

1. Agenda

Documents: [07-13-15 AGENDA.PDF](#)

2. Packet

Documents: [07-13-15 PACKET.PDF](#)

PLANNING COMMISSION AGENDA

DATE: Monday, July 13, 2015

TIME: 12:00 NOON

CALL TO ORDER:

ROLL CALL:

APPROVE AGENDA:

MINUTES: Regular Meeting June 22, 2015

NEXT MEETING: July 27, 2015

ELECTION OF CHAIRMAN: for term commencing July 2015 to July 2016.

ELECTION OF VICE CHAIRMAN: for term commencing July 2015 to July 2016.

VARIANCE: Calvin Muilenberg for a backyard variance of 22' vs. 25' for an addition to his residence at 1501 E Hanson, legally described as Lot 6, Block 4, Sunnybrook Estates, City of Mitchell, Davison County, South Dakota. Zoned R2.

VARIANCE: Adam Roeder for a front yard variance of 0' vs. 35' for construction of a porch at 312 S Winsor Avenue, legally described as Lots 12 & 13, Block 8, Applegate's Addition, City of Mitchell, Davison County, South Dakota. Zoned TWC.

VARIANCE: Jennifer Coats for a front yard variance of 17' vs. 25' for an addition to her residence at 1400 S Minnesota, legally described as Lots 14 & 15 and the S ½ of vacated Fowler Street lying adjacent to Lot 15, Block 33, University Addition, City of Mitchell Davison County, South Dakota. Zoned R2.

VARIANCE: Quail View Senior Living Mitchell LLC for a backyard variance of 10' vs. 25' for construction of a multi-family complex to be located in the 1400 Block of West 21st legally described as: The South 130' of the North 730' of Block 4 of Westwood First Addition (recorded in plat book 21 on page 9) including that portion of Tract A-2 of Westwood First Addition (recorded in plat book 29 on page 17) lying therein, all of which is abutting and lying east of Pheasant Street (recorded on plat 29 page 17) and abutting and lying north of the platted portion of West 21st Avenue (recorded in plat book 30 page 33) and which eastern boundary is 757' West of Lot 1, Block 4 of Westwood First Addition (recorded in plat book 28 page 44), A Subdivision of the NW ¼ of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, SD. Zoned R4.

VARIANCE: Lamar Advertising (applicant) and Miedema Sanitation for a variance of 250' vs. 300' radius from an existing off-premise sign at 1805 S Rowley, legally described as Lot 8A, Block 8, Morningview Addition, City of Mitchell, Davison County, South Dakota. Zoned TWC.

CONDITIONAL USE: Lamar Advertising (applicant) and Miedema Sanitation a conditional use permit for an off-premise sign (billboard) to have a sign face area of 381 sf which exceeds 300 sf area requirement at 1805 S Rowley, legally described as the Lot 8A, Block 8, Morningview Addition, City of Mitchell, Davison County, South Dakota. Zoned TWC.

PLAT: Lot D-2-A of Rising Sun First Addition, 8TH Avenue SE and Dorothy Court in Lot D-2, and Lot R-2-A of Rising Sun First Addition in Lot R-2, all in the NW ¼ of Section 23, T 103 N, R 60 W of the 5th P.M., Portions of which lie in the City of Mitchell, Davison County, South Dakota

PLAT: Lots 1, 2, and 3, Block 4 of Woodland Heights First Addition, a subdivision of Lot 2, Crane's Addition in the SE ¼ of Section 34, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota

PLAT: (Tabled from June 22, 2015) Lot 6-A, Block 7 of Westwood First Addition, a subdivision of the SW ¼ of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota

PLAT: Lot 3B-1-A, a subdivision of previously platted Lot 3B-1 of Cabela's First Addition, City of Mitchell, Davison County, South Dakota

PLAN APPROVAL: Northridge Baptist Church – 323 W 23rd – addition. Zoned HB.

OTHER BUSINESS:

ADJOURN:

"The City of Mitchell invites all interested parties to give oral or written comments. If special accommodations are required, please notify the Public Works Department at 995-8433 at least 24 hours prior to the scheduled meeting."

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PLAN APPROVAL: Northridge Baptist Church – 323 W 23rd – addition. Zoned HB.

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**CITY OF MITCHELL
CITY PLANNING COMMISSION
MINUTES, June 22, 2015**

NOT APPROVED

Call to Order: Chairman Larson called the June 22, 2015 meeting to order at 12:00 pm, Council Chambers, City Hall, Mitchell, SD

Members Present: Larson, Everson, Meyers, and Molumby

Members Absent: Griffith, Fergen, Schmucker, and Doescher

Others: Putnam, London, Overweg, Laursen, Hegg, Koch, and Mayor Tracy

Approval of Agenda: Motion Molumby, seconded by Everson to approve the agenda as presented. All members present voting aye, motion carried.

Minutes: Motion by Everson, seconded by Molumby to approve the minutes of June 8, 2015 meeting. All members present voting aye, motion carried.

Next Meeting: Motion by Everson, seconded by Molumby to schedule the next meeting for July 13, 2015. All members present voting aye, motion carried.

Plat: Lots 1 & 2, Wild Plum Addition in the West ½ of the SE ¼ pf Section 13, T 103 N, R 60 W of the 5th P.M., Davison County, SD.

Ray Paradis was present to talk about the plat. The owners wish to subdivide the residential properties into smaller parcels. The area is outside the city's zoning jurisdiction, but within 3 miles of the city limits. Motion by Molumby, seconded by Everson to approve the plat subject to approval by the Davison County. All members present voting aye, motion carried.

Plat: Tract 1-E and Tract 1-F, Starlite Estates in the NE ¼ of the NW ¼ of Section 34, T 103 N, R 60 W of the 5th P.M., to the City of Mitchell, Davison County, SD. Putnam indicated there may be future development on this property; however the owners wish to see if the plat may be approved prior to additional actions. Motion by Everson, seconded by Meyers to approve the plat.

Plat: Lot 6-A, Block 7 of Westwood First Addition, a subdivision of the SW ¼ of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The commission had issues with the possible access. Motion by Everson, seconded by Molumby to table this plat until next meeting. All members present voting aye, motion carried.

Plat: Lot 12, Block 2 of CJM Second Addition, in the NW ¼ of Section 32, T 104 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. It appears this plat complies with the master plan of the area. Motion by Molumby, seconded by Everson to approve the plat

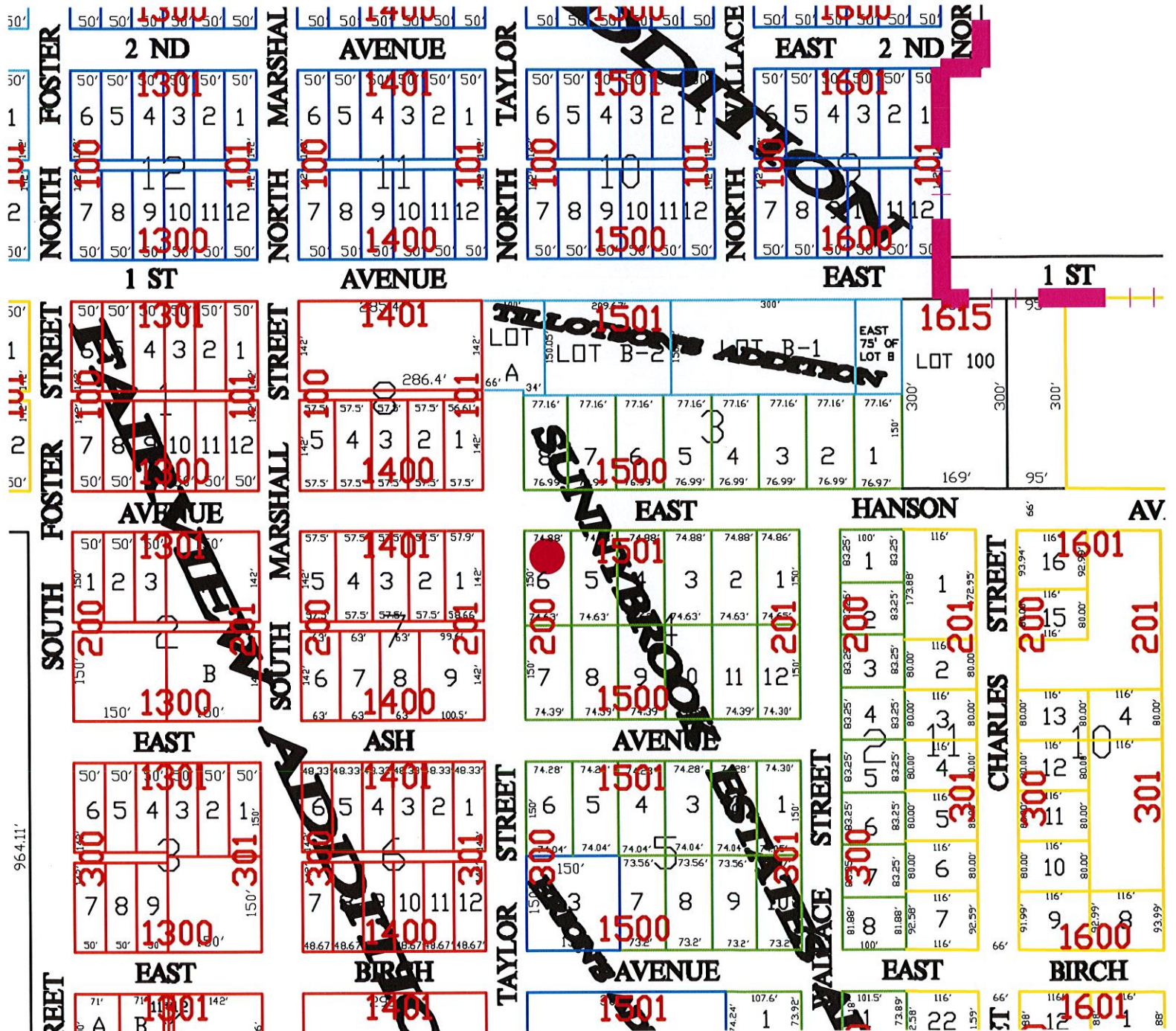
Plan Approval: Jerry Thomsen owner of the office building at 1130 S. Burr Street was present to submit a proposal of a possible addition to the existing Fischer/Rounds Office. The addition will require a vacation of a portion of the north/south public right-of-way that is directly behind the building. Mr. Thomsen indicated that he may be re-platting the area once the Burr Street project proceeds with the SDDOT. The commission initial reaction is supportive providing there is access for emergency personnel. They advised him to consider a one-way traffic in this ROW. The commission did not take any action on this item. It was for discussion only.

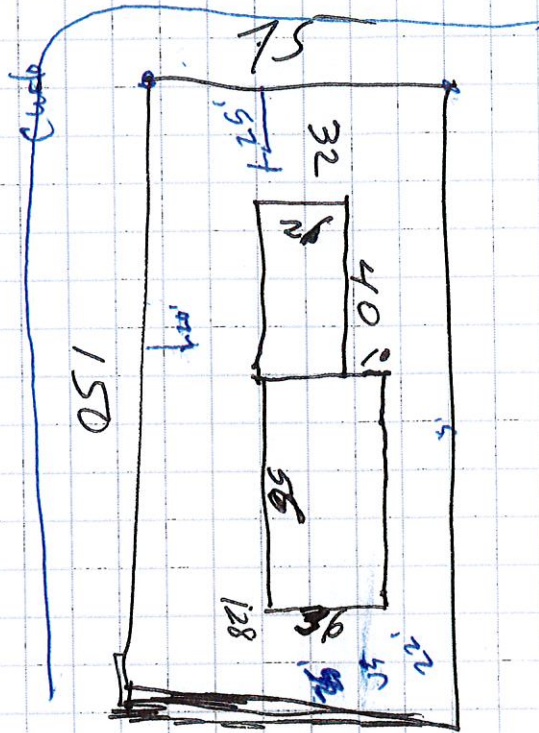
Discussion Only: Adam Roeder, 312 S Winsor St, Possible Variance. Roeder is requesting a 0' front yard variance instead of 35' as required, zoned TWC. He has commenced construction of a porch that is out of compliance with the front yard and he is asking for some initial comments from the planning commission. The application will be heard at the next planning commission meeting. The property has been surveyed and the line has been identified. It was noted the street is not improved. No action taken as the hearing will be at the next meeting.

Chairman Larson adjourned the meeting at 12:30 pm.

Chairman

Date





Anderson-Crane

SINCE 1944

MINNEAPOLIS, MN
N. MANKATO, MN
WAITE PARK, MN
FARGO, ND
SIOUX FALLS, SD

• 612-332-0331 • 800-314-2747 • 612-332-0384 FAX
• 507-387-4411 • 800-914-2747 • 507-387-5176 FAX
• 320-656-0055 • 800-494-2747 • 320-656-0054 FAX
• 701-282-5242 • 800-654-2747 • 701-282-5442 FAX
• 605-333-4884 • 800-574-2747 • 605-332-6263 FAX

City of Mitchell

612 NORTH MAIN STREET • MITCHELL, SOUTH DAKOTA 57301 • (605) 995-8420 • FAX (605) 995-8410
ENGINEER (605) 995-8435 • WATER PLANT (605) 995-8449 • STREET (605) 995-8465 • WASTE WATER (605) 995-8446
WATER/UTILITIES (605) 995-8498 • PUBLIC WORKS/PLANNING/ZONING/INSPECTOR (605) 995-8433
www.cityofmitchell.org

July 1 2015

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED Calvin Muilenberg has requested an application for a backyard of variance of 22' vs. 25' for an addition to his residence located at 1501 E Hanson Ave, legally described as Lot 6, Block 4, Sunnybrook Estates, City of Mitchell, Davison County, SD. The property is zoned R2 Single Family Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the Planning Commission on July 13, 2015 at 12:00 P.M and the Board of Adjustment on July 20, 2015 at 7:30 P.M., at the Council Chambers, Mitchell City Hall. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

I/We Richard Hohn
OWNER

1500 East Hanson Ave
ADDRESS

____ APPROVE

☒ DISAPPROVE

No response will indicate approval.

COMMENTS: First, I hope that all the Council members will visit all the Properties that Mr. Muilenberg owns. It worries me that he will build this garage and then accumulate more and the property will not improve. If you could promise the people in this area that his Property would not be cluttered I would approve this, but not until then.

MUILENBERG

SHELTON & DIANE MACK
1512 E HANSON AVE
MITCHELL SD 57301

DARRON WERKMEISTER
MYRA CRISSEY
1508 E HANSON AVE
MITCHELL SD 57301

DENNIS & SHIRLEY SCHOENFELDER
1504 E HANSON AVE
MITCHELL SD 57301

WILLIAM & DONNA DELINE
1513 E HANSON AVE
MITCHELL SD 57301

PAMELA BRENDE
1509 E HANSON AVE
MITCHELL SD 57301

JOANN & TRAVIS HOHRMAN
1505 E HANSON AVE
MITCHELL SD 57301

CALVIN MUILENBERG
1501 E HANSON AVE
MITCHELL SD 57301

JASON & ALLISON HOHN
1500 E ASH AVE
MITCHELL SD 57301

DENISE CALLIES
1504 E ASH AVE
MITCHELL SD 57301

TANNER & ROBIN STUNES
1508 E HANSON AVE
MITCHELL SD 57301

JOHN SCHMIDT
1512 E ASH AVE
MITCHELL SD 57301

KENNETH & BARBARA KOSTER
1421 E HANSON AVE
MITCHELL SD 57301

DENNIS & JUDY RUFF
1415 E HANSON AVE
MITCHELL SD 57301

BRIAN & GAY SCHULTE
1411 E HANSON AVE
MITCHELL SD 57301

LUCINDA STRICKER
1403 E HANSON AVE
MITCHELL SD 57301

MARLYS BLACKSTEN
1400 E ASH AVE
MITCHELL SD 57301

JAMES & BONNIE PUETZ
1410 E ASH AVE
MITCHELL SD 57301

DAVID BEINTEMA
1420 E HANSON AVE
MITCHELL SD 57301

CHARLES CARLSON
STEVE CARLSON
604 E 12TH AVE
MITCHELL SD 57301

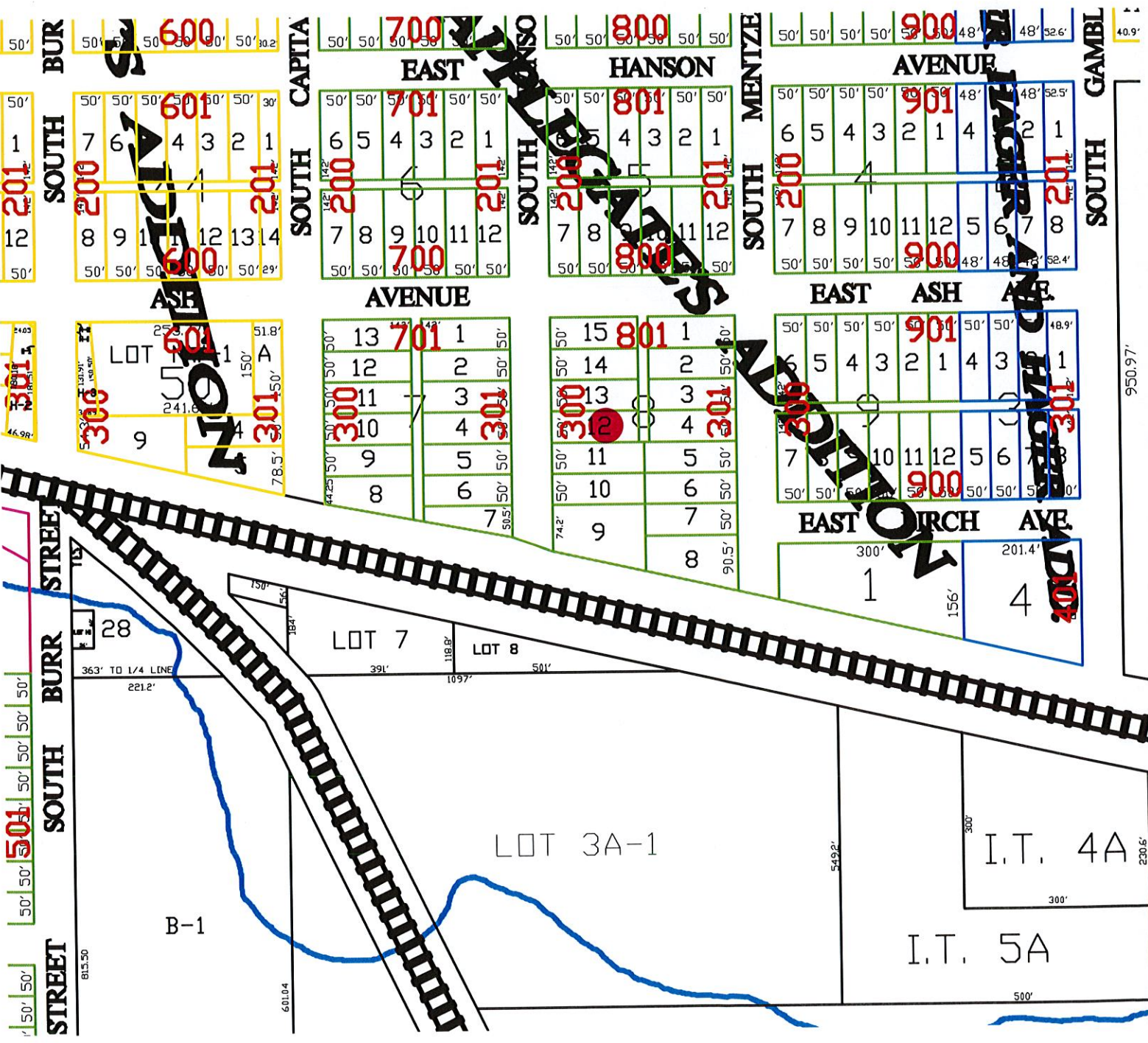
BRADLEY & BARBARA LARSON
1410 E HANSON AVE
MITCHELL SD 57301

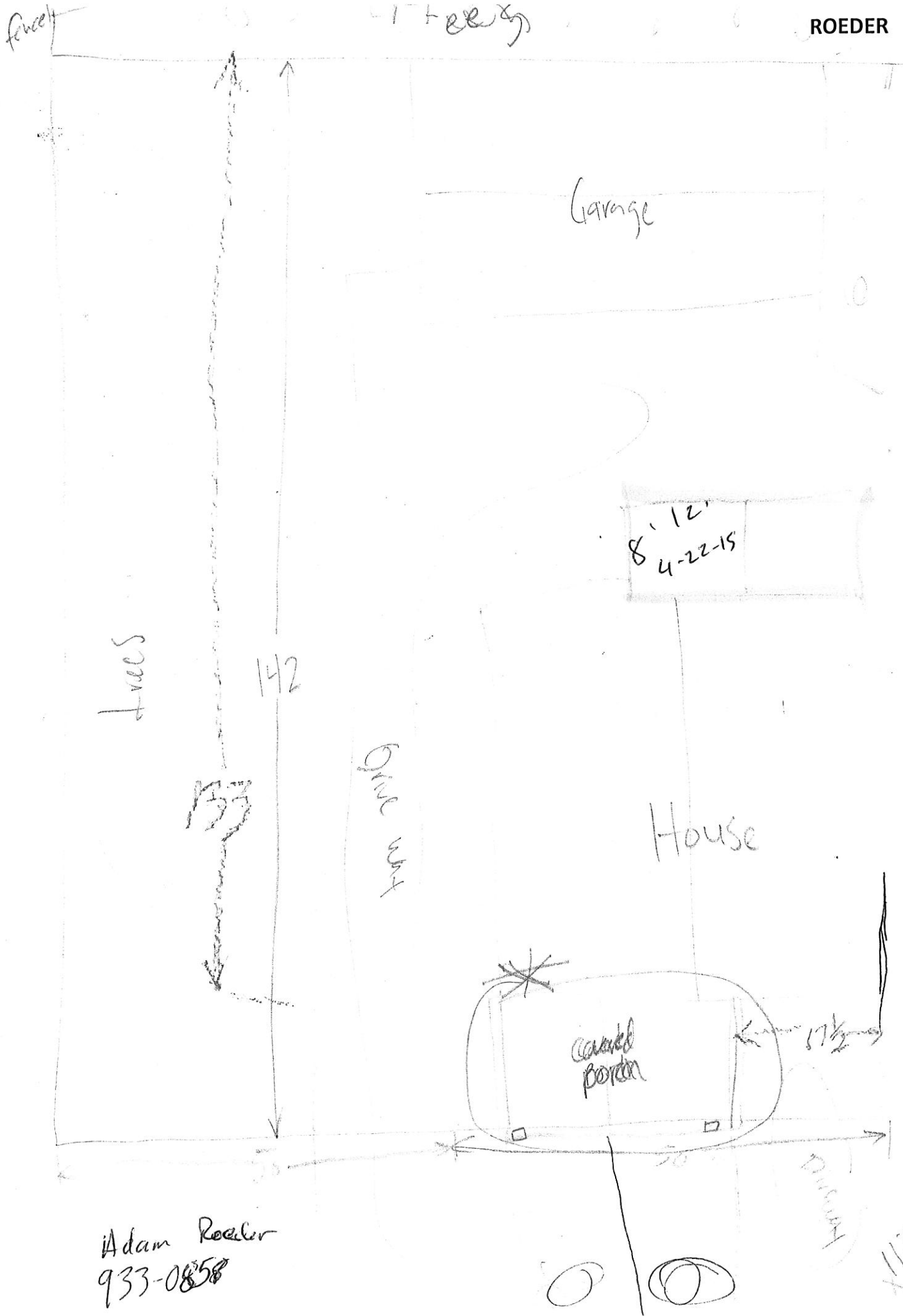
RICHARD & TAMARA SCHOCHENMAIER
1404 E HANSON AVE
MITCHELL SD 57301

RICHARD & DEBRA HOHN
1500 E HANSON AVE
MITCHELL SD 57301

APPROVED

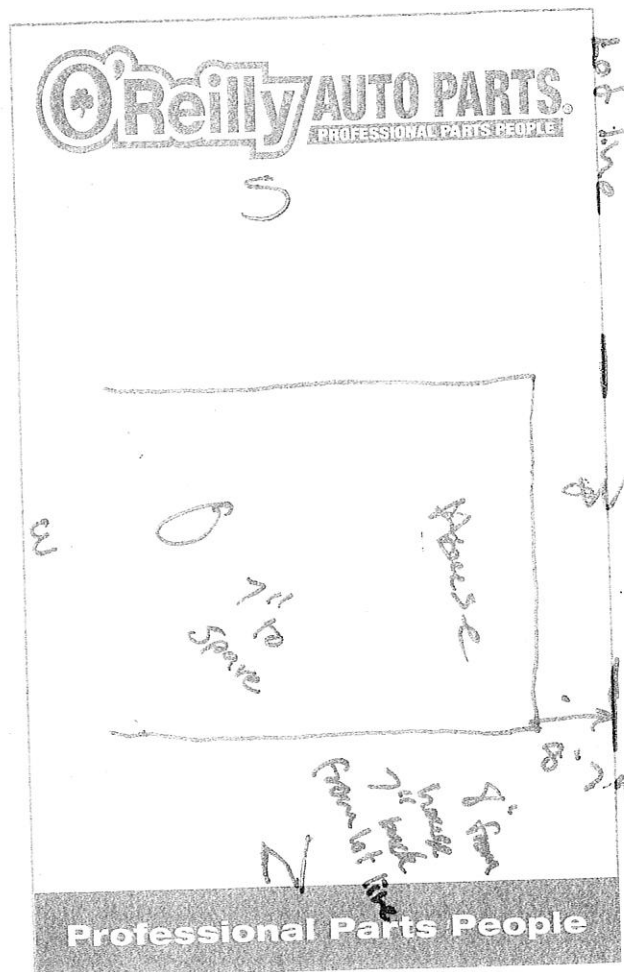
DISAPPROVED





Adam Roeder
933-0858

11:00 *
per



ROEDER

RICHARD & KAREN WADLEIGH
25067 400TH AVE
MT VERNON SD 57363

CHRISTOPHER WILCOX
PO BOX 825
EDGEMONT SD 57735

JEANETTE MCDANIEL
816 E ASH AVE
MITCHELL SD 57301

ALFRED & MARY COOPER
309 S MENTZER
MITCHELL SD 57301

JOHN WEISSER
RICK TEGETHOFF
1205 RIDGE RD
MITCHELL SD 57301

CHARLES AMICK ETAL
40168 240TH ST
LETCHER SD 57359

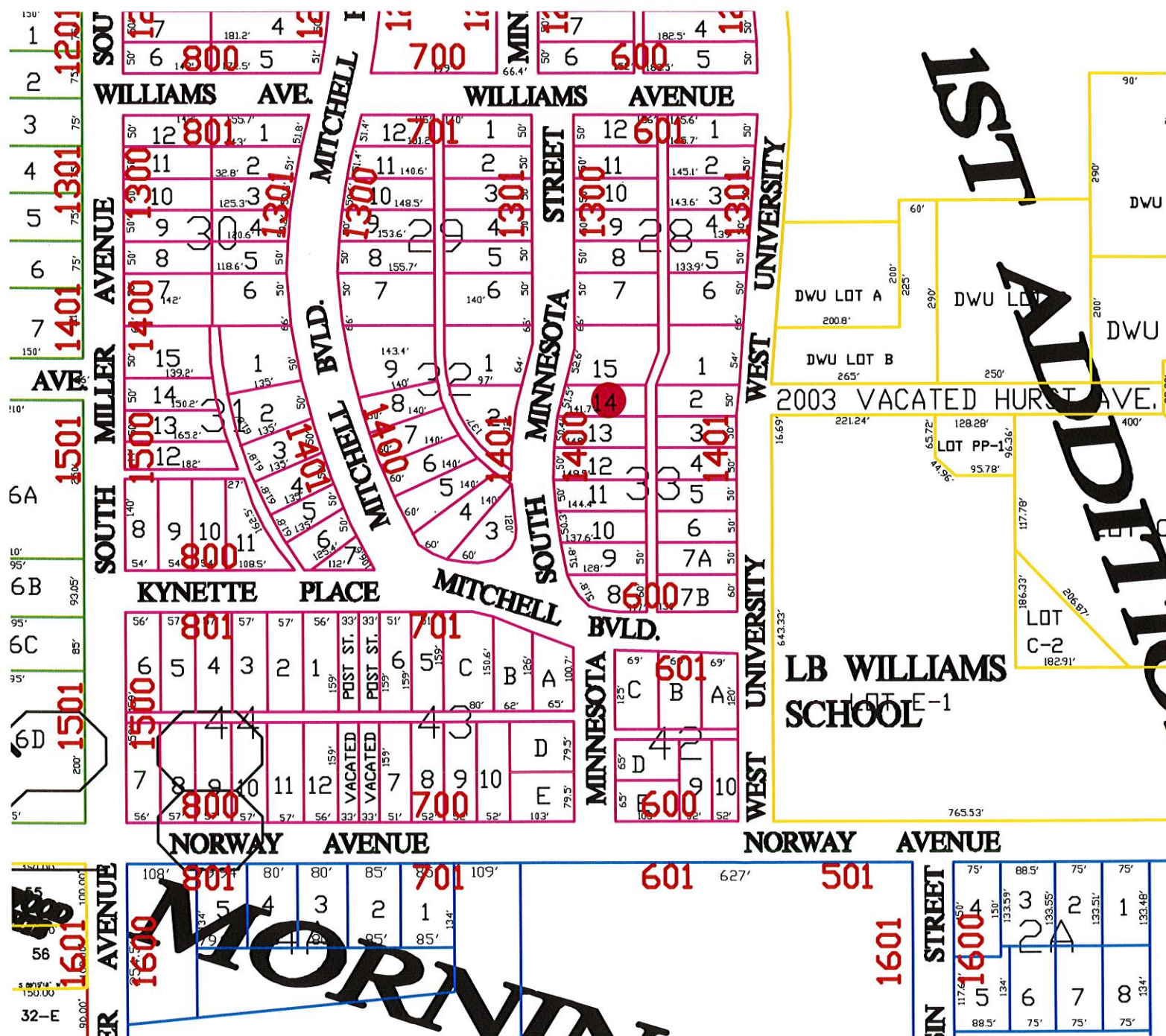
ADAM ROEDER
312 S WINSOR
MITCHELL SD 57301

MARLA LATHER
1501 E HANSON AVE
MITCHELL SD 57301

LAWRENCE SCHMITT
801 E ASH AVE
MITCHELL SD 57301

BOYD & KAY REIMNITZ
116 E 3RD AVE
MITCHELL SD 57301

APPROVED



To whom it may concern:

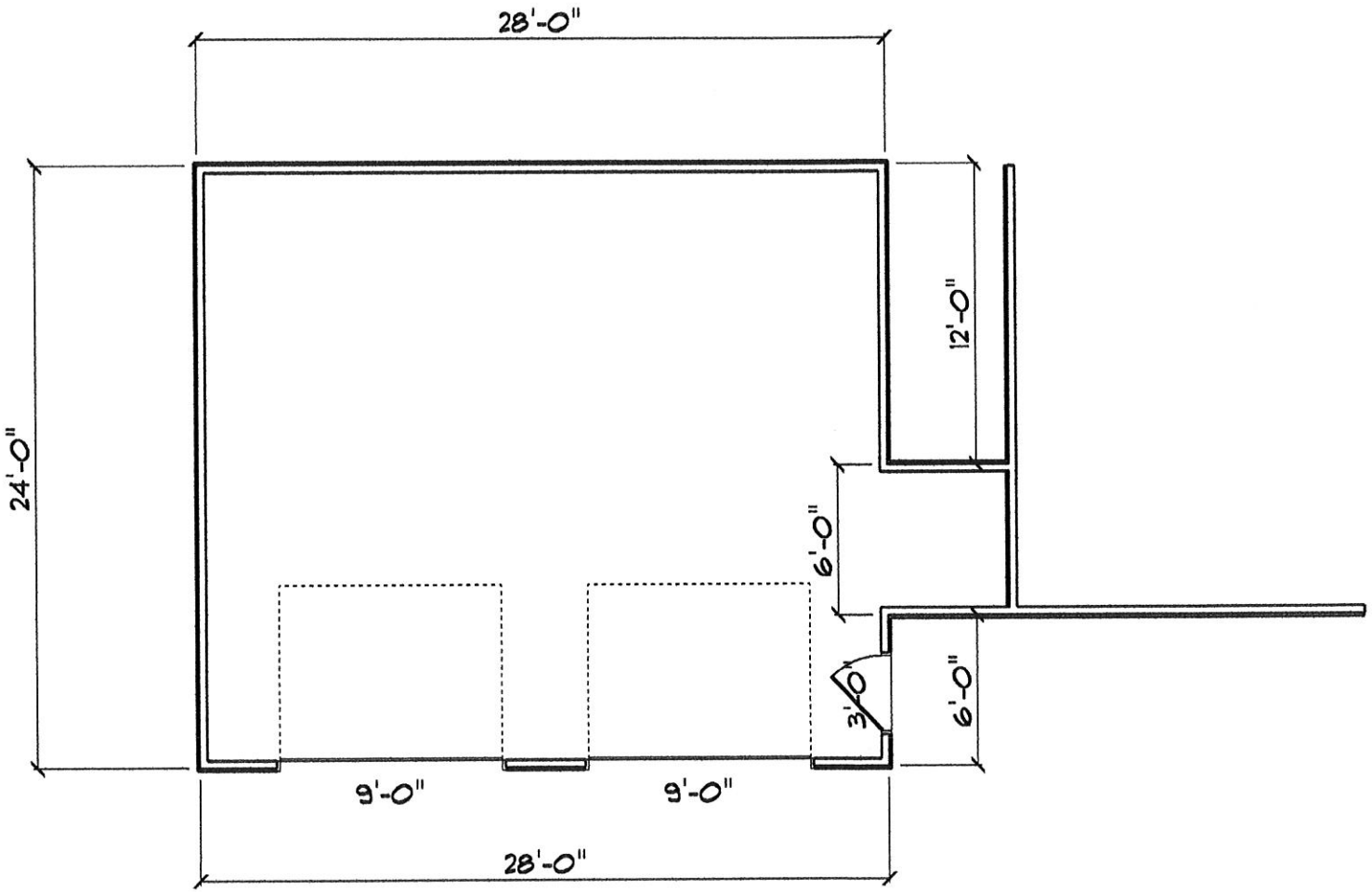
I am asking for a front yard variance of 17' vs the 25' that is required at 1400 South Minnesota Street. I want to add a garage and entry to the north side of my house. This would include 6 foot in garage along with a 1 foot overhang. I have many reasons for requesting this:

1. Many of my utilities (all except water and gas) come into my house from the east on the north side of my house about 1/3 of the way back. In order to alleviate the issue of moving all of these utilities, I would like to go closer to the street allowing the utilities to stay in their current locations. My air conditioner also sits in this location. (See photo attached)
2. My house is a back-split house, so only the front 1/2 of my house has an open basement for the utilities to enter. If I had to move the garage back, it may be difficult to get these utilities into my house.
3. The 6' push out on the garage would allow for an easy tie in to my existing roofline. I would be able to make it look aesthetically pleasing and add modern curb appeal.
4. The 6' push out on the garage would also allow for a doorway on the south side of the garage for easy safe entry.

I have noticed other residences in my surrounding neighborhood that have similar garage to curb distance, so I hope this will not cause any issues with neighborhood aesthetics. I thank you for your consideration of this variance. I will be available for questions at the meeting.

Thank you,

Jennifer Coats





COATS

SD ANNUAL CONFERENCE
METHODIST CHURCH
PO BOX 460
MITCHELL SD 57301

DWU
1200 W UNIVERSITY BLVD
MITCHELL SD 57301

ALAN & JOLENE SCHULDT
38106 261ST ST
STICKNEY SD 57375

DAVID & DIANE OLSON
1410 S MINNESOTA ST
MITCHELL SD 57301

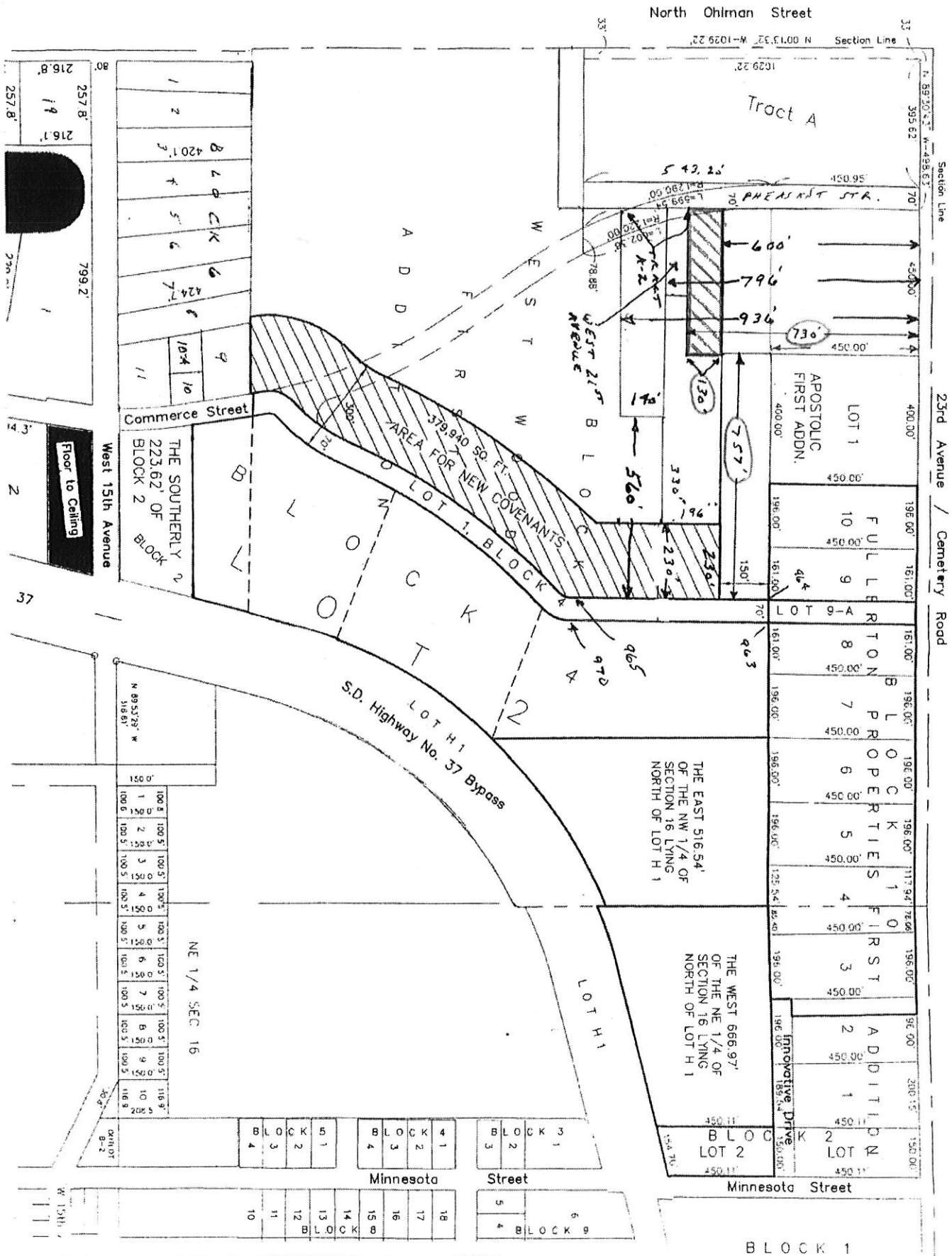
JENNIFER COATS
1400 S MINNESOTA ST
MITCHELL SD 57301

STEVE & SONYA CLARK
1320 S MINNESOTA ST **APPROVED**
MITCHELL SD 57301

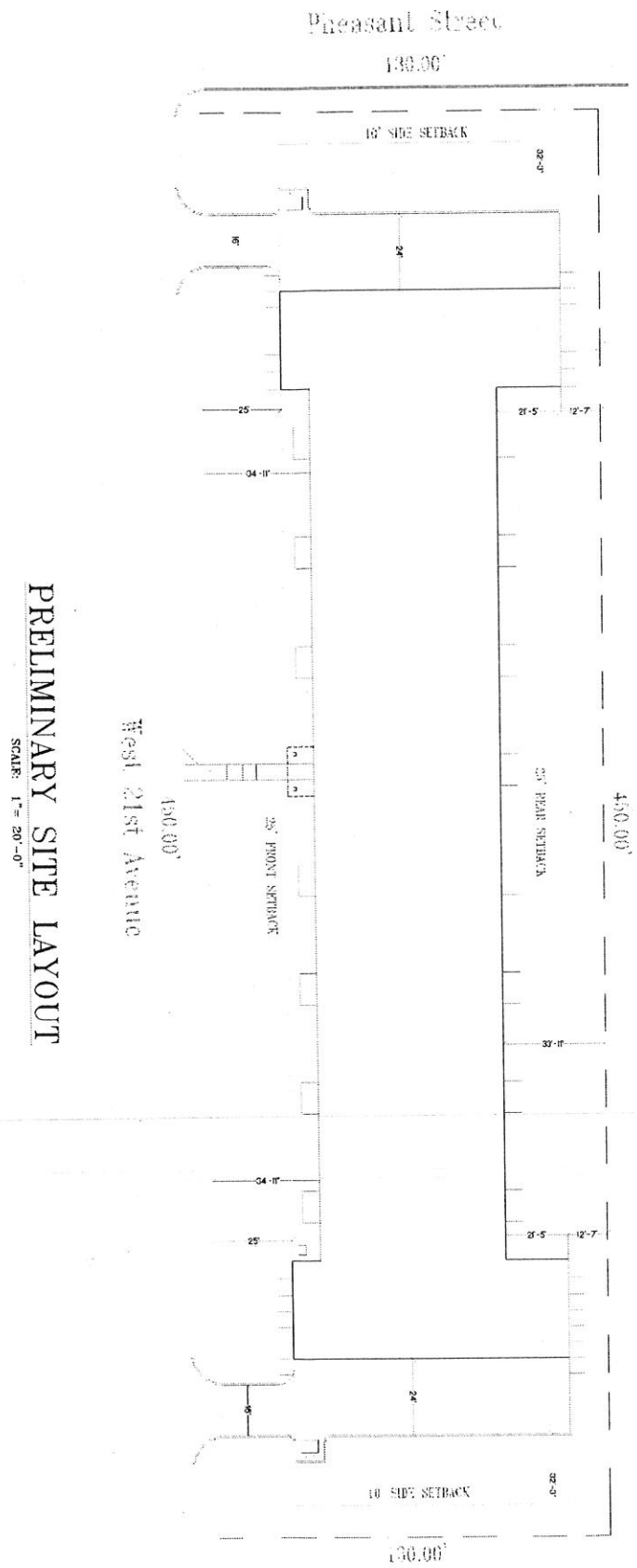
RONALD & MARY SCHAEFER
PO BOX 332
MITCHELL SD 57301

MICHAEL & LINDA FARNEY
1313 W UNIVERSITY BLVD
MITCHELL SD 57301

QUAIL VIEW SENIOR LIVING MITCHELL LLC



06/29/15 - PSL



PRELIMINARY SITE LAYOUT

SCALE: 1" = 20'-0"

Revis	
No.	Date

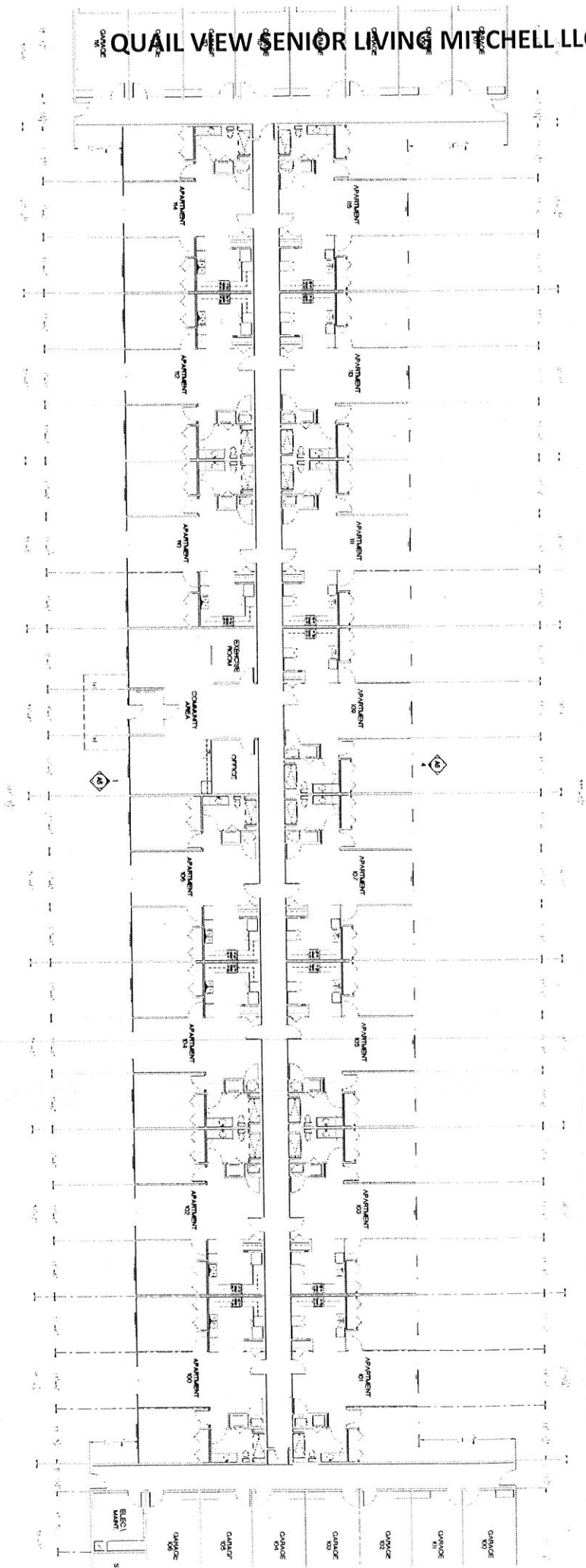
15
SECTION
NINETEEN

MITCI

FIELD
SITE

Project Number: _____
 Drawn By: _____
 Checked By: _____
 Date: _____

Copyright © 1990



1 FIRST LEVEL FLOOR PLAN

SCALE 3/32" = 1'-0"

Revisits	
No.	Date

1.0
SENIOR
APARTMENT

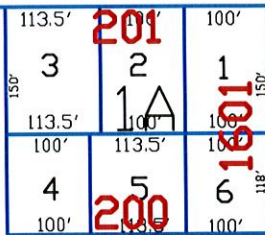
MITCH

FIRST
ARCHITECT

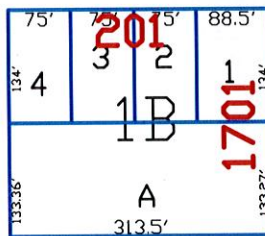
Project Number: _____
Drawn By: _____
Checked By: _____
Date: _____
Copyright © 1999

NORWAY AVENUE

301

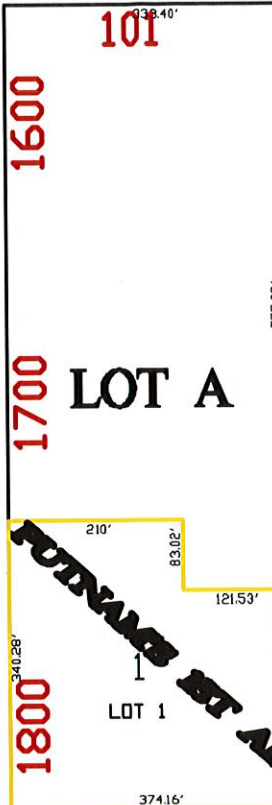


PINE STREET

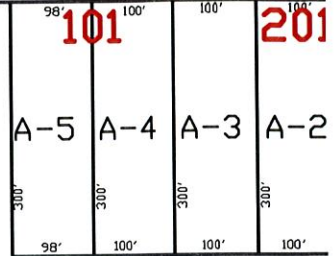


NORWAY AVENUE

101



SOUTH MAIN STREET



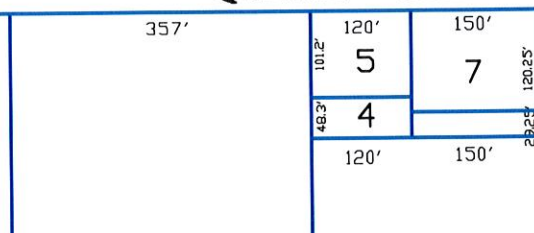
LOT A

ADDITION

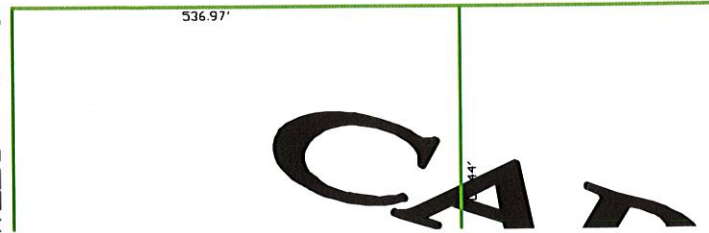
EET

QUINCE STREET

CABELA DRIVE



WLEY STREET





OUTDOOR ADVERTISING

6/18/2015

City of Mitchell - Zoning
Mitchell, SD 57005

Dear Neil and whomever may concern,

I am writing a summary to explain what were requesting your consideration for approval for moving one Billboard for the good of the Dakota Wesleyan, our business relationship with DWU, and the Mitchell community.

We have two billboards on a property that has been recently sold to Dakota Wesleyan to allow for growth and improvement on their campus. Dakota Wesleyan has asked us to terminate a contract we have for the billboards and take the billboards down. Lamar wants to work with Dakota Wesleyan in resolving this matter. We appreciate our relationship with DWU and want to do the right thing for them and being responsible in the business community of Mitchell. We obviously have a financial stake in removing and terminating two billboards that serve the Mitchell and surrounding communities.

We are proposing to remove both of the billboards from Dakota Wesleyan property. We would like to move one of the boards east onto the Miedema property.

I have been working with Neil Putnam (city planner) and the DOT to assist with determining if we can move one of the boards on Interstate to the east. It would remain an East/West facing board on the Interstate.

Thru this process we found that we would need a variance on the 1.) spacing between billboards of the existing ordinance of 300 ft. and 2.) the size of the billboard on the interstate that exceeds the 300 square feet.

I've included the specifications of the billboard that we are looking to have approved. Please see the attached documents included.

Note: The billboard we are moving would move onto the Miedema property and would service different traffic than the existing one on Miedema property. This is an East/West facing billboard and serves I-90 and the other billboard serves North/South on Rowley.



OUTDOOR ADVERTISING

The billboard takes up only a few feet of space, does not impact the use of the land. We work directly with the landowners on the positioning of the boards and follow the guidelines of the city and DOT. In this case, I have to commend Miedema sanitation for allowing us to work with the city and DOT on getting a good project for everyone involved approved with a couple minor variances. Also, thanks to Neil and the DOT for their time and assisting me in putting this in motion.

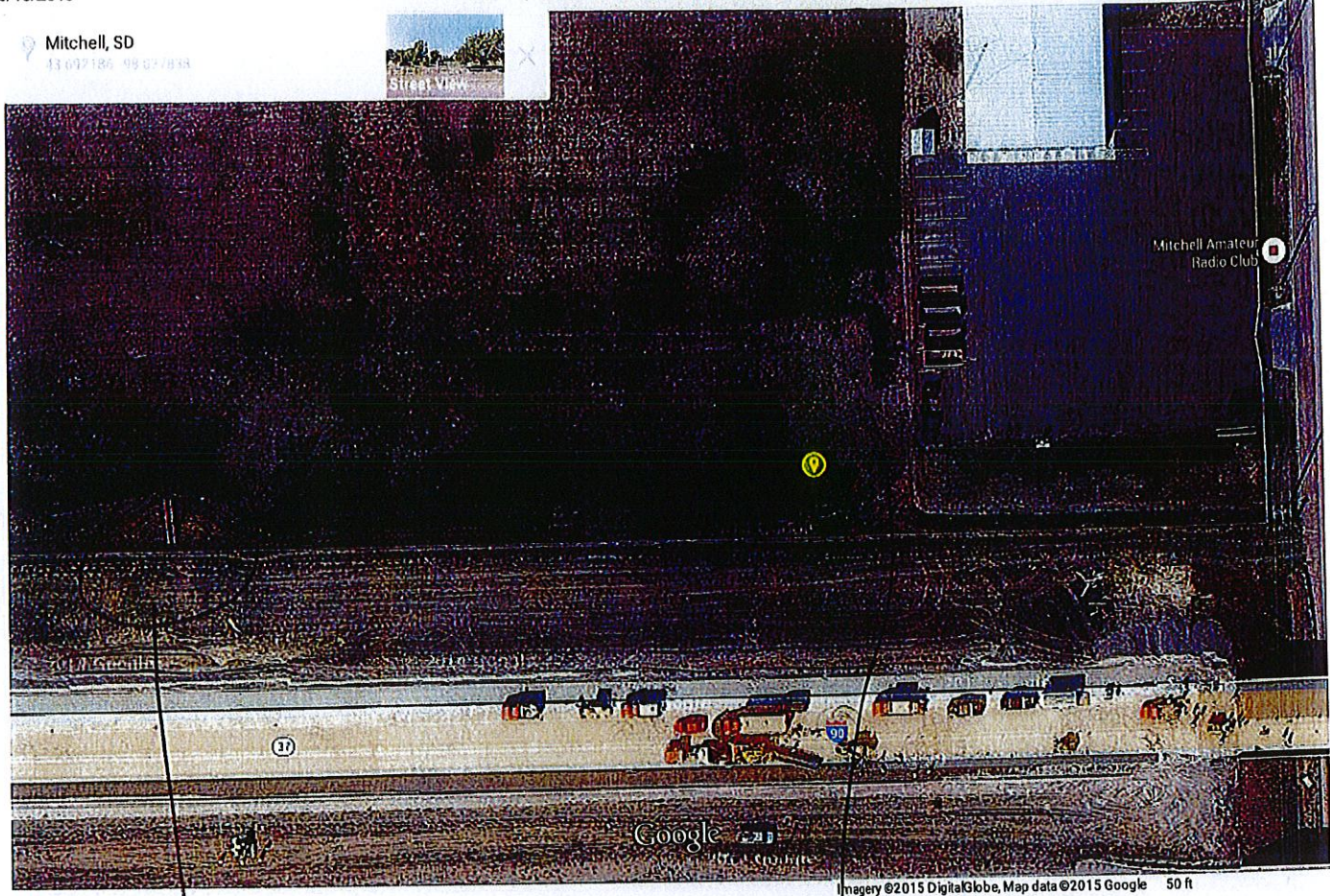
Thanks for your consideration and look forward to your decision on this matter. If you have any questions, or need to contact me for any reason, please do not hesitate to call me.

Appreciate it,

A handwritten signature in cursive script that reads "Marty Jacobsen".

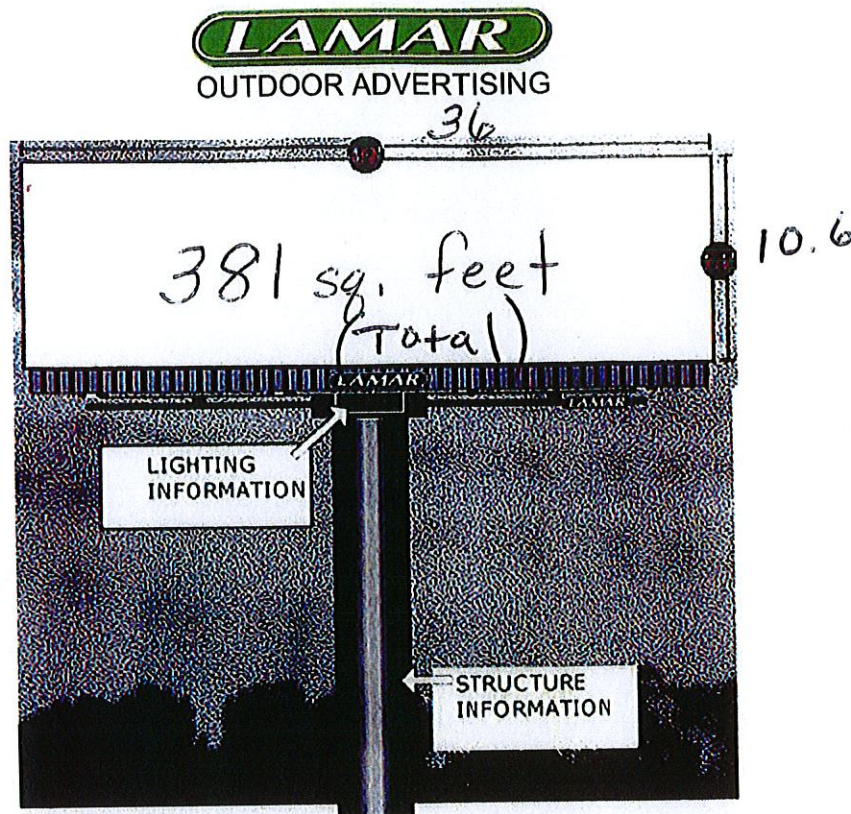
Marty Jacobsen

Lease Coordinator
605 338-5321
mjacobsen@lamar.com



This is one
of structures
would come out.

Approximate
location for
the billboard
on Miedema property.



HAGL _____

OVERALL HEIGHT 40ft Height

ADDITIONAL COMMENTS:

We are taking out (2) Billboards to Help Dakota Wesleyan. We would only move one to the east onto Miedema property.

BULLETIN
CENTER MOUNT
SINGLE POLE

* The Billboard is for interstate (E/W) traffic. The other board is for N/S traffic on Rowley. Please take that into consideration for approval.

center mount

Pole is 265ft.
V structure would bring to approx 250ft. from another Board on property. That includes ledge + lights

Thanks,
Marty

LAMAR/MIEDEMA

MIEDEMA SANITATION INC
1805 S ROWLEY ST
MITCHELL SD 57301

DWU
1200 W UNIVERSITY
MITCHELL SD 57301

MUELLER LUMBER CO
400 N OHLMAN ST
MITCHELL SD 57301

ROGER KLOCK
JOHN SCHWAN
SCHULL ENTERPRISES
861 HANSON ST
EMERY SD 57332

DAKOTA MANUFACTURING CO
PO BOX 1188
MITCHELL SD 57301

MELISSA RADIGAN
304 E ST ANDREWS DR
SIOUX FALLS SD 57108

CUSTOM CYCLES INC
915 S KIMBALL
MITCHELL SD 57301

APPROVED



GRAPHIC SCALE

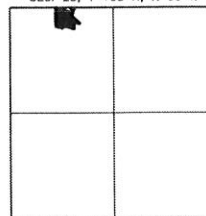


(IN FEET)
1 inch = 100 ft.

LEGEND

- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 6702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- ⊠ = SET NAIL
- ▲ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- WM = WITNESS MONUMENT

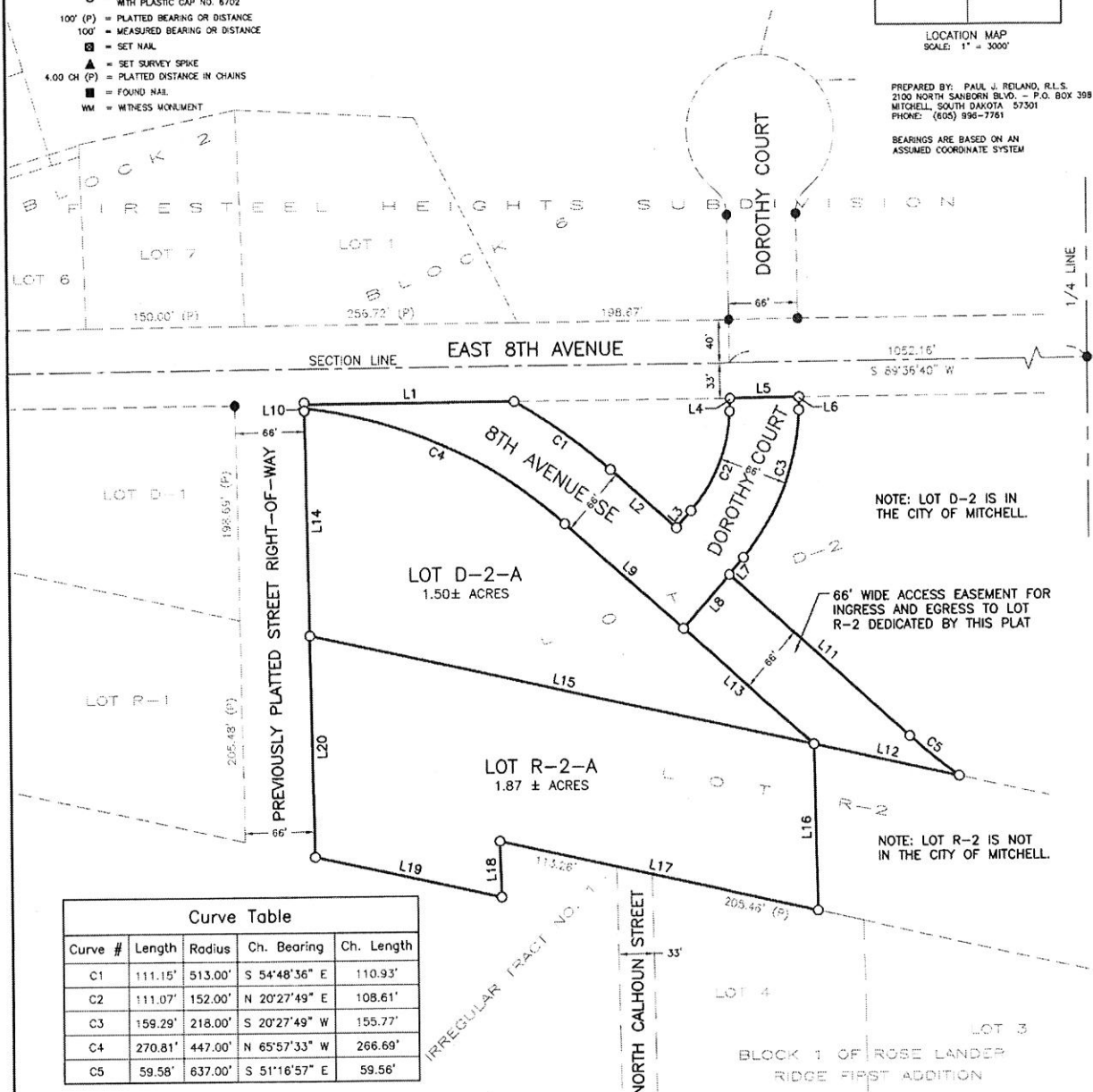
SEC. 23, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'

PREPARED BY: PAUL J. REILAND, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

BEARINGS ARE BASED ON AN
ASSUMED COORDINATE SYSTEM



Curve Table

Curve #	Length	Radius	Ch. Bearing	Ch. Length
C1	111.15'	513.00'	S 54°48'36" E	110.93'
C2	111.07'	152.00'	N 20°27'49" E	108.61'
C3	159.29'	218.00'	S 20°27'49" W	155.77'
C4	270.81'	447.00'	N 65°57'33" W	266.69'
C5	59.58'	637.00'	S 51°16'57" E	59.56'

Line Table

Line #	Length	Direction
L1	196.60'	N 89°36'50" E
L2	81.56'	S 48°36'11" E
L3	20.73'	N 41°23'49" E
L4	1.88'	N 00°28'11" W
L5	66.00'	N 89°31'49" E

Line Table

Line #	Length	Direction
L6	1.88'	S 00°28'11" E
L7	20.73'	S 41°23'49" W
L8	66.00'	S 41°23'49" W
L9	147.56'	N 48°36'11" W
L10	3.47'	N 00°52'04" W

Line Table

Line #	Length	Direction
L11	228.46'	S 48°36'11" E
L12	141.95'	N 77°35'10" W
L13	163.78'	N 48°36'11" W
L14	210.23'	S 00°52'04" E
L15	485.27'	S 77°35'10" E

Line Table

Line #	Length	Direction
L16	154.08'	S 00°52'04" E
L17	307.63'	N 77°34'59" W
L18	51.47'	S 01°19'45" E
L19	178.06'	N 77°36'03" W
L20	205.48'	N 00°52'04" W

A PLAT OF LOT D-2-A OF RISING SUN FIRST ADDITION, 8TH AVENUE SE AND DOROTHY COURT IN LOT D-2, AND LOT R-2-A OF RISING SUN FIRST ADDITION IN LOT R-2, ALL IN THE NW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5th P.M., PORTIONS OF WHICH LIE IN THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

SPN

& Associates

Engineers, Planners and Surveyors

2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015



A PLAT OF LOT D-2-A, 8TH AVENUE SE AND DOROTHY COURT IN LOT D-2, AND LOT R-2-A IN LOT R-2, ALL IN THE NW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOT D-2-A, 8TH AVENUE SE AND DOROTHY COURT IN LOT D-2, AND LOT R-2-A IN LOT R-2, ALL IN THE NW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the City Finance Officer of Mitchell, South Dakota, has been submitted to the City Planning Commission of the said City of Mitchell, South Dakota; and

WHEREAS, the City Planning Commission, in regular meeting assembled, had duly considered said plat and finds as a fact that said plat is in conformity and does not conflict with the Master Plan for the City of Mitchell, South Dakota, heretofore adopted by this Commission;

NOW THEREFORE, be it resolved by the City Planning Commission of Mitchell, South Dakota, that the plat of LOT D-2-A, 8TH AVENUE SE AND DOROTHY COURT IN LOT D-2, AND LOT R-2-A IN LOT R-2, ALL IN THE NW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, a Land Surveyor, be and the same is hereby approved and its adoption by the City Council of the City of Mitchell, South Dakota, is hereby recommended.

I, _____, Chairman of the City Planning Commission for the City of Mitchell, South Dakota, do hereby certify that the foregoing resolution was passed by the City Planning Commission of Mitchell, South Dakota, at a meeting thereof held on the _____ day of _____, 2015.

CITY PLANNING COMMISSION --- BY: _____

RESOLUTION OF CITY COUNCIL

WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat, at its meeting held on the _____ day of _____, 2015; and

WHEREAS, it appears from an examination of the plat of LOT D-2-A, 8TH AVENUE SE AND DOROTHY COURT IN LOT D-2, AND LOT R-2-A IN LOT R-2, ALL IN THE NW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as prepared by Paul J. Reiland, a duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the Master Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of LOT D-2-A, 8TH AVENUE SE AND DOROTHY COURT IN LOT D-2, AND LOT R-2-A IN LOT R-2, ALL IN THE NW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

I, _____, Finance Officer of the City of Mitchell, South Dakota, hereby certify that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the _____ day of _____, 2015.

FINANCE OFFICER --- BY: _____

CERTIFICATE OF COUNTY TREASURER

I, _____, hereby certify that I am the duly elected, qualified, and acting Treasurer of Davison County, South Dakota, and I hereby certify that all taxes which would, if not paid, be liens upon any of the land included in the within and foregoing plat, as shown by the records of my office, have been fully paid.

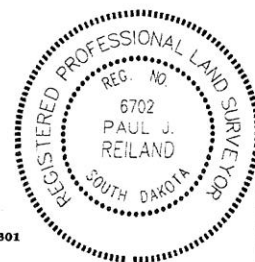
Treasurer, Davison County

SPN

& Associates

Engineers, Planners and Surveyors

2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015



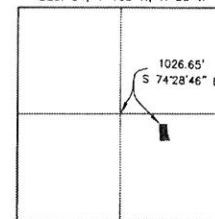
SEC. 34, T 103 N, R 60 W



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



LOCATION MAP

SCALE: 1" = 3000'

LEGEND

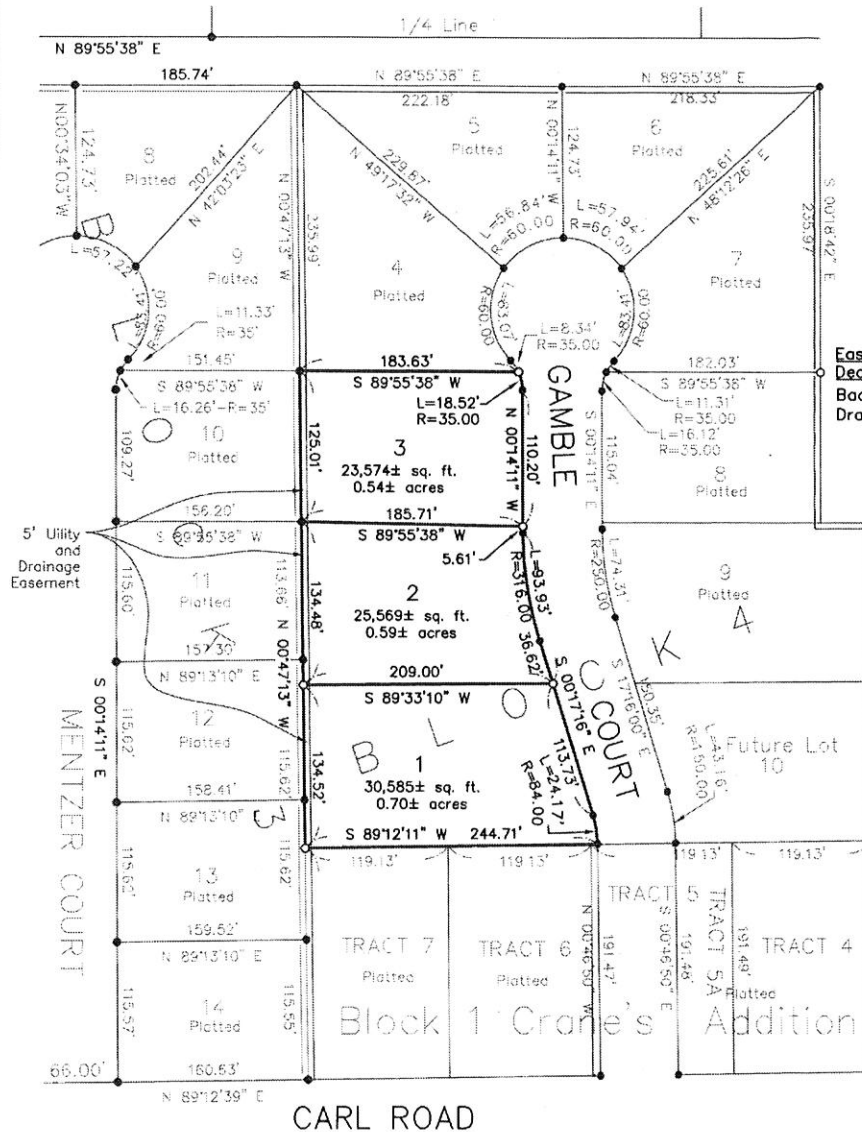
- = FOUND IRON MONUMENT
- = SET 5/8" x 18" REBAR WITH PLASTIC CAP NO. 6702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- ▲ = SET NAIL
- ▲ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" x 12" SPIKE W/WASHER P.R.-6702
- WM = WITNESS MONUMENT

PREPARED BY: PAUL J. REILAND, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

BEARINGS ARE BASED ON AN
ASSUMED COORDINATE SYSTEM

**Easements Within Lots 1, 2 and 3, Block 4
Dedicated by this Plat:**

Back of Lots = 5' Wide Utility and
Drainage Easement



A PLAT OF LOTS 1, 2 AND 3, BLOCK 4 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 2, CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of Ethan Co-op Lumber Association, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to June 17, 2015, survey those parcels of land described as follows: LOTS 1, 2 AND 3, BLOCK 4 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 2, CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.
Dated this _____ day of _____, 2015.

Registered Land Surveyor #SD6702

SPN

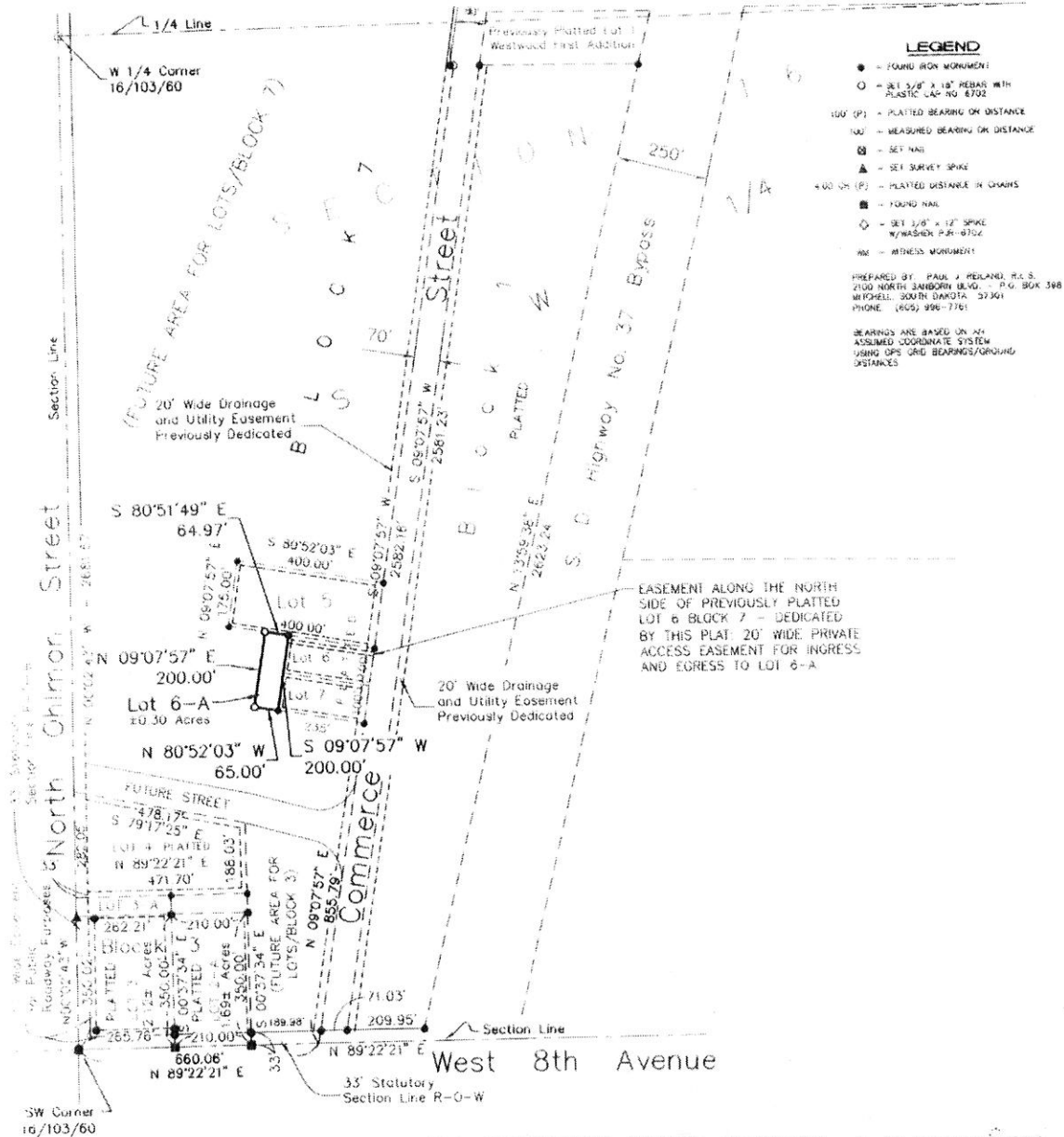
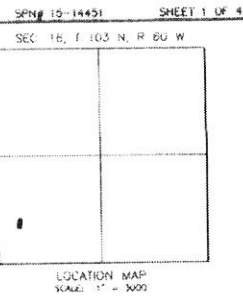
& Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015



& Associates
Engineers, Planners and Surveyors
 2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
 Phone: (605) 996-7761 Fax: (605) 996-0015



(IN FEET)
1 inch = 300 ft.



A PLAT OF LOT 6-A, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of CUM Consulting, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to June 16, 2015, survey those parcels of land described as follows: LOT 6-A, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA. In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.

Dated this 1st day of JULY 2015

Registered Land Surveyor #SD6702

SPN

& Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-6015



A PLAT OF LOT 6-A, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned, hereby certify that CJM Consulting, Inc., a South Dakota corporation, and All Stor, LLC, a South Dakota Limited Liability Company, are the absolute and unqualified owners of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at our request, and under our direction for the purposes indicated therein, which said property as so surveyed and platted shall hereafter be known as LOT 6-A, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and we hereby dedicate to the public, for public use forever as such, the streets and alleys, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Lot 6-A, Block 7 shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists Commerce Street and that access to Lot 6-A, Block 7 shall be provided by the 20' private access easement along the north side of previously platted Lot 6, Block 7 as shown and dedicated by this plat

IN WITNESS WHEREOF, I have hereunto set my hand this 1 day of July, 2015

Charles J. Mauszycki, Sr.
Charles J. Mauszycki, Sr., President of CJM Consulting, Inc.,
a South Dakota corporation

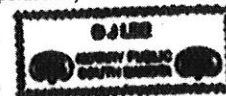
CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA)
COUNTY OF DAVISON)

On this, the 1 day of July, 2015, before me, D. J. Lee the undersigned officer, personally appeared Charles J. Mauszycki, Sr., of CJM Consulting, Inc., a South Dakota corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

D. J. Lee
Notary Public, South Dakota
My Commission Expires 11-25-17



IN WITNESS WHEREOF, I have hereunto set my hand this 1 day of July, 2014

Charles J. Mauszycki Sr.
Charles J. Mauszycki Sr., Member of All Stor, LLC,
a South Dakota Limited Liability Company

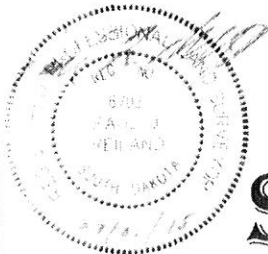
ACKNOWLEDGEMENT

STATE OF SOUTH DAKOTA)
COUNTY OF DAVISON)

On this, the 1 day of July, 2014, before me, D. J. Lee the undersigned officer, personally appeared Charles J. Mauszycki Sr., who acknowledged himself to be a Member of All Stor, LLC, a South Dakota Limited Liability Company, and that he, as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as a Member.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

D. J. Lee
Notary Public, South Dakota
My Commission Expires 11-25-17



SPN

& Associates

Engineers, Planners and Surveyors

2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015

SPN 15-14451 SHEET 3 OF 4
A PLAT OF LOT 6-A, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION
OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5th P.M., CITY OF
MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOT 6-A, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the City Finance Officer of Mitchell, South Dakota, has been submitted to the City Planning Commission of the said City of Mitchell, South Dakota; and

WHEREAS, the City Planning Commission, in regular meeting assembled, had duly considered said plat and finds as a fact that said plat is in conformity and does not conflict with the Master Plan for the City of Mitchell, South Dakota, heretofore adopted by this Commission;

NOW THEREFORE, be it resolved by the City Planning Commission of Mitchell, South Dakota, that the plat of LOT 6-A, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, a Land Surveyor, be and the same is hereby approved and its adoption by the City Council of the City of Mitchell, South Dakota, is hereby recommended

_____, Chairman of the City Planning Commission for the City of Mitchell, South Dakota, do hereby certify that the foregoing resolution was passed by the City Planning Commission of Mitchell, South Dakota, at a meeting thereof held on the _____ day of _____, 2015

CITY PLANNING COMMISSION --- BY _____

RESOLUTION OF CITY COUNCIL

WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat, at its meeting held on the _____ day of _____, 2015; and

WHEREAS, it appears from an examination of the plat of LOT 6-A, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as prepared by Paul J. Reiland, a duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the Master Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of LOT 6-A, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

_____, Finance Officer of the City of Mitchell, South Dakota, hereby certify that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the _____ day of _____, 2015.

FINANCE OFFICER --- BY _____

CERTIFICATE OF COUNTY TREASURER

_____, hereby certify that I am the duly elected, qualified, and acting Treasurer of Davison County, South Dakota, and I hereby certify that all taxes which would, if not paid, be liens upon any of the land included in the within and foregoing plat, as shown to the records of my office, have been fully paid.

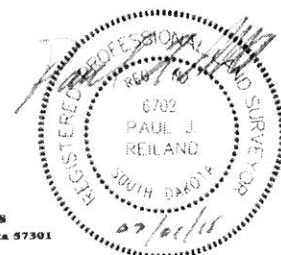
Treasurer, Davison County

SPN

& Associates

Engineers, Planners and Surveyors

2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015



A PLAT OF LOT 6-A, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

CERTIFICATE OF COUNTY TREASURER

I, _____ hereby certify that I am the duly elected, qualified, and acting Treasurer of Davison County, South Dakota, and I hereby certify that all taxes which would, if not paid, be liens upon any of the land included in the within and foregoing plat, as shown by the records of my office, have been fully paid.

Treasurer, Davison County

DIRECTOR OF EQUALIZATION

I, _____, Director of Equalization of Davison County, South Dakota, hereby certify that a copy of the plat of LOTS 2-A AND 2-B, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 2, BLOCK 22, VAN EPS FIRST ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in my office.

DIRECTOR OF EQUALIZATION _____

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
JSS
COUNTY OF DAVISON)

FILED for record this _____ day of _____, 2015, at _____ and recorded in Book _____ of Plats on Page _____ therein and recorded on Microfilm Number _____

Register of Deeds, Davison County

By _____

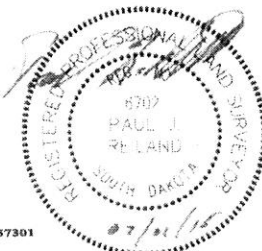
Deputy

SPN

& Associates

Engineers, Planners and Surveyors

2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0815

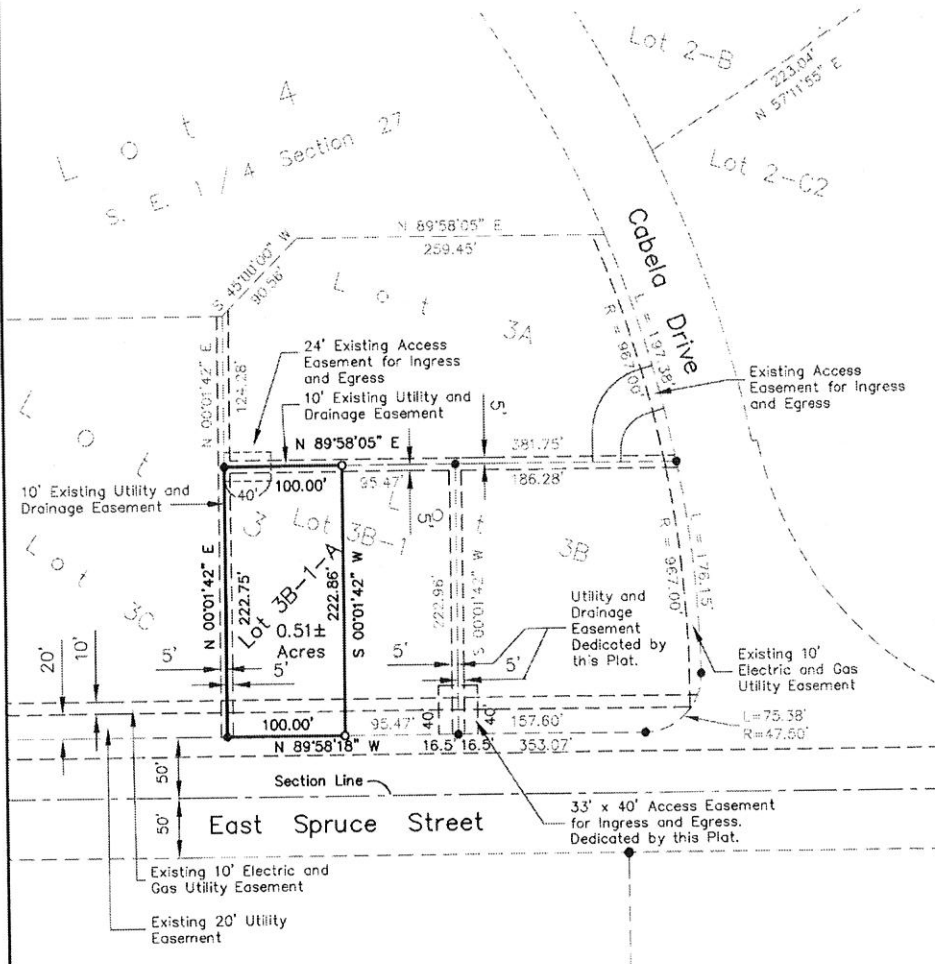




GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



LEGEND

- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 6702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- ⊠ = SET NAIL
- ▲ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◆ = SET 3/8" X 12" SPIKE W/ WASHER P.U.R.-6702
- WM = WITNESS MONUMENT

PREPARED BY: PAUL J. REILAND, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

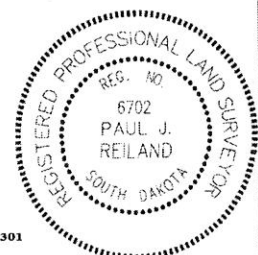
BEARINGS ARE BASED ON AN
ASSUMED COORDINATE SYSTEM
USING GPS GRID BEARINGS/GROUND
DISTANCES

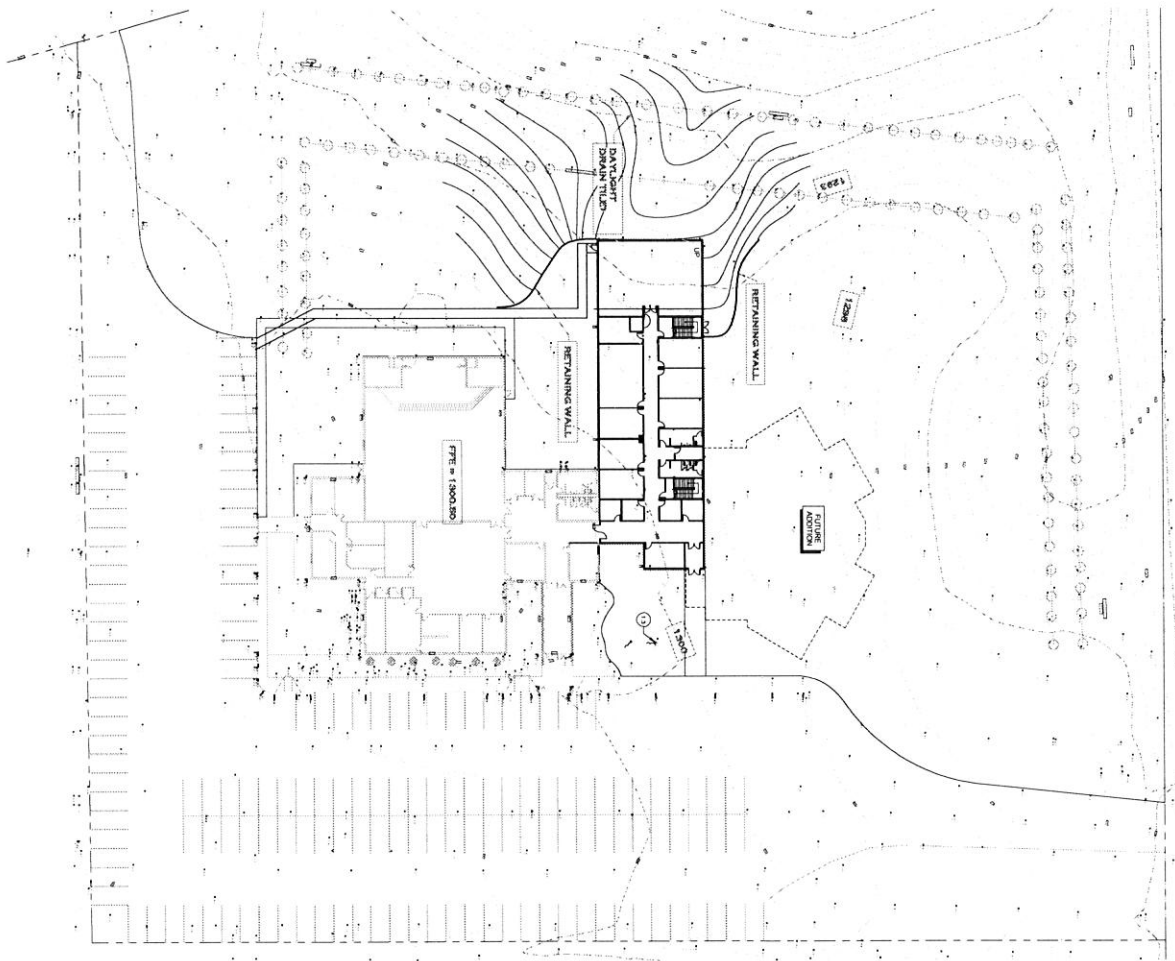
A PLAT OF LOT 3B-1-A, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 3B-1 OF CABELA'S FIRST ADDITION, CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

SPN

& Associates
Engineers, Planners and Surveyors

2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015





1 SITE PLAN
T = 30'-0"

PLAN NOTES

- A. ALL UNDERGROUND UTILITIES MUST BE PHYSICALLY LOCATED BEFORE ANY CONSTRUCTION BEGINS ON PROPERTY LINE IS NOT IN THIS CONTRACT
- B. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MITCHELL

GENERAL SITE PLAN NOTES

LEGAL DESCRIPTION

A. SITE OWNERS LEGAL DESCRIPTION

Northridge Baptist Church Edu Wing Add.
323 W 23rd Ave
Mitchell, SD

Site Plan

Progress Set
07/08/15

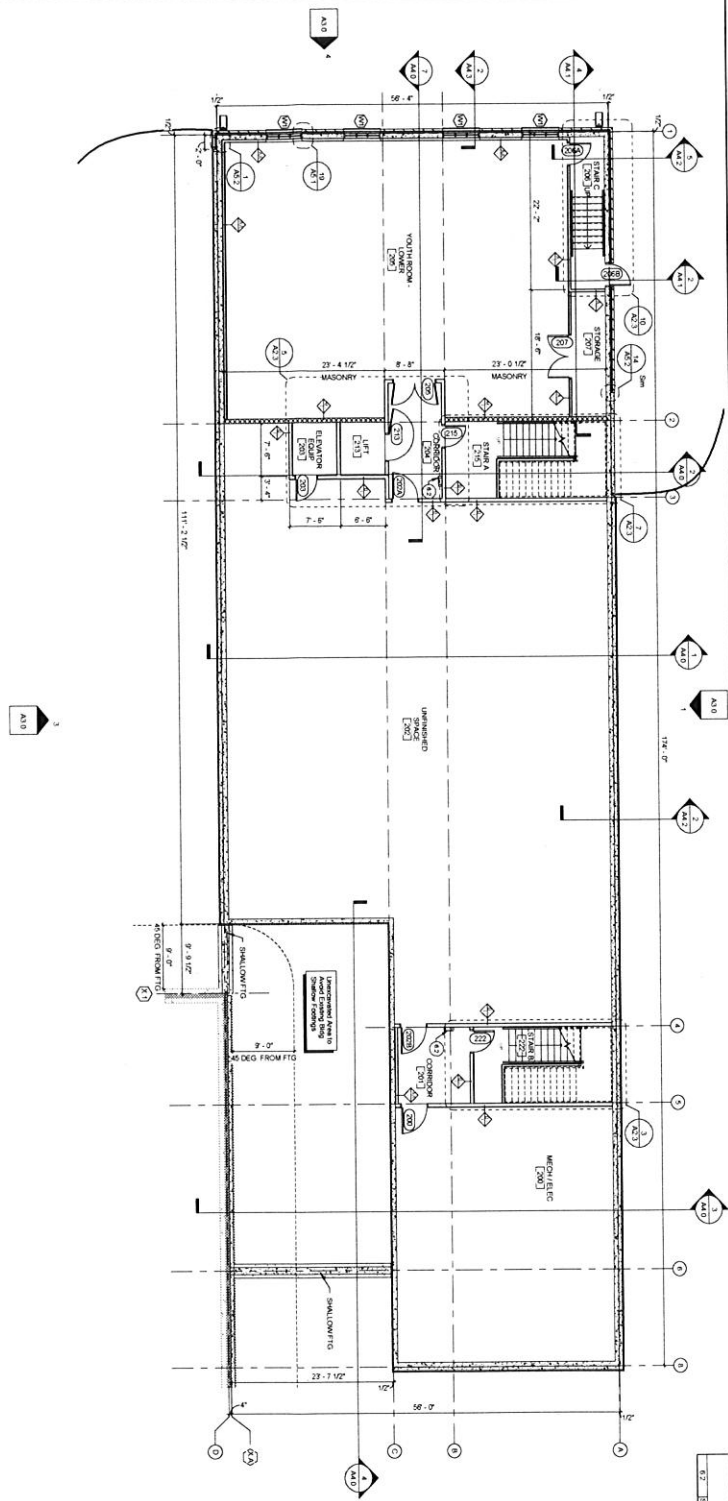
Puetz
CORPORATION

Consulting • Development
Architecture • Construction

800 N Kimball Street
Mitchell, SD 57301
P: 605.996.2276
F: 605.996.9126

A1.0

Drawn By:	JLM	
Checked By:	HH	
Date:	07/06/15	
No.	Description	Date



1 LOWER LEVEL
1/8" = 1'-0"

PLAN NOTES
8.2 REINFORCED CONCRETE EXTERIOR CHASE (E.C.)

GENERAL FLOOR PLAN NOTES
INTERIOR EXTERIOR DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
SEE DWG. 101 FOR WALL, FLOOR, CEILING, AND ROOF DETAILS.

A2.0

7/20/15 12:49:26 PM

Northridge Baptist Church Edu Wing Add.
323 W 23rd Ave
Mitchell, SD

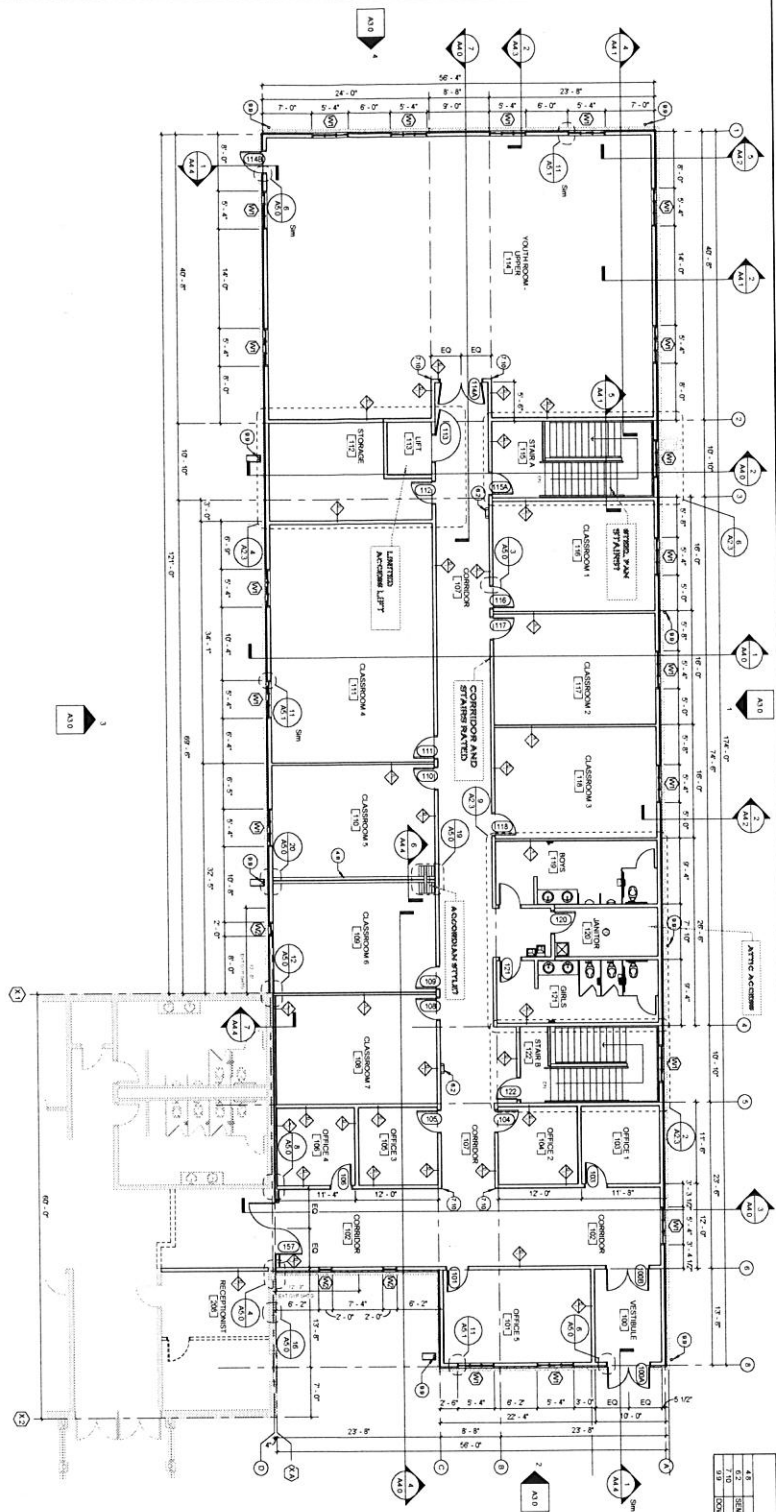
Lower Level Floor Plan

Progress Set
07/08/15

Puetz
CORPORATION

Consulting • Development
Architecture • Construction

800 N Kimball Street
Mitchell, SD 57301
P: 605.996.2276
F: 605.996.9126



1
1/8" = 1'-0"

GENERAL FLOOR PLAN NOTES

INTERIOR & EXTERIOR DIMENSIONS ARE TO FACE OF STUD UNIT.
SEE ENLARGED UNIT PLANS FOR UNIT DOOR TAGS.
SEE ENLARGED UNIT PLANS FOR UNIT WALL TYPES.
SEE SHEET AT 1 FOR WALL TYPE LEGEND.

A2.1

Northridge Baptist Church Edu Wing Add.
323 W 23rd Ave
Mitchell, SD

Main Level Floor Plan

Progress Set
07/06/15

Puetz
CORPORATION

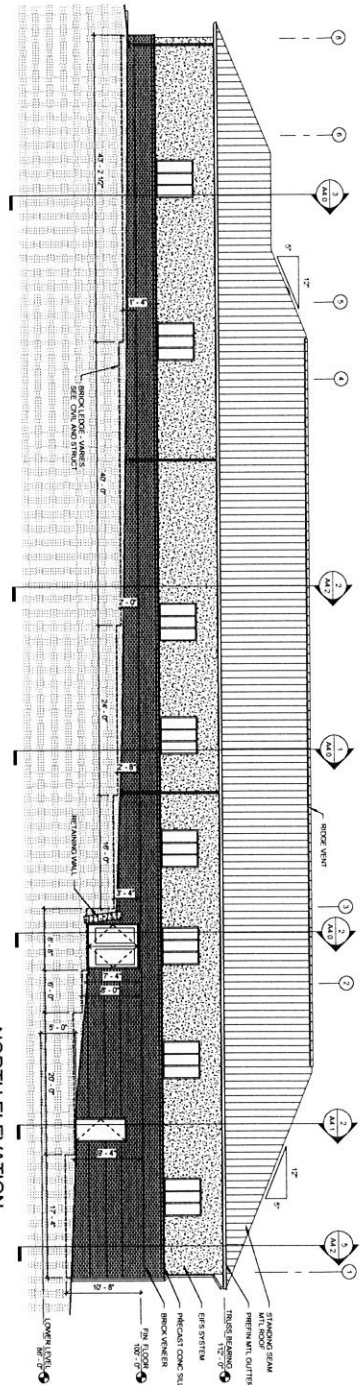
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Mitchell, SD 57301
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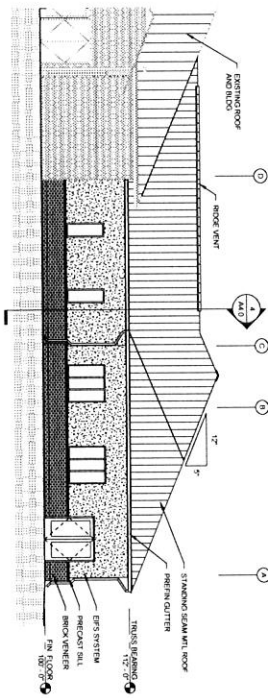
PLAN NOTES

PLAN NOTES	
4.6	
6.2	SEMI-RECESSED FIRE EXTINGUISHER CABINET (FEC)
7.10	
9.9	DOWNSPOUT LOCATION

[illegible]

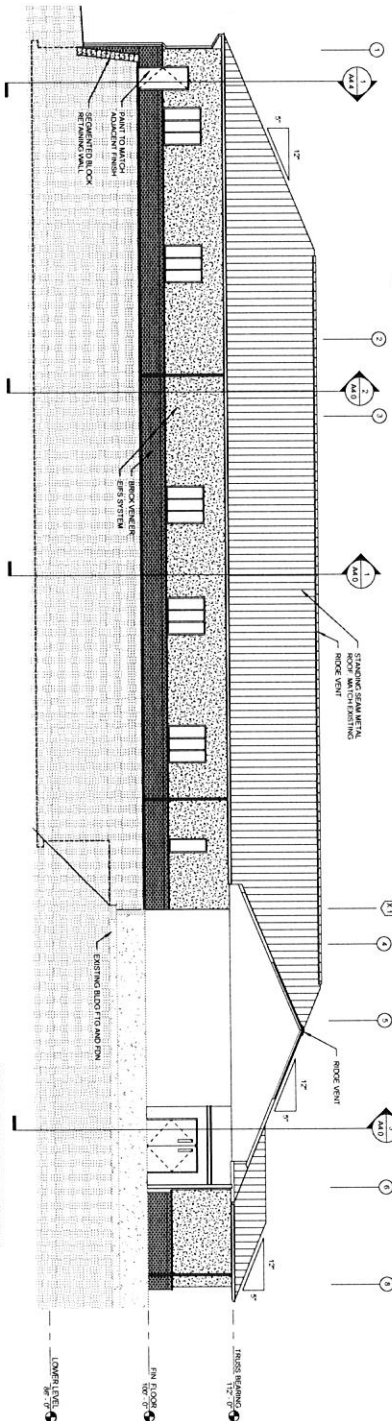


1 NORTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

4 WEST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"

A3.0

Drawn By:	JM
Checked By:	HH
Date:	07/08/15
Description:	
Disc:	

Northridge Baptist Church Edu Wing Add.
323 W 23rd Ave
Mitchell, SD

Exterior Elevations

Progress Set
07/08/15

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