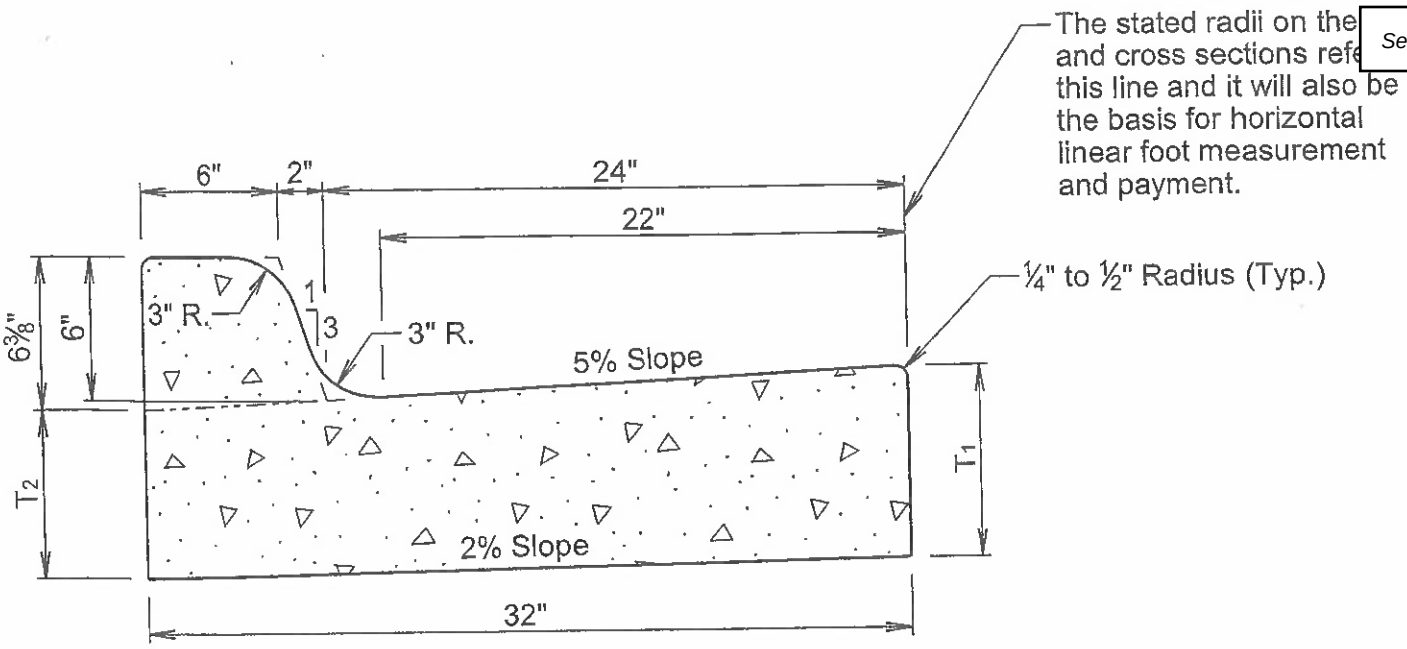
When concrete curb and gutter is not placed monolithically with the mainline PCC pavement or when the adjacent mainline surfacing is not PCC concrete, the transverse contraction joints in the concrete curb and gutter will be 1½ inches deep if formed in the fresh concrete using a suitable grooving tool. If a saw is used to cut the contraction joints, then the depth of the joint will be at least ¼ the thickness of the concrete and the joint will be sealed in accordance with the details shown above.

December 23, 2019

SDD

JOINTS IN CONCRETE CURB AND GUTTER

PLATE NUMBER
650.90

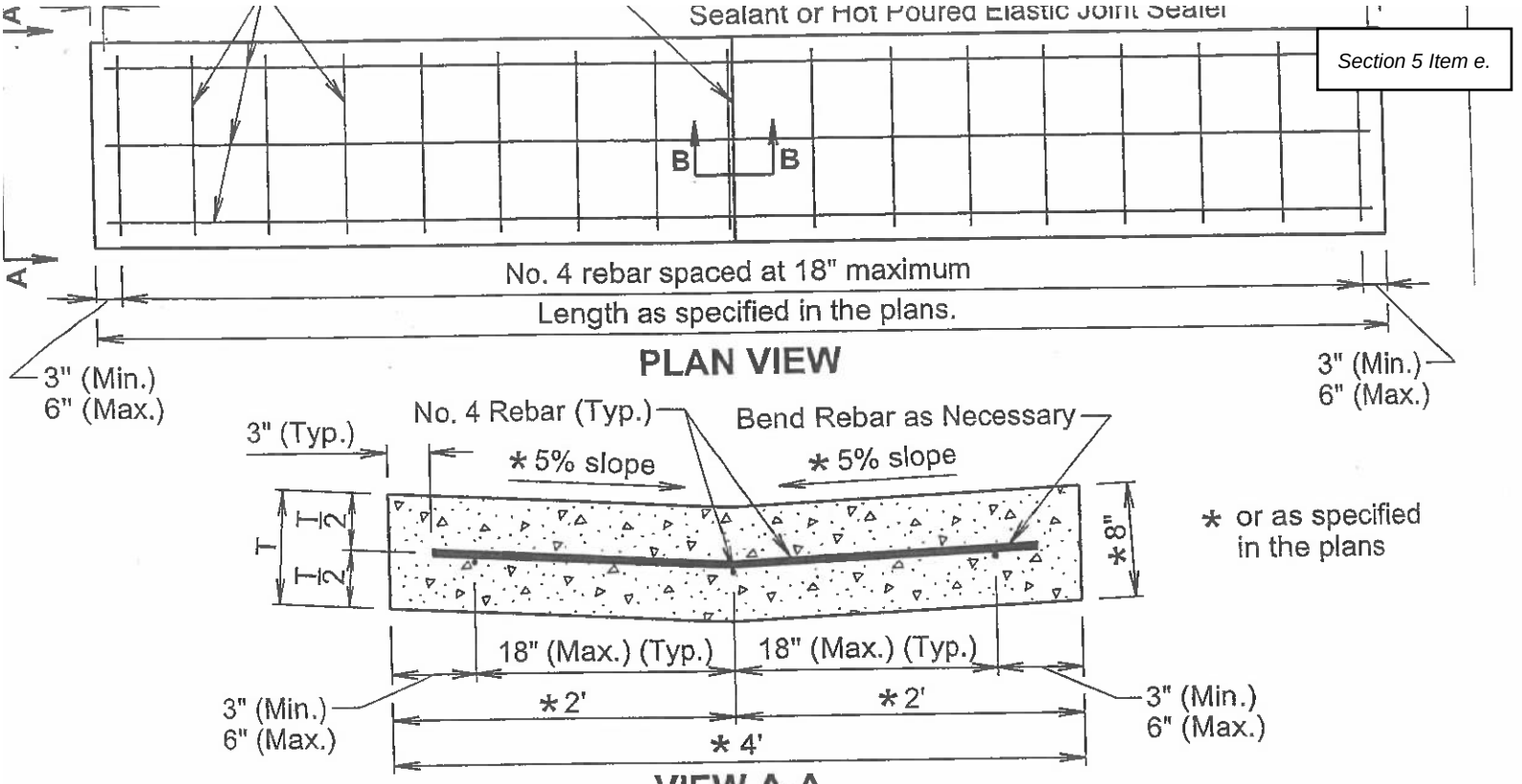


TYPE B CONCRETE CURB AND GUTTER				
Type	T_1 (Inches)	T_2 (Inches)	Cu. Yd. Per Lin. Ft.	Lin. Ft. Per Cu. Yd.
B66	6	5 1/16	0.057	17.7
B67	7	6 1/16	0.065	15.4
B68	8	7 1/16	0.073	13.7
B68.5	8.5	7 9/16	0.077	13.0
B69	9	8 1/16	0.081	12.3
B69.5	9.5	8 9/16	0.085	11.7
B610	10	9 1/16	0.090	11.2
B610.5	10.5	9 9/16	0.094	10.7
B611	11	10 1/16	0.098	10.2
B611.5	11.5	10 9/16	0.102	9.8
B612	12	11 1/16	0.106	9.4

GENERAL NOTES:

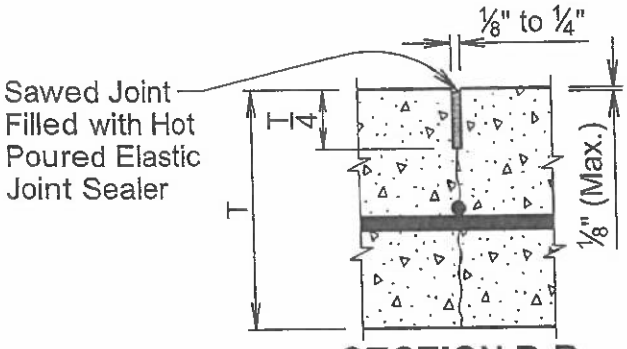
When concrete curb and gutter longitudinally adjoins new concrete pavement, the method of attachment will be by one of the methods shown on standard plate 380.21.

See standard plate 650.90 for expansion and contraction joints in the curb and gutter.

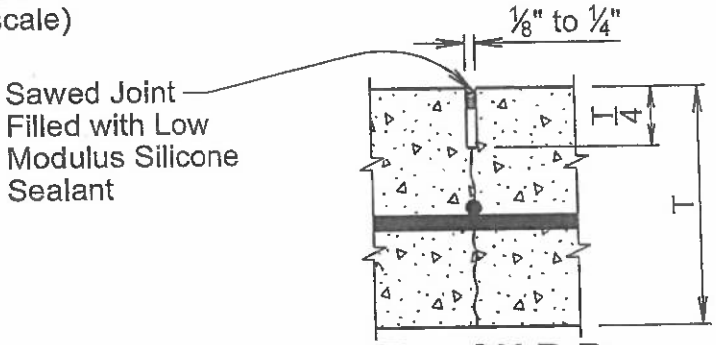


PLAN VIEW

VIEW A-A
(Not to scale)



SECTION B-B
(Sawed Joint Filled with Hot Poured Elastic Joint Sealer)



SECTION B-B
(Sawed Joint Filled with Low Modulus Silicone Sealant)

GENERAL NOTES:

The concrete will comply with the specifications for class M6 concrete.

The reinforcing steel will comply with the requirements of specification sections 480 and 1010.

If a lap splice is provided the No. 4 rebar will be lapped a minimum of 12 inches.

** The sawed joints will be spaced at 12 feet; however, when the length of the valley gutter is 12 feet to 24 feet there will be a joint at the midpoint of the length. The saw cut to control cracking will be a minimum of ¼ the thickness of the pavement.

All hot poured elastic joint sealer material spilled on the surface of the concrete pavement will be removed as soon as the material has cooled. The extent of removal of material will be to the satisfaction of the Engineer. All costs for removal of the spilled joint sealer material will be borne by the Contractor.

The silicone sealant will be bonded to the sides of a clean joint to completely seal the joint as approved by the Engineer.

All costs for furnishing and installing the valley gutter including materials, equipment, labor, and incidentals will be included in the contract unit price per square yard for the corresponding Valley Gutter contract item.

December 23, 2019

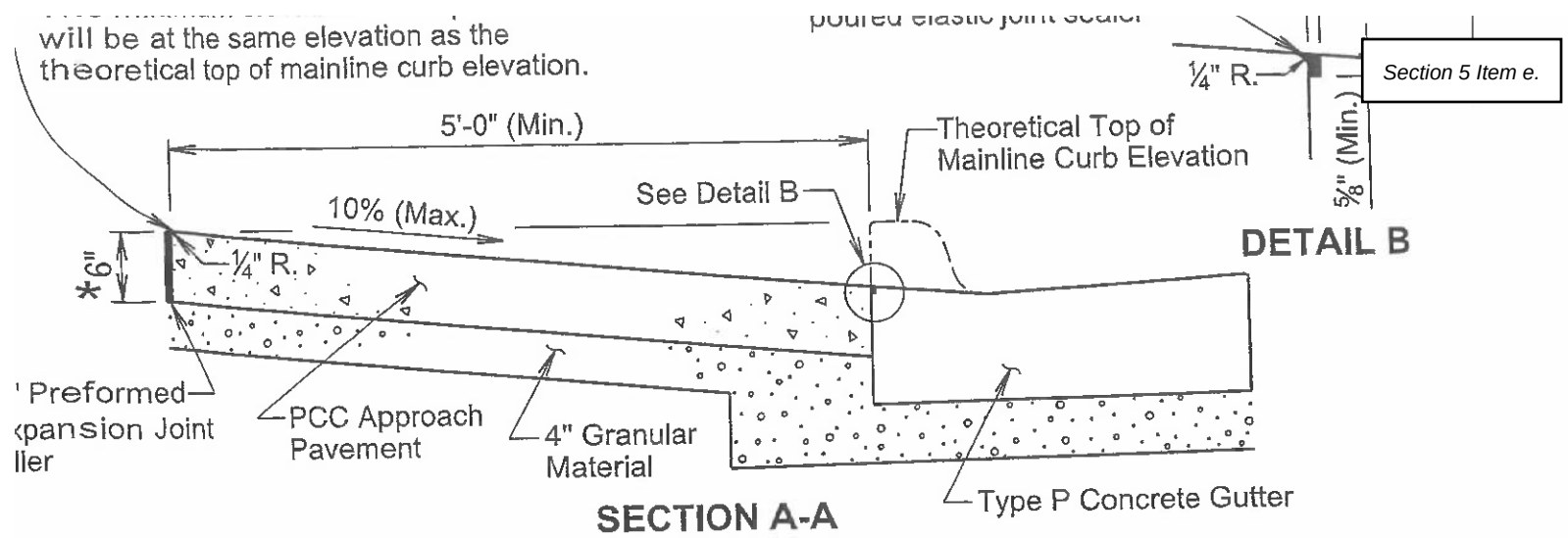
SDDC

VALLEY GUTTER

PLATE NUMBER
650.40

will be at the same elevation as the theoretical top of mainline curb elevation.

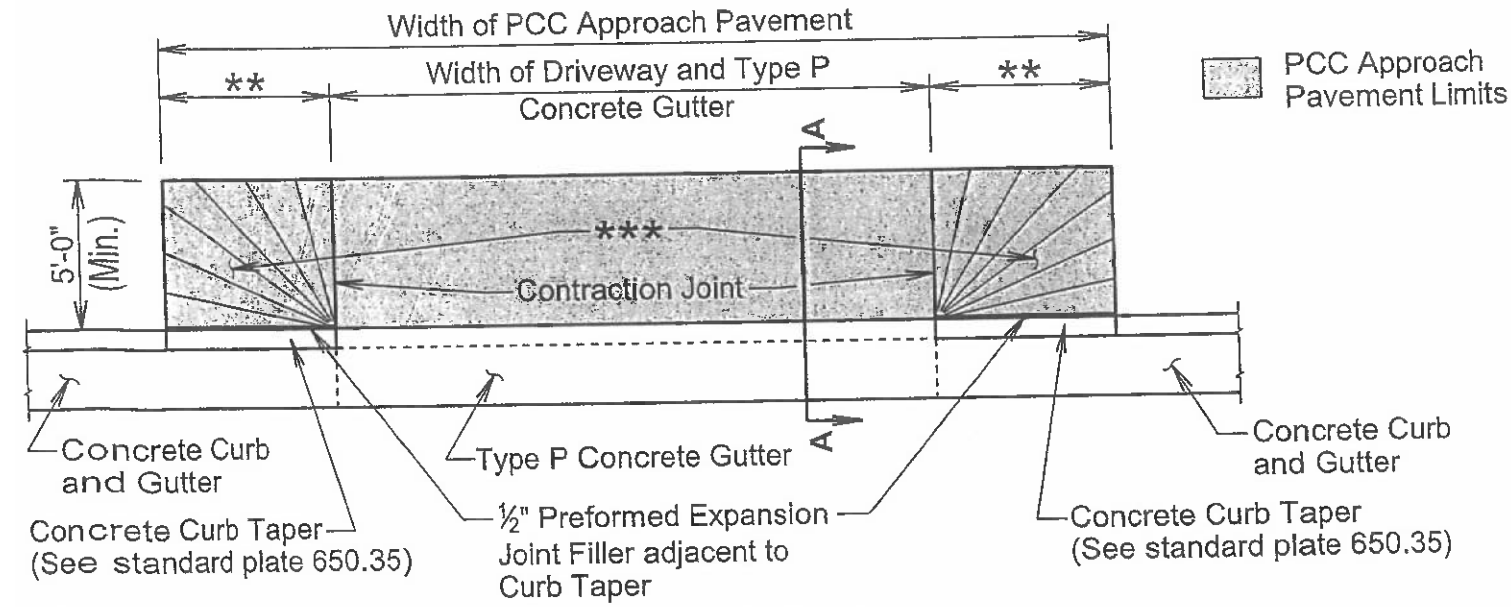
poured elastic joint sealer



DETAIL B

SECTION A-A

* 8" at Commercial Approaches
* Width for 6" high curb is 6' (See standard plate 650.35)
* Within these areas, the surface of the type A PCC approach pavement will be sloped transitionally as approved by the Engineer.



PLAN VIEW

GENERAL NOTES:

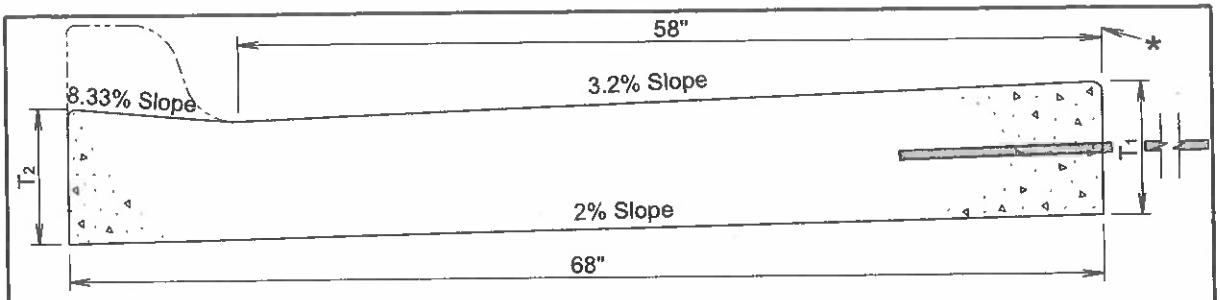
The concrete for the type A PCC approach pavement and adjacent driveway will comply with the requirements of the Specifications for class M6 concrete unless otherwise stated in the plans.

Contraction joints in the type A PCC approach pavement will be 1½ inches deep if formed in the fresh concrete using a suitable grooving tool. If a saw is used to cut the contraction joints, then the depth of the joint will be at least ¼ the thickness of the approach pavement. Additional contraction joints not shown in the Plan View will be spaced as follows:

One joint at the center of the approach for driveways 16 feet to 24 feet wide.
Two joints spaced at equal intervals for driveways greater than 24 feet to 40 feet wide.

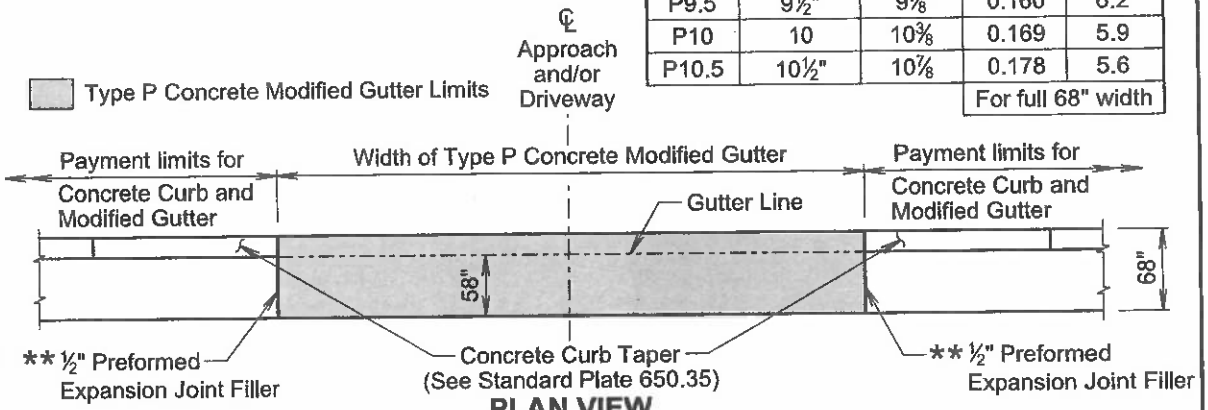
All costs for furnishing and placing the type A PCC approach pavement and constructing the expansion and contraction joints including labor, equipment, excavation, and materials including the earthen backfill and granular material, will be incidental to the contract unit price per square yard for the corresponding PCC Approach Pavement contract item.

June 26, 2019



TYPE P CONCRETE MODIFIED GUTTER				
Type	T_1 (Inches)	T_2 (Inches)	Cu. Yd. Per Lin. Ft.	Lin. Ft. Per Cu. Yd.
P8	8	8 3/8	0.134	7.4
P8.5	8 1/2"	8 7/8	0.143	6.9
P9	9	9 3/8	0.152	6.6
P9.5	9 1/2"	9 7/8	0.160	6.2
P10	10	10 3/8	0.169	5.9
P10.5	10 1/2"	10 7/8	0.178	5.6
			For full 68" width	

* The stated radii on the plans and cross sections refer to this line and it will also be the basis for horizontal linear foot measurement and payment.



PLAN VIEW

** Joint will not be needed if concrete curb and gutter and type P concrete gutter is placed at the same time. If the ½" preformed expansion joint filler is provided, then the joint will be sealed in accordance with standard plate 650.90.

GENERAL NOTES:

The concrete for the type P concrete modified gutter will comply with the requirements of the specifications for class M6 concrete.

When concrete gutter longitudinally adjoins new concrete pavement, the method of attachment will be by one of the methods shown on standard plate 380.21.

Transverse contraction joints will be constructed at 10-foot intervals in the concrete gutter except when concrete gutter is constructed adjacent to mainline PCC pavement. When concrete gutter is constructed adjacent to mainline PCC pavement, a transverse contraction joint will be constructed in the concrete gutter at each mainline PCC pavement transverse contraction joint location.

When concrete gutter is placed monolithically with mainline PCC pavement, the transverse contraction joints in the concrete gutter will be sawed and sealed the same as the transverse contraction joints in the mainline PCC pavement.

When concrete gutter is not placed monolithically with the mainline PCC pavement and when the adjacent mainline surfacing is not PCC concrete, the transverse contraction joints in the concrete gutter will be 1½ inches deep if formed in the fresh concrete using a suitable grooving tool. If a saw is used to cut the contraction joints, then the depth of the joint will be at least ¼ the thickness of the concrete.

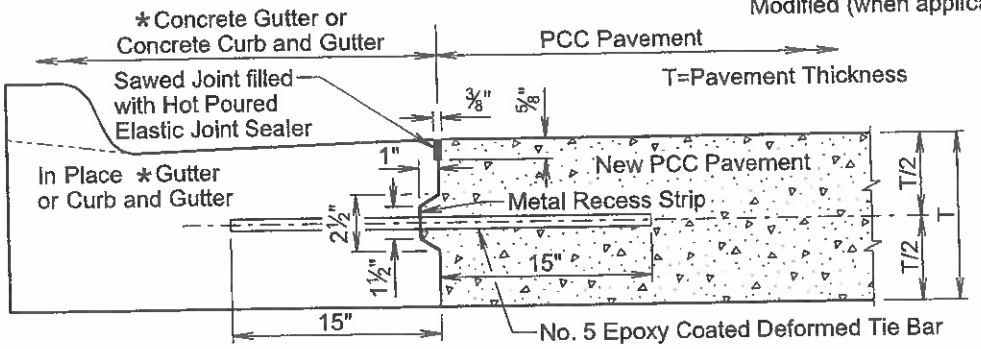
March 31, 2024

Published Date: 2025	SDDOT	**TYPE P CONCRETE MODIFIED GUTTER**	PLATE NUMBER 650.32
			Sheet 1 of 1

LONGITUDINAL CONSTRUCTION JOINT WITH TIE BARS

(Individually Formed)

*Standard (shown) or Modified (when applicable)



GENERAL NOTES:

No. 5 epoxy coated deformed tie bars will be spaced 48 inches center to center. The tie bars will be placed a minimum of 15 inches from existing transverse contraction joints. The keyway shown above is a female keyway.

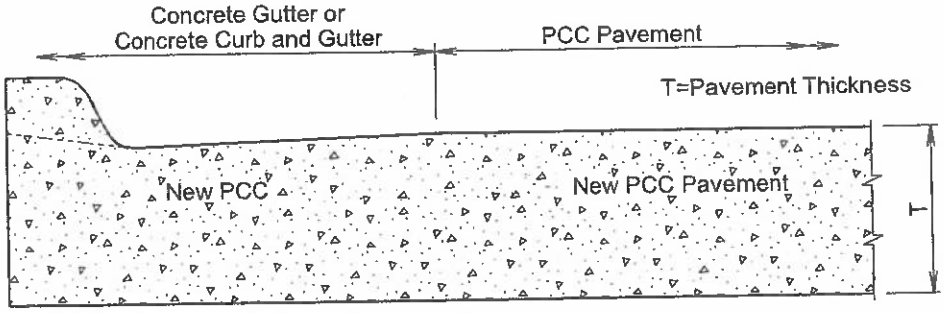
The keyway is optional and is not required. When concrete pavement is formed and a keyway is provided, a metal recess strip will be used. When concrete pavement is slip formed, a metal recess strip is not required.

The transverse contraction joints in the concrete gutter or concrete curb and gutter will be placed at each mainline PCC pavement transverse contraction joint. The transverse contraction joints in the concrete gutter or the concrete curb and gutter will be 1½ inches deep if formed in fresh concrete using a suitable grooving tool. If a saw is used to cut the transverse contraction joints, then the depth of the joint will be at least ¼ the thickness of the concrete gutter or concrete curb and gutter.

Standard curb and gutter may not be placed monolithically with PCC pavement if the mainline lane width is greater than 12 feet.

The term "In Place *Gutter or Curb and Gutter" in the above drawing indicates that the in place *concrete gutter and concrete curb and gutter was placed on the current project.

POURED MONOLITHICALLY (Standard Concrete Curb and Gutter)



GENERAL NOTES:

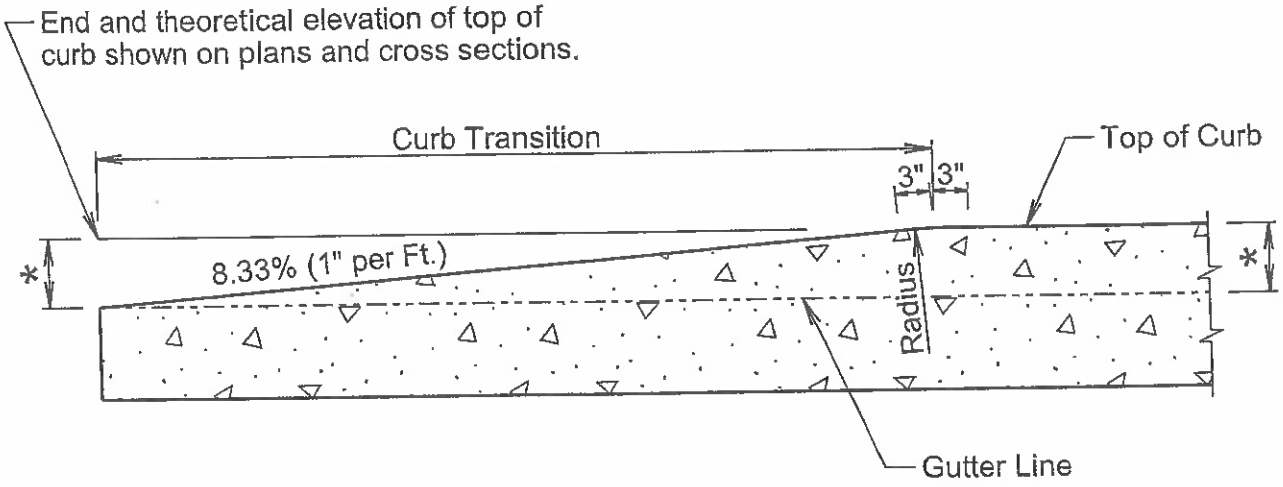
The mainline curb and gutter may be placed monolithically with the PCC pavement if the mainline lane width is less than or equal to 12 feet. If this method of construction is used, the tie bars and the sawed joint between the curb and gutter and the PCC pavement will be eliminated.

The gutter or curb and gutter will be sawed transversely at each mainline transverse contraction joint. The transverse contraction joints in the gutter or curb and gutter will be sawed and sealed same as the transverse contraction joints in the PCC pavement.

The slope of the gutter will be the slope designated for the type of gutter or curb and gutter to be constructed. The bottom slope of the gutter or curb and gutter will be constructed at the same slope as the mainline concrete pavement.

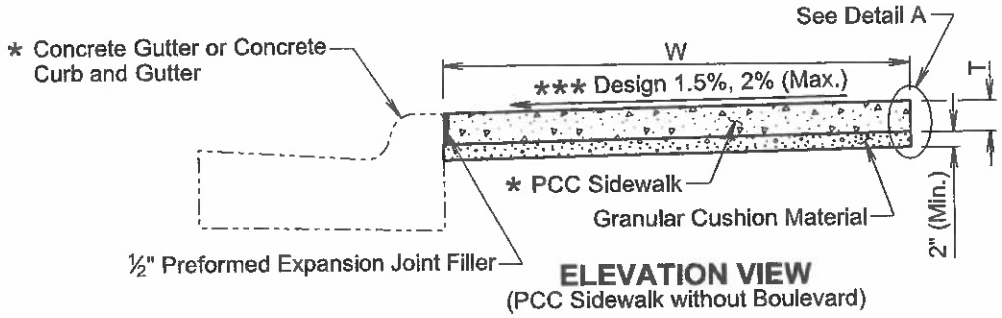
March 31, 2024

Published Date: 2025	SDDOT	PCC PAVEMENT LONGITUDINAL CONSTRUCTION JOINTS WITH CONCRETE GUTTER OR CONCRETE CURB AND GUTTER	PLATE NUMBER 380.21 Sheet 1 of 2

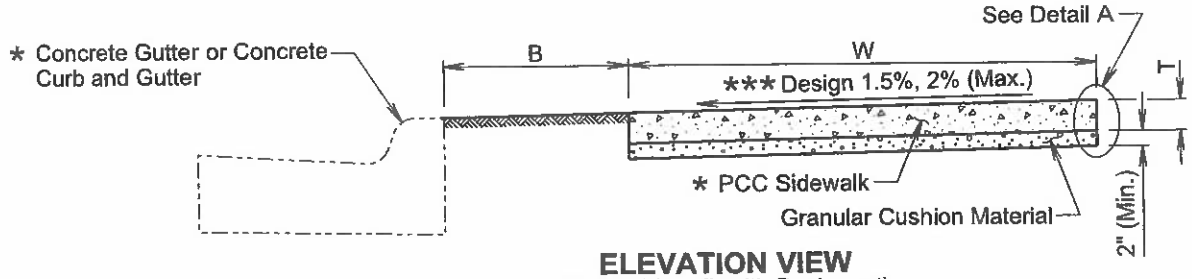


* Height of Curb

LONGITUDINAL SECTION
(Concrete Curb Taper)



ELEVATION VIEW
(PCC Sidewalk without Boulevard)



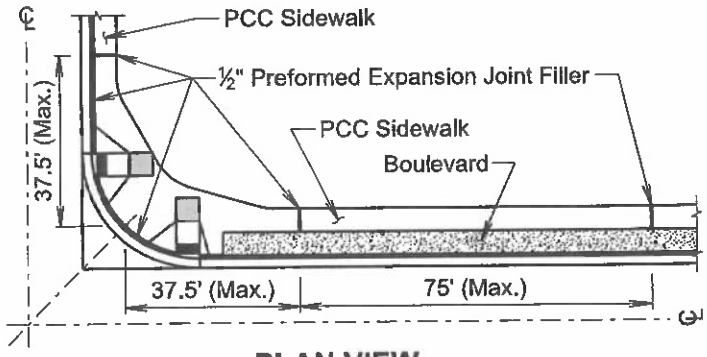
ELEVATION VIEW
(PCC Sidewalk with Boulevard)

B Width of boulevard as specified in the plans.

T Thickness of PCC sidewalk as specified in the plans.

W Width of PCC sidewalk as specified in the plans.

* Type as specified in the plans.



PLAN VIEW

GENERAL NOTES:

The PCC sidewalk will be constructed in accordance with Section 651 of the Specifications.

*** The cross slope of the sidewalk is designed at 1.5% and the maximum slope allowed is 2% unless specified otherwise in the plans.

The maximum length between expansion joints in the PCC sidewalk is 75 feet.

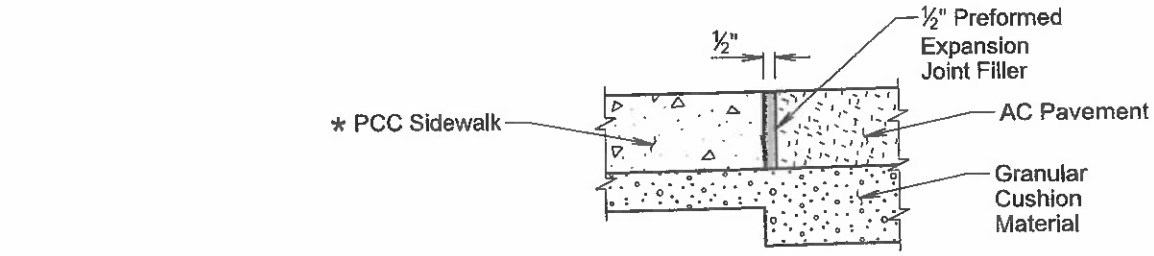
PCC sidewalk placed adjacent to intersection of roadways will have an expansion joint placed transversely a maximum of 37.5 feet from the intersection. See Plan View.

An expansion joint in the PCC sidewalk will consist of a ½ -inch thick preformed expansion joint filler material placed full depth and width of the PCC sidewalk.

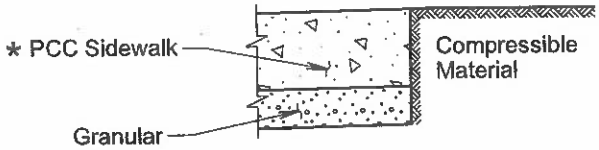
** Large areas of PCC pavement adjacent to the PCC sidewalk may require a different joint treatment than shown in the detail. If a different joint detail is necessary, plans will contain the joint detail and the Contractor will construct the joint treatment in accordance with the plans.

February 14, 2020

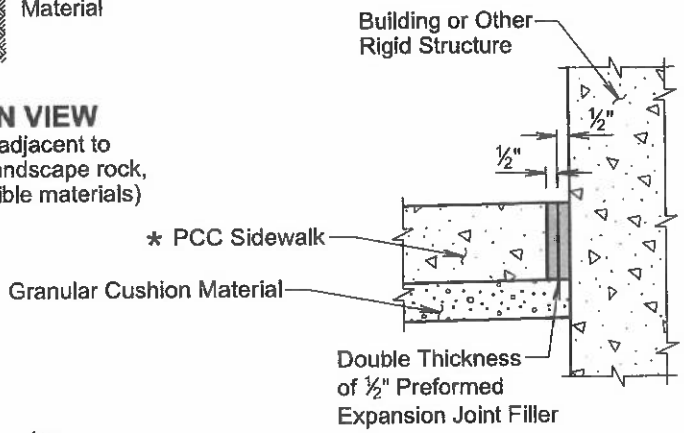
Published Date: 2025	SDDOT	PCC SIDEWALK	PLATE NUMBER 651.75 Sheet 1 of 2



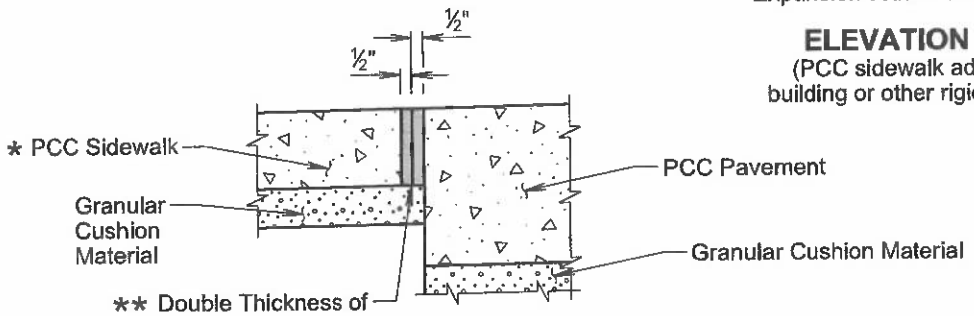
ELEVATION VIEW
(PCC sidewalk adjacent to asphalt concrete pavement)



ELEVATION VIEW
(PCC sidewalk adjacent to earthen material, landscape rock, or other compressible materials)



ELEVATION VIEW
(PCC sidewalk adjacent to building or other rigid structure)



ELEVATION VIEW
(PCC sidewalk adjacent to PCC pavement)

DETAIL A
(Use Appropriate Detail(s))

February 14, 2020

Published Date: 2025	SDDOT	PCC SIDEWALK	PLATE NUMBER 651.75 Sheet 2 of 2

Special Conditions Attachment Sheet

The items listed below are a summary of requirements set by the SDDOT for work being done within the ROW. It shall be the permit holder's responsibility to acquire the information needed to complete work as per the SDDOT Standard Specifications for Roads and Bridges 2025 Edition. Included is a link to the SDDOT standard plates for reference to situations. http://sddot.com/business/design/plates/index/Default.aspx. For instances where uncertainty exists, questions should be referred to the Rapid City Area SDDOT.

1. No excavated areas or other obstructions within 30' of white edge line or 6' behind curb, shall remain overnight without proper Concrete barriers w/approved end protection.
2. Salvage and replace topsoil.
3. All disturbed areas shall be re-established as per the re-vegetation Plan for Disturbed State-Owned Right-of-Way. (As shown below)
4. Traffic control shall be in accordance with the Manual on Uniform Traffic Control Devices. (MUTCD) or SDDOT standard plates for traffic control devices.
5. Permit holders should be aware of present and\or know future road work, that may involve realignments, widening's, cuts, and fill section. Work shall be coordinated and completed so that it doesn't conflict with road work.
6. Embankment material within the ROW shall be placed in accordance with section 120.3 of the SDDOT standard specifications for Roads and Bridges 2015 Edition.
7. Granular base materials within the ROW shall be placed in accordance with section 260.3 of the SDDOT standard specification for Roads and Bridges 2015 Edition. Granular base materials shall follow existing construction limits and is subject to changes by the SDDOT
8. Any surfacing removed within the ROW shall be replaced in kind in accordance with section 320.3 or 380 of the SDDOT standard specification for Roads and Bridges 2015 Edition. Removals shall be defined by full depth saw cuts with limits approved by DOT.
9. When open cut excavations of the roadway are approved by the SDDOT, all materials used to replace excavated areas shall be tested. All tests, including gradations, compaction etc., shall be reported to the appropriate personnel and available upon request for verification by the DOT.
10. All pavement markings removed or damaged by the contractor shall be replaced to the satisfaction of the DOT.
11. Any subsequent damage to the roadway, shoulder or other items within the ROW, due to construction activities, will be repaired by applicant at no cost to the state.
12. No obstructions shall be placed within the ROW without prior acceptance by the SDDOT. Obstructions include but are not limited to landscaping items, signs, light poles, buildings, guardrail, fence, parking, etc.
13. All utilities shall be placed as close to ROW line as possible.
14. All fencing that is removed for construction purposes shall be reset or replaced with materials in existing or better condition. Installation shall be per section 620 of the SDDOT standard specifications for Roads and Bridges 2015 edition.

15. Permit holders are required to contact the National Forest Service prior to installing utilities within the NFS boundary, to verify a permit is not needed from them to install utility in ROW.
16. Erosion Control measures shall be utilized as per the State, Federal, County and City regulations. Erosion control and sediment control is the sole responsibility of the Permit holder.

Re-vegetation Plan for Disturbed State Owned Right of Way

Shaping:

All disturbed areas are to be re-topsoiled and leveled to promote vegetative growth and to remove any obstructions of drainage.

Seeing:

All disturbed areas will be stabilized within 14 days of the completion of earthmoving work. Seed mixture consists of the following:

Western Wheatgrass	7lbs of pure live seed
Green Needlegrass	4lbs of pure live seed
Sideoats Grama Blue	3lbs of pure live seed
Grama	2lbs of pure live seed
(Oats from April to July, Winter Wheat August to November)	10lbs of pure live seed
Overall	26lbs pure live seed per acre

Mulch is to be applied to the disturbed area at a rate of 2 tons per acre. Mulch is to be free of any and all noxious weeds.

Mulch is not required if disturbed area is less than 0.5 acres.

Commercial fertilizer with a guaranteed analysis of 18-46-0 is to be applied at a rate of 100lbs per acre.

Sediment and Erosion Control.

Usage of Best Management Practices for sediment and erosion control is mandatory. Applicant is duly reminded that if over 0.5 acres will be disturbed, applicant must have on hand an approved Notice of Intent from the Department of Environment and Natural Resources as well as a full Storm Water Pollution Prevention Plan. (SWPPP) Both of these documents are the applicant's responsibility to attain. Once vegetation is established, the applicant is duly reminded that a Notice of Termination also needs to be sent to the Department of Environment and Natural Resources. Protective devices are to be installed prior to disturbing State Right of Way to prevent erosion from damaging the environment. More information can be found at the web link below.

http://www.sddot.com/business/environmental/stormwater/Default.aspx

Final Inspection

The permittee is required to conduct an inspection of the installation area approximately 10 to 12 months after installation to ensure no erosion has occurred and that no settlement areas exist. Any areas found are to be repaired in accordance with the above notes. Area is also to be inspected for noxious weed. If noxious weeds are found, they are to be sprayed and destroyed by the applicant. (Contact the SDDOT Representative noted on the permit for information regarding noxious weed and chemical application

OFFICE OF
PLANNING, ZONING AND HISTORIC PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084

Kevin Kuchenbecker
Planning, Zoning and Historic Preservation Officer
Telephone (605) 578-2082
kevin@cityofdeadwood.com

PLANNING AND ZONING COMMISSION
STAFF REPORT
REQUEST FOR VARIANCE

Staff Report

Date: July 15, 2026
From: Kevin Kuchenbecker
Planning, Zoning & Historic Preservation Officer
RE: Request for Variance

APPLICANT(S): Martin Reynolds

PURPOSE: Request for Variance

ADDRESS: 199 Cliff Street

LEGAL DESCRIPTION: Lots 27, 28 and 30 and vacated McDonald Street of Pecks Gardens Subdivision, located in the NE ¼ and the SE ¼ Section 27, T5N, R3E, B.H.M. City of Deadwood, Lawrence County, South Dakota

FILE STATUS: All legal obligations have been completed.

ZONE: R1 - Residential

STAFF FINDINGS:

Surrounding Zoning:		Surrounding Land Uses:
North:	R1 – Residential	Residences
South:	CH – Commercial Highway	Comfort Inn; creek
East:	R1 – Residential	Residences
West:	R1 – Residential	Super 8 Hotel; highway

SUMMARY OF REQUEST

The applicant has applied for a variance to Ordinance Chapter 17.24.040(A)(2) Area and Bulk Requirements. (Minimum lot area for all new lots: five thousand (5,000) square feet).

FACTUAL INFORMATION

1. The property is currently zoned R1 - Residential.
2. The property is partially located within a flood zone, with the outer edge of the property located in a floodway.
3. The area is characterized by single-family homes along Peck Street and a mix of single-family homes and businesses along Cliff Street.

STAFF DISCUSSION

The applicants have submitted a Request for a Variance to Ordinance 17.24.040 (A)(2) – Area and Bulk Requirements. (Minimum lot area for all new lots: five thousand (5,000) square feet). According to the application, the boundary lines for five (5) new lots placed on the existing Lots 27, 28 and 30 will measure between 3,013 and 3,453 square feet each. A variance from the required five thousand (5,000) minimum lot area for all new lots is requested. The modest lot size is intended to allow for modest, and affordable, single-family housing.

COMPLIANCE:

1. The Zoning Office provided notice identifying the applicant, describing the project and its location, and giving the scheduled date of the public hearing in accordance with Section 11-4-4.4.
2. A sign was posted on the property for which the requests were filed.
3. Notice of the time and place was published in the designated newspaper of the City of Deadwood.

GENERAL USE STANDARDS FOR VARIANCE REQUESTS:

In reviewing any application under the authority of this chapter and as a further guide to its decision upon the facts of the case, the Commission(s) shall consider, among other things, the following facts:

1. A variance may be appropriate where, by reason of exceptional narrowness, shallowness, or shape or by reason of other exceptional topographic conditions or other extraordinary conditions on a piece of property, the strict application of any regulation enacted under this title would result in peculiar, exceptional, and undue hardship on the owner of such property. The aforesaid circumstances or conditions shall be set forth in the findings of the board.

To develop the property with affordable housing, the property owner is requesting lot sizes that meet the minimum lot area for nonconforming lots of record, which equates to two thousand five hundred (2,500) square feet.

2. Variances shall not be granted to allow a use otherwise excluded from the particular district in which it is requested.

   The subject property is in zoning district R1 – Residential, and single-family homes are allowed within this zone as a use by right.

3. Any variance granted under the provisions of this section shall be the minimum adjustment necessary for the reasonable use of the land.

   The proposed lots will measure approximately thirty-three (33) feet wide and one hundred (100) feet deep. This will allow for a proposed five (5) modestly sized single-family homes with garages to be built on the existing lot. The proposed configuration of the homes will allow for three (3) homes to face Peck Street and two (2) homes to face Cliff Street.

4. The granting of any variance is in harmony with the general purposes and intent of this title and will not be injurious to the neighborhood, and/or detrimental to the public welfare, or in conflict with the established policies of the city.

   The granting of this variance is not anticipated to be injurious and/or detrimental to public welfare.

5. There must be proof of practical difficulty, which may be based upon sufficiently documented economic factors, but such proof shall not be based solely upon or limited to such economic factors. Furthermore, the hardship complained of cannot be self-created, nor can it be established on this basis by one who purchases with or without knowledge of the restrictions; it must result from the application of this title; it must be suffered directly by the property in question; and evidence of a variance granted under similar circumstances shall not be considered.

   The current size and configuration of the existing lot would allow for three (3) traditional new lots. The proposed configuration will provide for an additional two (2) lots to be added.

6. That the proposed variance will not impair an adequate supply of light and air to adjacent properties, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.

The proposed variance will not impair light and air to adjacent properties, nor will it significantly increase the congestion in the public streets.

7. A fee, as adopted by resolution, due and payable prior to the public hearing, shall be paid to the zoning administrator as agent for the board to cover the costs of notices and other expenses incidental to the hearing.

   The applicant paid an application fee at the time the Request for Variance was submitted to the zoning administrator.

8. The applicant has proven that he or she is the owner of the property or is his or her officially designated agent and has presented proof thereof.

   Per the Lawrence County online database, the applicant is the owner of the subject property.

CONDITIONS GOVERNING APPLICATIONS AND PROVISIONS:

1. A variance shall be null and void two (2) years from the date it is granted unless completion or substantial construction has taken place. The Board of Adjustment may extend the variance for an additional period not to exceed one year upon the receipt of a written request from the applicant demonstrating good cause for the delay.
2. If upon review by the zoning administrator, a violation of any condition imposed in approval of a variance is found, the administrator shall inform the applicant by registered mail of the violation and shall require compliance within sixty (60) days, or the administrator will take action to revoke the permit. The administrator's letter, constituting notice of intent to revoke variance may be appealed to the board of adjustment within thirty (30) days of its mailing. The Board of Adjustment shall consider the appeal and may affirm, reverse, or modify the administrators notice of intent to revoke. The applicant must comply with the board of adjustment's order on appeal of notice of intent to revoke variance within thirty (30) days of the board's decision.

If approved, staff recommendations for stipulation(s):

1. Required permits and inspections will be completed to ensure compliance with building codes.

ACTION REQUIRED:

1. Approval/Denial by Deadwood Planning and Zoning Commission

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

1876 DEADWOOD PLANNING AND ZONING

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

Application No. _____

REQUEST FOR VARIANCE

Application Fee: $200.00 x5 = $1,000.

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

Name of Petitioner: [redacted] Telephone: [redacted]

Address: [redacted] DEADWOOD SD 57732
Street City State Zip

Legal Description of Property: PLEASE SEE ATTACHED

Property Address: [redacted]
Street City State Zip

Description of Request: Boundary Line Adjustment on Lot 27, 28, 30 Peck St Subdivision 1948

Appeal from Section: _____

Signature of Applicant: [redacted] Date: 5-9-26

Signature of Property Owner: [redacted] Date: 5-9-26

Fee: $ 1,000 Paid On 208762 Receipt Number 6/2/26

Legal Notice Published **Date:** _____ **Hearing Date:** _____

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

Reason for Denial (if necessary): _____



Aerial photo of 199 Cliff Street

OFFICE OF
PLANNING, ZONING AND HISTORIC PRESERVATION
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kevin@cityofdeadwood.com

PLANNING AND ZONING COMMISSION
STAFF REPORT
APPLICATION FOR PLAT

Date: July 15, 2026

From: Kevin Kuchenbecker
Planning, Zoning & Historic Preservation Officer

To: Planning and Zoning Commission

RE: Application for Plat

APPLICANT: Martin Reynolds

PURPOSE: Create five (5) new lots from three (3) existing lots for the purpose of development.

ADDRESS: 199 Cliff Street

LEGAL DESCRIPTION: Lots 27, 28 and 30 and vacated McDonald Street of Pecks Gardens Subdivision, located in the NE ¼ and the SE ¼ Section 27, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota.

FILE STATUS: All legal obligations have been completed.

STAFF FINDINGS:

Surrounding Zoning:		Surrounding Land Uses:
North:	R1 – Residential	Residences
South:	CH – Commercial Highway	Comfort Inn; creek
East:	R1 – Residential	Residences
West:	R1 – Residential	Super 8 Hotel; highway

SUMMARY OF REQUEST

The purpose of this plat is to subdivide three (3) existing lots into six (6) new lots for the purpose of building five (5) single-family homes on five (5) of the new lots. An existing structure will remain on one (1) of the lots.

FACTUAL INFORMATION

1. The property is currently zoned R1 – Residential.
2. The combined lots will be comprised of 27,767 square feet ± which equates to 0.637 acres ±.
3. The property is located within the 500-year and 100-year floodplains, with a small section sitting within the floodway.
4. Public facilities are available to serve the property.
5. The area is currently characterized by a mixture of single-family residential and uses.

STAFF DISCUSSION

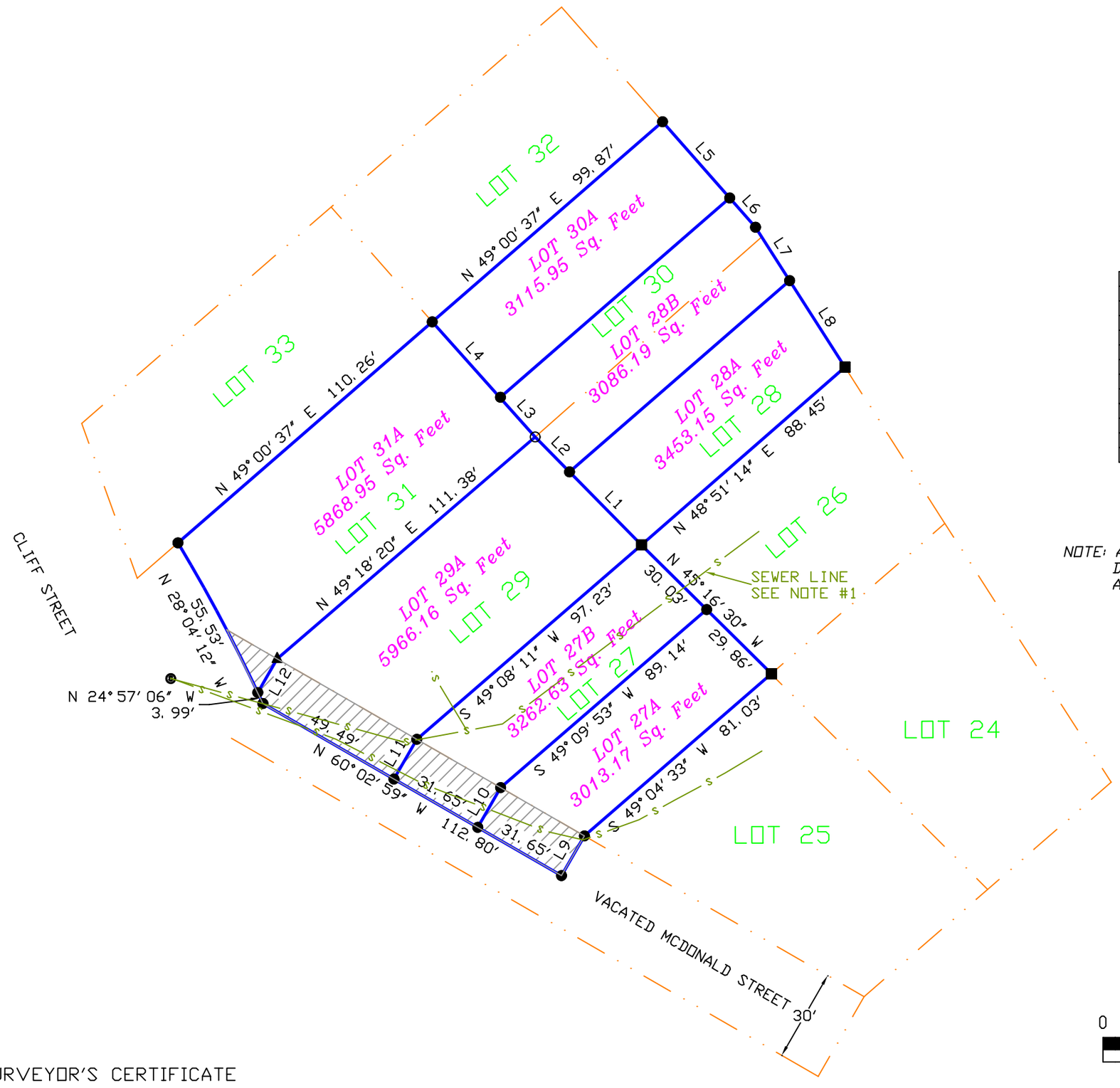
The subject property is owned by Martin Reynolds.

1. The North Arrow is shown on the plat with a direct reference to the coordinate mapping system.
2. Land is identified with a new legal description for the transfer of the land.
3. Surveyor's Certificate is shown with the name of the surveyor and his registered land surveyor number.
4. A date is shown on the plat and serves to "fix in time" the data represented on the plat.
5. The street bounding the lot is shown and named.
6. All certifications are indicated and correct on the plat.
7. Dimensions, angles and bearings are shown along the lot lines.
8. Scale of the plat is shown and accompanied with a bar scale.
9. Area's taken out of the mineral survey and remaining acreage is indicated on the plat.

ACTION REQUIRED:

1. Approval/Denial by Planning and Zoning Commission

PLAT OF LOT 27A, 27B, 28A, 28B, 29A, 30A AND 31A OF PECK'S GARDENS SUBDIVISION
FORMERLY LOTS 27, 28, 29, 30 AND 31 AND VACATED MCDONALD STREET OF PECKS GARDENS SUBDIVISION,
LOCATED IN THE NE1/4 AND THE SE1/4 SECTION 27, T5N, R3E, B.H.M.
CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA



LINE	BEARING	DISTANCE
L1	N 44° 32' 43" W	33.57'
L2	N 44° 32' 57" W	16.03'
L3	N 41° 48' 06" W	17.29'
L4	N 41° 48' 06" W	33.27'
L5	S 41° 23' 28" E	33.26'
L6	S 41° 23' 28" E	12.76'
L7	S 32° 35' 04" E	20.75'
L8	S 32° 35' 12" E	33.62'
L9	S 29° 57' 01" W	15.00'
L10	S 29° 57' 01" W	15.00'
L11	S 29° 57' 01" W	15.00'
L12	S 29° 57' 01" W	12.71'

NOTE: A 5' UTILITY EASEMENT IS HEREBY DEDICATED ALONG THE INTERIOR SIDE OF ALL LOT LINES UNLESS OTHERWISE AS NOTED

- REBAR & CAP (VREM LS6577)
- REBAR & CAP (ARLETH LS3977)
- IRON PIN
- REBAR

NOTE:
1) 10' WIDE SEWER LINE EASEMENT DOC. #2015-00122

ACCESS & UTILITY EASEMENT

0 40 80 120

SURVEYOR'S CERTIFICATE

I, LOREN D. VREM, 332B WEST MAIN STREET, LEAD, SOUTH DAKOTA, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA. THAT AT THE REQUEST OF THE OWNER AND UNDER MY SUPERVISION, I HAVE CAUSED TO BE SURVEYED AND PLATTED THE PROPERTY SHOWN AND DESCRIBED HEREON. TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE PROPERTY WAS SURVEYED IN GENERAL CONFORMANCE WITH THE LAWS OF THE STATE OF SOUTH DAKOTA AND ACCEPTED METHODS AND PROCEDURES OF SURVEYING. DATED THIS___DAY OF_____, 20___.

_____
LOREN D. VREM, R.L.S. 6577

OWNER'S CERTIFICATE
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

_____, DO HEREBY CERTIFY THAT I/WE ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT I/WE DO APPROVE THIS PLAT AS HEREON SHOWN AND THAT DEVELOPMENT OF THIS PROPERTY SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, EROSION AND SEDIMENT CONTROL REGULATIONS.

OWNER:_____ ADDRESS:_____

OWNER:_____ ADDRESS:_____

ACKNOWLEDGMENT OF OWNER
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

ON THIS ___DAY OF_____,20__,BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED_____,
KNOWN TO ME TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE.

MY COMMISSION EXPIRES:_____NOTARY PUBLIC:_____

CERTIFICATE OF COUNTY TREASURER
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

I,_____, LAWRENCE COUNTY TREASURER, DO HEREBY CERTIFY THAT_____TAXES WHICH ARE LIENS UPON THE HEREIN PLATTED PROPERTY HAVE BEEN PAID. DATED THIS_____DAY OF_____,20____.

LAWRENCE COUNTY TREASURER:_____

APPROVAL OF HIGHWAY AUTHORITY
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

THE LOCATION OF THE PROPOSED ACCESS ROADS ABUTTING THE COUNTY OR STATE HIGHWAY AS SHOWN HEREON, IS HEREBY APPROVED. ANY CHANGE IN THE PROPOSED ACCESS SHALL REQUIRE ADDITIONAL APPROVAL.

HIGHWAY AUTHORITY:_____

APPROVAL OF THE CITY OF DEADWOOD PLANNING COMMISSION
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

THIS PLAT APPROVED BY THE CITY OF DEADWOOD PLANNING COMMISSION THIS___DAY OF_____,20___.

_____ ATTEST: _____
CHAIRMAN CITY PLANNER

APPROVAL OF THE CITY OF DEADWOOD BOARD OF COMMISSIONERS
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

BE IT RESOLVED THAT THE CITY OF DEADWOOD BOARD OF COMMISSIONERS HAVING VIEWED THE WITHIN PLAT, DO HEREBY APPROVE THE SAME FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS, LAWRENCE COUNTY, SOUTH DAKOTA, DATED THIS_____DAY OF_____,20____.

ATTEST: _____ _____
FINANCE OFFICER MAYOR

OFFICE OF THE COUNTY DIRECTOR OF EQUALIZATION
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

I, LAWRENCE COUNTY DIRECTOR OF EQUALIZATION, DO HEREBY CERTIFY THAT I HAVE RECEIVED A COPY OF THIS PLAT. DATED THIS____DAY OF_____,20_____.

LAWRENCE COUNTY DIRECTOR OF EQUALIZATION:_____

OFFICE OF THE REGISTER OF DEEDS
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

FILED FOR RECORD THIS____DAY OF_____,20___,AT___O'CLOCK,___.M., AND RECORDED IN DOC._____.

LAWRENCE COUNTY REGISTER OF DEEDS:_____ FEE:_____

Prepared By:
PONDEROSA LAND SURVEYS, L.L.C.
332B WEST MAIN STREET
LEAD, SD 57754
(605) 722-3840

Date:	6/17/2026
Drawn By:	L. D. Vrem
Project No.:	26-169
Dwg. No.:	26-169.dwg

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

1876 DEADWOOD PLANNING AND ZONING

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

Application No. _____

APPLICATION FOR PLAT

Application/Filing Fee: $200.00 per lot ×5 $1,000.

The application fee needs to be paid when plat is submitted to the Planning and Zoning Office.

Applicants: Please read thoroughly prior to completing this form. Only complete applications will be considered for review. Applications must be received no later than fifteen (15) days prior to the P&Z Commission meeting. Mylar(s) must be received by the Planning and Zoning office no later than the Wednesday before the scheduled meeting. The Planning and Zoning Commission meets the first and third Wednesday of each month.

Applicant: [redacted] REYNOLDS

Address: [redacted]
Street City State Zip

Phone Number: [redacted] Email Address: [redacted]

Property Address: 199 CLIFF ST DEADWOOD

Property Owner: [redacted]

Property Owner Phone Number: [redacted]

Full Legal Description of Property: PLEASE SEE ATTACHED PECK ST SUBDIVISION 1948

Purpose of this Plat: ADD TWO Additional LOTS for NEW HOMES

Summary of this Plat: _____

1. **The following documents shall be submitted:**
   a. An improvement survey, including all easements,
   b. Development plan, including site plan with location of buildings, usable open space, off-street parking, loading areas, refuse area, ingress/egress, screening, proposed or existing signage, existing streets, and
   c. A copy of the full legal description from the Lawrence County Register of Deeds Office.

Check the box to confirm the following information is included on the plat and is accurate:

- ☑ The North Arrow is shown on the plat with a direct reference to the coordinate mapping system.
- ☑ Land is identified with a new legal description for the transfer of the land.
- ☐ Surveyor's Certificate is shown with the name of the surveyor and his registered land surveyor number.
- ☐ A date is shown on the plat and serves to "fix in time" the data represented on the plat.
- ☑ The street bounding the lot is shown and named.
- ☐ All certifications are indicated and correct on the plat.
- ☑ Dimensions, angles, and bearings are shown along the lot lines.
- ☐ Scale of the plat is shown and accompanied with a bar scale.
- ☐ Area's taken out of the mineral survey and remaining acreage is indicated on the plat.

☐ I understand I am required to have the Lawrence County Register of Deeds email a digital copy of the completed final copy of this plat to kevin@cityofdeadwood.com.

Signature of Owner/Applicant: _____ Date: 5-9-26

Staff Use Only

Fee: $ 1,000 Paid On 6/2/26 Receipt Number 208762

PLANNING AND ZONING ADMINISTRATOR:				
Approved/P&Z Administrator:	Yes	No	Signature: _____	Date: _____
PLANNING AND ZONING COMMISSION:				
Approved/P&Z Commission:		Yes	No	Date: _____
DEADWOOD BOARD OF ADJUSTMENT:				
Approved/Board of Adjustment:		Yes	No	Date: _____

Reason for Denial (if necessary): _____

Prepared By:
Nies Karras & Skjoldal, P.C.
PO Box 759
Spearfish, SD 57783
(605) 642-2757

WARRANTY DEED

Deborah L. Brand was appointed Personal Representative of the **Estate of Richard L. Boyle** by the Clerk of the Circuit Court of Lawrence County, South Dakota, on December 23, 2025, and Letters of Personal Representative were issued on December 23, 2025, which Letters are unrevoked and remain in full force and effect; a copy of the Letters certified to the date of this deed or later is attached.

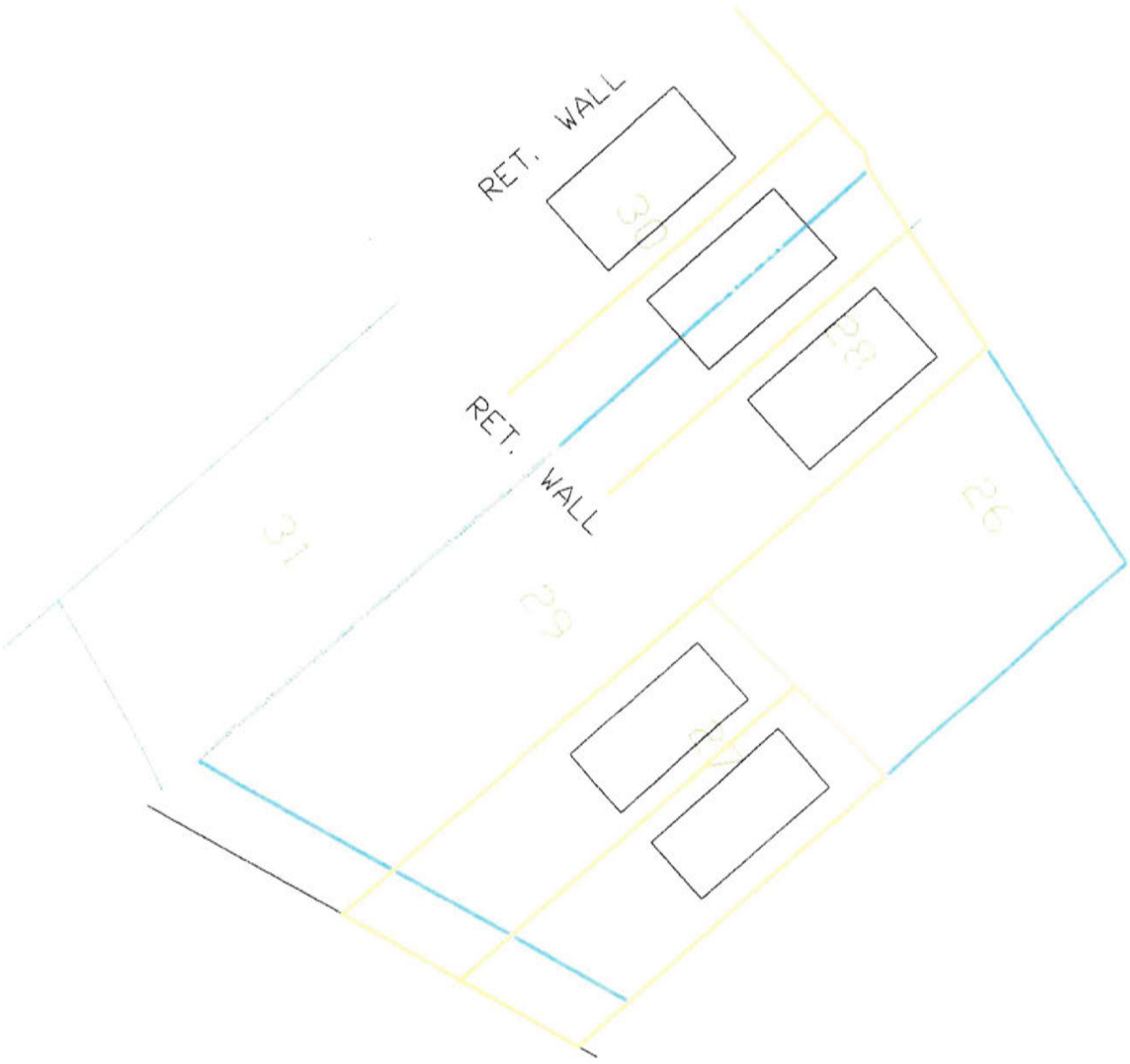
Deborah L. Brand as the duly appointed, qualified, and acting Personal Representative of the Estate of Richard L. Boyle, with a mailing address of 199 Cliff Street, Deadwood, SD 57732, Grantor, for valuable consideration, sells, conveys, transfers, assigns, and releases to **Martin Reynolds and Amanda Reynolds**, husband and wife, as joint tenants with right of survivorship and not as tenants in common, of 40 Taylor Avenue, Deadwood, SD 57732, Grantees, all interest of the decedent and the estate of decedent now owned or hereafter acquired in the following described real estate in Lawrence County, South Dakota:

Lot 28, Lot 30, and Lot 31 in Peck's Garden Subdivision, being a portion of Probate Lots 138 and 327 within the Original Townsite of Deadwood, Lawrence County, South Dakota, as per Plat made by S.C. Berry on file in the Lawrence County Register of Deeds Office, Lot 31 being further described as a tract of land which faces Highway 85 with a 52.87' frontage, running back on the South boundary 110.74' thence East on the rear boundary 50 feet, thence North to Highway 85, a distance of 128.1', EXCEPTING therefrom Lot H-1 of Lot 31 deeded to the State of South Dakota as shown on the plat filed as Document No. 92-3018;

Lot 27 Pecks Garden Subdivision in the City of Deadwood, and vacated McDonald Street adjoining Lot 27, Lawrence County, South Dakota; and,

Lot 29 Pecks Garden Subdivision in the City of Deadwood, and adjoining vacated McDonald Street, Lawrence County, South Dakota, EXCEPTING therefrom Lot H-1 in a portion of McDonald Street adjacent to Lot 29,

subject to all covenants, conditions, restrictions, reservations, agreements, easements, and rights-of-way of record or expressly conveyed or reserved in prior grants or deeds by operation of federal or state law.


RET. WALL
RET. WALL
30
31
29
28
27
26



Aerial photo of 199 Cliff Street

OFFICE OF
PLANNING, ZONING AND HISTORIC PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084

Kevin Kuchenbecker
Planning, Zoning and Historic Preservation Officer
Telephone (605) 578-2082
kevin@cityofdeadwood.com

PLANNING AND ZONING COMMISSION
STAFF REPORT
APPLICATION FOR PLAT

Date: July 15, 2026

From: Kevin Kuchenbecker
Planning, Zoning & Historic Preservation Officer

To: Planning and Zoning Commission

RE: Request to Re-Plat

APPLICANT: Optima LLC

PURPOSE: Revise existing three (3) lots to reflect historical context and prepare for future residential development.

ADDRESS: 37 Charles Street

LEGAL DESCRIPTION: Plat of Lots 9R, 13R and 17R in Block 71, Original Town of Deadwood, formerly Lots 9, 11, 13, 15, 17 & 107B in Block 71, Original Town of Deadwood according to the P.L. Rogers Map of the City of Deadwood (Lots 15 and 17 are also described historically as Lots 17 and 19 in Block 1 of Cleveland Addition to the City of Deadwood), Original Townsite, City of Deadwood, Lawrence County, South Dakota located in Section 26, T5N, R3E, BHM.

STAFF FINDINGS:

Surrounding Zoning:	Surrounding Land Uses:
North: CE – Commercial Enterprise	Retail
South: R1 – Residential	Residences
East: C1 - Commercial	Residences/Retail
West: C1 - Commercial	Hospital

SUMMARY OF REQUEST

The purpose of this plat is to re-define the boundaries of the existing lots into three (3) single-family residential lots based on the original historical context. Future plans for the site are to relocate five (5) existing buildings from Lower Main Street to the newly platted parcels created by this request. The applicant is also petitioning to rezone the property from C1-Commercial to R1-Residential.

FACTUAL INFORMATION

1. The property is currently zoned C1 – Commercial.
2. Lot 9R will be comprised of 7,405 square feet ± which equates to 0.17 acres ±.
3. Lot 13R will be comprised of 8,712 square feet ± which equates to 0.2 acres ±.
4. Lot 17R will be comprised of 7,405 square feet ± which equates to 0.17 acres ±.
5. Combined lots will be comprised of 23,522 square feet ± which equates to 0.54 acres ±.
4. The property is partially located within the 500-year floodplain.
5. Public facilities are available to serve the property.
6. The area is currently characterized by commercial uses with a residential neighborhood on the hill behind the property and residential structures to the East.

STAFF DISCUSSION

The subject property is owned by Optima LLC.

1. The North Arrow is shown on the plat with a direct reference to the coordinate mapping system.
2. Land is identified with a new legal description for the transfer of the land.
3. Surveyor's Certificate is shown with the name of the surveyor and his registered land surveyor number.
4. A date is shown on the plat and serves to "fix in time" the data represented on the plat.
5. The street bounding the lot is shown and named.
6. All certifications are indicated and correct on the plat.
7. Dimensions, angles and bearings are shown along the lot lines.
8. Scale of the plat is shown and accompanied with a bar scale.

9. Area's taken out of the mineral survey and remaining acreage is indicated on the plat.

ACTION REQUIRED:

1. Approval/Denial by Planning and Zoning Commission

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. _____

APPLICATION FOR PLAT

Application/Filing Fee: $200.00 per lot

The application fee needs to be paid when plat is submitted to the Planning and Zoning Office.

Applicants: Please read thoroughly prior to completing this form. Only complete applications will be considered for review. Applications must be received no later than fifteen (15) days prior to the P&Z Commission meeting. Mylar(s) must be received by the Planning and Zoning office no later than the Wednesday before the scheduled meeting. The Planning and Zoning Commission meets the first and third Wednesday of each month.

Applicant: [redacted]

Address: [redacted]
Street City State Zip

Phone Number: [redacted] Email Address: [redacted]

Property Address: Charles Street (open lots between 31 and 61 Charles Street)

Property Owner: [redacted]

Property Owner Phone Number: [redacted]

Full Legal Description of Property: Lots 9, 11, 13, 15, 17 and 107B in Block 71, Original Town of Deadwood, according to the P.L. Roger's Map of the City of Deadwood, Lawrence County, South Dakota.

Purpose of this Plat: Reconfiguration of existing lot layout into 3 single-family residential lots in support of the relocation of historically contributing structures from their current location on Lower Main Street to Charles Street.

Summary of this Plat: Consolidation of existing 6 lots into 3 lots suitable for single-family residential use.

1. **The following documents shall be submitted:**
   a. An improvement survey, including all easements,
   b. Development plan, including site plan with location of buildings, usable open space, off-street parking, loading areas, refuse area, ingress/egress, screening, proposed or existing signage, existing streets, and
   c. A copy of the full legal description from the Lawrence County Register of Deeds Office.

Check the box to confirm the following information is included on the plat and is accurate:

- ☑ The North Arrow is shown on the plat with a direct reference to the coordinate mapping system.
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☑ I understand I am required to have the Lawrence County Register of Deeds email a digital copy of the completed final copy of this plat to kevin@cityofdeadwood.com.

