

**CITY OF MITCHELL
CITY PLANNING COMMISSION
COUNCIL CHAMBERS, CITY HALL, 612 N MAIN
DECEMBER 14, 2020; 12:00 PM (NOON)**

1. CALL TO ORDER:

2. ROLL CALL:

3. APPROVE AGENDA:

4. Approval Of Minutes: November 23, 2020

Documents:

[PLANNINGCOMMINUTES11232020.PDF](#)

5. Schedule Next Meeting: January 11, 2021

6. Discussion And Recommendation Of The Vacation Of 1300 Block Of South Kimball Street

Documents:

[NOH1300SKIMBALL.PDF](#)
[AERIAL1300SKIMBALLVAC.PDF](#)

7. Plan Approval: Klockwerks, 915 S Kimball St, HB District

Documents:

[KLOCKWERKSPLAN.PDF](#)

8. Plat: A Plat Of Lot 8-H, 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

Documents:

[PLATLOT8-HWESTWOOD.PDF](#)
[AERIAL8-H.PDF](#)

9. Plat: A Plat Of Lot 8-B-C-D-F, 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

Documents:

[PLAT8BCDFWESTWOOD.PDF](#)
[AERIAL8BCDF.PDF](#)

10. Plat: Lots 9-11 In Tract J, Wild Oak Golf Club Addition To The City Of Mitchell, Davison County, South Dakota

Documents:

[PLATLOTS9-10TJWILDOAK.PDF](#)
[AERIAL9,10,11TJWILDOAKPLAT.PDF](#)

**11. Elevation Requirements For Plats And Building Permits, Engineer's Office
(Information Only)**

Documents:

[SCHROEDERLETTERELEVATIONS.PDF](#)
[SUMMARYPLATELEVATIONS.PDF](#)

12. OTHER BUSINESS:

13. PUBLIC INPUT: If You Need To Address The City Planning Commission On An Item That Was Not On The Agenda, Excluding Personnel Items, Please Come Forward To The Podium And State Your Name And Your Concern. Presentations Are Limited To Three Minutes. Items Will Be Considered But No Action Will Be Taken At This Time.

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."

15. Declaration Of Conflicts Of Interests

**CITY OF MITCHELL
CITY PLANNING COMMISSION MINUTES
NOVEMBER 23, 2020**

NOT APPROVED

Chairman Larson called the November 23, 2020 City Planning Commission Meeting to order at 12:00 PM in the Council Chambers, City Hall, 612 N Main St, Mitchell, South Dakota.

Members Present: Larson, Osterloo, Jirsa, Vaux, and Molumby (via phone)

Members Absent: Penney, Genzlinger, and Allen

Staff Present: Putnam, T. Johnson, J. Johnson, London, Ellwein, and Mayor Everson

Declaration of Conflicts of Interest none.

Approval of the Agenda: Motion by Vaux, seconded by Jirsa to approve the agenda as presented. Roll Call vote: Larson yes, Vaux yes, Jirsa yes, Molumby yes, Osterloo yes, Penney absent, Genzlinger absent. 5 yes 0 no 2 absent. Motion carried.

Approval of Minutes: Motion by Osterloo, seconded by Molumby to approve the minutes of the November 9, 2020 meeting. Roll Call Vote: Vaux yes, Jirsa yes, Molumby yes, Osterloo yes, Larson yes, Penney absent, Genzlinger absent. 5 yes 0 no 2 absent, motion carried.

Schedule Next Meeting: Motion by Osterloo, seconded by Jirsa to schedule the next meeting for December 14, 2020. Roll Call Vote: Jirsa yes, Molumby yes, Osterloo yes, Larson yes, Vaux yes, Penney absent, Genzlinger absent. 5 yes 0 no 2 absent, motion carried.

Plat: A Plat of Lots 62 and 63 of Maui Farms Second Addition, A Subdivision of the SE ¼ of Section 31 and previously platted Lot 4 in the East ½ of the West ½ of Section 31, T 104 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota (revised). The prospective buyer would like the line between the two lots altered a bit to accommodate new construction. Motion by Molumby, seconded by Jirsa to approve the plat. Roll Call Vote: Molumby yes, Osterloo yes, Larson yes, Vaux yes, Jirsa yes, Penney absent, Genzlinger absent. 5 yes 0 no 2 absent. Motion carries.

Plat: A Plat of Lot 46 of the Island First Addition, A Subdivision of the SE ¼ of Section 31, T 104 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. T. Johnson noted that a utility and drainage easement may be required on the North/South property line. Motion by Vaux, seconded by Osterloo to approve the plat, subject to an easement be shown if required. Roll Call Vote: Osterloo yes, Larson yes, Vaux yes, Jirsa yes, Molumby yes, Penney absent, Genzlinger absent. 5 yes, 0 no, 2 absent. Motion carries.

Plat: A Plat of Lot 55 of the Island First Addition, A Subdivision of the SE ¼ of Section 31, T 104 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. T. Johnson noted that a utility and drainage easement may be required along the east property line. Motion by Jirsa, seconded by Osterloo to approve the plat, subject to an easement be shown if required. Roll Call: Larson yes, Vaux yes, Jirsa yes, Molumby yes, Osterloo yes, Penney absent, Genzlinger absent. 5 yes 0 no 2 absent, motion carries.

Public Input: none

Chairman Larson adjourned the meeting at 12:12 PM.

NOTICE OF HEARING

TO: CITY COUNCIL OF THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA AND THE GENERAL PUBLIC.

YOU ARE HEREBY NOTIFIED that James River Housing Inc. and Jerry Regynski have petitioned the City Council of the City of Mitchell, Davison County, South Dakota to vacate the portion of the South Kimball Street right-of-way (1300 Block) legally described as;

That portion of the South Kimball Street Right-of-Way extending south from the Southwest property corner of Lot 1, Square 21, of Weavers Squares Addition, City of Mitchell, Davison County, South Dakota and,

That portion of South Kimball Street Right-of-Way extending south from the Southeast property corner of the South Half of vacated Kay Ave bordering to the north of Block 29, Weavers Squares Addition, City of Mitchell, Davison County, South Dakota

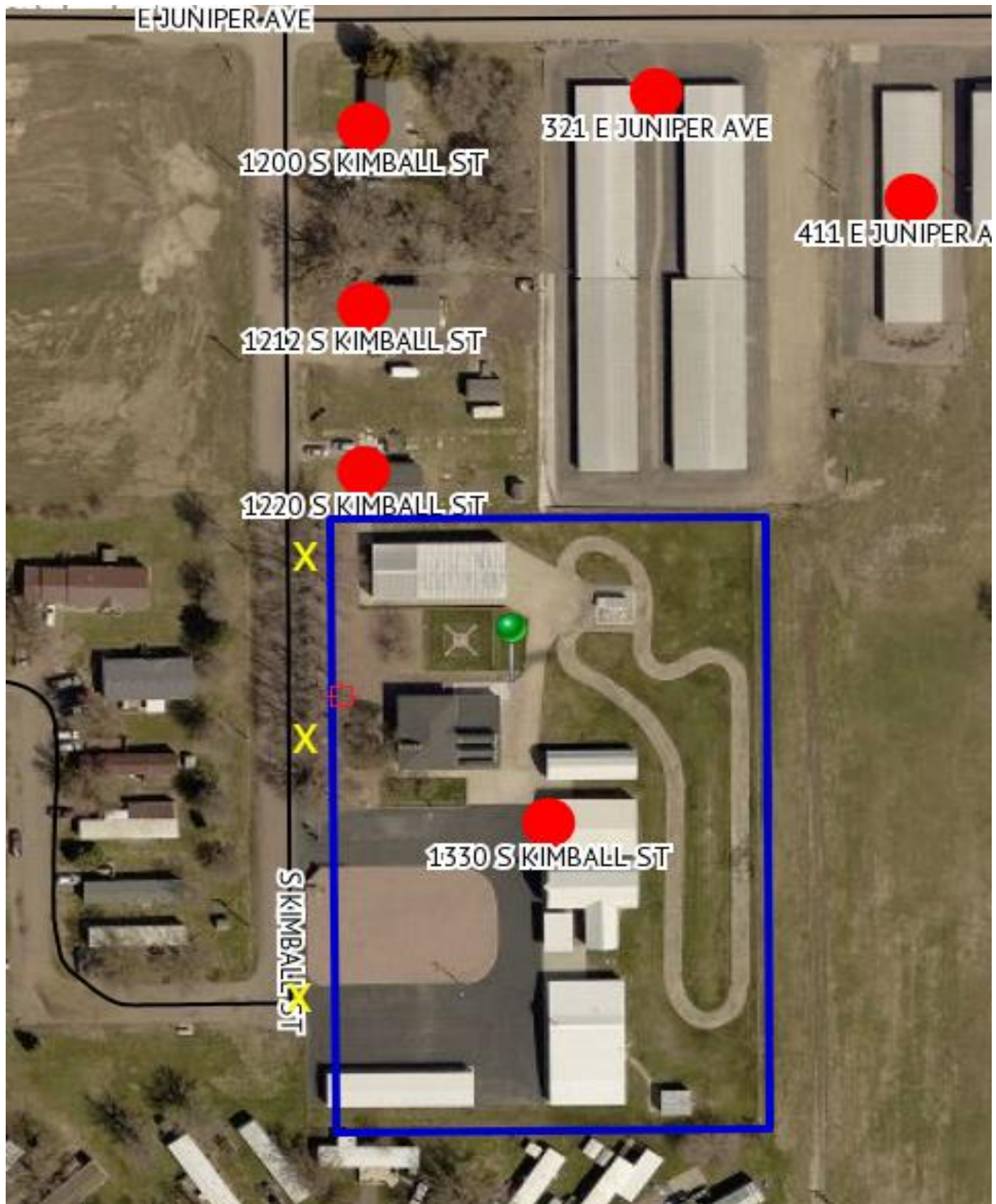
The petitioners are the sole owners of the real property abutting the aforementioned alley.

