PRELIMINARY PLAN

SERENITY PARK ADDITION

AN ADDITION TO THE CITY OF TEA, LINCOLN COUNTY, SOUTH DAKOTA

CITY COUNCIL APPROVAL

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEA THAT THE PRELIMINARY PLAN OF SERENITY 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 THERON.

ADOPTED THIS _____ DAY OF _____, 20___.

MAYOR, CITY OF TEA, SD

ATTEST:

CITY FINANCE OFFICER
CITY OF TEA, SOUTH DAKOTA

STATE OF SOUTH DAKOTA)
:SS
COUNTY OF LINCOLN)

I, _____, THE DULY APPOINTED, QUALIFIED AND ACTING 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 PLANNING COMMISION APPROVAL

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

CITY OF TEA PLANNING COMMISSION
(CHAIR)

CITY ZONING ADMINISTRATOR APPROVAL

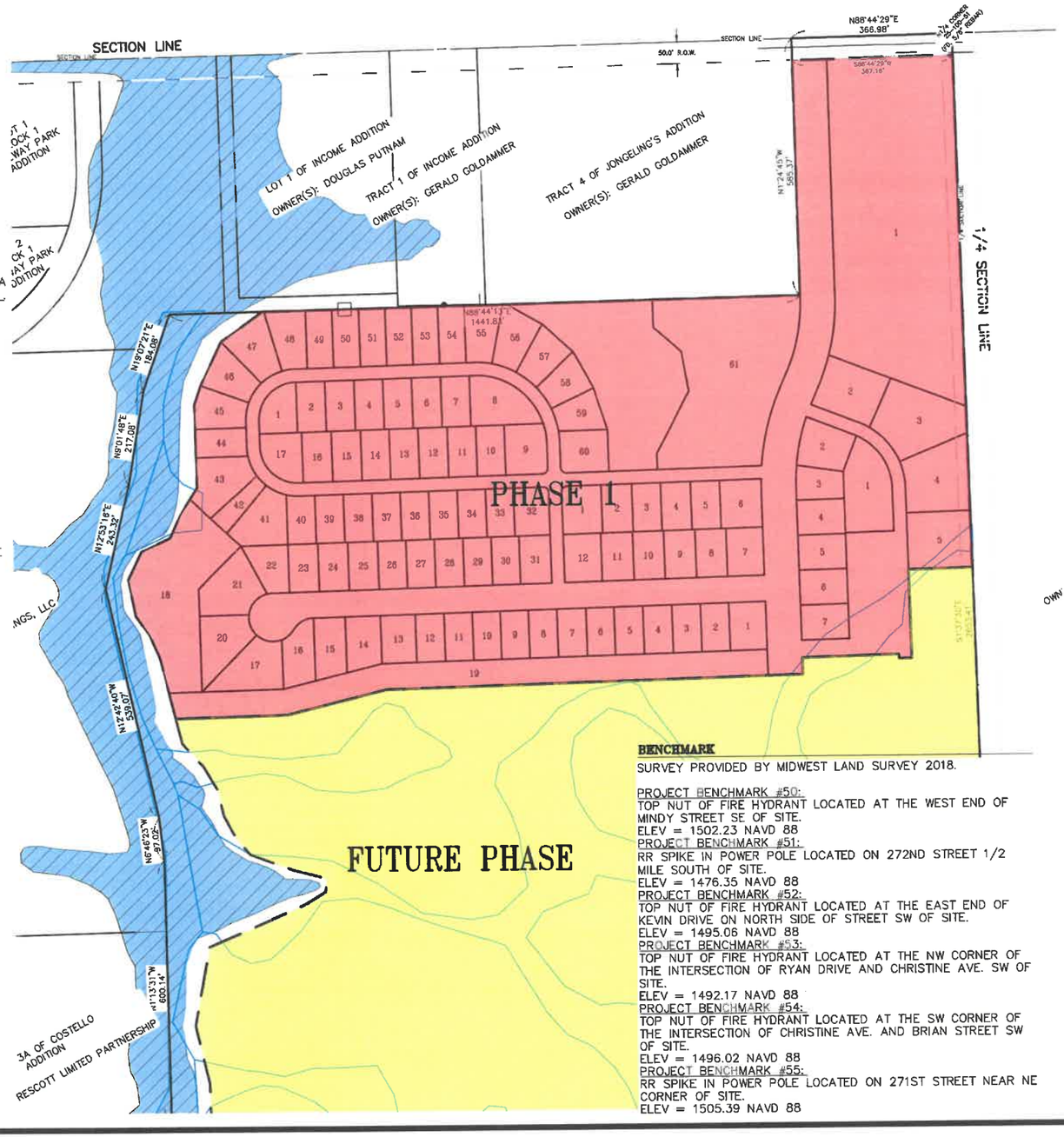
I, _____, CITY ZONING ADMINISTRATOR OF THE CITY OF TEA, DO HEREBY CERTIFY THAT I DID DULY REVIEW AND RECOMMEND APPROVAL OF THIS PRELIMINARY PLAN ON THIS _____ DAY OF _____, 20___.

CITY ZONING ADMINISTRATOR
CITY OF TEA, SOUTH DAKOTA

CITY OF ENGINEER APPROVAL

I, _____, CITY ENGINEER 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 ENGINEER
CITY OF TEA, SOUTH DAKOTA



NORTH

SCALE 1" = 150'

150 0 150 300 450 FT.

Sheet List Table

Sheet Number	Sheet Title
1	COVER
2	LAND USAGE PLAN
3	LOT DIMENSIONS
4	LOT DIMENSIONS
5	LOT DIMENSIONS
6	TYPICAL SECTION
7	TYPICAL SECTION
8	PHASING PLAN
9	ZONING PLAN
10	DRAINAGE PLAN
11	DRAINAGE PLAN
12	DRAINAGE PLAN
13	UTILITY PLAN
14	UTILITY PLAN
15	UTILITY PLAN

VICINITY MAP
NOT TO SCALE

BENCHMARK

SURVEY PROVIDED BY MIDWEST LAND SURVEY 2018.

PROJECT BENCHMARK #50:
TOP NUT OF FIRE HYDRANT LOCATED AT THE WEST END OF MINDY STREET SE OF SITE.
ELEV = 1502.23 NAVD 88
PROJECT BENCHMARK #51:
RR SPIKE IN POWER POLE LOCATED ON 272ND STREET 1/2 MILE SOUTH OF SITE.
ELEV = 1476.35 NAVD 88
PROJECT BENCHMARK #52:
TOP NUT OF FIRE HYDRANT LOCATED AT THE EAST END OF KEVIN DRIVE ON NORTH SIDE OF STREET SW OF SITE.
ELEV = 1495.06 NAVD 88
PROJECT BENCHMARK #53:
TOP NUT OF FIRE HYDRANT LOCATED AT THE NW CORNER OF THE INTERSECTION OF RYAN DRIVE AND CHRISTINE AVE. SW OF SITE.
ELEV = 1492.17 NAVD 88
PROJECT BENCHMARK #54:
TOP NUT OF FIRE HYDRANT LOCATED AT THE SW CORNER OF THE INTERSECTION OF CHRISTINE AVE. AND BRIAN STREET SW OF SITE.
ELEV = 1496.02 NAVD 88
PROJECT BENCHMARK #55:
RR SPIKE IN POWER POLE LOCATED ON 271ST STREET NEAR NE CORNER OF SITE.
ELEV = 1505.39 NAVD 88

DESCRIPTION

NW¼ EXISTING 14 AC ROAD, INCOME ADD, JONGELING ADD & LOT H-1. SECTION 25 TOWNSHIP 100 NORTH RANGE 51 WEST.

DEVELOPER/OWNER

NIELSON DEVELOPMENT
27297 WETLAND ROAD
HARRISBURG, SD 57032
605-767-3500
CONTACT: KELLY NIELSON
EMAIL: knconstruct@iw.net

ENGINEER/SURVEYOR

EHRHART GRIFFIN & ASSOC.
300 N. DAKOTA, STE 114
SIOUX FALLS, SD 57104
(605) 339-7215
(605) 339-7271 FAX
CONTACT: DAMIAN GREBLE
EMAIL: damian@egasf.com

ENGINEER'S/SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THESE PLANS WERE MADE 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.

DATED THIS _____ DAY OF _____, 20____.

THIS DOCUMENT ORIGINALLY ISSUED AND SEALED BY DAMIAN F. GREBLE, P.E., L.S., 8695 ON October 7, 2021. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT.