Signature of Owner/Applicant: _____ Date: 06.23.26

Staff Use Only

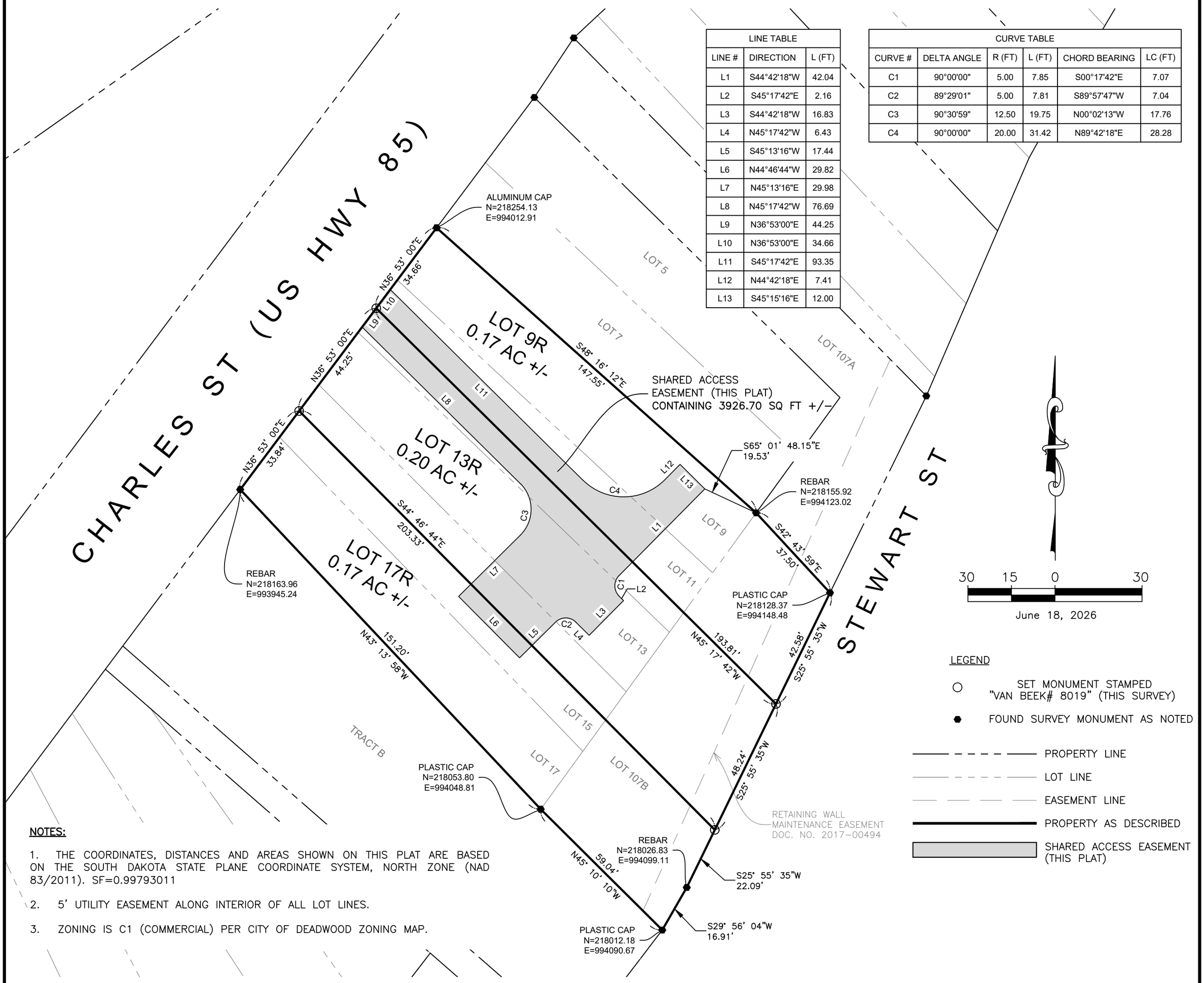
Fee: $_____ Paid On _____ Receipt Number _____

PLANNING AND ZONING ADMINISTRATOR:				
Approved/P&Z Administrator:	Yes	No	Signature: _____	Date: _____
PLANNING AND ZONING COMMISSION:				
Approved/P&Z Commission:	Yes	No	Date: _____	
DEADWOOD BOARD OF ADJUSTMENT:				
Approved/Board of Adjustment:	Yes	No	Date: _____	

Reason for Denial (if necessary): _____

PLAT OF LOTS 9R, 13R AND 17R IN BLOCK 71 ORIGINAL TOWN OF DEADWOOD

FORMERLY LOTS 9, 11, 13, 15, 17 & 107B IN BLOCK 71, ORIGINAL TOWN OF DEADWOOD
ACCORDING TO THE P.L. ROGER'S MAP OF THE CITY OF DEADWOOD
(LOTS 15 AND 17 ARE ALSO DESCRIBED HISTORICALLY AS LOTS 17 AND 19 IN BLOCK 1
OF CLEVELAND ADDITION TO THE CITY OF DEADWOOD)
ORIGINAL TOWNSITE, CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA
LOCATED IN SECTION 26, T5N, R3E, BHM



LINE TABLE		
LINE #	DIRECTION	L (FT)
L1	S44°42'18"W	42.04
L2	S45°17'42"E	2.16
L3	S44°42'18"W	16.83
L4	N45°17'42"W	6.43
L5	S45°13'16"W	17.44
L6	N44°46'44"W	29.82
L7	N45°13'16"E	29.98
L8	N45°17'42"W	76.69
L9	N36°53'00"E	44.25
L10	N36°53'00"E	34.66
L11	S45°17'42"E	93.35
L12	N44°42'18"E	7.41
L13	S45°15'16"E	12.00

CURVE TABLE					
CURVE #	DELTA ANGLE	R (FT)	L (FT)	CHORD BEARING	LC (FT)
C1	90°00'00"	5.00	7.85	S00°17'42"E	7.07
C2	89°29'01"	5.00	7.81	S89°57'47"W	7.04
C3	90°30'59"	12.50	19.75	N00°02'13"W	17.76
C4	90°00'00"	20.00	31.42	N89°42'18"E	28.28

LEGEND

- ○ SET MONUMENT STAMPED "VAN BEEK# 8019" (THIS SURVEY)
- ● FOUND SURVEY MONUMENT AS NOTED
- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- PROPERTY AS DESCRIBED
- SHARED ACCESS EASEMENT (THIS PLAT)

NOTES:

1. THE COORDINATES, DISTANCES AND AREAS SHOWN ON THIS PLAT ARE BASED ON THE SOUTH DAKOTA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD 83/2011). SF=0.99793011
2. 5' UTILITY EASEMENT ALONG INTERIOR OF ALL LOT LINES.
3. ZONING IS C1 (COMMERCIAL) PER CITY OF DEADWOOD ZONING MAP.

SURVEYOR'S CERTIFICATE
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

I, JOHN R. VAN BEEK, REGISTERED LAND SURVEYOR, NO. 8019 IN THE STATE OF SOUTH DAKOTA, HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA. THAT AT THE REQUEST OF THE OWNER AND UNDER MY SUPERVISION, I HAVE CAUSED TO BE SURVEYED AND PLATTED THE PROPERTY SHOWN AND DESCRIBED HEREON. TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE PROPERTY WAS SURVEYED IN GENERAL CONFORMANCE WITH THE LAWS OF THE STATE OF SOUTH DAKOTA AND ACCEPTED METHODS AND PROCEDURES OF SURVEYING.

DATED THIS___DAY OF_____, 20__.

_____
JOHN R. VAN BEEK REGISTERED LAND SURVEYOR 8019

DRAFT

OWNER'S CERTIFICATE
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

_____DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE DO APPROVE THIS PLAT AS HEREON SHOWN AND THAT DEVELOPMENT OF THIS PROPERTY SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, EROSION AND SEDIMENT CONTROL REGULATIONS.

OWNER:_____
ADDRESS:_____
_____

ACKNOWLEDGEMENT OF OWNER
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

ON THIS_____DAY OF_____, 20_____, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE.

MY COMMISSION EXPIRES:_____
NOTARY PUBLIC:_____

APPROVAL OF HIGHWAY AUTHORITY
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

THE LOCATION OF THE PROPOSED ACCESS ROADS ABUTTING THE COUNTY OR STATE HIGHWAY AS SHOWN HEREON, IS HEREBY APPROVED. ANY CHANGE IN THE PROPOSED ACCESS SHALL REQUIRE ADDITIONAL APPROVAL.

HIGHWAY AUTHORITY:_____

APPROVAL OF THE DEADWOOD PLANNING AND ZONING COMMISSION
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

THIS PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DEADWOOD, THIS_____DAY OF_____, 20____.

SIGNED: _____
CHAIRMAN

ATTEST: _____
CITY PLANNER

APPROVAL OF THE CITY OF DEADWOOD BOARD OF COMMISSIONERS
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

THIS PLAT APPROVED BY THE CITY OF DEADWOOD, SOUTH DAKOTA, THIS_____DAY OF_____, 20____.

SIGNED: _____
MAYOR

ATTEST: _____
FINANCE OFFICER

OFFICE OF THE COUNTY DIRECTOR OF EQUALIZATION
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

I, LAWRENCE COUNTY DIRECTOR OF EQUALIZATION, DO HEREBY CERTIFY THAT I HAVE RECEIVED A COPY OF THIS PLAT. DATED THIS_____DAY OF_____, 20____.

_____
LAWRENCE COUNTY DIRECTOR OF EQUALIZATION

CERTIFICATE OF COUNTY TREASURER
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

I,_____, LAWRENCE COUNTY TREASURER, DO HEREBY CERTIFY THAT_____TAXES WHICH ARE LIENS UPON THE HEREIN PLATTED PROPERTY HAVE BEEN PAID. DATED THIS_____ DAY OF_____, 20_____.

LAWRENCE COUNTY TREASURER:_____

CERTIFICATE OF REGISTER OF DEEDS:
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

FILED FOR RECORD THIS ___DAY OF _____, 20___,
AT___O'CLOCK__M., AND RECORDED AS DOCUMENT#_____.

REGISTER OF DEEDS:_____FEE:$_____

OWNER:
OPTIMA, LLC
927 MAIN STREET
RAPID CITY, SD 57702
PHONE: 605-431-3160

PREPARED BY:
AVID4 ENGINEERING, INC.
1805 SAMCO ROAD
RAPID CITY, SD 57702
PHONE: 605-343-3311

06-18-26 P:\25-149\AutoCAD\25-149PLAT.dwg



Aerial photo of vacant lots on Charles Street

1876
DEADWOOD
PLANNING AND ZONING

FULL SIZE PLOT 11X17 COLOR

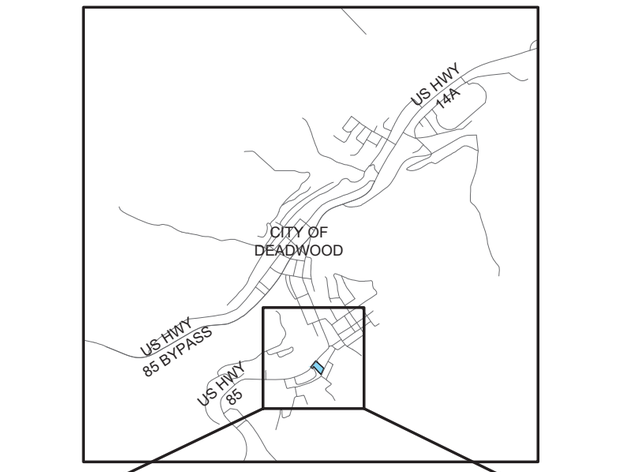


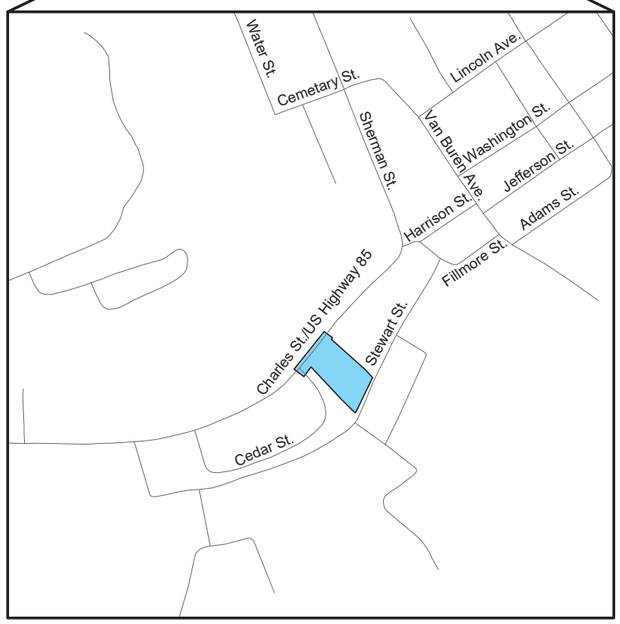
Relocation of Historic Resources from Lower Main Street to Charles Street

City of Deadwood

Lawrence County

City of Deadwood, South Dakota





Project Location Map Not To Scale

Index of Sheets

1	Title Sheet
2-3	General Notes
4	Traffic Control Notes
5	Existing Conditions & Removals
6	Site Layout
7	Sanitary Sewer Profiles
8-12	Rapid City Standard Details
13-17	SDDOT Standard Plates

N.T.S.

ONE CALL
BEFORE DIGGING
1-800-781-7474

Prepared By:

Avid4 ENGINEERING

- Civil Engineering
- Water Resources
- Transportation
- Geospatial Solutions

1805 Samco Road, Rapid City, SD 57702 · Phone: (605) 343-3311 · www.Avid4eng.com

REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR
REG. NO. 8018
JOHN R. VAN BEEK
SOUTH DAKOTA

11" X 17" Original size

10/13/2025 P:\25-149\AUTOCAD\PLANSHEETS\25-149TITL.DWG

FULL SIZE PLOT 11X17 COLOR

STANDARD SPECIFICATIONS

All work in the public Right-of-Way shall be constructed in accordance with the South Dakota Department of Transportation Standard Specifications for Roads and Bridges. All water and sanitary sewer work shall be constructed in accordance with the City of Rapid City Standard Specifications.

The Contractor shall notify the Engineer of conflicts between drawings and the Standard Specifications.

PROJECT COORDINATION

Contractor is responsible for coordinating work with all adjacent property owners that will be temporarily impacted by construction of this project.

PERMITS

The Contractor shall be responsible for obtaining the required permits for these projects. the following permits will be required for this projects:

Permit:	Submitted by:
Temporary Discharge Permit	Contractor (if necessary)
Building Permit	Contractor
City Contractor Licence	Contractor/Subcontractors
SDDOT Right-of-Way Permit	Contractor
SDDOT Occupy Permit	Contractor

EROSION, SEDIMENT, AND WATER POLLUTION CONTROL

The project will disturb approximately 0.4 acres and a SDDANR permit is not required for this project. The Contractor is responsible for controlling site runoff and erosion control. The erosion plans shown in these sheets shall be used as a guide for the Contractor. Details have been provided in these plans for erosion control measures. The Contractor is responsible for any sediment that transfers from the site.

PROTECTION OF EXISTING FEATURES

Existing features, including trees, landscaping, pavements, structures, etc. not called out for removals; or remove and reset; shall be protected by the Contractor.

UTILITY COMPANY NOTIFICATION

The Contractor shall utilize the South Dakota One Call notification process to provide advance notice of at least 48 hours, excluding weekends and holidays, to inform all South Dakota underground facility operators of intended excavation. The Contractor shall contact all utility companies before work has commenced.

South Dakota 811 (One Call)
1-800-781-7474 or 811

If utility locations are sufficiently identified within the time frame required, any excavator damaging or injuring the underground facilities is strictly liable for damages to the utility.

If, in the course of excavation, the excavator is unable to locate the underground facility or discovers that the operator of the underground facility has incorrectly located the underground facility, he shall promptly notify the utility operator, or, if the utility operator is unknown, the One Call notification center. The excavator shall also notify the Engineer.

EXISTING UTILITIES

Location of existing utilities shown on these drawings are approximate and were taken from available records. Prior to excavation, the contractor shall field verify exact location of all utilities whether or not shown on these drawings. Contractor shall protect all utilities during construction. Excavators shall maintain a minimum horizontal clearance of eighteen inches between a marked underground facility and the cutting edge of any mechanical equipment. If excavation is required within eighteen inches, horizontally, the excavator shall expose the facility with hand tools or approved noninvasive methods and shall protect and support the facility prior to further excavation with mechanical equipment.

Unless explicitly otherwise noted, any disturbance or replacement of existing utilities shall be incidental to the project. If required, the contractor shall coordinate relocation of utility with the utility owner. All utilities are to be adjusted and/or relocated by the respective utility companies unless other provisions are explicitly called for within these drawings.

EXISTING UTILITY CROSSINGS

Refer to specifications for crossing of existing storm sewers, sanitary sewers, water mains, and water main lowerings. At all locations where the proposed utility improvement crosses or is adjacent to existing storm sewers, sanitary sewers or water mains, the Contractor shall be responsible for safeguarding the existing utilities to ensure that they are not disturbed during the work. Temporary structural support for the utilities may be required.

EXPLORATORY EXCAVATION

The Contractor shall provide exploratory excavation as necessary for the completion of the work under this contract. The contractor is responsible for all necessary work to complete the project.

WASTE DISPOSAL

The Contractor will be responsible for all waste disposal on the project. The Contractor shall furnish the disposal site for this work and the location must be approved by the Engineer. No waste disposal is allowed within right of way or easements.

If contaminated material is encountered on the project the Contractor shall immediately notify the Engineer.

All material generated by this project must be disposed of in accordance with the SD DANR solid waste regulations. Depending on what material is generated and whether it is contaminated or uncontaminated will determine which permitted facility can accept it. Permitted facilities include construction and demolition debris sites, restricted use sites, and regional landfills. Contact SD DANR Waste Management Program at 605-773-3153 to identify locally permitted disposal sites for various categories of contaminated and uncontaminated materials.

SAW CUTTING PAVEMENT

Areas to be removed are shown on the drawings. These areas represent the final saw cut and removal limits. The first saw cut shall be made at least 1 foot inside of the lines shown.

TRENCH EXCAVATION AND BACKFILL

The Contractor shall be responsible for maintaining a safe excavation complying with applicable state and federal regulations. All trench backfill shall be moisture conditioned to within -1% to +3% of optimum moisture content. Special foundations may be required to provide adequate support for the pipe. Such foundations will consist of sub-excavation to a depth as required by the Engineer and placement of type 3 or type 4 foundation material.

No gypsum larger than one (1) inch in nominal size shall be placed in the backfill. The Contractor shall screen all gypsum fragments greater than one (1) inch in nominal size from the backfill material prior to placement.

FOUNDATION MATERIAL AND IMPORTED BACKFILL (TRENCH)

Groundwater or in place soils above optimum moisture may be encountered along portions of the project. These conditions do not deem the excavated material unsuitable and is not justification for the use of imported material.

The use of additional Type 1 bedding material in addition to the standard required bedding detail, Type 3 and Type 4 foundation materials and imported backfill shall be authorized by the Engineer prior to placement.

SUBGRADE SCARIFICATION

This work shall consist of loosening the subgrade surface of the roadbed to a minimum depth of 6-inches. After the width of the roadway has been cut or filled to subgrade elevation, the surface shall be tilled, ripped, turned, moisture conditioned and manipulated to achieve the specified optimum moisture content. The Contractor shall perform all work necessary, with a disc, tiller, blade or excavator to loosen and manipulate the roadbed over its full width. Multiple passes may be required to adequately loosen the subgrade to the proper depth. Ripper teeth shall be spaced no greater than 12-inches apart. Multiple passes may be required. The scarified material shall be compacted to a minimum of 95% of the maximum proctor density as determined by the AASHTO T-180, modified proctor test.

DIGOUTS

Unclassified Excavation, Digouts consists of the removal and disposal of unstable material below a subgrade surface which has passed a proof roll. If soft spots in the subgrade are encountered they shall be brought to the attention of the Engineer and the limits of digouts shall be determined prior to beginning the digout. The digouts shall be backfilled and compacted as per Section 12 of the Standard Specifications. This work requires pre-authorization by the Engineer to be eligible for payment.

The Engineer will designate if acceptable onsite excess material, aggregate or foundation material shall be used for backfilling the additional excavation.

TOPSOIL

The Contractor shall furnish and place 4-inches of topsoil in all areas that require seeding prior to placing seed.

TEMPORARY SURFACING

Backfilled areas opened to traffic prior to paving and pavement patching, shall have temporary gravel surfacing for driveway access and cross traffic at intersecting streets. Surfacing thickness shall be a minimum of 2" and shall be removed as necessary, prior to paving, to achieve final grade for pavement. The Engineer may require the surfacing to be reworked and maintained periodically. The use of temporary surfacing shall be authorized by the Engineer prior to placement.

STREET SUBGRADE MAINTENANCE

The Contractor shall maintain the completed compacted street subgrade, gravel cushion, and aggregate base course. The Engineer may direct the Contractor to scarify the surface, reshape, and recompact the material to required density prior to further construction if the area is disturbed by construction operations or adverse weather. This applies to completed street subgrade, gravel cushion, and base course areas.

STREET MAINTENANCE

The Contractor shall maintain the streets within the construction limits until final pavement patching/paving is complete. The Contractor shall be responsible for snow removal and maintenance of the entire street width until the project is paved and open to traffic. Snow removal operations shall be done in a timely manner.

CONTROLLED LOW STRENGTH BACKFILL MATERIAL

Under some circumstances, low strength backfill material may be required for support and other structural reasons. The use of low strength backfill material shall be authorized by the Engineer prior to placement and shall comply with Section 200 of the Standard Specifications.

BASE COURSE

Base course shall conform to Section 882 of the SDDOT Standard Specifications. Base course can be either Aggregate Base Course, or Limestone Ledge Rock Base Course and shall meet the gradation requirements provided in table 1.

ASPHALT CONCRETE COMPOSITE

Asphalt Concrete Composite will include MC-70 Asphalt for Prime placed at the rate of 0.30 gallons per square yard. The Asphalt for Prime will be applied to the Base Course for the full width of the bottom layer of Asphalt Concrete Composite.

Asphalt for tack SS-1h or CSS-1h will be applied prior to each lift of Asphalt Concrete Composite. Asphalt for tack will be applied at a rate of 0.09 gallons per square yard on existing pavement or milled asphalt concrete surfaces and at a rate of 0.06 gallons per square yard on primed base course or new asphalt concrete pavement. The Asphalt for tack will be applied for the full width of the bottom layer of Asphalt Concrete Composite.

The binder used in the Asphalt Concrete Composite mix will be PG 64-34 or PG 58-34 Asphalt Binder.

EXPANSION JOINT IN CONCRETE PAVEMENT

Concrete driveways and sidewalk placed adjacent to existing concrete or buildings/structures shall have performed expansion joint filler placed along the new/existing interface. All expansion joints shall be sealed with hot poured elastic joint sealer, or low modulus silicon sealant per the Standard Specifications.

SEEDING, FERTILIZING AND MULCHING

All disturbed areas shall be seeded with non-irrigated lawn mix. Watering the seed for the three (3) week period called for in the specifications shall be met or exceeded to ensure seed growth.

Mulching for this project shall be fiber mulch.

PAVEMENT MARKINGS

The pavement marking locations shown on the plans shall serve as a guide. The Contractor is responsible for installing signs and markings in conformance with the Manual on Uniform Traffic Control devices and as required by the Engineer. In the event of a conflict between the manual on uniform traffic control devices and the drawings, the determination of the Engineer will govern.

HIGH BUILDING WATERBORNE PAVEMENT MARKING PAINT

All materials will be applied as per manufacturer's recommendations. High build waterborne pavement marking paint will conform to the supplemental specifications for Section 980.1B.

Reflective media will consist of glass beads. Reflective media will require a Certificate of Compliance for Certification for each source and lot. Acceptance sampling will not be required.

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6/23/2026

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Consultant Project No: J25-149
Designed By: JRV
Drawn By: IMM, BDH

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No.	Date	By	Revision Description

Optima, LLC

Relocation of Historic Resources
from Lower Main Street to Charles Street
Deadwood, South Dakota

General Notes

Sheet No.
2

GROOVING FOR COLD APPLIED PAVEMENT MARKING

The Contractor will establish a positive means for the removal of the grinding and/or grooving residue. Residue from dry grooving will be vacuumed. Solid residue will be removed from the pavement surfaces before being blown by traffic action or wind. The Contractor will conduct this work to control and minimize airborne dust and similar debris that may become a hazard to motor vehicle operation or nuisance to property owners. Residue from wet grooving will not be permitted to flow across lanes being used by public traffic or into gutter or drainage facilities. Residue, whether in solid or slurry form, will be disposed of in a manner that will prevent it from reaching any waterway in a concentrated state. The cleaning of the residue for grooving will be to the satisfaction of the Engineer and may require more than one pass to adequately remove material.

INSTALLATION OF TEMPORARY EROSION CONTROL MEASURES

The Contractor shall not begin the removal of surfacing or topsoil within the applicable work area until all applicable temporary erosion control measures are placed. Temporary erosion control measures shall be installed as necessary as construction progresses.

APPROVED PRODUCTS

The Contractor shall use products available on the SDDOT approved products list.

INLET PROTECTION DEVICE (IPD)

Inlet protection devices shall be installed to temporarily prevent sediment-laden runoff from entering storm sewers and/or inlet protection devices shall be installed promptly after construction of inlets or paving is complete (typically within 48 hours). The type of inlet protection device to be used (sediment control wattles, silt fence, proprietary inlet protection devices, etc.) is differentiated on the drawings and shall be constructed at locations shown on the drawings. Refer to SDDOT Standard Plate 734.11 for details. Proprietary inlet protection devices shall be installed in accordance with manufacturer specifications.

During the course of construction heavy rainfall events may occur. The Contractor shall have personnel available during rain events to remove inlet protection if the inlet protection is causing flooding.

Inlet protection devices shall be removed from storm sewer inlets within paved street sections or parking lots during the winter months between December 1 and February 15. During the period when inlet protection has been removed, alternate sediment control methods for inlet protection must be employed if ground is not stabilized and frozen by winter conditions.

The Contractor shall remove sediment trapped by the inlet protection device when the surface of the sediment reaches one-half the height of the device. proprietary inlet protection devices should be maintained per the manufacturers recommendations.

Inlet protection devices shall be removed and properly disposed of when the drainage area for the inlet has reached final stabilization.

VEHICLE TRACKING CONTROL (VTC)

A location for the vehicle tracking control is not shown on these plans. The vehicle tracking pad shall be placed per Rapid City Standard Detail 18-10 in a location such that mud tracking and sediment flow will not enter the roadway or adjacent drainage areas. The vehicle tracking control shall be routinely inspected and the contractor shall repair or replace material as deemed necessary by the Engineer.

Granular material shall be placed in 6 inch maximum lifts.

Aggregate for granular material shall conform to the following gradation requirements:

Sieve Size	Percent Passing
3"	100%
2 ½"	90-100%
1 ½"	25-60%
¾"	0-10%
½"	0-5%

CONCRETE WASHOUT AREA (CWA)

Concrete washout area shall be provided for concrete trucks as necessary. Refer to City of Rapid City Detail 18-12 for details.

STREET SWEEPING

Vehicle tracking of sediment from the construction site shall be minimized. Street sweeping, as deemed necessary by the Engineer, shall be used if erosion and sediment control best management practices are not adequate to prevent sediment from being tracked onto the street.

The Contractor shall use a pickup broom having integral self-contained storage to clean the roadway.

SEDIMENT FILTER BAGS

Sediment filter bags can be used for perimeter control, inlet protection, check dams, etc. and shall be installed at locations as shown on the drawings and at locations determined by the Engineer during construction.

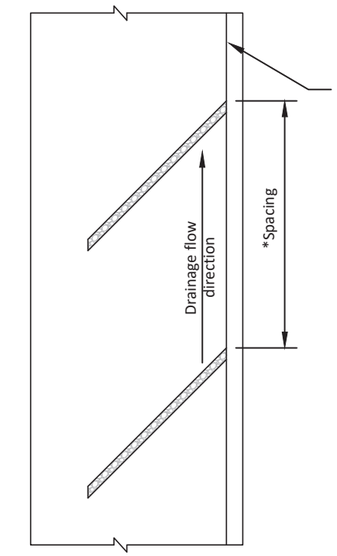
The sediment filter bags shall be the diameter and length shown on the drawings. The "sock" shall be the snake bag from the manufacturer listed below; or approved equal:

Manufacturer	Product Name
Sacramento Bag Manufacturing CO. sacramento, ca PHONE: 1-800-287-2247 www.sacbag.com	snake bag

The fill material shall be clean 3/4 inch rock, clean 3/8 inch lime stone chips, clean 1/4 inch pea gravel, clean sand or material approved by Engineer.

The Contractor shall remove sediment trapped by the sediment filter bags when the surface of the sediment reaches one-half the height of the exposed gravel filter sock.

Sediment filter bags may be removed and reset as necessary as work progresses. The gravel filter socks removed and reset shall be in useable condition as determined by Owner representative.



Spacing Table

Longitudinal slope	Spacing
1%	75'
2%	38'
3%	25'
4%	19'
5%	15'

Notes:

1. Sediment filter bags shall be filled with clean or washed aggregate 2" minus or smaller.
2. Sediment filter bags shall be 9" in diameter and shall be the "snake bag" from Sacramento Bag Manufacturing Company or approved equal.

SFB Gutter Check, Sediment Filter Bag
NTS

FULL SIZE PLOT 11X17 COLOR

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Drawn By: IMM, BDH

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Relocation of Historic Resources
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Deadwood, South Dakota

General Notes

Sheet No. 3

Traffic Control Plan

This conceptual traffic control plan is provided to illustrate the layout for lane closures in Highway 85. The lane closure shall only be setup for the duration necessary to complete the work in the roadway. Traffic control for shoulder closures shall be setup per the SDDOT Standard Plate 634.03.

Traffic Control - General Notes

The Contractor is require to maintain traffic control in accordance with the Plans and the latest revision of the Manual of Uniform Traffic Control Devices (MUTCD).

Flaggers, properly attired and preceded by proper symbol signs, will be required to safely maintain traffic and pedestrian movements to complete the work in Highway 85.

Two way traffic in Highway 85 shall be maintained when no work is taking place and a flagger is present. Temporary gravel shall be used to provide a smooth driving surface over working areas. All trenches in or adjacent to the road way shall be properly backfilled and compacted to provide a stabile driving surfacing. This may require multiple traffic control setups to complete this work.

The Contractor is required to have a person available 24 hours a day, 7 days a week to maintain traffic control devices. The name and telephone number of this person will be given to the Engineer prior to work commencing.

The Contractor or designated traffic control subcontractor shall make after dark inspecitons every one (1) week to ensure the adequacy, legibility, and reflectivity of each sign and device. A written summary of each inspection shall be given to the Engineer within 24 hours after completion of the inspection.

At no time during construction will a vertical drop-off of greater than 16-inches adjacent to the traveled way be left overnight. The Contractor may utilize embankment material or exisitng gravel cushion to ensure a 16-inch vertial drop-off is not exceeded. Vertical drop-offs greater than 16-inches will be shouldered to a 3:1 maximum slope.

Construction equipment and material will not be unloaded from lanes open to traffic. All equipment and vehicles entering and existing closed lanes of traffic shall display a flashing amber light visible from all directions a minimum distance of ¼ mile.

Parking of equipment during non-working hours shall be in locations that do not hinder the visibility of, or access to, adjacent properties.

Property owners adjacent to the construction sign locations shall be notified before the signs are installed. Construction signs that are to be installed shall not block the view of existing applicable traffic signs. Non-applicable signing will be covered or remove during periods of inactivity.

Public Information

The Contractor shall prepare a public service announcement (PSA) to be published not less than five (5) days prior to any phase change or any other major change that affects traffic flow. A copy of the PSA shall be given to the Engineer seven (7) days prior to the change. The Contractor shall be responsible to keep law enforcement, emergency services, and the traveling public notified of changes in project access.

The Contractor shall designate an employee whose responsibility is keeping the traveling public informed of the project progress and change in project access. The Contractor shall also designate an individual to be responsible for incident management. The same individual may serve both roles. An incident is an emergency road user occurrence or unplanned event that impedes the flow of traffic such as an accident, hazardous materials spill or similar event.

During the incident, the Contractor will be required to flag traffic, relocate signs and adjust traffic control devices as required to warn approaching motorists of the incident and resulting queued traffic.

The Contractor shall provide adequate personnel to accomplish the necessary traffic control work in the event of an incident.

Access

The Contractor shall maintain access to all adjacent properties at all times. The Contractor shall coordinate with property owners to ensure adequate access points and routes are communicated to the owners/occupants. The Contractor may need to explore opportunities to share access across adjacent properties to provide access on a temporary basis as work progresses.

Protection of Pedestrian Routes

Pedestrian routes within the project area shall be maintained by the Contractor during all phases of construction. Compacted gravel surfacing may be used to provide temporary detour routes.

Protection of pedestrian traffic from open excavations and other hazards in and around the construction site shall be in compliance with MUTCD, OSHA, and the Public Rights-of-Way Accessibility Guidelines.



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FULL SIZE PLOT 11X17 COLOR

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Relocation of Historic Resources
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Deadwood, South Dakota

Traffic Control
Layout

Sheet No.
4

FULL SIZE PLOT 11X17 COLOR

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10 5 0 10

18" RCP
Concrete Sidewalk
LOT 5
Storm Inlet
Rim = 4573.59
18" RCP (NW) = 4565.23
18" RCP (NE) = 4565.23
18" RCP
Storm Inlet
Rim = 4571.54
18" RCP (SE) = 4565.55
31 Charles St
LOT 7
30"
Wood Wall
LOT 9
24"
36"
20"
Remove Sidewalk
Remove Approach
Remove AC Pavement as Necessary
Stewart St (Asphalt)
LOT 11
Gravel
Remove Sidewalk
Remove Gravel Surfacing
LOT 13
Charles St / US 85 (Asphalt)
Do Not Disturb Street Light
Concrete Sidewalk
Remove Foundation Remains of 41 Charles St
Remove Miscellaneous Site Concrete
LOT 15
LOT 107B
Remove Sidewalk
Remove AC Pavement as Necessary
Concrete
LOT 17
Rock Wall
16"
Wood Wall
4575
4595
4590
4585
4580
1.00" CU
4" PVC
8" PVC
15" PVC

EXISTING LEGEND

- Existing Curb and Gutter
- Sanitary Sewer Line
- Water Line
- Water Service Line
- Telephone Line
- Overhead Lines (Power, Cable, Etc)
- Power Line
- Gas Line
- Fiberoptic Line
- Cable TV Line
- Chain Link Fence
- Wood Fence
- Building Line
- Property Line
- Section Line
- Quarter Line
- Sixteenth Line
- Easement Line
- Major Contour
- Minor Contour
- Borehole
- Cable TV or Telephone Riser
- Electrical Junction Box
- Fiber Optic Vault
- Black Hills Fiber
- Deciduous Tree
- Coniferous Tree
- Deciduous Hedge/Tree Line
- Coniferous Hedge/Tree Line
- Deciduous Bush
- Coniferous Bush
- Wetland Boundary
- Stump
- 2 Pole Sign
- 1 Pole Sign
- Post / Bollard
- Fire Hydrant
- Monitoring Well
- Curb Stop
- Irrigation Control Valve
- Gate Valve
- Water Manhole
- Storm Sewer Manhole
- Sanitary Sewer Manhole
- Clean Out
- Gas Meter
- Control Point
- Right-of-Way Marker
- Electrical Manhole
- Light Pole
- Guy Wire Anchor
- Power Pole
- Type "S" Inlet
- Type "B" Inlet
- Mailbox
- Delineator

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6/23/2026

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Relocation of Historic Resources
from Lower Main Street to Charles Street
Deadwood, South Dakota

Existing Conditions & Removals

Sheet No. 5

FULL SIZE PLOT 11X17 COLOR

Grading Callouts

1. N = 218170.84 E = 993938.29 Elev = 4573.12
2. N = 218186.48 E = 993949.98 Elev = 4572.77
3. N = 218213.87 E = 993970.50 Elev = 4572.18 TT
4. N = 218224.29 E = 993978.29 Elev = 4571.87 BT
5. N = 218240.28 E = 993990.30 Elev = 4571.39 BT
6. N = 218246.68 E = 993995.10 Elev = 4571.20 TT
7. N = 218261.40 E = 994006.06 Elev = 4570.85

Surface Callout Acronyms

All grading callouts are to edge of pavement unless otherwise noted.

BT - Bottom of Taper
TT - Top of Taper
FF - Finished Floor*

*Finished Floor elevations are relatively 2' above the existing grade and may change with approval from the Engineer.

PROPOSED LEGEND

- Sanitary Sewer Cleanout
- Curb Stop
- ss — Sanitary Sewer Service
- ws — Water Service
- Proposed Property Line
- IPD — Inlet Protection Device
- SFB — Sediment Filter Bag

Striping

- 4 WT — Cold Applied Plastic Pavement Marking, 4" White
- 24 WT — Cold Applied Plastic Pavement Marking, 24" White
- 4 YP — High Build Waterborne Pavement Marking Paint, 4" Yellow
- 24 YP — Cold Applied Plastic Pavement Marking, 24" Yellow

Striping Note:
The Contractor shall verify the existing pavement marking spacing and length prior to removal and match the existing markings.