You are hereby notified that a public hearing will be held by the City Council on January 4, 2021 at 6:00 p.m., in the City Council Chambers, City Hall, 612 N. Main St, Mitchell, SD to consider the petition and resolution vacating the said right-of-way. All interested parties may attend and be heard at the public hearing.

Dated this the 3rd day of December, 2020

Michelle Bathke
Finance Officer

Published twice: December 9 & 16, 2020
Approximate Cost:



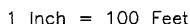
Front



* North side is 15' off
property line

West

65' x 61' Addition
Cold Storage (\$35k)

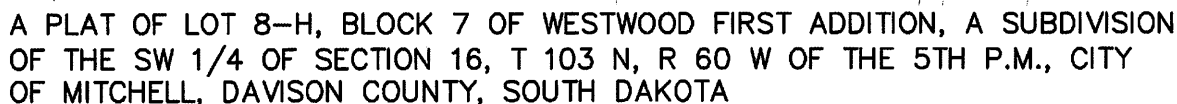


- = FOUND IRON MONUMENT
- = SET 5/8" x 18" REBAR WITH PLASTIC CAP NO. 6702
- (P) = FLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- ☒ = SET NAIL
- ▲ = SET SURVEY SPIKE
- = FOUND NAIL
- ◇ = SET 3/8" x 12" SPIKE W/WASHER P.J.R.-6702
- WM = WITNESS MONUMENT

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

NOTE:
THIS SURVEY WAS PERFORMED WITHOUT
THE BENEFIT OF A TITLE REPORT OR TITLE
COMMITMENT, EASEMENTS OF RECORD WERE
NOT RESEARCHED AND ARE NOT SHOWN
UNLESS OTHERWISE NOTED.

LOCATION MAP
SCALE: 1" = 3000'



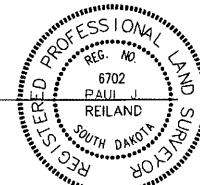
I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of CJM Consulting, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to December 1, 2020, survey those parcels of land described as follows: LOT 8-H, 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 _____ day of _____, 2020.

