

PRELIMINARY DEVELOPMENT PLANS FOR
NINEMILE LAKE ADDITION
TO THE CITY OF TEA, SOUTH DAKOTA

OWNER / DEVELOPER:

NINEMILE LAKE DEVELOPMENT, LLC
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P.O. BOX 86490
SIOUX FALLS, SD 57118-6490
PHONE: (605) 334 - 4833

ENGINEER:

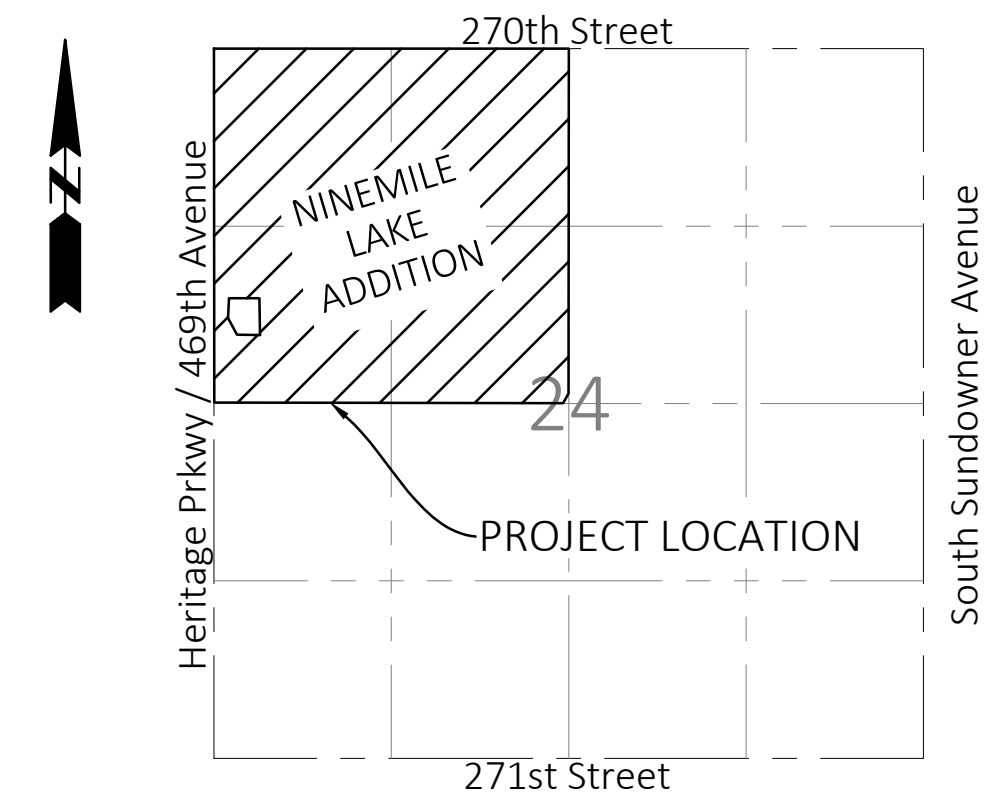
JSA CONSULTING ENGINEERS/LAND SURVEYORS
CONTACT: CHRIS JIBBEN, PE
6810 S. LYNCREST AVE, SUITE 101
SIOUX FALLS, SOUTH DAKOTA 57108
PHONE: (605) 367-1036
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MARK MICKELSON
DAKOTA DIRT THREE LLC
101 N. MAIN AVE STE 210
SIOUX FALLS, SD 57104
(605) 977-4873

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TITLE SHEET
SUBDIVISION LAYOUT
EXISTING DRAINAGE
PROPOSED DRAINAGE
UTILITIES LAYOUT
ZONING LAYOUT
PHASING LAYOUT



VICINITY MAP
SEC 24, T100N, R51W

LEGEND		
	EXISTING	PROPOSED
PROPERTY LINE		
PROJECT LIMITS		
WATERLINE	8"W	8"W
SANITARY SEWER	8"S	8"S
STORM SEWER	24"SS	24"SS
GAS LINE	2"G	
UNDERGROUND TELEPHONE	UT	
UNDERGROUND ELECTRIC	UE	
OVERHEAD POWER	OP	
CONTOUR	101	1505
CURB & GUTTER		
DROP INLET		
FIRE HYDRANT		
GUY ANCHOR		
STORM SEWER MANHOLE	JB	JB
SANITARY SEWER MANHOLE		
POWER POLE		
WATER VALVE		
BUSH		
CONIFEROUS TREE		
DECIDUOUS TREE		
MAILBOX		
SIGN		
LIGHT POLE		
TRAFFIC SIGNAL LIGHT		
PROPERTY PINS		
DIRECTION OF DRAINAGE		
CULVERT		
RIPRAP		



VICINITY MAP
Scale 1" = 300'

CITY COUNCIL APPROVAL

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEA, THAT THE PRELIMINARY PLAN OF NINEMILE LAKE ADDITION TO THE CITY OF TEA IS HEREBY APPROVED AND THAT THE FINANCE OFFICER OF THE CITY OF TEA IS HEREBY DIRECTED TO ENDORSE ON SUCH PLAN A COPY OF THIS RESOLUTION AND CERTIFY THE SAME THEREON.