Surfacing

- 5" Asphalt Concrete Composite 6" Base Course
- 6" Reinforced PCC Pavement, on 4" Aggregate Base Course
- 4" Nonreinforced Sidewalk, on 2" Aggregate Base Course
- Buildings Moved By Owner
- Area to to Seeded, Sodded or Landscaped

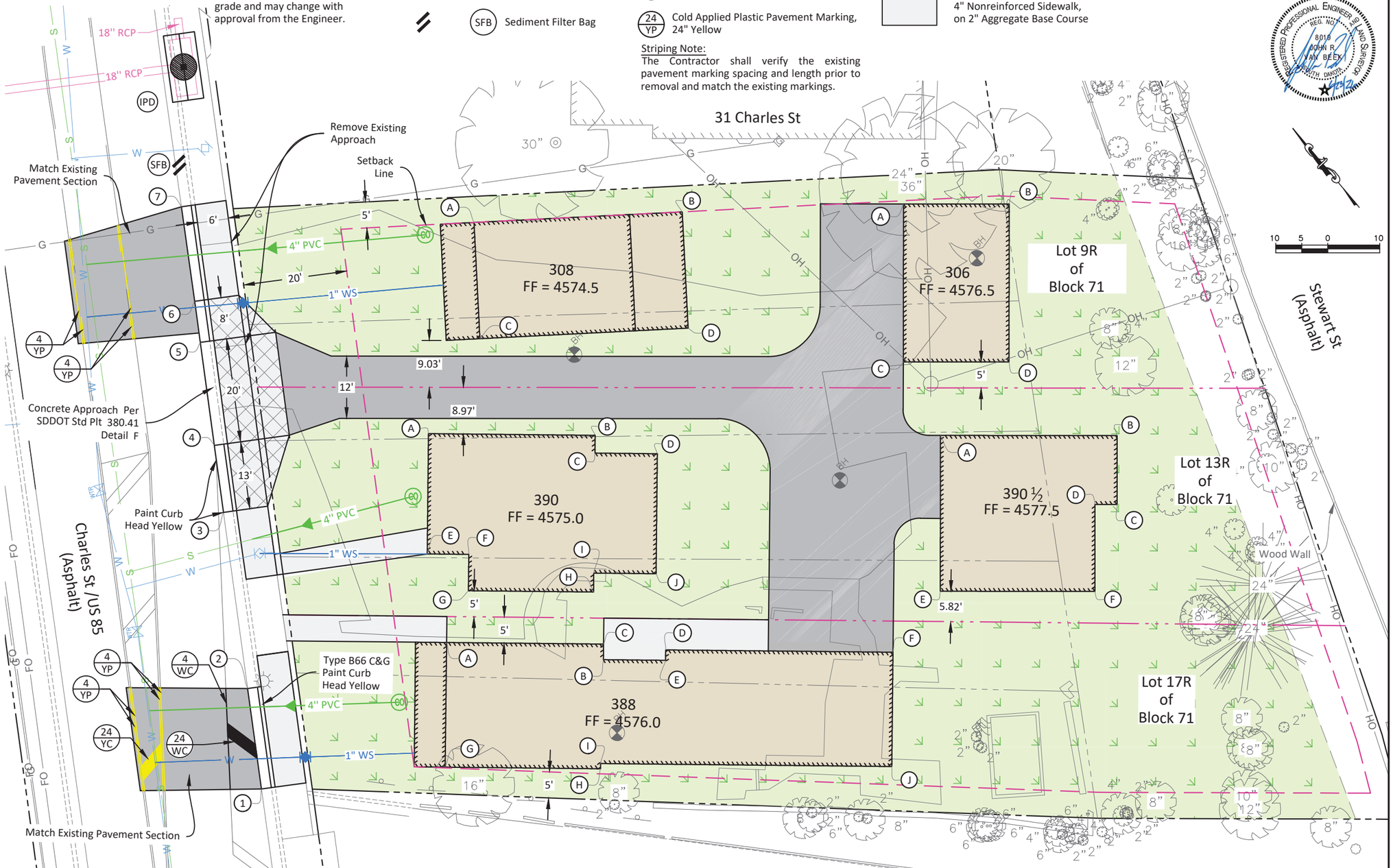
Building Corner Locations	390
A.	N = 218196.94 E = 994009.21
B.	N = 218174.16 E = 994031.81
C.	N = 218171.75 E = 994029.38
D.	N = 218163.24 E = 994037.83
E.	N = 218180.62 E = 993992.77
F.	N = 218174.94 E = 993998.41
G.	N = 218170.01 E = 993993.44
H.	N = 218152.92 E = 994010.40
I.	N = 218155.48 E = 994012.99
J.	N = 218146.97 E = 994021.44

Building Corner Locations	388
A.	N = 218165.87 E = 993983.46
B.	N = 218142.32 E = 994002.61
C.	N = 218144.43 E = 994004.73
D.	N = 218135.25 E = 994012.44
E.	N = 218133.84 E = 994011.02
F.	N = 218104.19 E = 994043.26
G.	N = 218149.00 E = 993966.39
H.	N = 218127.78 E = 993987.45
I.	N = 218128.48 E = 993988.16
J.	N = 218088.70 E = 994027.64

Building Corner Locations	306
A.	N = 218164.16 E = 994105.32
B.	N = 218149.86 E = 994119.78
C.	N = 218142.56 E = 994083.94
D.	N = 218128.25 E = 994098.39

Building Corner Locations	390 1/2
A.	N = 218127.47 E = 994079.08
B.	N = 218103.55 E = 994103.24
C.	N = 218094.13 E = 994093.92
D.	N = 218097.12 E = 994090.90
E.	N = 218106.15 E = 994057.98
F.	N = 218085.22 E = 994079.12

Building Corner Locations	308
A.	N = 218219.69 E = 994044.01
B.	N = 218192.99 E = 994073.95
C.	N = 218202.98 E = 994029.10
D.	N = 218176.27 E = 994059.04



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6/23/2026

Consulting Firm: Avid4 ENGINEERING
Consultant Project No: J25-149
Designed By: JRV
Drawn By: IMM, BDH

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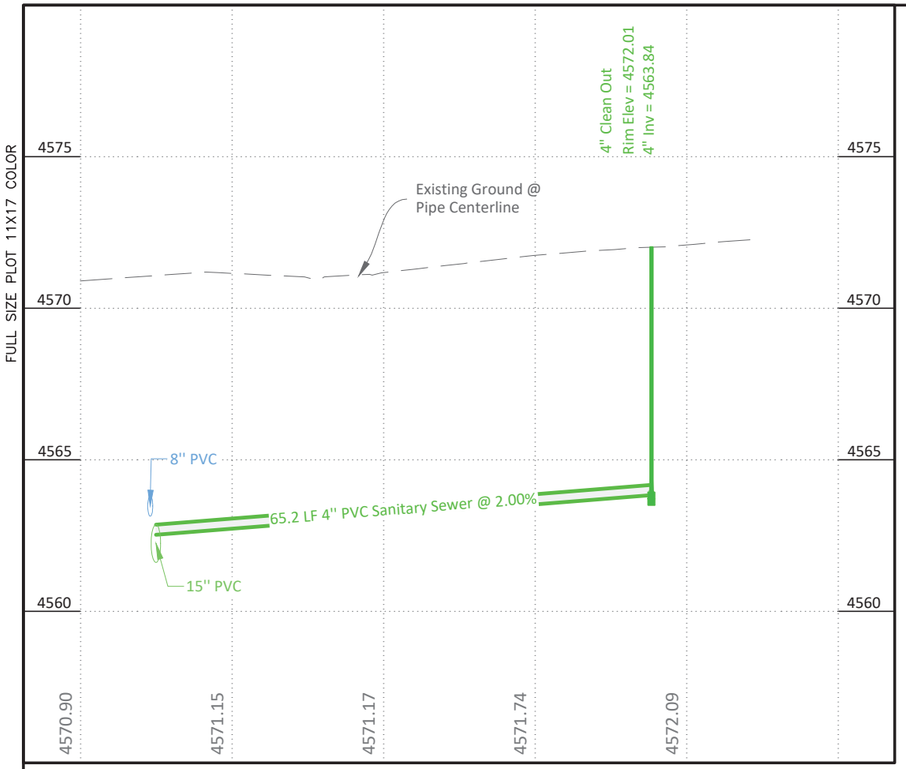
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Deadwood, South Dakota

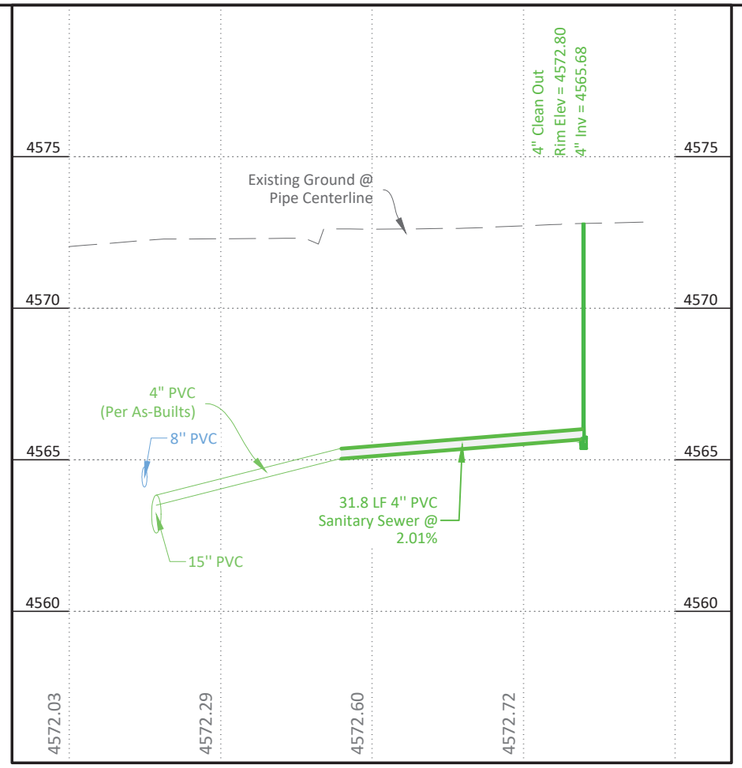
Site Layout

Sheet No. 6

FULL SIZE PLOT 11X17 COLOR

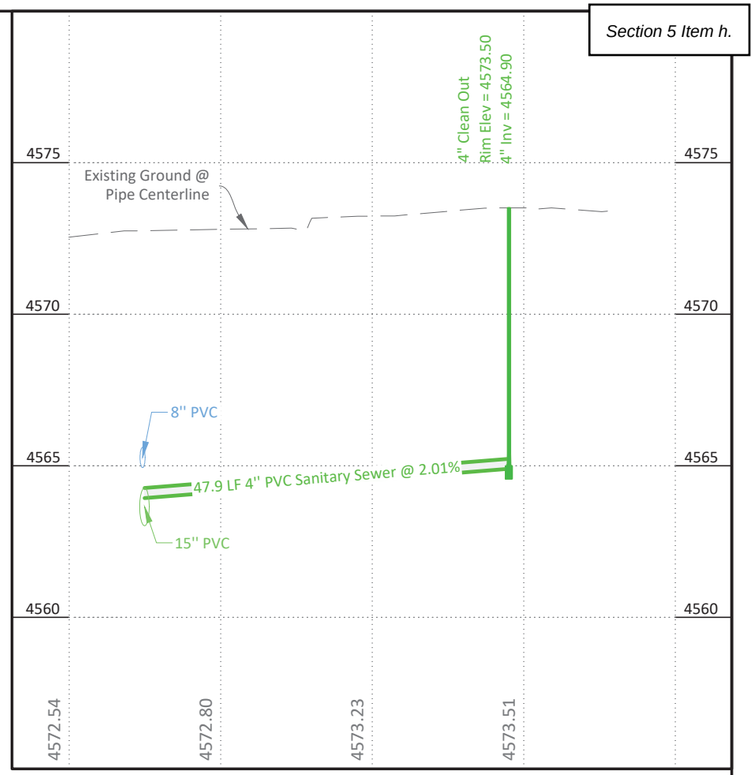


Lot 9R Sanitary Service Profile 1/7 N.T.S.

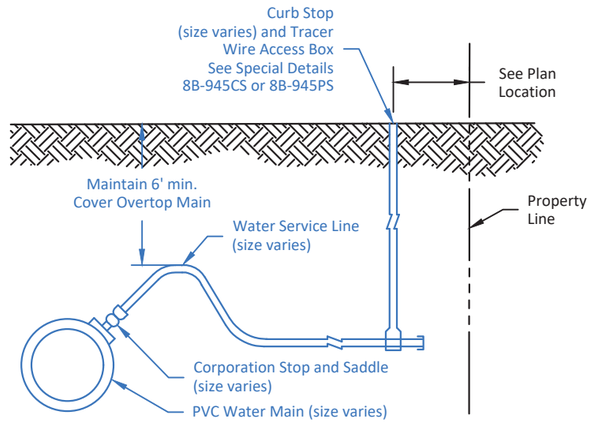


Lot 13R Sanitary Service Profile 2/7 N.T.S.

Contractor shall verify the location and elevation of the existing 4" PVC service and notify the Engineer prior to construction of the service for Lot 13R.



Lot 17R Sanitary Service Profile 3/7 N.T.S.



Typical Water Service Detail 4/7 N.T.S.

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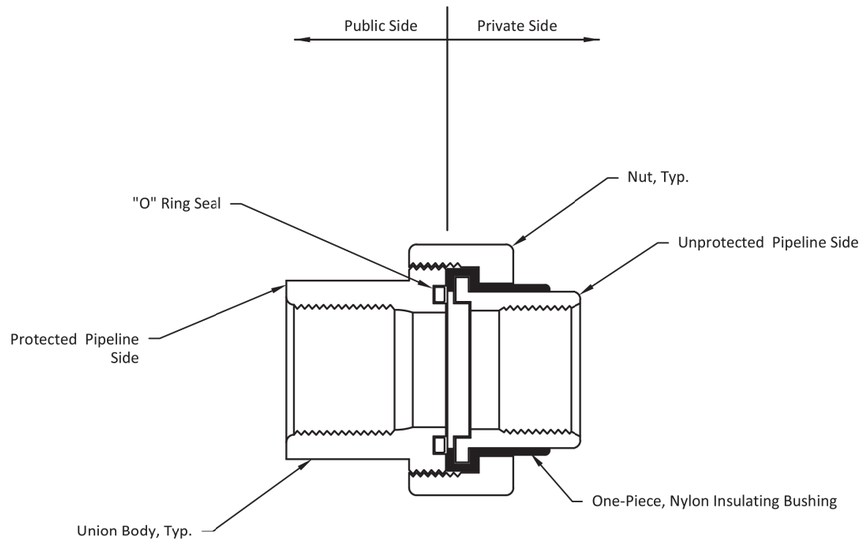
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Relocation of Historic Resources
from Lower Main Street to Charles Street
Deadwood, South Dakota

Sanitary Sewer Profiles

Sheet No. 7

FULL SIZE PLOT 11X17 COLOR



Notes:
1. "O" ring type insulating union shown. Other types (brass insulated curb ball valves, straight couplings, corporation ball valves, meter couplings, etc.) similar.
2. Insulating O-ring and nylon insulator bushing shall be molded and bonded to the union body by manufacturer.
3. Abovegrade iron pipe shall have galvanized or coated steel bodies. Unions in buried or corrosive areas shall be coated.
4. Copper service line insulators shall have brass union body with insulators formed and molded into brass body, Mueller or approved equal.
5. Stainless steel line insulators shall have stainless steel body with insulators formed and molded into stainless steel fitting body.

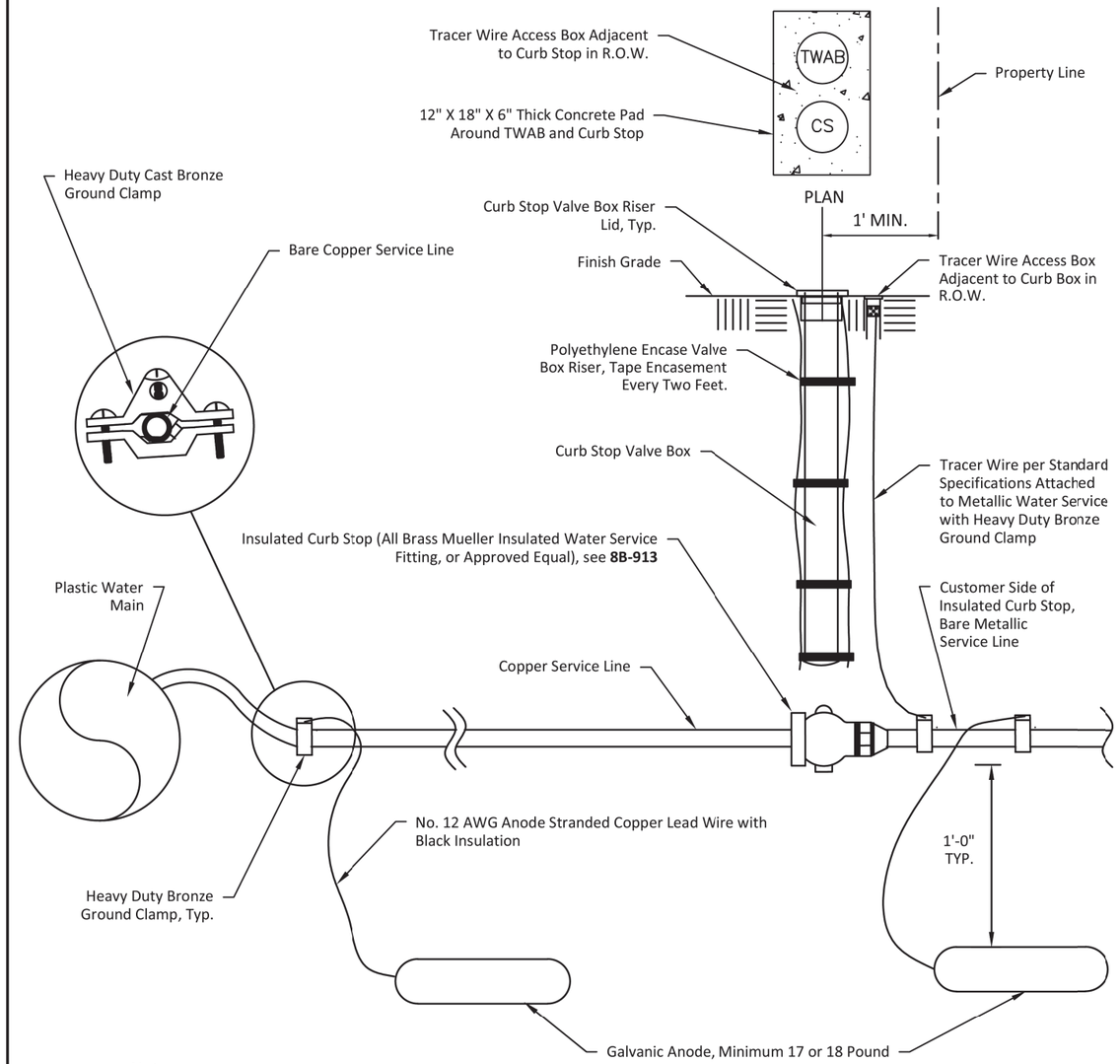
N.T.S.

CITY OF RAPID CITY — PUBLIC WORKS DEPARTMENT

INSULATING UNIONS AND/OR COPPER SERVICE INSULATORS

DATE: 8-19-22

Sec. - Sht. 8B-913



Notes:
1. Install galvanic anodes to copper service line on both sides of insulated curb stop with a minimum of one on water main side and one on customer side.
2. Install insulated curb stop to existing copper service line at customer service connection as shown on the drawings and specified in section 8B.

N.T.S.

CITY OF RAPID CITY — PUBLIC WORKS DEPARTMENT

INSULATOR AND WIRE CONNECTIONS TO CUSTOMER METALLIC SERVICE LINES

DATE: 8-19-22

Sec. - Sht. 8B-945CS

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6/23/2026

Consulting Firm: Avid4 ENGINEERING
Consultant Project No: J25-149
Designed By: JRV
Drawn By: IMM, BDH

No.	Date	By	Revision Description

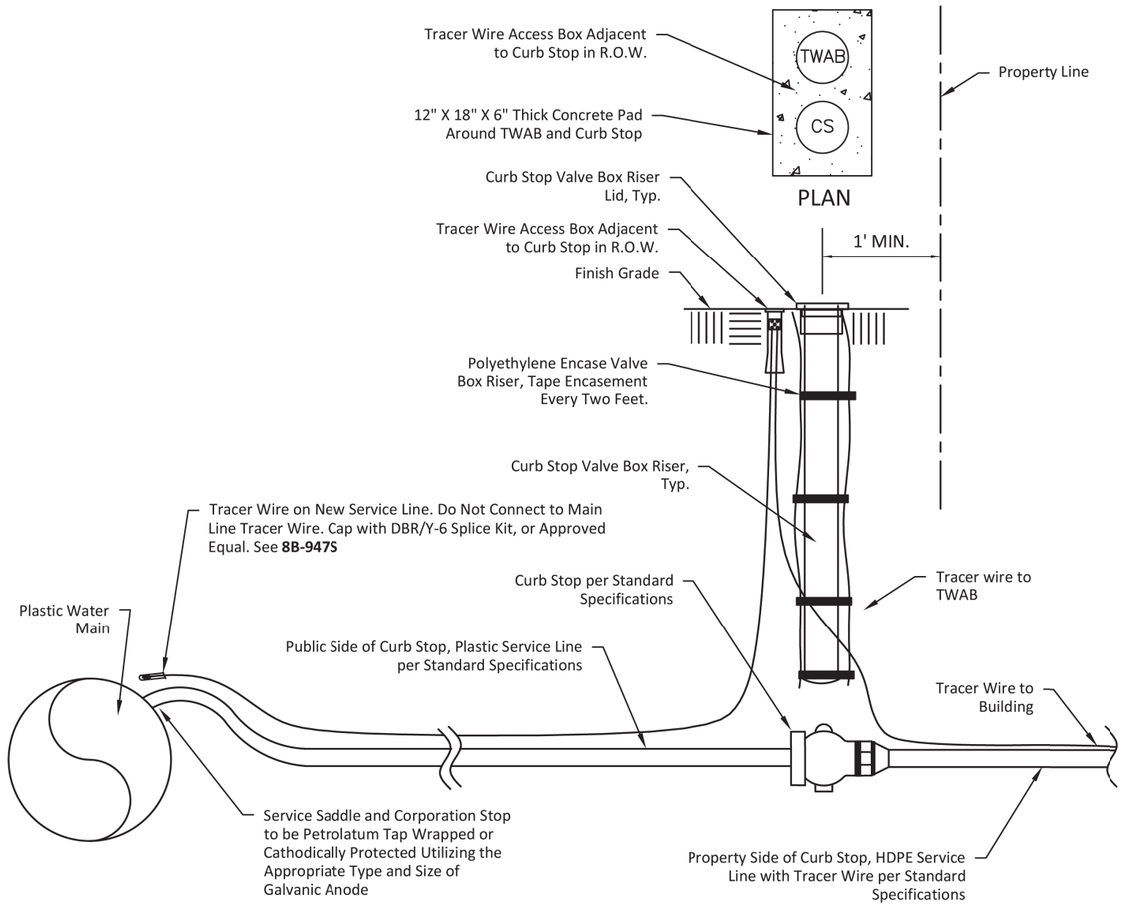
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Relocation of Historic Resources from Lower Main Street to Charles Street
Deadwood, South Dakota

Rapid City Standard Details

Sheet No. 8

FULL SIZE PLOT 11X17 COLOR



ELEVATION

Notes:

1. Install tracer wire access box in a protected location at row line adjacent to curb stop box so as to not interfere with operation of curb stop. Terminate tracer wire in access box with min. 18" slack.
2. Terminate tracer wire with an insulated splice kit and securely fastened to the plastic service line with tape as near as possible to the building foundation.
3. This tracer wire installation detail shall be used on plastic service lines for residential or commercial services.

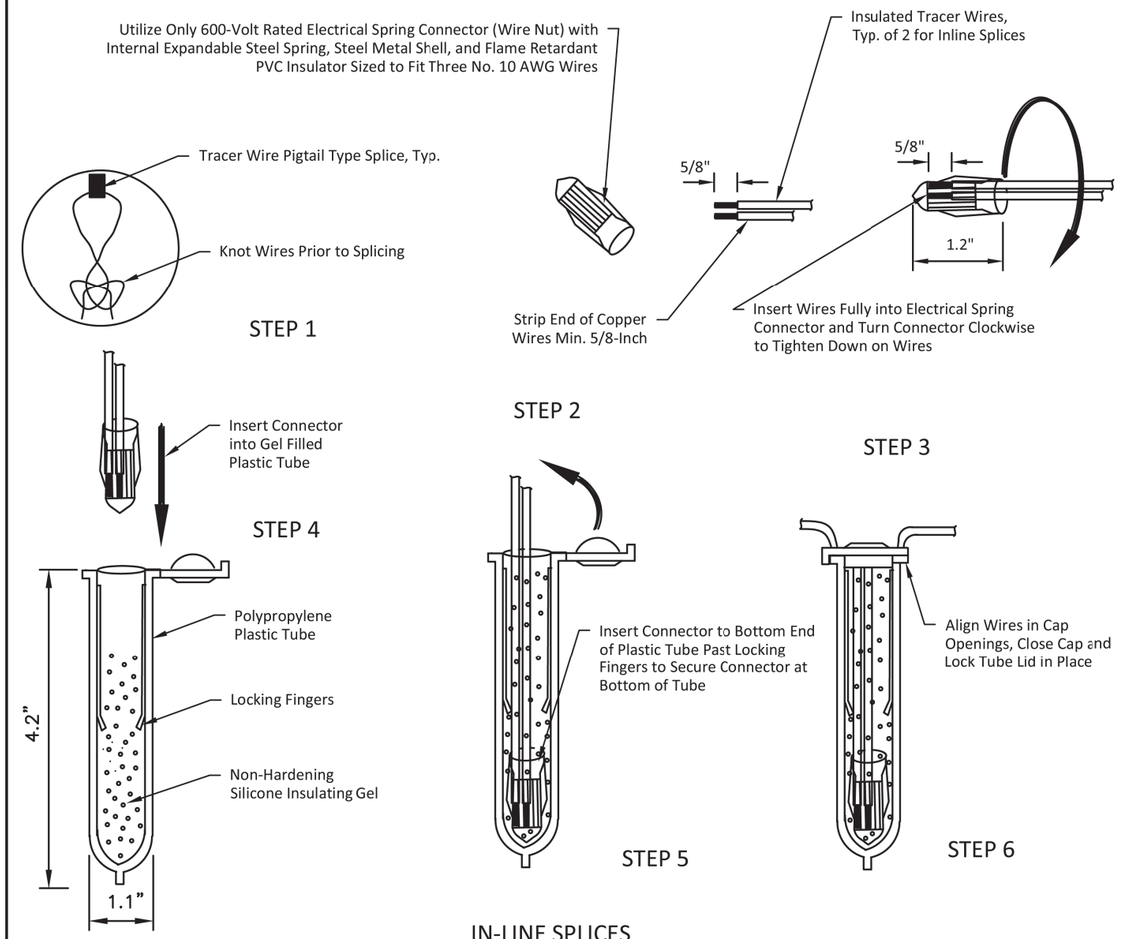
N.T.S.

CITY OF RAPID CITY — PUBLIC WORKS DEPARTMENT

TRACER WIRE FOR CUSTOMER PLASTIC SERVICE LINE

DATE: 8-19-22

Sec. - Sht. 8B-945PS



IN-LINE SPLICES

Notes:

1. Allowed for tracer wire type splices only. Tracer wire only required for non-metallic pipe type installations. Knot wires prior to making splice to minimize stress on splice.
2. For copper wire splices only. Strip wires and make wire splice connection with electrical spring (wire nut) type connectors. Insert the connector into the gel filled tube to the end past the locking fingers to hold the connector securely in place, align wires and then shut and lock the insulator tube top lid cover into place. Complete splices and insulate in accordance with connector manufacturer's recommendations.
3. Complete all splices only in the presence of the engineer.
4. In-line splice locations shall be documented by the contractor in the red-line, as-constructed plans by station/offset or survey coordinates consistent with project horizontal datum. Location provided shall be within 0.5 feet of true location.

N.T.S.

CITY OF RAPID CITY — PUBLIC WORKS DEPARTMENT

TRACER WIRE SPLICES

DATE: 8-19-22

Sec. - Sht. 8B-947S

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Consulting Firm:
Consultant Project No: J25-149
Designed By: JRV
Drawn By: IMM, BDH

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No.	Date	By	Revision Description

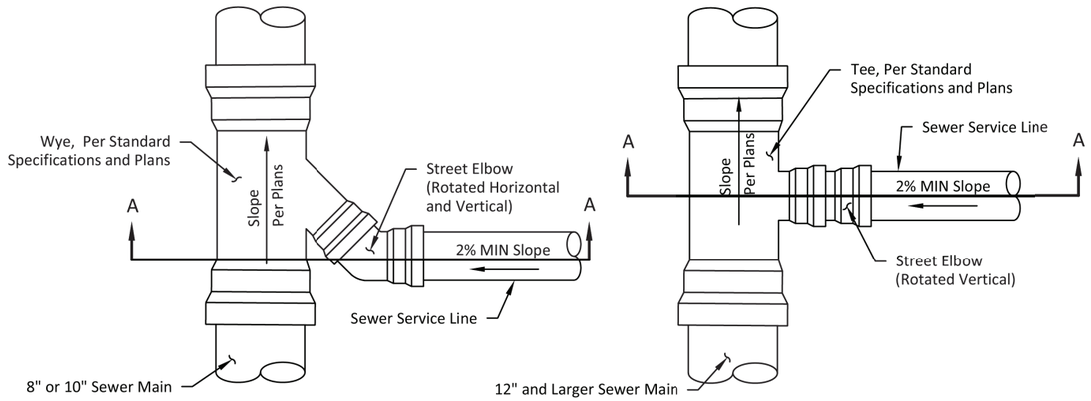
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Relocation of Historic Resources from Lower Main Street to Charles Street
Deadwood, South Dakota

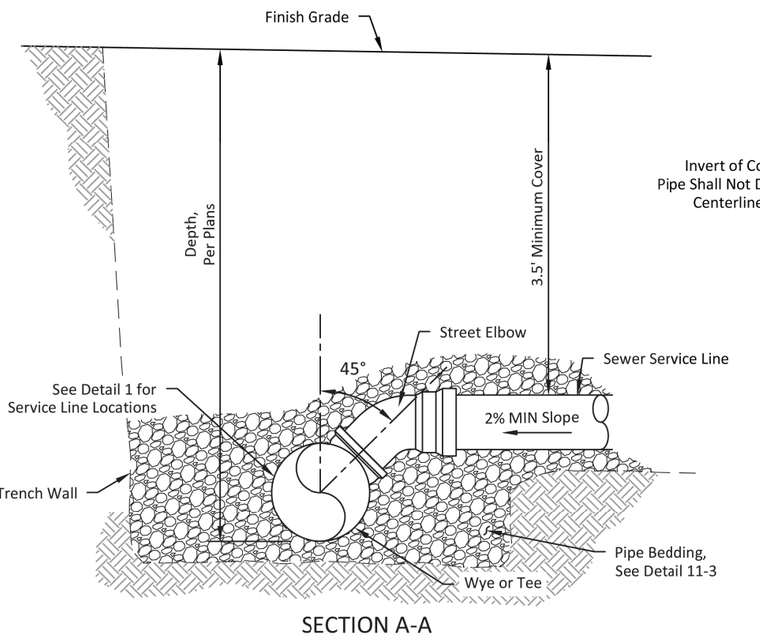
Rapid City Standard Details

Sheet No. 9

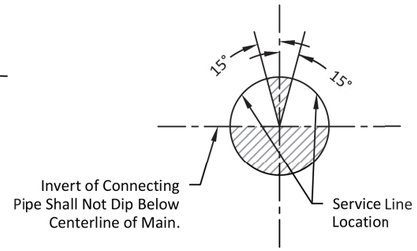
FULL SIZE PLOT 11X17 COLOR



PLAN



SECTION A-A



DETAIL 1

Note:
1. All fittings shall be gasketed.
2. Service lines shown on this detail shall be 4" or 6".

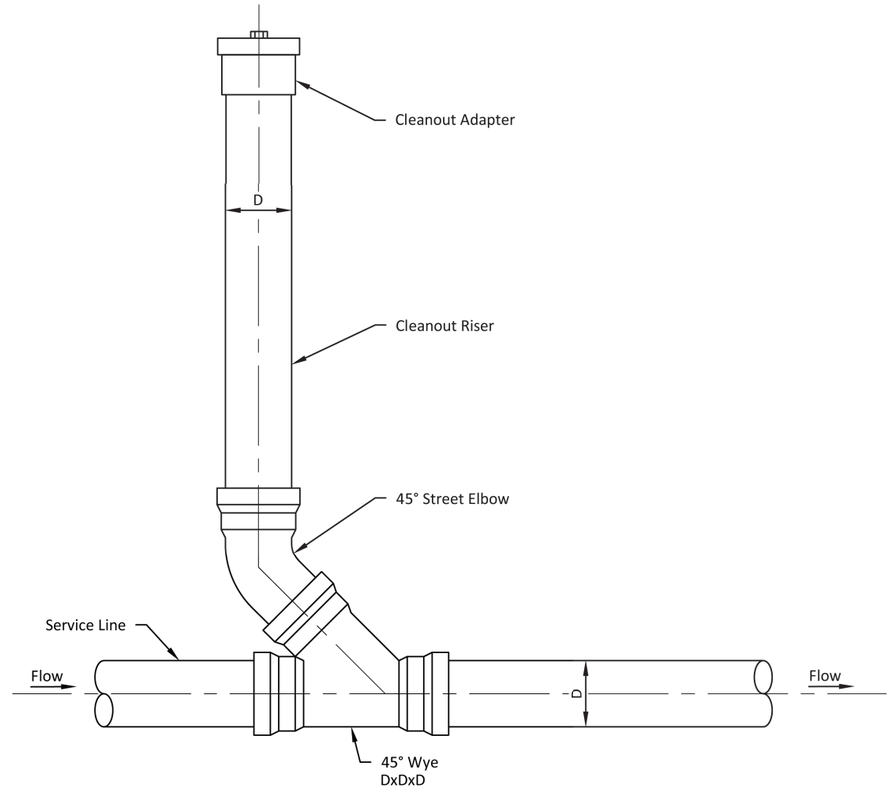
N.T.S.

CITY OF RAPID CITY — PUBLIC WORKS DEPARTMENT

SANITARY SEWER SERVICE CONNECTION

DATE: 8-19-22

Sec. - Sht. 9-9



ELEVATION

Notes:
1. All fittings shall be gasketed.
2. Cleanouts shall be the same diameter (D) as service line.
3. Cleanouts shall be installed at all changes in horizontal alignment of greater than 45 degrees and at distances not to exceed 75 feet for 4 inch diameter pipe and 100 feet for 6 inch diameter pipe.
4. Cleanouts shall be installed when the summation of the horizontal degree of change in a service line exceeds 135 degrees.
5. Service lines shown on this detail shall be 4" or 6".

N.T.S.

CITY OF RAPID CITY — PUBLIC WORKS DEPARTMENT

SANITARY SEWER SERVICE CLEANOUT DETAIL

DATE: 8-19-22

Sec. - Sht. 9-11

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6/23/2026

Consulting Firm:
Consultant Project No: J25-149
Designed By: JRV
Drawn By: IMM, BDH

Avid4 ENGINEERING

No.	Date	By	Revision Description

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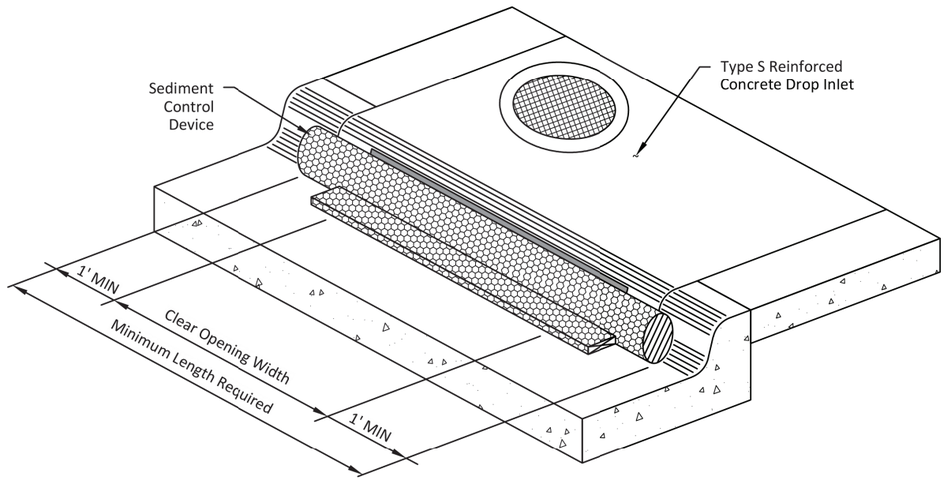
Relocation of Historic Resources from Lower Main Street to Charles Street
Deadwood, South Dakota

Rapid City Standard Details

Sheet No. 1(

FULL SIZE PLOT 11X17 COLOR

Inlet Protection Device IP



ISOMETRIC VIEW

Notes:
1. The type of sediment control device shown is for illustrative purposes only.
2. The type of sediment control device used shall be one of the types as specified in the plans.
3. The sediment control device shall be placed at the drop inlets according to the manufactures' installation instructions.
4. The sediment control device shall be secured so that it remains in the inlet opening.
5. The sediment control at inlet for Type S reinforced concrete drop inlet shall be placed at locations stated in the plans or at locations determined by the Engineer.
6. The Contractor will maintain the sediment control device by removing the device, removing accumulated sediment, and resetting the device. The removed sediment will be placed at a location away from the drop inlet where the sediment will not be washed back into the drop inlet or other storm sewer system.

N.T.S.

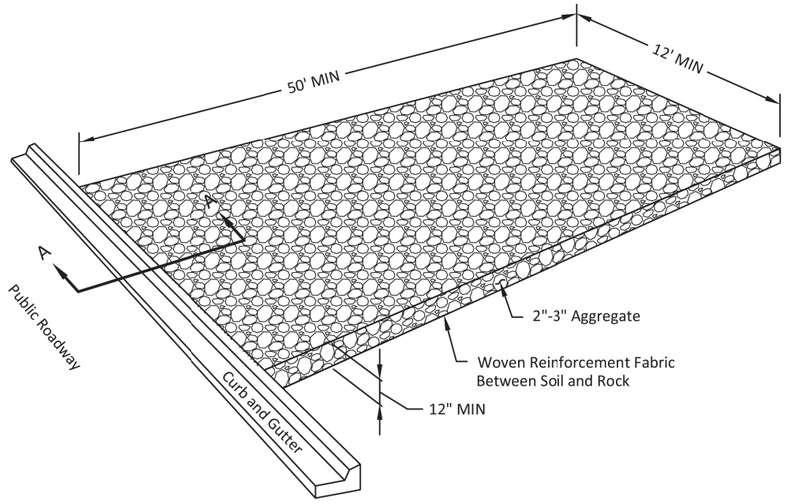
CITY OF RAPID CITY | PUBLIC WORKS DEPARTMENT

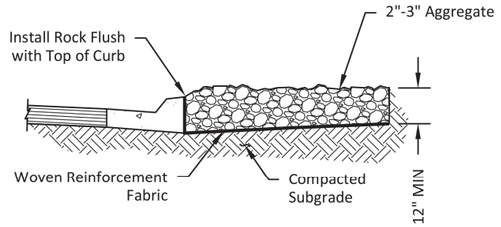
SEDIMENT CONTROL FOR TYPE S INLETS

DATE: 8-19-22

Sec. - Sht. 18-7

Vehicle Tracking Control VTC





SECTION A-A

Notes:
1. All rock to be removed upon completion of construction.
2. Sediment control measures shall be maintained at all times.
3. Public roadway to be kept clean and free of mud, dirt and debris at all times.
4. Woven reinforcement fabric shall comply with Section 18, per Standard Specifications.
5. 2"-3" Aggregate shall be per Standard Specifications, Section 18.

