

# PRELIMINARY PLANS

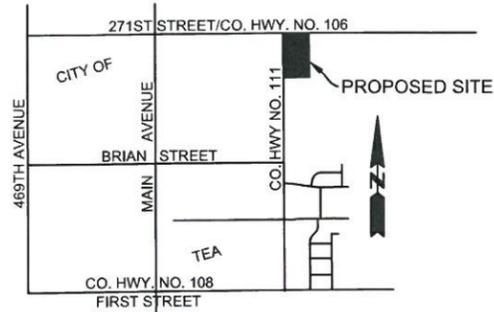
## GATEWAY PARK ADDITION

### TO THE

### CITY OF TEA,

### LINCOLN COUNTY, SOUTH DAKOTA

### 2014



**VICINITY MAP**  
SEC. 25-100-51

**LEGEND**

- FIRE HYDRANT
- LIGHT POLE
- POWER POLE
- TRAFFIC SIGNAL
- TELEPHONE BOX
- EXISTING MANHOLE
- SIGN
- STREET SIGN
- GAS METER
- UTILITY CLOSURE
- GUY WIRE
- OVERHEAD POWER
- GAS VALVE
- WATER SHUTOFF
- WATER VALVE
- UNDERGROUND POWER
- UNDERGROUND TELEPHONE
- FIBER OPTIC
- UNDERGROUND TELEVISION
- OVERHEAD TELEVISION
- WATER LINE
- GAS LINE
- SANITARY SEWER
- STORM SEWER
- CHAIN LINK FENCE
- BARBED WIRE FENCE
- WOOD FENCE
- EXISTING CURB & GUTTER
- EXISTING DROP INLET
- EXISTING CONTOUR
- BUSHES
- DECIDUOUS TREE
- CONIFEROUS TREE
- CONCRETE SURFACE

**BENCHMARK NO. 1:**  
TOP NUT OF HYDRANT APPROX.  
635' SOUTH OF INTERSECTION OF  
271ST STREET AND HERITAGE  
PARKWAY ON WEST SIDE OF STREET  
ELEV. = 1503.20 (88 DATUM)

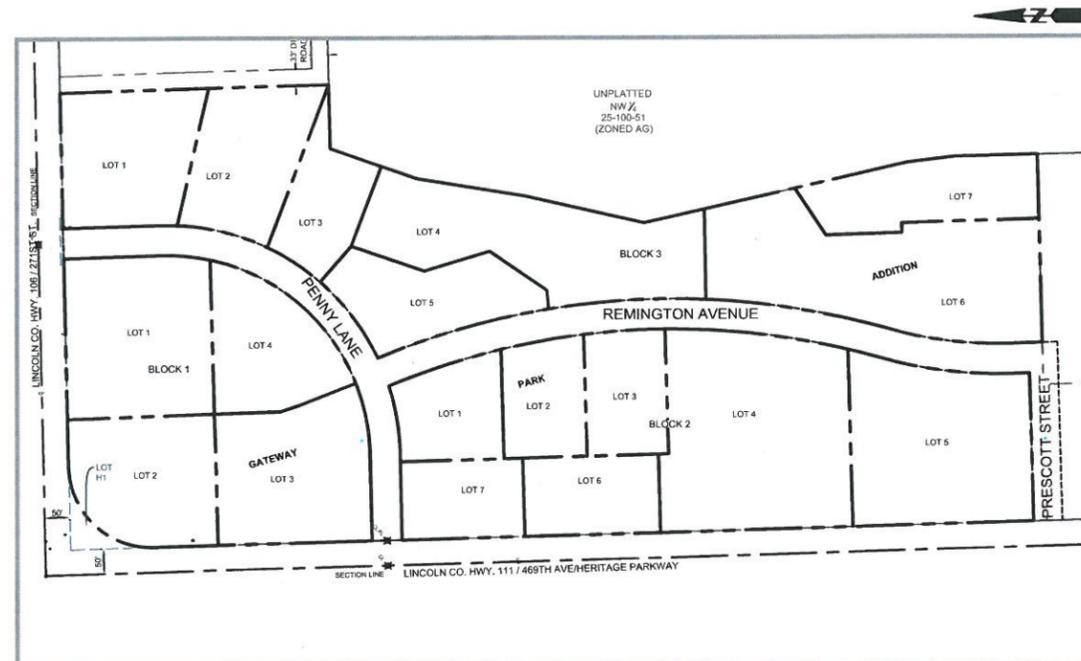
**BENCHMARK NO. 2:**  
TOP NUT OF HYDRANT APPROX.  
1120' SOUTH OF INTERSECTION OF  
271ST STREET AND HERITAGE  
PARKWAY ON WEST SIDE OF STREET  
ELEV. = 1502.84 (88 DATUM)

**BENCHMARK NO. 3:**  
TOP NUT OF HYDRANT APPROX.  
1780' SOUTH OF INTERSECTION OF  
271ST STREET AND HERITAGE  
PARKWAY ON EAST SIDE OF STREET  
ELEV. = 1496.75 (88 DATUM)

DRAWING INDICATES GENERAL UTILITY LOCATIONS ONLY. NEITHER THE CORRECTNESS OR COMPLETENESS OF LOCATIONS ARE GUARANTEED. CONTACT SOUTH DAKOTA ONE CALL PRIOR TO EXCAVATIONS. (1-800-781-7474)

**OWNER/DEVELOPER:**  
OLSEN COMMERCIAL HOLDINGS, LLC  
5109 S. SWEETBRIAR DRIVE  
SIOUX FALLS, SD 57108  
(605) 351-0423  
ARLYNCHERYL@SIO.MIDCO.NET

**ENGINEER:**  
SAYRE ASSOCIATES, INC.  
216 S. DULUTH AVE.  
SIOUX FALLS, SD 57104  
(605) 332-7211  
EMAIL: DOUGB@SAYREASSOCIATES.COM



**LOCATION MAP**

**LEGAL DESCRIPTION:**  
TRACT 1 & TRACT 2 JONGELING'S ADDITION IN  
THE NORTHWEST QUARTER OF SECTION 25,  
TOWNSHIP 100 NORTH, RANGE 51 WEST OF  
THE 5TH P.M., LINCOLN COUNTY, SOUTH  
DAKOTA. CONTAINING 36.77 AC ±

**DATE OF SURVEY:** APRIL 2013

**INDEX OF SHEETS**

SHEET NO.	TITLE
SHEET NO. 1	TITLE SHEET
SHEET NO. 2	PRELIMINARY SUBDIVISION PLAN
SHEET NO. 3	PRELIMINARY ARCHITECTURAL PLAN
SHEET NO. 4	PRELIMINARY PROPOSED GRADING PLAN
SHEET NO. 5	PRELIMINARY FLOOD PLAIN/WETLAND PLAN
SHEET NO. 6	PRELIMINARY EXISTING DRAINAGE PLAN
SHEET NO. 7	PRELIMINARY PROPOSED DRAINAGE PLAN
SHEET NO. 8	PRELIMINARY UTILITY PLAN

**CITY UTILITY DIRECTOR APPROVAL**

I, THAD KONRAD, CITY UTILITY DIRECTOR OF THE CITY OF TEA, DO HEREBY CERTIFY THAT I DID DULY REVIEW AND RECOMMEND APPROVAL OF THE PRELIMINARY PLAN ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CITY UTILITY DIRECTOR  
CITY OF TEA, SOUTH DAKOTA

**CITY PLANNING COMMISSION APPROVAL**

THE CITY PLANNING COMMISSION OF THE CITY OF TEA APPROVES THE PRELIMINARY PLAN OF JONGELING'S ADDITION TO THE CITY OF TEA AND THE SAME IS RECOMMENDED TO THE CITY COUNCIL OF THE CITY OF TEA FOR APPROVAL.

\_\_\_\_\_  
CITY PLANNING COMMISSION (CHAIR)  
CITY OF TEA, SOUTH DAKOTA

**CITY ENGINEER APPROVAL**

I, JASON KJENSTAD, CITY ENGINEER OF THE CITY OF TEA, DO HEREBY CERTIFY THAT I DULY REVIEW AND RECOMMEND APPROVAL OF THE PRELIMINARY PLAN ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CITY ENGINEER  
CITY OF TEA, SOUTH DAKOTA

I, DOUGLAS N. BERKLAND, HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ENGINEER AND LAND SURVEYOR UNDER THE LAWS OF THE STATE OF SOUTH DAKOTA.

DATE:

\_\_\_\_\_  
DOUGLAS N. BERKLAND  
REG. NO. 2700