ADOPTED THIS _____ DAY OF _____, 20_____.

MAYOR

ATTEST: _____
CITY FINANCE OFFICER

STATE OF SOUTH DAKOTA)
COUNTY OF LINCOLN)

I, DAWN MURPHY, THE DULY APPOINTED, QUALIFIED AND ACTING CITY FINANCE OFFICER OF THE CITY OF TEA, SOUTH DAKOTA, HEREBY CERTIFY THAT THE ABOVE RESOLUTION IS A TRUE AND CORRECT COPY OF THE RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEA, AT A MEETING HELD ON THE _____ DAY OF _____, 20_____.

WITNESS MY HAND AS CITY FINANCE OFFICER AND THE OFFICIAL SEAL OF THE CITY OF TEA, SOUTH DAKOTA.

CITY FINANCE OFFICER
CITY OF TEA, SOUTH DAKOTA

CITY ENGINEER APPROVAL

WE, HDR, CITY ENGINEER OF THE CITY OF TEA, DO HEREBY CERTIFY THAT WE DID DULY REVIEW AND RECOMMEND APPROVAL OF THIS PRELIMINARY PLAN ON THIS _____ DAY OF _____, 20_____.

CITY ENGINEER
CITY OF TEA, SOUTH DAKOTA

CITY ZONING ADMINISTRATOR APPROVAL

I, KEVIN NISSEN, CITY ZONING ADMINISTRATOR OF THE CITY OF TEA, DO HEREBY CERTIFY THAT I DID DULY REVIEW AND RECOMMEND APPROVAL OF THIS PRELIMINARY PLAN ON THIS _____ DAY OF _____, 20_____.

CITY ZONING ADMINISTRATOR
CITY OF TEA, SOUTH DAKOTA

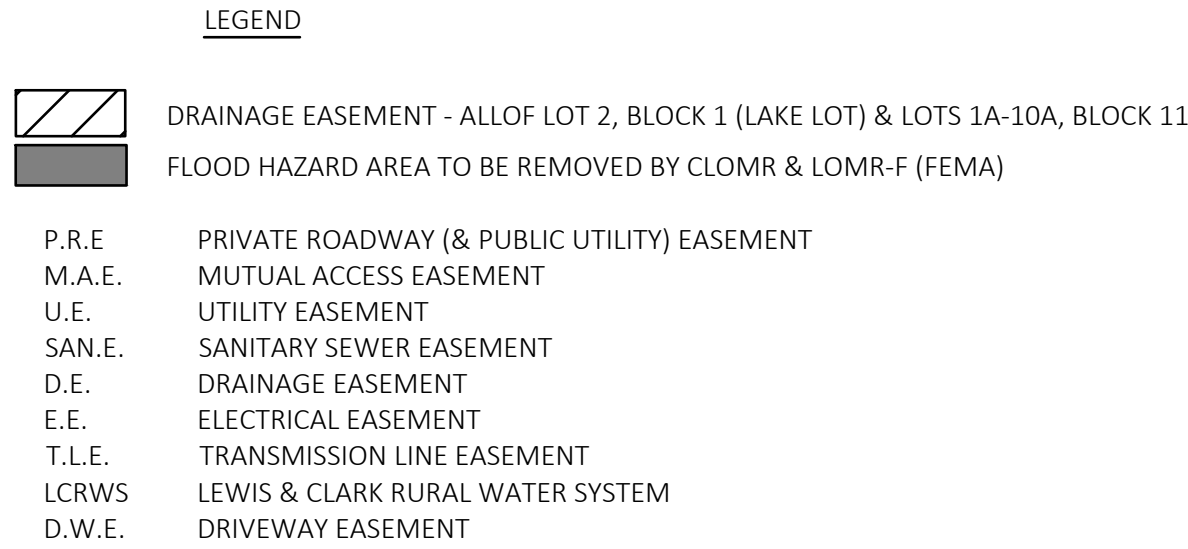
CITY PLANNING COMMISSION APPROVAL

THE CITY PLANNING COMMISSION OF THE CITY OF TEA APPROVES THE PRELIMINARY PLAN OF NINEMILE LAKE 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)