N.T.S.

CITY OF RAPID CITY | PUBLIC WORKS DEPARTMENT

ROCK CONSTRUCTION ENTRANCE

DATE: 8-19-22

Sec. - Sht. 18-10

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6/23/2026

Consulting Firm: Avid4 ENGINEERING
Consultant Project No: J25-149
Designed By: JRV
Drawn By: IMM, BDH

No.	Date	By	Revision Description

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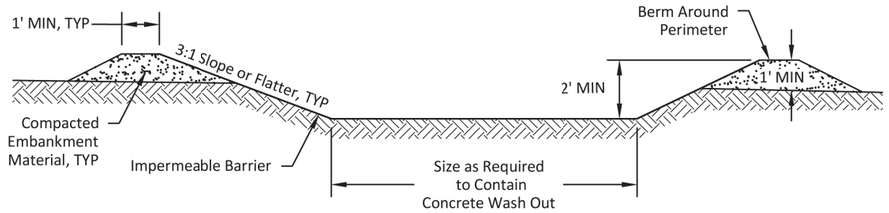
Relocation of Historic Resources from Lower Main Street to Charles Street
Deadwood, South Dakota

Rapid City Standard Details

Sheet No. 1

FULL SIZE PLOT 11X17 COLOR

Concrete Washout Area CWA



CROSS SECTIONAL VIEW

Notes:

1. Concrete washout area shall be installed prior to any concrete placement on site. The concrete washout area must be self-contained and not connected to any storm water outlet of the site.
2. The concrete washout area shall be sized as necessary to adequately contain the concrete washout from the project. The concrete washout area shall be maintained during the entire project.
3. At the end of construction, all concrete shall be removed from the site and disposed of at an approved waste site.
4. When the concrete washout area is removed, the disturbed area shall be restored to original grade, seeded and mulched or otherwise stabilized as approved by the Engineer.

N.T.S.

CITY OF RAPID CITY — PUBLIC WORKS DEPARTMENT

CONCRETE WASHOUT AREA

DATE: 8-19-22

Sec. - Sht.
18-12

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6/23/2026

Consulting Firm:
Consultant Project No: J25-149
Designed By: JRV
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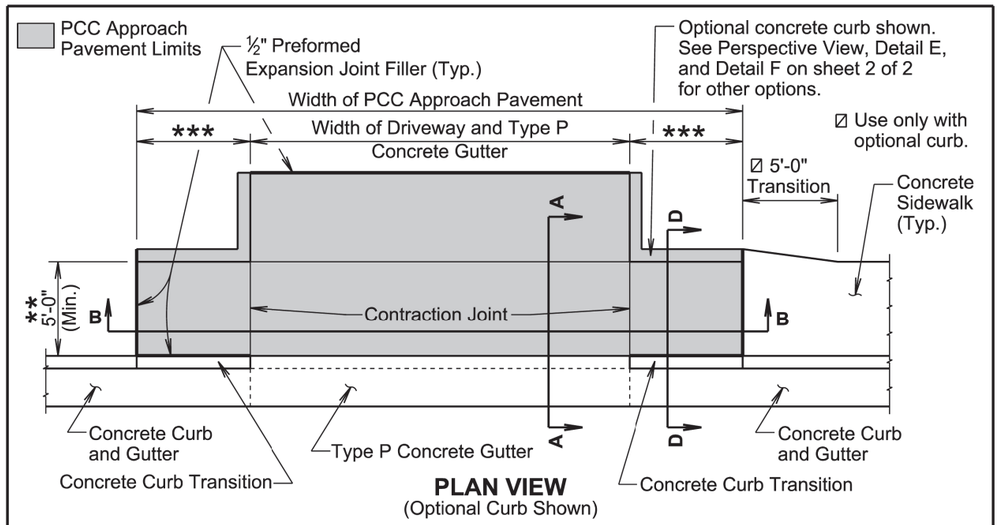
Optima, LLC

Relocation of Historic Resources
from Lower Main Street to Charles Street
Deadwood, South Dakota

Rapid City
Standard Details

Sheet No.
1

FULL SIZE PLOT 11X17 COLOR



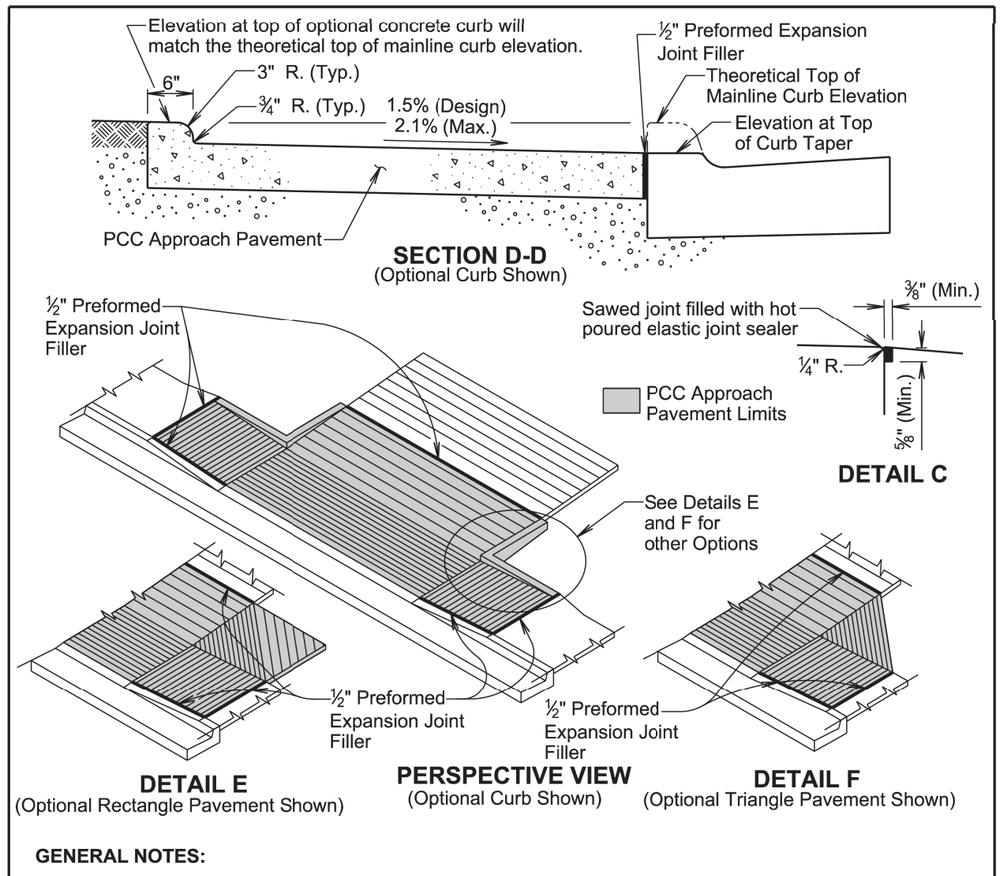
* 8 inches at Commercial Approaches

** Sidewalk width is 5 feet unless specified otherwise in the plans. The cross slope of the sidewalk is designed at 1.5% and will not be steeper than 2.1% unless specified otherwise in the plans.

*** The slope of the type B PCC approach pavement in these areas will match the slope of the concrete curb transition. The slope is designed at 4.5% and will not be steeper than 5% unless specified otherwise in the plans.

April 17, 2026

Published Date: 2027	SDDOT	TYPE B PCC APPROACH PAVEMENT	PLATE NUMBER 380.41
			Sheet 1 of 2



GENERAL NOTES:

Use the plan specified option for the pavement adjacent to the driveway and sidewalk. The options are shown above in the Perspective View, Detail E, and Detail F.

The concrete for the type B PCC approach pavement and adjacent driveway will comply with the requirements of the Specifications for class M6 concrete unless otherwise stated in the plans.

Contraction joints in the type B PCC approach pavement will be 1½ inches deep if formed in the fresh concrete using a suitable grooving tool. If a saw is used to cut the contraction joints, then the depth of the joint will be at least ¼ the thickness of the approach pavement. Additional contraction joints not shown in the Plan View will be spaced as follows:

One joint at the center of the approach for driveways 16 feet to 24 feet wide.
Two joints spaced at equal intervals for driveways greater than 24 feet to 40 feet wide.

All costs for furnishing and placing the type B PCC approach pavement and constructing the expansion and contraction joints including labor, equipment, excavation, and materials including the earthen backfill and granular material will be incidental to the contract unit price per square yard for the corresponding PCC Approach Pavement contract item.

April 17, 2026

Published Date: 2027	SDDOT	TYPE B PCC APPROACH PAVEMENT	PLATE NUMBER 380.41
			Sheet 2 of 2

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6/23/2026

Consulting Firm: Avid4 ENGINEERING
Consultant Project No: J25-149
Designed By: JRV
Drawn By: IMM, BDH

No.	Date	By	Revision Description

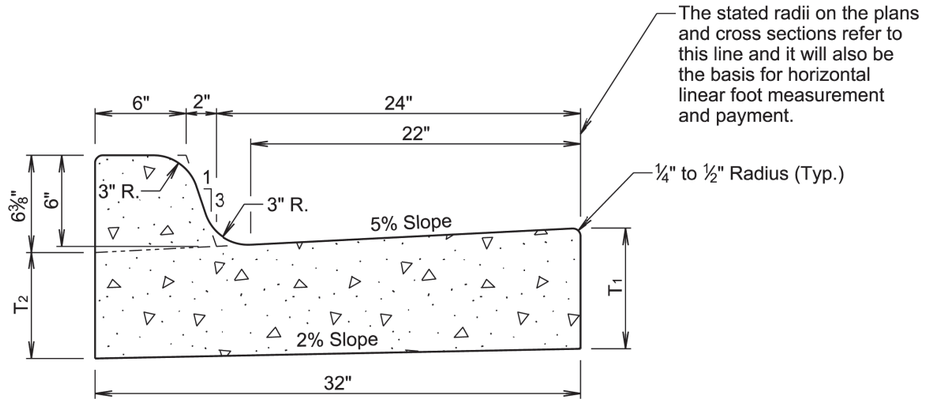
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Relocation of Historic Resources from Lower Main Street to Charles Street
Deadwood, South Dakota

SDDOT Standard Plates

Sheet No. 1

FULL SIZE PLOT 11X17 COLOR



TYPE B CONCRETE CURB AND GUTTER				
Type	T_1 (Inches)	T_2 (Inches)	Cu. Yd. Per Lin. Ft.	Lin. Ft. Per Cu. Yd.
B66	6	5 1/16	0.057	17.7
B67	7	6 1/16	0.065	15.4
B68	8	7 1/16	0.073	13.7
B68.5	8.5	7 9/16	0.077	13.0
B69	9	8 1/16	0.081	12.3
B69.5	9.5	8 9/16	0.085	11.7
B610	10	9 1/16	0.090	11.2
B610.5	10.5	9 9/16	0.094	10.7
B611	11	10 1/16	0.098	10.2
B611.5	11.5	10 9/16	0.102	9.8
B612	12	11 1/16	0.106	9.4

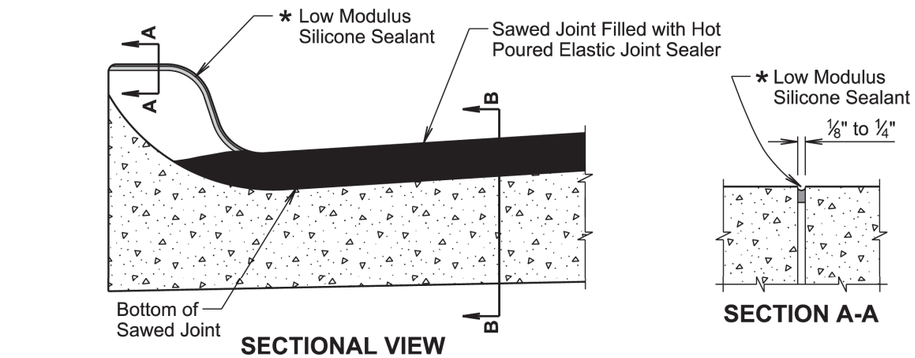
GENERAL NOTES:

When concrete curb and gutter longitudinally adjoins new concrete pavement, the method of attachment will be by one of the methods shown on standard plate 380.21.

See standard plate 650.90 for expansion and contraction joints in the curb and gutter.

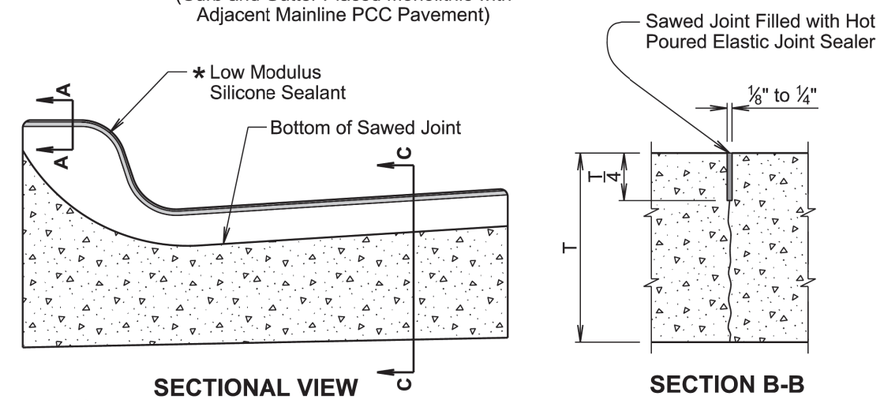
January 22, 2023

Published Date: 2027	SDDOT	TYPE B CONCRETE CURB AND GUTTER	PLATE NUMBER 650.01 Sheet 1 of 1



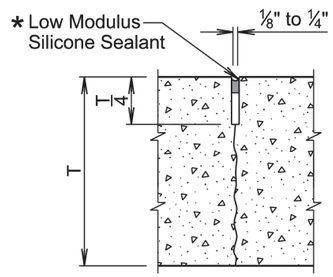
SECTIONAL VIEW
(Curb and Gutter Placed Monolithic with Adjacent Mainline PCC Pavement)

SECTION A-A



SECTIONAL VIEW
(Curb and Gutter not Placed Monolithic with Adjacent Mainline PCC Pavement or Mainline Surfacing is not PCC Pavement)

SECTION B-B



SECTION C-C

* The silicone sealant will be placed such that it completely seals the joint and is bonded to the sides of the clean joint as approved by the Engineer.

December 23, 2019

Published Date: 2027	SDDOT	JOINTS IN CONCRETE CURB AND GUTTER	PLATE NUMBER 650.90 Sheet 1 of 2

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Consulting Firm:
Consultant Project No: J25-149
Designed By: JRV
Drawn By: IMM, BDH

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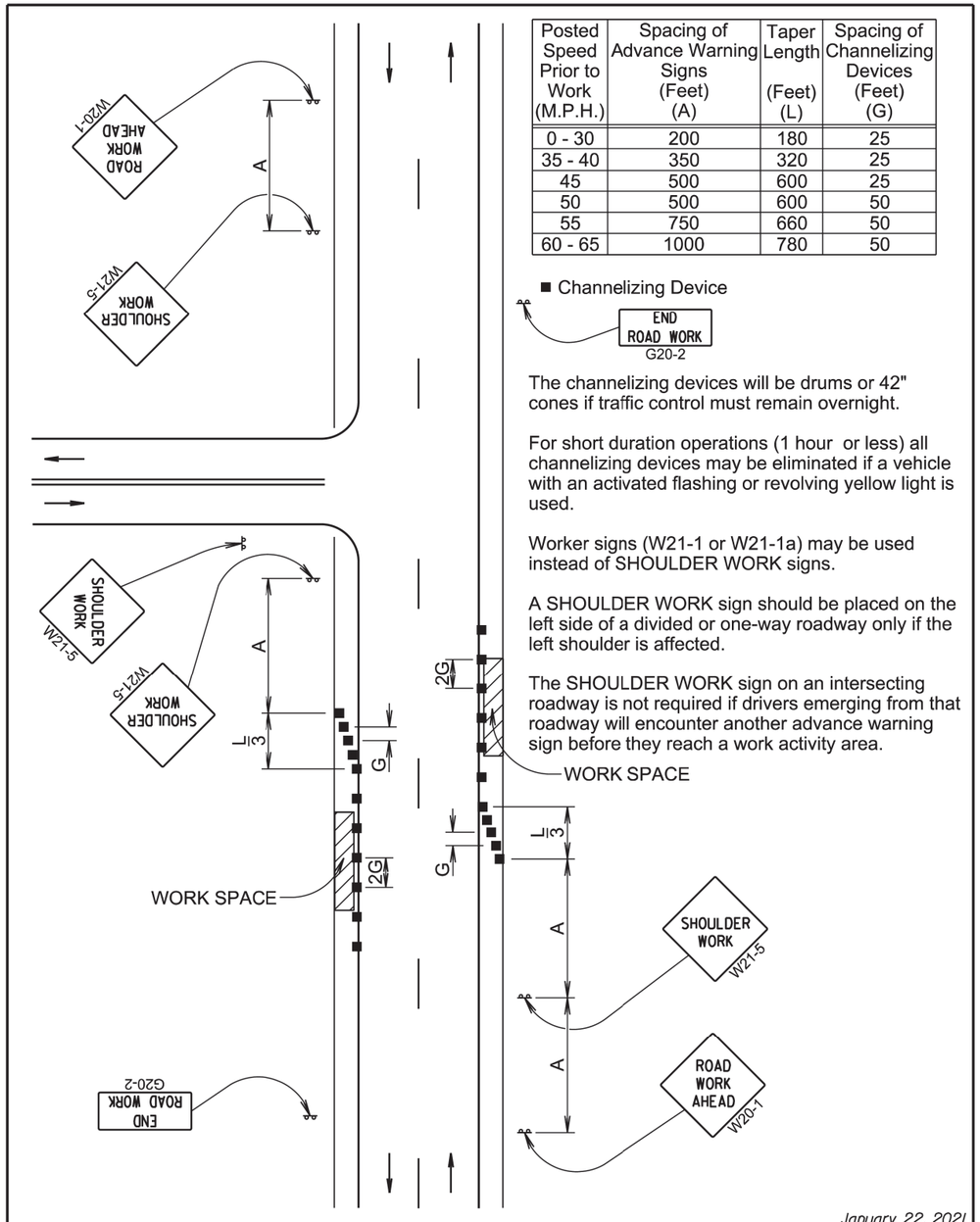
No.	Date	By	Revision Description

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Relocation of Historic Resources from Lower Main Street to Charles Street
Deadwood, South Dakota

SDDOT Standard Plates

Sheet No. 14



Posted Speed Prior to Work (M.P.H.)	Spacing of Advance Warning Signs (Feet) (A)	Taper Length (Feet) (L)	Spacing of Channelizing Devices (Feet) (G)
0 - 30	200	180	25
35 - 40	350	320	25
45	500	600	25
50	500	600	50
55	750	660	50
60 - 65	1000	780	50

■ Channelizing Device

END ROAD WORK G20-2

The channelizing devices will be drums or 42" cones if traffic control must remain overnight.

For short duration operations (1 hour or less) all channelizing devices may be eliminated if a vehicle with an activated flashing or revolving yellow light is used.

Worker signs (W21-1 or W21-1a) may be used instead of SHOULDER WORK signs.

A SHOULDER WORK sign should be placed on the left side of a divided or one-way roadway only if the left shoulder is affected.

The SHOULDER WORK sign on an intersecting roadway is not required if drivers emerging from that roadway will encounter another advance warning sign before they reach a work activity area.

January 22, 2021

Published Date: 2027	SDDOT	WORK ON SHOULDERS	PLATE NUMBER 634.03
			Sheet 1 of 1

Posted Speed Prior to Work (M.P.H.)	Spacing of Advance Warning Signs (Feet) (A)	Spacing of Channelizing Devices (Feet) (G)
0 - 30	200	25
35 - 40	350	25
45	500	25
50	500	50
55	750	50
60 - 65	1000	50

Flagger

■ Channelizing Device

For low-volume traffic situations with short work zones on straight roadways where the flagger is visible to road users approaching from both directions, a single flagger may be used.

The ROAD WORK AHEAD and the END ROAD WORK signs may be omitted for short duration operations (1 hour or less).

For tack and/or flush seal operations, when flaggers are not being used, the FRESH OIL sign (W21-2) will be displayed in advance of the liquid asphalt areas.

Flashing warning lights and/or flags may be used to call attention to the advance warning signs.

The channelizing devices will be drums or 42" cones.

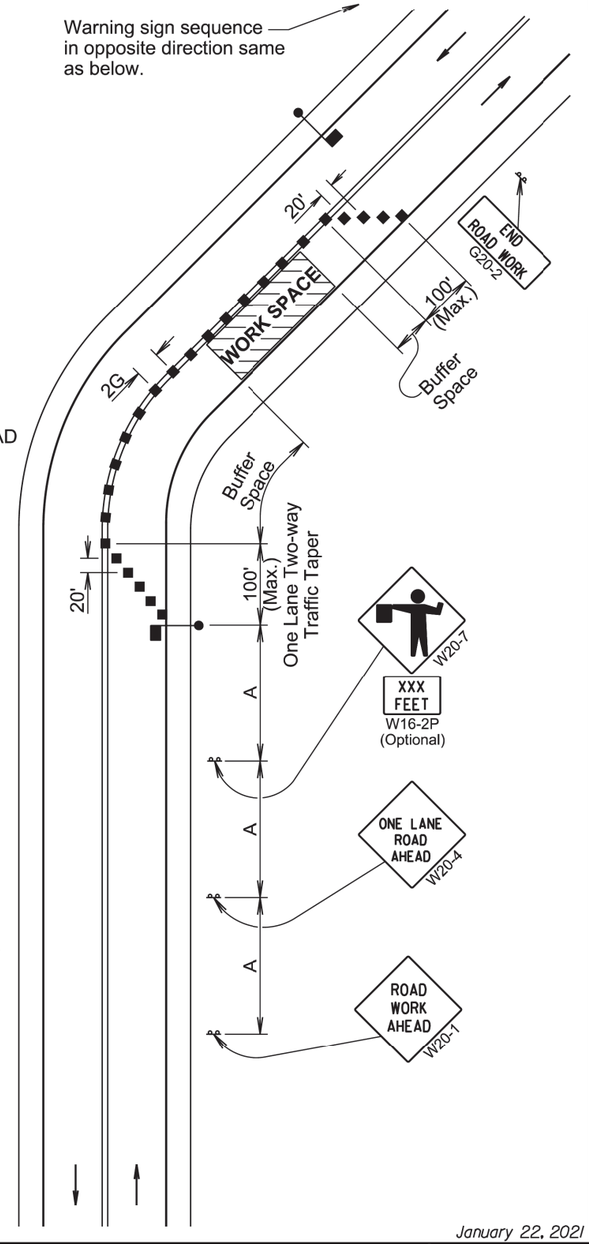
Channelizing devices are not required along the centerline adjacent to work area when pilot cars are utilized for escorting traffic through the work area.

END ROAD WORK G20-2

Channelizing devices and flaggers will be used at intersecting roads to control intersecting road traffic as required.

The buffer space should be extended so that the two-way traffic taper is placed before a horizontal or vertical curve to provide adequate sight distance for the flagger and queue of stopped vehicles.

The length of A may be adjusted to fit field conditions.



January 22, 2021

Published Date: 2027	SDDOT	LANE CLOSURE WITH FLAGGER PROVIDED	PLATE NUMBER 634.23
			Sheet 1 of 1

FULL SIZE PLOT 11X17 COLOR

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6/23/2026

Consulting Firm:
Consultant Project No: J25-149
Designed By: JRV
Drawn By: IMM, BDH

Avid4 ENGINEERING

No.	Date	By	Revision Description

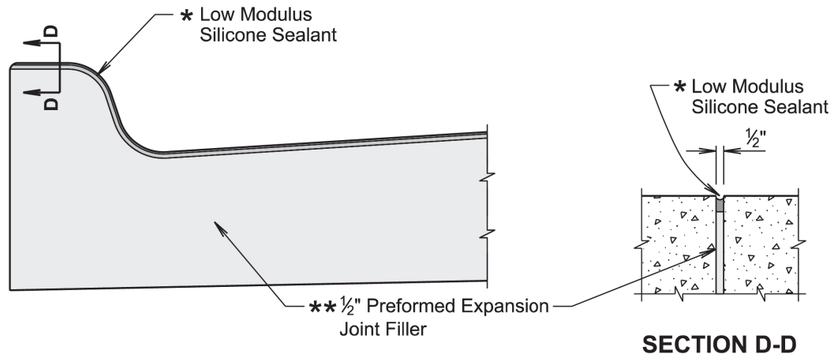
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Relocation of Historic Resources from Lower Main Street to Charles Street
Deadwood, South Dakota

SDDOT Standard Plates

Sheet No. 1

FULL SIZE PLOT 11X17 COLOR



SECTIONAL VIEW
(Curb and Gutter at ½" Preformed Expansion Joint Filler Location)

SECTION D-D

* The silicone sealant will be placed such that it completely seals the joint and is bonded to the sides of the clean joint as approved by the Engineer.

GENERAL NOTES:

For illustrative reason, only the type B curb and gutter is shown.

** A ½-inch preformed expansion joint filler will be placed transversely in the curb and gutter at the following locations:

At each junction between the radius return of curb and gutter, and curb and gutter which is parallel to the project centerline.

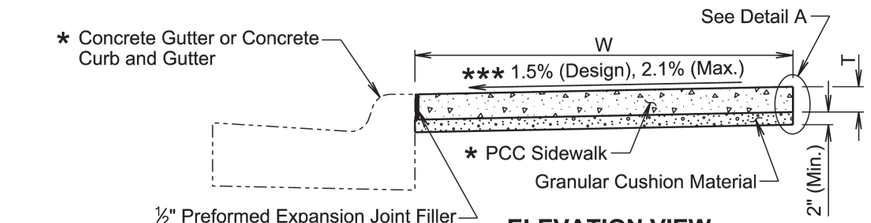
At each junction between new curb and gutter and existing curb and gutter.

Transverse contraction joints will be constructed at 10 foot intervals in the concrete curb and gutter except when the concrete curb and gutter is constructed adjacent to mainline PCC pavement. When concrete curb and gutter is constructed adjacent to mainline PCC pavement, a transverse contraction joint will be constructed in the concrete curb and gutter at each mainline PCC pavement transverse contraction joint location.

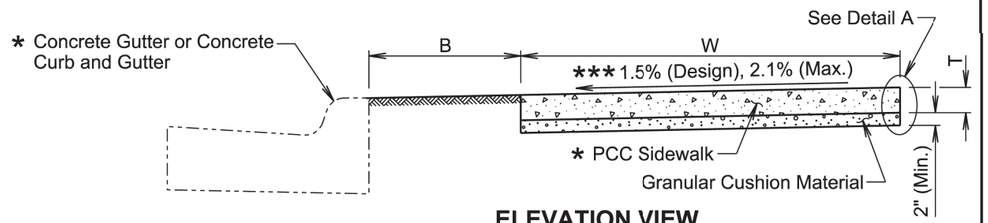
When concrete curb and gutter is not placed monolithically with the mainline PCC pavement or when the adjacent mainline surfacing is not PCC concrete, the transverse contraction joints in the concrete curb and gutter will be 1½ inches deep if formed in the fresh concrete using a suitable grooving tool. If a saw is used to cut the contraction joints, then the depth of the joint will be at least ¼ the thickness of the concrete and the joint will be sealed in accordance with the details shown above.

December 23, 2019

Published Date: 2027	SDDOT	JOINTS IN CONCRETE CURB AND GUTTER	PLATE NUMBER 650.90 Sheet 2 of 2



ELEVATION VIEW
(PCC Sidewalk without Boulevard)



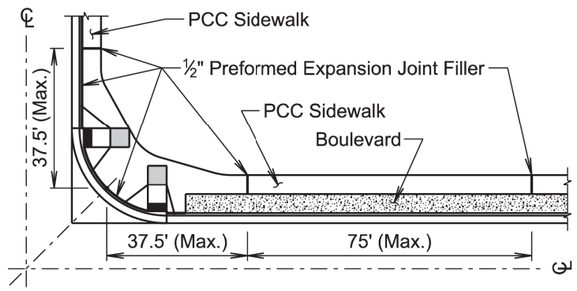
ELEVATION VIEW
(PCC Sidewalk with Boulevard)

B Width of boulevard as specified in the plans.

T Thickness of PCC sidewalk as specified in the plans.

W Width of PCC sidewalk as specified in the plans.

* Type as specified in the plans.



PLAN VIEW

GENERAL NOTES:

The PCC sidewalk will be constructed in accordance with Section 651 of the Specifications.

*** The cross slope of the sidewalk is designed at 1.5% and the maximum slope allowed is 2.1% unless specified otherwise in the plans.

The maximum length between expansion joints in the PCC sidewalk is 75 feet.

PCC sidewalk placed adjacent to intersection of roadways will have an expansion joint placed transversely a maximum of 37.5 feet from the intersection. See Plan View.

An expansion joint in the PCC sidewalk will consist of a ½ -inch thick preformed expansion joint filler material placed full depth and width of the PCC sidewalk.

** Large areas of PCC pavement adjacent to the PCC sidewalk may require a different joint treatment than shown in the detail. If a different joint detail is necessary, plans will contain the joint detail and the Contractor will construct the joint treatment in accordance with the plans.

April 8, 2025

Published Date: 2027	SDDOT	PCC SIDEWALK	PLATE NUMBER 651.75 Sheet 1 of 2

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6/23/2026

Consulting Firm: Avid4 ENGINEERING
Consultant Project No: J25-149
Designed By: JRV
Drawn By: IMM, BDH

No.	Date	By	Revision Description

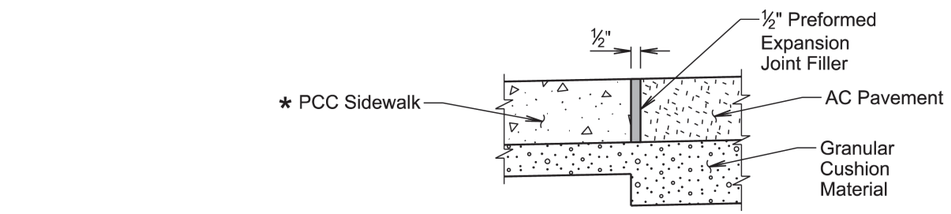
Optima, LLC

Relocation of Historic Resources
from Lower Main Street to Charles Street
Deadwood, South Dakota

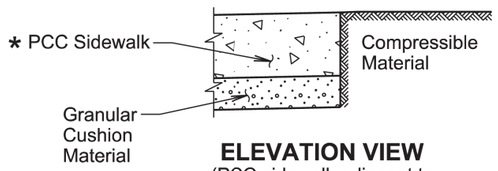
SDDOT Standard Plates

Sheet No. 1(

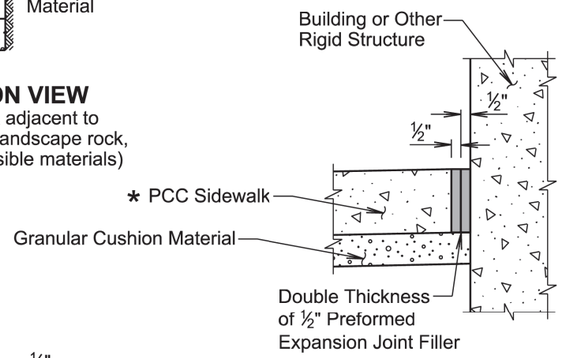
FULL SIZE PLOT 11X17 COLOR



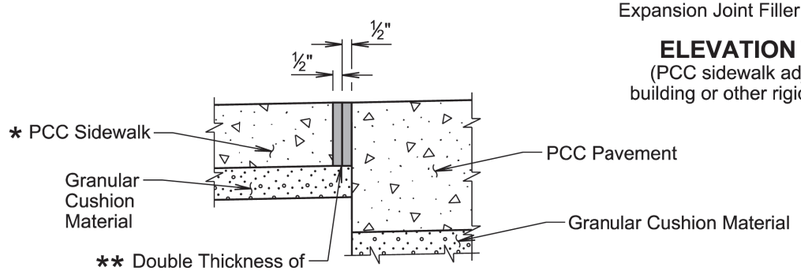
ELEVATION VIEW
(PCC sidewalk adjacent to asphalt concrete pavement)



ELEVATION VIEW
(PCC sidewalk adjacent to earthen material, landscape rock, or other compressible materials)



ELEVATION VIEW
(PCC sidewalk adjacent to building or other rigid structure)



ELEVATION VIEW
(PCC sidewalk adjacent to PCC pavement)

DETAIL A
(Use Appropriate Detail(s))

April 8, 2025

Published Date: 2027	SDDOT	PCC SIDEWALK	PLATE NUMBER 651.75 Sheet 2 of 2

P:\25-149\AUTOCAD\PLANSHEETS\25-149STD_DET.DWG
6/23/2026

Consulting Firm:
Consultant Project No: J25-149
Designed By: JRV
Drawn By: IMM, BDH

Avid4 ENGINEERING

No.	Date	By	Revision Description

Optima, LLC

Relocation of Historic Resources
from Lower Main Street to Charles Street
Deadwood, South Dakota

SDDOT Standard Plates

Sheet No. 1

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. _____

APPLICATION FOR PLAT

Application/Filing Fee: $200.00 per lot

The application fee needs to be paid when plat is submitted to the Planning and Zoning Office.

Applicants: Please read thoroughly prior to completing this form. Only complete applications will be considered for review. Applications must be received no later than fifteen (15) days prior to the P&Z Commission meeting. Mylar(s) must be received by the Planning and Zoning office no later than the Wednesday before the scheduled meeting. The Planning and Zoning Commission meets the first and third Wednesday of each month.

Applicant: [redacted]

Address: [redacted]
Street City State Zip

Phone Number: [redacted] Email Address: [redacted]

Property Address: Charles Street (open lots between 31 and 61 Charles Street)

Property Owner: [redacted]

Property Owner Phone Number: [redacted]

Full Legal Description of Property: Lots 9, 11, 13, 15, 17 and 107B in Block 71, Original Town of Deadwood, according to the P.L. Roger's Map of the City of Deadwood, Lawrence County, South Dakota.

Purpose of this Plat: Reconfiguration of existing lot layout into 3 single-family residential lots in support of the relocation of historically contributing structures from their current location on Lower Main Street to Charles Street.

Summary of this Plat: Consolidation of existing 6 lots into 3 lots suitable for single-family residential use.

1. **The following documents shall be submitted:**
   a. An improvement survey, including all easements,
   b. Development plan, including site plan with location of buildings, usable open space, off-street parking, loading areas, refuse area, ingress/egress, screening, proposed or existing signage, existing streets, and
   c. A copy of the full legal description from the Lawrence County Register of Deeds Office.

Check the box to confirm the following information is included on the plat and is accurate:

- ☑ The North Arrow is shown on the plat with a direct reference to the coordinate mapping system.
- ☑ Land is identified with a new legal description for the transfer of the land.
- ☑ Surveyor's Certificate is shown with the name of the surveyor and his registered land surveyor number.
- ☑ A date is shown on the plat and serves to "fix in time" the data represented on the plat.
- ☑ The street bounding the lot is shown and named.
- ☑ All certifications are indicated and correct on the plat.
- ☑ Dimensions, angles, and bearings are shown along the lot lines.
- ☑ Scale of the plat is shown and accompanied with a bar scale.
- ☐ Area's taken out of the mineral survey and remaining acreage is indicated on the plat.

☑ I understand I am required to have the Lawrence County Register of Deeds email a digital copy of the completed final copy of this plat to kevin@cityofdeadwood.com.

Signature of Owner/Applicant: _____ Date: 06.23.26

Staff Use Only

Fee: $_____	Paid On _____	Receipt Number _____

PLANNING AND ZONING ADMINISTRATOR:				
Approved/P&Z Administrator:	Yes	No	Signature: _____	Date: _____
PLANNING AND ZONING COMMISSION:				
Approved/P&Z Commission:	Yes	No	Date: _____	
DEADWOOD BOARD OF ADJUSTMENT:				
Approved/Board of Adjustment:	Yes	No	Date: _____	

Reason for Denial (if necessary): _____

OFFICE OF
PLANNING, ZONING AND HISTORIC PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084



Kevin Kuchenbecker
Planning, Zoning and Historic Preservation Officer
Telephone (605) 578-2082
kevin@cityofdeadwood.com

PLANNING AND ZONING COMMISSION
STAFF REPORT
CHANGE OF ZONING

Staff Report

Date: July 15, 2026

From: Kevin Kuchenbecker
Planning, Zoning & Historic Preservation Officer

To: Planning and Zoning Commission

RE: Change of Zoning

APPLICANT(S): Optima LLC

PURPOSE: Change of Zoning

ADDRESS: 37 Charles Street

LEGAL DESCRIPTION: Lots 9R, 13R and 17R in Block 71, Original Town of Deadwood, formerly Lots 9, 11, 13, 15, 17 & 107B in Block 71, Original Town of Deadwood according to the P.L. Rogers Map of the City of Deadwood (Lots 15 and 17 are also described historically as Lots 17 and 19 in Block 1 of Cleveland Addition to the City of Deadwood), Original Townsite, City of Deadwood, Lawrence County, South Dakota located in Section 26, T5N, R3E, BHM.

FILE STATUS: All legal obligations have been completed.

CURRENT ZONING DISTRICT: C1 – Commercial

REQUESTED ZONING DISTRICT: R1 - Residential

STAFF FINDINGS:

Surrounding Zoning:	Surrounding Land Uses:
North: CE – Commercial Enterprise	Retail
South: R1 – Residential	Residences
East: C1 - Commercial	Hospital
West: C1 - Commercial	Residences/Retail

SUMMARY OF REQUEST

The applicant has submitted a Petition for Zoning Amendment to Change the Zoning from C1 - Commercial to R1 – Residential as allowed under Chapter 17.100 – Amendments.

FACTUAL INFORMATION

1. The property is currently zoned C1 – Commercial.
2. The property is not located within a flood zone.
3. The area is characterized by commercial uses with a residential neighborhood on the hill behind the property.

STAFF DISCUSSION

The property is currently a vacant lot and recently came under new ownership. The new owners are seeking approval to rezone the lot to R1 – Residential for the purpose of relocating five (5) residential buildings from lower Main Street to this location. The request to rezone the property is a requirement referenced in the Developer's Agreement between the property owners and the City of Deadwood as part of the mitigation efforts through the Deadwood Historic Preservation Commission review process.

COMPLIANCE:

1. The Zoning Office provided notice identifying the applicant, describing the project and its location, and giving the scheduled date of the public hearing in accordance with Chapter 17.96.020.
2. A sign was posted on the property for which the requests were filed in accordance with SDCL 11-4-4.4.
3. Notice of the time and place was published in the designated newspaper of the City of Deadwood in accordance with SDCL 11-4-4.

GENERAL STANDARDS FOR ZONING AMENDMENTS:

In reviewing an amendment to the official zoning district map, the Planning and Zoning Commission shall consider:

A. Whether the proposed amendment conflicts with any applicable portions of this Ordinance.

There are no conflicts with the proposed zoning amendment.

B. Whether the proposed amendment is consistent with all elements of the Deadwood Comprehensive Plan.

The Comprehensive Plan chapter on Housing encourages the development of housing as well as rehabilitation of historic structures. The rezoning of this property, followed by the infill created by moving existing historic buildings to the site is in keeping with actions suggested within the Comprehensive Plan.

C. Whether the proposed amendment is compatible with surrounding Zone Districts and land uses, considering existing land use and neighborhood characteristics.

The subject property is surrounded by a mix of commercial and residential zoning districts, and this request is compatible with the surrounding zoning districts.

D. The effect of the proposed amendment on traffic generation and road safety.

Access to the property is off Charles Street, a main highway through town. The proposed amendment may influence traffic generation and road safety in that immediate area. To combat this, recorded cross-access easements and maintenance agreements in a form acceptable to the South Dakota Department of Transportation and the City are required as part of the Developer's Agreement.

E. Whether the extent to which the proposed amendment would result in demands on public facilities, and the extent to which the proposed amendment would exceed the capacity of such public facilities, including, but not limited to transportation facilities, sewage facilities, water supply, parks, drainage, schools, and emergency medical facilities.

The proposed project will not have a significant impact on the demand for public facilities in the immediate area. There is currently pubic infrastructure available to the project through existing services.

F. Whether the proposed amendment is consistent and compatible with the community character in the City of Deadwood.

The proposed amendment is in harmony with the overall character of Deadwood.

G. Whether there have been changed conditions affecting the subject parcel or the surrounding neighborhood, which support the proposed amendment.

The proposed amendment will influence the surrounding neighborhood as this property is currently vacant. Once completed, historic homes will sit on the property creating an extension of the neighboring residential neighborhood.

H. Whether the proposed amendment would conflict with the public interest and is in harmony with the proposed amendment may or may not conflict with the public interest.

At this time, there have been no comments in support or against this amendment and there will be time for public comment prior to the discussion on this amendment.

ACTION REQUIRED:

1. Approval/Denial by Deadwood Planning and Zoning Commission

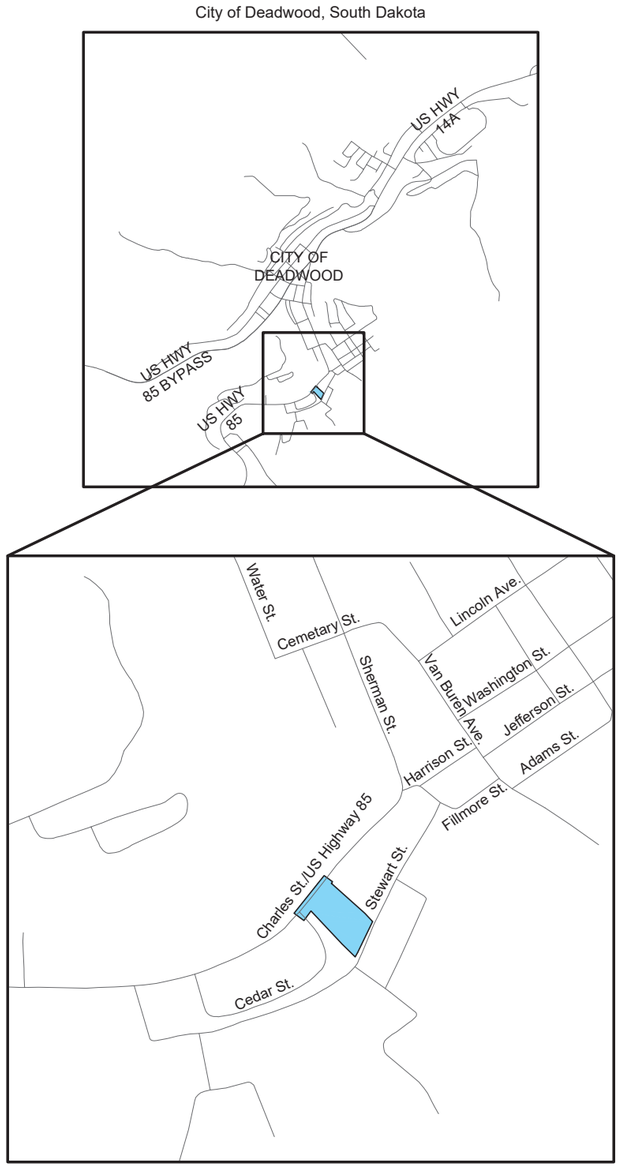
FULL SIZE PLOT 11X17 COLOR



Relocation of Historic Resources from Lower Main Street to Charles Street

City of Deadwood

Lawrence County



Project Location Map Not To Scale

ONE CALL
BEFORE DIGGING
1-800-781-7474

Index of Sheets

1	Title Sheet
2-3	General Notes
4	Traffic Control Notes
5	Existing Conditions & Removals
6	Site Layout
7	Sanitary Sewer Profiles
8-12	Rapid City Standard Details
13-17	SDDOT Standard Plates

Prepared By:

Avid4 ENGINEERING

- Civil Engineering
- Water Resources
- Transportation
- Geospatial Solutions

1805 Samco Road, Rapid City, SD 57702 · Phone: (605) 343-3311 · www.Avid4eng.com





11" X 17" Original size

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FULL SIZE PLOT 11X17 COLOR

STANDARD SPECIFICATIONS

All work in the public Right-of-Way shall be constructed in accordance with the South Dakota Department of Transportation Standard Specifications for Roads and Bridges. All water and sanitary sewer work shall be constructed in accordance with the City of Rapid City Standard Specifications.

The Contractor shall notify the Engineer of conflicts between drawings and the Standard Specifications.

PROJECT COORDINATION

Contractor is responsible for coordinating work with all adjacent property owners that will be temporarily impacted by construction of this project.

PERMITS

The Contractor shall be responsible for obtaining the required permits for these projects. the following permits will be required for this projects:

Permit:	Submitted by:
Temporary Discharge Permit	Contractor (if necessary)
Building Permit	Contractor
City Contractor Licence	Contractor/Subcontractors
SDDOT Right-of-Way Permit	Contractor
SDDOT Occupy Permit	Contractor

EROSION, SEDIMENT, AND WATER POLLUTION CONTROL

The project will disturb approximately 0.4 acres and a SDDANR permit is not required for this project. The Contractor is responsible for controlling site runoff and erosion control. The erosion plans shown in these sheets shall be used as a guide for the Contractor. Details have been provided in these plans for erosion control measures. The Contractor is responsible for any sediment that transfers from the site.

PROTECTION OF EXISTING FEATURES

Existing features, including trees, landscaping, pavements, structures, etc. not called out for removals; or remove and reset; shall be protected by the Contractor.

UTILITY COMPANY NOTIFICATION

The Contractor shall utilize the South Dakota One Call notification process to provide advance notice of at least 48 hours, excluding weekends and holidays, to inform all South Dakota underground facility operators of intended excavation. The Contractor shall contact all utility companies before work has commenced.

South Dakota 811 (One Call)
1-800-781-7474 or 811

If utility locations are sufficiently identified within the time frame required, any excavator damaging or injuring the underground facilities is strictly liable for damages to the utility.

If, in the course of excavation, the excavator is unable to locate the underground facility or discovers that the operator of the underground facility has incorrectly located the underground facility, he shall promptly notify the utility operator, or, if the utility operator is unknown, the One Call notification center. The excavator shall also notify the Engineer.

EXISTING UTILITIES

Location of existing utilities shown on these drawings are approximate and were taken from available records. Prior to excavation, the contractor shall field verify exact location of all utilities whether or not shown on these drawings. Contractor shall protect all utilities during construction. Excavators shall maintain a minimum horizontal clearance of eighteen inches between a marked underground facility and the cutting edge of any mechanical equipment. If excavation is required within eighteen inches, horizontally, the excavator shall expose the facility with hand tools or approved noninvasive methods and shall protect and support the facility prior to further excavation with mechanical equipment.

Unless explicitly otherwise noted, any disturbance or replacement of existing utilities shall be incidental to the project. If required, the contractor shall coordinate relocation of utility with the utility owner. All utilities are to be adjusted and/or relocated by the respective utility companies unless other provisions are explicitly called for within these drawings.

EXISTING UTILITY CROSSINGS

Refer to specifications for crossing of existing storm sewers, sanitary sewers, water mains, and water main lowerings. At all locations where the proposed utility improvement crosses or is adjacent to existing storm sewers, sanitary sewers or water mains, the Contractor shall be responsible for safeguarding the existing utilities to ensure that they are not disturbed during the work. Temporary structural support for the utilities may be required.

EXPLORATORY EXCAVATION

The Contractor shall provide exploratory excavation as necessary for the completion of the work under this contract. The contractor is responsible for all necessary work to complete the project.

WASTE DISPOSAL

The Contractor will be responsible for all waste disposal on the project. The Contractor shall furnish the disposal site for this work and the location must be approved by the Engineer. No waste disposal is allowed within right of way or easements.

If contaminated material is encountered on the project the Contractor shall immediately notify the Engineer.

All material generated by this project must be disposed of in accordance with the SD DANR solid waste regulations. Depending on what material is generated and whether it is contaminated or uncontaminated will determine which permitted facility can accept it. Permitted facilities include construction and demolition debris sites, restricted use sites, and regional landfills. Contact SD DANR Waste Management Program at 605-773-3153 to identify locally permitted disposal sites for various categories of contaminated and uncontaminated materials.

SAW CUTTING PAVEMENT

Areas to be removed are shown on the drawings. These areas represent the final saw cut and removal limits. The first saw cut shall be made at least 1 foot inside of the lines shown.

TRENCH EXCAVATION AND BACKFILL

The Contractor shall be responsible for maintaining a safe excavation complying with applicable state and federal regulations. All trench backfill shall be moisture conditioned to within -1% to +3% of optimum moisture content. Special foundations may be required to provide adequate support for the pipe. Such foundations will consist of sub-excavation to a depth as required by the Engineer and placement of type 3 or type 4 foundation material.

No gypsum larger than one (1) inch in nominal size shall be placed in the backfill. The Contractor shall screen all gypsum fragments greater than one (1) inch in nominal size from the backfill material prior to placement.

FOUNDATION MATERIAL AND IMPORTED BACKFILL (TRENCH)

Groundwater or in place soils above optimum moisture may be encountered along portions of the project. These conditions do not deem the excavated material unsuitable and is not justification for the use of imported material.

The use of additional Type 1 bedding material in addition to the standard required bedding detail, Type 3 and Type 4 foundation materials and imported backfill shall be authorized by the Engineer prior to placement.

SUBGRADE SCARIFICATION

This work shall consist of loosening the subgrade surface of the roadbed to a minimum depth of 6-inches. After the width of the roadway has been cut or filled to subgrade elevation, the surface shall be tilled, ripped, turned, moisture conditioned and manipulated to achieve the specified optimum moisture content. The Contractor shall perform all work necessary, with a disc, tiller, blade or excavator to loosen and manipulate the roadbed over its full width. Multiple passes may be required to adequately loosen the subgrade to the proper depth. Ripper teeth shall be spaced no greater than 12-inches apart. Multiple passes may be required. The scarified material shall be compacted to a minimum of 95% of the maximum proctor density as determined by the AASHTO T-180, modified proctor test.

DIGOUTS

Unclassified Excavation, Digouts consists of the removal and disposal of unstable material below a subgrade surface which has passed a proof roll. If soft spots in the subgrade are encountered they shall be brought to the attention of the Engineer and the limits of digouts shall be determined prior to beginning the digout. The digouts shall be backfilled and compacted as per Section 12 of the Standard Specifications. This work requires pre-authorization by the Engineer to be eligible for payment.

The Engineer will designate if acceptable onsite excess material, aggregate or foundation material shall be used for backfilling the additional excavation.

TOPSOIL

The Contractor shall furnish and place 4-inches of topsoil in all areas that require seeding prior to placing seed.

TEMPORARY SURFACING

Backfilled areas opened to traffic prior to paving and pavement patching, shall have temporary gravel surfacing for driveway access and cross traffic at intersecting streets. Surfacing thickness shall be a minimum of 2" and shall be removed as necessary, prior to paving, to achieve final grade for pavement. The Engineer may require the surfacing to be reworked and maintained periodically. The use of temporary surfacing shall be authorized by the Engineer prior to placement.

STREET SUBGRADE MAINTENANCE

The Contractor shall maintain the completed compacted street subgrade, gravel cushion, and aggregate base course. The Engineer may direct the Contractor to scarify the surface, reshape, and recompact the material to required density prior to further construction if the area is disturbed by construction operations or adverse weather. This applies to completed street subgrade, gravel cushion, and base course areas.

STREET MAINTENANCE

The Contractor shall maintain the streets within the construction limits until final pavement patching/paving is complete. The Contractor shall be responsible for snow removal and maintenance of the entire street width until the project is paved and open to traffic. Snow removal operations shall be done in a timely manner.

CONTROLLED LOW STRENGTH BACKFILL MATERIAL

Under some circumstances, low strength backfill material may be required for support and other structural reasons. The use of low strength backfill material shall be authorized by the Engineer prior to placement and shall comply with Section 200 of the Standard Specifications.

BASE COURSE

Base course shall conform to Section 882 of the SDDOT Standard Specifications. Base course can be either Aggregate Base Course, or Limestone Ledge Rock Base Course and shall meet the gradation requirements provided in table 1.

ASPHALT CONCRETE COMPOSITE

Asphalt Concrete Composite will include MC-70 Asphalt for Prime placed at the rate of 0.30 gallons per square yard. The Asphalt for Prime will be applied to the Base Course for the full width of the bottom layer of Asphalt Concrete Composite.

Asphalt for tack SS-1h or CSS-1h will be applied prior to each lift of Asphalt Concrete Composite. Asphalt for tack will be applied at a rate of 0.09 gallons per square yard on existing pavement or milled asphalt concrete surfaces and at a rate of 0.06 gallons per square yard on primed base course or new asphalt concrete pavement. The Asphalt for tack will be applied for the full width of the bottom layer of Asphalt Concrete Composite.

The binder used in the Asphalt Concrete Composite mix will be PG 64-34 or PG 58-34 Asphalt Binder.

EXPANSION JOINT IN CONCRETE PAVEMENT

Concrete driveways and sidewalk placed adjacent to existing concrete or buildings/structures shall have performed expansion joint filler placed along the new/existing interface. All expansion joints shall be sealed with hot poured elastic joint sealer, or low modulus silicon sealant per the Standard Specifications.

SEEDING, FERTILIZING AND MULCHING

All disturbed areas shall be seeded with non-irrigated lawn mix. Watering the seed for the three (3) week period called for in the specifications shall be met or exceeded to ensure seed growth.

Mulching for this project shall be fiber mulch.

PAVEMENT MARKINGS

The pavement marking locations shown on the plans shall serve as a guide. The Contractor is responsible for installing signs and markings in conformance with the Manual on Uniform Traffic Control devices and as required by the Engineer. In the event of a conflict between the manual on uniform traffic control devices and the drawings, the determination of the Engineer will govern.

HIGH BUILDING WATERBORNE PAVEMENT MARKING PAINT

All materials will be applied as per manufacturer's recommendations. High build waterborne pavement marking paint will conform to the supplemental specifications for Section 980.1B.

Reflective media will consist of glass beads. Reflective media will require a Certificate of Compliance for Certification for each source and lot. Acceptance sampling will not be required.

REGISTERED PROFESSIONAL ENGINEER
REG. NO. 8018
JOHN R VAN BEEK
SOUTH DAKOTA
LAND SURVEYOR

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6/23/2026

Consulting Firm:
Consultant Project No: J25-149
Designed By: JRV
Drawn By: IMM, BDH

Avid4 ENGINEERING

No.	Date	By	Revision Description

Optima, LLC

Relocation of Historic Resources
from Lower Main Street to Charles Street
Deadwood, South Dakota

General Notes

Sheet No.
2

GROOVING FOR COLD APPLIED PAVEMENT MARKING

The Contractor will establish a positive means for the removal of the grinding and/or grooving residue. Residue from dry grooving will be vacuumed. Solid residue will be removed from the pavement surfaces before being blown by traffic action or wind. The Contractor will conduct this work to control and minimize airborne dust and similar debris that may become a hazard to motor vehicle operation or nuisance to property owners. Residue from wet grooving will not be permitted to flow across lanes being used by public traffic or into gutter or drainage facilities. Residue, whether in solid or slurry form, will be disposed of in a manner that will prevent it from reaching any waterway in a concentrated state. The cleaning of the residue for grooving will be to the satisfaction of the Engineer and may require more than one pass to adequately remove material.

INSTALLATION OF TEMPORARY EROSION CONTROL MEASURES

The Contractor shall not begin the removal of surfacing or topsoil within the applicable work area until all applicable temporary erosion control measures are placed. Temporary erosion control measures shall be installed as necessary as construction progresses.

APPROVED PRODUCTS

The Contractor shall use products available on the SDDOT approved products list.

INLET PROTECTION DEVICE (IPD)

Inlet protection devices shall be installed to temporarily prevent sediment-laden runoff from entering storm sewers and/or inlet protection devices shall be installed promptly after construction of inlets or paving is complete (typically within 48 hours). The type of inlet protection device to be used (sediment control wattles, silt fence, proprietary inlet protection devices, etc.) is differentiated on the drawings and shall be constructed at locations shown on the drawings. Refer to SDDOT Standard Plate 734.11 for details. Proprietary inlet protection devices shall be installed in accordance with manufacturer specifications.

During the course of construction heavy rainfall events may occur. The Contractor shall have personnel available during rain events to remove inlet protection if the inlet protection is causing flooding.

Inlet protection devices shall be removed from storm sewer inlets within paved street sections or parking lots during the winter months between December 1 and February 15. During the period when inlet protection has been removed, alternate sediment control methods for inlet protection must be employed if ground is not stabilized and frozen by winter conditions.

The Contractor shall remove sediment trapped by the inlet protection device when the surface of the sediment reaches one-half the height of the device. proprietary inlet protection devices should be maintained per the manufacturers recommendations.

Inlet protection devices shall be removed and properly disposed of when the drainage area for the inlet has reached final stabilization.

VEHICLE TRACKING CONTROL (VTC)

A location for the vehicle tracking control is not shown on these plans. The vehicle tracking pad shall be placed per Rapid City Standard Detail 18-10 in a location such that mud tracking and sediment flow will not enter the roadway or adjacent drainage areas. The vehicle tracking control shall be routinely inspected and the contractor shall repair or replace material as deemed necessary by the Engineer.

Granular material shall be placed in 6 inch maximum lifts.

Aggregate for granular material shall conform to the following gradation requirements:

Sieve Size	Percent Passing
3"	100%
2 ½"	90-100%
1 ½"	25-60%
¾"	0-10%
½"	0-5%

CONCRETE WASHOUT AREA (CWA)

Concrete washout area shall be provided for concrete trucks as necessary. Refer to City of Rapid City Detail 18-12 for details.

STREET SWEEPING

Vehicle tracking of sediment from the construction site shall be minimized. Street sweeping, as deemed necessary by the Engineer, shall be used if erosion and sediment control best management practices are not adequate to prevent sediment from being tracked onto the street.

The Contractor shall use a pickup broom having integral self-contained storage to clean the roadway.

SEDIMENT FILTER BAGS

Sediment filter bags can be used for perimeter control, inlet protection, check dams, etc. and shall be installed at locations as shown on the drawings and at locations determined by the Engineer during construction.

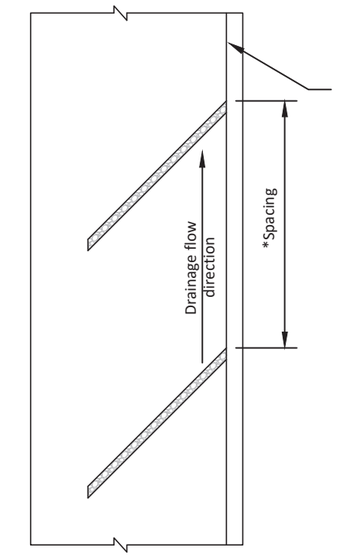
The sediment filter bags shall be the diameter and length shown on the drawings. The **"**sock**"** shall be the snake bag from the manufacturer listed below; or approved equal:

Manufacturer	Product Name
Sacramento Bag Manufacturing CO. sacramento, ca PHONE: 1-800-287-2247 www.sacbag.com	snake bag

The fill material shall be clean 3/4 inch rock, clean 3/8 inch lime stone chips, clean 1/4 inch pea gravel, clean sand or material approved by Engineer.

The Contractor shall remove sediment trapped by the sediment filter bags when the surface of the sediment reaches one-half the height of the exposed gravel filter sock.

Sediment filter bags may be removed and reset as necessary as work progresses. The gravel filter socks removed and reset shall be in useable condition as determined by Owner representative.



Spacing Table

Longitudinal slope	Spacing
1%	75'
2%	38'
3%	25'
4%	19'
5%	15'

Notes:

1. Sediment filter bags shall be filled with clean or washed aggregate 2" minus or smaller.
2. Sediment filter bags shall be 9" in diameter and shall be the "snake bag" from Sacramento Bag Manufacturing Company or approved equal.

SFB Gutter Check, Sediment Filter Bag
NTS

FULL SIZE PLOT 11X17 COLOR

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6/23/2026

Consulting Firm:
Consultant Project No: J25-149
Designed By: JRV
Drawn By: IMM, BDH

Avid4 ENGINEERING

No.	Date	By	Revision Description

Optima, LLC

Relocation of Historic Resources
from Lower Main Street to Charles Street
Deadwood, South Dakota

General Notes

Sheet No. 3

FULL SIZE PLOT 11X17 COLOR

Traffic Control Plan

This conceptual traffic control plan is provided to illustrate the layout for lane closures in Highway 85. The lane closure shall only be setup for the duration necessary to complete the work in the roadway. Traffic control for shoulder closures shall be setup per the SDDOT Standard Plate 634.03.

Traffic Control - General Notes

The Contractor is require to maintain traffic control in accordance with the Plans and the latest revision of the Manual of Uniform Traffic Control Devices (MUTCD).

Flaggers, properly attired and preceded by proper symbol signs, will be required to safely maintain traffic and pedestrian movements to complete the work in Highway 85.

Two way traffic in Highway 85 shall be maintained when no work is taking place and a flagger is present. Temporary gravel shall be used to provide a smooth driving surface over working areas. All trenches in or adjacent to the road way shall be properly backfilled and compacted to provide a stabile driving surfacing. This may require multiple traffic control setups to complete this work.

The Contractor is required to have a person available 24 hours a day, 7 days a week to maintain traffic control devices. The name and telephone number of this person will be given to the Engineer prior to work commencing.

The Contractor or designated traffic control subcontractor shall make after dark inspecitons every one (1) week to ensure the adequacy, legibility, and reflectivity of each sign and device. A written summary of each inspection shall be given to the Engineer within 24 hours after completion of the inspection.

At no time during construction will a vertical drop-off of greater than 16-inches adjacent to the traveled way be left overnight. The Contractor may utilize embankment material or exisitng gravel cushion to ensure a 16-inch vertial drop-off is not exceeded. Vertical drop-offs greater than 16-inches will be shouldered to a 3:1 maximum slope.

Construction equipment and material will not be unloaded from lanes open to traffic. All equipment and vehicles entering and existing closed lanes of traffic shall display a flashing amber light visible from all directions a minimum distance of ¼ mile.

Parking of equipment during non-working hours shall be in locations that do not hinder the visibility of, or access to, adjacent properties.

Property owners adjacent to the construction sign locations shall be notified before the signs are installed. Construction signs that are to be installed shall not block the view of existing applicable traffic signs. Non-applicable signing will be covered or remove during periods of inactivity.

Public Information

The Contractor shall prepare a public service announcement (PSA) to be published not less than five (5) days prior to any phase change or any other major change that affects traffic flow. A copy of the PSA shall be given to the Engineer seven (7) days prior to the change. The Contractor shall be responsible to keep law enforcement, emergency services, and the traveling public notified of changes in project access.

The Contractor shall designate an employee whose responsibility is keeping the traveling public informed of the project progress and change in project access. The Contractor shall also designate an individual to be responsible for incident management. The same individual may serve both roles. An incident is an emergency road user occurrence or unplanned event that impedes the flow of traffic such as an accident, hazardous materials spill or similar event.

During the incident, the Contractor will be required to flag traffic, relocate signs and adjust traffic control devices as required to warn approaching motorists of the incident and resulting queued traffic.

The Contractor shall provide adequate personnel to accomplish the necessary traffic control work in the event of an incident.

Access

The Contractor shall maintain access to all adjacent properties at all times. The Contractor shall coordinate with property owners to ensure adequate access points and routes are communicated to the owners/occupants. The Contractor may need to explore opportunities to share access across adjacent properties to provide access on a temporary basis as work progresses.

Protection of Pedestrian Routes

Pedestrian routes within the project area shall be maintained by the Contractor during all phases of construction. Compacted gravel surfacing may be used to provide temporary detour routes.

Protection of pedestrian traffic from open excavations and other hazards in and around the construction site shall be in compliance with MUTCD, OSHA, and the Public Rights-of-Way Accessibility Guidelines.



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REG. NO. 8018
JOHN R. VAN BEEK
SOUTH DAKOTA

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6/23/2026

Consulting Firm:
Consultant Project No: J25-149
Designed By: JRV
Drawn By: IMM, BDH

Avid4 ENGINEERING

No.	Date	By	Revision Description

Optima, LLC

Relocation of Historic Resources
from Lower Main Street to Charles Street
Deadwood, South Dakota

Traffic Control
Layout

Sheet No.
4

FULL SIZE PLOT 11X17 COLOR

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SOUTH DAKOTA

10 5 0 10

LOT 5
LOT 7
LOT 9
LOT 11
LOT 13
LOT 15
LOT 17
LOT 107B
31 Charles St

18" RCP
Concrete Sidewalk
Storm Inlet
Rim = 4573.59
18" RCP (NW) = 4565.23
18" RCP (NE) = 4565.23
Storm Inlet
Rim = 4571.54
18" RCP (SE) = 4565.55
Remove Sidewalk
Remove Approach
Remove AC Pavement as Necessary
Remove Sidewalk
Gravel
Remove Gravel Surfacing
Do Not Disturb Street Light
Concrete Sidewalk
Remove Foundation Remains of 41 Charles St
Remove Miscellaneous Site Concrete
Remove Sidewalk
Remove AC Pavement as Necessary
Concrete
Rock Wall
Wood Wall
Wood Wall
Charles St / US 85 (Asphalt)
Stewart St (Asphalt)
15" PVC
8" PVC
4" PVC
1.00" CU
4575
4595
4590
4585
4580

EXISTING LEGEND

- Existing Curb and Gutter
- Sanitary Sewer Line
- Water Line
- Water Service Line
- Telephone Line
- Overhead Lines (Power, Cable, Etc)
- Power Line
- Gas Line
- Fiberoptic Line
- Cable TV Line
- Chain Link Fence
- Wood Fence
- Building Line
- Property Line
- Section Line
- Quarter Line
- Sixteenth Line
- Easement Line
- Major Contour
- Minor Contour
- Borehole
- Cable TV or Telephone Riser
- Electrical Junction Box
- Fiber Optic Vault
- Black Hills Fiber
- Deciduous Tree
- Coniferous Tree
- Deciduous Hedge/Tree Line
- Coniferous Hedge/Tree Line
- Deciduous Bush
- Coniferous Bush
- Wetland Boundary
- Stump
- 2 Pole Sign
- 1 Pole Sign
- Post / Bollard
- Fire Hydrant
- Monitoring Well
- Curb Stop
- Irrigation Control Valve
- Gate Valve
- Water Manhole
- Storm Sewer Manhole
- Sanitary Sewer Manhole
- Clean Out
- Gas Meter
- Control Point
- Right-of-Way Marker
- Electrical Manhole
- Light Pole
- Guy Wire Anchor
- Power Pole
- Type "S" Inlet
- Type "B" Inlet
- Mailbox
- Delineator

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6/23/2026

Consulting Firm: Avid4 ENGINEERING
Consultant Project No: J25-149
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Drawn By: IMM, BDH

No.	Date	By	Revision Description

Optima, LLC

Relocation of Historic Resources
from Lower Main Street to Charles Street
Deadwood, South Dakota

Existing Conditions & Removals

Sheet No. 5

FULL SIZE PLOT 11X17 COLOR

Grading Callouts

1. N = 218170.84 E = 993938.29 Elev = 4573.12
2. N = 218186.48 E = 993949.98 Elev = 4572.77
3. N = 218213.87 E = 993970.50 Elev = 4572.18 TT
4. N = 218224.29 E = 993978.29 Elev = 4571.87 BT
5. N = 218240.28 E = 993990.30 Elev = 4571.39 BT
6. N = 218246.68 E = 993995.10 Elev = 4571.20 TT
7. N = 218261.40 E = 994006.06 Elev = 4570.85

Surface Callout Acronyms

All grading callouts are to edge of pavement unless otherwise noted.

BT - Bottom of Taper
TT - Top of Taper
FF - Finished Floor*

*Finished Floor elevations are relatively 2' above the existing grade and may change with approval from the Engineer.

PROPOSED LEGEND

- Sanitary Sewer Cleanout
- Curb Stop
- ss — Sanitary Sewer Service
- ws — Water Service
- Proposed Property Line
- IPD — Inlet Protection Device
- SFB — Sediment Filter Bag

Striping

- 4 WT — Cold Applied Plastic Pavement Marking, 4" White
- 24 WT — Cold Applied Plastic Pavement Marking, 24" White
- 4 YP — High Build Waterborne Pavement Marking Paint, 4" Yellow
- 24 YP — Cold Applied Plastic Pavement Marking, 24" Yellow

Striping Note:
The Contractor shall verify the existing pavement marking spacing and length prior to removal and match the existing markings.

Surfacing

- 5" Asphalt Concrete Composite 6" Base Course
- 6" Reinforced PCC Pavement, on 4" Aggregate Base Course
- 4" Nonreinforced Sidewalk, on 2" Aggregate Base Course
- Buildings Moved By Owner
- Area to to Seeded, Sodded or Landscaped

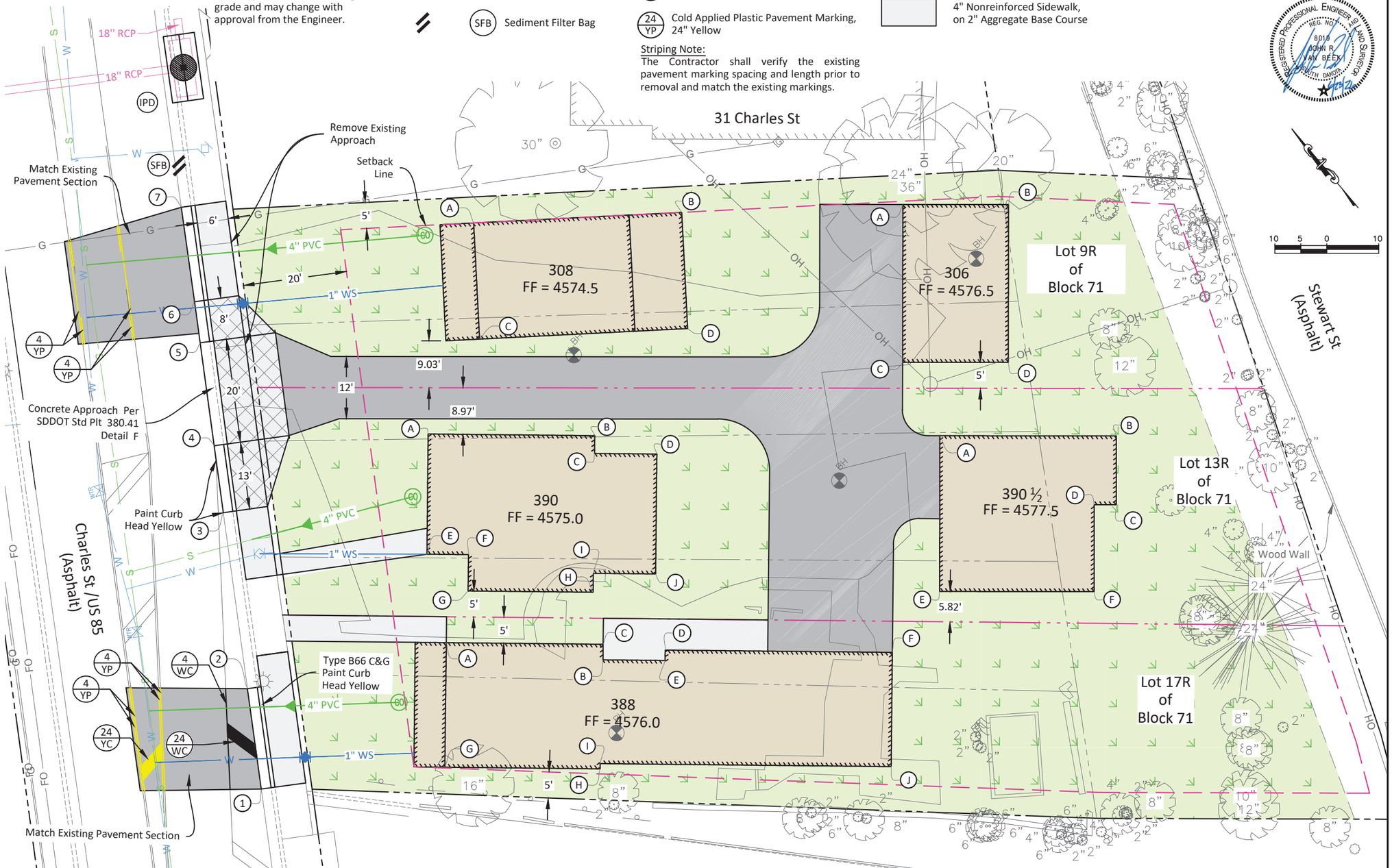
Building Corner Locations	390
A.	N = 218196.94 E = 994009.21
B.	N = 218174.16 E = 994031.81
C.	N = 218171.75 E = 994029.38
D.	N = 218163.24 E = 994037.83
E.	N = 218180.62 E = 993992.77
F.	N = 218174.94 E = 993998.41
G.	N = 218170.01 E = 993993.44
H.	N = 218152.92 E = 994010.40
I.	N = 218155.48 E = 994012.99
J.	N = 218146.97 E = 994021.44

Building Corner Locations	388
A.	N = 218165.87 E = 993983.46
B.	N = 218142.32 E = 994002.61
C.	N = 218144.43 E = 994004.73
D.	N = 218135.25 E = 994012.44
E.	N = 218133.84 E = 994011.02
F.	N = 218104.19 E = 994043.26
G.	N = 218149.00 E = 993966.39
H.	N = 218127.78 E = 993987.45
I.	N = 218128.48 E = 993988.16
J.	N = 218088.70 E = 994027.64

Building Corner Locations	306
A.	N = 218164.16 E = 994105.32
B.	N = 218149.86 E = 994119.78
C.	N = 218142.56 E = 994083.94
D.	N = 218128.25 E = 994098.39

Building Corner Locations	390 1/2
A.	N = 218127.47 E = 994079.08
B.	N = 218103.55 E = 994103.24
C.	N = 218094.13 E = 994093.92
D.	N = 218097.12 E = 994090.90
E.	N = 218106.15 E = 994057.98
F.	N = 218085.22 E = 994079.12

Building Corner Locations	308
A.	N = 218219.69 E = 994044.01
B.	N = 218192.99 E = 994073.95
C.	N = 218202.98 E = 994029.10
D.	N = 218176.27 E = 994059.04



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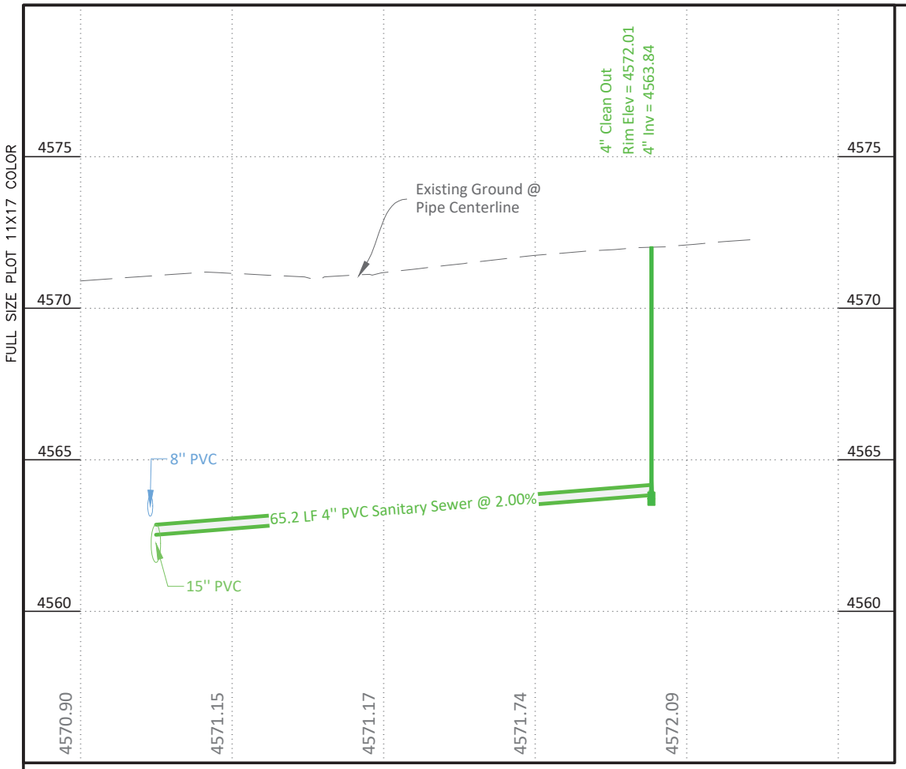
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Relocation of Historic Resources from Lower Main Street to Charles Street
Deadwood, South Dakota

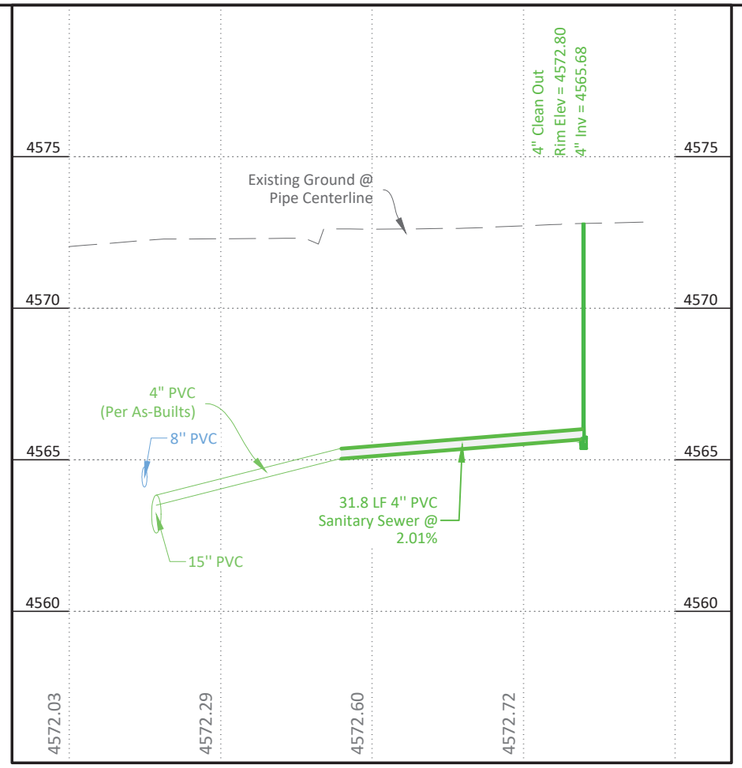
Site Layout

Sheet No. 6

FULL SIZE PLOT 11X17 COLOR

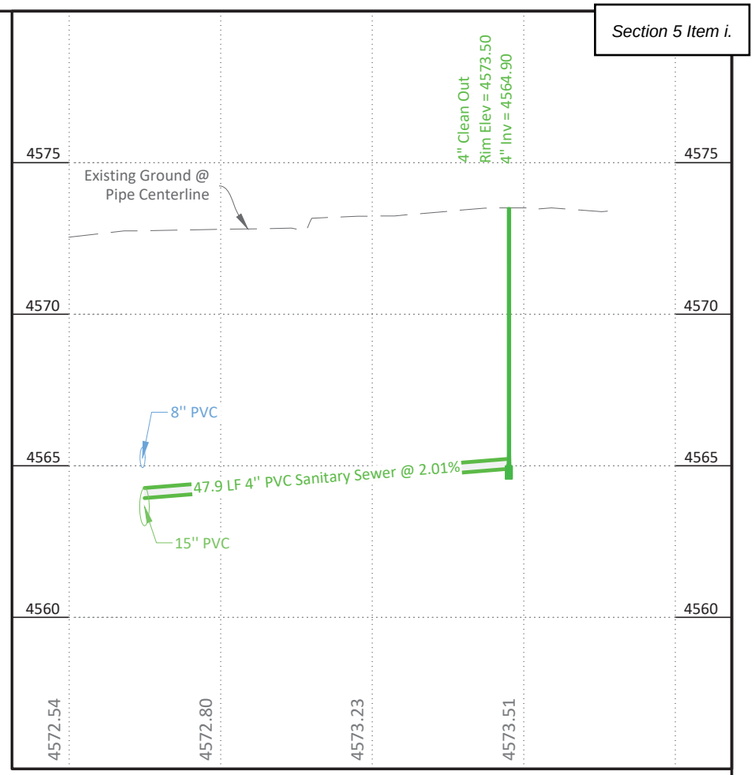


Lot 9R Sanitary Service Profile 1/7
N.T.S.

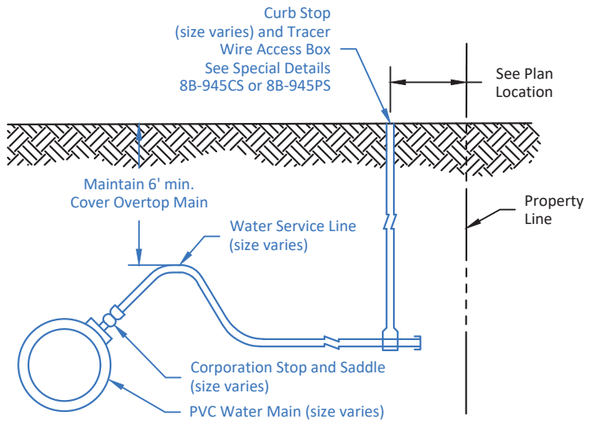


Lot 13R Sanitary Service Profile 2/7
N.T.S.

Contractor shall verify the location and elevation of the existing 4" PVC service and notify the Engineer prior to construction of the service for Lot 13R.



Lot 17R Sanitary Service Profile 3/7
N.T.S.



Typical Water Service Detail 4/7
N.T.S.

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Consultant Project No: J25-149
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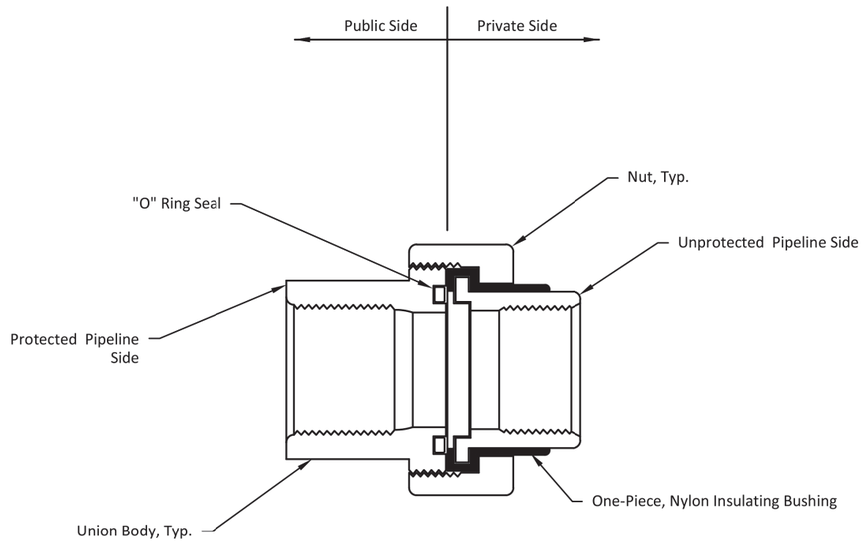
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Relocation of Historic Resources
from Lower Main Street to Charles Street
Deadwood, South Dakota

Sanitary Sewer Profiles

Sheet No. 7

FULL SIZE PLOT 11X17 COLOR



Notes:
1. "O" ring type insulating union shown. Other types (brass insulated curb ball valves, straight couplings, corporation ball valves, meter couplings, etc.) similar.
2. Insulating O-ring and nylon insulator bushing shall be molded and bonded to the union body by manufacturer.
3. Abovegrade iron pipe shall have galvanized or coated steel bodies. Unions in buried or corrosive areas shall be coated.
4. Copper service line insulators shall have brass union body with insulators formed and molded into brass body, Mueller or approved equal.
5. Stainless steel line insulators shall have stainless steel body with insulators formed and molded into stainless steel fitting body.

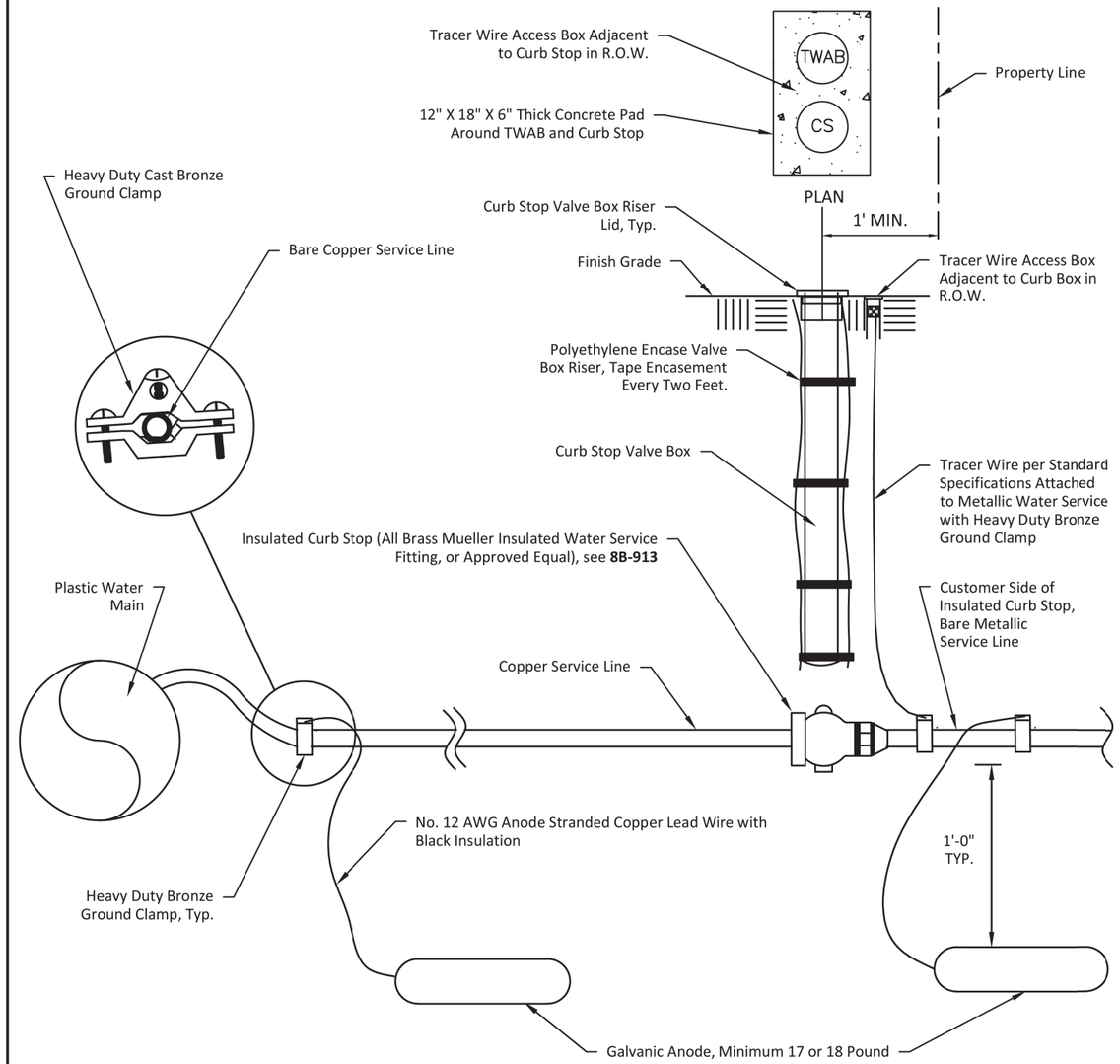
N.T.S.

CITY OF RAPID CITY — PUBLIC WORKS DEPARTMENT

INSULATING UNIONS AND/OR COPPER SERVICE INSULATORS

DATE: 8-19-22

Sec. - Sht. 8B-913



Notes:
1. Install galvanic anodes to copper service line on both sides of insulated curb stop with a minimum of one on water main side and one on customer side.
2. Install insulated curb stop to existing copper service line at customer service connection as shown on the drawings and specified in section 8B.

N.T.S.

CITY OF RAPID CITY — PUBLIC WORKS DEPARTMENT

INSULATOR AND WIRE CONNECTIONS TO CUSTOMER METALLIC SERVICE LINES

DATE: 8-19-22

Sec. - Sht. 8B-945CS

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6/23/2026

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No.	Date	By	Revision Description

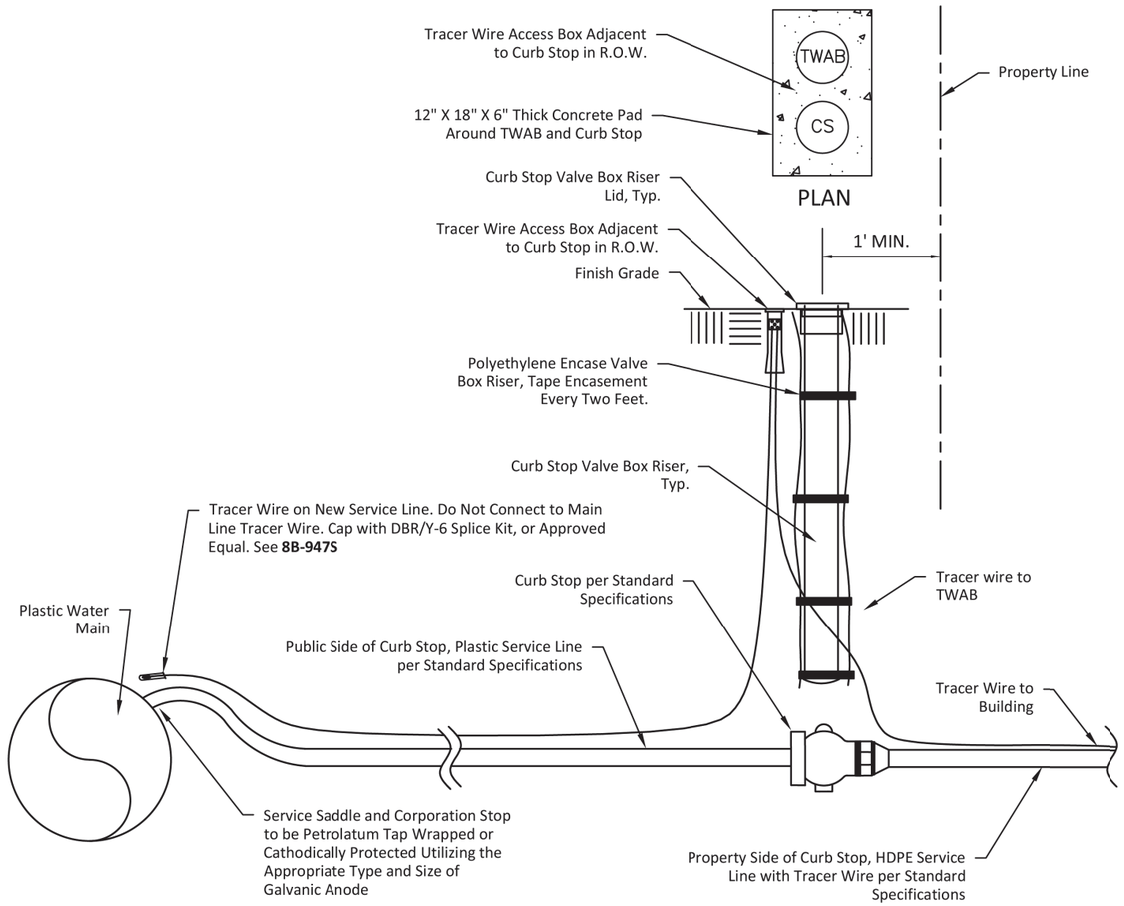
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Relocation of Historic Resources from Lower Main Street to Charles Street
Deadwood, South Dakota

Rapid City Standard Details

Sheet No. 8

FULL SIZE PLOT 11X17 COLOR



ELEVATION

Notes:

1. Install tracer wire access box in a protected location at row line adjacent to curb stop box so as to not interfere with operation of curb stop. Terminate tracer wire in access box with min. 18" slack.
2. Terminate tracer wire with an insulated splice kit and securely fastened to the plastic service line with tape as near as possible to the building foundation.
3. This tracer wire installation detail shall be used on plastic service lines for residential or commercial services.

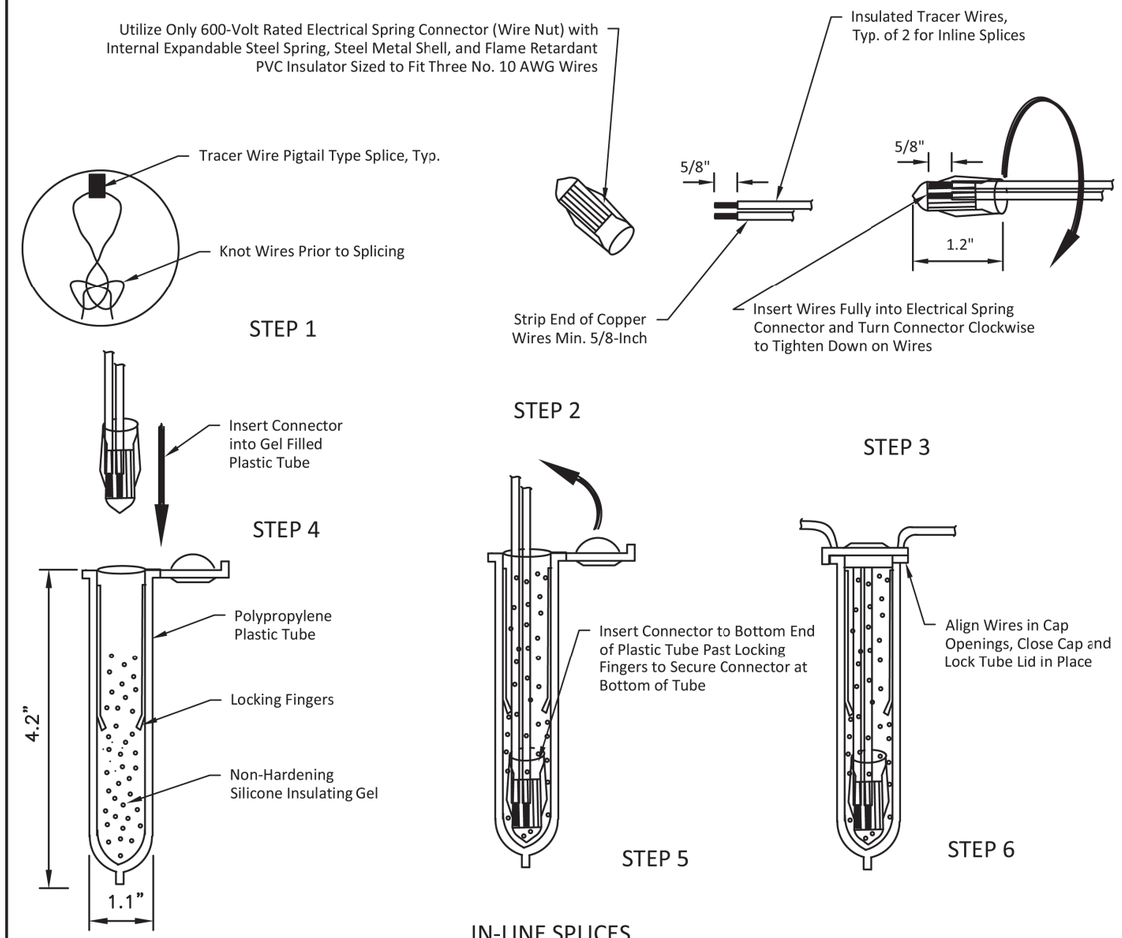
N.T.S.

CITY OF RAPID CITY — PUBLIC WORKS DEPARTMENT

TRACER WIRE FOR CUSTOMER PLASTIC SERVICE LINE

DATE: 8-19-22

Sec. - Sht. 8B-945PS



IN-LINE SPLICES

Notes:

1. Allowed for tracer wire type splices only. Tracer wire only required for non-metallic pipe type installations. Knot wires prior to making splice to minimize stress on splice.
2. For copper wire splices only. Strip wires and make wire splice connection with electrical spring (wire nut) type connectors. Insert the connector into the gel filled tube to the end past the locking fingers to hold the connector securely in place, align wires and then shut and lock the insulator tube top lid cover into place. Complete splices and insulate in accordance with connector manufacturer's recommendations.
3. Complete all splices only in the presence of the engineer.
4. In-line splice locations shall be documented by the contractor in the red-line, as-constructed plans by station/offset or survey coordinates consistent with project horizontal datum. Location provided shall be within 0.5 feet of true location.

N.T.S.

CITY OF RAPID CITY — PUBLIC WORKS DEPARTMENT

TRACER WIRE SPLICES

DATE: 8-19-22

Sec. - Sht. 8B-947S

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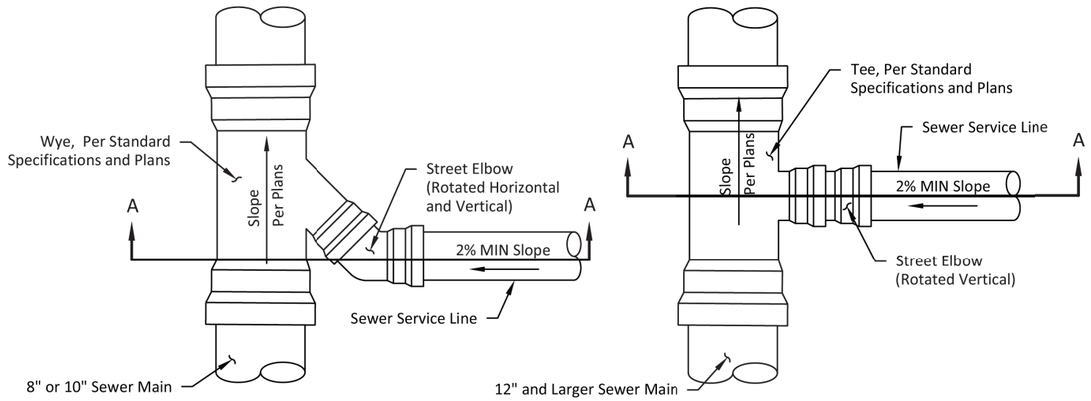
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Deadwood, South Dakota

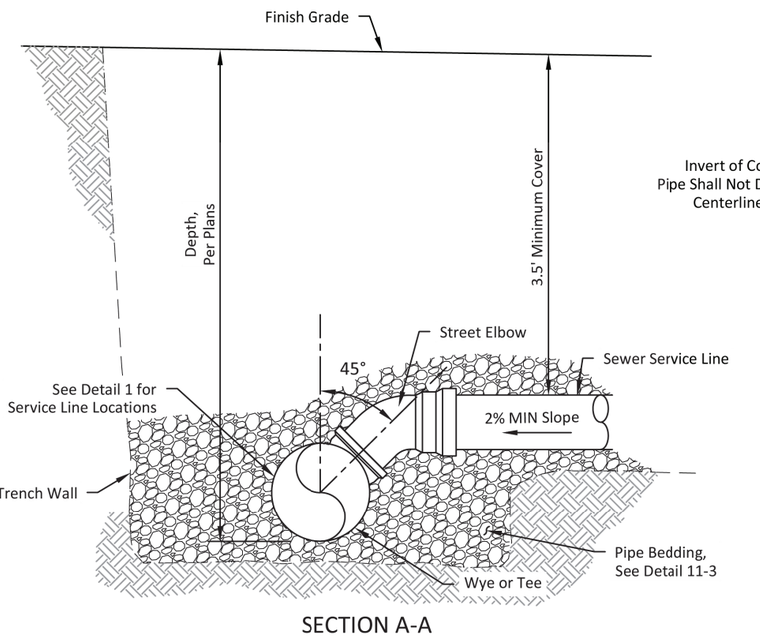
Rapid City Standard Details

Sheet No. 9

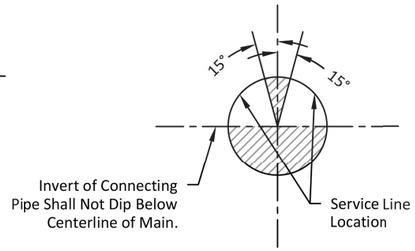
FULL SIZE PLOT 11X17 COLOR



PLAN



SECTION A-A

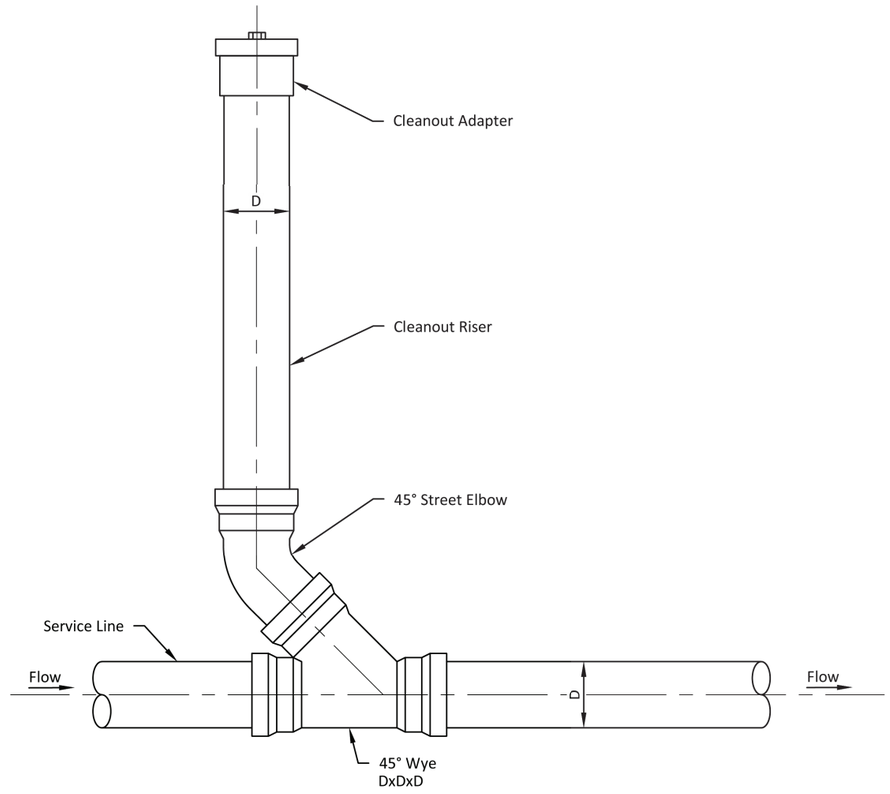


DETAIL 1

Note:
1. All fittings shall be gasketed.
2. Service lines shown on this detail shall be 4" or 6".

N.T.S.

CITY OF RAPID CITY	PUBLIC WORKS DEPARTMENT
SANITARY SEWER SERVICE CONNECTION	DATE: 8-19-22 Sec. - Sht. 9-9



ELEVATION

Notes:
1. All fittings shall be gasketed.
2. Cleanouts shall be the same diameter (D) as service line.
3. Cleanouts shall be installed at all changes in horizontal alignment of greater than 45 degrees and at distances not to exceed 75 feet for 4 inch diameter pipe and 100 feet for 6 inch diameter pipe.
4. Cleanouts shall be installed when the summation of the horizontal degree of change in a service line exceeds 135 degrees.
5. Service lines shown on this detail shall be 4" or 6".

N.T.S.

CITY OF RAPID CITY	PUBLIC WORKS DEPARTMENT
SANITARY SEWER SERVICE CLEANOUT DETAIL	DATE: 8-19-22 Sec. - Sht. 9-11

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No.	Date	By	Revision Description

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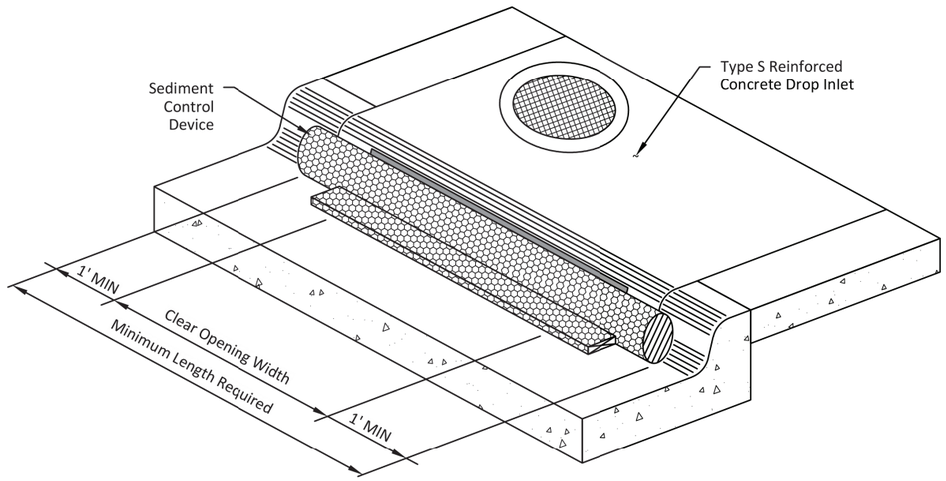
Relocation of Historic Resources from Lower Main Street to Charles Street
Deadwood, South Dakota

Rapid City Standard Details

Sheet No. 1(

FULL SIZE PLOT 11X17 COLOR

Inlet Protection Device IP



ISOMETRIC VIEW

Notes:
1. The type of sediment control device shown is for illustrative purposes only.
2. The type of sediment control device used shall be one of the types as specified in the plans.
3. The sediment control device shall be placed at the drop inlets according to the manufactures' installation instructions.
4. The sediment control device shall be secured so that it remains in the inlet opening.
5. The sediment control at inlet for Type S reinforced concrete drop inlet shall be placed at locations stated in the plans or at locations determined by the Engineer.
6. The Contractor will maintain the sediment control device by removing the device, removing accumulated sediment, and resetting the device. The removed sediment will be placed at a location away from the drop inlet where the sediment will not be washed back into the drop inlet or other storm sewer system.

N.T.S.

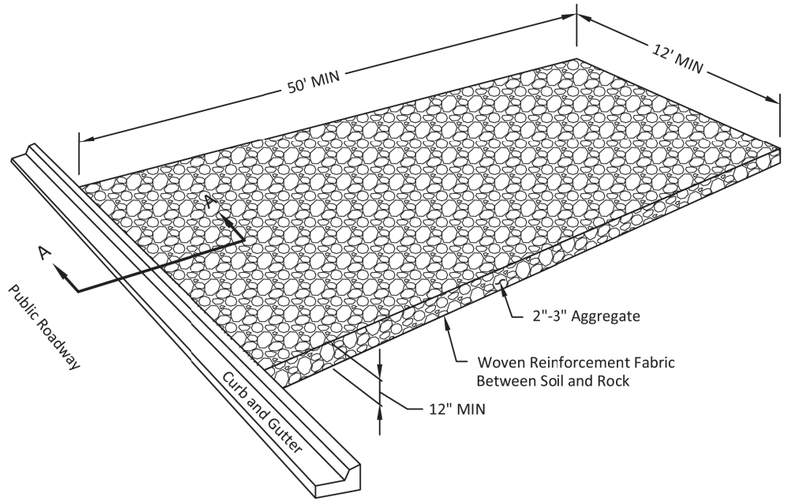
CITY OF RAPID CITY | PUBLIC WORKS DEPARTMENT

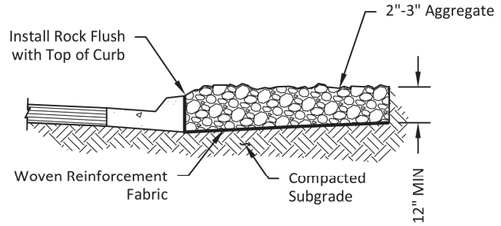
SEDIMENT CONTROL FOR TYPE S INLETS

DATE: 8-19-22

Sec. - Sht. 18-7

Vehicle Tracking Control VTC





SECTION A-A

Notes:
1. All rock to be removed upon completion of construction.
2. Sediment control measures shall be maintained at all times.
3. Public roadway to be kept clean and free of mud, dirt and debris at all times.
4. Woven reinforcement fabric shall comply with Section 18, per Standard Specifications.
5. 2"-3" Aggregate shall be per Standard Specifications, Section 18.

N.T.S.

CITY OF RAPID CITY | PUBLIC WORKS DEPARTMENT

ROCK CONSTRUCTION ENTRANCE

DATE: 8-19-22

Sec. - Sht. 18-10

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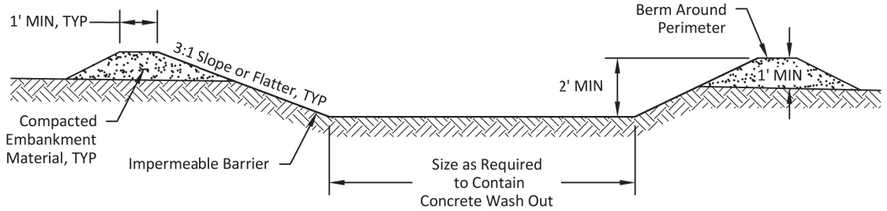
Relocation of Historic Resources from Lower Main Street to Charles Street
Deadwood, South Dakota

Rapid City Standard Details

Sheet No. 1

FULL SIZE PLOT 11X17 COLOR

Concrete Washout Area CWA



CROSS SECTIONAL VIEW

Notes:

1. Concrete washout area shall be installed prior to any concrete placement on site. The concrete washout area must be self-contained and not connected to any storm water outlet of the site.
2. The concrete washout area shall be sized as necessary to adequately contain the concrete washout from the project. The concrete washout area shall be maintained during the entire project.
3. At the end of construction, all concrete shall be removed from the site and disposed of at an approved waste site.
4. When the concrete washout area is removed, the disturbed area shall be restored to original grade, seeded and mulched or otherwise stabilized as approved by the Engineer.

N.T.S.

CITY OF RAPID CITY — PUBLIC WORKS DEPARTMENT

CONCRETE WASHOUT AREA

DATE: 8-19-22

Sec. - Sht.
18-12

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6/23/2026

Consulting Firm: Avid4 ENGINEERING
Consultant Project No: J25-149
Designed By: JRV
Drawn By: IMM, BDH

No.	Date	By	Revision Description

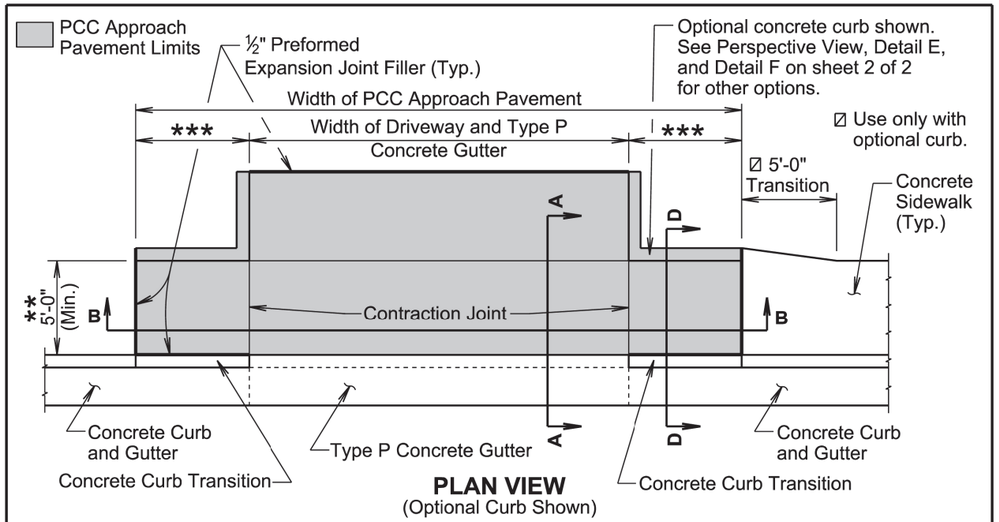
Optima, LLC

Relocation of Historic Resources
from Lower Main Street to Charles Street
Deadwood, South Dakota

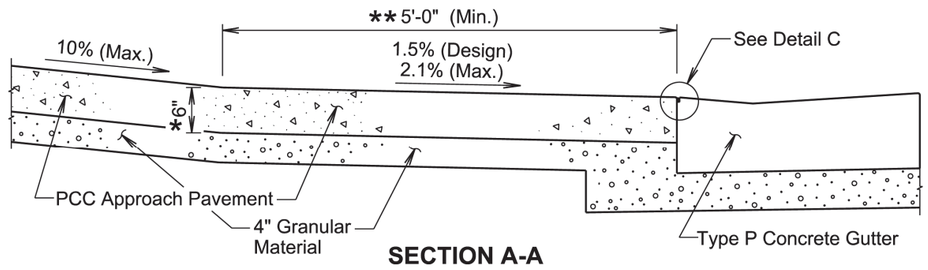
Rapid City
Standard Details

Sheet No.
1

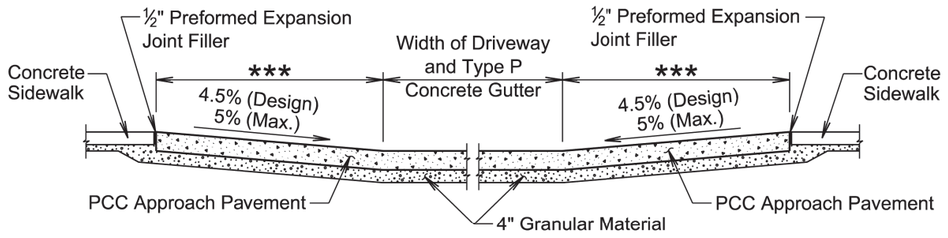
FULL SIZE PLOT 11X17 COLOR



PLAN VIEW
(Optional Curb Shown)



SECTION A-A



SECTION B-B

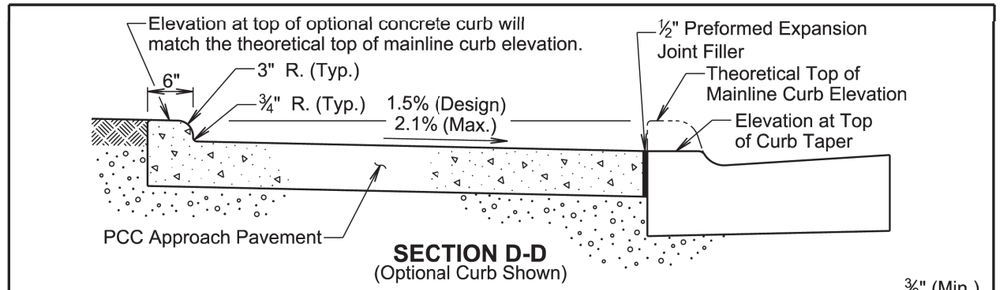
* 8 inches at Commercial Approaches

** Sidewalk width is 5 feet unless specified otherwise in the plans. The cross slope of the sidewalk is designed at 1.5% and will not be steeper than 2.1% unless specified otherwise in the plans.

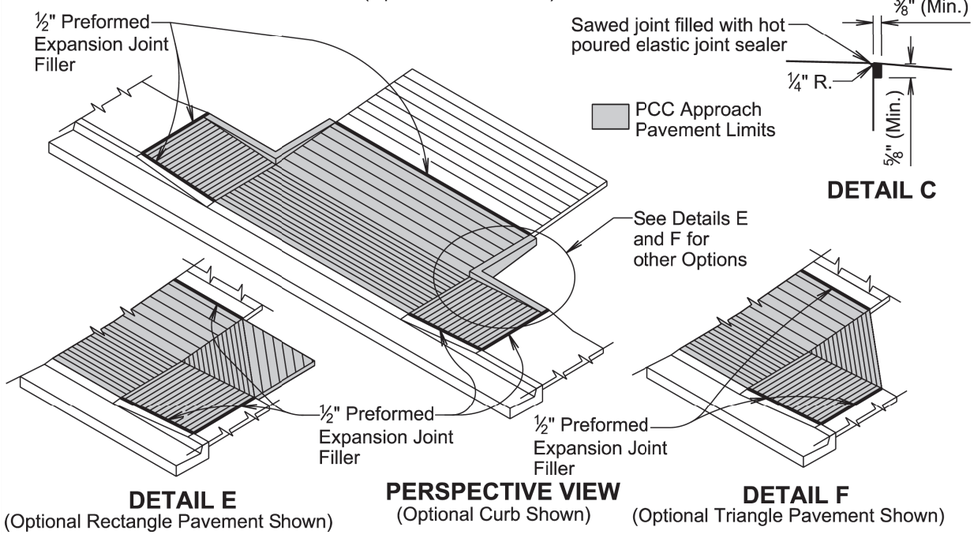
*** The slope of the type B PCC approach pavement in these areas will match the slope of the concrete curb transition. The slope is designed at 4.5% and will not be steeper than 5% unless specified otherwise in the plans.

April 17, 2026

Published Date: 2027	SDDOT	TYPE B PCC APPROACH PAVEMENT	PLATE NUMBER 380.41 Sheet 1 of 2



SECTION D-D
(Optional Curb Shown)



DETAIL C

DETAIL E
(Optional Rectangle Pavement Shown)

PERSPECTIVE VIEW
(Optional Curb Shown)

DETAIL F
(Optional Triangle Pavement Shown)

GENERAL NOTES:

Use the plan specified option for the pavement adjacent to the driveway and sidewalk. The options are shown above in the Perspective View, Detail E, and Detail F.

The concrete for the type B PCC approach pavement and adjacent driveway will comply with the requirements of the Specifications for class M6 concrete unless otherwise stated in the plans.

Contraction joints in the type B PCC approach pavement will be 1½ inches deep if formed in the fresh concrete using a suitable grooving tool. If a saw is used to cut the contraction joints, then the depth of the joint will be at least ¼ the thickness of the approach pavement. Additional contraction joints not shown in the Plan View will be spaced as follows:

One joint at the center of the approach for driveways 16 feet to 24 feet wide.
Two joints spaced at equal intervals for driveways greater than 24 feet to 40 feet wide.

All costs for furnishing and placing the type B PCC approach pavement and constructing the expansion and contraction joints including labor, equipment, excavation, and materials including the earthen backfill and granular material will be incidental to the contract unit price per square yard for the corresponding PCC Approach Pavement contract item.

April 17, 2026

Published Date: 2027	SDDOT	TYPE B PCC APPROACH PAVEMENT	PLATE NUMBER 380.41 Sheet 2 of 2

P:\25-149\AUTOCAD\PLANSHEETS\25-149STD_DET.DWG
6/23/2026

Consulting Firm: Avid4 ENGINEERING
Consultant Project No: J25-149
Designed By: JRV
Drawn By: IMM, BDH

No.	Date	By	Revision Description

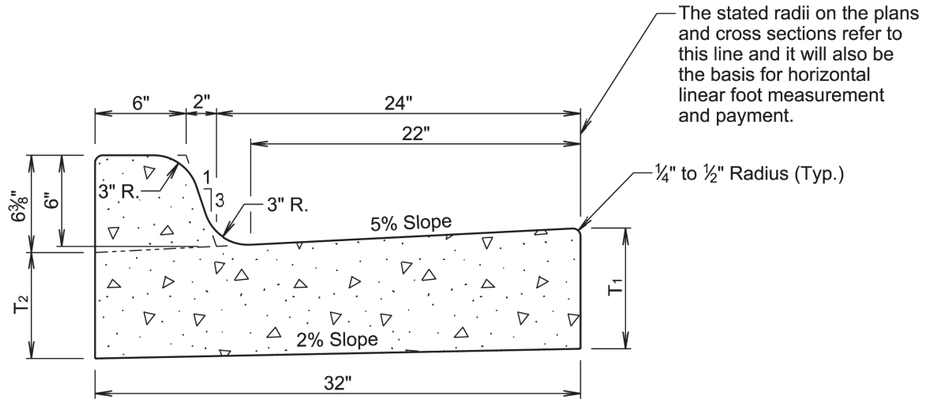
Optima, LLC

Relocation of Historic Resources from Lower Main Street to Charles Street
Deadwood, South Dakota

SDDOT Standard Plates

Sheet No. 1

FULL SIZE PLOT 11X17 COLOR



TYPE B CONCRETE CURB AND GUTTER				
Type	T_1 (Inches)	T_2 (Inches)	Cu. Yd. Per Lin. Ft.	Lin. Ft. Per Cu. Yd.
B66	6	5 1/16	0.057	17.7
B67	7	6 1/16	0.065	15.4
B68	8	7 1/16	0.073	13.7
B68.5	8.5	7 9/16	0.077	13.0
B69	9	8 1/16	0.081	12.3
B69.5	9.5	8 9/16	0.085	11.7
B610	10	9 1/16	0.090	11.2
B610.5	10.5	9 9/16	0.094	10.7
B611	11	10 1/16	0.098	10.2
B611.5	11.5	10 9/16	0.102	9.8
B612	12	11 1/16	0.106	9.4

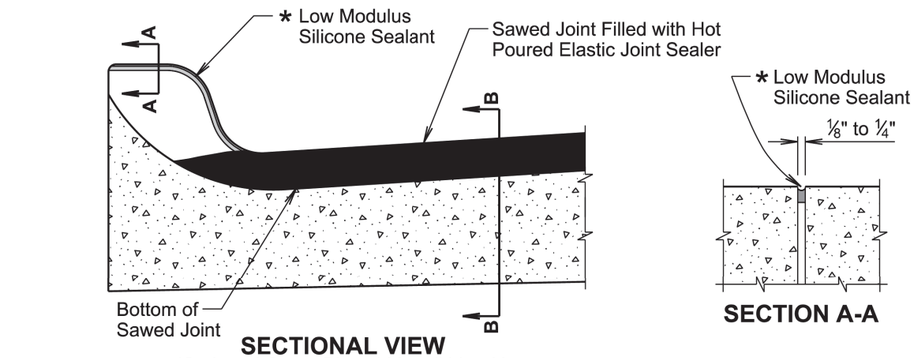
GENERAL NOTES:

When concrete curb and gutter longitudinally adjoins new concrete pavement, the method of attachment will be by one of the methods shown on standard plate 380.21.

See standard plate 650.90 for expansion and contraction joints in the curb and gutter.

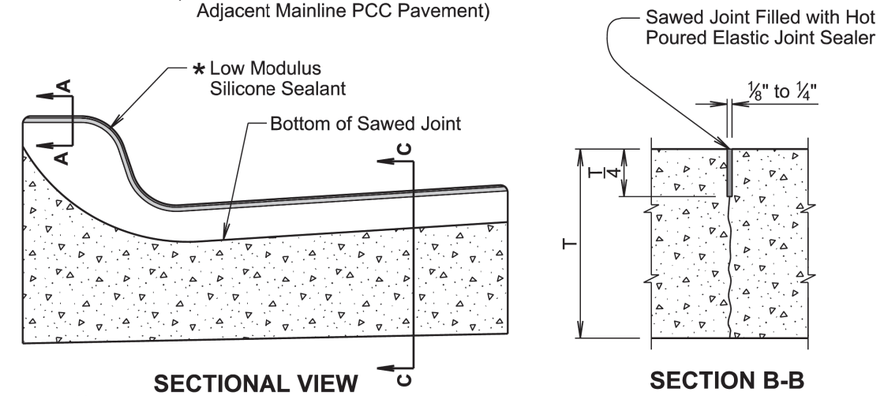
January 22, 2023

Published Date: 2027	SDDOT	TYPE B CONCRETE CURB AND GUTTER	PLATE NUMBER 650.01 Sheet 1 of 1



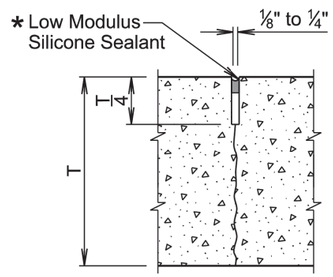
SECTIONAL VIEW
(Curb and Gutter Placed Monolithic with Adjacent Mainline PCC Pavement)

SECTION A-A



SECTIONAL VIEW
(Curb and Gutter not Placed Monolithic with Adjacent Mainline PCC Pavement or Mainline Surfacing is not PCC Pavement)

SECTION B-B



SECTION C-C

* The silicone sealant will be placed such that it completely seals the joint and is bonded to the sides of the clean joint as approved by the Engineer.

December 23, 2019

Published Date: 2027	SDDOT	JOINTS IN CONCRETE CURB AND GUTTER	PLATE NUMBER 650.90 Sheet 1 of 2

P:\25-149\AUTOCAD\PLANSHEETS\25-149STD_DET.DWG
6/23/2026

Consulting Firm:
Consultant Project No: J25-149
Designed By: JRV
Drawn By: IMM, BDH

Avid4 ENGINEERING

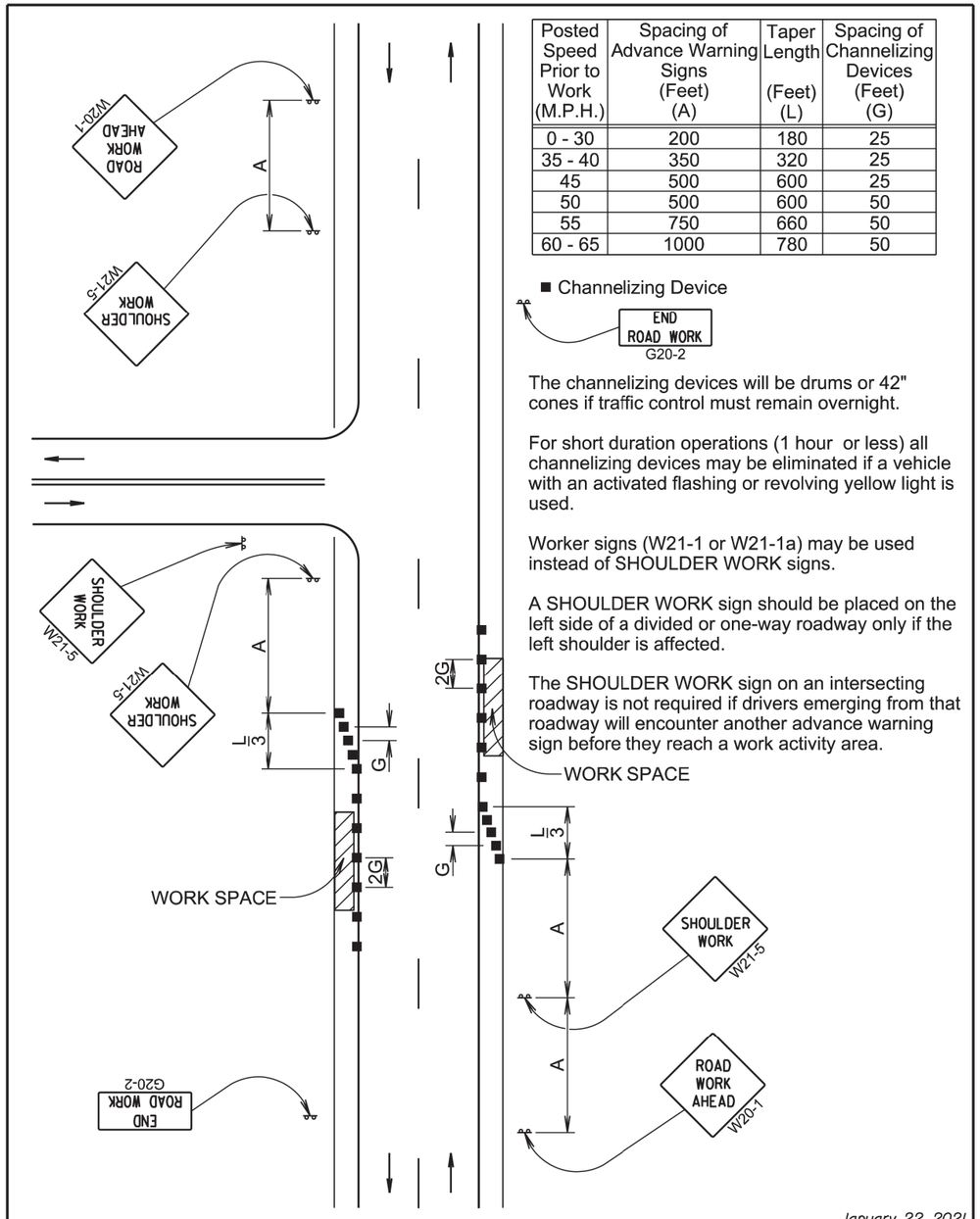
No.	Date	By	Revision Description

Optima, LLC

Relocation of Historic Resources from Lower Main Street to Charles Street
Deadwood, South Dakota

SDDOT Standard Plates

Sheet No. 14



Posted Speed Prior to Work (M.P.H.)	Spacing of Advance Warning Signs (Feet) (A)	Taper Length (Feet) (L)	Spacing of Channelizing Devices (Feet) (G)
0 - 30	200	180	25
35 - 40	350	320	25
45	500	600	25
50	500	600	50
55	750	660	50
60 - 65	1000	780	50

■ Channelizing Device

END ROAD WORK G20-2

The channelizing devices will be drums or 42" cones if traffic control must remain overnight.

For short duration operations (1 hour or less) all channelizing devices may be eliminated if a vehicle with an activated flashing or revolving yellow light is used.

Worker signs (W21-1 or W21-1a) may be used instead of SHOULDER WORK signs.

A SHOULDER WORK sign should be placed on the left side of a divided or one-way roadway only if the left shoulder is affected.

The SHOULDER WORK sign on an intersecting roadway is not required if drivers emerging from that roadway will encounter another advance warning sign before they reach a work activity area.

January 22, 2021

Published Date: 2027	SDDOT	WORK ON SHOULDERS	PLATE NUMBER 634.03 Sheet 1 of 1

Posted Speed Prior to Work (M.P.H.)	Spacing of Advance Warning Signs (Feet) (A)	Spacing of Channelizing Devices (Feet) (G)
0 - 30	200	25
35 - 40	350	25
45	500	25
50	500	50
55	750	50
60 - 65	1000	50

Flagger

■ Channelizing Device

For low-volume traffic situations with short work zones on straight roadways where the flagger is visible to road users approaching from both directions, a single flagger may be used.

The ROAD WORK AHEAD and the END ROAD WORK signs may be omitted for short duration operations (1 hour or less).

For tack and/or flush seal operations, when flaggers are not being used, the FRESH OIL sign (W21-2) will be displayed in advance of the liquid asphalt areas.

Flashing warning lights and/or flags may be used to call attention to the advance warning signs.

The channelizing devices will be drums or 42" cones.

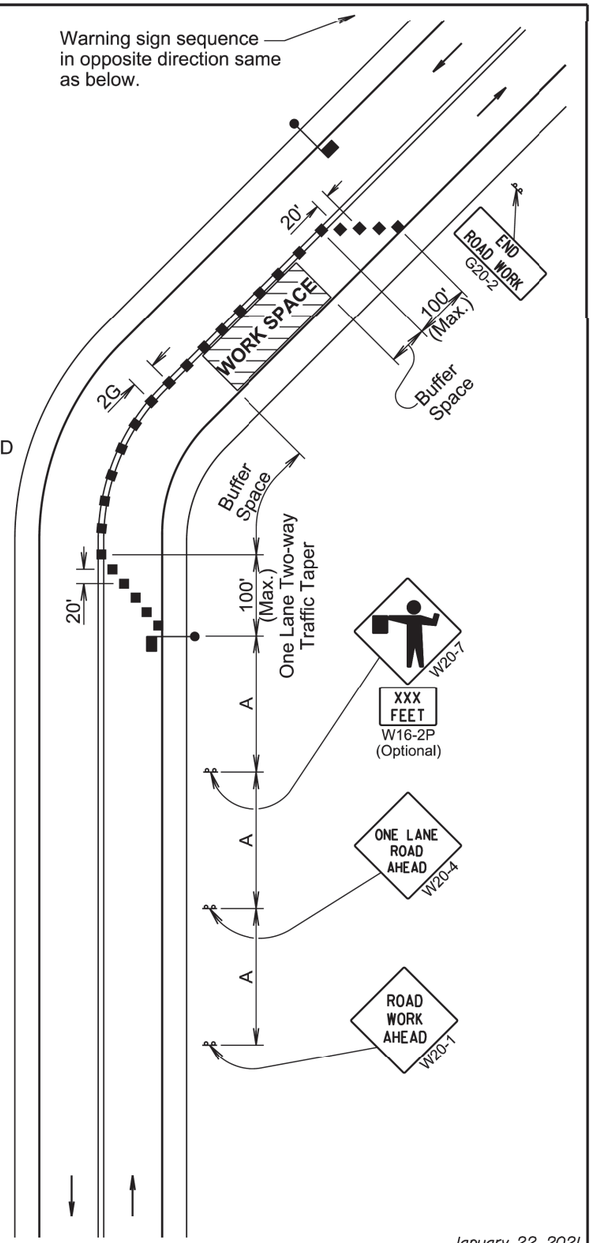
Channelizing devices are not required along the centerline adjacent to work area when pilot cars are utilized for escorting traffic through the work area.

END ROAD WORK G20-2

Channelizing devices and flaggers will be used at intersecting roads to control intersecting road traffic as required.

The buffer space should be extended so that the two-way traffic taper is placed before a horizontal or vertical curve to provide adequate sight distance for the flagger and queue of stopped vehicles.

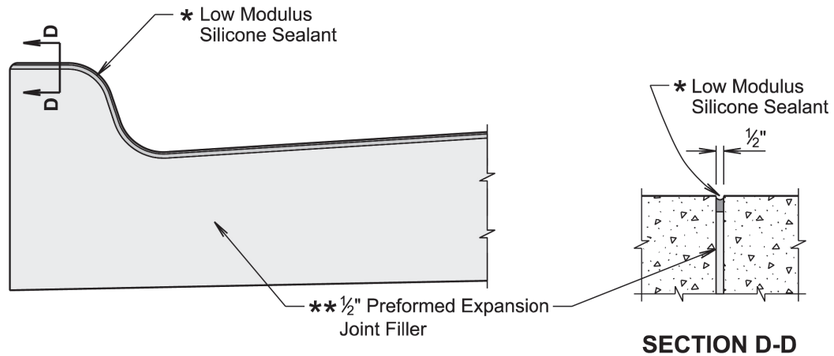
The length of A may be adjusted to fit field conditions.



January 22, 2021

Published Date: 2027	SDDOT	LANE CLOSURE WITH FLAGGER PROVIDED	PLATE NUMBER 634.23 Sheet 1 of 1

FULL SIZE PLOT 11X17 COLOR



SECTIONAL VIEW
(Curb and Gutter at ½" Preformed Expansion Joint Filler Location)

SECTION D-D

* The silicone sealant will be placed such that it completely seals the joint and is bonded to the sides of the clean joint as approved by the Engineer.

GENERAL NOTES:

For illustrative reason, only the type B curb and gutter is shown.

** A ½-inch preformed expansion joint filler will be placed transversely in the curb and gutter at the following locations:

At each junction between the radius return of curb and gutter, and curb and gutter which is parallel to the project centerline.

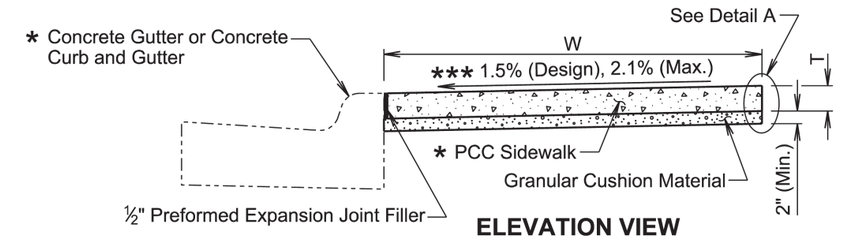
At each junction between new curb and gutter and existing curb and gutter.

Transverse contraction joints will be constructed at 10 foot intervals in the concrete curb and gutter except when the concrete curb and gutter is constructed adjacent to mainline PCC pavement. When concrete curb and gutter is constructed adjacent to mainline PCC pavement, a transverse contraction joint will be constructed in the concrete curb and gutter at each mainline PCC pavement transverse contraction joint location.

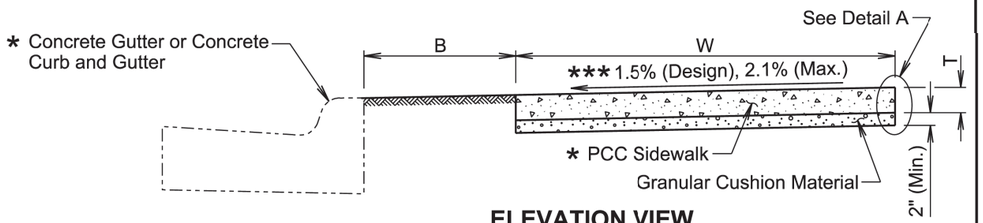
When concrete curb and gutter is not placed monolithically with the mainline PCC pavement or when the adjacent mainline surfacing is not PCC concrete, the transverse contraction joints in the concrete curb and gutter will be 1½ inches deep if formed in the fresh concrete using a suitable grooving tool. If a saw is used to cut the contraction joints, then the depth of the joint will be at least ¼ the thickness of the concrete and the joint will be sealed in accordance with the details shown above.

December 23, 2019

Published Date: 2027	SDDOT	JOINTS IN CONCRETE CURB AND GUTTER	PLATE NUMBER 650.90
			Sheet 2 of 2



ELEVATION VIEW
(PCC Sidewalk without Boulevard)



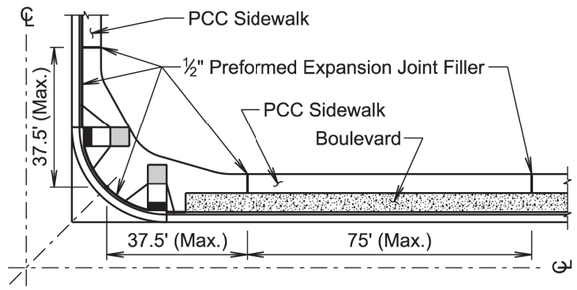
ELEVATION VIEW
(PCC Sidewalk with Boulevard)

B Width of boulevard as specified in the plans.

T Thickness of PCC sidewalk as specified in the plans.

W Width of PCC sidewalk as specified in the plans.

* Type as specified in the plans.



PLAN VIEW

GENERAL NOTES:

The PCC sidewalk will be constructed in accordance with Section 651 of the Specifications.

*** The cross slope of the sidewalk is designed at 1.5% and the maximum slope allowed is 2.1% unless specified otherwise in the plans.

The maximum length between expansion joints in the PCC sidewalk is 75 feet.

PCC sidewalk placed adjacent to intersection of roadways will have an expansion joint placed transversely a maximum of 37.5 feet from the intersection. See Plan View.

An expansion joint in the PCC sidewalk will consist of a ½ -inch thick preformed expansion joint filler material placed full depth and width of the PCC sidewalk.

** Large areas of PCC pavement adjacent to the PCC sidewalk may require a different joint treatment than shown in the detail. If a different joint detail is necessary, plans will contain the joint detail and the Contractor will construct the joint treatment in accordance with the plans.

April 8, 2025

Published Date: 2027	SDDOT	PCC SIDEWALK	PLATE NUMBER 651.75
			Sheet 1 of 2

P:\25-149\AUTOCAD\PLANSHEETS\25-149STD_DET.DWG
6/23/2026

Consulting Firm: Avid4 ENGINEERING
Consultant Project No: J25-149
Designed By: JRV
Drawn By: IMM, BDH

No.	Date	By	Revision Description

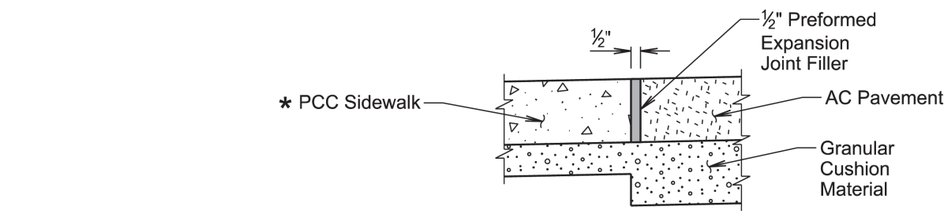
Optima, LLC

Relocation of Historic Resources
from Lower Main Street to Charles Street
Deadwood, South Dakota

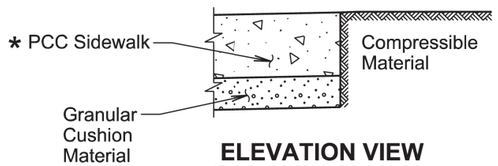
SDDOT Standard Plates

Sheet No. 142

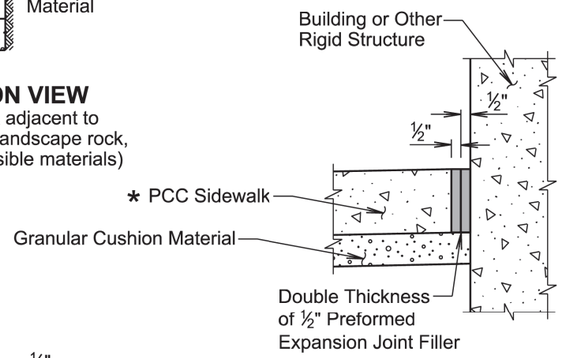
FULL SIZE PLOT 11X17 COLOR



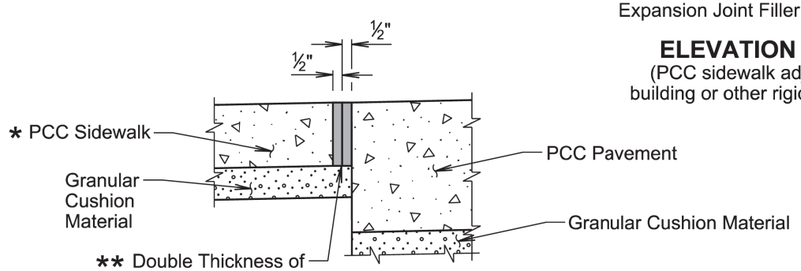
ELEVATION VIEW
(PCC sidewalk adjacent to asphalt concrete pavement)



ELEVATION VIEW
(PCC sidewalk adjacent to earthen material, landscape rock, or other compressible materials)



ELEVATION VIEW
(PCC sidewalk adjacent to building or other rigid structure)



ELEVATION VIEW
(PCC sidewalk adjacent to PCC pavement)

DETAIL A
(Use Appropriate Detail(s))

April 8, 2025

Published Date: 2027	SDDOT	PCC SIDEWALK	PLATE NUMBER 651.75
			Sheet 2 of 2

P:\25-149\AUTOCAD\PLANSHEETS\25-149STD_DET.DWG
6/23/2026

Consulting Firm:
Consultant Project No: J25-149
Designed By: JRV
Drawn By: IMM, BDH

Avid4 ENGINEERING

No.	Date	By	Revision Description

Optima, LLC

Relocation of Historic Resources
from Lower Main Street to Charles Street
Deadwood, South Dakota

SDDOT Standard Plates

Sheet No. 1



Aerial photo of vacant lots on Charles Street

1876
DEADWOOD
PLANNING AND ZONING

DEVELOPER'S AGREEMENT

by and between Optima LLC, the City of Deadwood, and the Deadwood Historic Preservation Commission regarding relocation of historic resources from Lower Main Street to parcels near Deadwood Community Hospital

This Developer's Agreement ("Agreement") is entered into by and between **Optima LLC** ("Developer"), the **City of Deadwood, South Dakota** ("City"), and the **Deadwood Historic Preservation Commission** ("HPC"). The parties enter into this Agreement to establish the terms and conditions under which Developer will relocate four contributing historic resources and one non-contributing resource from Lower Main Street in Deadwood to one or more parcels located near Deadwood Community Hospital, together with all related site development, preservation, zoning, and long-term use restrictions.

Recitals

WHEREAS, the Developer proposes to move four structures identified as contributing resources within the Deadwood historic context and one structure identified as a non-contributing resource from Lower Main Street to parcels near Deadwood Community Hospital; and

WHEREAS, the City and HPC desire to ensure that the relocation, site development, preservation treatment, and future use of such properties are completed in a manner consistent with applicable ordinances, zoning requirements, historic preservation standards, and the public interest; and

WHEREAS, the parties wish to set forth the required approvals, improvements, restrictions, and assurances that shall apply to the project before, during, and after relocation of the structures.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

1. Project Description

The project subject to this Agreement includes: (a) the relocation of four contributing resources and one non-contributing resource from Lower Main Street to one or more receiving parcels located near Deadwood Community Hospital; (b) preparation of the receiving parcels for placement of the relocated structures; (c) construction of all required site, access, utility, drainage, and landscape improvements; (d) rezoning of the receiving parcels to R1-Residential zoning; and (e) imposition of preservation covenants

and deed restrictions to ensure long-term residential and preservation-compliant use of the relocated resources and associated parcels.

2. Relocation of Resources

Developer shall be solely responsible for coordinating, financing, and completing the physical move of the five identified resources. All relocation work shall be performed by qualified contractors and in compliance with all permits, approvals, and conditions imposed by the City, HPC, and any other governmental authority having jurisdiction. Prior to movement of any structure, Developer shall provide a relocation schedule, route plan, temporary protection measures, and evidence that the receiving parcels will be capable of accommodating the structures in accordance with the approved site and preservation plans.

3. Archaeological Survey and Monitoring

Before any ground disturbance occurs on the receiving parcels or within areas affected by associated infrastructure improvements, Developer shall obtain and submit an archaeological survey prepared by a qualified professional acceptable to the City and HPC. Developer shall also provide for archaeological monitoring during excavation, grading, utility installation, foundation work, driveway construction, sidewalk installation, and any other subsurface disturbance as may be required by the City or HPC. If archaeological materials, features, or human remains are encountered, work in the affected area shall cease immediately and Developer shall comply with all applicable notice, protection, and treatment requirements before work resumes.

4. Final Site Plan

Developer shall prepare and submit a final site plan for review and approval by the City and HPC before issuance of any final authorization to proceed with relocation or site development. The final site plan shall show the location and orientation of each relocated structure, finished grades, foundation locations, setbacks, drainage patterns, utilities, parking or staging if any, landscape areas, sidewalks, driveway alignments, curbcuts, approaches, and all other site improvements required by this Agreement or applicable ordinances. No material deviation from the approved final site plan shall occur without prior written approval from the City and HPC.

5. Platting of Parcels and Access Easements

Developer shall be responsible for completing all subdivision, replatting, parcel configuration, and survey work necessary to create legally compliant receiving parcels for the relocated resources. Developer shall also prepare, obtain approval for, and record all necessary ingress, egress, utility, drainage and shared access easements

including any maintenance agreements needed to serve the parcels and improvements contemplated by this Agreement. No building placement or occupancy shall occur until all required plats and easements have been approved and recorded.

6. Performance Bond or Financial Security

As security for faithful performance of all obligations under this Agreement, Developer shall provide a bond, letter of credit or escrow to the City in an amount sufficient to guarantee completion of the relocation, site improvements, infrastructure, landscaping, and other required project components. The form, amount, duration, and release conditions of such financial security shall be mutually agreed upon and approved by the City. The City may draw upon the security, after notice and opportunity to cure as provided herein, to complete or cause completion of any unfinished or nonconforming work required by this Agreement.

7. Landscape Plans

Developer shall prepare and submit landscape plans for approval by the City and HPC. The landscape plans shall address grading transitions, screening where appropriate, planting areas, species or material selection, ground treatment, irrigation if proposed, and the relationship of landscaping to the historic setting of the relocated structures. All landscaping shall be installed in accordance with the approved plans, maintained in healthy condition, and replaced as necessary to preserve the intended appearance and function of the site.

8. Shared Driveway, Sidewalks, Curbcuts, and Approaches

Developer shall construct a shared paved or concrete driveway serving the receiving parcels, together with all sidewalks, curbcuts, street approaches, and related pedestrian and vehicular access improvements required by the City. The design, width, location, grades, drainage, and materials for such improvements shall be shown on the final site plan and shall comply with City engineering, public works, and safety requirements. Any shared driveway or access facility serving more than one parcel shall be supported by recorded cross-access easements and maintenance agreements in a form acceptable to the South Dakota Department of Transportation and the City.

9. Rezoning to R1-Residential

Developer acknowledges that the receiving parcels shall be rezoned to **R1-Residential** zoning and that the project is conditioned upon approval and completion of such rezoning in accordance with applicable law. Developer shall cooperate with the City in preparing applications, supporting materials, and any additional information reasonably required for the rezoning process. If rezoning is denied or materially conditioned in a

manner that defeats the essential purpose of this Agreement, the parties shall confer regarding amendment, suspension, or termination of this Agreement.

10. Preservation Covenants

As a condition of this Agreement and the approvals contemplated hereby, Developer shall execute and record preservation covenants, in form acceptable to the City and HPC, against all parcels and relocated structures included in the project. The preservation covenants shall run with the land and shall require ongoing maintenance, prohibit demolition absent lawful approval, require compliance with applicable Historic Preservation Commission review procedures, and preserve the historic character-defining features of the contributing resources to the maximum extent required by applicable standards and approvals.

11. Deed Restrictions

Developer shall record deed restrictions, in form acceptable to the City and HPC, against all affected parcels and structures providing that the properties shall not be used for commercial purposes or short-term rental use. Such deed restrictions shall run with the land and be binding upon Developer and all successors, assigns, owners, and occupants. The restrictions may allow only those residential, accessory, and preservation-related uses expressly approved by the City and permitted under applicable zoning and recorded covenants.

12. Compliance with Approvals and Laws

Developer shall comply with all conditions of approval issued by the City, HPC, planning and zoning authorities, building officials, public works officials, and any other agency with jurisdiction over the project. Nothing in this Agreement shall be construed to waive the requirement that Developer obtain all permits, certificates, and approvals otherwise required by law. In the event of any inconsistency between this Agreement and a later-issued condition of governmental approval, the more restrictive requirement shall control unless the City expressly determines otherwise in writing.

13. Default and Remedies

If Developer fails to perform any obligation under this Agreement, the City may provide written notice specifying the default and a reasonable opportunity to cure, except in the event of an emergency or immediate threat to public safety or historic resources. If Developer fails to timely cure, the City and HPC may pursue any remedy available at law or in equity, including suspension of approvals, withholding of permits, drawing upon financial security, injunctive relief, or enforcement of recorded covenants and deed restrictions. Remedies shall be cumulative and not exclusive.

14. Miscellaneous

This Agreement may be amended only by a written instrument executed by the parties. If any provision of this Agreement is held invalid, the remaining provisions shall continue in full force and effect. This Agreement shall be governed by the laws of the State of South Dakota. This Agreement shall become effective upon execution by all parties. The individuals signing below represent that they are duly authorized to bind the respective party on whose behalf they sign.

Signatures

OPTIMA LLC

By: _____

Name: _____

Title: _____

Date: _____

CITY OF DEADWOOD

By: _____

Name: _____

Title: _____

Date: _____

DEADWOOD HISTORIC PRESERVATION COMMISSION

By: _____

Name: _____

Title: _____

Date: _____