DAMIAN F. GREBLE REG. NO. 8695

PROJECT NO.
SD211148

REVISIONS		
NO.	DESCRIPTION	DATE	BY

EHRHART GRIFFIN & ASSOCIATES

601 N. Minnesota Ave.
Sioux Falls, So. Dak. 57104
P: 605 / 339-7215
F: 605 / 339-7271

- ENGINEERING
- PLANNING
- LAND SURVEYING

SERENITY PARK ADDITION
PRELIMINARY PLAN

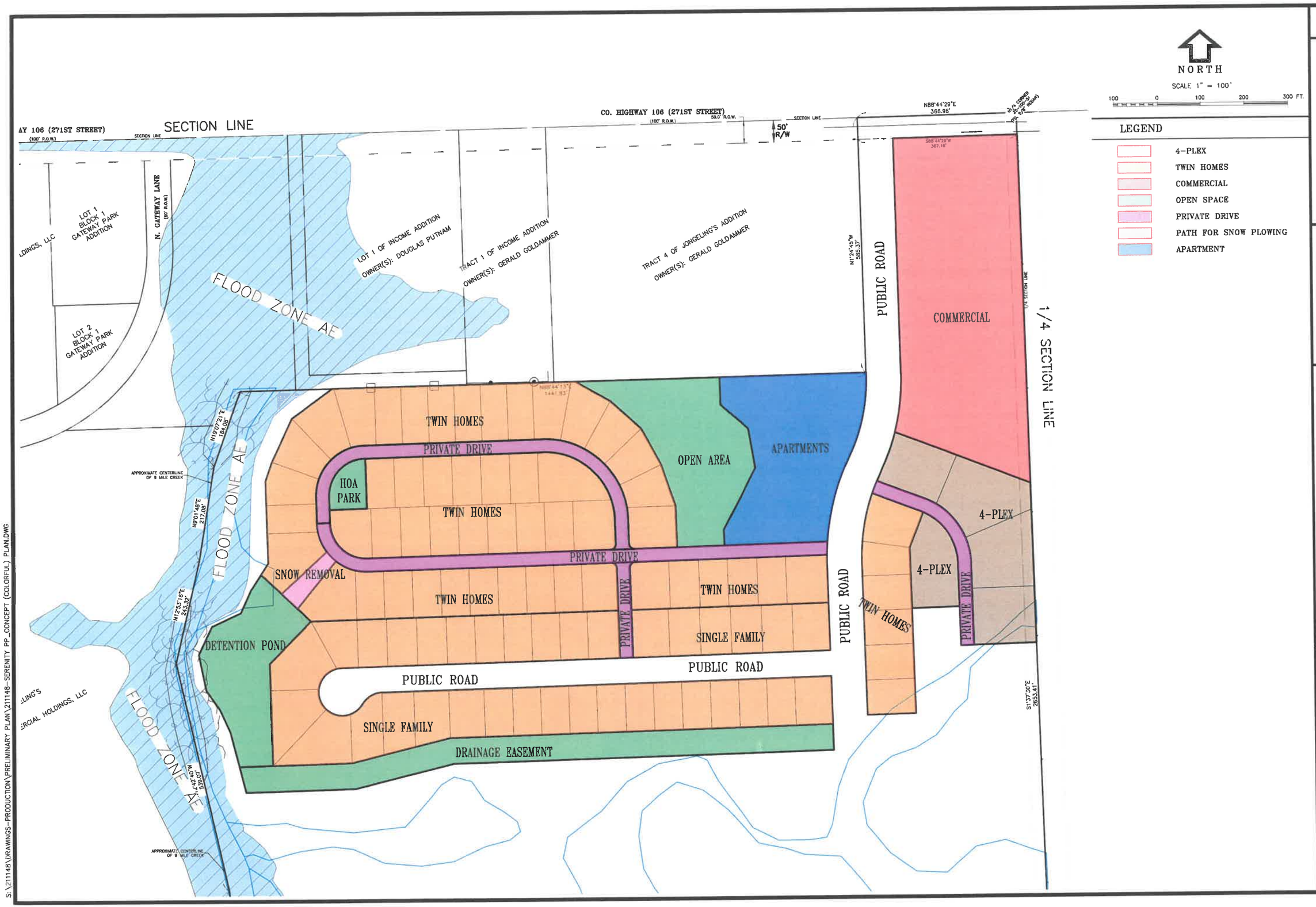
COVER

DATE: 10/7/21
DESIGNED BY: KMB
DRAWN BY: KMB
CHECKED BY: DFG
CREW: LRM

PROGRESS SET
NOT FOR
CONSTRUCTION

SHEET NO.
1

S:\211148\DRAWINGS-PRODUCTION\PRELIMINARY PLAN\211148-SERENITY PP_COVER.DWG



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SERENITY PARK ADDITION
PRELIMINARY PLAN

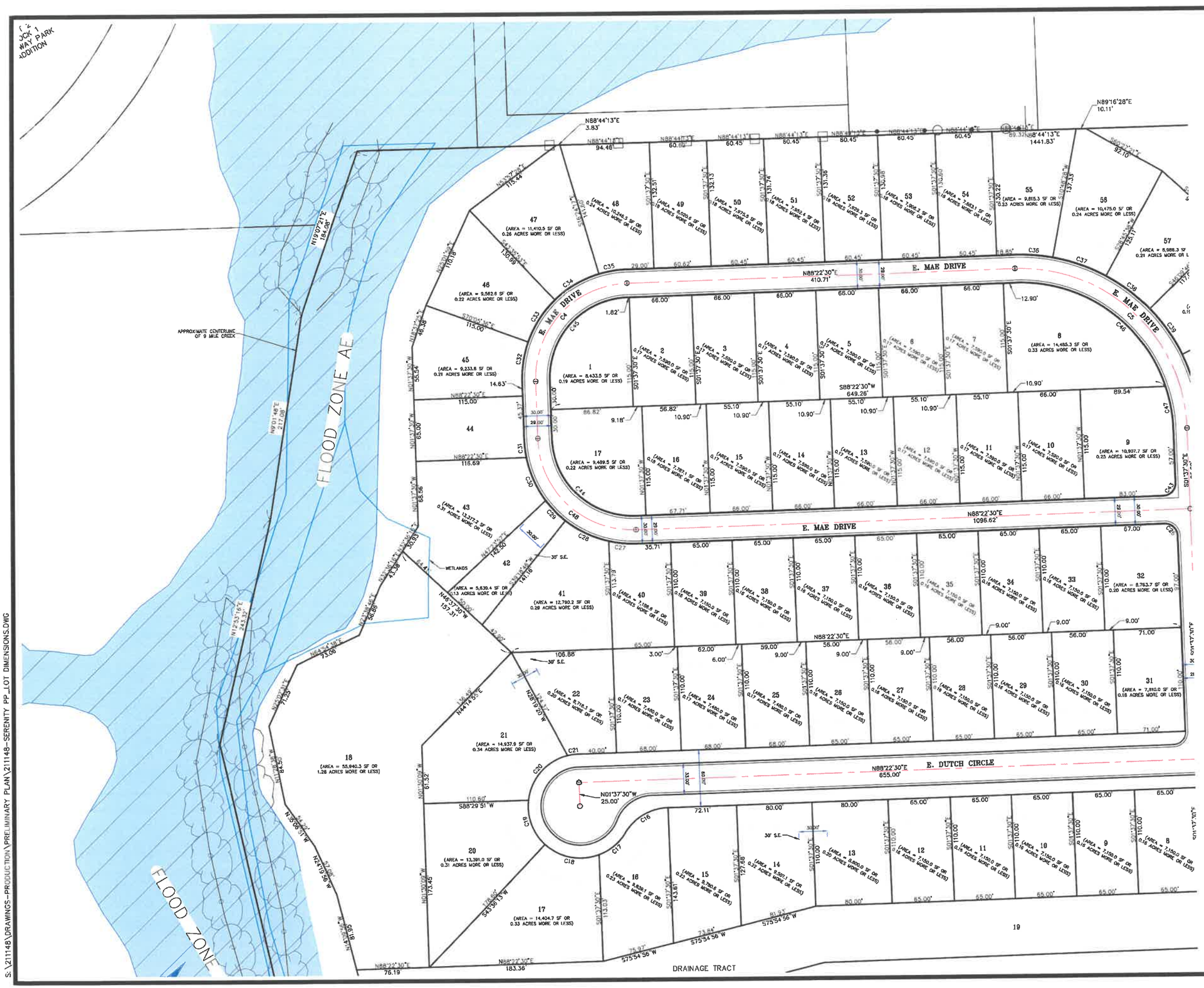
LAND USAGE PLAN

DATE: 10/7/21
DESIGNED BY: KMB
DRAWN BY: KMB
CHECKED BY: DFG
CREW: LRM

PROGRESS SET
NOT FOR CONSTRUCTION

SHEET NO.
2

S:\211148\DRAWINGS-PRODUCTION\PRELIMINARY PLAN\211148-SERENITY PP_CONCEPT (COLORFUL) PLAN.DWG



Curve Table: Alignments					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	450.00'	025° 01' 51"	196.59	S11°05'11"W	195.03
C2	500.00'	025° 14' 36"	220.29	S10°59'48"W	218.51
C3	150.00'	067° 25' 41"	176.53	S35°20'20"E	166.51
C4	100.00'	090° 00' 00"	157.08	N43°22'30"E	141.42
C5	175.00'	090° 00' 00"	274.89	S46°37'30"E	247.49
C46	100.00'	090° 00' 00"	157.08	N46°37'30"W	141.42