SURVEY DATUM'S:
HORIZONTAL: NAD83 - 14N US SURVEY FEET
VERTICAL: NAVD88

LEGAL DESCRIPTION: BUUS TRACT 1 & THE 100' RAILROAD ROW WITHIN IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 100 NORTH, RANGE 51 WEST OF THE 5TH P.M., LINCOLN COUNTY, SOUTH DAKOTA. (CONTAINING 153.6± ACRES)



NINEMILE LAKE ADDITION
SECTION 24 - T100N - R51W LINCOLN COUNTY
TEA, SOUTH DAKOTA

NEW

REVISION 1:	BY:	DATE:
REVISION 2:	BY:	DATE:
REVISION 3:	BY:	DATE:
REVISION 4:	BY:	DATE:
REVISION 5:	BY:	DATE:

SUBDIVISION LAT 1001

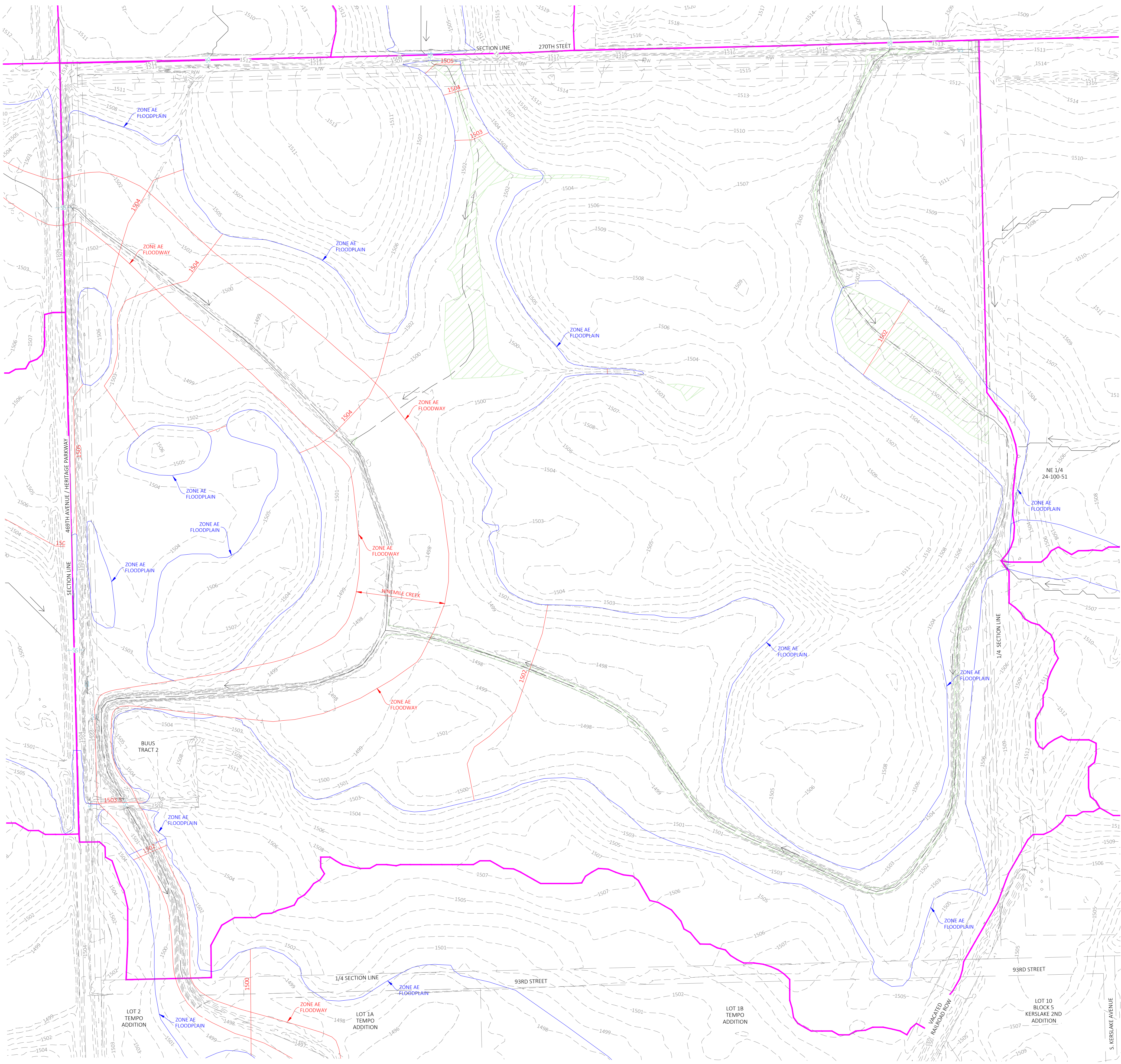
DESIGNED BY: CJJ
DRAWN BY: CJJ
CHECKED BY: MKA
ACAD FILE: 70142/Prelim/P Subd.layout.dwg
DATE: 9-02-21



SHEET NO.

