

**CITY PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS, CITY HALL
612 N. MAIN ST, MITCHELL, SD
DATE: MAY 22, 2017**

1. TIME: 12:00 PM NOON

2. CALL TO ORDER:

3. ROLL CALL:

4. APPROVE AGENDA:

5. Approval Of Minutes: MAY 8, 2017

Documents:

[PLANNINGCOMMMIN582017.PDF](#)

6. SCHEDULE NEXT MEETING: JUNE 12, 2017

7. PLAT

A Plat of Lots 2A-1 and 2A-2, Block 2 of B. and J. Devries First Addition in the NE 1/4 of Section 31, T 104 N, R 60 W of the 5th P.M., Davison County, South Dakota.

Documents:

[SKM_C36817051715140 \(1\).PDF](#)
[L2A-1 2A-2 B AND J DEVRIES.PDF](#)

8. PLAT

Plat of Lots 13A and 14 in the Replat of Tract E Wild Oak Golf Club Addition to the City of Mitchell, Davison County, South Dakota

Documents:

[LOT 13A AND 14.PDF](#)
[L13A-14 TE WILD OAK.PDF](#)

9. Plat:

A Plat of Lot 7, Block 5, of Woodland Heights First Addition, A Subdivision of Lot 2 of 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 .

Documents:

[SKM_C36817051715140 \(1\).PDF](#)
[L7 B5 WOODLAND HEIGHTS.PDF](#)

10. CONDITIONAL USE PERMIT:

Doug Dailey , applicant, has applied for a conditional use permit to construct a professional office building to located at 1408 N Sanborn Blvd, legally described as Lots 7 & 8, Block 13, Capital Addition, City of Mitchell, Davison County, SD. Zoned R4 High Density Residential District.

Documents:

[NOHDAILEY.PDF](#)
[NEIGHBORSDAILEY.PDF](#)
[APFDAILEY.PDF](#)
[DAILEYMAP.PDF](#)
[DAILEY LAW NEW BLDG-BASEMENT PLAN.PDF](#)
[DAILEY LAW NEW BLDG-FLOOR PLAN \(1\).PDF](#)
[DAILEY LAW NEW BLDG-SITE PLAN.PDF](#)

11. Variance:

Doug Dailey, applicant, has applied for a backyard variance of 4 feet vs 25 feet to construct a professional office building to be located at 1408 N Sanborn Blvd, legally described as Lots 7 & 8, Block 13, Capital Addition, City of Mitchell, Davison County, SD. Zoned R4 High Density Residential District.

12. Plan Approval: Coborn's , 1800 N. Main St, Zoned HB Highway Oriented Business

Documents:

[COBORNSPLAN.PDF](#)

13. OTHER BUSINESS:

14. ADJOURNMENT:

"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 605-995-8433 at least 24 hour prior to the scheduled meeting."

**CITY OF MITCHELL
CITY PLANNING COMMISSION
MINUTES, MAY 8, 2017**

NOT APPROVED

Chairman Larson called the May 8, 2017 City Planning Commission Meeting to order at 12:00 pm in the City Council Chambers, City Hall, 612 N Main St, Mitchell, SD.

Members Present: Larson, Everson, Griffith, Jirsa, Molumby, and Schmucker

Members Absent: Fergen and Allen

Others Present: Mayor Toomey, McGannon, Ellwein, Putnam, Hegg, London, Overweg, Jenniges (Davison County), T. Johnson, S. Johnson, Hendershot (Daily Republic), Lurken (KMIT)

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

Approval of Minutes: Motion by Molumby, seconded by Griffith to approve the minutes of the April 24, 2017 meeting. All members present voting aye, motion carried.

Schedule Next Meeting: Motion by Griffith, seconded by Everson to schedule the next meeting for May 22, 2017. All members present voting aye, motion carried.

Plan Approval: Hampton Inn, 1920 Highland Way, Zoned Highway Oriented Business District. Keith Reiners of Puetz Corp. presented the plan.

Motion by Molumby, seconded by Everson to approve the plan. All members present voting aye, motion carried.

Plat: A Plat of Lot 5-A, Block 2, MLC Addition, A Subdivision of Block 3, Morningview Addition to the City of Mitchell, Davison County, South Dakota. Putnam mentioned the developer is adding some footage to the planned Lot 5 to accommodate a duplex.

Motion by Everson, seconded by Jirsa to approve the plat. All members present voting aye, motion carried.

Plat: Plat of Tract 1 and Tract 2 of BSD Addition in the West Half of the Southwest Quarter and in the Southeast Quarter of Section 27; and in the Southwest Quarter, the Northeast Quarter and the Northwest Quarter of Section 34; All in Township 104 N, Range 60 West of the Principal Meridian, Davison County, South Dakota.

Motion by Jirsa, seconded by Griffith to approve this plat, pending approval of the county. All members present voting aye, motion carried.

Plat: Plat of Lot 12 in Tract J Wild Oak Golf Club Addition to the City of Mitchell, Davison County, South Dakota.

Motion by Jirsa, seconded by Molumby to approve the plat. All members present voting aye, motion carried.

Plat: Plat of Lot 14 in the Replat of Tract E Wild Oak Golf Club Addition to the City of Mitchell, Davison County, South Dakota.

Motion by Griffith, seconded by Jirsa to approve the plat. All members present voting aye, motion carried. (Subsequently, the developer called after the meeting to withdrawn plat for council consideration)

Rezoning: An Ordinance of the City of Mitchell, Davison County, South Dakota, that changes the Zoning District Classification of the Real Property legally described as Block 2, Block 3, Block 7, Block 8 and Block 9 of CJM Second Addition, and portions of Michael Avenue, Livesay Lane, and Jamaica Street 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 from Urban Development District (UD) to a Planned Unit Development District known as CJM Second Addition Planned Development District and changing the official zoning map accordingly.

Chuck Mauszycki Sr. was present to explain his proposal. No written objections were received. The official notice was and will be published in the *Mitchell Daily Republic* April 27, May 4, and May 24, 2017. No one testified in opposition of the rezoning. Putnam provided a summary of the ordinance. McGannon said, he contacted Fyra Engineering, consultants studying Lake Mitchell, in regards to numerous septic tanks that could potentially be installed in this proposed development. They did not indicate a concern. McGannon also recommended that a drainage study/plan be provided by the developer. Schmucker asked, which way the water is intended to drain. Mauszycki said he would provide such a study/plan to the city.

Motion by Jirsa, seconded by Molumby to approve the rezoning with the condition a drainage study/plan be submitted and approved by the Public Works Director. Roll Call: Everson aye, Jirsa aye, Larson aye, Molumby aye, Griffith aye, Schmucker no, motion passed 5 to 1.

Approval of City of Mitchell TIF District # 23. Approval of Project Plan for City of Mitchell, Tax Incremental Financing District #23 and establish the boundaries of the proposed district.

Putnam stated the TIF Review Committee recommends approval. Ellwein provided the commission (as suggested by the TIF committee) a summary that provides status of existing TIF districts. The handout version has been updated from the one in the agenda packet. Toby Morris, Dougherty & Company a consultant retained by city, stated that the SD Department of Revenue has determined this plan is 'economic development' as required by statute. He explained the city will be the conduit for the financing of the plan between MADC and Vantage Point. He said there will be no interest and the plan will expire in 16 years or sooner. This plan will be classified as a grant, which is permitted by statute and may limit the liability to the city. Morris said, Vantage Point plans to construct a 25,000 square feet addition that will cost about \$2.5 million dollars. They will create 40 new jobs over the next five years. There will be an employee agreement between MADC and Vantage Point. Construction is scheduled for this summer and to be completed in April/May of 2018. He confirmed the plan conforms with the existing zoning. This plan will overlap the existing TIF District #9, which is being re-financed. He

provided an explanation on how the proceeds from TIF District # 23 will affect #9. This was in response to a question from Molumby. Ellwein reiterated the partnership between MADC, the City and Vantage Point and that this plan is conditioned on creating new jobs. Don Petersen, Attorney for MADC, also provided additional comments and addressed questions of the commission. Bryan Hisel, Executive Director of MADC, provided a document titled Vantage Point Solutions Expansion Project. He mentioned that Vantage Point hires from graduates of South Dakota institutions and this project will help in addressing the community's workforce needs. He mentioned that Vantage Point also has a facility in North Carolina, but they prefer to expand in Mitchell.

Motion by Griffith, seconded by Molumby to approval the project plan and adopt the boundaries of TIF #23 as legally described in the plan. Roll Call: Larson aye, Griffith aye, Molumby aye, Schmucker aye, Everson abstain, Jirsa abstain motion carried 4 ayes, 2 abstentions.

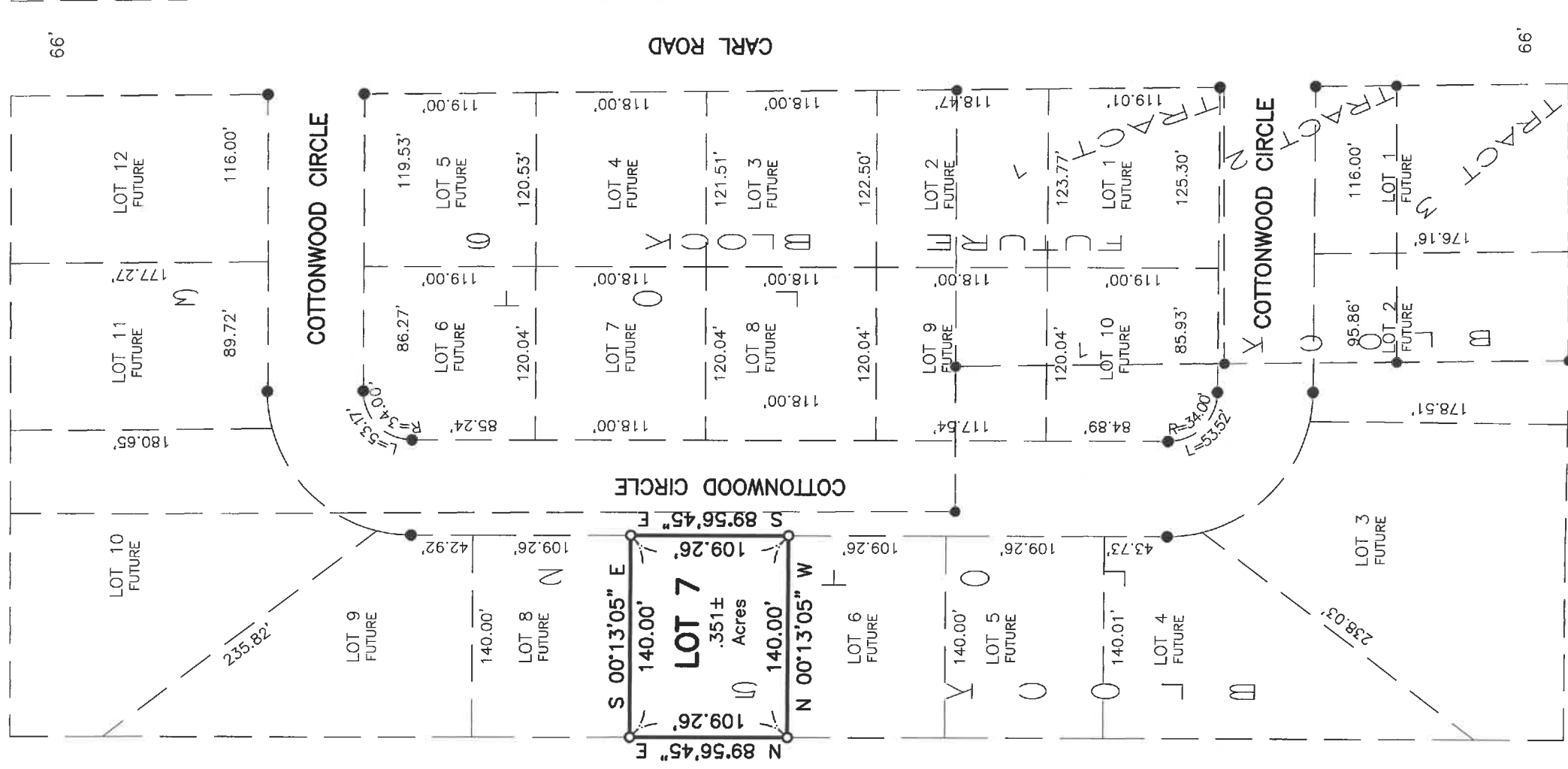
Chairman Larson adjourned the meeting at 12:50 pm.

Chairman

Date



GRAPHIC SCALE

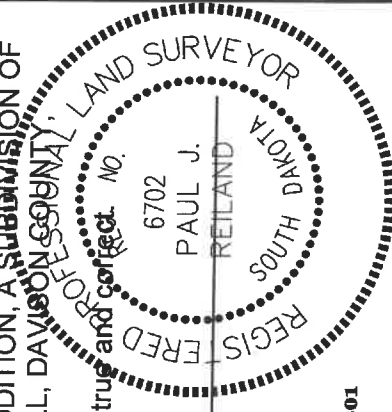
(IN FEET)
1 inch = 100 ft.

A PLAT OF LOT 7, BLOCK 5, OF WOODLAND HEIGHTS FIRST ADDITION,
A SUBDIVISION OF LOT 2 OF 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 May 15, 2017, survey those parcels of land described as follows: LOT 7, BLOCK 5, OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 2 OF 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 May, 2017.



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

A PLAT OF LOT 7, BLOCK 5, OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 2 OF 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.

OWNER’S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that I, the undersigned, hereby certify that Ethan Co-op Lumber Association, Inc., a South Dakota corporation, is the absolute and unqualified owner of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in LOT 2 OF 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; that the plat has been made at the request of Ethan Co-op Lumber Association, Inc., a South Dakota corporation, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT 7, BLOCK 5, OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 2 OF 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, as shown by this plat; and Ethan Co-op Lumber Association, Inc., a South Dakota corporation, hereby dedicates 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 7, Block 5, shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists Cottonwood Circle.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2017.

Dan Boehmer, Manager
Ethan Co-op Lumber Association, Inc., a South Dakota corporation

CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA))SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2017, before me, _____, the undersigned officer, personally appeared Dan Boehmer, of Ethan Co-op Lumber Association, Inc., a South Dakota corporation, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Manager.

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

Notary Public, South Dakota
My Commission Expires: _____

RESOLUTION OF CITY PLANNING COMMISSION

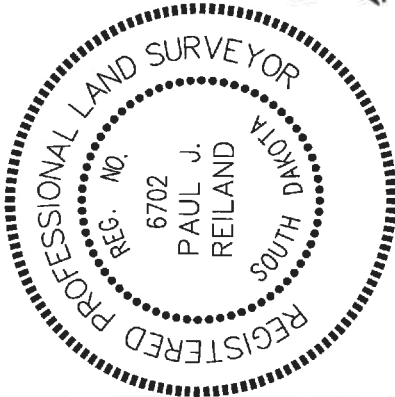
WHEREAS, the plat of LOT 7, BLOCK 5, OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 2 OF CRANE’S ADDITION IN THE SE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, duly licensed Land Surveyor in and for the State 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 7, BLOCK 5, OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 2 OF 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, 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/Vice 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 _____, 2017.

Chairman/Vice Chairman of the City Planning Commission: _____



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 7, BLOCK 5, OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 2 OF 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.

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 _____, 2017; and

WHEREAS, it appears from an examination of the plat of COTTONWOOD CIRCLE OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOTS 2 AND 3, AND TRACTS 1 AND 2, BLOCK 1, ALL IN 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, 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 COTTONWOOD CIRCLE OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOTS 2 AND 3, AND TRACTS 1 AND 2, BLOCK 1, ALL IN 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, 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/Deputy 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 _____, 2017.

Finance Officer/Deputy Finance Officer: _____

CERTIFICATE OF COUNTY TREASURER

I, _____, hereby certify that I am the duly elected, qualified, and acting Treasurer/Deputy 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/Deputy Treasurer, Davison County _____ Date _____

DIRECTOR OF EQUALIZATION

I, _____, Director of Equalization/Deputy Director of Equalization of Davison County, South Dakota, hereby certify that a copy of the plat of COTTONWOOD CIRCLE OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOTS 2 AND 3, AND TRACTS 1 AND 2, BLOCK 1, ALL IN 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, has been received by me and is filed in my office.

Director of Equalization/Deputy Director of Equalization _____ Date _____

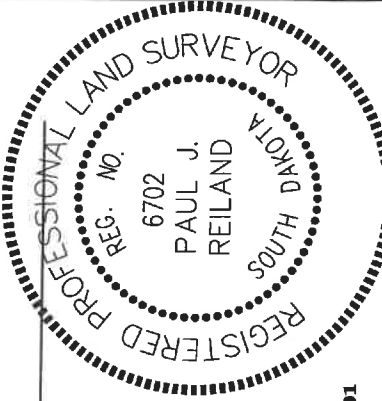
REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
COUNTY OF DAVISON)

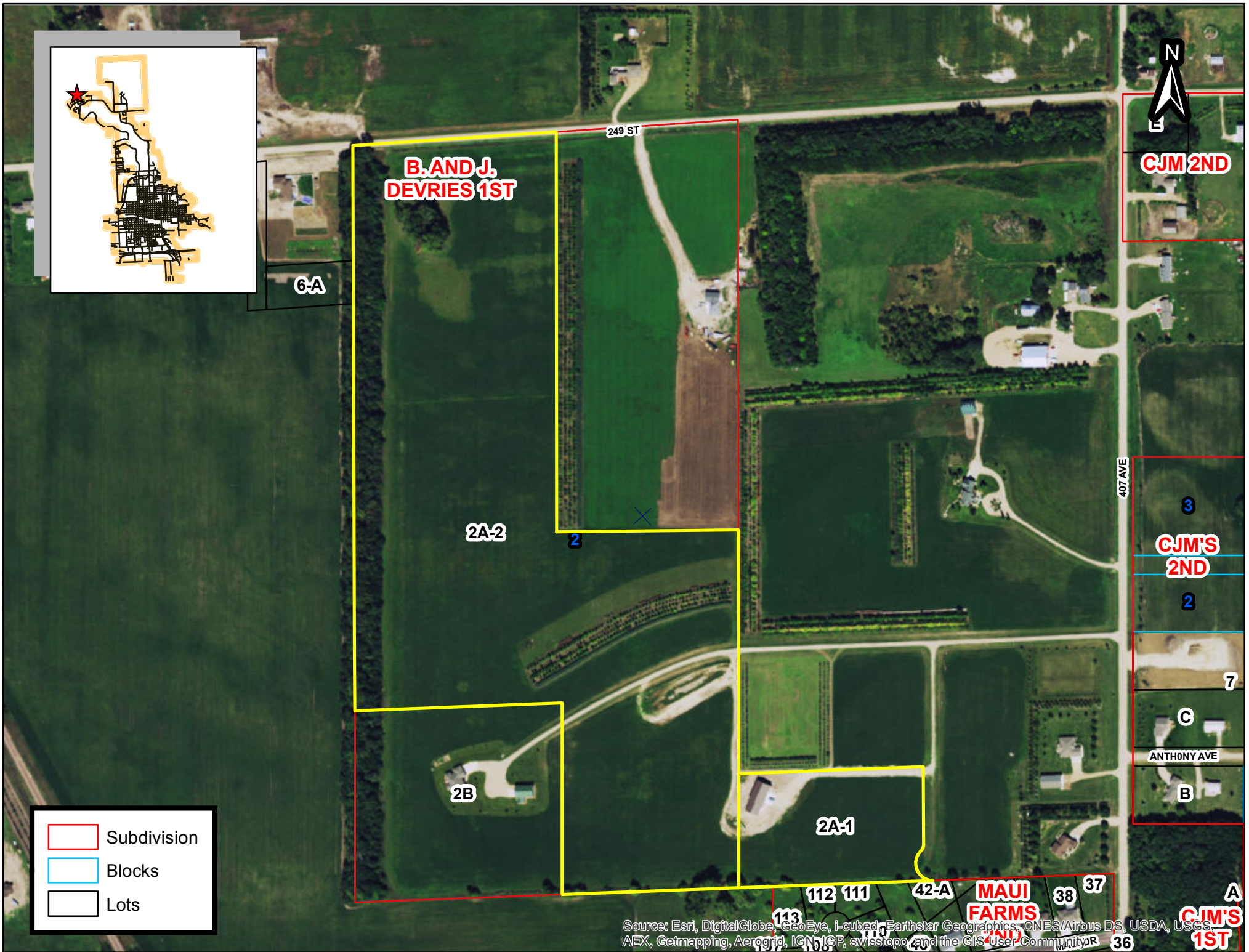
FILED for record this _____ day of _____, 2017, at _____, and recorded in Book _____ of Plats on Page _____ therein and recorded on Microfilm Number _____.

Register of Deeds, Davison County _____

By _____ Deputy

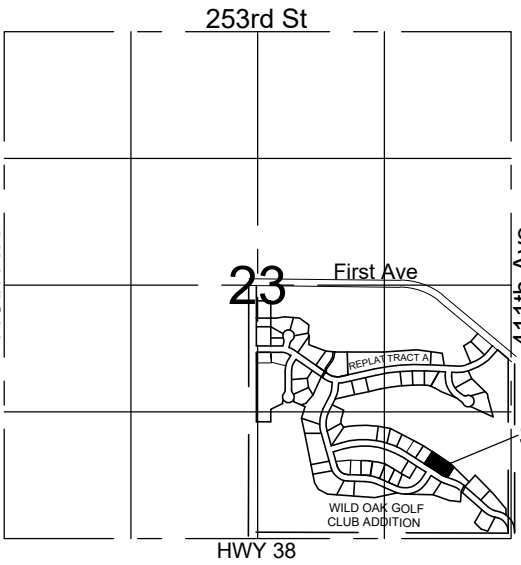


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TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

Curve Table					
Curve	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	46.69'	200.00'	13°22'33"	46.58'	S64°48'32"E
C3	38.99'	167.00'	13°22'33"	38.90'	N64°48'32"W



VICINITY MAP

SEC 23, T103N, R60W



SURVEYOR'S CERTIFICATE

I, NATHAN L. JIBBEN, OF JSA CONSULTING ENGINEERS/LAND SURVEYORS, INC., A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID, ON OR BEFORE MAY 9TH, 2017, SURVEY A PORTION OF THE REPLAT OF TRACT E, WILD OAK GOLF CLUB ADDITION, IN THE SE1/4 OF SECTION 23, T103N, R60W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA AND ALL OF LOT 13 IN THE REPLAT OF TRACT E, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA AS SHOWN ON THE ABOVE PLAT. THAT PORTION OF LAND SHALL HEREAFTER BE KNOWN AND DESCRIBED AS LOTS 13A AND 14 IN THE REPLAT OF TRACT E, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, CONTAINING 0.98 ACRES±.

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE ABOVE PLAT CORRECTLY REPRESENTS THE SAME, IS TRUE AND CORRECT AND THAT IT WAS MADE UNDER MY DIRECT SUPERVISION.

DATED THIS _____ DAY OF _____, 201____.

NATHAN L. JIBBEN, RLS 8295

PLAT OF
LOTS 13A AND 14 IN THE REPLAT OF TRACT E
WILD OAK GOLF CLUB ADDITION
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

OWNER'S CERTIFICATE

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL LAND INCLUDED IN THE ABOVE PLAT AND THAT SAID PLAT HAS BEEN MADE AT OUR REQUEST AND IN ACCORDANCE WITH OUR INSTRUCTIONS FOR THE PURPOSE OF TRANSFER, AND THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, EROSION AND SEDIMENT CONTROL REGULATIONS.

WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER THE STREETS, ROADS AND ALLEYS, PARKS AND PUBLIC GROUNDS, IF ANY, AS SHOWN ON SAID PLAT, INCLUDING ALL SEWERS, CULVERTS, BRIDGES, WATER DISTRIBUTION LINES, SIDEWALKS AND OTHER IMPROVEMENTS ON OR UNDER THE STREETS, ALLEYS, PARKS AND PUBLIC GROUNDS WHETHER SUCH IMPROVEMENTS ARE SHOWN OR NOT. WE ALSO HEREBY GRANT EASEMENTS TO RUN WITH THE LAND FOR GOLF PATH STREET CROSSINGS, WATER, DRAINAGE, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER PUBLIC UTILITY LINES OR SERVICES UNDER, ON OR OVER THOSE STRIPS OF LAND DESIGNATED HEREON AS EASEMENTS.

WE DO HEREBY CERTIFY THAT THIS REPLAT WILL NOT PLACE ANY EXISTING LOT OR BUILDING IN VIOLATION OF ANY APPLICABLE ORDINANCE, CODE, REGULATION, OR LAW INCLUDING BUT NOT LIMITED TO ZONING, BUILDING, SUBDIVISION, AND FLOOD PREVENTION.

WE FURTHER CERTIFY THAT THIS PLATTING OF SAID DESCRIBED LOTS 13A AND 14 IN THE REPLAT OF TRACT E, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA DOES HEREBY VACATE THE FOLLOWING PLATTING:

LOT 13 IN THE REPLAT OF TRACT E, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA
ON FILE AT THE REGISTER OF DEEDS OFFICE IN PLAT BOOK 26 PAGE 15

SAID PLAT, HEREBY VACATED, BEING SITUATED WITHIN DESCRIBED LOTS 13A AND 14 IN THE REPLAT OF TRACT E, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA AS SURVEYED.

DATED THIS DAY OF , 201.

DAVID A. BACKLUND, PARTNER
FIRESTEEL LINKS, LLC,
OWNER OF A PORTION OF THE REPLAT OF TRACT E

STATE OF SOUTH DAKOTA

COUNTY OF

ON THIS DAY OF , 201,
BEFORE ME, THE UNDERSIGNED OFFICER, APPEARED DAVID A. BACKLUND, WHO ACKNOWLEDGED HIMSELF TO BE AN AUTHORIZED PARTNER OF FIRESTEEL LINKS LLC, OWNER OF A PORTION OF THE REPLAT OF TRACT E, AND KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

THIS DAY OF , 201.

MY COMMISSION EXPIRES: , 201.

NOTARY PUBLIC

COUNTY, SOUTH DAKOTA

DATED THIS DAY OF , 201.

BRIAN VANDERPOL
OWNER OF LOT 13 IN THE REPLAT OF TRACT E

STATE OF SOUTH DAKOTA

COUNTY OF

ON THIS DAY OF , 201,
BEFORE ME, THE UNDERSIGNED OFFICER, APPEARED BRIAN VANDERPOL, WHO ACKNOWLEDGED HIMSELF TO BE THE OWNER OF LOT 13 IN THE REPLAT OF TRACT E, AND KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

THIS DAY OF , 201.

MY COMMISSION EXPIRES: , 201.

NOTARY PUBLIC

COUNTY, SOUTH DAKOTA

DATED THIS DAY OF , 201.

AMY VANDERPOL
OWNER OF LOT 13 IN THE REPLAT OF TRACT E

STATE OF SOUTH DAKOTA

COUNTY OF

ON THIS DAY OF , 201,
BEFORE ME, THE UNDERSIGNED OFFICER, APPEARED AMY VANDERPOL, WHO ACKNOWLEDGED HERSELF TO BE THE OWNER OF LOT 13 IN THE REPLAT OF TRACT E, AND KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

THIS DAY OF , 201.

MY COMMISSION EXPIRES: , 201.

NOTARY PUBLIC

PLAT OF
LOTS 13A AND 14 IN THE REPLAT OF TRACT E
WILD OAK GOLF CLUB ADDITION
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF LOTS 13A AND 14 IN THE REPLAT OF TRACT E, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, 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 LOTS 13A AND 14 IN THE REPLAT OF TRACT E, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, 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 _____, 201_____.

CHAIRMAN CITY PLANNING COMMISSION

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 _____, 201_____; AND

WHEREAS, IT APPEARS FROM AN EXAMINATION OF THE PLAT OF LOTS 13A AND 14 IN THE REPLAT OF TRACT E, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, 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 LOTS 13A AND 14 IN THE REPLAT OF TRACT E, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA BE AND THE SAME IS 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 FORGOING RESOLUTION WAS PASSED BY THE CITY OF MITCHELL, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE _____ DAY OF _____, 201_____.

FINANCE OFFICER

COUNTY TREASURER'S CERTIFICATE

I, TREASURER/DEPUTY TREASURER OF DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND SHOWN IN THE ABOVE PLAT AS SHOWN BY THE RECORDS OF MY OFFICE, HAVE BEEN PAID IN FULL.

DATE

TREASURER/DEPUTY TREASURE, DAVISON COUNTY, SD

DIRECTOR OF EQUALIZATION

I, DIRECTOR OF EQUALIZATION OF DAVISON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT A COPY OF THE ABOVE PLAT HAS BEEN FILED AT MY OFFICE.

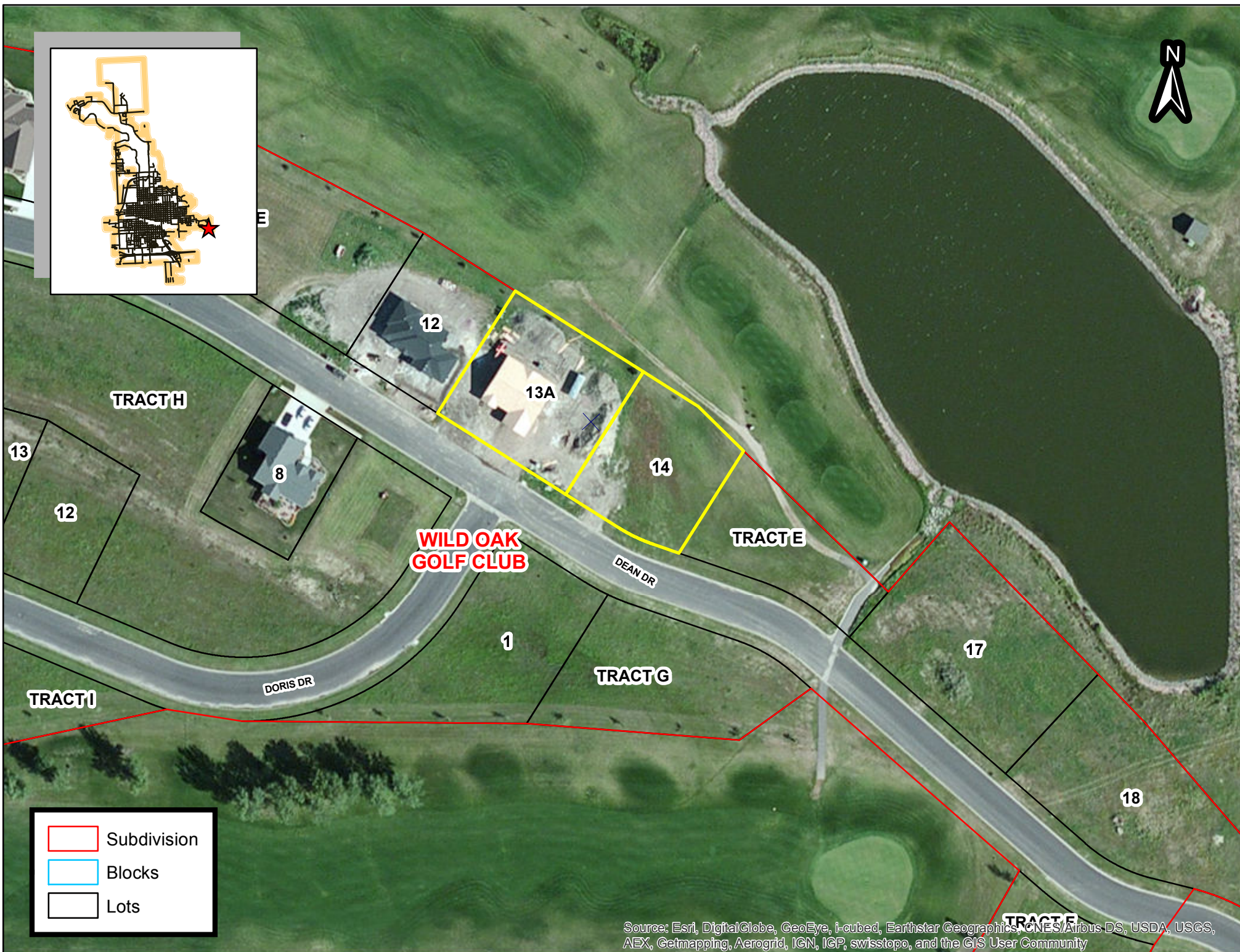
DIRECTOR OF EQUALIZATION, DAVISON COUNTY, SD

REGISTER OF DEEDS

FILED FOR RECORD THIS _____ DAY OF _____, 201_____, AT _____ O'CLOCK, _____M., AND RECORDED IN BOOK

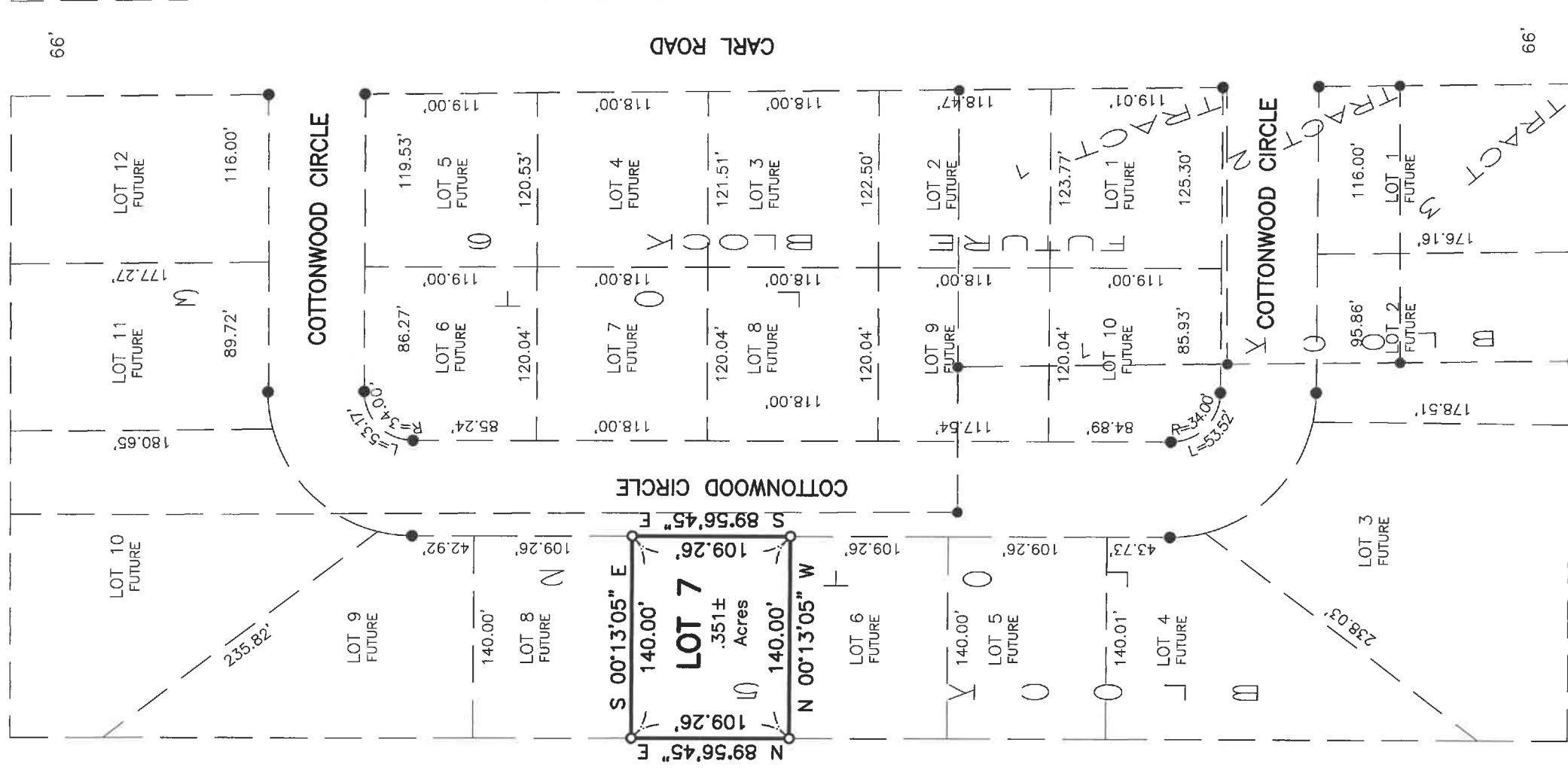
_____ OF PLATS ON PAGE _____ THEREIN AND RECORDED ON MICROFILM NUMBER _____.

REGISTER OF DEEDS, DAVISON COUNTY, SD





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 PUR-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

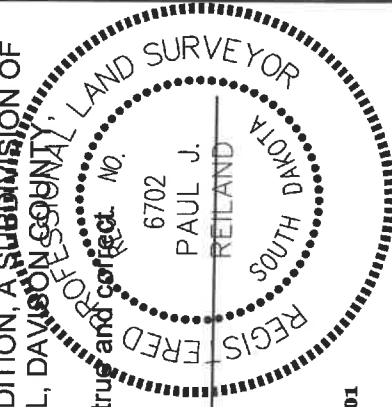
ASSUMED COORDINATES

A PLAT OF LOT 7, BLOCK 5, OF WOODLAND HEIGHTS FIRST ADDITION,
A SUBDIVISION OF LOT 2 OF 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 May 15, 2017, survey those parcels of land described as follows: LOT 7, BLOCK 5, OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 2 OF 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 May, 2017.



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

A PLAT OF LOT 7, BLOCK 5, OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 2 OF 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.

OWNER’S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that I, the undersigned, hereby certify that Ethan Co-op Lumber Association, Inc., a South Dakota corporation, is the absolute and unqualified owner of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in LOT 2 OF 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; that the plat has been made at the request of Ethan Co-op Lumber Association, Inc., a South Dakota corporation, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT 7, BLOCK 5, OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 2 OF 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, as shown by this plat; and Ethan Co-op Lumber Association, Inc., a South Dakota corporation, hereby dedicates 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 7, Block 5, shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists Cottonwood Circle.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2017.

Dan Boehmer, Manager
Ethan Co-op Lumber Association, Inc., a South Dakota corporation

CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA))SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2017, before me, _____, the undersigned officer, personally appeared Dan Boehmer, of Ethan Co-op Lumber Association, Inc., a South Dakota corporation, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Manager.

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

Notary Public, South Dakota
My Commission Expires: _____

RESOLUTION OF CITY PLANNING COMMISSION

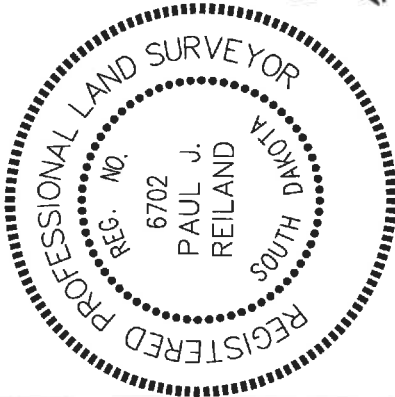
WHEREAS, the plat of LOT 7, BLOCK 5, OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 2 OF CRANE’S ADDITION IN THE SE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, duly licensed Land Surveyor in and for the State 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 7, BLOCK 5, OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 2 OF 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, 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/Vice 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 _____, 2017.

Chairman/Vice Chairman of the City Planning Commission: _____



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 7, BLOCK 5, OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 2 OF 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.

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 _____, 2017; and

WHEREAS, it appears from an examination of the plat of COTTONWOOD CIRCLE OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOTS 2 AND 3, AND TRACTS 1 AND 2, BLOCK 1, ALL IN 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, 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 COTTONWOOD CIRCLE OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOTS 2 AND 3, AND TRACTS 1 AND 2, BLOCK 1, ALL IN 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, 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/Deputy 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 _____, 2017.

Finance Officer/Deputy Finance Officer: _____

CERTIFICATE OF COUNTY TREASURER

I, _____, hereby certify that I am the duly elected, qualified, and acting Treasurer/Deputy 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/Deputy Treasurer, Davison County _____ Date _____

DIRECTOR OF EQUALIZATION

I, _____, Director of Equalization/Deputy Director of Equalization of Davison County, South Dakota, hereby certify that a copy of the plat of COTTONWOOD CIRCLE OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOTS 2 AND 3, AND TRACTS 1 AND 2, BLOCK 1, ALL IN 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, has been received by me and is filed in my office.

Director of Equalization/Deputy Director of Equalization _____ Date _____

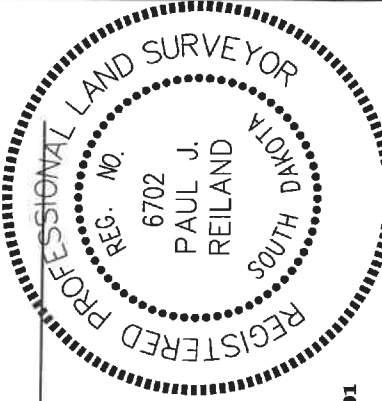
REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)SS
COUNTY OF DAVISON)

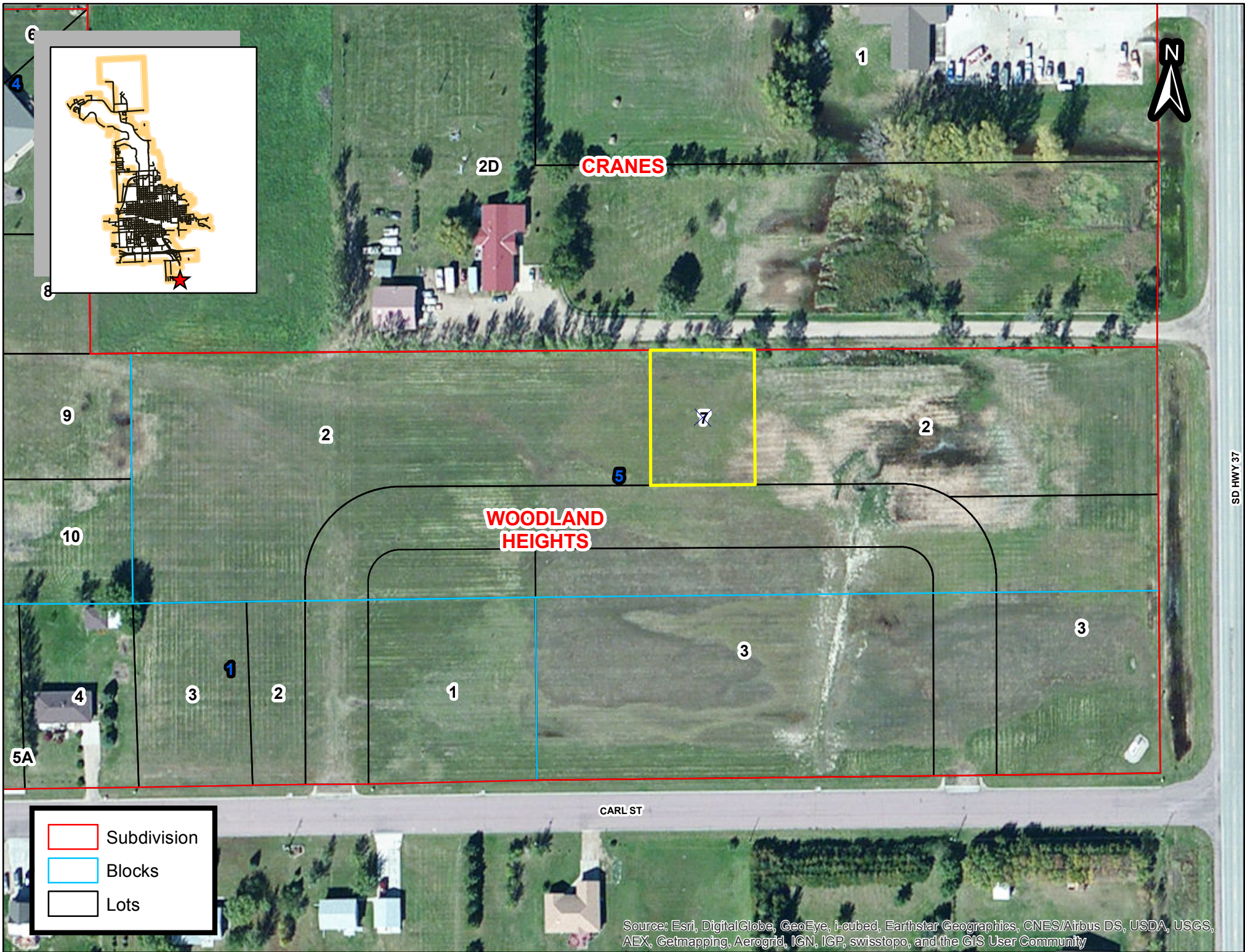
FILED for record this _____ day of _____, 2017, at _____, and recorded in Book _____ of Plats on Page _____ therein and recorded on Microfilm Number _____.

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) 996-0015



NOTICE OF HEARING

To: The Planning Commission, Board of Adjustment of the City of Mitchell, Mitchell South Dakota, and to the general public:

YOU ARE HEREBY NOTIFIED, that Doug Dailey, applicant has applied for a conditional use permit to construct a professional office building and a backyard variance of 4 feet at 1408 N. Sanborn Blvd, legally described as Lot 7 & 8, Block 13, Capital Addition, City of Mitchell, Davison County, South Dakota. The property is zoned (R4) High Density Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the Planning Commission on May 22, 2017, 12:00 P.M and the Board of Adjustment on June 5, 2017 at 6:30 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.

Dated at Mitchell, South Dakota, this 8th day of May, 2017.

Michelle Bathke

FINANCE OFFICER

Publish twice: Friday, May 12 & Thursday May 25, 2017

Approximate Cost:

APPLICATION FOR CONDITIONAL USE PERMIT/VARIANCE

TO: THE MITCHELL PLANNING COMMISSION AND THE BOARD OF
ADJUSTMENT THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

The undersigned applicant, Doug Dailey and owner, Donald M. Dailey Revocable Trust
by Don Dailey Its Trustee, hereby make application for a conditional use permit and variance
pursuant to the provisions of the City of Mitchell Zoning Code as amended.

This Application is for the following described real property:

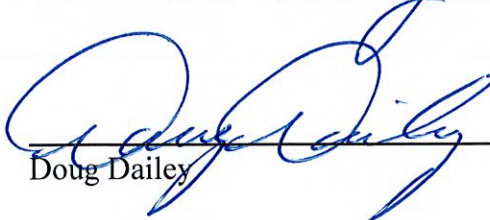
Lot 7 & 8, Block 13, Capital Addition, City of Mitchell, Davison County, South Dakota
(1408 N. Sanborn Blvd.)

Doug Dailey, applicant, and Donald M. Dailey Revocable Trust, owner of above
described real estate request(s) a conditional use permit to construct a profession office building.
He also requests a backyard variance of 4' vs 25' as required. The said real property is zoned
(R4) High Density Residential District.

The names and addresses of the current property owners within one hundred and forty
feet (140') of the applicant's property (excluding streets and alleys) will be notified upon the
filing of this application.

Applicant(s) request that dates be set for public hearings before the Mitchell Planning
Commission and the Board of Adjustment. Furthermore, the applicant requests the City of
Mitchell to publish the appropriate notice(s) in accordance with the City of Mitchell's
Ordinances.

Dated this 10 of May, 2017.



Doug Dailey APPLICANT



Donald M. Dailey Revocable Trust OWNER
By: Don Dailey, Trustee

APPLICATION FOR CONDITIONAL USE PERMIT/VARIANCE

TO: THE MITCHELL PLANNING COMMISSION AND THE BOARD OF
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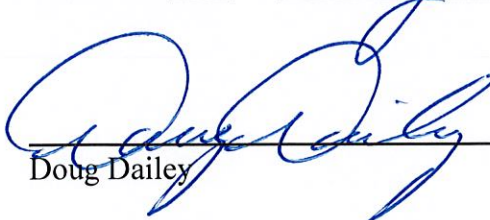
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Ordinances.

Dated this 10 of May, 2017.



Doug Dailey APPLICANT



Donald M. Dailey Revocable Trust OWNER
By: Don Dailey, Trustee

4	142'	1	42'	VACATED	42'
3	142'	2	42'	VACATED	42'
2	142'	3	42'		
1	142'	4	42'		

15 TH

5	50'	4	50'	3	50'	2	50'	1	50'
4	50'	3	50'	2	50'	1	50'		
3	50'	2	50'	1	50'				
2	50'	1	50'						
1	50'								
	50'								
	50'								
	50'								
	50'								

14 TH

5	50'	4	50'	3	50'	2	50'	1	50'
4	50'	3	50'	2	50'	1	50'		
3	50'	2	50'	1	50'				
2	50'	1	50'						
1	50'								
	50'								
	50'								
	50'								
	50'								

EDMUNDS ST.

NORTH SANBORN BOULEVARD

4	142'	1	42'
3	142'	2	42'
2	142'	3	42'
1	142'	4	42'

WEST

5	50'	4	50'	3	50'	2	50'	1	50'
4	50'	3	50'	2	50'	1	50'		
3	50'	2	50'	1	50'				
2	50'	1	50'						
1	50'								
	50'								
	50'								
	50'								
	50'								

WEST

5	50'	4	50'	3	50'	2	50'	1	50'
4	50'	3	50'	2	50'	1	50'		
3	50'	2	50'	1	50'				
2	50'	1	50'						
1	50'								
	50'								
	50'								
	50'								
	50'								

WEST

NORTH DUFF STREET

4	142'	1	42'
3	142'	2	42'
2	142'	3	42'
1	142'	4	42'

WEST

5	50'	4	50'	3	50'	2	50'	1	50'
4	50'	3	50'	2	50'	1	50'		
3	50'	2	50'	1	50'				
2	50'	1	50'						
1	50'								
	50'								
	50'								
	50'								
	50'								

WEST

5	50'	4	50'	3	50'	2	50'	1	50'
4	50'	3	50'	2	50'	1	50'		
3	50'	2	50'	1	50'				
2	50'	1	50'						
1	50'								
	50'								
	50'								
	50'								
	50'								

WEST

NORTH ROWLEY STREET

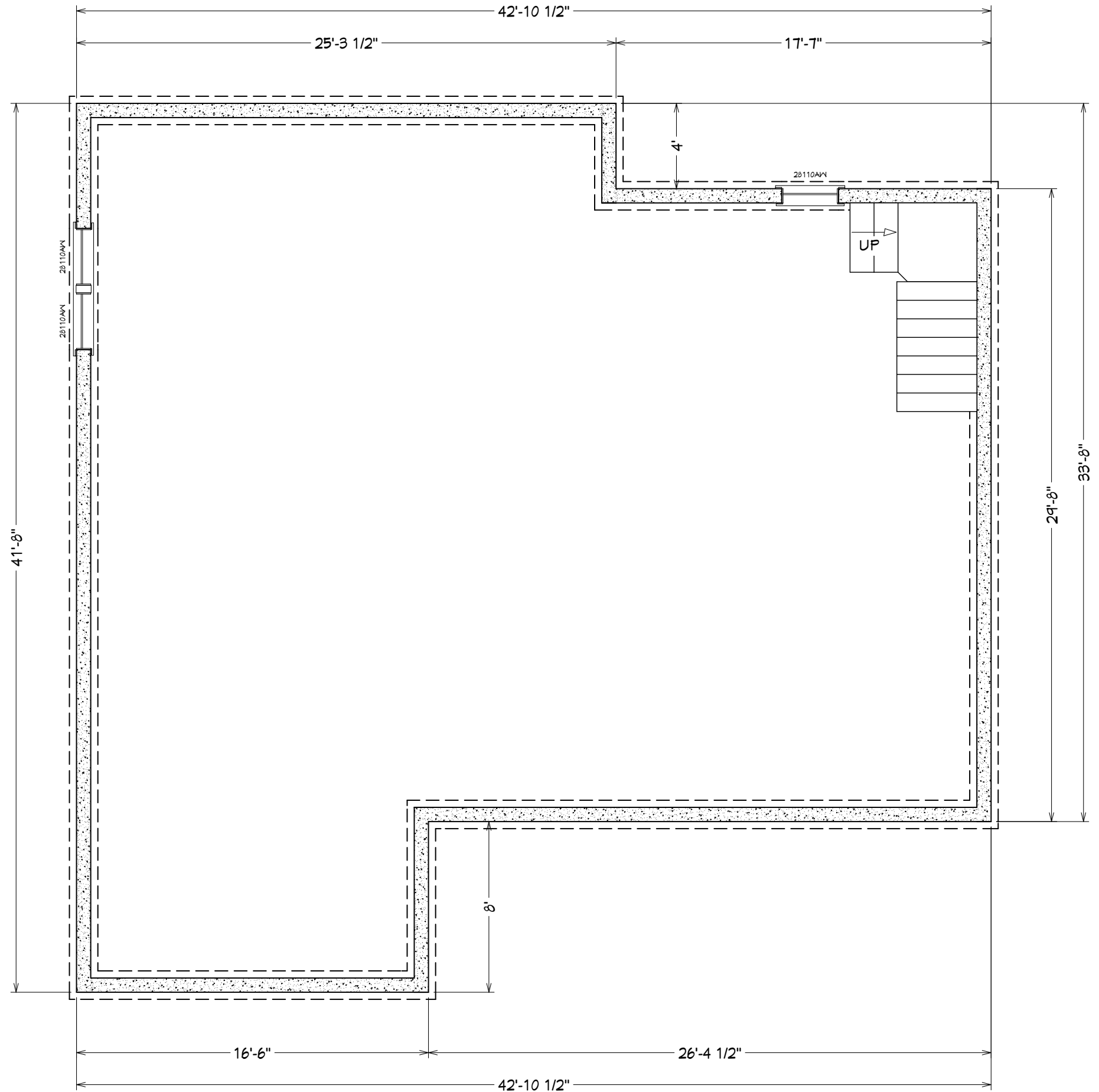
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3	142'	2	42'
2	142'	3	42'
1	142'	4	42'

15 TH AVENUE

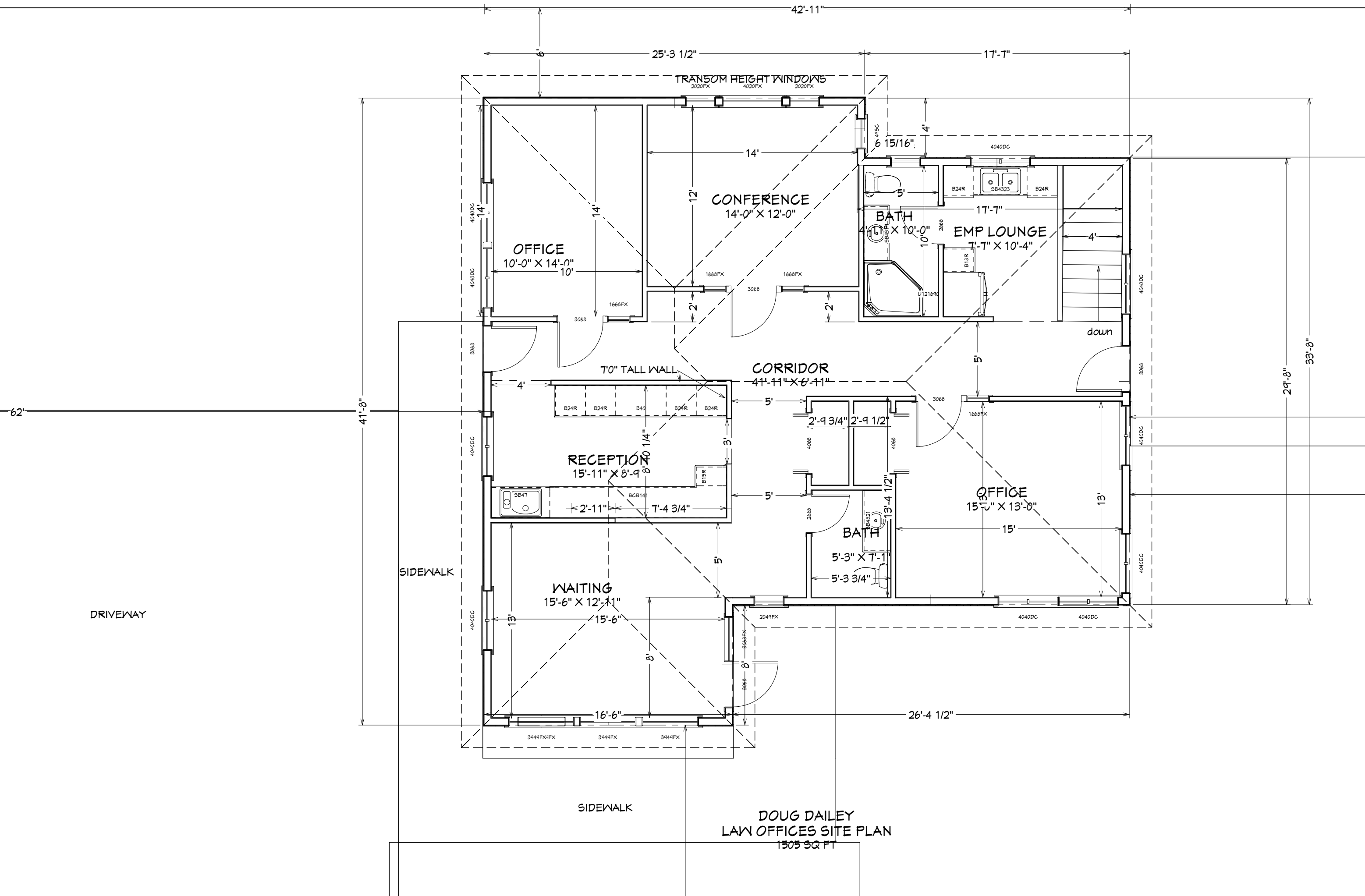
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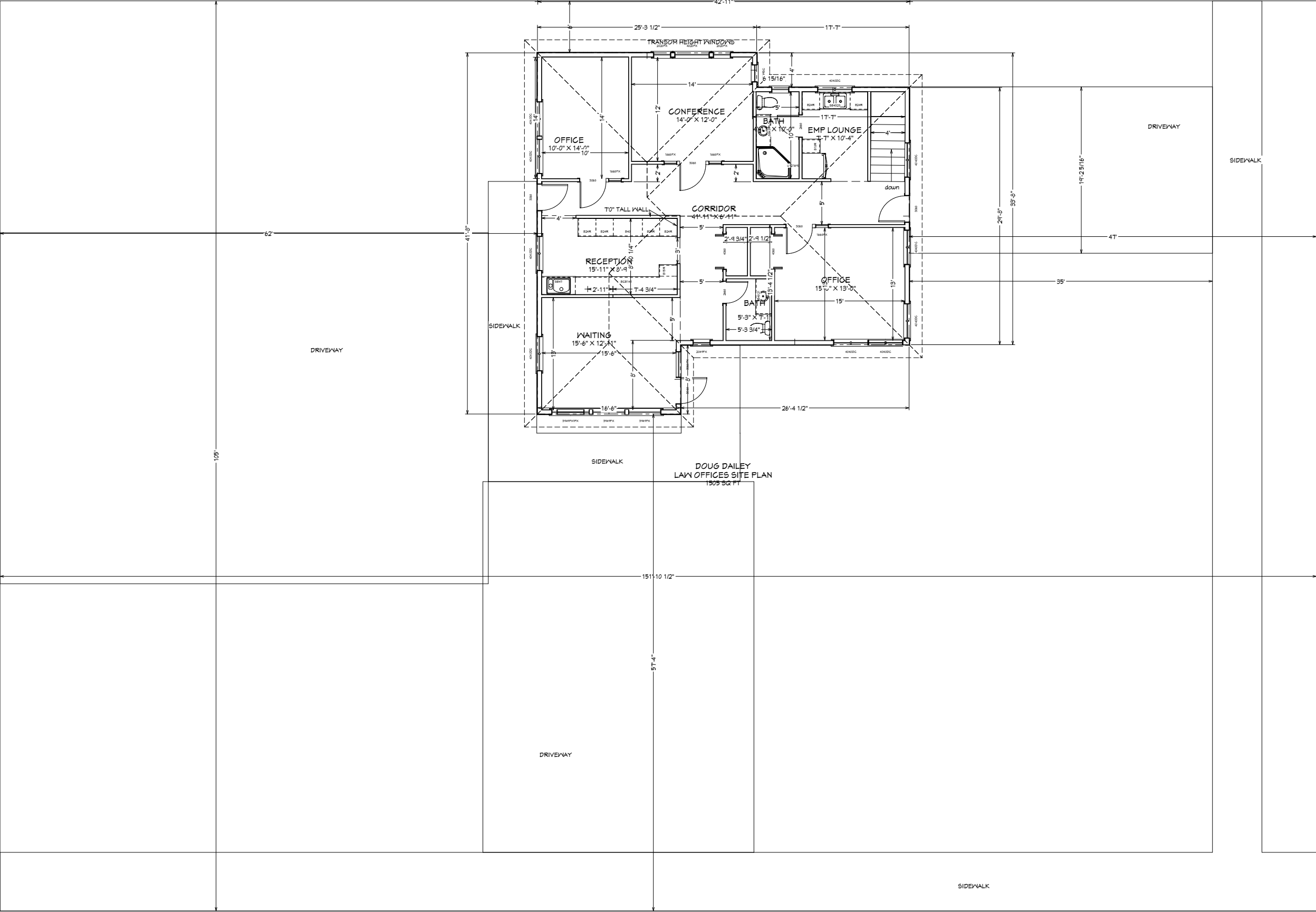
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4	50'	3	50'	2	50'	1	50'		
3	50'	2	50'	1	50'				
2	50'	1	50'						
1	50'								
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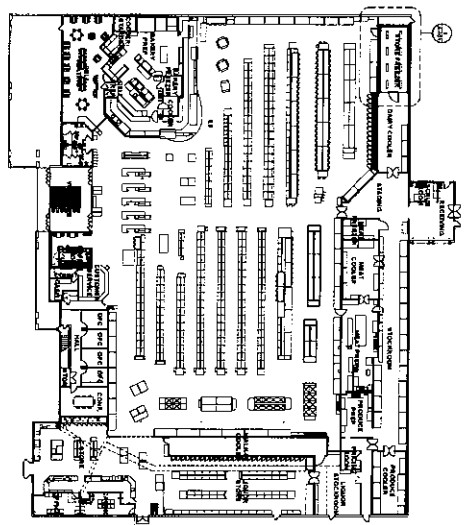
NORTH MAIN STREET



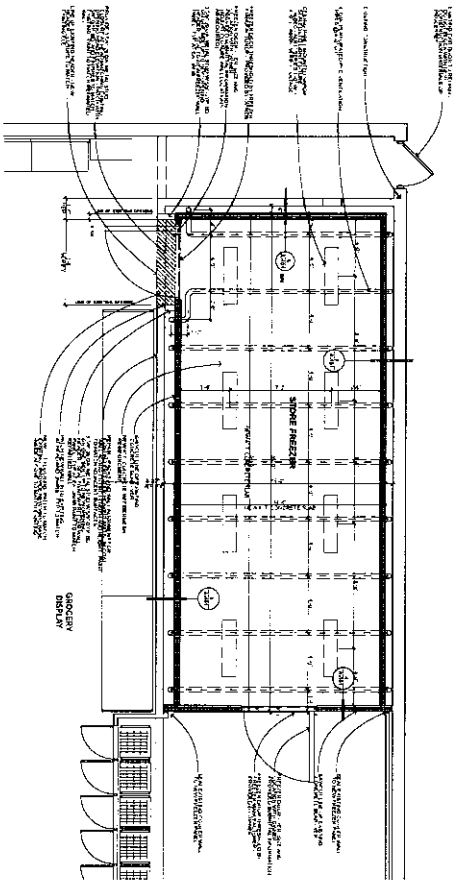
LIVING AREA
1505 SQ FT







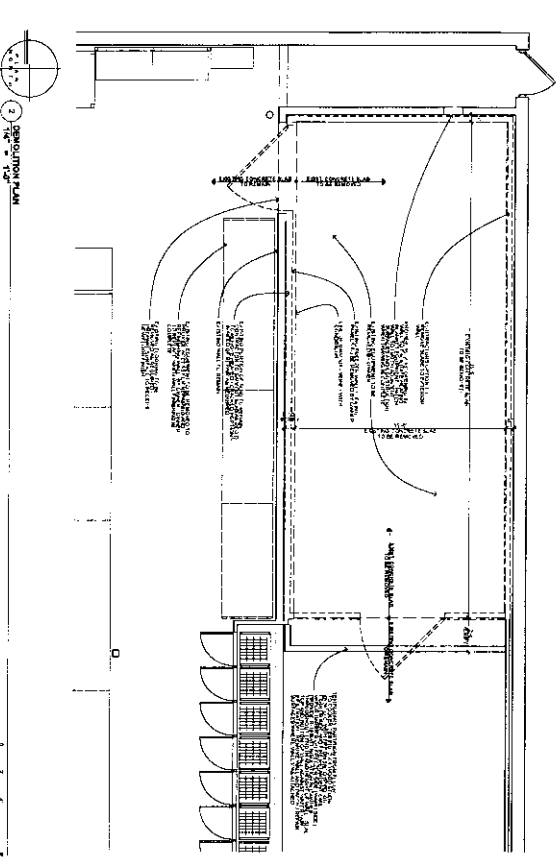
1 OVERALL PLAN



2 DETAILED PLAN - FREEZER

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT AREAS AT ALL TIMES.
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY BARRIERS AND WARNING SIGNS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS AND WASTE.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL WORK.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE COMMUNICATIONS WITH THE OWNER.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES.

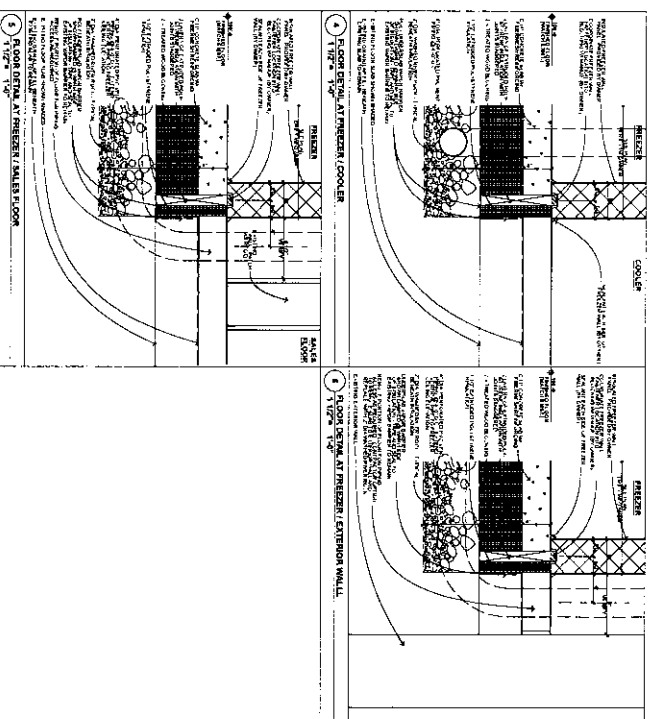


3 DETAILED PLAN - FREEZER

GENERAL NOTES

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2.1. COBORN'S SUPERSTORE FREEZER RECONSTRUCTION PROJECT 12/15/2015



4 FLOOR DETAIL AT FREEZER COOLER

5 FLOOR DETAIL AT FREEZER EXTERIOR WALL

COBORN'S SUPERSTORE **FREEZER RECONSTRUCTION** 1800 NORTH MAIN MITCHELL, SOUTH DAKOTA 57301

Miller
 ARCHITECTS, INC.

303 N. 10TH ST.
 SIOUX FALLS, SD 57104
 605.336.1111
 www.millerarchitects.com

Project: **COBORN'S SUPERSTORE**
 Date: **12/15/2015**
 Drawn: **ML**
 Checked: **ML**
 Title: **FREEZER RECONSTRUCTION**

A-101