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C6	490.00'	015° 52' 48"	135.81'	N06° 31' 39"E	135.37'
C7	490.00'	009° 09' 03"	78.28'	N19° 02' 35"E	78.18'
C8	460.00'	000° 48' 09"	6.44'	N23° 13' 01"E	6.44'
C9	185.00'	012° 07' 13"	29.14'	N53° 59' 34"W	29.11'
C10	185.00'	036° 22' 12"	104.74'	N40° 44' 51"W	102.99'
C11	185.00'	020° 58' 15"	50.30'	N12° 05' 37"W	59.98'
C12	135.00'	064° 18' 59"	151.54'	S33° 46' 59"E	143.71'
C13	135.00'	003° 06' 41"	7.33'	S67° 28' 50"E	7.33'
C14	460.00'	014° 06' 28"	113.27'	N12° 01' 28"E	112.98'
C15	460.00'	006° 35' 44"	52.95'	N01° 40' 22"E	52.92'
C16	55.00'	056° 56' 39"	54.66'	N59° 54' 10"E	52.44'
C17	55.00'	037° 49' 42"	36.31'	N50° 20' 42"E	35.66'
C18	55.00'	083° 38' 02"	81.08'	S78° 55' 27"E	57.99'
C19	55.00'	054° 04' 17"	51.90'	S20° 04' 17"E	50.00'
C20	55.00'	069° 52' 26"	67.07'	S41° 54' 04"W	62.99'
C21	55.00'	011° 32' 13"	11.07'	S82° 36' 24"W	11.06'
C22	540.00'	002° 39' 17"	25.02'	S00° 17' 51"E	25.02'
C23	540.00'	019° 23' 46"	182.80'	S13° 55' 13"W	181.93'
C24	410.00'	025° 01' 51"	179.12'	N11° 06' 11"E	177.70'
C25	13.00'	090° 00' 00"	20.42'	S43° 22' 30"W	18.38'
C26	13.00'	090° 00' 00"	20.42'	S46° 37' 30"E	18.38'
C27	115.00'	014° 45' 13"	29.61'	N84° 14' 53"W	29.53'
C28	115.00'	025° 17' 59"	50.78'	N84° 13' 18"W	50.37'
C29	115.00'	015° 00' 16"	30.12'	N44° 04' 10"W	30.03'
C30	115.00'	025° 06' 42"	50.40'	N24° 00' 41"W	50.00'
C31	115.00'	009° 49' 50"	19.73'	N06° 33' 25"W	19.71'
C32	115.00'	021° 31' 54"	43.22'	N09° 08' 27"E	42.96'
C33	115.00'	026° 29' 43"	53.18'	N33° 09' 16"E	52.71'
C34	115.00'	027° 11' 36"	54.58'	N59° 59' 55"E	54.07'
C35	115.00'	014° 48' 47"	29.69'	N80° 58' 07"E	29.58'
C36	190.00'	012° 25' 58"	41.23'	S85° 24' 31"E	41.15'
C37	190.00'	017° 57' 10"	59.53'	S70° 12' 57"E	59.28'
C38	190.00'	017° 24' 08"	57.71'	S52° 32' 18"E	57.49'
C39	190.00'	017° 58' 15"	59.46'	S34° 52' 06"E	59.24'
C40	190.00'	016° 24' 35"	54.42'	S17° 41' 42"E	54.23'
C41	190.00'	007° 51' 55"	26.06'	S05° 33' 27"E	26.06'
C42	13.00'	090° 00' 00"	20.42'	S46° 37' 30"W	18.38'
C43	13.00'	090° 00' 00"	20.42'	S43° 22' 30"W	18.38'
C44	85.00'	090° 00' 00"	133.52'	N46° 37' 30"W	120.21'
C45	85.00'	090° 00' 00"	133.52'	N43° 22' 30"E	120.21'
C46	160.00'	073° 39' 55"	205.71'	S54° 47' 33"E	191.83'
C47	160.00'	016° 20' 05"	45.62'	S09° 47' 33"E	45.46'

NOTE:
WITH THIS PLAN THE DEVELOPER REQUEST THAT THE CUL-DE-SAC LENGTH IS ALLOWED TO BE GREATER THAN 500'.

PROJECT NO.
SD211148

REVISIONS

NO.	DESCRIPTION	DATE	BY

EHRHART GRIFFIN & ASSOCIATES
601 N. Minnesota Ave.
Sioux Falls, So. Dak. 57104
P: 605 / 339-7215
F: 605 / 339-7271

- ENGINEERING
- PLANNING
- LAND SURVEYING

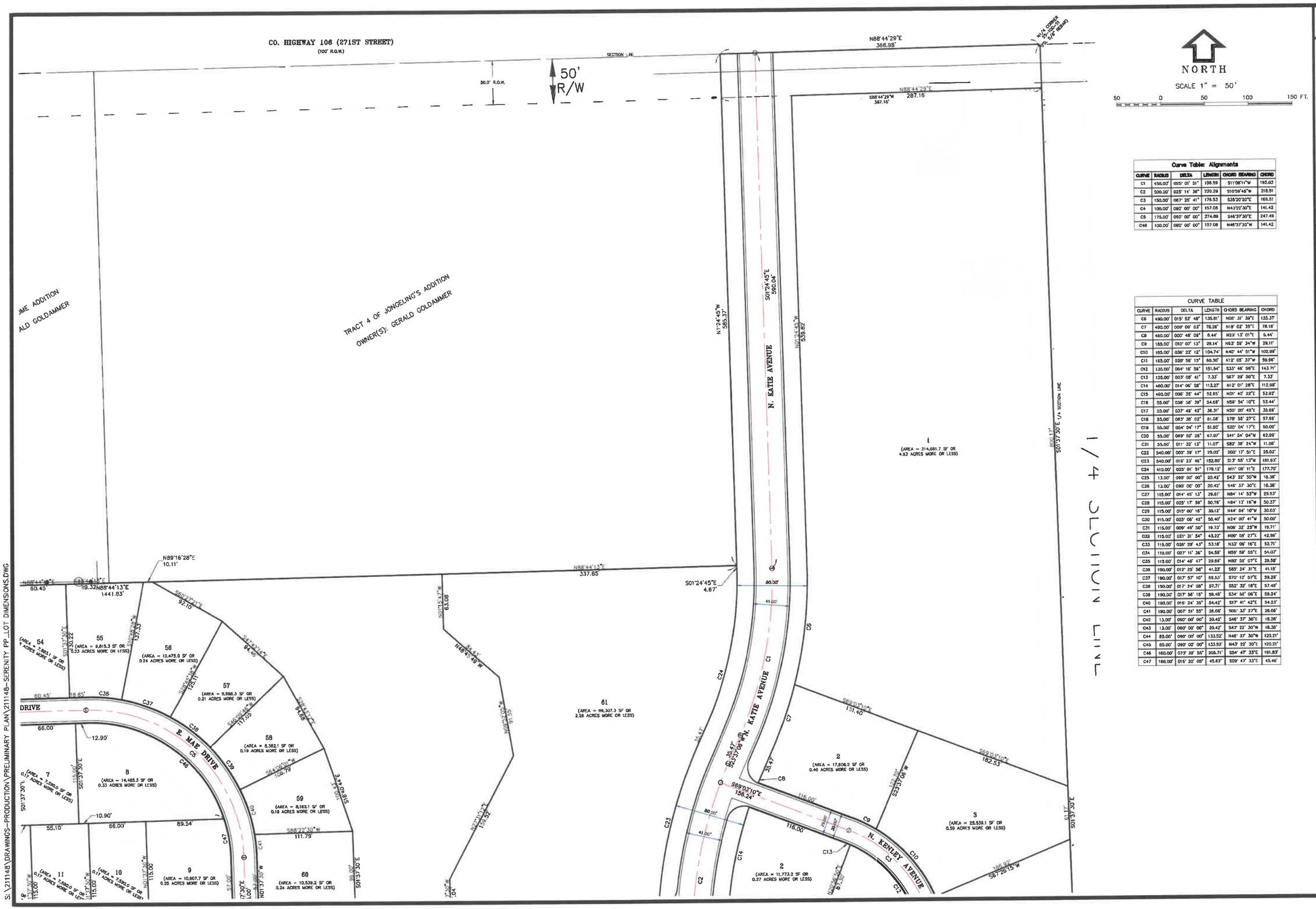
SERENITY PARK ADDITION
PRELIMINARY PLAN
LOT DIMENSIONS

DATE: 10/7/21
DESIGNED BY: KMB
DRAWN BY: KMB
CHECKED BY: DFG
CREW: LRM

PROGRESS SET
NOT FOR CONSTRUCTION

SHEET NO.
3

S:\211148\DRAWINGS-PRODUCTION\PRELIMINARY PLAN\211148-SERENITY PP_LOT DIMENSIONS.DWG



Curve Table: Alignments

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C4	100.00'	090° 00' 00"	157.08	N43°22'30"E	141.42
C5	175.00'	090° 00' 00"	274.89	S46°37'30"E	247.48
C46	100.00'	090° 00' 00"	157.08	N46°37'30"W	141.42

CURVE TABLE

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C11	185.00'	020° 56' 15"	60.30'	N12° 05' 37"W	59.96'
C12	135.00'	064° 16' 59"	151.54'	S33° 46' 59"E	143.71'
C13	135.00'	003° 08' 41"	7.33'	S67° 29' 50"E	7.33'
C14	460.00'	014° 06' 28"	113.27'	N12° 01' 28"E	112.98'
C15	460.00'	006° 35' 44"	52.95'	N01° 40' 22"E	52.92'
C16	55.00'	056° 58' 39"	54.68'	N59° 54' 10"E	52.44'
C17	55.00'	037° 49' 42"	36.31'	N50° 20' 42"E	35.66'
C18	55.00'	063° 36' 02"	61.08'	S78° 55' 27"E	57.99'
C19	55.00'	054° 04' 17"	51.90'	S20° 04' 17"E	50.00'
C20	55.00'	069° 52' 28"	67.07'	S41° 54' 04"W	62.99'
C21	55.00'	011° 32' 13"	11.07'	S82° 38' 24"W	11.06'
C22	540.00'	002° 39' 17"	25.02'	S00° 17' 51"E	25.02'
C23	540.00'	019° 23' 46"	182.80'	S13° 55' 13"W	181.93'
C24	410.00'	025° 01' 51"	178.12'	N11° 06' 11"E	177.70'
C25	13.00'	090° 00' 00"	20.42'	S43° 22' 30"W	18.38'
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C34	115.00'	027° 11' 36"	54.58'	N59° 58' 55"E	54.07'
C35	115.00'	014° 46' 47"	29.88'	N80° 59' 07"E	29.58'
C36	190.00'	012° 25' 58"	41.23'	S85° 24' 31"E	41.15'
C37	190.00'	017° 57' 10"	59.53'	S70° 12' 57"E	59.29'
C38	190.00'	017° 24' 08"	57.71'	S52° 32' 18"E	57.49'
C39	190.00'	017° 56' 15"	59.45'	S34° 50' 06"E	59.24'
C40	190.00'	015° 24' 35"	54.42'	S17° 41' 42"E	54.23'
C41	190.00'	007° 51' 55"	26.05'	S05° 33' 27"E	26.06'
C42	13.00'	090° 00' 00"	20.42'	S46° 37' 30"E	18.38'
C43	13.00'	090° 00' 00"	20.42'	S43° 22' 30"W	18.38'
C44	85.00'	090° 00' 00"	133.52'	N46° 37' 30"W	120.21'
C45	85.00'	090° 00' 00"	133.52'	N43° 22' 30"E	120.21'
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PROJECT NO.
SD211148

REVISIONS		
NO.	DESCRIPTION	DATE	BY

EHRHART GRIFFIN & ASSOCIATES
601 N. Minnesota Ave.
Sioux Falls, So. Dak. 57104
P: 605 / 339-7215
F: 605 / 339-7271

- ENGINEERING
- PLANNING
- LAND SURVEYING

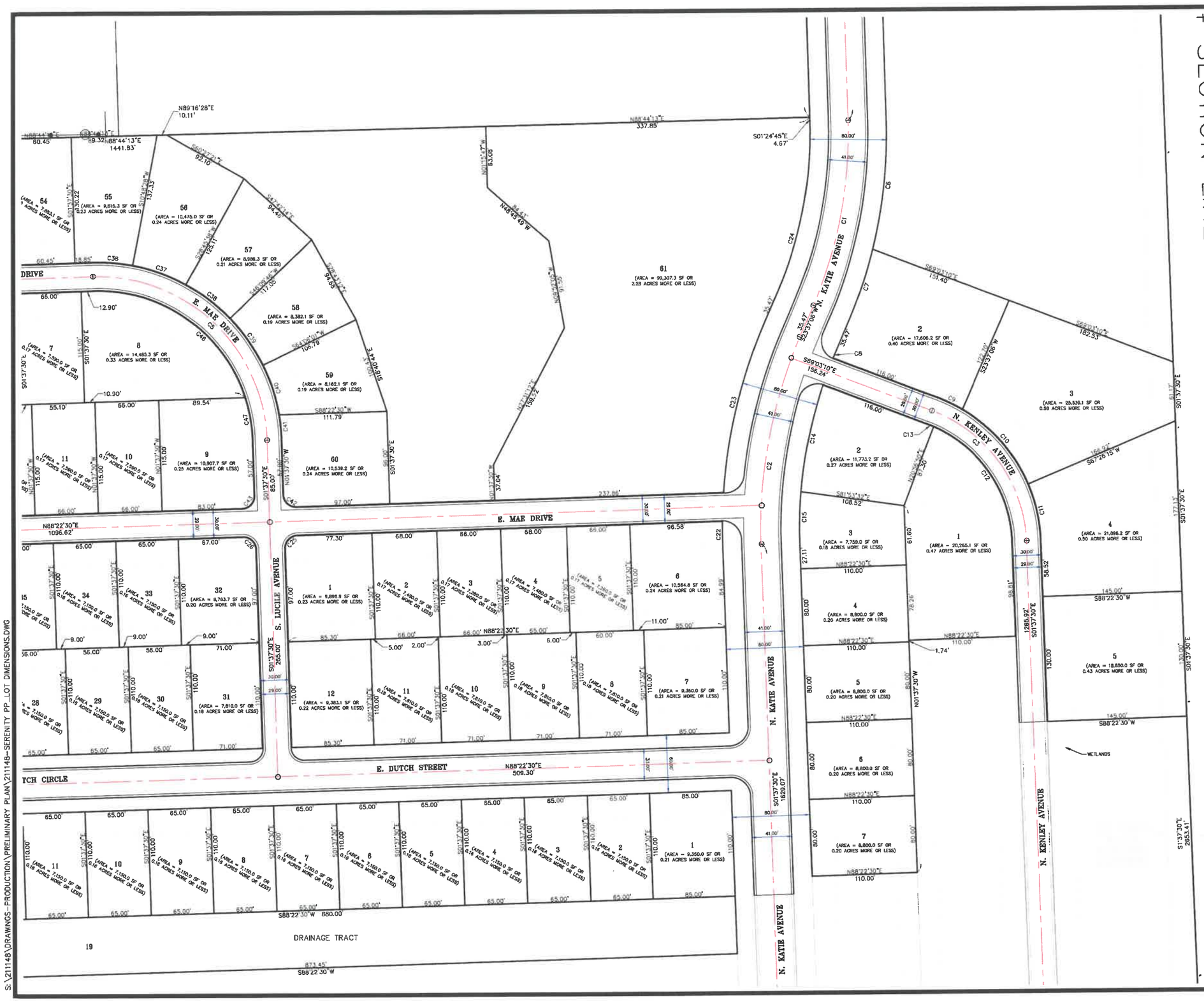
SERENITY PARK ADDITION
PRELIMINARY PLAN
LOT DIMENSIONS

DATE: 10/7/21
DESIGNED BY: KMB
DRAWN BY: KMB
CHECKED BY: DFG
CREW: LRM

PROGRESS SET
NOT FOR
CONSTRUCTION

SHEET NO.
4

S:\211148\DRAWINGS-PRODUCTION\PRELIMINARY PLAN\211148-SERENITY PP_LOT DIMENSIONS.DWG



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NORTH

SCALE 1" = 50'

50 0 50 100 150 FT.

Curve Table: Alignments

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	450.00'	025° 01' 51"	198.59	S11°06'11"W	195.03
C2	500.00'	025° 14' 38"	220.29	S10°59'48"W	218.51
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C4	100.00'	090° 00' 00"	157.08	N43°22'30"E	141.42
C5	175.00'	090° 00' 00"	274.89	S46°37'30"E	247.49
C48	100.00'	090° 00' 00"	157.08	N46°37'30"W	141.42

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
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C10	165.00'	035° 22' 12"	104.74'	N40° 44' 51"W	102.99'
C11	165.00'	020° 56' 15"	60.30'	N12° 05' 37"W	59.96'
C12	135.00'	064° 18' 59"	151.54'	S33° 46' 59"E	143.71'
C13	135.00'	003° 06' 41"	7.33'	S67° 29' 50"E	7.33'
C14	460.00'	014° 06' 28"	113.27'	N12° 01' 28"E	112.98'
C15	460.00'	006° 35' 44"	52.65'	N01° 40' 22"E	52.92'
C16	55.00'	058° 56' 39"	54.68'	N59° 54' 10"E	52.44'
C17	55.00'	037° 49' 42"	36.31'	N50° 20' 42"E	35.66'
C18	55.00'	063° 38' 02"	61.08'	S78° 55' 23"E	57.98'
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C29	115.00'	015° 00' 18"	30.12'	N44° 04' 10"W	30.03'
C30	115.00'	025° 08' 42"	50.40'	N24° 00' 41"W	50.00'
C31	115.00'	009° 49' 50"	19.72'	N06° 32' 23"W	19.71'
C32	115.00'	021° 31' 54"	43.22'	N09° 08' 27"E	42.96'
C33	115.00'	025° 29' 43"	53.18'	N33° 09' 18"E	52.71'
C34	115.00'	027° 11' 36"	54.56'	N59° 56' 55"E	54.07'
C35	115.00'	014° 46' 47"	29.66'	N82° 56' 07"E	29.58'
C36	190.00'	012° 25' 58"	41.23'	S85° 24' 31"E	41.15'
C37	190.00'	017° 57' 10"	59.53'	S70° 13' 57"E	59.28'
C38	190.00'	017° 24' 08"	57.71'	S52° 32' 18"E	57.49'
C39	190.00'	017° 56' 15"	59.48'	S34° 52' 06"E	59.24'
C40	190.00'	016° 24' 35"	54.42'	S17° 41' 42"E	54.23'
C41	190.00'	007° 51' 55"	26.08'	S05° 33' 27"E	26.06'
C42	13.00'	090° 00' 00"	20.42'	S46° 37' 30"E	18.38'
C43	13.00'	090° 00' 00"	20.42'	S43° 22' 30"W	18.38'
C44	85.00'	090° 00' 00"	133.52'	N46° 37' 30"W	120.21'
C45	85.00'	090° 00' 00"	133.52'	N43° 22' 30"E	120.21'
C46	160.00'	073° 39' 55"	205.71'	S54° 43' 33"E	191.83'
C47	180.00'	016° 20' 05"	45.62'	S09° 43' 33"E	45.46'

PROJECT NO.
SD211148

REVISIONS			
NO.	DESCRIPTION	DATE	BY

EHRHART GRIFFIN & ASSOCIATES

601 N. Minnesota Ave.
Sioux Falls, So. Dak. 57104
P: 605 / 339-7215
F: 605 / 339-7271

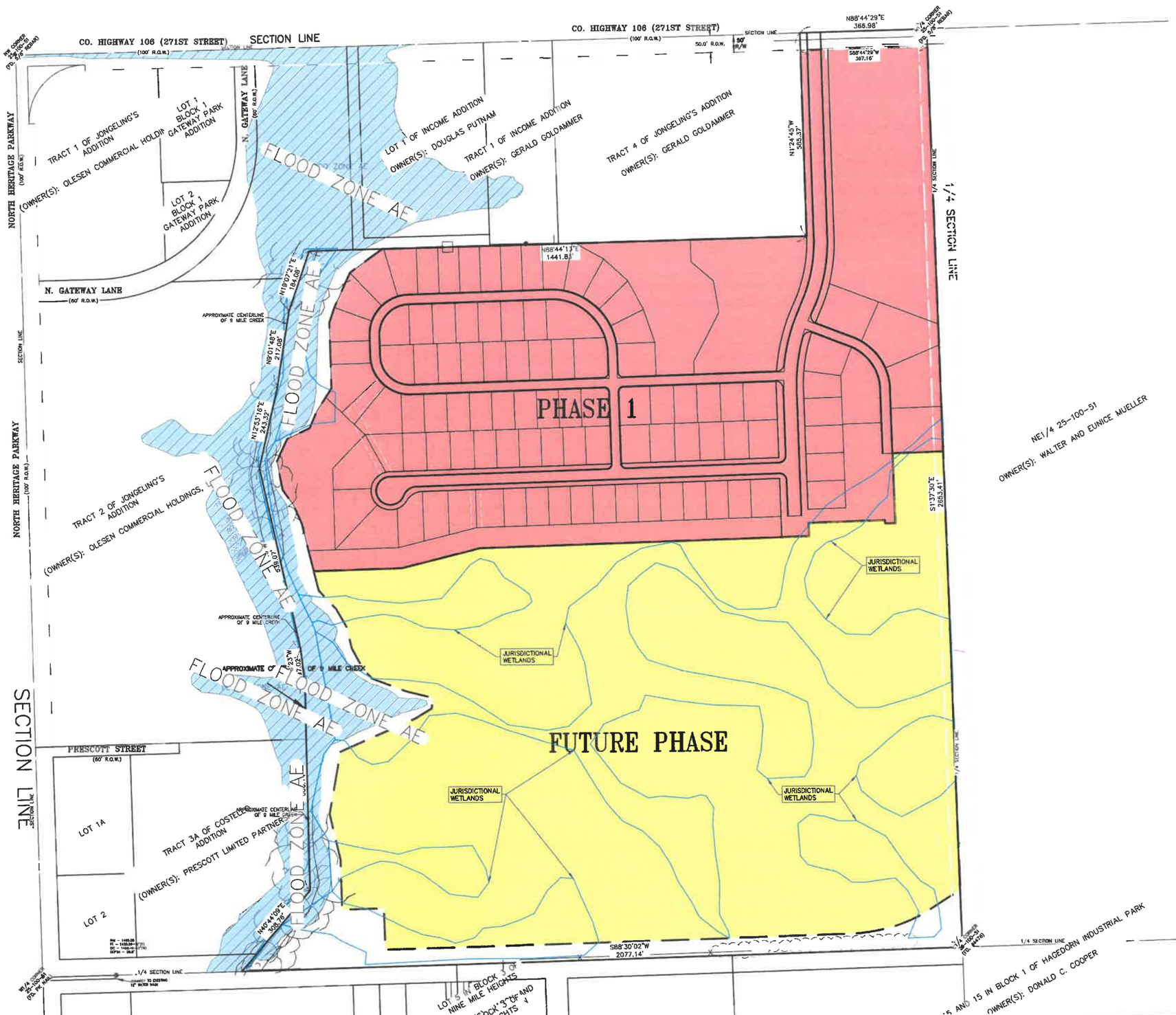
- ENGINEERING
- PLANNING
- LAND SURVEYING

SERENITY PARK ADDITION
PRELIMINARY PLAN
LOT DIMENSIONS

DATE: 10/7/21
DESIGNED BY: KMB
DRAWN BY: KMB
CHECKED BY: DFG
CREW: LRM

PROGRESS SET
NOT FOR
CONSTRUCTION

SHEET NO.
5



NORTH

SCALE 1" = 150'

150 0 150 300 450 FT.

PROJECT NO.
SD211148

REVISIONS			
NO.	DESCRIPTION	DATE	BY

EHRHART GRIFFIN & ASSOCIATES

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- ENGINEERING
- PLANNING
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SERENITY PARK ADDITION
PRELIMINARY PLAN

PHASING PLAN

DATE: 10/7/21
DESIGNED BY: KMB
DRAWN BY: KMB
CHECKED BY: DFG
CREW: LRM

PROGRESS SET
NOT FOR
CONSTRUCTION

SHEET NO.
8

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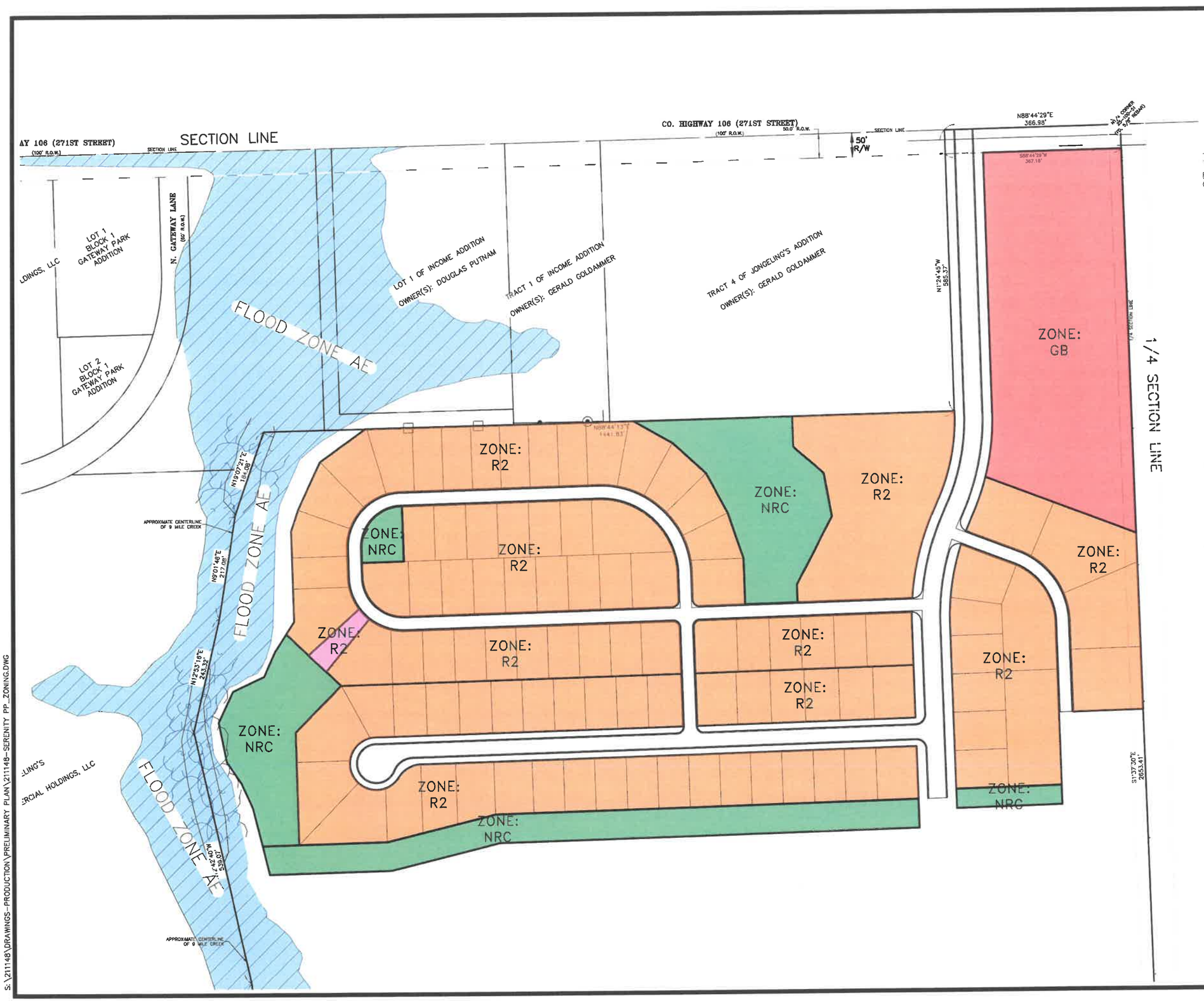

TABLE OF MINIMUM SETBACK REQUIREMENTS

R-2 ZONE (TBD BY CITY OF TEA & DEVELOPER PER ORDINANCE AMENDMENT)

MULTI FAMILY DWELLING (3 TO 8 DWELLINGS)	
MIN. LOT WIDTH	50'
MIN. LOT AREA	7,500 SF
FRONT	25'
SIDE	5'
REAR	10'
HEIGHT	45'
SINGLE FAMILY DETACHED DWELLING	
MIN. LOT WIDTH	50'
MIN. LOT AREA	5,000 SF (PER UNIT)
FRONT	25'
SIDE	5'
REAR	25'
HEIGHT	45'
SINGLE FAMILY ATTACHED DWELLING – TWINHOMES	
MIN. LOT WIDTH	30' (PER UNIT)
MIN. LOT AREA	5,000 SF
FRONT	20'
SIDE	5'
REAR	20'
HEIGHT	45'
ALL OTHER USES	
MIN. LOT WIDTH	75'
MIN. LOT AREA	7,500 SF
FRONT	25'
SIDE	15'
REAR	25'
HEIGHT	35'

NRC ZONE

ALL USES	
MIN. LOT WIDTH	150'
MIN. LOT AREA	1 AC
FRONT	50'
SIDE	30'
REAR	30'
HEIGHT	35'

GB ZONE

ALL USES	
LOT WIDTH	0–50'
MIN. LOT AREA	N/A
FRONT	15'
SIDE	5'
REAR	5'
HEIGHT	45'
ALL USES	
LOT WIDTH	51–100'
MIN. LOT AREA	N/A
FRONT	20'
SIDE	5'
REAR	5'
HEIGHT	45'
ALL USES	
LOT WIDTH	101' OR MORE
MIN. LOT AREA	N/A
FRONT	25'
SIDE	5'
REAR	5'
HEIGHT	45'

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• ENGINEERING
• PLANNING
• LAND SURVEYING

SERENITY PARK ADDITION
PRELIMINARY PLAN

ZONING PLAN

DATE: 10/7/21
DESIGNED BY: KMB
DRAWN BY: KMB
CHECKED BY: DFG
CREW: LRM

PROGRESS SET
NOT FOR
CONSTRUCTION

SHEET NO.
9

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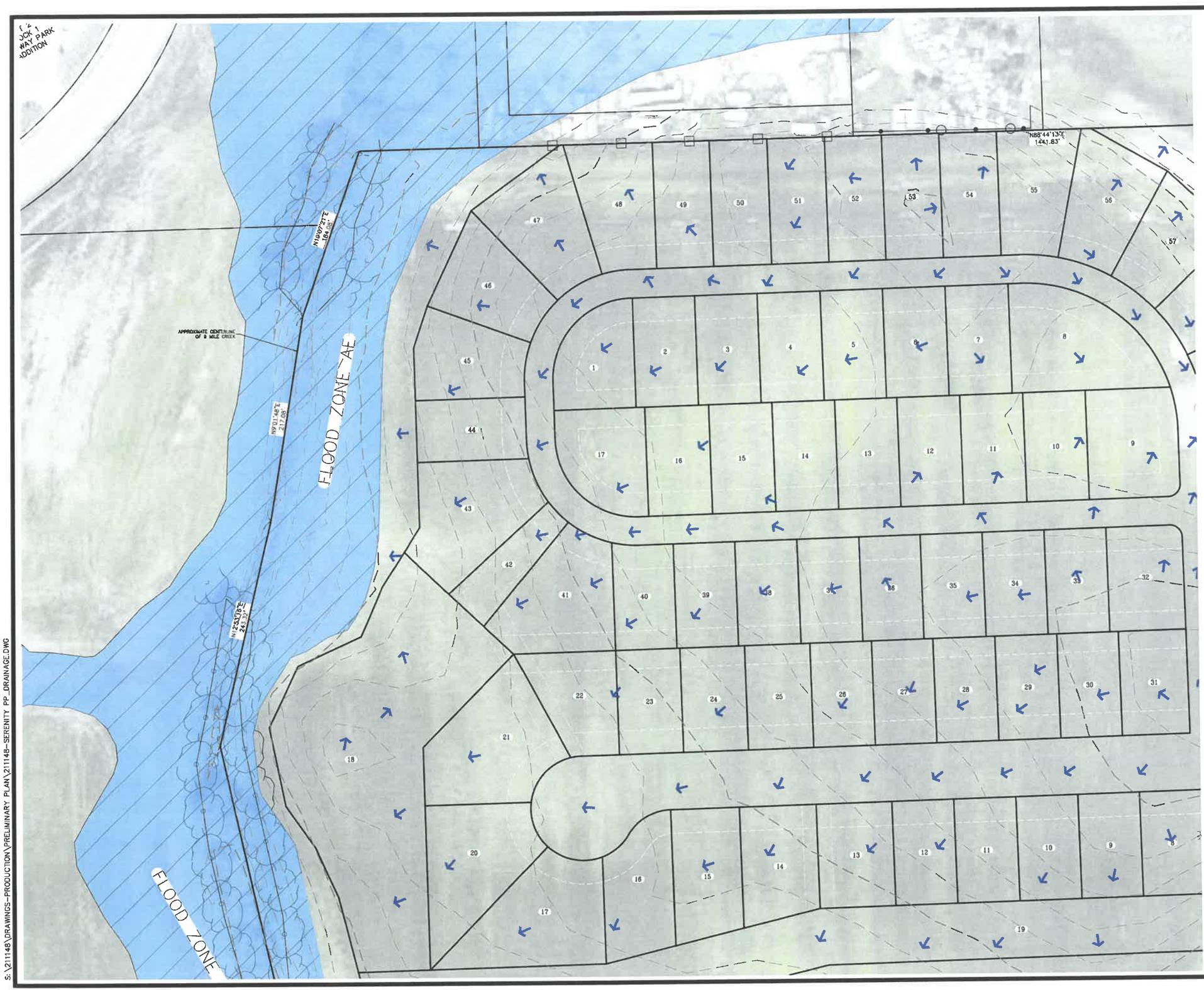

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SERENITY PARK ADDITION
PRELIMINARY PLAN

DRAINAGE PLAN

DATE: 10/7/21
DESIGNED BY: KMB
DRAWN BY: KMB
CHECKED BY: DFG
CREW: LRM

PROGRESS SET
NOT FOR
CONSTRUCTION

SHEET NO.
10

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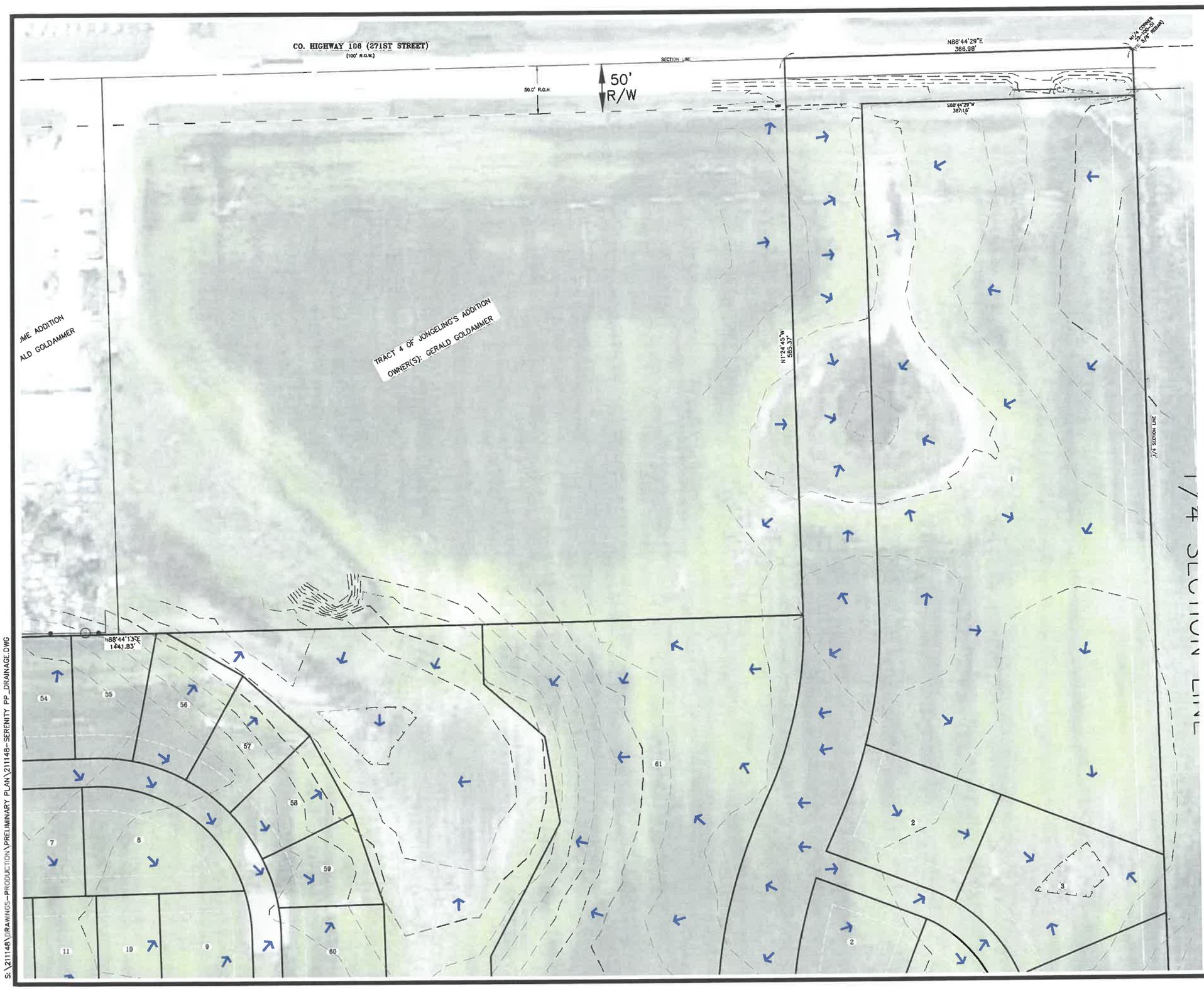

NORTH

SCALE 1" = 50'

50 0 50 100 150 FT.

PROJECT NO.
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REVISIONS

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SERENITY PARK ADDITION
PRELIMINARY PLAN

DRAINAGE PLAN

DATE: 10/7/21
DESIGNED BY: KMB
DRAWN BY: KMB
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CREW: LRM

PROGRESS SET
NOT FOR
CONSTRUCTION

SHEET NO.
11

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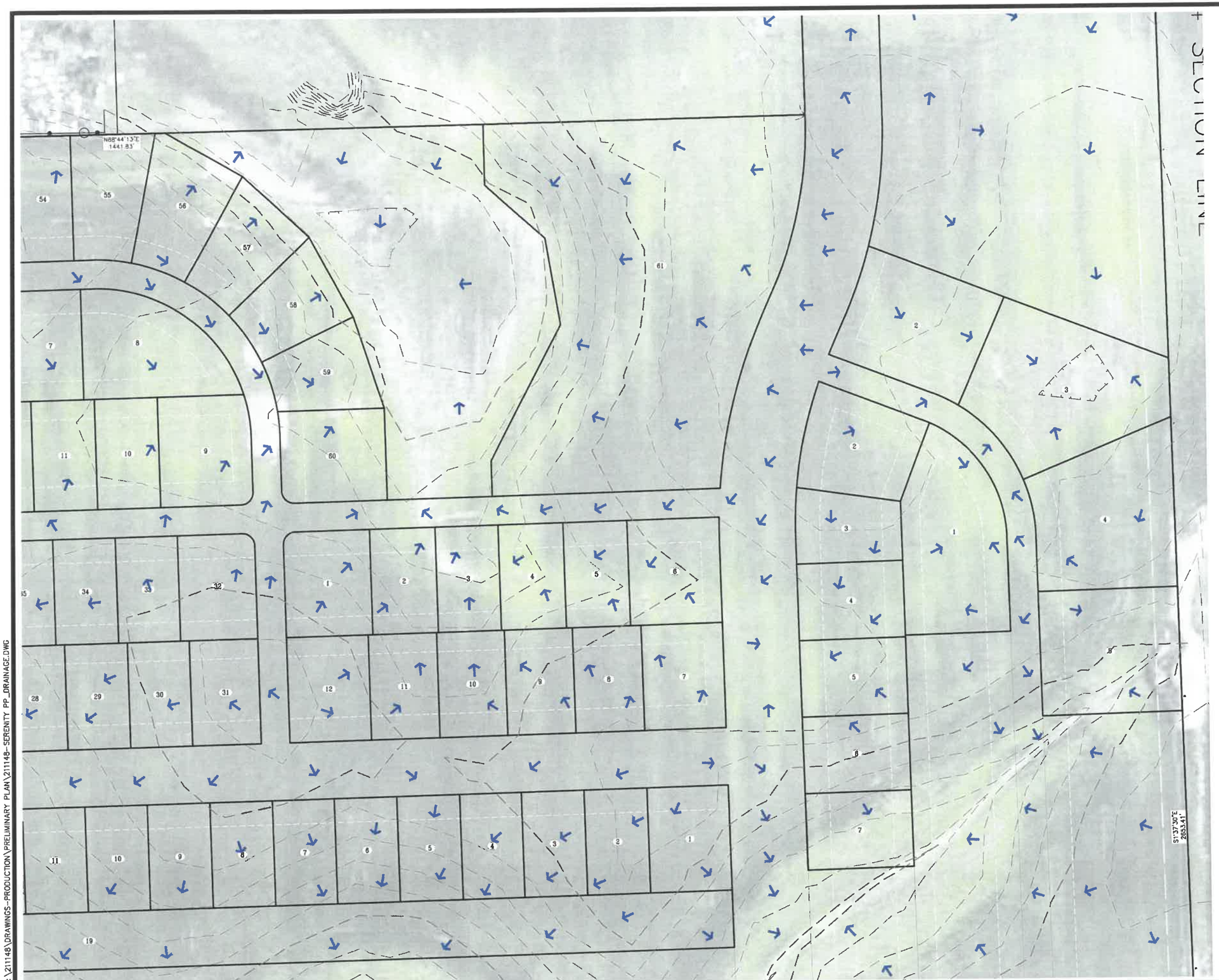

NORTH

SCALE 1" = 50'

50 0 50 100 150 FT.

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SERENITY PARK ADDITION
PRELIMINARY PLAN

DRAINAGE PLAN

DATE: 10/7/21
DESIGNED BY: KMB
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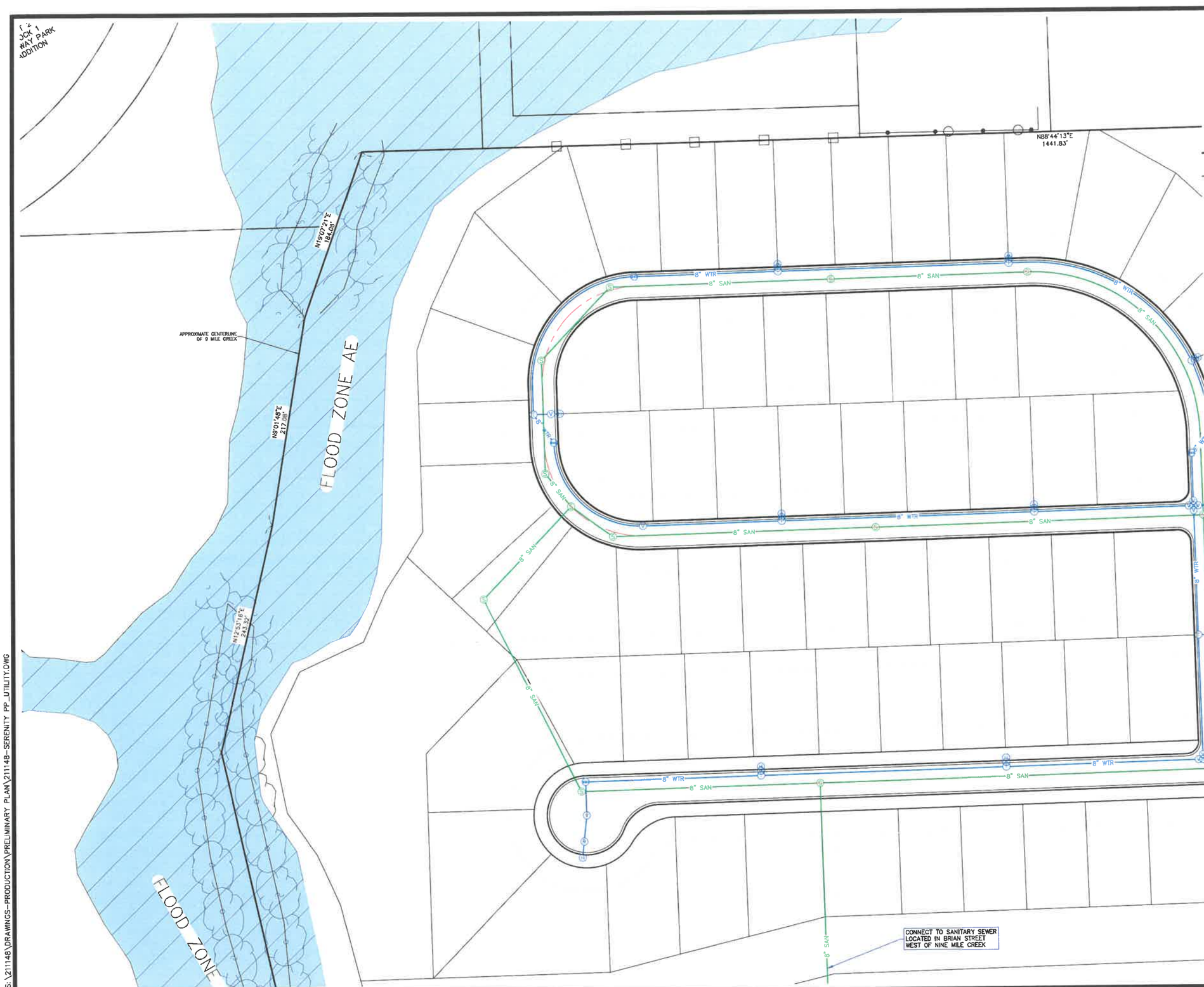
CREW: LRM

PROGRESS SET
NOT FOR
CONSTRUCTION

SHEET NO.
12

S:\211148\DRAWINGS-PRODUCTION\PRELIMINARY PLAN\211148-SERENITY PP_DRAINAGE.DWG



LEGEND

- SANITARY SEWER & SIZE
- WATER MAIN & SIZE
- STORM SEWER & SIZE
- SANITARY MANHOLE
- STORM STRUCTURE
- FIRE HYDRANT
- GATE VALVE & BOX
- POST INDICATOR VALVE
- WATER SERVICE SHUTOFF
- TEE
- CROSS
- BEND (90°, 45°, 22.5°, 11.25°)
- REDUCER
- STREET LIGHT
- SANITARY SEWER SERVICE
- SANITARY SEWER SERVICE RISER
- WATER SERVICE W/SHUTOFF
- SUMP SERVICE
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING STORM SEWER
- EXISTING SANITARY MANHOLE
- EXISTING STORM STRUCTURE
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE & BOX
- EXISTING TEE
- EXISTING CROSS
- EXISTING BEND (90°, 45°, 22.5°, 11.25°)

GENERAL NOTES

1. ALL SINGLE FAMILY RESIDENTIAL LOTS WILL HAVE A (1) 1-IN WATER SERVICE AND A (1) 4-IN SANITARY SEWER SERVICE.
2. ALL DUPLEX RESIDENTIAL LOTS WILL HAVE TWO (2) 1-IN WATER SERVICES AND TWO (2) 4-IN SANITARY SEWER SERVICES.
3. EACH PLATTED LOT WILL REQUIRE INDEPENDENT SERVICES AS DESCRIBED ABOVE. IF THE PROPOSED LOT LAYOUT IS FURTHER SUBDIVIDED INTO SMALLER LOTS AFTER UTILITY SYSTEMS ARE INSTALLED AND THE STREETS ARE PAVED, ADDITIONAL SERVICES SHALL BE REQUIRED BY EXTENSION FROM THE DISTRIBUTION MAIN. TAPPING MULTIPLE SERVICES INTO THE STREET SECTION MAY REQUIRE A MILL AND OVERLAY.
4. FOR ALL CONNECTIONS TO EXISTING STORM SEWER SYSTEM, WATER AND SANITARY MAINS: A) FIELD LOCATE AND VERIFY THE LOCATION AND INVERT ELEVATION OF CAPPED/PLUGGED ENDS, AND B) ALL CONNECTIONS SHALL BE TO BELL END OR TO STRUCTURE/APPURTENANCE.

PROJECT NO.
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SERENITY PARK ADDITION
PRELIMINARY PLAN

UTILITY PLAN

DATE: 10/7/21
DESIGNED BY: KMB
DRAWN BY: KMB
CHECKED BY: DFG
CREW: LRM

PROGRESS SET
NOT FOR CONSTRUCTION

SHEET NO.
13

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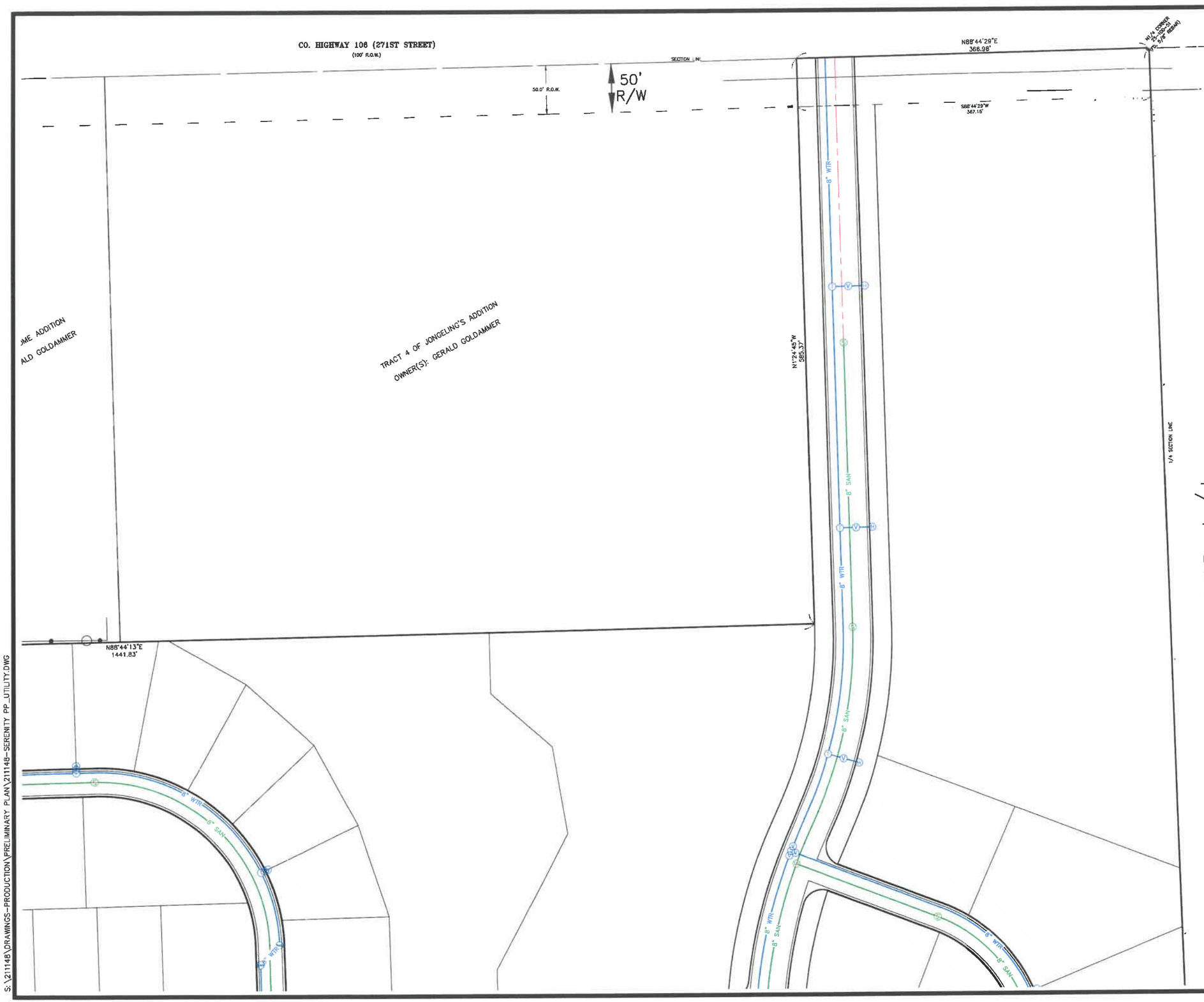

NORTH

SCALE 1" = 50'

50 0 50 100 150 FT.

LEGEND

- 8"SAN — SANITARY SEWER & SIZE
- 8"WTR — WATER MAIN & SIZE
- 24"SS — STORM SEWER & SIZE
- SANITARY MANHOLE
- STORM STRUCTURE
- FIRE HYDRANT
- GATE VALVE & BOX
- POST INDICATOR VALVE
- WATER SERVICE SHUTOFF
- TEE
- CROSS
- BEND (90°, 45°, 22.5°, 11.25°)
- REDUCER
- STREET LIGHT
- SANITARY SEWER SERVICE
- SANITARY SEWER SERVICE RISER
- WATER SERVICE W/SHUTOFF
- SUMP SERVICE
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING STORM SEWER
- EXISTING SANITARY MANHOLE
- EXISTING STORM STRUCTURE
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE & BOX
- EXISTING TEE
- EXISTING CROSS
- EXISTING BEND (90°, 45°, 22.5°, 11.25°)

GENERAL NOTES

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2. ALL DUPLEX RESIDENTIAL LOTS WILL HAVE TWO (2) 1-IN WATER SERVICES AND TWO (2) 4-IN SANITARY SEWER SERVICES.
3. EACH PLATTED LOT WILL REQUIRE INDEPENDENT SERVICES AS DESCRIBED ABOVE. IF THE PROPOSED LOT LAYOUT IS FURTHER SUBDIVIDED INTO SMALLER LOTS AFTER UTILITY SYSTEMS ARE INSTALLED AND THE STREETS ARE PAVED, ADDITIONAL SERVICES SHALL BE REQUIRED BY EXTENSION FROM THE DISTRIBUTION MAIN. TAPPING MULTIPLE SERVICES INTO THE STREET SECTION MAY REQUIRE A MILL AND OVERLAY.
4. FOR ALL CONNECTIONS TO EXISTING STORM SEWER SYSTEM, WATER AND SANITARY MAINS: A) FIELD LOCATE AND VERIFY THE LOCATION AND INVERT ELEVATION OF CAPPED/PLUGGED ENDS, AND B) ALL CONNECTIONS SHALL BE TO BELL END OR TO STRUCTURE/APPURTENANCE.

PROJECT NO.
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SERENITY PARK ADDITION
PRELIMINARY PLAN

UTILITY PLAN

DATE: 10/7/21
DESIGNED BY: KMB
DRAWN BY: KMB
CHECKED BY: DFG
CREW: LRM

PROGRESS SET
NOT FOR
CONSTRUCTION

SHEET NO.
14

S:\211148\DRAWINGS-PRODUCTION\PRELIMINARY PLAN\211148-SERENITY PP_UTILITY.DWG

NORTH

SCALE 1" = 50'

50 0 50 100 150 FT.

LEGEND

- SANITARY SEWER & SIZE
- WATER MAIN & SIZE
- STORM SEWER & SIZE
- SANITARY MANHOLE
- STORM STRUCTURE
- FIRE HYDRANT
- GATE VALVE & BOX
- POST INDICATOR VALVE
- WATER SERVICE SHUTOFF
- TEE
- CROSS
- BEND (90°, 45°, 22.5°, 11.25°)
- REDUCER
- STREET LIGHT
- SANITARY SEWER SERVICE
- SANITARY SEWER SERVICE RISER
- WATER SERVICE W/SHUTOFF
- SUMP SERVICE
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING STORM SEWER
- EXISTING SANITARY MANHOLE
- EXISTING STORM STRUCTURE
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE & BOX
- EXISTING TEE
- EXISTING CROSS
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GENERAL NOTES

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PRELIMINARY PLAN

UTILITY PLAN

DATE: 10/7/21
DESIGNED BY: KMB
DRAWN BY: KMB
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CREW: LRM

PROGRESS SET
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CONSTRUCTION

SHEET NO.
15

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