P-2

PRELIMINARY PLAN
2ND SUBMITTAL: 9-02-21



- LEGEND:
- EXISTING CONTOURS
 - EXISTING STORM SEWER CULVERT
 - DRAINAGE BASIN
 - EXISTING FLOW PATH & DIRECTION OF DRAINAGE
 - DELINEATED WETLANDS (SEE NOTE BELOW)
 - FEMA ZONE AE FLOODWAY
 - BASE FLOOD ELEVATIONS (BFE)
 - FEMA ZONE AE FLOODPLAIN

- NOTES:
- A JURISDICTIONAL DETERMINATION (IMEG CORP.) HAS BEEN SUBMITTED TO USACOE. THE AREAS FROM NINE MILE CREEK TO HERITAGE PARKWAY TO BE DELINEATED IN THE FALL OF 2021.
 - PORTIONS OF THE PROJECT SITE ARE WITHIN FEMA SPECIAL FLOOD HAZARD AREA INDICATED ON FIRM PANEL 46083C0127D. eff. 10/05/2017

NINEMILE LAKE ADDITION
SECTION 24 - T100N - R51W LINCOLN COUNTY
TEA, SOUTH DAKOTA

REVISIONS

REVISION 1:	BY:	DATE:
REVISION 2:	BY:	DATE:
REVISION 3:	BY:	DATE:
REVISION 4:	BY:	DATE:
REVISION 5:	BY:	DATE:

EXISTING DRAINAGE

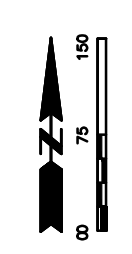
DESIGNED BY:	CJ
DRAWN BY:	CJ
CHECKED BY:	MKA
ACAD FILE:	70142/Prelim/E_Drainage.dwg
DATE:	9-02-21



SHEET NO.

P-3

PRELIMINARY PLAN
2ND SUBMITTAL: 9-02-21



- NOTES:**

1. STORMWATER DISCHARGES FROM THE SITE SHALL NOT EXCEED PRE-DEVELOPMENT RATES FOR THE 5 YEAR AND 100 YEAR RETURN STORMS. THE PRIVATE LAKE TO SERVE AS SITE DETENTION.
2. PORTIONS OF THE PROJECT SITE ARE WITHIN FEMA SPECIAL FLOOD HAZARD AREA INDICATED ON FIRM PANEL 46083C0127D. *ef. 10/05/2017*

SEE SUBDIVISION LAYOUT FOR AREAS TO BE REMOVED BY CLOMR & LOMR-F FEMA SUBMITTALS.
3. A JURISDICTIONAL DETERMINATION (IMEG CORP.) HAS BEEN SUBMITTED TO USACOE. THE AREAS FROM NINE MILE CREEK TO HERITAGE PARKWAY TO BE DELINEATED IN THE FALL OF 2021.

WETLANDS TO BE MITIGATED AS NOTED ON LEFT.
4. LOTS INCLUDING A SPCS INCLUDE:
LOTS 3-12, BLOCK 6
LOTS 1-20, BLOCK 10
LOTS 11-22, BLOCK 11

REVISIONS

REVISION 1:	BY:	DATE:
REVISION 2:	BY:	DATE:
REVISION 3:	BY:	DATE:
REVISION 4:	BY:	DATE:
REVISION 5:	BY:	DATE:

PROPOSED DRAINAGE

PROPOSED DRAINAGE

DESIGNED BY: CJJ

DRAWN BY: CJJ

CHECKED BY: MKA

ACAD FILE: 70142/Prelim/P Drainage.dwg

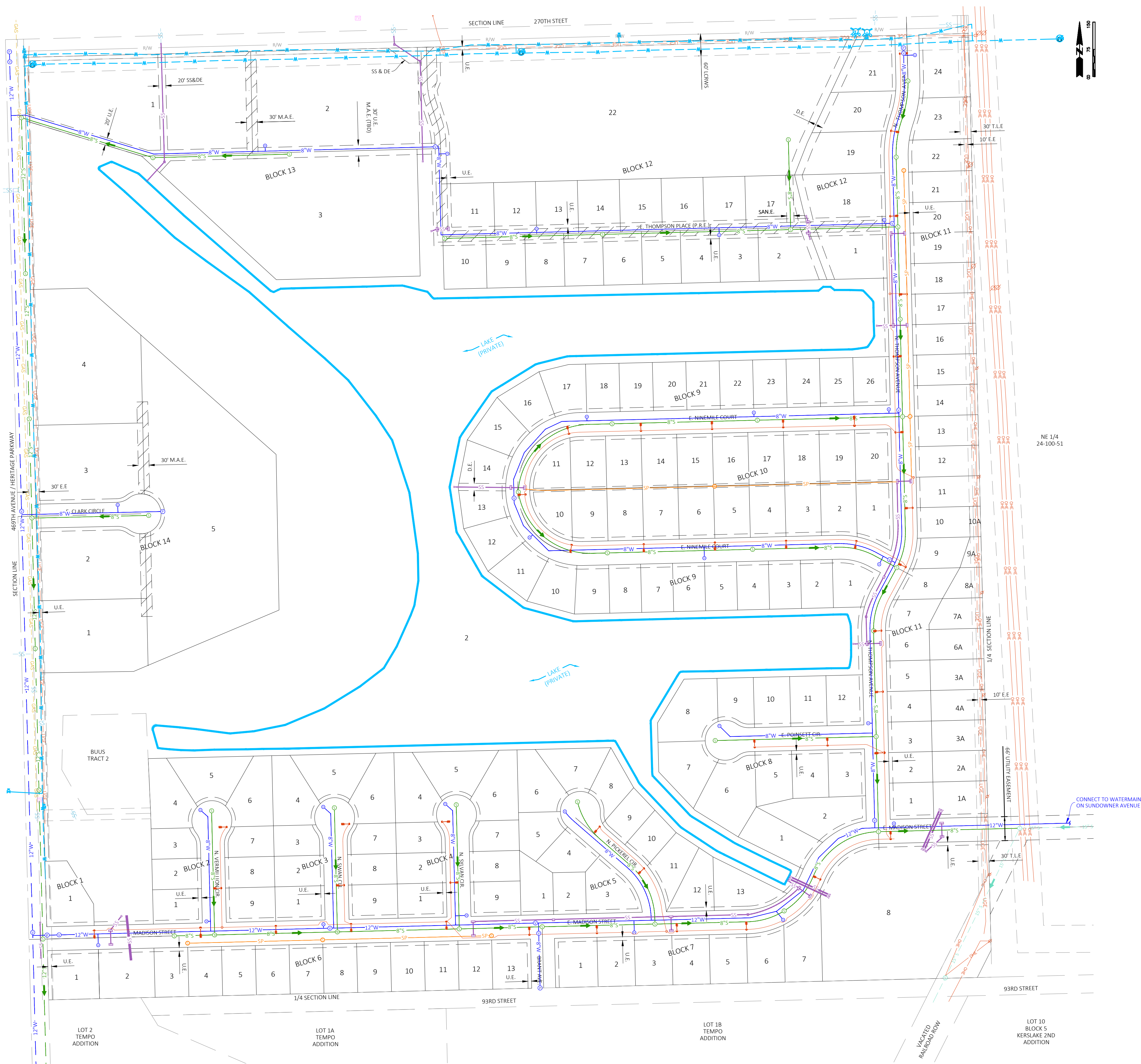
DATE: 9-02-21



SHEET NO.

P-4

PRELIMINARY PLAN
2ND SUBMITTAL: 9-02-21



LEGEND

W

WATERMAIN

H

WATER HYDRANT W/VALVE

V

WATER VALVE

S

SANITARY SEWER MAIN

S

SANITARY SEWER MANHOLE

SS

STORM SEWER

SP

STORM INLET

SP

SUMP PUMP COLLECTION

L

STREET LIGHTING

- UTILITY NOTES:
- STREET LIGHTING:
FINAL LAYOUT, POWER CONNECTIONS & METER LOCATIONS TBD & COORDINATED WITH SOUTHEASTERN ELECTRIC.
STREET LIGHTING TO BE PRIVATE IN BLOCK 12-14.
 - SANITARY & WATER SERVICES:
R1 ZONING: SERVICES TO BE 4" SANITARY & 1" WATER SERVICES
R2 ZONING & GB: TBD
 - FINAL STORM SEWER CONFIGURATION & SIZES TBD WITH DEP.
 - LOTS INCLUDING A SPCS INCLUDE:
LOTS 3-12, BLOCK 6
LOTS 1-20, BLOCK 10
LOTS 11-22, BLOCK 11

NINEMILE LAKE ADDITION

SECTION 24 - T100N - R51W LINCOLN COUNTY

TEA, SOUTH DAKOTA

REVISIONS	
REVISION 1:	DATE:
BY:	DATE:
REVISION 2:	DATE:
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REVISION 3:	DATE:
BY:	DATE:
REVISION 4:	DATE:
BY:	DATE:
REVISION 5:	DATE:
BY:	DATE:

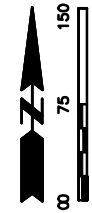
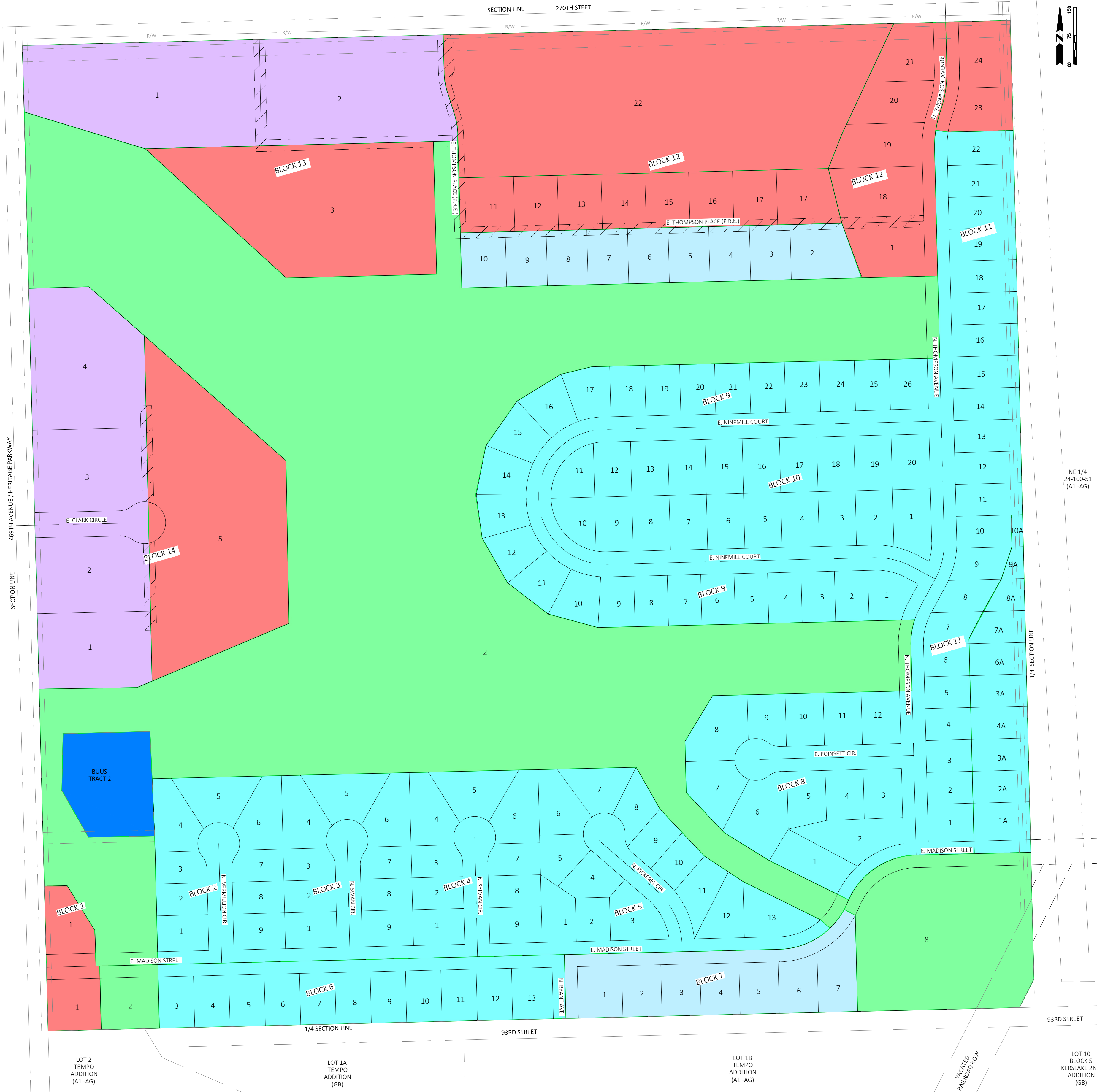
UTILITIES LAYOUT	
DESIGNED BY:	CJ
DRAWN BY:	CJ
CHECKED BY:	MKA
ACAD FILE:	70142/Prelim/P Utilities.dwg
DATE:	9-02-21



SHEET NO.

P-5

PRELIMINARY PLAN
2ND SUBMITTAL: 9-02-21



- LEGEND**
- [Green Box] = NRC - NATURAL RESOURCE CONSERVATION DISTRICT (49.0± ACRES)
 - [Cyan Box] = R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT (55.5± ACRES)
 - [Light Blue Box] = R-1 - SINGLE FAMILY (ATTACHED) RESIDENTIAL DISTRICT (6.5± ACRES)
 - [Red Box] = R-2 - MULTI-FAMILY RESIDENTIAL DISTRICT (28.4± ACRES)
 - [Purple Box] = GB - GENERAL BUSINESS DISTRICT (14.2± ACRES)
 - [Blue Box] = A1 - AGRICULTURE (1.4± ACRES) NOT INCLUDED

R-1 55.5± ACRES
LAND USE: SINGLE FAMILY DETACHED
LOTS: 133
UNITS: 133
MAX HEIGHT: 35'
SIDE YARD SETBACK: 7'
FRONT YARD SETBACK: 25'
REAR YARD SETBACK: 25'

DENSITY = 133 UNITS / 55.5 ± ACRES = 2.4 UNITS / ACRE

R-1 6.5± ACRES
LAND USE: SINGLE FAMILY ATTACHED (TWIN-HOMES)
LOTS: 16
UNITS: 32
MAX HEIGHT: 35'
SIDE YARD SETBACK: 7'
FRONT YARD SETBACK: 25'
REAR YARD SETBACK: 25'

DENSITY = 32 UNITS / 6.5 ± ACRES = 4.9 UNITS / ACRE

R-2 28.4± ACRES
LAND USE: SINGLE FAMILY ATTACHED (2-8)
LOTS: 17
UNITS: 70
MAX HEIGHT: 45'
SIDE YARD SETBACK: 10'
FRONT YARD SETBACK: 25'
REAR YARD SETBACK: 25'

LAND USE: MULTIPLE DWELLINGS (3-8)
UNITS: 62
MAX HEIGHT: 45'
SIDE YARD SETBACK: 5'
FRONT YARD SETBACK: 25'
REAR YARD SETBACK: 10'

LAND USE: MULTIPLE DWELLINGS (12+)
UNITS: 48
MAX HEIGHT: 45'
SIDE YARD SETBACK: 15'
FRONT YARD SETBACK: 25'
REAR YARD SETBACK: 10'

LAND USE: MULTIPLE DWELLINGS (9-12) (MICKELSON)
UNITS: 86
MAX HEIGHT: 45'
SIDE YARD SETBACK: 15'
FRONT YARD SETBACK: 25'
REAR YARD SETBACK: 10'

DENSITY (SINGLE FAMILY ATTACHED) = 70 UNITS / 9.0± ACRES = 7.7 UNITS / ACRE
DENSITY (MULTIPLE DWELLINGS) = 196 UNITS / 19.4± ACRES = 10.1 UNITS / ACRE

OVERALL RESIDENTIAL (NOT INCLUDING NRC)
MAX DENSITY = 431 UNITS / 90.4± ACRES = 4.8 UNITS / AREA

GB 14.2± ACRES		MAX HEIGHT	SIDE YARD SETBACK	FRONT YARD SETBACK	REAR YARD SETBACK
GENERAL BUSINESS					
LOT WIDTH 0' - 50'		45'	5'	15'	5'
LOT WIDTH 51' - 100'		45'	5'	20'	5'
LOT WIDTH 101' OR MORE		45'	5'	25'	5'

NINEMILE LAKE ADDITION
SECTION 24 - T100N - R51W LINCOLN COUNTY
TEA, SOUTH DAKOTA

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REVISION 3:	BY:	DATE:
REVISION 4:	BY:	DATE:
REVISION 5:	BY:	DATE:

ZONING LAYOUT

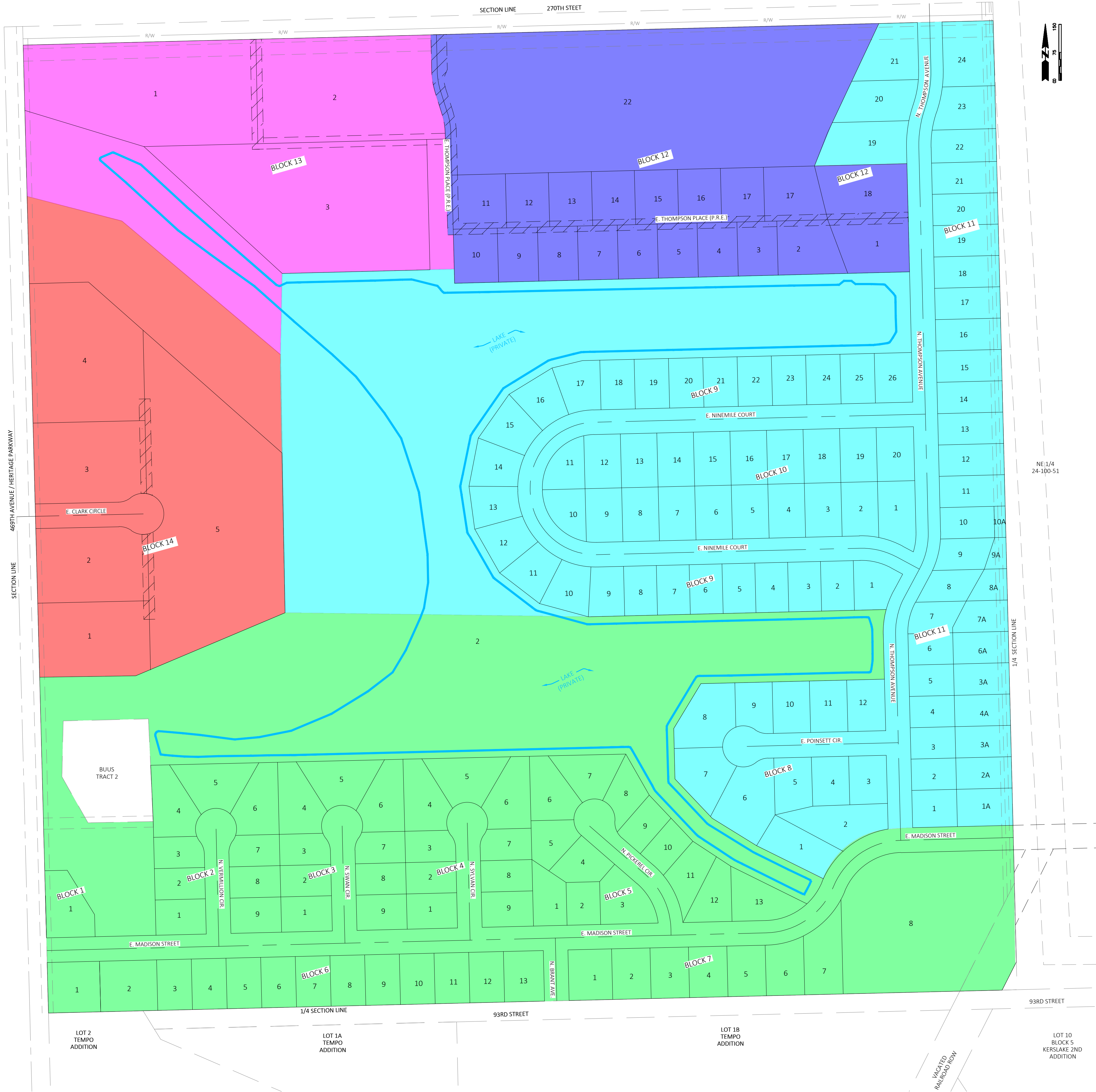
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DATE:	9-02-21



SHEET NO.

P-6

PRELIMINARY PLAN
2ND SUBMITTAL: 9-02-21



LEGEND

- [Green Box] = PHASE 1 CONSTRUCTION (FALL 2021 - 2022)
- [Cyan Box] = PHASE 2 CONSTRUCTION (2023)
- [Blue Box] = PHASE 3 CONSTRUCTION (2023-2024)
- [Pink Box] = PHASE 4 CONSTRUCTION (TBD)
- [Red Box] = PHASE 5 CONSTRUCTION (TBD)

PHASING LAYOUT

DESIGNED BY:	CJ
DRAWN BY:	CJ
CHECKED BY:	MKA
ACAD FILE:	70142/Prelim/Phasing.dwg
DATE:	9-02-21

REVISIONS

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BY:	BY:
REVISION 3:	DATE:
BY:	BY:
REVISION 4:	DATE:
BY:	BY:
REVISION 5:	DATE:
BY:	BY:



SHEET NO.

NINEMILE LAKE ADDITION
SECTION 24 - T100N - R51W LINCOLN COUNTY
TEA, SOUTH DAKOTA

PRELIMINARY PLAN
2ND SUBMITTAL: 9-02-21

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