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Rapid City Growth
Management Department

Canyon Springs Preserve

Letter of Intent

Prepared by

General InformationLegal Description

Development Tracts Canyon Springs Preserve in the S $\frac{1}{2}$ SE $\frac{1}{4}$ & NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 22, SW $\frac{1}{4}$ Section 23, and NW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 26, T2N, R6E, BHM, Pennington County, South Dakota.

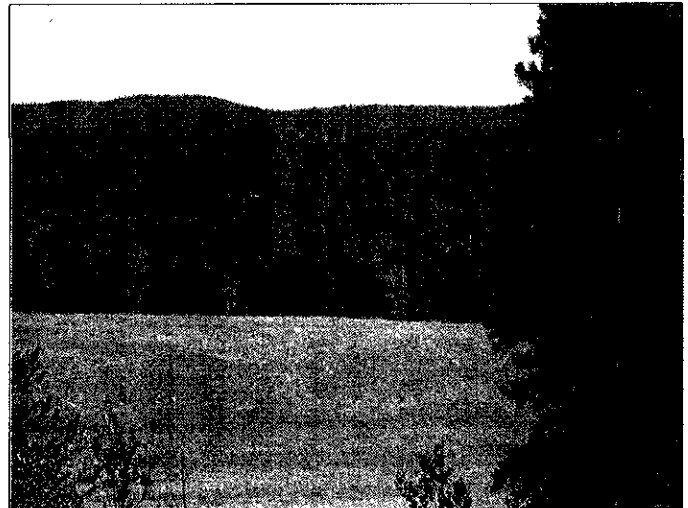
Present Ownership

- As of December 7, 2005, the land is owned by: Canyon Springs LLC.

Existing Land Characteristics

The existing character is very unique to the site. See the attached *Existing Conditions Plan* and *Site Analysis Plan* for a graphic explanation of the site. Site Specific Items:

- Two-thirds of the land is boarded by the US Forest Service. The remaining boarding land is privately held.
- Half of the land is located within Rapid City's three-mile limit.
- The land's main access is Nemo Road.
- Box-Elder Creek runs through the property in the canyon located on the northern edge of the property.
- Box-Elder Creek through this area is an a Seasonal or Intermittent Stream flowing only when it receives water from springs or from some surface source such as melting snow.
- Doty Fire Department is located directly across from the development. They have filed plans and a plat for development of a fire station directly adjacent to the property, see existing conditions plan. The final plat was approved on February 24, 2000.
- The site's topography ranges from sheer cliff walls to gently rolling meadows.
- Major geologic influences include the Madison aquifer recharge area. This site is one of the many Madison aquifer recharge zones.
- The majority of the site drains to Box Elder Creek.
- Existing buildings are a homestead house and barn.
- The site has a diverse range of land characteristics including:
 1. Heavily forested section
 2. Undisturbed, terraced meadows
 3. A geologically rich canyon in along the northern edge of the property
 4. Rock out-croppings
- The existing soil condition has been documented by: American Engineering and Testing, Robert Temme, PE and Perry Rahn, PhD, PE. See the enclosed soils report by American Engineering and Perry Rahn recommendations letter.



Canyon Springs Open Meadows



Typical heavily treed areas on site.

Layout Plat Elements

Introduction

The tract of land, measuring approximately 310 acres, is a subdivision developed using cluster housing, land conservation design ideals, and progressive septic solutions. Many of the design decisions were driven by the location of the site within the geologic region. The decision to minimize site disturbance and impervious surfaces while maximizing the area for allowable recharge is an example of these design decisions. The Subdivision will allow for a maximum of 87 homes located on approximately 118 acres, with the remainder 192 acres to be deeded to the Canyon Springs Preserve Home Owners Association.

See the attached Master Plan.

*This project has been discussed with Marcia Elkins of the Rapid City Growth Management office. She has indicated this development may look at being labeled as an experimental development. Meaning, the city would recognize features and elements of the design as experimental or a testing ground for ideas in development for the edge communities/neighborhood of Rapid City.

Homesites

- Proposed Home Sites: 87
- Lot sizes shall range from ½ to 1 acre (in the front of the development) to, 1-1½ acre sites (located toward the rear of the property). The lots and homes will be smaller and clustered to maximize recharge area and minimize the amount of disturbed areas. By clustering the homes in “development groups” a defensible space becomes easier to achieve.
- Homesites will, first, be identified. The grouping of homesites will then be platted as a tract of land, allowing each homeowner with the developer, the ability to “fit” each home on its tract of land. Each tract shall have its own development density. After the home has been located the side lot property boundaries will be platted. The platting will be somewhat similar to that of a Townhome or Duplex; the sidelots will be platted after the homesite is located and approved by the developer and buyer.
- The developer shall work with the Fire Coordinator to establish addresses and street names prior to final plat submittal.

Commons - “Conservation Land”

- The owner/developer shall gift 197 acres to the Canyon Springs Homeowner Association. This shall be forever left as commons.
- To allow for maximum aquifer recharge, the meadows shall be preserved and act as the major stormwater collection areas for the development
- Typical common usage includes:
 1. Open space
 2. Outdoor Recreation
 3. Trail development (hiking/biking)
 4. Wildlife habitat
- The Trail development through the Conservation Land will be a minimum 6’ wide trail. This trail will be paved along the upper portions of the development while along Box Elder Creek, it shall be left as a wilderness trail.
- All R.O.W will be included in the Commons Land, an easement through the conservation land for utilities and septic (if needed) will be created.

Septic/Wastewater Management

- See soils report for background on existing conditions.
- Each home shall have a septic or wastewater treatment system. All systems shall be designed and built within Pennington County and the State of South Dakota’s wastewater ordinances.
- A *sanitation district* shall be formed for the maintenance of the treatment systems.
- For system where the soils condition is adequate/acceptable (as determined by Pennington County):
 1. That a traditional septic system shall be designed by a qualified engineer, and bear their seal.
 2. Inspected annually and every 3 years.
 3. The system shall be installed by a state certified septic installer.
- For areas where traditional systems will not be appropriate/non-acceptable:
 1. An advanced treatment system shall be used which cleans the effluent to a *Secondary Treatment Level*.
 2. A treatment system shall be designed by a qualified engineer, and bear their seal.
 3. Each of these systems shall be pumped and inspected as per the manufacturer’s recommendations.
 4. The system shall be installed by a state/manufacturer certified septic installer.

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5. Possible examples of systems to be used are Aerobic Septic Systems. Scott Hipple with South Dakota DENR was contacted by Wyss Associates, Inc. on this matter. He has indicated these systems would be permissible as long as no variances of installation are requested for the septic systems. We will not be asking for variances in these situations.
6. See the attached list of developments documenting where aerobic or recirculation systems are used.

Potable Water System

- A central water system will be designed for all the homes. This will be laid out as per the development phases as submitted with the preliminary plat information.
- Two potential wells will be developed on site, see Master Plan for locations.
- Perry Rahn has indicated we can expect anywhere from 200 to 1000 gpm on these well sites.
- A water storage facility will be sized and designed by the Civil Engineer along with Pennington County's Fire Coordinator to suit the project demands.
- The wells shall be located on lots located in the Commons Land.

Development Roads

- All roads shall be paved with asphalt.
- A road district shall be formed.
- The main development entrance shall be off Nemo Road. The entrance shall be that of a boulevard section, each road is to have a 15' wide pavement section tapering to a 24' wide pavement section.
- Mainline 1 will be classified as a sub-collector, the development will use a 24' wide paved surface with no on street parking (see parking notes for further coordination)
- Nemo Road Entrance will be design as required by the PUD – That an acceleration lane and left-turning lane be constructed on Nemo Road and paid for by the developer on the main entrance only.
- Spurs 1-L & 1-G are classified as a Lane Place, the development will use a 20' wide paved surface with no on street parking (see parking notes for further coordination).
- Spurs 1-F; 1-C; 1-B; 1-E; 1-K; 1-H; 1-L will be classified as a Lane Place, the development will use a 24' pavement section, on street parking will not be allowed. (see parking notes for further coordination)
- A secondary exit; Spur 1-A shall be developed north of the Doty Fire Station. This shall be classified as a sub-collector and have a 24' wide pavement section with no parking. (see parking notes for further coordination)
- All driveways shall be paved as per the same quality or better as the main development roads.
- Variances will be sought to waive requirements to install curb, gutter, sidewalk, water, sewer, and additional pavement. The development proposed to install all Street Light Conduit as per the Street Design Criteria Manual. (see variance application for a complete listing of all those requested per specific street)
- Exceptions to the street design criteria manual will be sought to allow for: no on street parking, grades, and cul-de-sac length. See Exception submittal for further specific street explanation.
- The reason for narrowing all two way traffic is to maximize the recharge area and minimize the paving in the development.
- The Development R.O.W will be as per the street design criteria manual per classified street unless otherwise noted.
- Bike paths off road to minimize pedestrian and bike traffic and maximize safety.

Visitor Parking

- An exception to the street design criteria manual will be requested to wave visitor parking requirements along Mainline 1, Spurs 1-G; 1-I; 2-F; 1-A.
- The development covenants will state each resident shall provide at a minimum 2 visitor parking stalls/area, these areas shall be laid out with the homes driveway designs.
- Visitor Parking will be best served by allowing guest to park in the residence's driveways. Some driveways may get to be 50'+, this will give ample room for visitor parking.

Building Information

- Proposed Building Heights (minimum/maximum): 40 feet
- Proposed Building Sq. Footage: 1,500 sq. ft., minimum.
- All homes are to be stick built.

Proposed Lighting, Signage, and Advertising Devices

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- All lighting will follow the “Dark Skies” principles.
- Signage will be limited to a main development monument sign at the main entrance.
- Advertising signage will not be allowed anywhere on the development.

Miscellaneous Items

- The section lines running through the development will be vacated. This process will begin on the development’s approval from the Planning and Zoning Board.
- Storage areas are planned at the main entrance of the development and adjacent to the Fire Station. Mounding will be used to screen the storage areas from view.

This project has been presented, for initial feedback and design recommendations, to:

- Perry Rahn, PhD, PE.
- Denny Gordon, Pennington County Fire Coordinator.
- Dan Jennissen, Pennington County Planning Director.
- Marcia Elkins, Rapid City Growth Management Director.
- Dale Tech, Pennington County Road Engineer.
- Dave Klepnikoff, US Forest Service.