



Planning Commission Agenda

The City of Sturgis Planning Commission will hold a special meeting on Tuesday, October 13, 2020 at 5:30 p.m. at Sturgis City Hall, 1040 Harley Davidson Way, Sturgis, South Dakota.

5:30pm - Call to Order

Approval of the Minutes from the October 6, 2020 regular meeting

Agenda Items (subject to changes announced at meeting time)

1. Approval of Boundary and Project Plan for TIFD #20

Public Hearing to approve the boundary and project plan of proposed Tax Increment Finance District #20.

Location: Lot 3 of Davenport Ranch Addition, and a portion of Lot 2 Revised of Davenport Ranch Addition (to be identified as Block A of Davenport Ranch Addition), and a parcel of unplatted land located in SW1/4NW1/4NW1/4 and the NW1/4SW1/4NW1/4 of Section 22, T5N, R5E, B.H.M., Meade County, South Dakota (to be identified as Block B of Davenport Ranch Addition).

Zoning: Highway Service

Action Required: Consideration of approval of the project plan and setting the boundaries for TIFD #20

2. Zoning Amendment – Garden Grove Developments, LLC

Applicant has submitted a zoning amendment application to rezone property from Highway Service to Medium-Density Residential.

Location: Lot 3 of Davenport Ranch Addition, and a portion of Lot 2 Revised of Davenport Ranch Addition (to be identified as Block A of Davenport Ranch Addition), and a parcel of unplatted land located in SW1/4NW1/4NW1/4 and the NW1/4SW1/4NW1/4 of Section 22, T5N, R5E, B.H.M., Meade County, South Dakota (to be identified as Block B of Davenport Ranch Addition).

Zoning: Highway Service

Action Required: Consider the request and make a recommendation to the Sturgis City Council.

All other items brought before the Planning and Zoning Commission by the public.

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1040 Harley-Davidson Way
Sturgis, SD 57785
605-347-4422

Planning Commission Minutes

The City of Sturgis Planning Commission held a regular meeting on Tuesday, October 6, 2020 at 5:30pm at Sturgis City Hall at 1040 Harley-Davidson Way, Sturgis, SD.

Present:

Chairman Kyle Treloar
Vice-Chairman John Gerberding
Commissioner Dustin Bostrom

Commissioner Bill Phillips
Commissioner Angela Wilkerson

Not Present:

Commissioner Jon Olson

Commissioner Cody Weber

Also Present:

Dave Smith (Director of Planning and Permitting)
Laura Abernathy (Planning Coordinator)
Daniel Ainslie (City Manager)
Sam Mudlin
Brad Limbo (All Aspects Surveying)

Shanon Vasknetz (Baseline Surveying)
Rick Anderson
Ted & Susan Kinzler
Lance Scherer

Chairman Treloar called the meeting to order at 5:30pm. Motion by Bostrom, second by Philips to approve the minutes from the regular Planning Commission meeting held on Wednesday, September 9, 2020. Motion carried.

Agenda Item #1 – Variance – Sam Mudlin of 716 Sherman Street

Sam Mudlin of 716 Sherman Street has applied for a 4’ variance to the 5’ side setback to allow for the installation of a 12x36’ carport. The property is located at 716 Sherman Street (Lot 26R in Block 22 of McMillan’s Eastern Addition). Abernathy presented the information provided in the commissioners’ packet which included an exhibit showing the carport that would be 1’ away from the property line on the east side.

Gerberding entered the meeting at 5:36pm.

The definition of a variance in Title 18 was also provided in the packet, which Abernathy said the request does not meet, and that staff recommendation was to deny the request. She said if the variance was approved, staff would like the existing gravel to be paved. Mudlin was present to explain the request and the purpose of the carport. Discussion included the paving the existing gravel driveway, the option to place the carport in the alley, and the lack of a hardship for the applicant.

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Motion to recommend approval of the variance given that all driving surfaces are paved by Wilkerson. Second by Gerberding. Motion failed with Bostrom, Philips, and Treloar voting no and Wilkerson and Gerberding voting yes. Recommendation to City Council is to not approve the variance.

Agenda Item #2 – Preliminary & Final Plat – Rick & Lana Anderson of 2163 Ferguson Drive

Rick and Lana Anderson of 2163 Ferguson Drive have submitted a preliminary and final plat application for Lots 1 and 2 of Ferguson Subdivision. The property is currently described as Lot 4, the S 100' of Lot 5, N 20' of Lot 5 and Lot 6 of Lot A, located at 2163 Ferguson Drive. The current zoning of the properties is Low Density Residential Housing. Abernathy presented the information in the commissioners' packet and said the purpose of the application is to readjust the lot lines from three lots to two; one lot for the residential home (Lot 1) and one lot the existing shop (Lot 2). Brad Limbo of All Aspects Surveying was present to answer questions. **Motion by Gerberding to recommend approval of the preliminary and final plats. Second by Bostrom. Motion carried unanimously.**

Agenda Item #3 – Preliminary & Final Plat – Ted & Susan Kinzler of 3905 Alder Place

Ted & Susan Kinzler of 3905 Alder Place have submitted a plat application for Lots 1 and 2 of Kinzler Subdivision. The property is currently described as Lot SB-1-B-XB of the SW ¼ NE ¼ and the West 215.03 feet of the SE ¼ NE ¼ of Section 6, T5N, R5E. It is located within Area #1 of the 3-Mile Meade County/City of Sturgis Platting Jurisdiction. Abernathy presented the information in the packet, and said that per the 3-Mile platting agreement, the plat application was also reviewed by Meade County. She said their main concern was how Lot 2 was going to have access to water, so a well share agreement for Lot 1 to provide Lot 2 access to water has been included with the application. She also said a draft of a voluntary development and annexation agreement has been included with the plat application, which addresses annexation at the time of municipal utility availability and close proximity to city limits. Brad Limbo of All Aspects Land Surveying and the Kinzlers were present. Mrs. Kinzler said that they would like more time to have the agreement reviewed and revised prior to final approval. **Motion by Phillips to recommend approval of the preliminary and final plat with a revised development agreement to be presented to City Council. Second by Gerberding. Motion carried unanimously.**

Agenda Item #4 – Preliminary & Final Plat – Baseline Surveying

Baseline Surveying has submitted a plat application for Block A, Block B, and Lot 2 Revised-2 of Davenport Ranch Addition. The property is currently described as a portion of Lot 2 Revised of Davenport Ranch Addition and a portion of the unplatted NW ¼ NW ¼ and SW ¼ NE ¼ of Section 22, all located in the NW ¼ of 22-5-5. The property is owned by Davenport Family Real Estate, LLC. Abernathy presented the information provided in the commissioners' packet and said the purpose of the plat is to create two lots that are part of a real estate transaction. She said the property shown as Block B on the plat is in the process of being annexed into the city. Shanon Vasknetz from Baseline Surveying was present to answer questions from the commission and briefly explained the request. **Motion by Gerberding to approve the preliminary and final plat. Second by Bostrom. Motion carried (Philips and Treloar abstaining).**

Agenda Item #5 – Preliminary Plat - KTM Design Solutions, Inc.

KTM Design Solutions, Inc. has submitted a preliminary plat application for Lots 1-37 of Block 1, Lots 1-4 of Block 2, Lots 1-16 of Block 3, and dedicated public right-of-way for Davenport Ranch Addition. The property is currently described as a portion of Lot 2 Revised, to be platted as Lot A of Davenport Ranch Addition, Lot 3 of Davenport Ranch Addition, and a portion of the NW ¼ NW ¼ and SW ¼ NE ¼ of Section 22, to be platted as Block B of Davenport Ranch Addition, all located in the NW ¼ of 22-5-5,. Abernathy presented the information in the commissioners' packet and said that the preliminary plat shows the proposed lot layout for a housing development from Garden Grove Developments, LLC. She said the proposed development consists of 57 single-family residential lots and dedicated public right-of-way. A copy of the project plan was also provided. Abernathy said the project plan will be discussed in more detail at the October 13 special meeting. Vasknetz

represented the item and said the preliminary plat review was one of the first steps to get the project started. Philips said there is a high demand for additional housing lots in Sturgis. The commission briefly discussed the housing market and the need for additional housing in Sturgis. **Motion by Gerberding to recommend approval of the preliminary plat. Second by Wilkerson. Motion carried (Philips and Treloar abstaining).**

Agenda Item #6 – Final Plat – Milo and Debra Kolda, Cindy Sinner

Milo and Debra Kolda of 2020 Cleveland Street and Cindy Sinner of 2024 Cleveland Street have submitted a final plat application of Lot 1A Revised and Lot 2 Revised in Block 1 of R&R Addition. The property is currently described as Lot 1 and Lot 1A in Block 1 of R&R Addition. Abernathy presented the information included in the commissioners' packet and said the mutual property boundary had been adjusted by an additional .5' since last reviewed by the Planning Commission at the September 9 meeting. **Motion by Philips to recommend approval of the final plat. Second by Bostrom. Motion carried unanimously.**

Agenda Item #7 – Preliminary & Final Plat – Paula Meeker

Paula Meeker of 1914 Arizona Avenue has submitted a plat of Lot 8R in Block 1 of Hillview Subdivision. The property is currently described as Lot 8 and Park Lot 2 of Hillview Subdivision. The purpose of the plat is to consolidate Park Lot 2, which was surplus by the City and purchased by Meeker in 2019, into the residential property on Lot 8. **Motion by Gerberding to recommend approval of the preliminary and final plat. Second by Wilkerson. Motion carried unanimously.**

The meeting was adjourned at 6:38pm. The next meeting is currently scheduled for Tuesday, October 13, 2020.

Respectfully submitted,
Laura Abernathy

**Minutes are not considered official until approved by the Planning Commission*

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1040 Harley-Davidson Way
Sturgis, SD 57785
605-347-4422

Planning Commission Report

Meeting Date: October 13, 2020
Agenda Item: TIFD #20 Boundary and Project Plan
Prepared By: Laura Abernathy

Background Information:

The City of Sturgis is proposing to establish Tax Increment Finance District #20. The legal description of the proposed boundary is as follows:

LOT 3 OF DAVENPORT RANCH ADDITION, LOCATED IN THE W ½ NW ¼ OF SECTION 22, T5N, R5E, B.H.M., CITY OF STURGIS, MEADE COUNTY, SOUTH DAKOTA, AS SHOWN ON THE PLAT FILED IN PLAT BOOK 24 ON PAGES 119-120.

A PARCEL OF UN PLATTED LAND LOCATED IN SW1/4NW1/4NW1/4 AND THE NW1/4SW1/4NW1/4 OF SECTION 22, T5N, R5E, B.H.M., MEADE COUNTY, SOUTH DAKOTA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ¼ CORNER OF SECTION 22, T5N, R5E, THENCE N 03°13'20" E, 506.08' FEET TO THE SW CORNER OF SAID PARCEL, BEING THE POINT OF BEGINNING; THENCE N 03°13'20" E, 899.79 FEET; THENCE S74°19'46" E, 480.78' TO THE WEST RIGHT-OF-WAY LIMIT OF DAVENPORT LOOP; THENCE THROUGH THE FOLLOWING TWO COURSES ALONG SAID LIMIT: 1) THENCE S 02°11'14" W, 249.93 FEET; 2) ALONG A 380.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 259.73 FEET; THENCE S 64°34'46" E, 642.27 FEET TO THE POINT OF BEGINNING; CONTAINING 8.010 ACRES, MORE OR LESS.

(TO BE PLATTED AS BLOCK B OF DAVENPORT RANCH ADDITION)

A STRIP OF LAND 117.52 FEET IN WIDTH; LOCATED ON THE WEST EDGE OF LOT 2 REVISED OF DAVENPORT RANCH ADDITION AND ADJACENT TO THE EAST R.O.W. LINE OF DAVENOPT LOOP, LOCATED IN THE NW1/4NW1/4 OF SECTION 22, T5N, R5E, B.H.M., CITY OF STURGIS, MEADE COUNTY, SOUTH DAKOTA. SAID LOT IS RECORDED IN PLAT BOOK 25, PAGE 64 AT THE MEADE COUNTY REGISTER OF DEEDS OFFICE AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF LOT 2-1 OF DAVENPORT RANCH ADDITION, RECORDED IN PLAT BOOK 25, PAGE 64, BEING THE POINT OF BEGINNING; THENCE S 88°23'33" E, 160.92 FEET ALONG THE SOUTHLINE OF SAID LOT 2-1; THENCE S 38°16'11" E, 160.01; THENCE ALONG A 1181.76 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 834.45 FEET; THENCE S 02°11'14" W, 428.63 FEET; THENCE ALONG A 192.81 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 218.35 FEET; THENCE S 34°57'27" W, 117.52 FEET; THENCE S 12°49'14" E, 13.93 FEET TO THE EASTERLY EDGE OF DAVENPORT LOOP R.O.W.; THENCE THROUGH THE FOLLOWING FIVE COURSES ALONG SAID DAVENPORT LOOP R.O.W.: 1) ALONG A 320.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 355.71 FEET; 2) THENCE N 02°11'14" E, 428.63 FEET; 3) THENCE ALONG A 1054.57 FOOT RADIUS CURVE TO THE LEFT,

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744.64 FEET; 4) N 38°16'11" W, 211.28 FEET; 5) THENCE ALONG A 366.32 FOOT RADIUS CURVE TO THE RIGHT, 52.08 FEET TO THE POINT OF BEGINNING; CONTAINING 5.00 ACRES, MORE OR LESS.

(TO BE PLATTED AS BLOCK A OF DAVENPORT RANCH ADDITION)

The purpose of creating a new tax district is to help fund improvements within the proposed boundary and to encourage development of vacant property. This is a private development that will add 57 single-family residential lots to the community. The project plan includes improvements to city infrastructure including storm water drainage, sidewalks, road improvements, sewer and water main extensions, and a bike path extension. To help promote the development of the property and to fund improvements to the surrounding area, the TIFD will be established to help pay for a portion of these costs.

Cost, Benefit or Risks:

Additional tax growth for the properties within the TIF boundary will help subsidize the cost of improvements to the area. After the TIF expires, the tax revenues for the full value of the property will be allocated to the three tax entities (city, county, and school). Community benefits include providing additional housing lots, and utilization of city and water infrastructure that the city has already invested in in preparation of development of the area. Project details have been included in the packet.

Budget Impact:

Developing the property will eventually lead to increases in local revenues that diversify and strengthen the tax base. This will come from numerous additional residents who will expand the customer base for existing and new businesses.

Staff Recommendation:



City staff recommends approval of the boundaries of TIFD #20, and recommends approval of the Project Plan.

City Manager Approval: _____

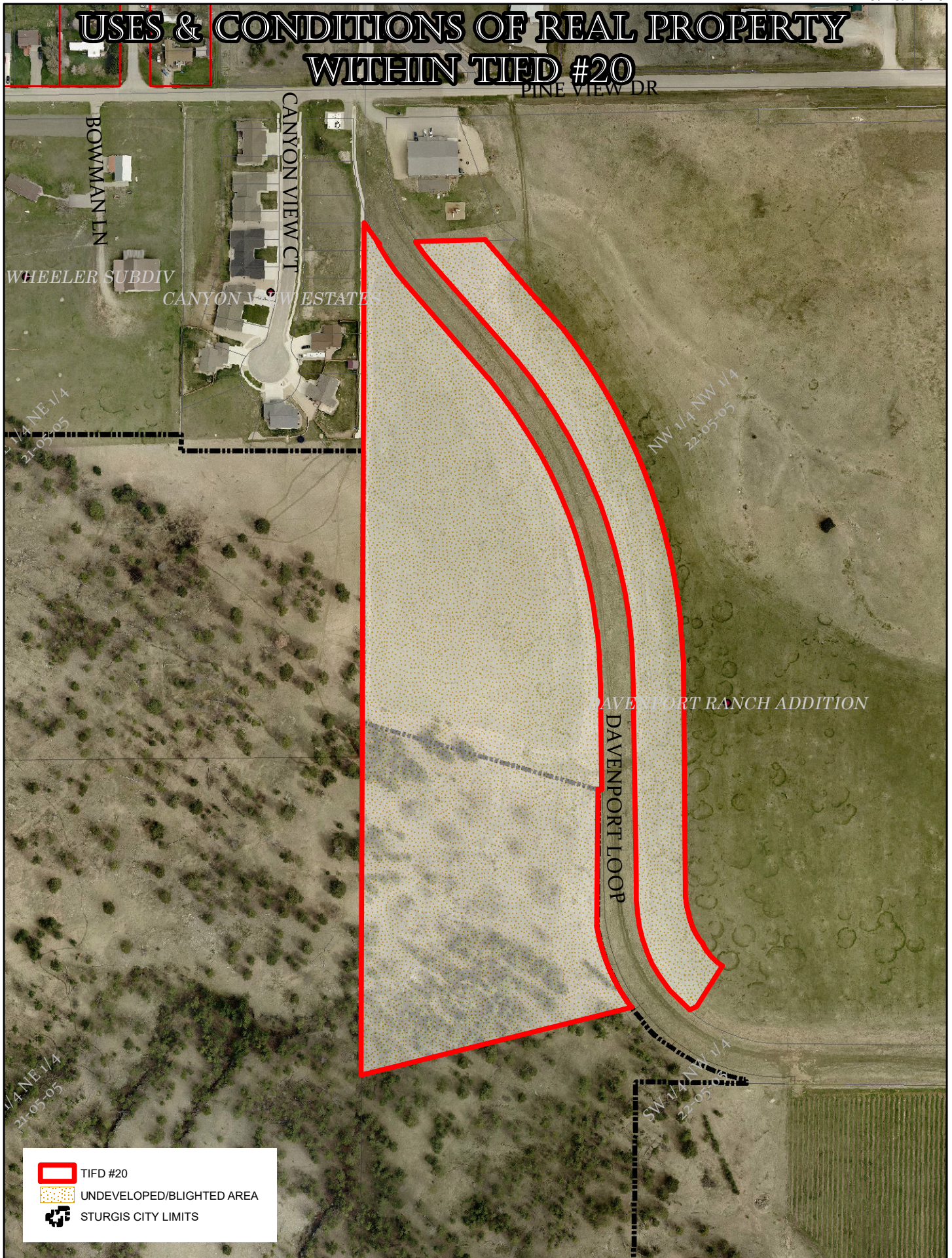


TAX INCREMENT FINANCE DISTRICT #20

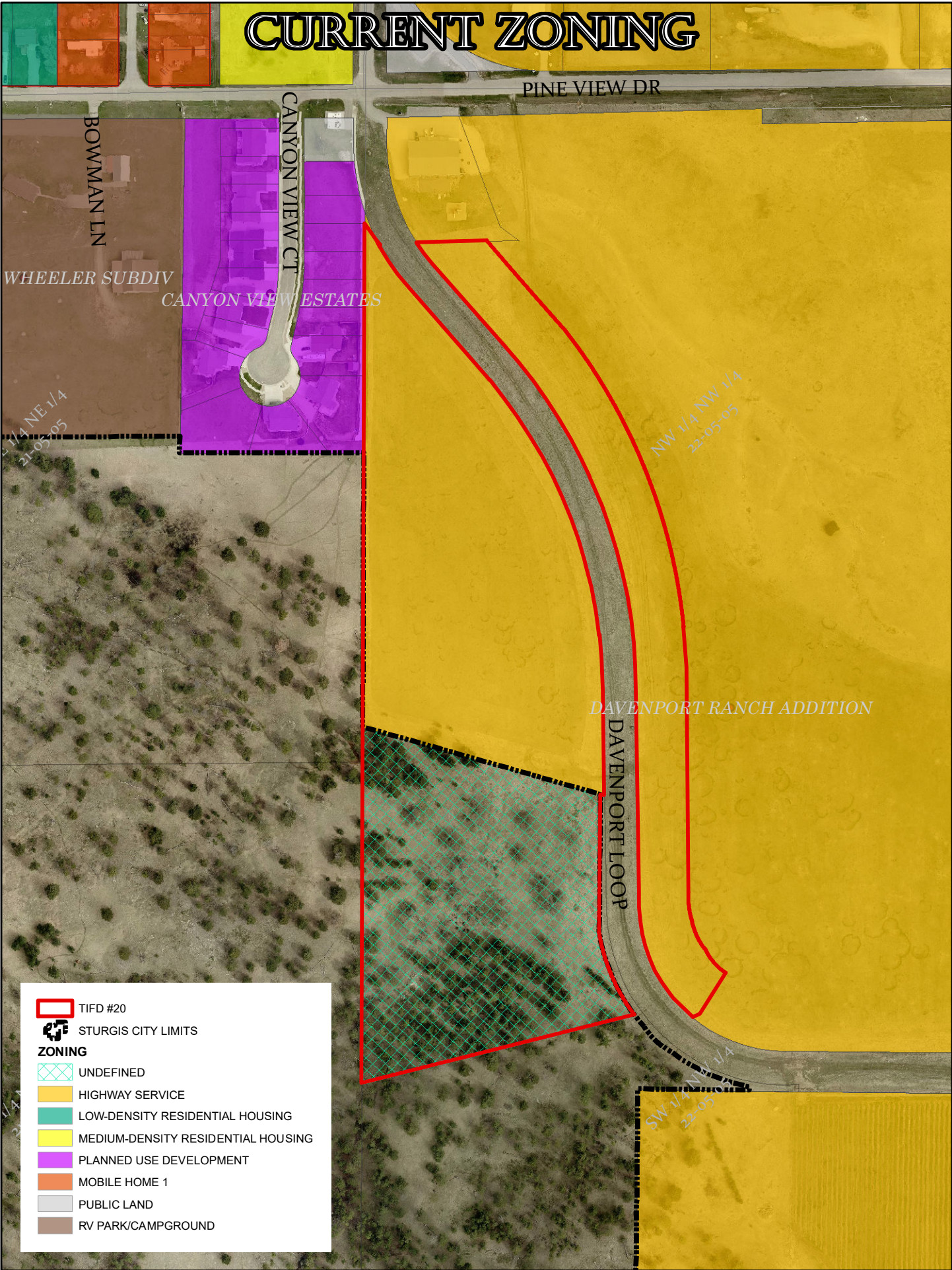


 TIFD #20
 STURGIS CITY LIMITS

USES & CONDITIONS OF REAL PROPERTY WITHIN TIFD #20



CURRENT ZONING



Legend

- TIFD #20
- STURGIS CITY LIMITS
- ZONING**
- UNDEFINED
- HIGHWAY SERVICE
- LOW-DENSITY RESIDENTIAL HOUSING
- MEDIUM-DENSITY RESIDENTIAL HOUSING
- PLANNED USE DEVELOPMENT
- MOBILE HOME 1
- PUBLIC LAND
- RV PARK/CAMPGROUND

PROPOSED ZONING

PINE VIEW DR

BOWMAN LN

CANYON VIEW CT

WHEELER SUBDIV

CANYON VIEW ESTATES


DAVENPORT RANCH ADDITION


DAVENPORT LOOP


NE 1/4
22-05-05

NW 1/4 NW 1/4
22-05-05


SW 1/4 NW 1/4
22-05-05


 TIFD #20


 STURGIS CITY LIMITS


 AREA TO BE ANNEXED


ZONING


 HIGHWAY SERVICE


 LOW-DENSITY RESIDENTIAL HOUSING

 MEDIUM-DENSITY RESIDENTIAL HOUSING

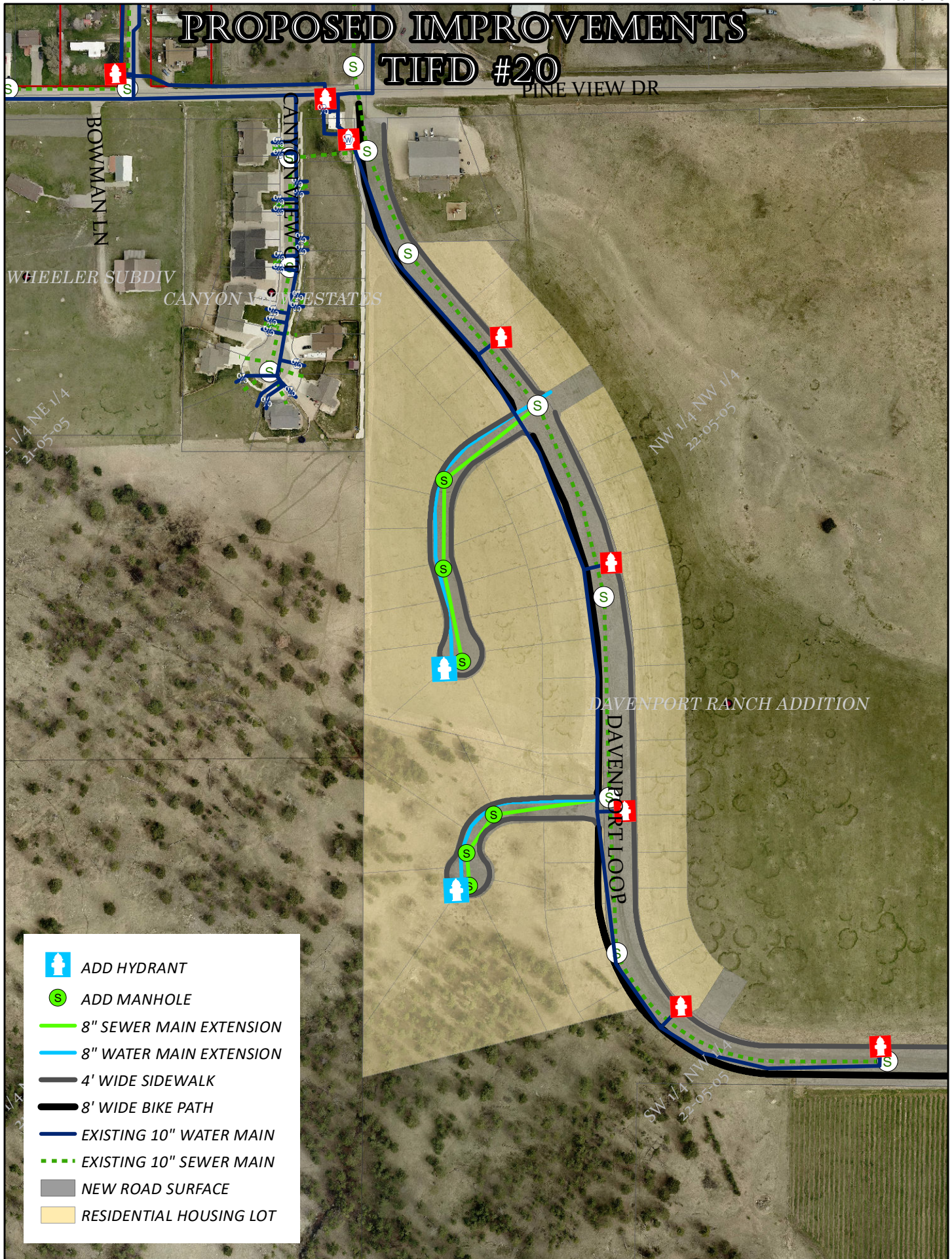
 PLANNED USE DEVELOPMENT

 MOBILE HOME 1

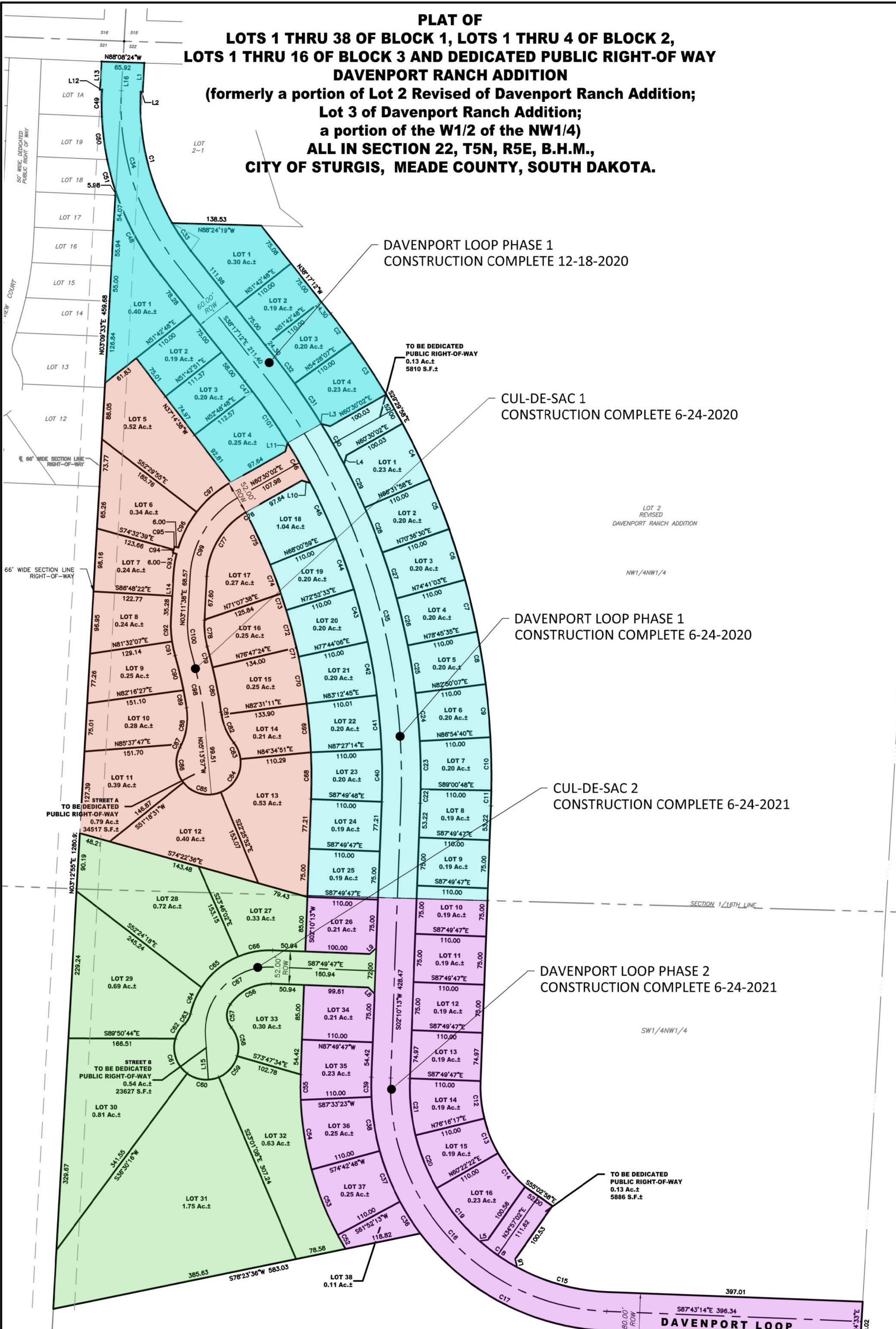
 PUBLIC LAND

 RV PARK/CAMPGROUND

PROPOSED IMPROVEMENTS TIED #20



**PLAT OF
 LOTS 1 THRU 38 OF BLOCK 1, LOTS 1 THRU 4 OF BLOCK 2,
 LOTS 1 THRU 16 OF BLOCK 3 AND DEDICATED PUBLIC RIGHT-OF-WAY
 DAVENPORT RANCH ADDITION
 (formerly a portion of Lot 2 Revised of Davenport Ranch Addition;
 Lot 3 of Davenport Ranch Addition;
 a portion of the W1/2 of the NW1/4)
 ALL IN SECTION 22, T5N, R5E, B.H.M.,
 CITY OF STURGIS, MEADE COUNTY, SOUTH DAKOTA.**



DAVENPORT LOOP PHASE 1
 CONSTRUCTION COMPLETE 12-18-2020

CUL-DE-SAC 1
 CONSTRUCTION COMPLETE 6-24-2020

DAVENPORT LOOP PHASE 1
 CONSTRUCTION COMPLETE 6-24-2020

CUL-DE-SAC 2
 CONSTRUCTION COMPLETE 6-24-2021

DAVENPORT LOOP PHASE 2
 CONSTRUCTION COMPLETE 6-24-2021

TO BE DEDICATED
 PUBLIC RIGHT-OF-WAY
 0.79 Ac.±
 34517 S.F.±

TO BE DEDICATED
 PUBLIC RIGHT-OF-WAY
 0.13 Ac.±
 5810 S.F.±

LOT 2
 REVISED
 DAVENPORT RANCH ADDITION

NW1/4NW1/4

SECTION 1/16TH LINE

SW1/4NW1/4

TO BE DEDICATED
 PUBLIC RIGHT-OF-WAY
 0.13 Ac.±
 5886 S.F.±

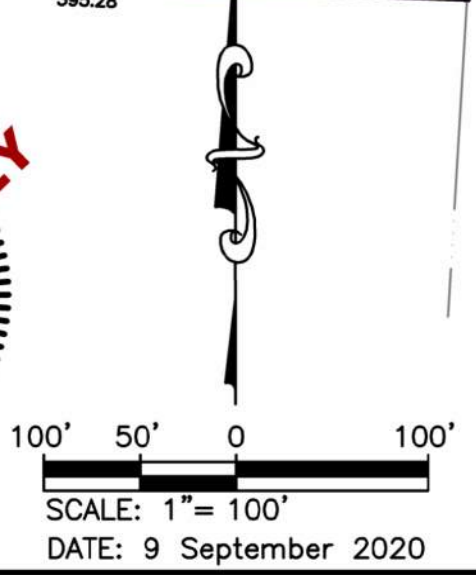
NOTE: SEE SHEET 2 FOR LINE AND CURVE TABLE

- LEGEND**
- ⊙ DENOTES SET 1 1/4" PC MARKED "KTM-9961"
 - DENOTES FOUND SURVEY MONUMENT AS DESCRIBED HEREON
 - (R) DENOTES RECORDED IN PREVIOUS PLAT OR DESCRIPTION.
 - (M) DENOTES MEASURED IN THIS SURVEY.

UTILITY AND MINOR DRAINAGE EASEMENTS: 'B' ON THE INTERIOR SIDES OF ALL LOT LINES, EXCEPT WHERE MAJOR DRAINAGE EASEMENTS LIE.

ANY MAJOR DRAINAGE EASEMENT SHOWN HEREON SHALL BE KEPT FREE OF ALL OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO BUILDINGS, WALLS, FENCES, HEDGES, TREES AND SHRUBS. THESE EASEMENTS GRANT TO ALL PUBLIC AUTHORITIES THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, AND REPAIR SUCH IMPROVEMENTS AND STRUCTURES AS IT DEEMS EXPEDIENT TO FACILITATE DRAINAGE FROM ANY SOURCE.

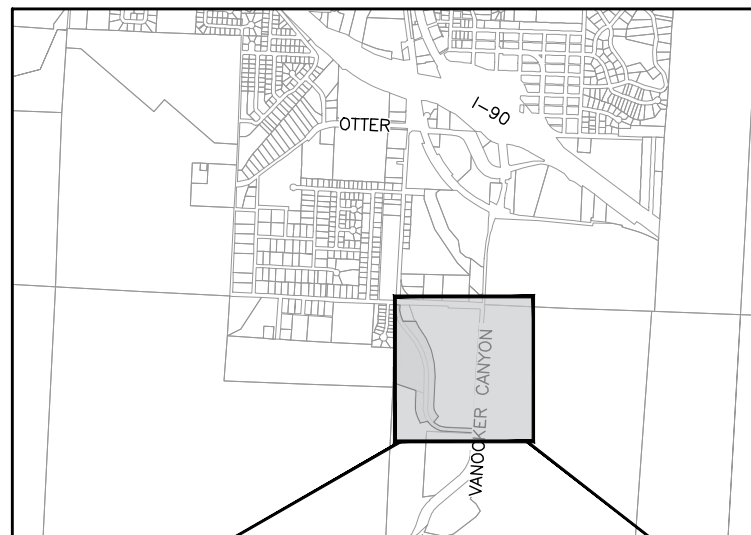
BASIS OF BEARINGS: BASIS OF BEARING IS CITY OF RAPID CONTROL NETWORK - SOUTH DAKOTA STATE PLANE SOUTH ZONE (NAD83-2011). MEASURED DISTANCES ARE ON SURFACE PROJECTION USING A COMBINED SCALE FACTOR FOR PROJECT OF 1.0002115



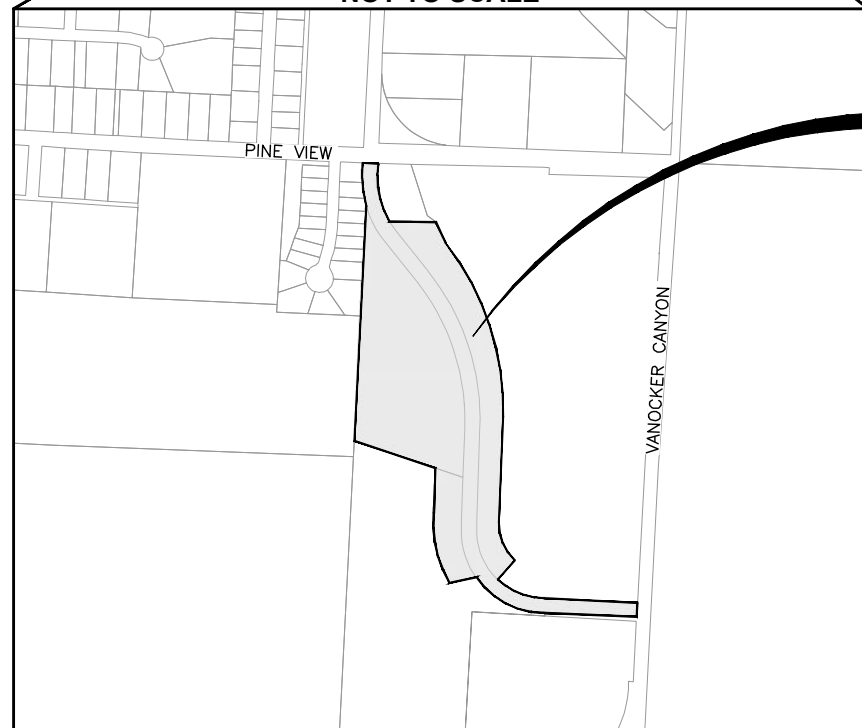
PREPARED BY:

DAVENPORT RANCH ADDITION PHASE 1 AND 2 STREET AND UTILITY PLAN CITY OF STURGIS, MEADE COUNTY, SOUTH DAKOTA KTM JOB NO. 20-1106

PROJECT LOCATION



MEADE COUNTY, SD
NOT TO SCALE



PROJECT LOCATION MAP
NOT TO SCALE

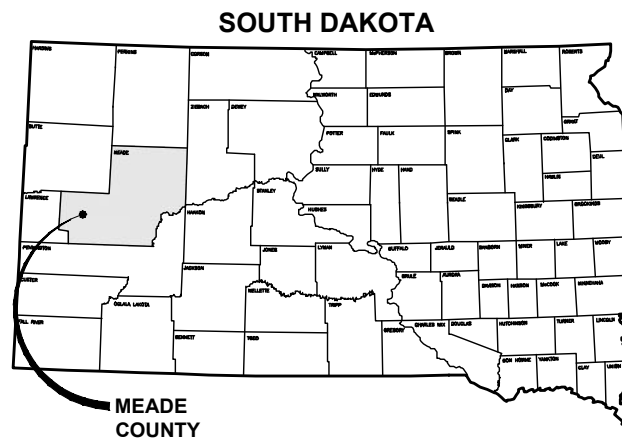
PROJECT
LOCATION

INDEX OF SHEETS

- 1 TITLE SHEET
- 2-3 GENERAL NOTES
- 4-5 LEGENDS / TYPICAL SECTIONS
EXISTING CONDITIONS AND REMOVALS
- 6 HORIZONTAL ALIGNMENTS
- 7 PROJECT OVERVIEW
- 8 MASTER UTILITY PLAN
- 9-14 DAVENPORT LOOP PLAN AND PROFILE
- 15-16 STREET A PLAN AND PROFILE
- 17-18 STREET B PLAN AND PROFILE
CURB AND GUTTER / SIGNAGE PLAN
DETAILS
- EROSION CONTROL NOTES
- EROSION CONTROL PLAN
- EROSION CONTROL DETAILS

UTILITY DISTRIBUTION

- 1 UTILITY DISTRIBUTION PLAN
- 2 UTILITY DISTRIBUTION DETAILS



I, _____, CERTIFY THAT I HAVE READ AND UNDERSTAND THE PROVISIONS CONTAINED IN THE CITY OF STURGIS STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION AND THE CITY OF RAPID CITY'S ADOPTED DESIGN CRITERIA MANUALS. THE DRAWINGS AND SPECIFICATIONS CONTAINED HERE WITHIN, TO THE BEST OF MY KNOWLEDGE, WERE PREPARED IN ACCORDANCE WITH THESE DOCUMENTS, OR A PROPERLY EXECUTED EXCEPTION TO THE DESIGN STANDARDS HAS BEEN OBTAINED.

ENGINEER: _____ DATE: _____

ONE CALL
BEFORE DIGGING
1-800-781-7474

PLAN SIZE
11" x 17"

PRELIMINARY
FOR REVIEW ONLY

SEPT. 2020
Internal Job No. 20-1106
Designed By: KT
Drawn By: PM
Surveyed By: BASELINE
Survey Date: 08-2020

REVISIONS:

DAVENPORT RANCH ADDITION
PHASE 1 AND 2
STREET AND UTILITY PLAN
MEADE COUNTY, SOUTH DAKOTA

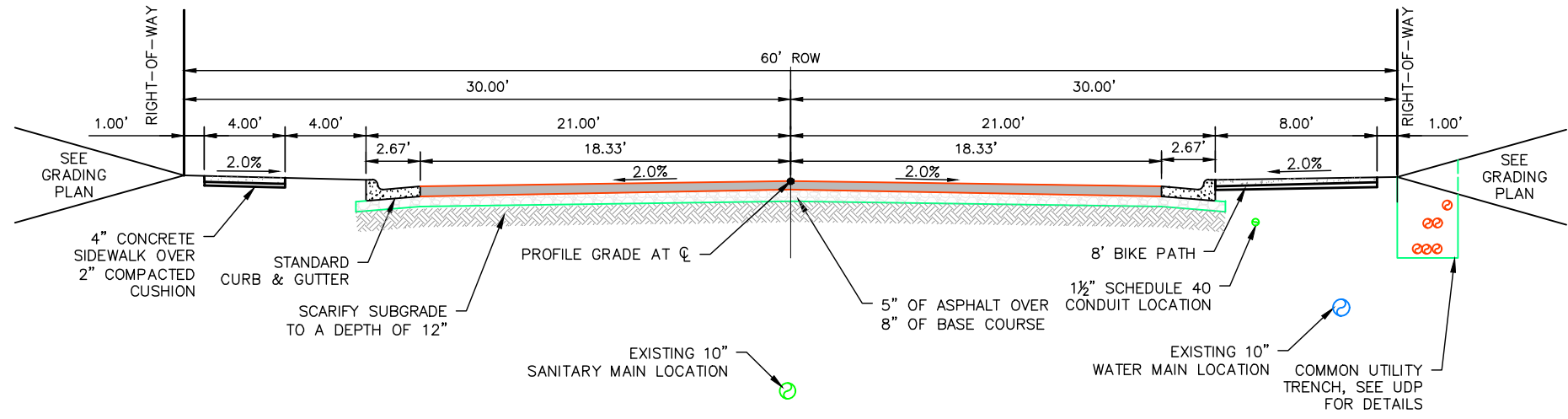
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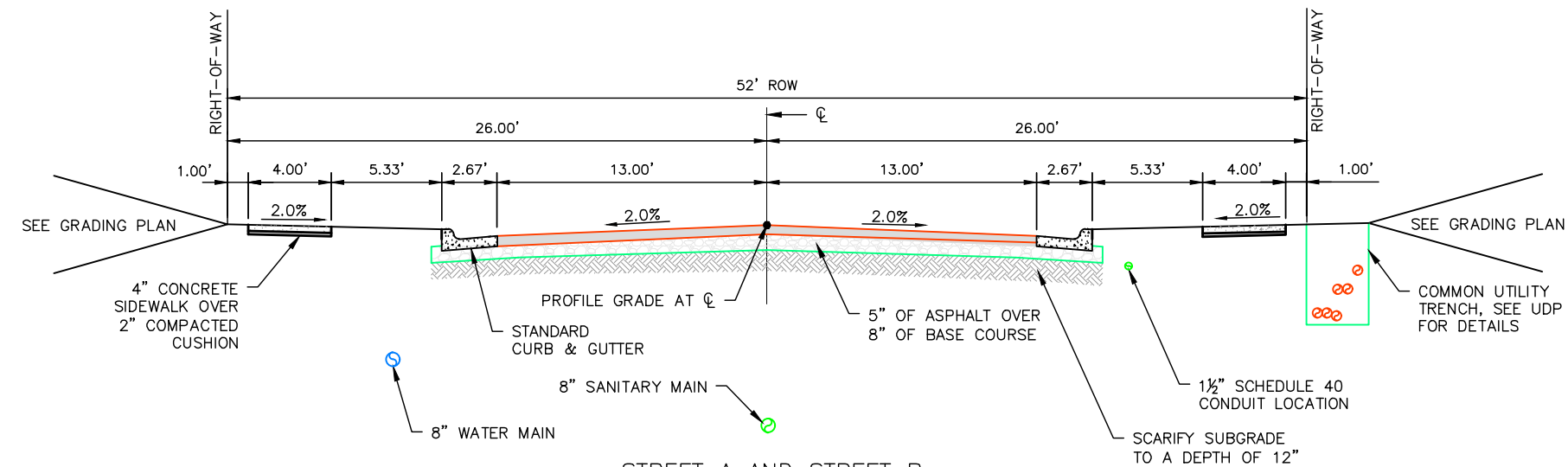
SHEET NO.
1

X:\1100-1149\1106 Davenport Ranch\20-1106.E00 - ENGINEER PROJECT FOLDER\Drawings\SHEETS\1 TITLE SHEET.dwg 9/11/2020 2:33pm

X:\1100-1149\1106 Davenport Ranch\20-1106.E00 - ENGINEER PROJECT FOLDER\Drawings\SHEETS\5 TYPICAL SECTIONS.dwg 9/11/2020 2:34pm



DAVENPORT LOOP TYPICAL SECTION
 FROM: STA 0+44.93 TO 6+89.72
 STA 7+74.95 TO 15+21.21
 STA 16+02.55 TO 26+91.12
 NTS



STREET A AND STREET B TYPICAL SECTION
 STREET A: STA 1+85.12 TO 6+35.03
 STREET B: STA 1+47.79 TO 4+31.28
 NTS

PRELIMINARY FOR REVIEW ONLY

SEPT. 2020
Internal Job No. 20-1106
Designed By: KT
Drawn By: PM
Surveyed By: BASELINE
Survey Date: 08-2020
11" X 17" PLAN SET

DAVENPORT RANCH ADDITION
 PHASE 1 AND 2
 STREET AND UTILITY PLAN
 MEADE COUNTY, SOUTH DAKOTA

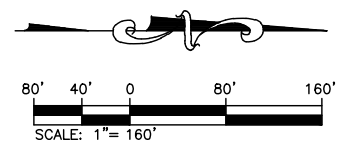
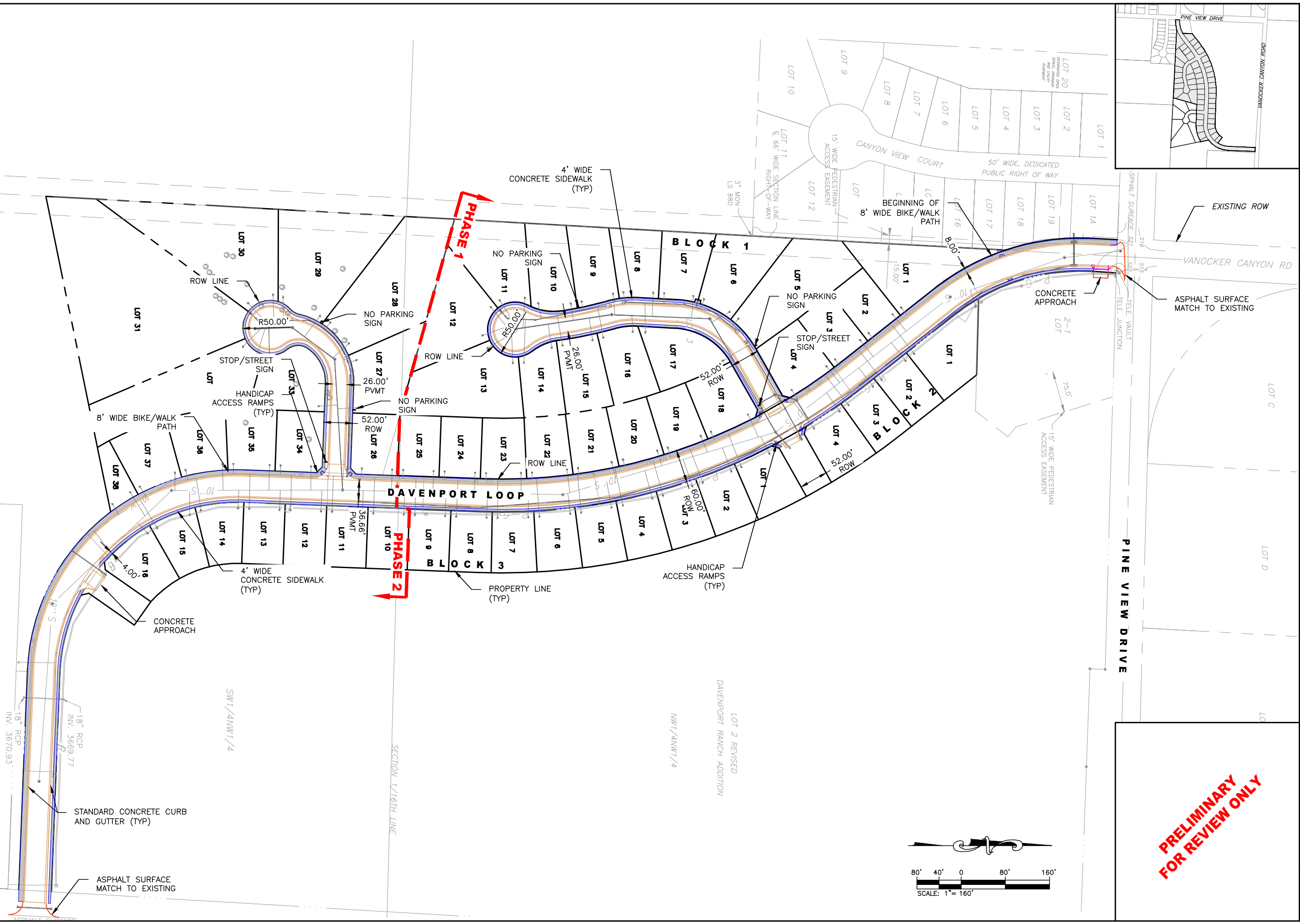
TYPICAL SECTIONS

623 1/2 6th Street, Suite 201, Rapid City, SD 57701
 Phone: (605) 791-5866 | Fax: (605) 791-5863
 www.ktmengineering.com

CIVIL ENGINEERING LAND SURVEYING
 LAND PLANNING PROJECT MANAGEMENT
 CONSTRUCTION ADMINISTRATION



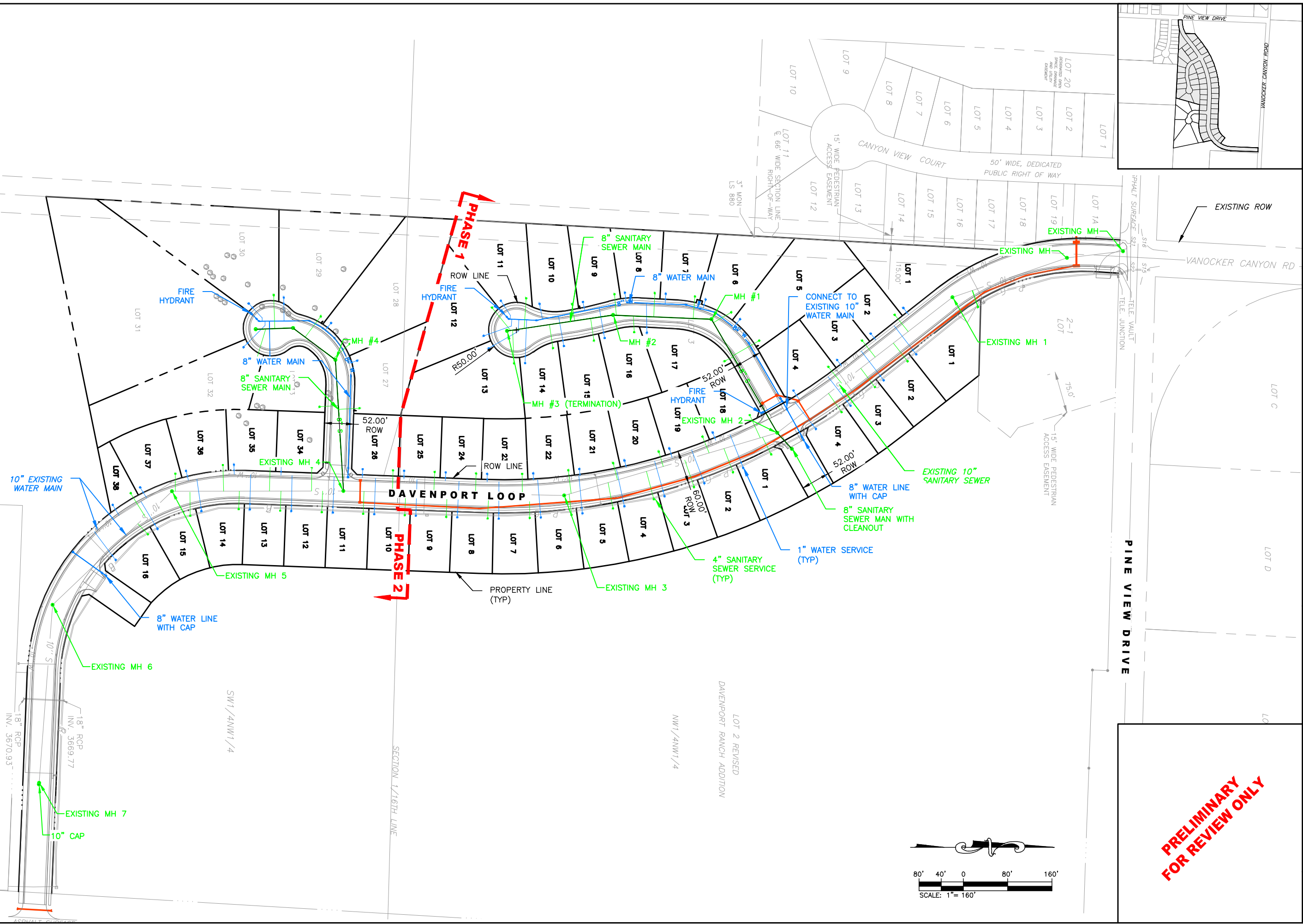
X:\1100-1149\1106 Davenport Ranch\20-1106.E00 - ENGINEER PROJECT FOLDER\Drawings\SHEETS\PROJECT OVERVIEW.dwg 9/11/2020 2:34pm



**PRELIMINARY
FOR REVIEW ONLY**

SEPT. 2020	
Internal Job No. 20-1106	Designed By: KT
	Drawn By: PM
	Survey Date: BASELINE 08-2020
11" X 17" PLAN SET	
REVISIONS:	
DAVENPORT RANCH ADDITION PHASE 1 AND 2 STREET AND UTILITY PLAN MEADE COUNTY, SOUTH DAKOTA	
PROJECT OVERVIEW	
628 172 6th Street, Suite 201, Rapid City, SD 57701 Phone: (605) 791-5866 Fax: (605) 791-5863 www.kctmdesign.com CIVIL ENGINEERING LAND SURVEYING LAND PLANNING PROJECT MANAGEMENT CONSTRUCTION ADMINISTRATION	
SHEET NO.	
7	

X:\1100-1149\1106 Davenport Ranch\20-1106.E00 - ENGINEER PROJECT FOLDER\Drawings\SHEETS\UTILITY PLAN.dwg 2020 2:34pm



**PRELIMINARY
FOR REVIEW ONLY**

SEPT. 2020
Internal Job No. 20-1106
Designed By: KT
Drawn By: PM
Surveyed By: BASELINE 08-2020

REVISIONS:

DAVENPORT RANCH ADDITION
PHASE 1 AND 2
STREET AND UTILITY PLAN
MEADE COUNTY, SOUTH DAKOTA

MASTER UTILITY PLAN

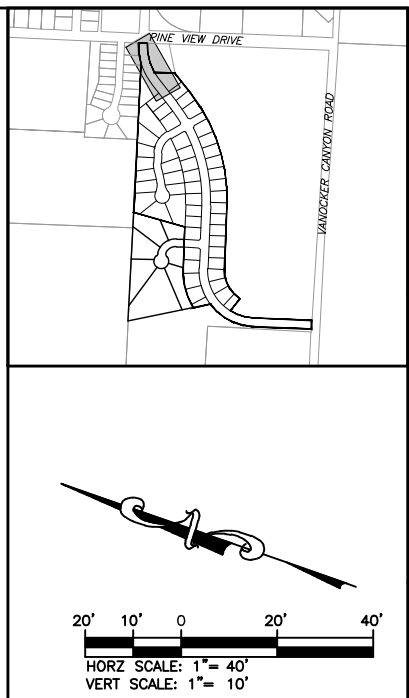
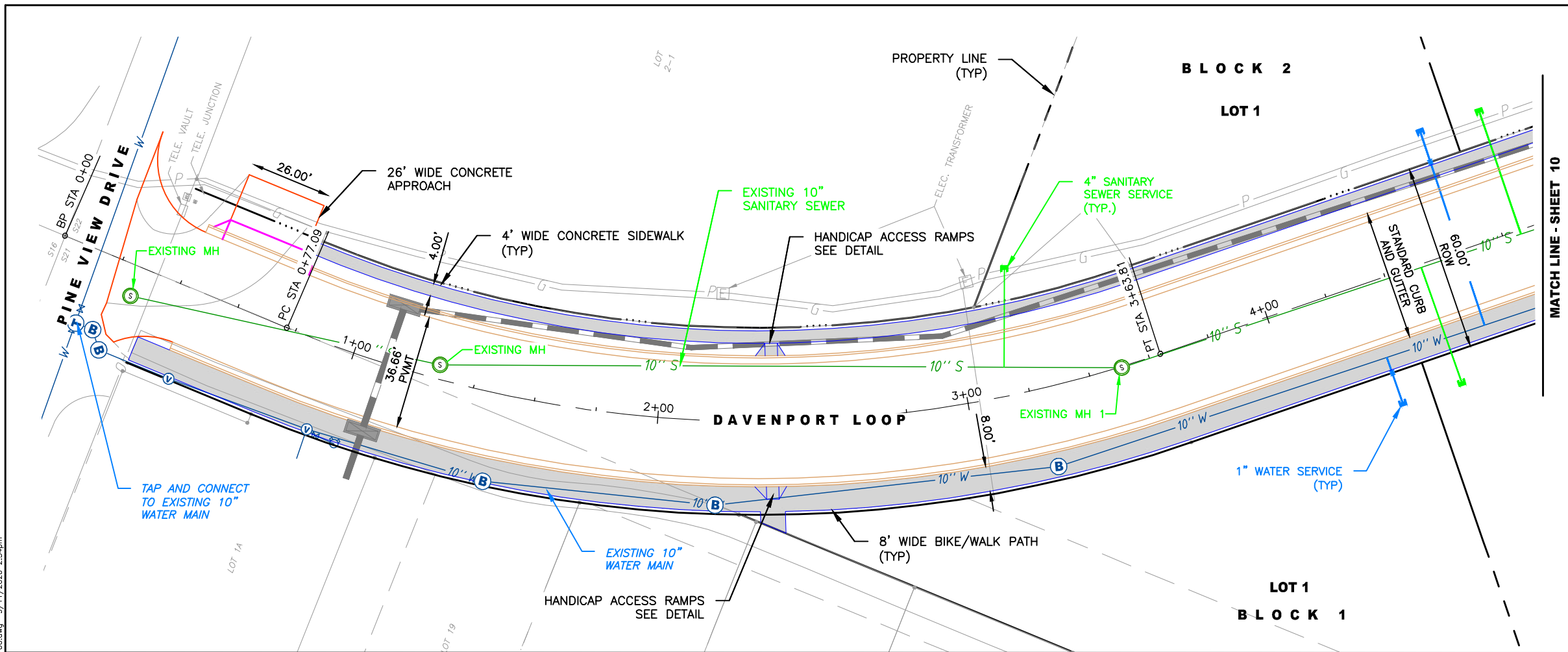
628 172 6th Street, Suite 201, Rapid City, SD 57701
Phone: (605) 791-5866 | Fax: (605) 791-5863
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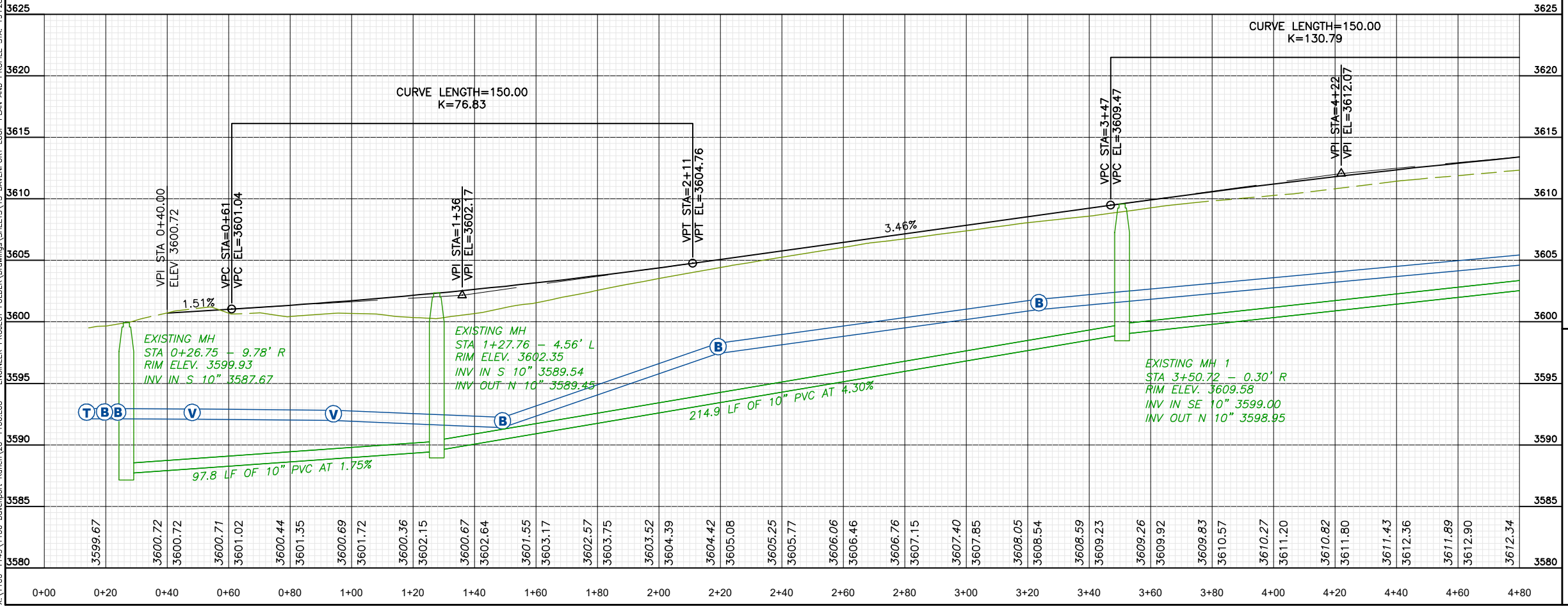
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8

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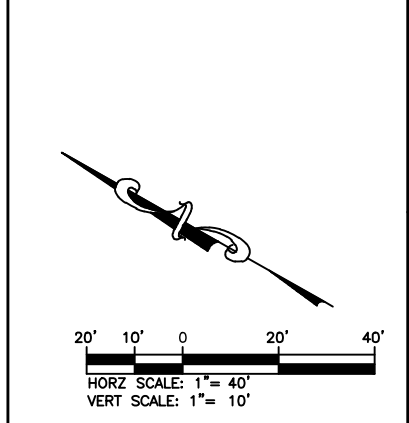
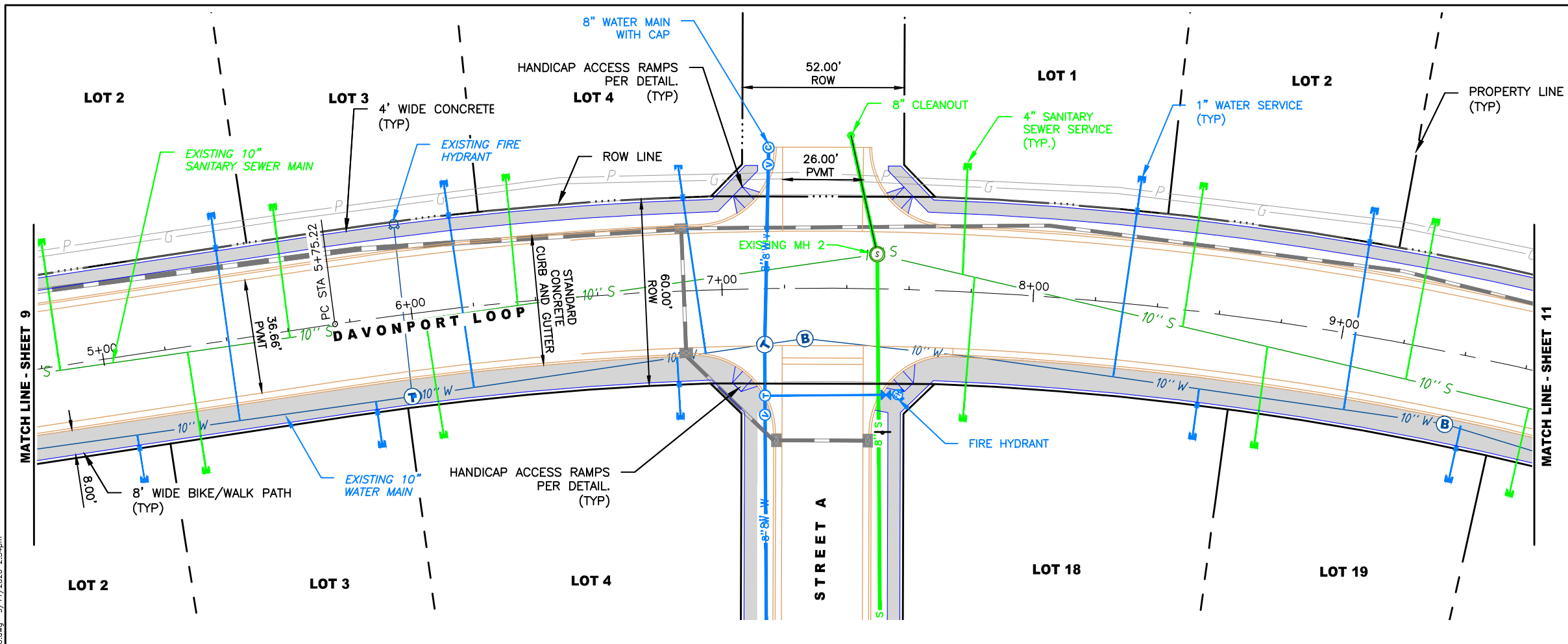
NOTE:
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 INSTALL WITH VALVE AND TRACER WIRE. BRING TO SURFACE.
 2. FIRE HYDRANT ASSEMBLY BURY DEPTH: (CONTRACTOR TO VERIFY FIRE HYDRANTS DEPTHS PRIOR TO ORDERING MATERIALS.)



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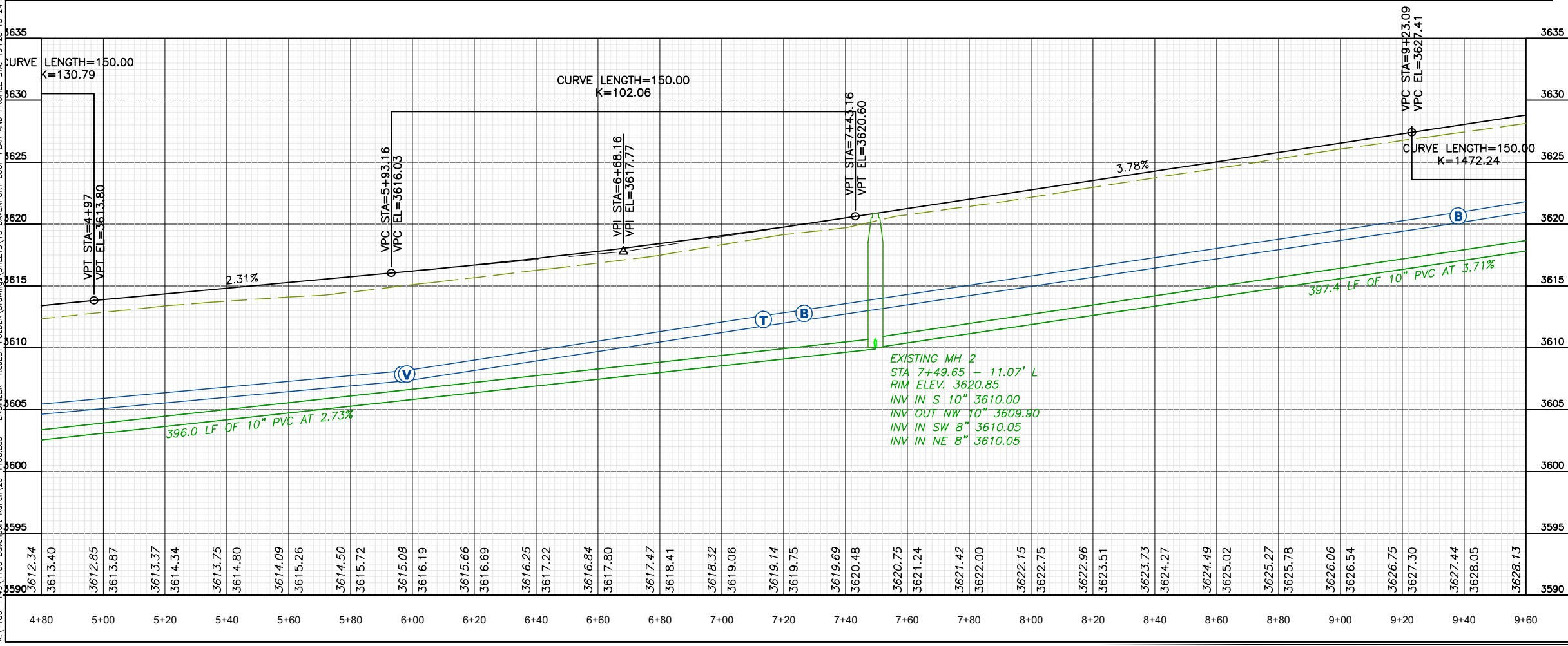
SEPT. 2020	
Internal Job No: 20-1106	Designed By: KT Drawn By: PM Surveyed By: Survey Date: BASELINE 08-2020
<p>DAVENPORT RANCH ADDITION PHASE 1 AND 2 STREET AND UTILITY PLAN MEADE COUNTY, SOUTH DAKOTA</p>	
<p>DAVENPORT LOOP PLAN AND PROFILE STA. 0+00 TO 4+80</p>	
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<p>SHEET NO. 9</p>	

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DAVENPORT RANCH ADDITION
 PHASE 1 AND 2
 STREET AND UTILITY PLAN
 MEADE COUNTY, SOUTH DAKOTA

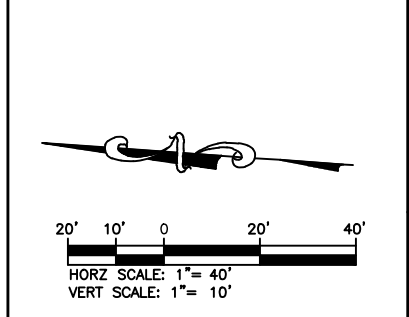
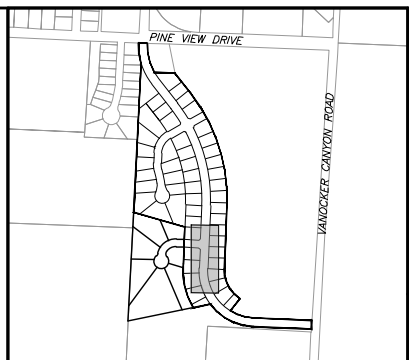
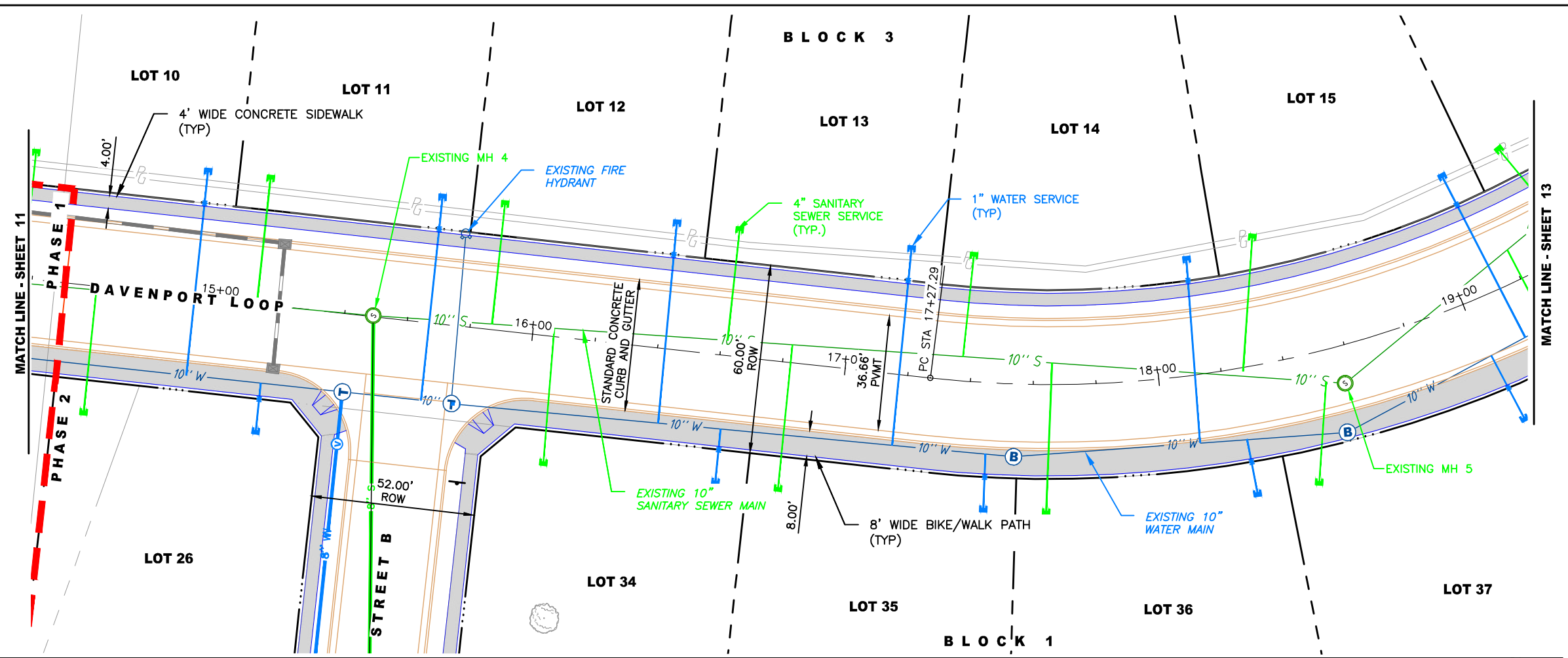
DAVENPORT LOOP PLAN AND PROFILE
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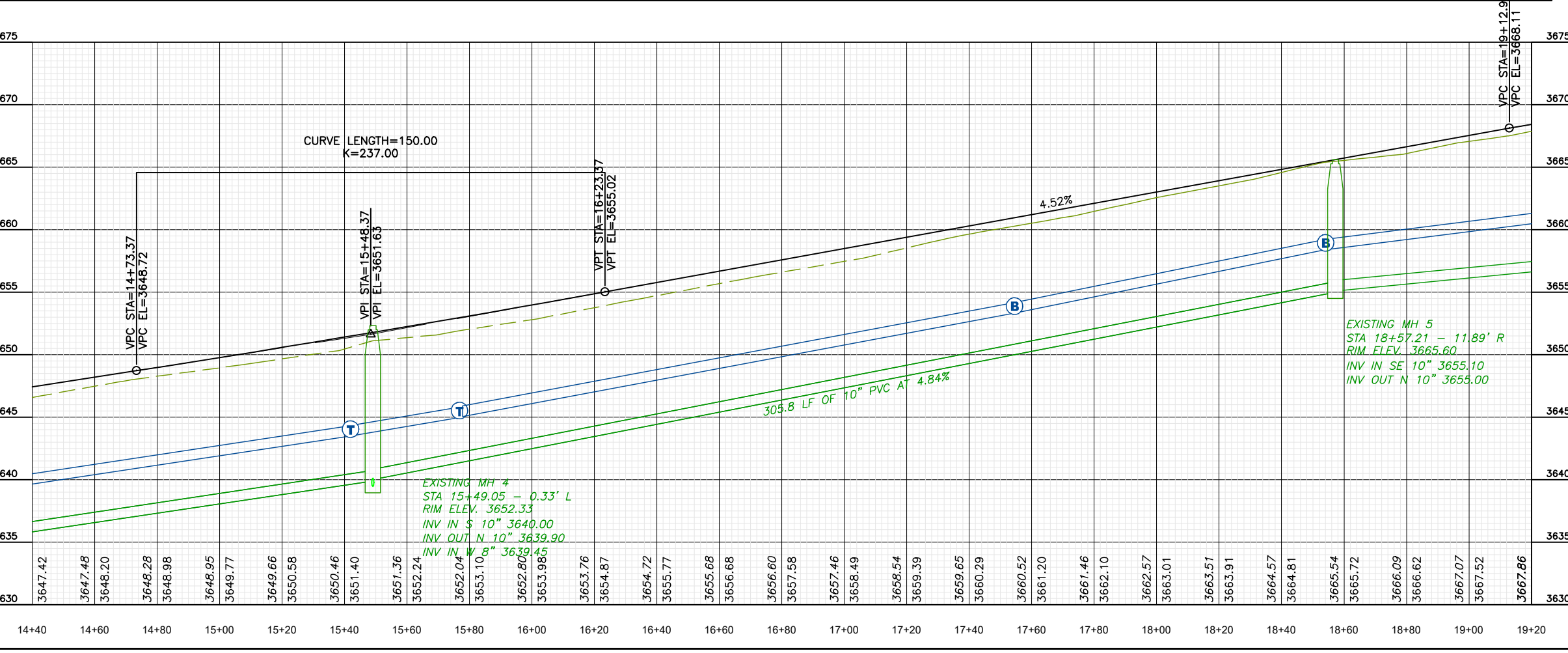
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INSTALL WITH VALVE AND TRACER WIRE. BRING TO SURFACE.



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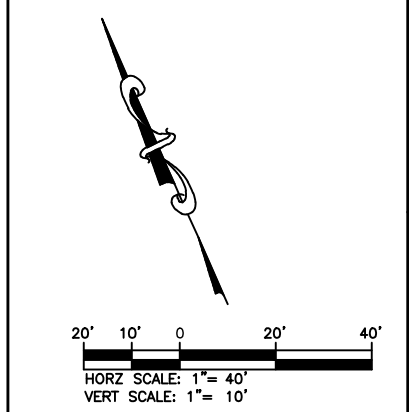
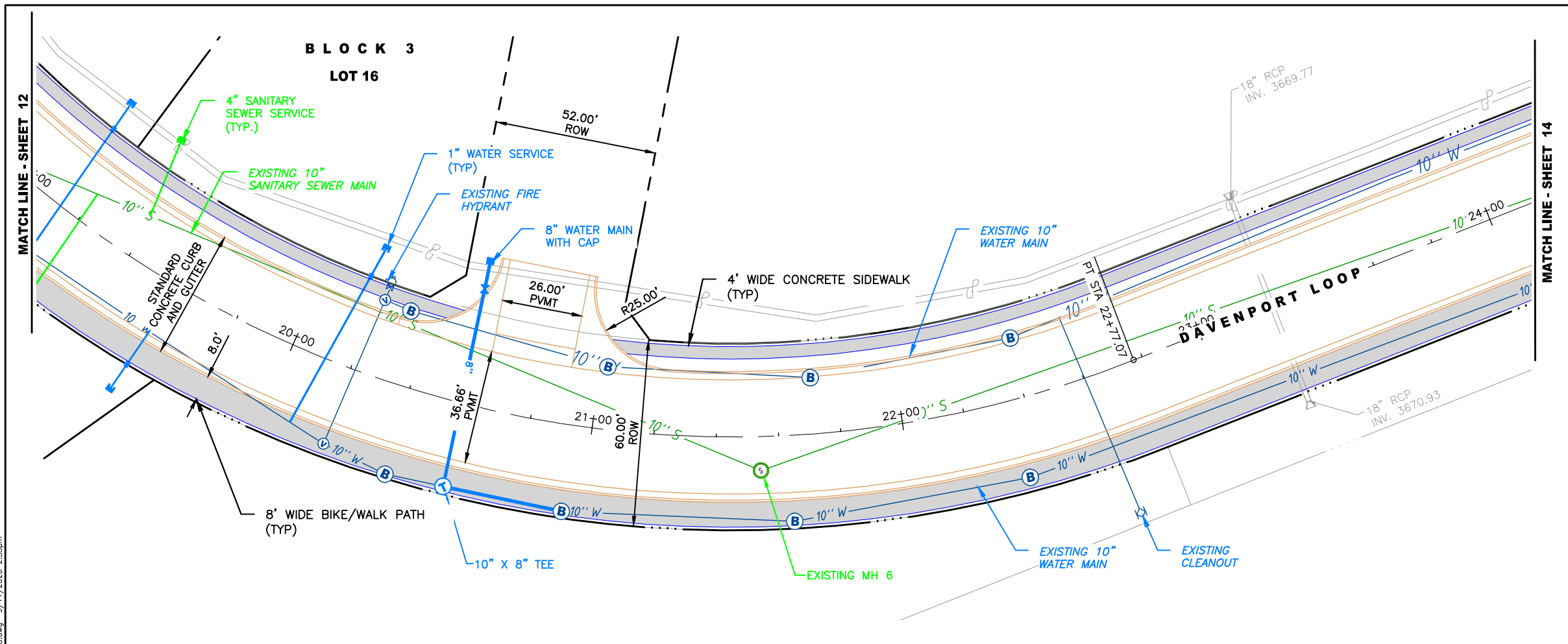
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STA. 14+40 TO 19+20

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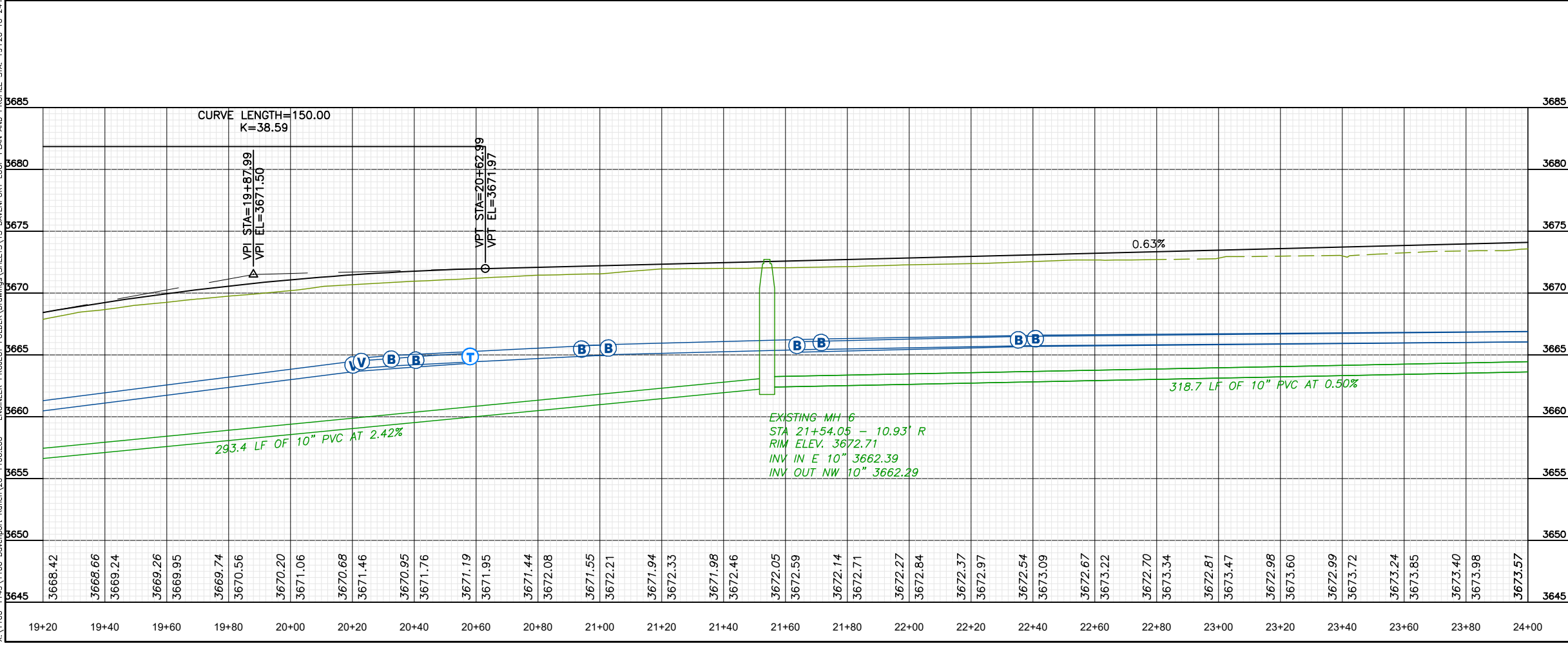
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 MEADE COUNTY, SOUTH DAKOTA

DAVENPORT LOOP PLAN AND PROFILE
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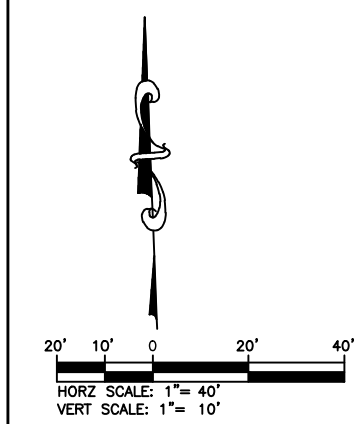
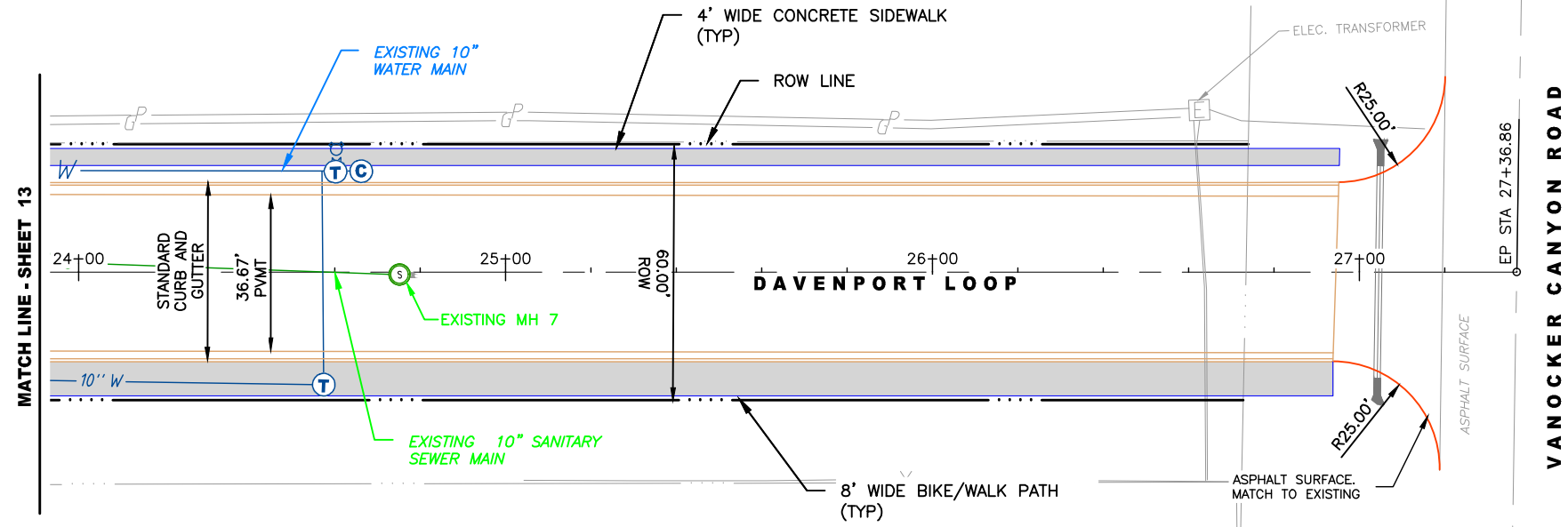
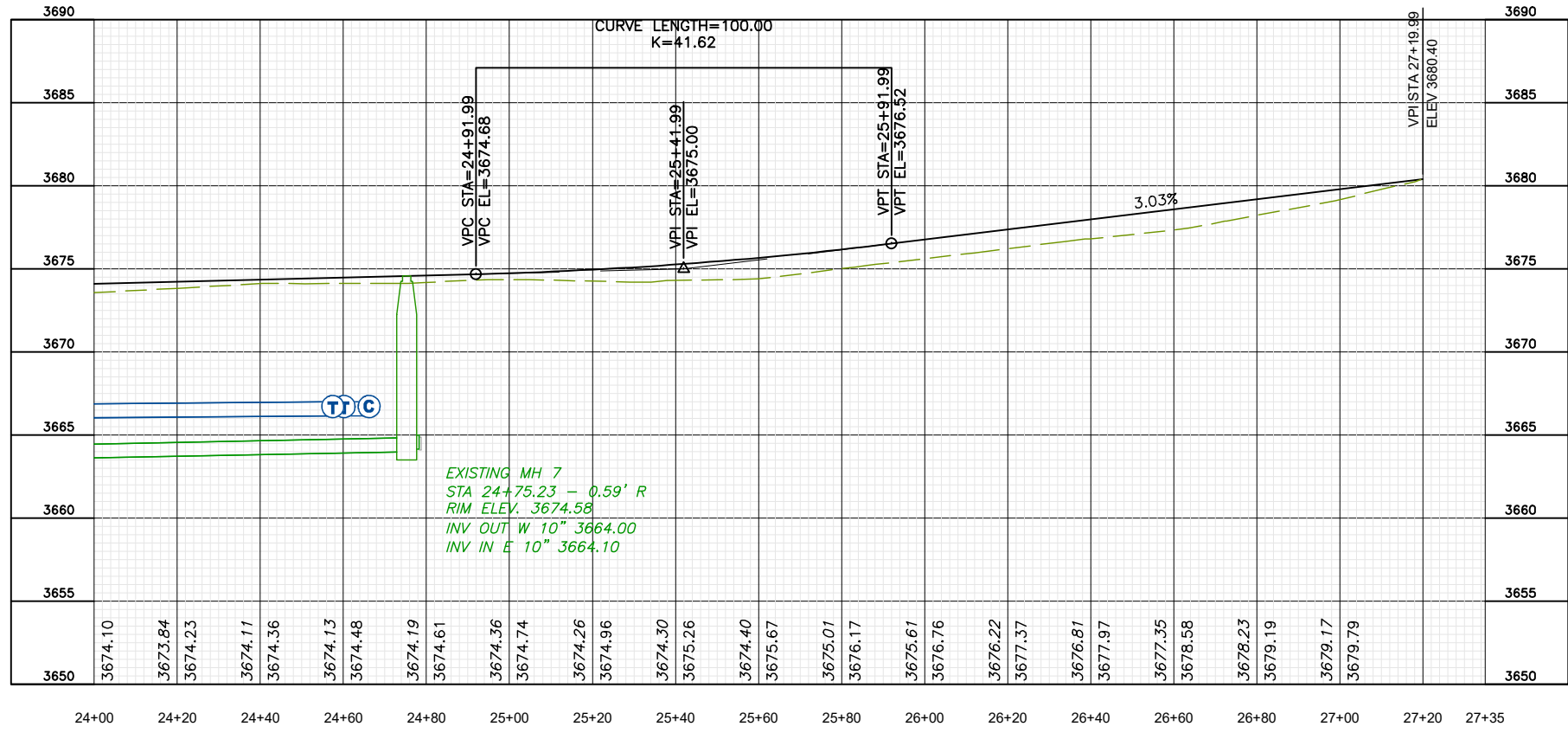
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STA. 24+00 TO 27+36.86



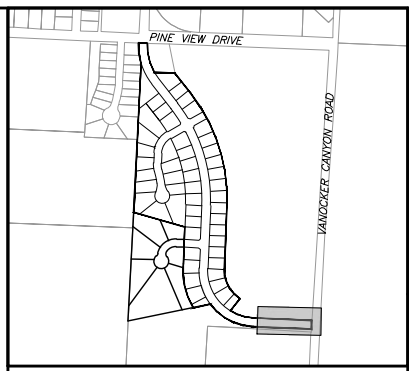
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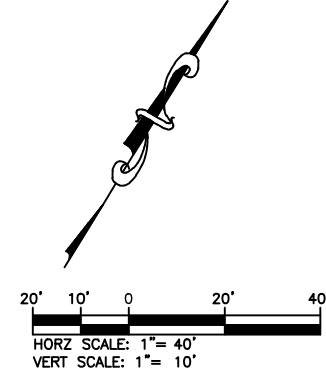
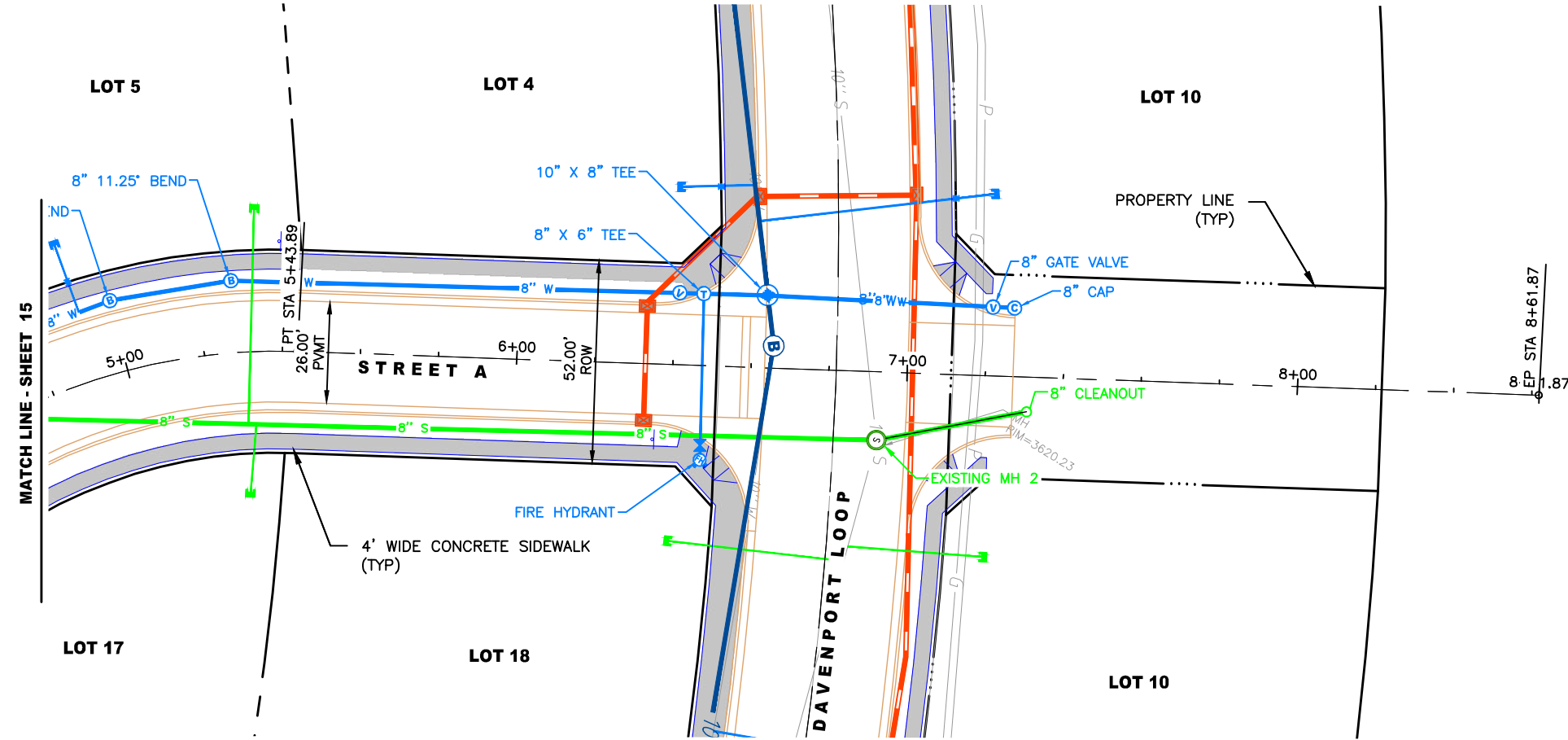
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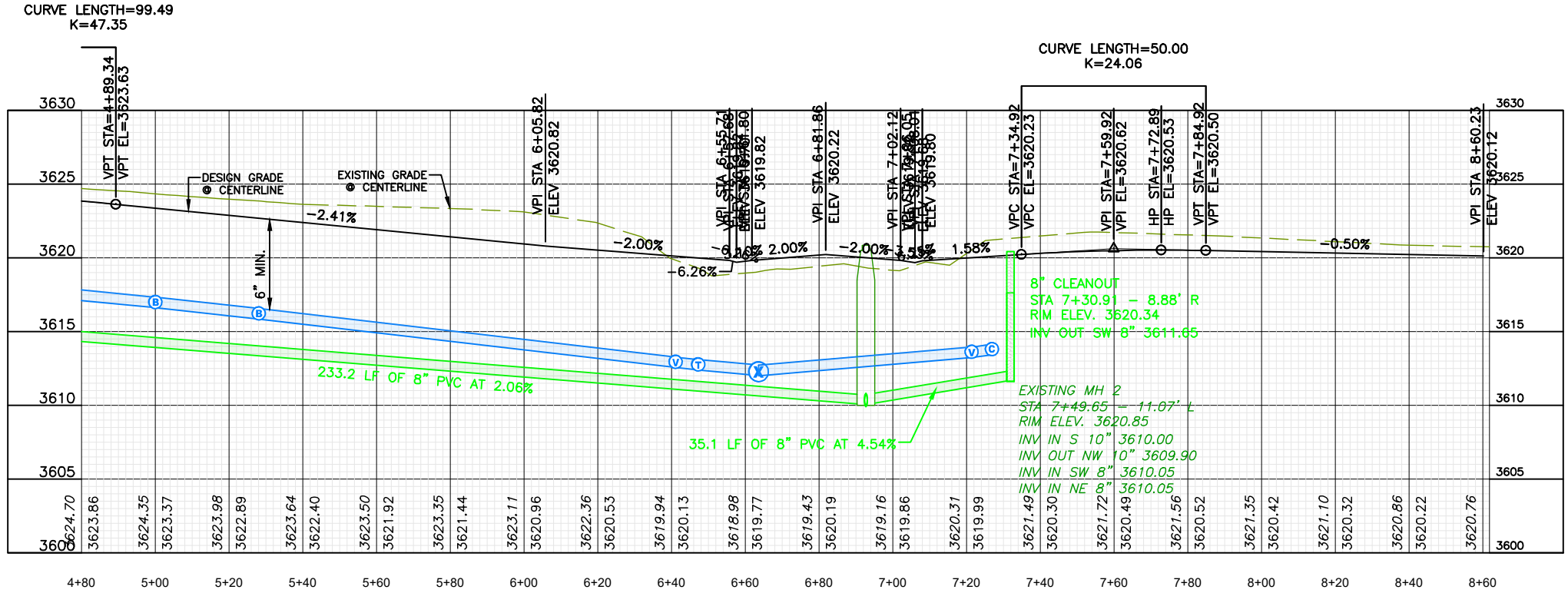
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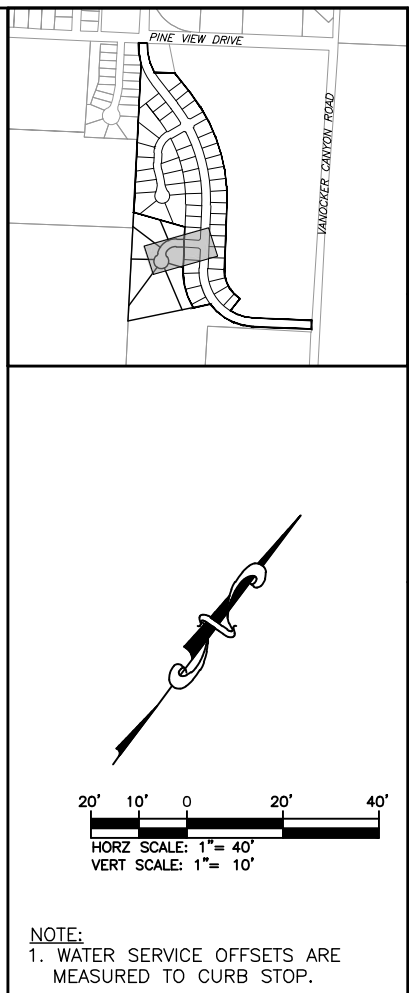
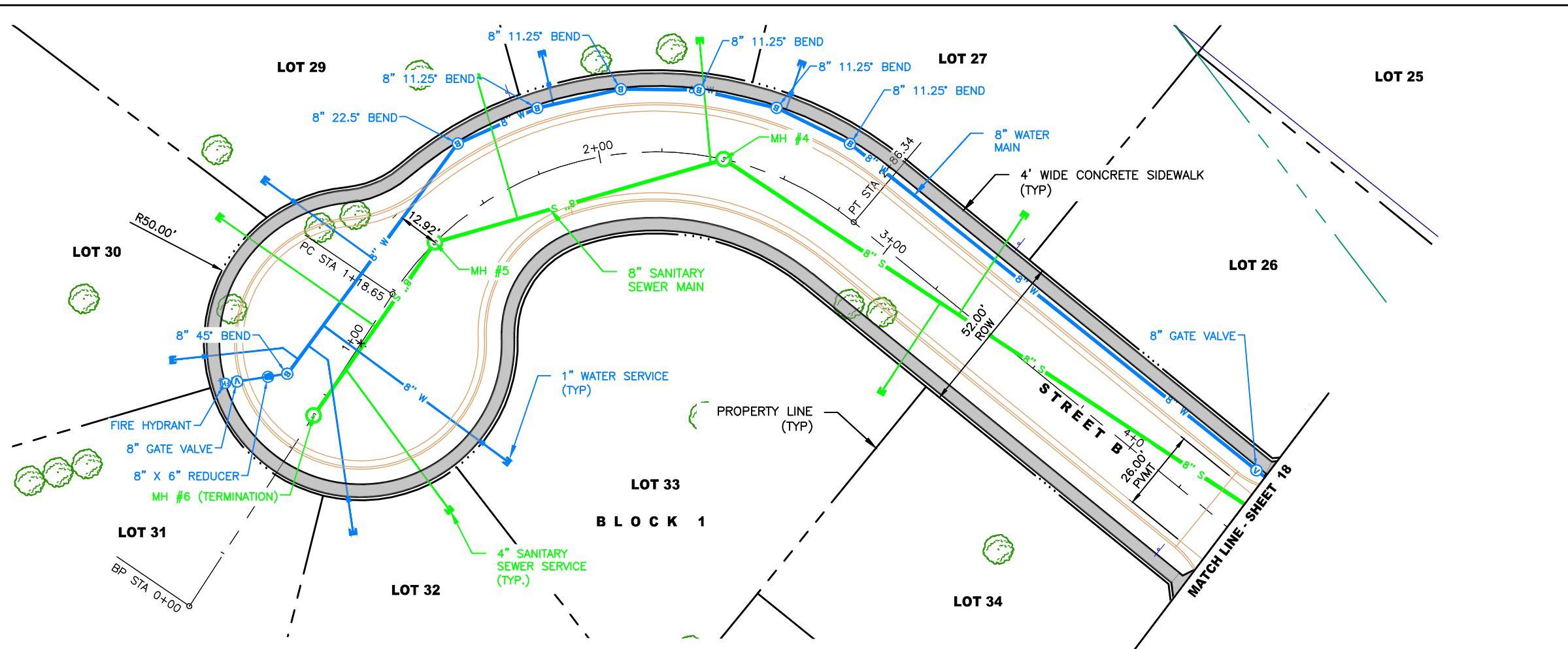
DAVENPORT RANCH ADDITION
PHASE 1 AND 2
STREET AND UTILITY PLAN
MEADE COUNTY, SOUTH DAKOTA

STREET A PLAN AND PROFILE
STA. 4+80 TO 8+61.87

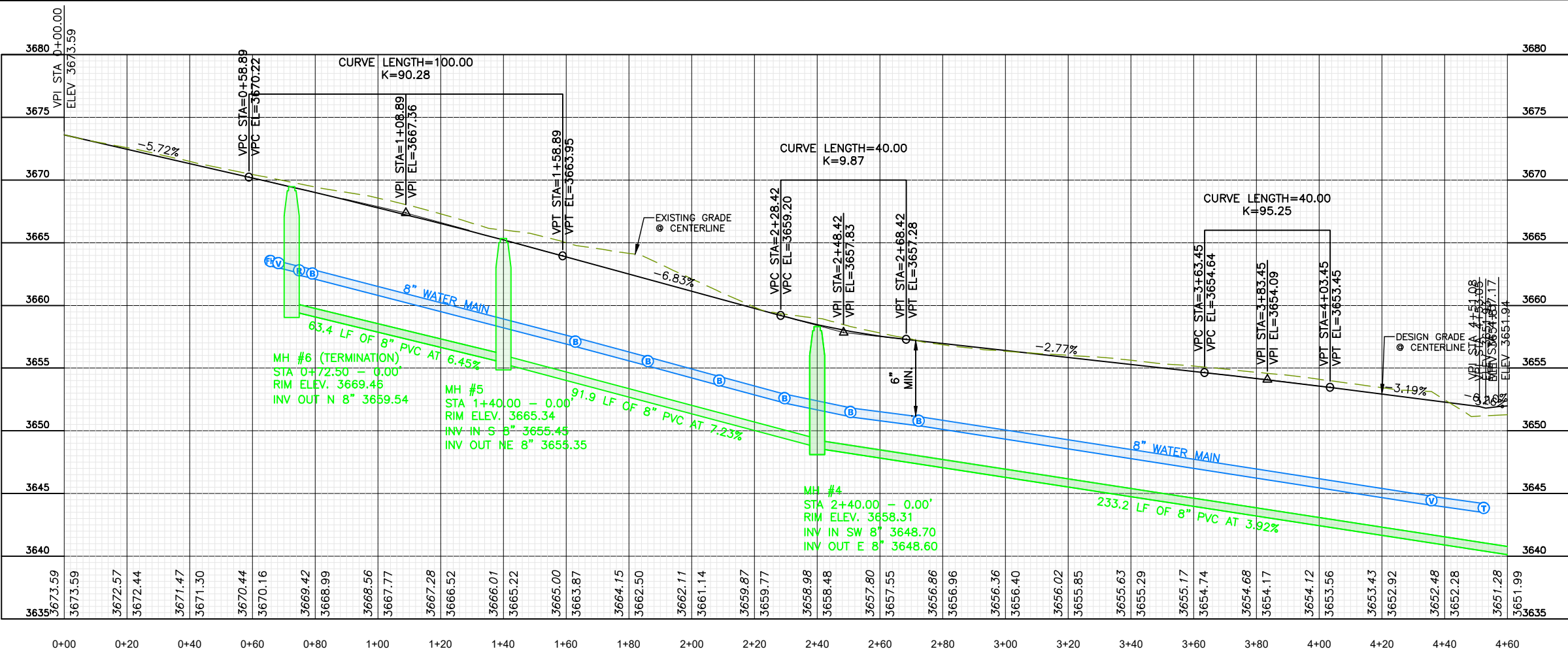
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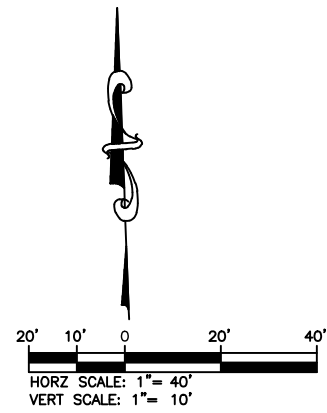
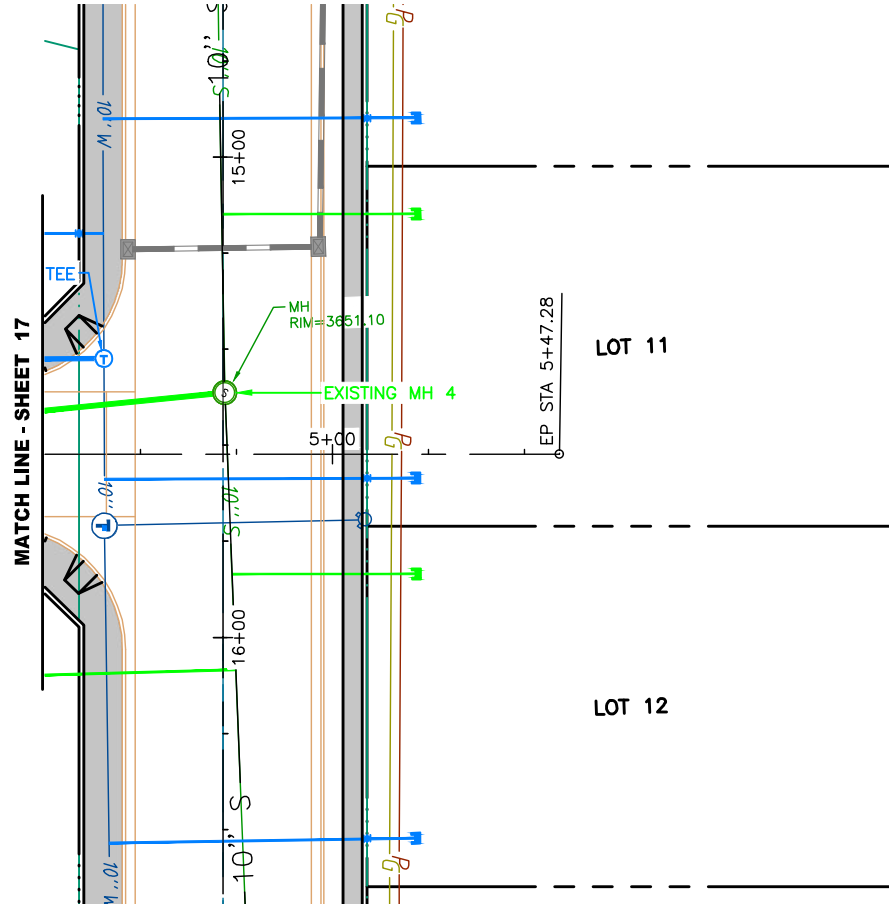
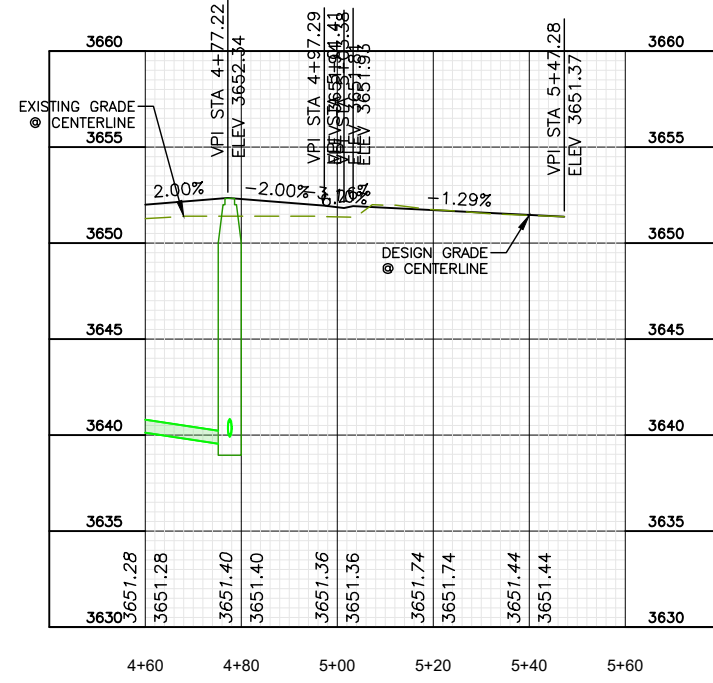
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 STREET AND UTILITY PLAN
 MEADE COUNTY, SOUTH DAKOTA

STREET B PLAN AND PROFILE
 STA. 0+00 TO 4+60

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STREET B PLAN AND PROFILE
STA. 4+60 TO 5+60

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PHASE 1 AND 2
STREET AND UTILITY PLAN
MEADE COUNTY, SOUTH DAKOTA

SEPT. 2020
Internal Job No. 20-1106
Designed By: KT
Drawn By: PM
Surveyed By: BASELINE 08-2020

REVISIONS:

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1040 Harley-Davidson Way
Sturgis, SD 57785
605-347-4422

Planning Commission Report

Meeting Date: October 13, 2020
Agenda Item: Zoning Amendment – Garden Grove Developments, LLC
Prepared By: Laura Abernathy

Background Information:

Garden Grove Developments, LLC, has submitted a zoning amendment for property described as Lot 3 of Davenport Ranch Addition, and a portion of Lot 2 Revised of Davenport Ranch Addition (to be identified as Block A of Davenport Ranch Addition), and a parcel of unplatted land located in SW1/4NW1/4NW1/4 and the NW1/4SW1/4NW1/4 of Section 22, T5N, R5E, B.H.M., Meade County, South Dakota (to be identified as Block B of Davenport Ranch Addition). The request is to rezone the property from Highway Service to Medium-Density Residential housing. A new housing development has been proposed for the area, and rezoning the property from commercial to residential use is one of the first of several steps to allow the project to happen.

Cost, Benefit or Risks:

The zoning request, if approved, would change the zoning from Highway Service to Medium-Density Residential Housing. Uses within each district as defined in Title 18 of the City Ordinance have been included in the packet. The preliminary plat shows 57 single-family lots to be platted. The lots shown on the plat will meet the required lot size, width, and frontage as required in Medium-Density Residential Housing. The minimum required lot size in this zoning district is 6,000 sq. ft. The smallest lot shown on the plat is 8,276 sq. ft. The largest is 76,230 sq. ft, or 1.75 acres. The lots will have no less than 74 ft +/- of frontage to a public street, in which 50 feet is required. If not rezoned to residential, the housing project would not be conforming to the current zoning, and not be allowed. Landowners within the notification zone have voiced concerns about additional housing being planned to the east of their property, and the concern about the type of housing that may occur, such as apartments or multi-family units. While Medium-Density Residential housing allows for townhomes and multi-plexes (up to eight units), the developer has indicated that the lots have been created for detached single-family dwellings. The current zone is Highway Service. Highway Service zoning allows for all uses within a General Commercial district, as well as wholesale distribution centers, drinking and dining establishments, car sales, and so on. If not rezoned to Medium-Density Residential Housing, the current zoning of Highway Service would allow a commercial project to be built on the property and would directly abut the existing residential neighborhood to the west.

Landowner Notifications:

Neighboring landowner concerns: 11 official notifications were sent to the neighboring landowners within 150' of the property. Those notifications resulted in the following results based on assessed property values:

No Response = 67.66% (4)

Disapprove = 20.28% (4)

Approve = 12.06% (3)

Landowner testimony has also been included in the packet.

www.sturgis-sd.gov

www.facebook.com/cityofsturgis



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Budget Impact:

There is no immediate impact to the City budget to rezone property, however, additional municipal utility fees and property taxes would be collected once the property is developed for single-family housing.

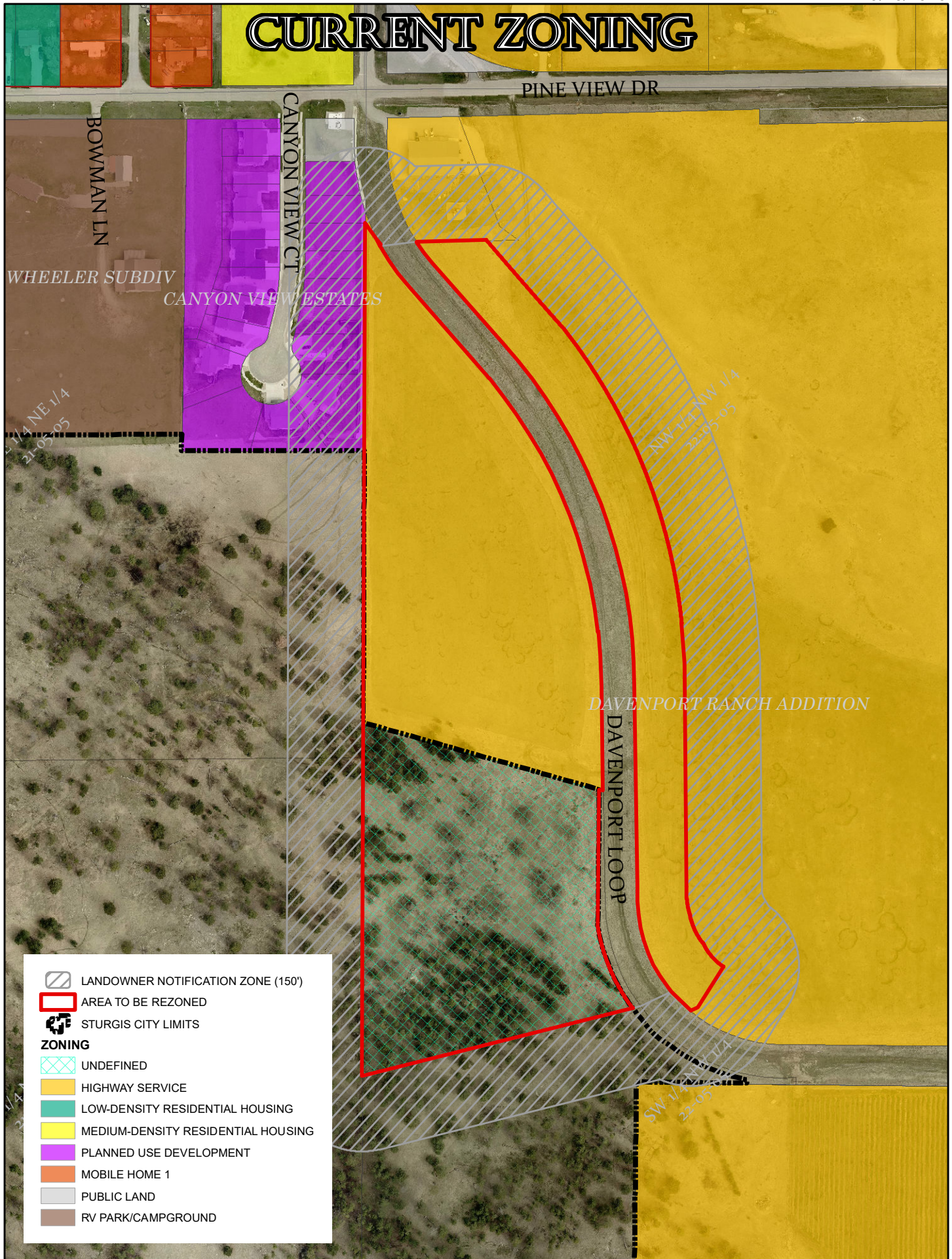
Staff Recommendation:

Staff has reviewed the zoning request as well as the overall project plan for the area and believes that zoning the property from Highway Service to Medium-Density Residential housing will be a better use for the property. Staff recommends approval of the request.

City Manager Approval: _____



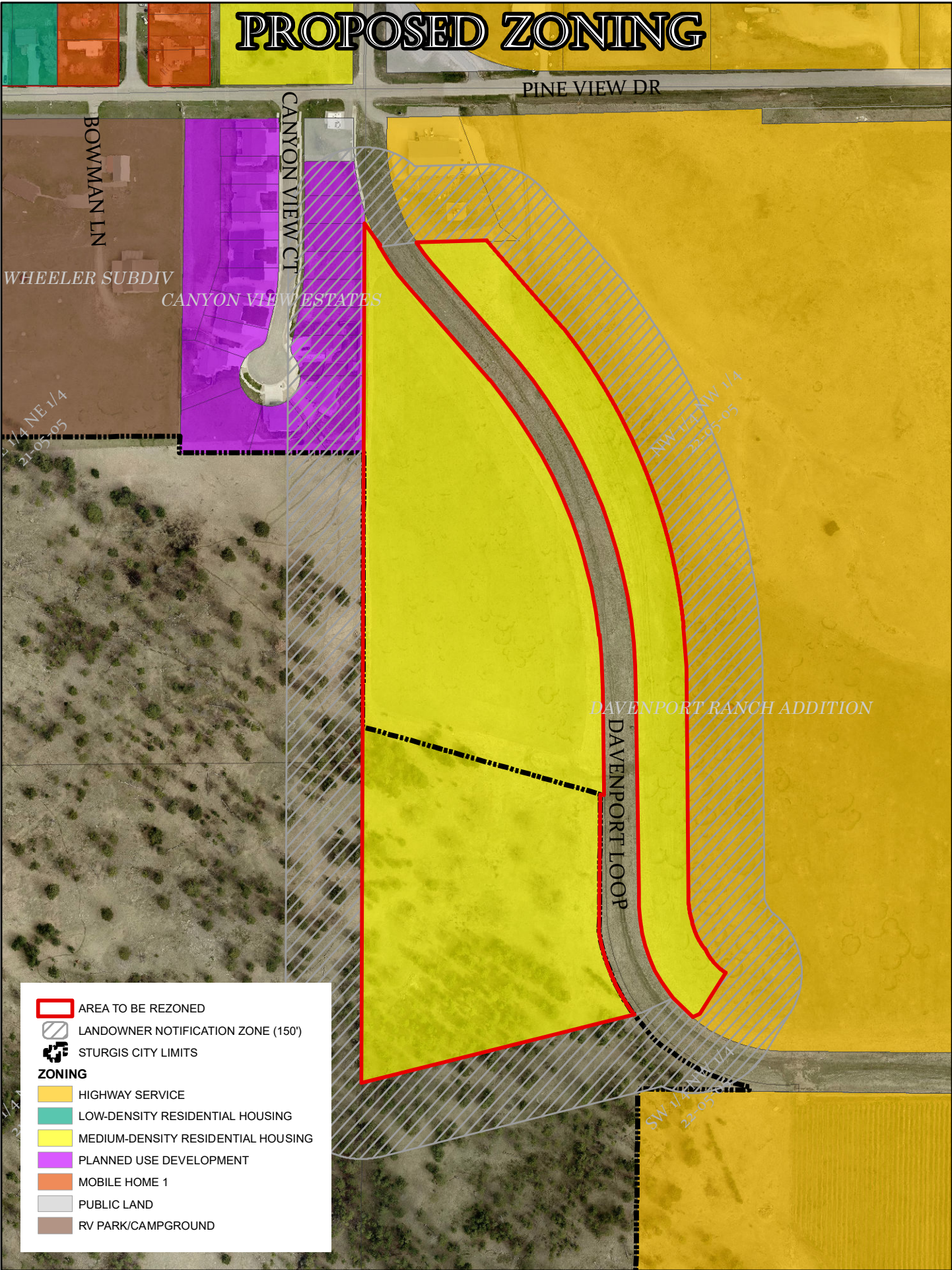
CURRENT ZONING



	LANDOWNER NOTIFICATION ZONE (150')
	AREA TO BE REZONED
	STURGIS CITY LIMITS
ZONING	
	UNDEFINED
	HIGHWAY SERVICE
	LOW-DENSITY RESIDENTIAL HOUSING
	MEDIUM-DENSITY RESIDENTIAL HOUSING
	PLANNED USE DEVELOPMENT
	MOBILE HOME 1
	PUBLIC LAND
	RV PARK/CAMPGROUND

For illustrative purposes only

PROPOSED ZONING



	AREA TO BE REZONED
	LANDOWNER NOTIFICATION ZONE (150')
	STURGIS CITY LIMITS
ZONING	
	HIGHWAY SERVICE
	LOW-DENSITY RESIDENTIAL HOUSING
	MEDIUM-DENSITY RESIDENTIAL HOUSING
	PLANNED USE DEVELOPMENT
	MOBILE HOME 1
	PUBLIC LAND
	RV PARK/CAMPGROUND

TITLE 18.05.12
HS-1 - HIGHWAY SERVICE:

(Title 18.05.12 replaced entirely by Ordinance 2018-02, effective 03-21-2018)

(A) DEFINITION:

This district is established for the accommodation of those herein specified retail and business service activities that serve persons in automobiles traveling on streets and highways, and typically may be located along major street intersections or highway interchanges. These businesses generate a considerable volume of vehicular traffic originating within the community or traveling into the community.

Utility Lot: Any platted lot used exclusively for the placement of utilities, public works, wells, water storage, sewer systems, telecommunications stations, electrical substations, high-pressure gas stations, and any other utility services approved by the City Council. Such lots are only intended to be improved with the utility and any structures needed in conjunction with the utility.

(B) PERMITTED USES:

1. All those permitted in gc-1 and gc-2. (Not to include single family homes.)
2. Garden centers, green houses and nurseries
3. Churches.
4. Drinking & dining establishments including fast food or drive-in establishments.
5. Service stations/convenience stores.
6. Recreational uses such as amusement parks, bowling alleys, ice rinks.
7. Wholesale and distribution centers not exceeding 10,000 sq. ft. in building size or storage area.
8. Temporary or transient business's operating with a valid City Vendor license.
9. Building material display and sales.
10. New & used car sales lots (including motorcycle sales & service and repairs).
11. Large retail outlets or mercantile stores.
12. Animal hospitals, pet shops, kennels, etc.
13. Service and repair garages.
14. Truck, trailer and U-Haul type rental and sales.
15. Farm implement and machinery sales.

(C) USES PERMITTED ON REVIEW:

1. Open storage uses which shall comply with the following provisions:
 - A. All open storage material or equipment shall be screened by adequate ornamental fencing at the side and rear of the lot on which said open storage or display occurs; provided, that screening shall be seven (7) feet in height.
 - B. All of the lot used for parking of vehicles, for the storage and display of merchandise and all driveways used for vehicle ingress and egress shall be constructed of concrete or asphalt and maintained in good conditions.
 - C. Entry curb-cuts shall not exceed twenty-five (25) ft. in width, exclusive of curb returns unless otherwise approved by the city street committee and city engineer.
 - D. Outdoor lighting, when provided, shall have an arrangement of reflectors and an intensity of lighting, which will not interfere with adjacent land uses, or the use of adjacent streets, and shall not be of flashing or intermittent type.
2. Any other use similar in character to those enumerated above and which in the opinion of the common council will not be injurious to the district.
3. ~~Outdoor advertising~~ (Regulated by Title 30)

4. Outdoor recreational uses which are similar in nature and are not harmful to the existing surrounding uses.
5. Dwellings and/or Congregate residences
6. Utility Lots subjected to the following requirements:
 - A. Platted access not less than sixteen (16) feet in width which may be either dedicated public right of way or utility access easement.
 - B. Each lot shall have a width abutting the street of not less than fifty (50) feet.
 - C. There shall be a lot area of not less than five thousand (5,000) square feet.
 - D. Any buildings shall not cover more than seventy five percent (75%) of the total lot area.
7. Utilities, public works, wells, water storage, sewer systems, telecommunications stations, electrical substations, high-pressured gas stations, and any other utility services approved by the City Council.

For the purpose of Highway Service Zoning the following definitions and regulations shall apply:

DEFINITIONS:

Dwelling: is any building or portion thereof that contains not more than two dwelling units.

Dwelling Unit: is any building or portion thereof that contains living facilities, including provisions for sleeping, eating, cooking and sanitation, as required by the building code. A single dwelling unit shall not be occupied by more than one family or 10 unrelated persons.

Congregate Sleeping Rooms: is any building or portion thereof containing individual sleeping rooms for temporary occupancy with a centralized eating, cooking, and sanitation facilities. Said sleeping facilities shall not accommodate more than 10 persons.

SCOPE:

For the purpose of Highway Service Zoning, dwellings, dwelling units and congregate sleeping rooms meeting the following guidelines may be permitted as uses permitted upon review, subject to Title 18, Article VII, Section 4.

REGULATIONS:

On all floors of buildings containing dwelling units, each floor shall be required to have a minimum of two egress routes. Each sleeping room within a dwelling unit shall also be required to have a minimum of one egress window. All dwellings units shall comply with all other requirements of the Uniform Building Code and the Sturgis Fire District as described by ordinance.

In buildings containing congregate sleeping rooms for temporary use, all floors in said building shall have two means of egress. Although individual sleeping rooms will not be required to have an egress window, an access door shall exit into a hallway leading to an egress or exit point.

Buildings containing congregate sleeping rooms for temporary use shall also be required to install a central fire alarm system with smoke detectors in each room and in hallways. Pull stations for the fire alarm system shall also be installed on each floor and at exit points within the structure. Said sleeping rooms may be occupied by only those individuals who are employed by the business occupying the structure. Said sleeping rooms may not be rented to or utilized by the general public.

When the Uniform Building Code requires the structure to be protected by a fire suppression system the above requirements will be enforced in addition to those requirements dictated by the code.

The property owner shall be required to comply with all City Ordinances and requirements prior to obtaining a certificate of occupancy from the building official.

(D) AREA REGULATIONS:

The following requirements shall apply to all uses permitted in this district except as provided in Article V, Section 4.

1. FRONT YARD: A minimum setback of 35' from property lines shall be required.
2. SIDE YARD: There shall be a minimum setback of not less than 10' from property lines. When a highway service district abuts a residential zoned area the side yards shall not be less than 25 feet.
3. REAR YARD: where a commercial building is to be serviced from the rear, there shall be provided an alley way, service court, rear yard or combination thereof, neither of which shall be less than thirty (30) feet in depth exclusive of any public R.O.W the depth of a rear yard which abuts a residential district or where the building is not serviced from the rear, shall be not less that fifteen (15) feet exclusive of the public R. O. W.
4. TEMPORARY STRUCTURES, as also regulated under Title 2 of City Ordinances,
 - A. Temporary structures shall not be placed closer than 5'-0" of any property line abutting a public R.O.W.
 - B. No appendage such as overhangs, canopies, and supports, guide wires, poles, posts, stakes, signs, etc, may be placed closer then 5'-0" of any R.O.W.
 - C. The building official or their designee shall have the power to order the temporary structure, or any portion of it which is within 5'-0" of any alley or other R.O.W, removed immediately.
 - D. Any violation of this section shall be subject to the penalties provided in Article VII, Section 8 herein.
5. LOT WIDTH: Each lot shall have a width abutting the street of not less than one hundred (100) feet.
6. LOT AREA: There shall be a lot area of not less than 10,000 sq. ft.
7. MAXIMUM LOT COVERAGE: Permanent main and accessory buildings shall cover not more than 75% of the total lot area.

(E) HEIGHT REGULATIONS:

No building shall be constructed more than four & one-half (4 ½) stories or 60 feet in height.

(F) OFF STREET PARKING:

As regulated in Article V.

All areas utilized for vehicle travel or parking shall be of hard surface materials.

(G) FLOOD PLAIN REQUIREMENTS:

Any building constructed within this district, on lots located within flood plain areas as shown on the city's firm map shall also be subject to the provisions and requirements contained in the city's flood plain ordinance included in Article VIII.

(H) LANDSCAPING:

Landscaping shall be installed as per Title 18, Article IX.

(Title 18.05.12 replaced entirely by Ordinance 2018-02, effective 03-21-2018)

(18.05.04 & 18.05.05 revised by Ordinance 2015-01, effective 02/04/2015)
(18.05.04 A & C revised by Ordinance 2016-13, effective 01/25/2017)

TITLE 18.05.04
MEDIUM DENSITY RESIDENTIAL HOUSING

(A) DEFINITIONS:

This is a residential district to provide for medium population density the principal uses of land is for one and two-family residential uses. Certain uses which are more compatible with intensive residential uses than with commercial uses permitted. The city planning commission and city council may permit recreation, religious, education and other related uses in keeping with the residential character of the district on review. (Section A revised with Ordinance 2016-13, effective 01/25/2017)

(B) PERMITTED USES:

- A. Detached single-family homes which are of conventional construction and are constructed as per the adopted building code on site.
- B. Attached single family dwellings, which are intended for sale or lease to more than one but less than eight individual families. Said structures shall not be more than two stories in height (for the purpose of this section these homes shall have a separation wall of not less than one—hour construction which goes from foundation to the underside of the roof line which clearly divides the dwellings into individual single family dwelling units.
- C. Detached single-family manufactured homes which shall be placed on a foundation, (excluding manufactured homes which are mobile in nature) and are built in compliance with the codes adopted by the City of Sturgis and the State of South Dakota.
- D. Temporary buildings for uses incidental to construction work, which buildings shall be immediately adjacent to said construction work and which buildings shall be removed upon completion or abandonment of construction work.
 - E. Transportation and utility easements, alleys, and rights-of-ways.
- F. A maximum of two structures for storage which is a single story and less than 144 square feet in area may be permitted without a building permit and/or being placed on a foundation.
- G. All accessory storage structures must have a minimum of 3 foot set back from side and/or rear property lines. No structures are allowed within the front setback of any property in this district.
 - H. Small agricultural gardens.
 - I. Signs, as regulated in Title 18, Article 5, Section 8.

(C) USES PERMITTED ON REVIEW:

The governing body in accordance with provisions contained in Title 18, Article VII, Section 4 may permit the following uses on review:

1. Churches or similar places of worship, with accessory structures but not including missions, revivals, tents or similar structures. (For the purpose of this section, missions, revivals or similar uses shall be known as any activity which takes place outside the permanent structure which causes more traffic, noise etc. than the primary use.) This section is not intended to prohibit activities such as preschool, Sunday school, or similar activities which may take place outside the structure.
2. Schools public or private.
3. Public parks, playgrounds and play fields, and neighborhood and municipal buildings and uses in keeping with the character and requirements of the district.
4. Libraries, museums, and historical monuments or structures.

5. Utility substations.
6. Golf courses, or country clubs, with adjoining grounds of not less than sixty (60) acres.
7. Cemeteries.
8. A planned residential development as regulated in Title 18, Article, Section 1-a.
9. Home occupations which are clearly incidental in nature and which no display except for regulated signage will be permitted on the exterior of the building being utilized in part for any purpose other described above or as described in Title 18, Article V, Section 10.
10. Day care homes or group homes either for children or adults.
11. Townhomes subject to the regulations set forth in subsection (h) below.
12. At Home Businesses subject to the use on review process outlined in Article VII Section 2.

(D) AREA REGULATIONS:

1. FRONT YARD: All lots shall have a minimum of not less than ten (10) feet from property lines.
2. SIDE YARD: All interior lots with single story structures shall have a minimum side yard of not less than five (5) feet from property line to the wall of the structure. In addition, any structure with two (2) or more stories or having an eave height of more than eighteen (18) feet above finished grade shall have one (1) foot of side yard for each two (2) feet of eave height above finished grade.
3. CORNER LOT SIDE YARD: All lots which have side yard abutting a street shall have a minimum setback of not less than eighteen (18) feet from the property line.
4. REAR YARD: All lots shall have a minimum rear yard of not less than ten (10) feet from property lines.
5. LOT WIDTH: All lots used in this zoning designation shall have a minimum lot width of not less than fifty (50) feet
6. LOT AREA: Shall have a minimum area of not less than 6000 sq. ft.
7. MAXIMUM LOT COVERAGE: All lots shall not have more than 45% of its total area covered by permanent structures.
8. ALLEY GARAGE SET BACK: Minimum of a ten (10) foot setback when accessed from public alley with no parking allowed within said setback.

(E) HEIGHT REGULATIONS:

No structure shall exceed two and one-half (2 ½) stories in height.

(F) OFF STREET PARKING:

A minimum of one 400 sq. ft. of hard surface parking with an eight (8) foot minimum width, which must be configured in a manner to hold at least two automobiles, must be provided for each single family home. All drives and parking pads must be hard surfaced, including those drives that connect a driveway or parking pad to a right of way. Hard surfaces include asphalt or concrete, other materials such as brick or pavers may be used subject to review by the Building Inspector.

(G) FLOOD PLAIN REQUIREMENTS:

Any structure constructed within this district must have its first floor elevation one foot above the base flood elevation stated on the FEMA FIRM map. All property improvements and uses are subject to current FEMA requirements.

(H) TOWNHOME REGULATIONS

The following regulations shall apply to any lot containing townhomes.

1. AREA REGULATIONS:

FRONT YARD: All lots shall have a minimum of not less than ten (10) feet from the front property line to the front of the structure.

SIDE YARDS: All interior lots shall have a minimum of not less five (5) feet from the side property line to the structure wall. Structures which are two (2) or more stories in height or have an eave height of more than eighteen (18) feet above finished grade shall have an additional one (1) foot of side yard for each two (2) feet of eave height above finished grade.

SIDE YARDS ON CORNER LOTS: All lots which have a side yard abutting a street shall have a minimum side yard setback of not less than eighteen (18) feet from the property line to the structure.

REAR YARD: All lots shall have a minimum rear yard of not less than ten (10) feet from the property line to the primary residential structure.

LOT WIDTH: All lots shall have a minimum lot width of not less than thirty five (35) feet.

LOT AREA: All lots shall have a minimum lot area of not less than 3500 sq. ft.

MAXIMUM LOT COVERAGE: All lots shall not have more than 50% of its total lot area covered by permanent structures.

2. HEIGHT REGULATIONS:

No structure shall exceed two and one-half (2 ½) stories in height.

3. OFF STREET PARKING:

A minimum of one 400 sq. ft. of hard surface parking (8' minimum width, which must be configured in a manner to hold at least two automobiles) must be provided for each single family home. All drives and parking pads must be hard surfaced, including those drives that connect a driveway or parking pad to a right of way. Hard surfaces include asphalt or concrete, other materials such as brick or pavers may be used subject to review by the Building Inspector.

4. FLOOD PLAIN REQUIREMENTS:

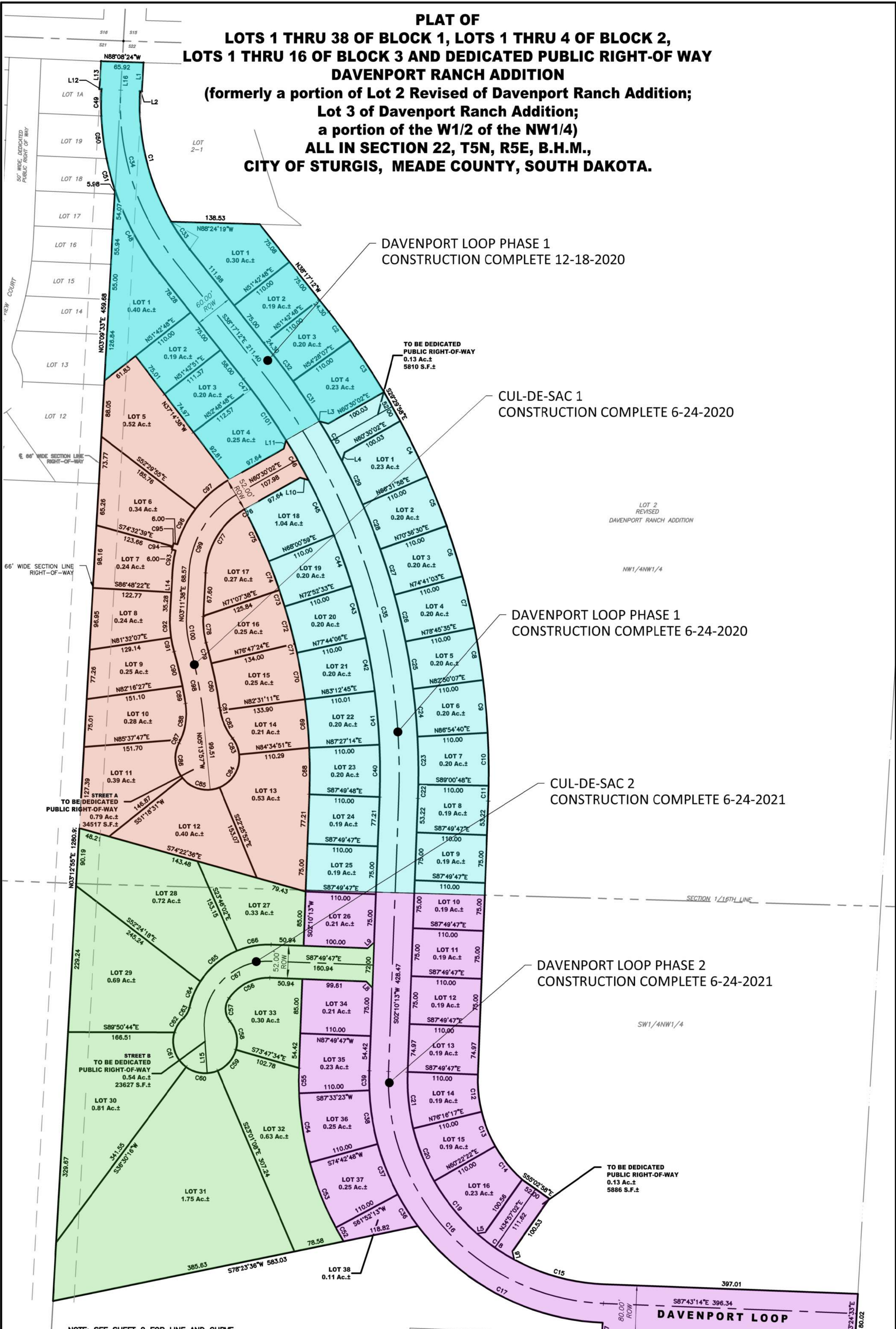
Any structure constructed within this district must have its first floor elevation one foot above the base flood elevation stated on the FEMA FIRM map. All property improvements and uses are subject to current FEMA requirements.

Landowner Testimony

“Having an empty hay field in my backyard was the deciding factor in me moving here. We, as a nation, are taking too much productive land (farmground) to put houses on. No apartment buildings; only family dwellings should be built later. No medium density housing ever.”

“You can’t take care of the property and roads you already have.”

**PLAT OF
 LOTS 1 THRU 38 OF BLOCK 1, LOTS 1 THRU 4 OF BLOCK 2,
 LOTS 1 THRU 16 OF BLOCK 3 AND DEDICATED PUBLIC RIGHT-OF-WAY
 DAVENPORT RANCH ADDITION
 (formerly a portion of Lot 2 Revised of Davenport Ranch Addition;
 Lot 3 of Davenport Ranch Addition;
 a portion of the W1/2 of the NW1/4)
 ALL IN SECTION 22, T5N, R5E, B.H.M.,
 CITY OF STURGIS, MEADE COUNTY, SOUTH DAKOTA.**



DAVENPORT LOOP PHASE 1
 CONSTRUCTION COMPLETE 12-18-2020

CUL-DE-SAC 1
 CONSTRUCTION COMPLETE 6-24-2020

DAVENPORT LOOP PHASE 1
 CONSTRUCTION COMPLETE 6-24-2020

CUL-DE-SAC 2
 CONSTRUCTION COMPLETE 6-24-2021

DAVENPORT LOOP PHASE 2
 CONSTRUCTION COMPLETE 6-24-2021

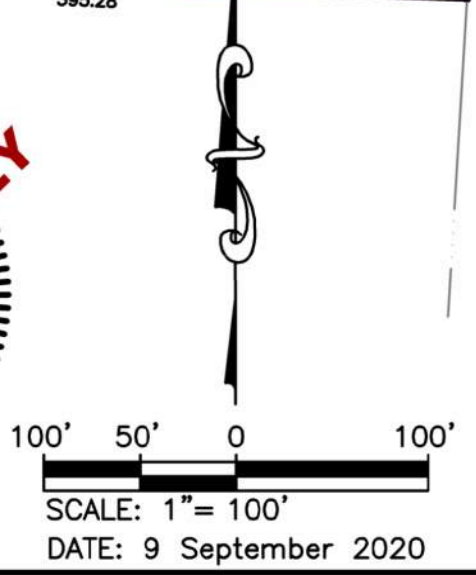
NOTE: SEE SHEET 2 FOR LINE AND CURVE TABLE

- LEGEND**
- ⊙ DENOTES SET 1 1/4" PC MARKED "KTM-9961"
 - DENOTES FOUND SURVEY MONUMENT AS DESCRIBED HEREON
 - (R) DENOTES RECORDED IN PREVIOUS PLAT OR DESCRIPTION.
 - (M) DENOTES MEASURED IN THIS SURVEY.

UTILITY AND MINOR DRAINAGE EASEMENTS: 'B' ON THE INTERIOR SIDES OF ALL LOT LINES, EXCEPT WHERE MAJOR DRAINAGE EASEMENTS LIE.

ANY MAJOR DRAINAGE EASEMENT SHOWN HEREON SHALL BE KEPT FREE OF ALL OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO BUILDINGS, WALLS, FENCES, HEDGES, TREES AND SHRUBS. THESE EASEMENTS GRANT TO ALL PUBLIC AUTHORITIES THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, AND REPAIR SUCH IMPROVEMENTS AND STRUCTURES AS IT DEEMS EXPEDIENT TO FACILITATE DRAINAGE FROM ANY SOURCE.

BASIS OF BEARINGS: BASIS OF BEARING IS CITY OF RAPID CONTROL NETWORK - SOUTH DAKOTA STATE PLANE SOUTH ZONE (NAD83-2011). MEASURED DISTANCES ARE ON SURFACE PROJECTION USING A COMBINED SCALE FACTOR FOR PROJECT OF 1.0002115



PREPARED BY: