



City of Tea Planning & Zoning

600 E. 1st Street
Tea, SD 57064

Rezone Public Hearing Notice

Applicant: Canam Investments, LP.

Property Owner: Lincoln County

Parcel ID: 240.28.76.1000

Location: To be platted as Tracts 1-3, Harvard Industrial Park Addition, City of Tea.

Description: The applicant is requesting a rezone to Light Industrial for Harvard Integrations expansion.

Pursuant to SDCL 11-4-12, notice is hereby given that the Tea Planning Commission will hold a Public Hearing on June 25th, 2024 regarding the rezoning Tracts 1-3, Harvard Industrial Park Addition, legally described as the North 889' of the NE ¼, except the west 370. 42 feet of the East 2132.80 feet of the North 823.17 feet, 36-100-51, City of Tea, Lincoln County, South Dakota from AG – Agriculture/Rural Service District to LI – Light Industrial District. An exhibit is on file at the Tea Planning and Zoning Office or online at www.teasd.com.

This Planning Commission public hearing will be held at the following time, date and location:

5:40 P.M.

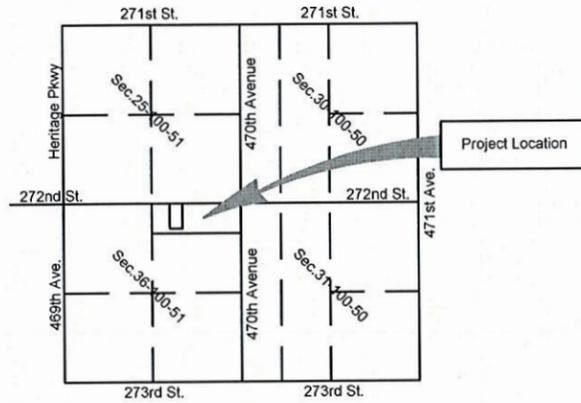
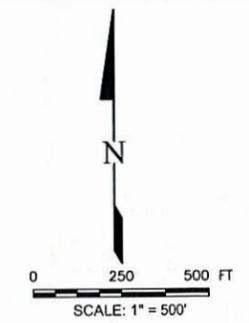
June 25th, 2024

Tea City Hall (600 E. 1st Street)

The purpose of this hearing is to explain the proposed rezoning to interested persons, to answer questions regarding this item, and to hear public comment on this item. The Planning Commission invites all interested persons to attend and offer their comments. Those interested persons not able to attend are invited and encouraged to send written comments, prior to the hearing, to the Tea Zoning Administrator, PO Box 128, Tea, SD 57064.

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this hearing, please contact the Zoning Administrator at (605) 498-5192. Anyone who is deaf, hard-of-hearing or speech-disabled may utilize Relay South Dakota at (800) 877-1113 (TTY/Voice). Notification 48 hours prior to the hearing will enable the City to make reasonable arrangements to ensure accessibility to this hearing.

DEVELOPMENT ENGINEERING PLANS
FOR
HARVARD INDUSTRIAL PARK ADDITION
PHASE 1
TO THE CITY OF
TEA, SOUTH DAKOTA
2024



**VICINITY MAP
(NTS)**

SURVEY:

PRE-DEVELOPMENT SURVEY COMPLETED
IN FEBRUARY 2024.

DEVELOPER/OWNER INFORMATION:

CANAM INVESTMENTS, LP.
ADAM AASEN
27157 470TH AVE.
TEA, SD 57064
605-368-5306
aaasen@harvardintegrations.com

ENGINEER/SURVEYOR:

KLJ ENGINEERING
ERIC LANDIS, PE
DAVID SORENSON, PLS
5110 E. 57TH STREET
SIOUX FALLS, SD 57108
PHONE: (605) 271-4414

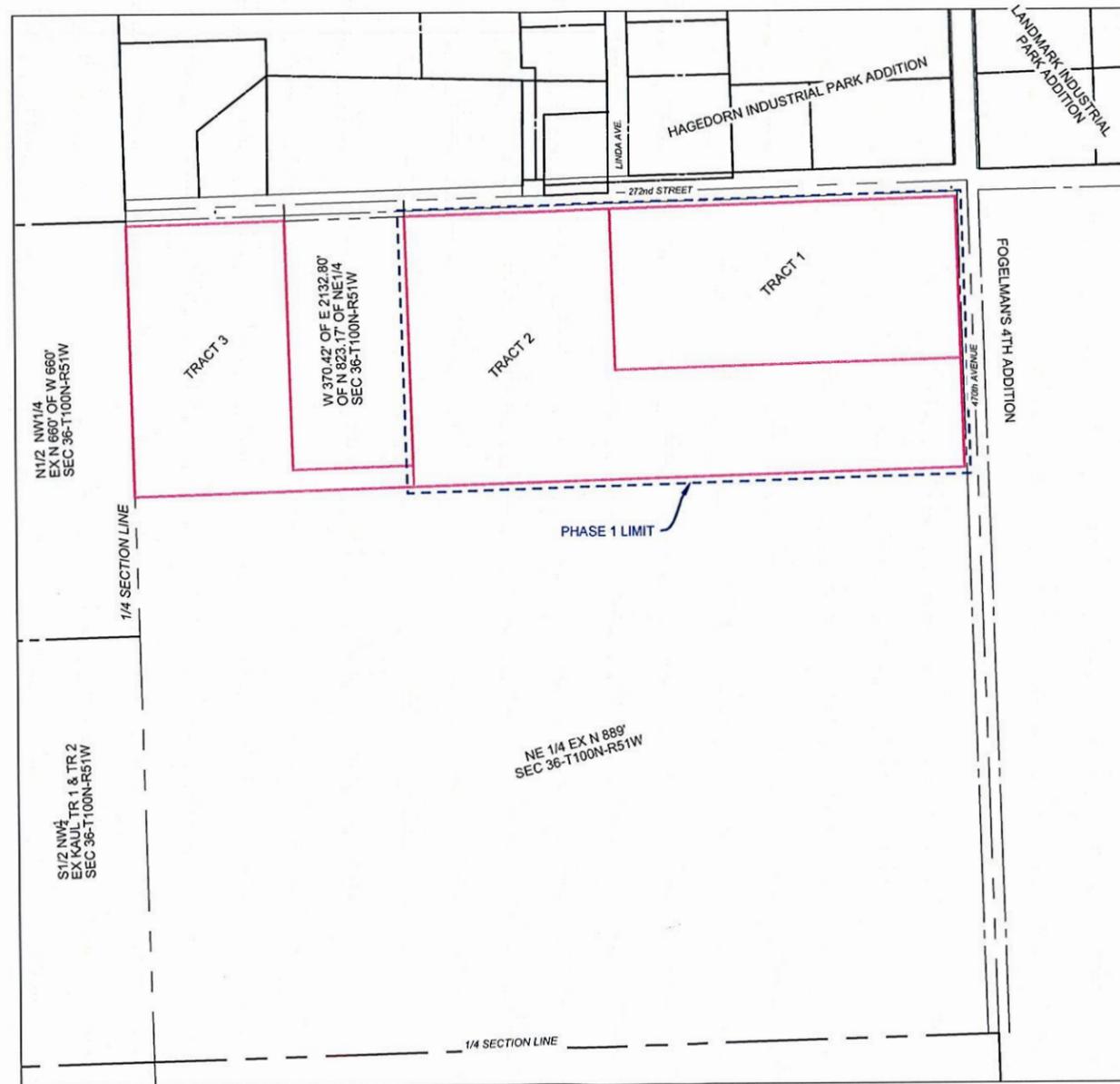
BENCHMARK:

CP #50 - CHISELED "X" ON TEA SANITARY LIFT
STATION; 87' EAST OF 469TH AVE.
N: 15788468.51; E: 2217603.80; ELEVATION: 1477.21

BASIS OF SURVEY:

ALL CONTOURS, ELEVATIONS, AND COORDINATES FRO THE
PROJECT ARE BASED ON UTM ZONE 14N, NAD83/2011, US
SURVEY FEET. THE VERTICAL DATUM IS NAVD 1988.

DRAWING INDICATES GENERAL UTILITY LOCATIONS ONLY.
NEITHER THE CORRECTNESS NOR COMPLETENESS
OF LOCATIONS ARE GUARANTEED.
CONTACT SOUTH DAKOTA ONE CALL PRIOR TO EXCAVATIONS.
(1-800-781-7474)



LEGAL DESCRIPTION:

THE NORTH 889' OF THE NORTHEAST QUARTER (NE 1/4), EXCEPT THE WEST 370.42 FEET OF THE EAST 2132.80 FEET OF THE NORTH 823.17 FEET THEREOF, OF SECTION THIRTY-SIX (36), TOWNSHIP ONE HUNDRED (100), RANGE FIFTY-ONE (51), LINCOLN COUNTY, SOUTH DAKOTA, ACCORDING TO THE GOVERNMENT SURVEY THEREOF. CONTAINING 43.1 ACRES, MORE OR LESS.

LEGEND

- SECTION LINE
- PROPOSED LOT LINE
- EXISTING PROPERTY LINE

INDEX OF SHEETS:

SHEET 1	TITLE SHEET
SHEET 2	SUBDIVISION PLAN
SHEET 3	PHASING PLAN
SHEET 4	GRADING PLAN
SHEET 5	DRAINAGE PLAN - PREDEVELOPED
SHEET 6	DRAINAGE PLAN - PROPOSED
SHEET 7	UTILITY PLAN

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT
WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL
SUPERVISION AND THAT I AM A DULY REGISTERED
PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF
SOUTH DAKOTA.

BY _____ DATE _____
ERIC LAND, PE REG. NO. 10249

CITY ENGINEER APPROVAL

I, _____, CITY ENGINEER OF THE
CITY OF TEA, DO HEREBY CERTIFY THAT I OR AN AUTHORIZED
AGENT OF MINE DID DULY APPROVE THIS FINAL PLAN ON THIS
_____ DAY OF _____, 20____.

CITY ENGINEER CITY OF TEA, SOUTH DAKOTA

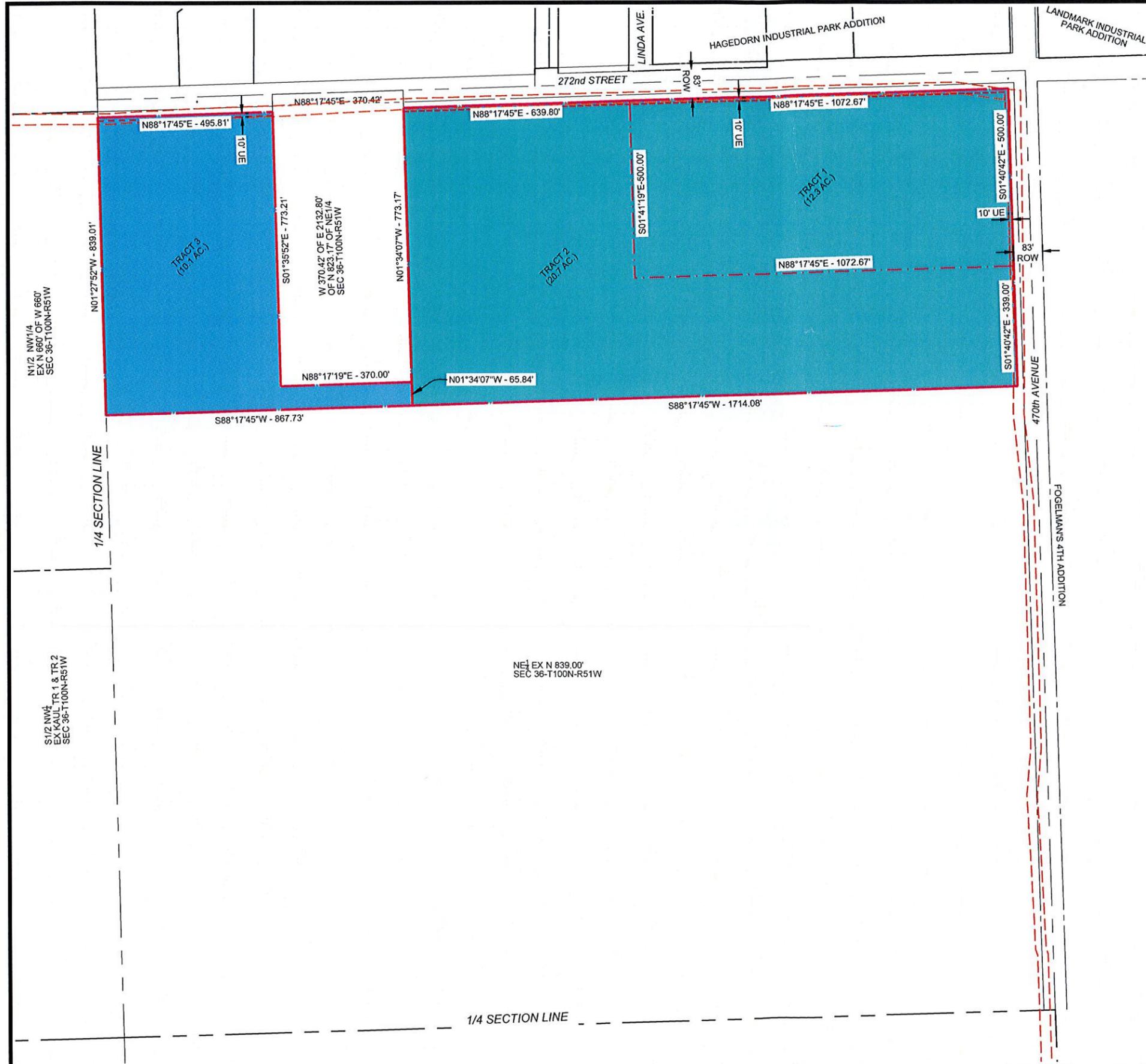


KLJ PROJECT NO. 2310-01967

PRELIMINARY - NOT FOR CONSTRUCTION

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HARVARD INDUSTRIAL PARK ADDITION - DEVELOPMENT ENGINEERING PLAN



LEGEND

- SECTION LINE
- - - LOT LINE
- EXISTING PROPERTY LINE
- - - EASEMENT LINE
- - - LINCOLN COUNTY RURAL WATER EASEMENT

ZONING SUMMARY

SUBAREA	ZONING	AREA
TRACT 1	L1	12.3 AC.
TRACT 2	L1	20.7 AC.
TRACT 3	L1	10.1 AC.
		43.1 AC.

ALL ZONING TYPES TO MEET THE REQUIREMENTS OF THE TEA ZONING ORDINANCES:
L1: LIGHT INDUSTRIAL DISTRICT, SEE CHAPTER 9

UTILITY EASEMENTS:
A 10' UTILITY EASEMENT SHALL BE LOCATED ON ALL THE SIDES OF LOTS THAT ARE ADJACENT TO A STREET R.O.W.

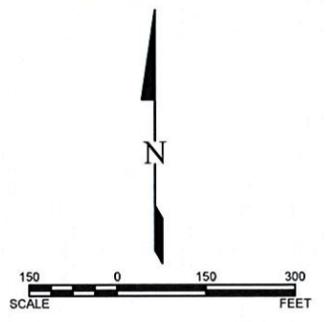
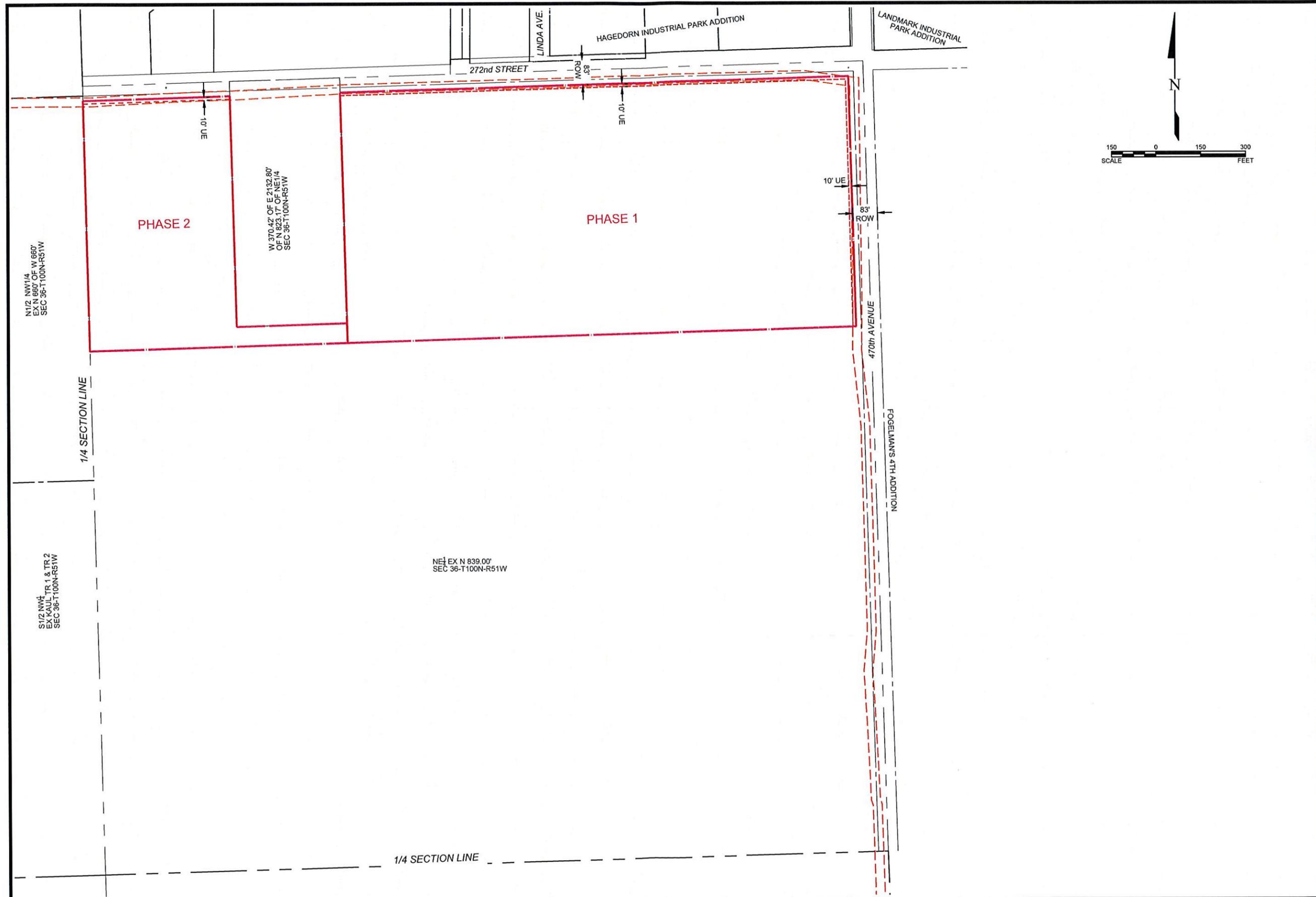
PROPERTY/SETBACK REQUIREMENTS:
(PER LIGHT INDUSTRIAL "L1" ZONING - CITY OF TEA)
FRONT YARD = 25' (SEE NOTE 2)
SIDE YARD = 10'
REAR YARD = 20'
MAXIMUM HEIGHT = 45' (SEE NOTE 1)

NOTE 1: A CONDITIONAL USE PERMIT WILL BE REQUIRED FOR ANY STRUCTURE HAVING A MAXIMUM HEIGHT EXCEEDING 45'
NOTE 2: THERE SHALL BE A REQUIRED FRONT ON EACH STREET SIDE OF A CORNER LOT AND DOUBLE FRONTAGE LOT

NO.	DATE	REVISION

DRAFTED
MWS
REVIEWED
EJL
PROJECT NUMBER
2310-01967
ISSUE DATE
05/16/2024

HARVARD INDUSTRIAL PARK ADDITION
DEVELOPMENT ENGINEERING PLANS - PHASE 1
TEA, SD
SUBDIVISION PLAN



NO.	DATE	REVISION

DRAFTED
MWS

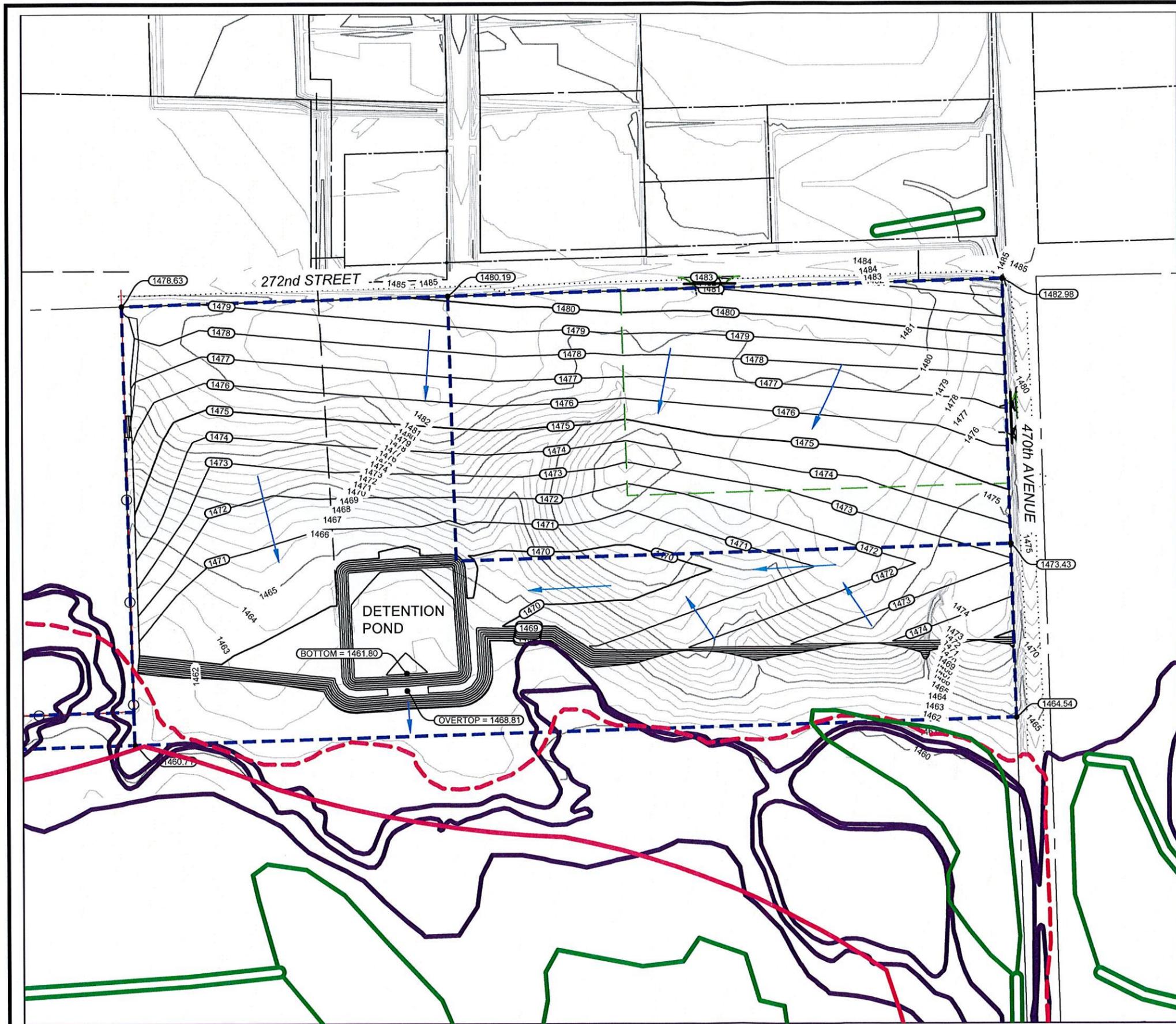
REVIEWED
EJL

PROJECT NUMBER
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ISSUE DATE
05/16/2024

HARVARD INDUSTRIAL PARK ADDITION
DEVELOPMENT ENGINEERING PLANS - PHASE 1
TEA, SD
PHASING PLAN

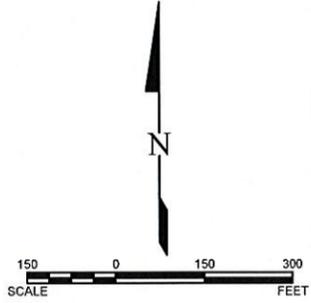
SHEET
3



LEGEND

- DRAINAGE BASIN BOUNDARY
- PROPOSED DRAINAGE DIRECTION
- PDA#x PROPOSED SUB-BASIN NUMBER
- - - EXISTING PROPERTY LINE
- - - PROPOSED GRAVEL LAYDOWN LOT
- DRAINAGE ARROWS
- NATIONAL WETLANDS INVENTORY BOUNDARY
- FLOODWAY AREAS
- - - FLOODPLAIN AREAS
- FLOOD RESTRICTIONS IN THE CITY

WETLANDS NOTE:
 THE WETLAND AREAS SHOWN ARE BOUNDARIES FROM THE NATIONAL WETLANDS INVENTORY ONLINE MAP.
 A WETLAND FIELD SURVEY AND JURISDICTIONAL DETERMINATION FROM THE US ARMY COE WILL BE COMPLETED DURING PHASE 1 SITE PLAN DEVELOPMENT.





REVISION	DATE	NO.

DRAFTED	MWS
REVIEWED	EJL
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HARVARD INDUSTRIAL PARK ADDITION
 DEVELOPMENT ENGINEERING PLANS - PHASE 1
 TEA, SD

GRADING PLAN

SHEET
4