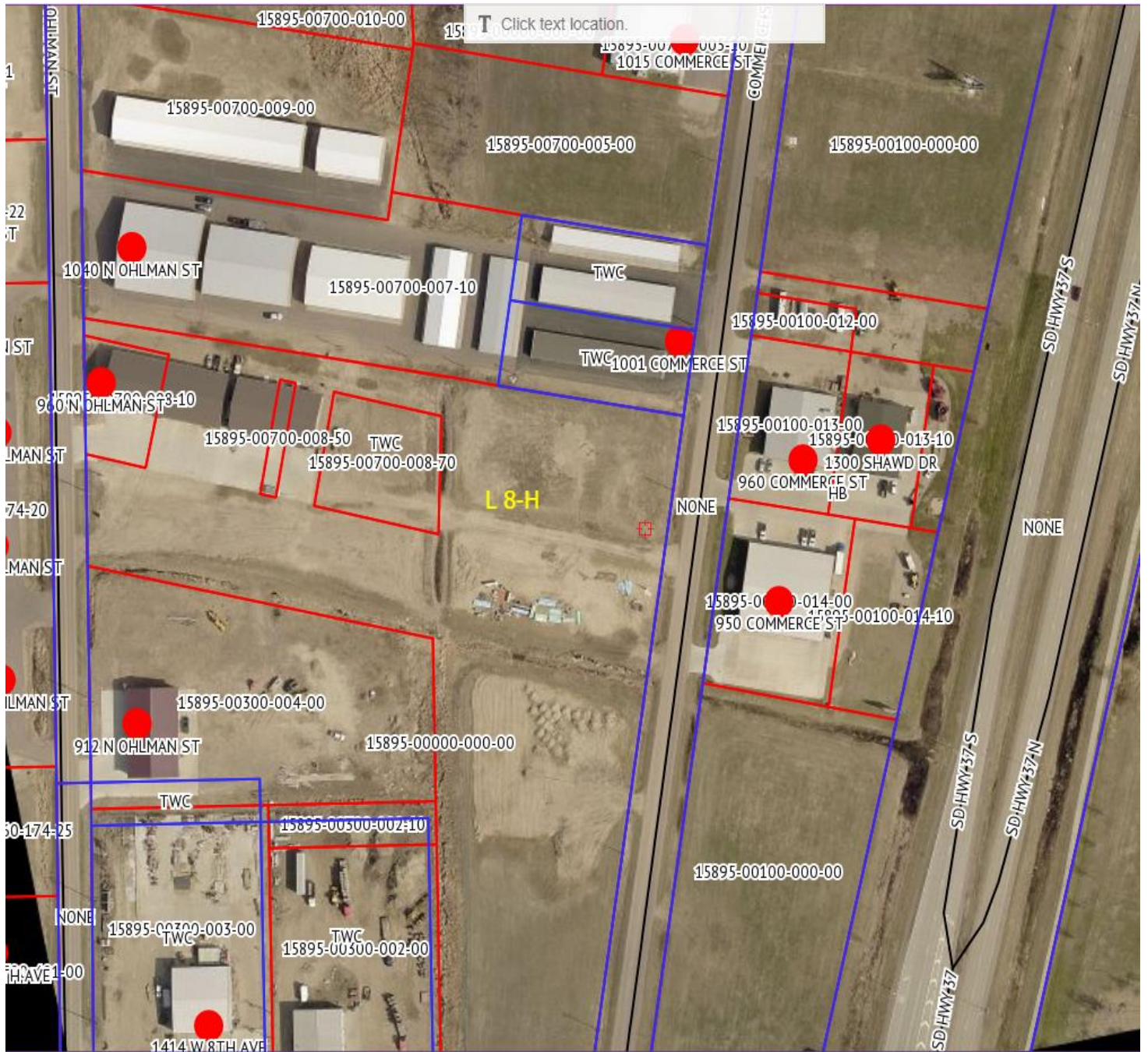
Registered Land Surveyor #SD6702

& 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







1 Inch = 100 Feet

LEGEND

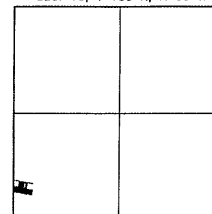
- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 6702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- ⊠ = SET NAIL
- ▲ = SET SURVEY SPIKE
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/WASHER PJR-6702
- WM = WITNESS MONUMENT

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

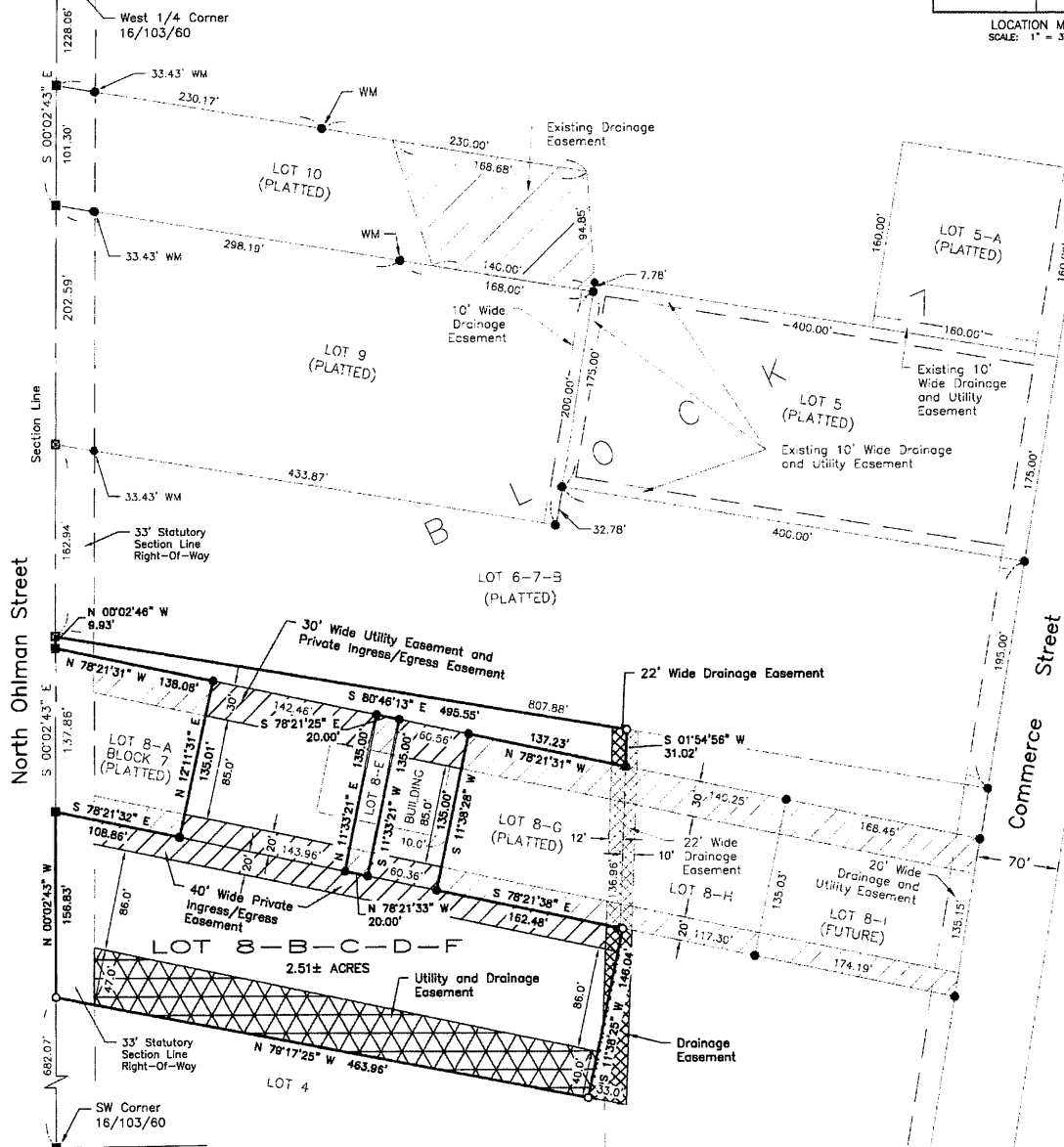
BEARINGS ARE BASED ON AN ASSUMED COORDINATE SYSTEM USING GPS GRID BEARINGS/GROUND DISTANCES

NOTE: THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT OR TITLE COMMITMENT. EASEMENTS OF RECORD WERE NOT RESEARCHED AND ARE NOT SHOWN UNLESS OTHERWISE NOTED.

