



Date: January 14, 2026
To: City of Lead, SD
From: Eirik Heikes, PLA / Augusta Kickbush, PLS
Project: Lead/Deadwood School District Land Planning Project
Subject: Boundary/Preliminary Plat Narrative

Lead Planning:

The opportunity that the Lead Deadwood School District has with its parcel of land west of the Fire Station on Hearst Avenue is one many communities would envy. With this resource, the community gets the ability to “bridge” the gap between median education and service career earnings and rising housing and land costs. This effort is a proactive one, to put tools and resources to task in hopes of creating a small inventory of housing options suitable for teachers/education professionals (and others). Deliberate steps in doing analysis and jurisdictional alignment have been initiated, with transparency and disclosure. The effort is a bit of a Beta test; with creating a modest number of units to explore feasibility and implementation realities. If successful, the effort may include additional units that are mixed income and market rate. We feel the effort is timely and innovative.

As the next step, we are hereby submitting the initial draft for the Boundary/Preliminary Plat information for the Lead/Deadwood School District Land Planning/Development Project. The overall goal of this submittal is to divide the entire property into six primary Lots (Lot 1A, 1B, 1C, 1D, 1E, 1F); see Exhibit 1. As part of this submittal the Lead School District will be filing a draft of covenants on Lots 1A, 1B, 1C, and 1E. This will allow the district to retain some control over any future development of said Lots. The remaining Lots 1D and 1F are not included in the proposed covenants because the district has no intention of ever developing or selling these Lots. Furthermore, at this stage of the submittal process the district has no intention of developing/improving any of the proposed Lots 1A, 1B, 1C, or 1E. They are aware that for any future development/improvements, sub-dividing, building, etc. to happen another platting and/or building permit submittal will be needed.

Per chapter 154 of the Lead, SD Ordinance for the Preliminary Plats process the following items are discussed (see comments **Bolded Green**):

Section 154.18 Required Data Regarding Identification and Description of Preliminary Plat -

Line items A-F below are complete and shown per this Plat.

- A. Proposed name of subdivision, which name shall not duplicate the name of any plat heretofore recorded in the county.
- B. Location by section, township and range or by other legal description.

- C. Names and addresses of the owner and a subdivider having control of the lands included in the preliminary plat, the designer of the plat and the surveyor.
- D. Graphic scale, not less than one inch to 200 feet.
- E. North point.
- F. Date of preparation.

Section 154.19 Existing Conditions and Required Data -

- A. Boundary line survey, including measured distances and angles, which shall close by latitude and departure with an error of closure not exceeding one foot in 7,500 feet. **Included per this Plat**
- B. Total acreage in the preliminary plat computed to one-tenth of an acre. **Included per this Plat**
- C. Location and names of existing or platted streets or other public ways, parks and other public open spaces, permanent buildings and structures, easements and section and corporate lines within the tract and to a distance of 100 feet beyond the tract. **Included per this Plat and/or Exhibit 2A**
- D. If the proposed subdivision is a rearrangement or a replat of any former plat, the lot and block arrangement of the original plat along with its original names shall be indicated by dotted or dashed lines. **Included per this Plat.** Also, any revised or vacated roadways of the original plat shall be so indicated. **N/A**
- E. Location and size of existing paved streets, railroads, sewer, water mains, gravel pits, culverts or other underground facilities within the tract and to a distance of 100 feet beyond the tract. Also, data such as grades, invert elevations and location of catch basins, manholes and hydrants. **See Exhibit 2B**
- F. Boundary lines of adjoining platted or unplatted land within 100 feet of the tract. **Included per this Plat**
- G. Complete topographic map with water courses, marshes, rock outcrops and other significant features all superimposed on at least one print of the preliminary plat. **See Exhibit 2A**
 - 1) United States Geodetic Survey datum shall be used for all topographic mapping.
 - 2) High water elevation and date thereof if parts of plat are wet or have been wet. **N/A**
 - 3) In the case of a subdivision where no new street is involved, the required topographic map may be waived if it is deemed unnecessary by the Community Development Officer and the Planning Commission.

Section 154.20 Required Data Regarding Proposed Development Design Features on the Preliminary Plat -

As previously mentioned, at this stage of the submittal process the district currently has no intention of developing/improving or sub-dividing any of the proposed Lots. They are aware that when they decide to move forward additional submittal(s) will be needed to address the following line items and any other building permits they will need:

- A. Layout of proposed streets, showing right-of-way widths and proposed names of streets. The name of any street similar to or heretofore used in the city shall not be permitted unless the

- proposed street is an extension of an already named street, in which event the name shall be used. All street names shall be subject to the approval of the Planning Commission.
- B. Locations and widths of alleys, pedestrian ways and utility easements.
 - C. Proposed center line grades of all new streets and alleys, if any, and a complete set of profiles showing both existing and proposed grade lines.
 - D. Location, size and approximate gradient of sewer lines.
 - E. Layout, numbers and approximate dimensions of lots and the number or letter of each block.
 - F. Location and size of proposed parks, playgrounds, churches or school sites or other special uses of land to be considered for dedication to public use, or to be reserved by deed or covenant for the use of all property owners in the subdivision and any conditions of the dedication or reservation.
 - G. Vicinity sketch at a legible scale, to show the relation of the plat to its surroundings and surrounding land use districts.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Eirik Heikes', with a long horizontal stroke extending to the right.

Eirik Heikes, PLA Interstate Engineering

A handwritten signature in blue ink, appearing to read 'Augusta Kickbush', with a long horizontal stroke extending to the right.

Augusta Kickbush, PLS Interstate Engineering