SEC. 16, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'



A PLAT OF LOT 8-B-C-D-F, 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 CJM Consulting, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to December 1, 2020, survey those parcels of land described as follows: LOT 8-B-C-D-F, 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 _____ day of _____, 2020.

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

Registered Land Surveyor #SD6702



**A PLAT OF LOT 8-B-C-D-F, 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 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 _____, 2020; and

WHEREAS, it appears from an examination of the plat of LOT 8-B-C-D-F, 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 8-B-C-D-F, 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.

The undersigned does hereby certify that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the _____ day of _____, 2020.

Finance Officer/Deputy Finance Officer of the City of Mitchell

CERTIFICATE OF COUNTY TREASURER

The undersigned does 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 this office, have been fully paid.

Treasurer/Deputy Treasurer of Davison County

Date

DIRECTOR OF EQUALIZATION

The undersigned does hereby certify that a copy of the plat of LOT 8-B-C-D-F, 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, has been received by me and is filed in this office.

Director of Equalization/Deputy Director of Equalization of Davison County

Date

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

FILED for record this _____ day of _____, 2020, at _____, and recorded in Book _____ of Plats on Page _____ therein and recorded on Microfilm Number _____.

Register of Deeds, Davison County

By _____

Deputy

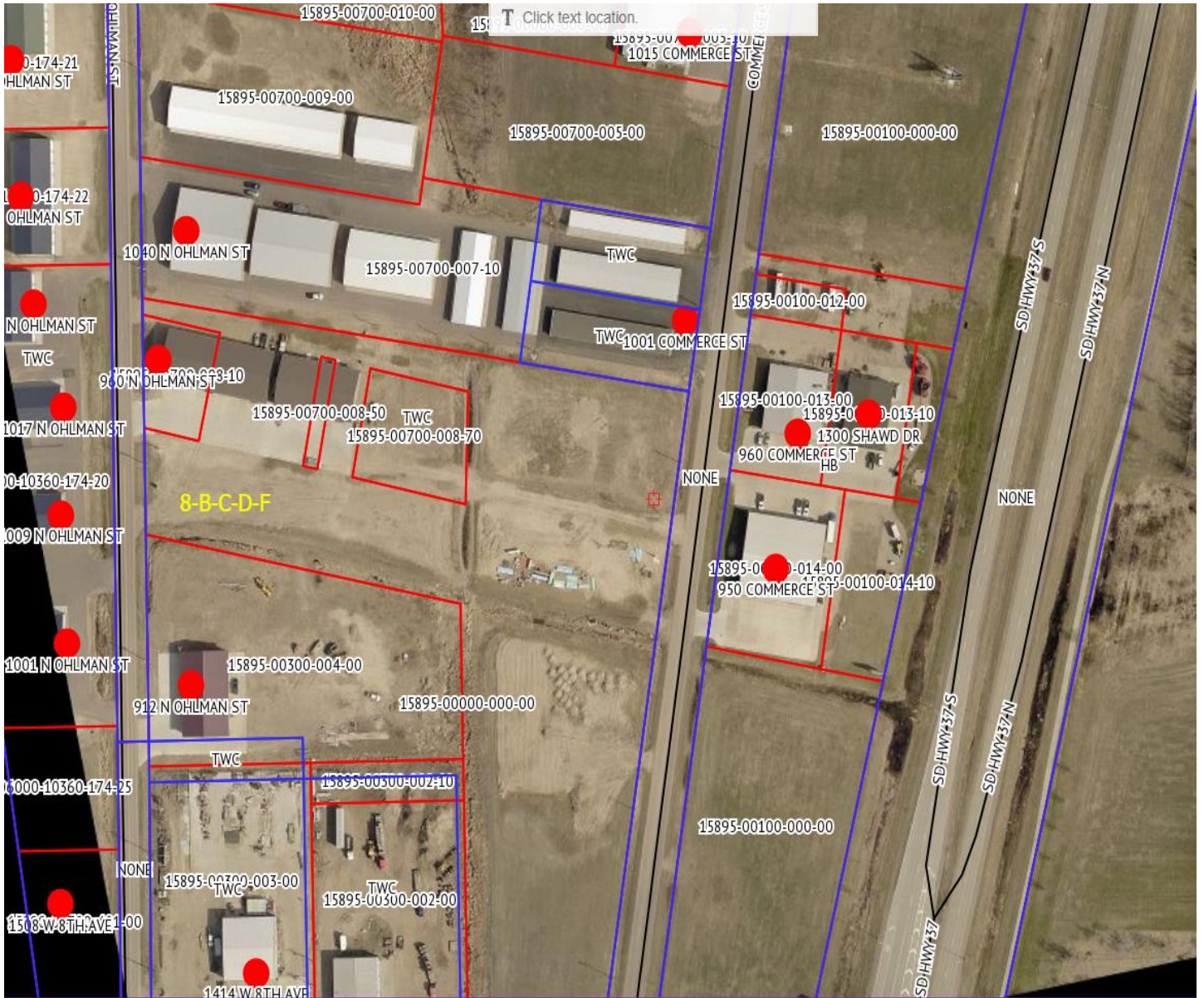
SPN

& Associates

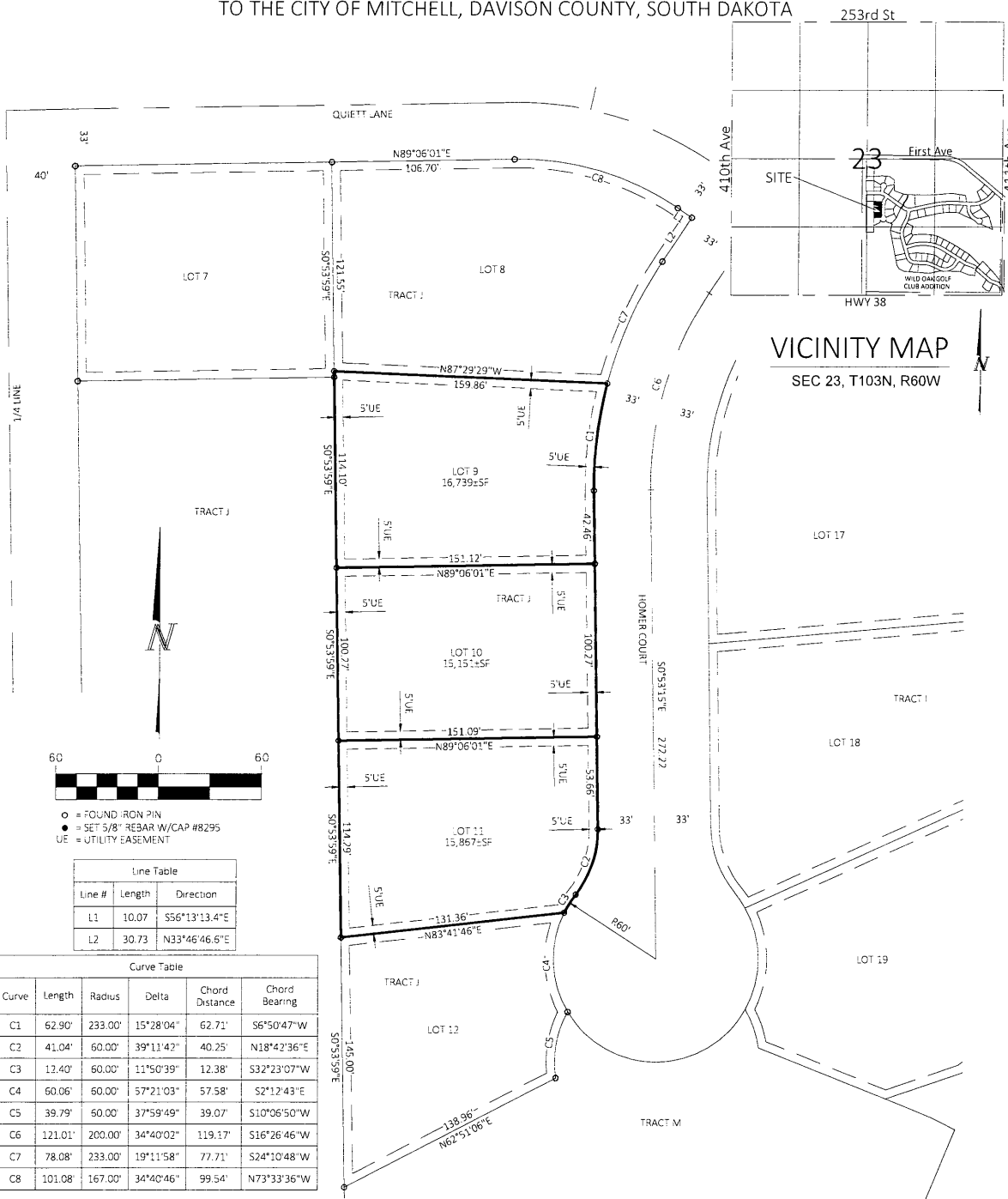
Engineers, Planners and Surveyors

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





PLAT OF
 LOTS 9-11 IN TRACT J,
 WILD OAK GOLF CLUB ADDITION
 TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA



- = FOUND IRON PIN
- = SET 5/8" REBAR W/CAP #8295
- = UTILITY EASEMENT

Line Table		
Line #	Length	Direction
L1	10.07	S56°13'13.4"E
L2	30.73	N33°46'46.5"E

Curve Table					
Curve	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	62.90'	233.00'	15°28'04"	62.71'	S6°50'47"W
C2	41.04'	60.00'	39°11'42"	40.25'	N18°42'36"E
C3	12.40'	60.00'	11°50'39"	12.38'	S32°23'07"W
C4	60.06'	60.00'	57°21'03"	57.58'	S2°12'43"E
C5	39.79'	60.00'	37°59'49"	39.07'	S10°06'50"W
C6	121.01'	200.00'	34°40'02"	119.17'	S16°26'46"W
C7	78.08'	233.00'	19°11'58"	77.71'	S24°10'48"W
C8	101.08'	167.00'	34°40'46"	99.54'	N73°33'36"W

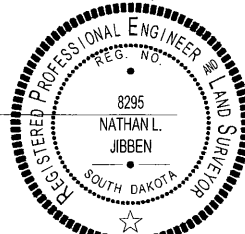
SURVEYOR'S CERTIFICATE

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 NOVEMBER 30, 2020, SURVEY A PORTION OF TRACT J, WILD OAK GOLF CLUB ADDITION, IN THE SE1/4 OF SECTION 23, T103N, R60W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA AS SHOWN ON THE ABOVE PLAT. THAT PORTION OF LAND SHALL HEREAFTER BE KNOWN AND DESCRIBED AS LOTS 9-11 IN TRACT J, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, CONTAINING 1.10 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 _____, 202__.

NATHAN L. JIBBEN, RLS 8295



PLAT OF
LOTS 9-11 IN TRACT J,
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.

DATED THIS _____ DAY OF _____, 20_____.

DAVID A. BACKLUND, PARTNER
FIRESTEEL LINKS, LLC, OWNER

STATE OF SOUTH DAKOTA

COUNTY OF _____

ON THIS _____ DAY OF _____, 20_____, BEFORE ME, THE UNDERSIGNED OFFICER, APPEARED DAVID A. BACKLUND, WHO ACKNOWLEDGED HIMSELF TO BE AN AUTHORIZED PARTNER OF FIRESTEEL LINKS LLC, OWNER, 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 _____, 20_____.

MY COMMISSION EXPIRES: _____, 20_____.

NOTARY PUBLIC

_____ COUNTY, SOUTH DAKOTA

PLAT OF
LOTS 9-11 IN TRACT J,
WILD OAK GOLF CLUB ADDITION
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF LOTS 9-11 IN TRACT J, 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 9-11 IN TRACT J, 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 _____, 20_____.

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 _____, 20_____, AND

WHEREAS, IT APPEARS FROM AN EXAMINATION OF THE PLAT OF LOTS 9-11 IN TRACT J, 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 9-11 IN TRACT J, 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 _____, 20_____.

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 TREASURER, 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.

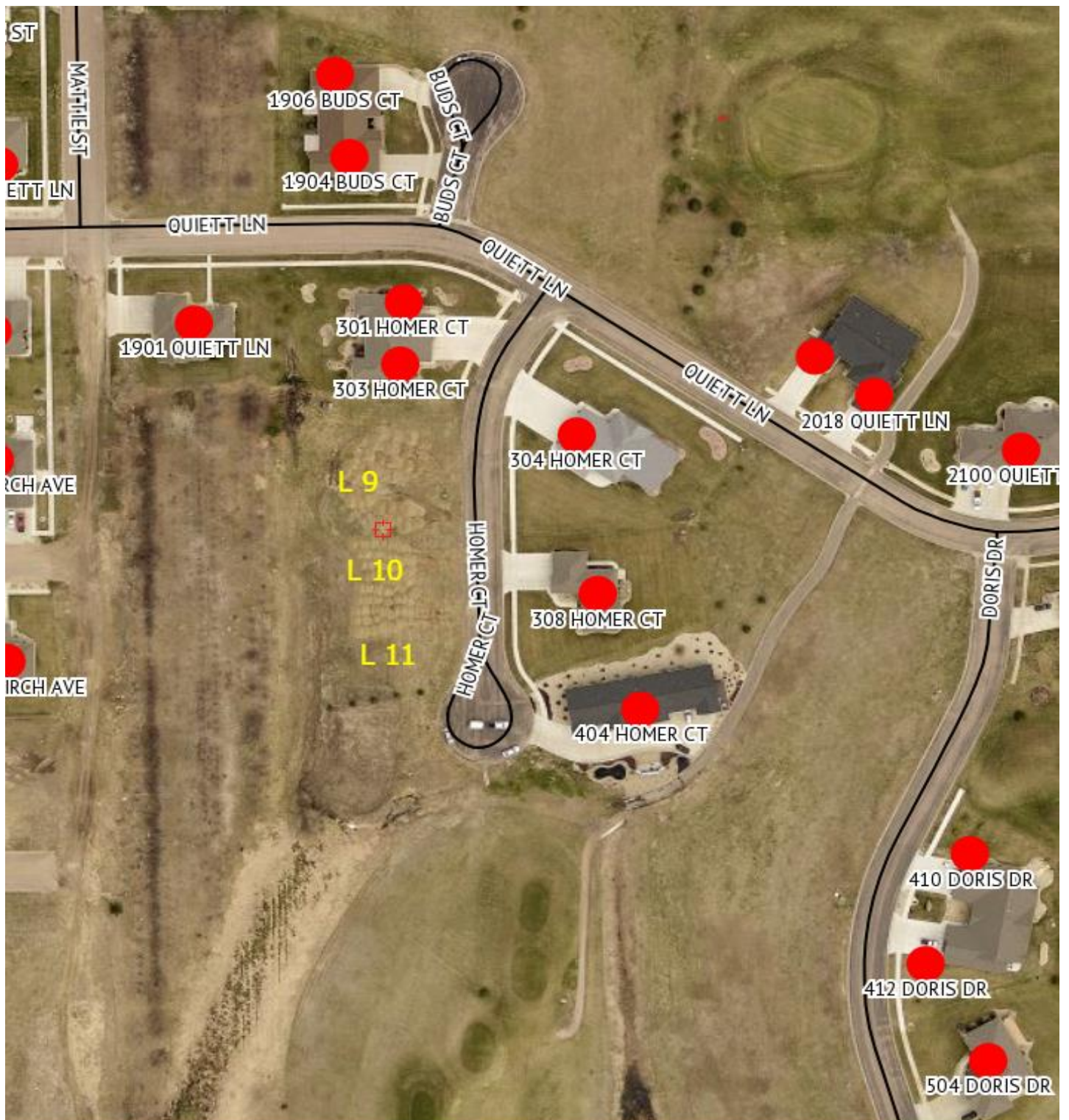
DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF EQUALIZATION, DAVISON COUNTY, SD

REGISTER OF DEEDS

FILED FOR RECORD THIS _____ DAY OF _____, 20_____, AT _____ O'CLOCK, _____ M., AND RECORDED IN BOOK

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

REGISTER OF DEEDS, DAVISON COUNTY, SD



City of Mitchell | Engineering
612 North Main Street | Mitchell, SD 57301
Phone: 605-995-8435 | Fax: 605-995-8410
CityOfMitchell.org



December 3, 2020

~~ISA Engineers and Land Surveyors~~
~~6810 S. Lyncrest Ave #100~~
~~Stouffville, SD 57108~~

RE: Future Plats for City Approval

Dear Sirs:

According to Mitchell SD Codified Law, Title 11 Subdivision Regulations, Chapter 3 Design Standards, 11-3-10 Drainage and Storm Sewers, B. Design Methodology: The final grading and drainage plan shall be made prior to all other utility plans. The drainage system shall take into account the ultimate development of the tributary area. Surface water drainage plans shall be shown for each and every lot and block on the final drainage plan. (Ord. 2403, 5-21-2012).

Due to the increasing concern for proper drainage, moving forward from the date of this letter, the City will be requiring additional information prior to plat approval by the City of Mitchell. Additional information required shall include but not be limited to final garage or floor elevation, elevation of the crown of the road, the elevation of the highest and lowest point of the curb or ground adjacent to the property line, the elevation at the lot corners, midpoints, grade breaks or other pertinent elevation data. Additional information may be requested by the Public Works Director as deemed necessary. The elevations shall be established by a licensed professional engineer registered in the State of South Dakota.

The Public Works Director may exempt certain plats from providing the described additional information based on the unique circumstances individual plats may represent. Please contact me if you have questions as to whether the elevation data information may be waived. Construction on lots which do not require platting may be subject to the above requested data as part of the building permit process.

If you have any questions or concerns please contact my office at (605)995-8435.

Sincerely,

Joe Schroeder, P.E.
City Engineer
City of Mitchell, SD

Outside expectations

SUMMARY

RAPID CITY: require elevations for building permits, not on plats

YANKTON: Requires all site/subdivision elevations/street design in subdivision plan sets as a part of plat approval process. We do not require individual elevations until the building permit is issued

HURON: not on the plat; Building permits require elevation plan such as back of curb, sidewalks, and final floor.

VERMILLION: not on plat, but required before building permits

BROOKINGS: Label on the plat for each lot, the minimum elevation of the lowest allowable building opening as determined through the storm drainage study

PIERRE: Not on plat, drainage, grading, street and utilities are determined upfront. As the building permit is issued a grading and drainage plan for the individual lots.

SIOUX FALLS: Have engineering standards, all point grade elevations shall be shown for each lot at the property corner and at the low and high point along the property lines. The grading plan shall show the minimum ground elevation of adjacent to building for each lot.

SPEARFISH: special circumstances with the developer & surveyor require the lowest adjacent grade on the plat that are in line with civil plans. Before a certificate of occupancy the surveyor is required to verify at the LAG elevation or higher and submit it for our records.

WATERTOWN: Not on plat, reference FIRM and parcels with the SFHA. Preliminary Plans include; Ground water and lowest finished floor elevations shall be shown for buildings. The lowest recommended floor elevations shall be two (2) feet above the normal ground water elevation. Test holes shall determine ground water elevation where applicable. Top back of curb elevations at low end of lots. Existing and proposed grading contours. Recommended building pad elevations. The 100 year flood elevations for major and lateral drainage ways

ABERDEEN: