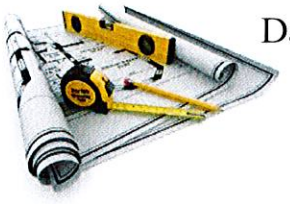

Davison County Planning & Zoning and Emergency Management
200 E. 4th Ave.
Mitchell, SD 57301-2631
Phone (605) 995-8615
Fax (605) 995-8642

BOARD OF ADJUSTMENT and COUNTY COMMISSION
PLANNING & ZONING ISSUES
April 13, 2021

Board of Adjustment

1. Consider the April 13, 2021 BOA Agenda.
2. Consider the February 9, 2021 BOA Minutes.
3. Public input for items not on the agenda, no action will be taken.
4. That James Winter d/b/a Common Cents Consignment has appealed to the Davison County Board of Adjustment to recommend granting a Conditional Use Permit to operate an Open Sales Area & Federal Firearms Sales in Lots 1 through 12, Block 8, Watkins Addition to the Town of Loomis, Davison County, South Dakota, including all of the vacated alleyway therein and including that part of vacated Lewis Street adjoining and abutting Lots 1 and 12 thereof; and Lots 5 through 8, Block 9, Watkins Addition to the Town of Loomis, Davison County, South Dakota, including that portion of the alleyway adjoining and abutting said lots and including that part of vacated Lewis Street adjoining and abutting Lots 6 and 7 thereof.
5. That Dustin & Amanda Knutson have appealed to the Davison County Board of Adjustment to recommend granting a variance in minimum lot size for an existing residence of +/- 5.324 acres to create a lot size of +/- 19.676 acres, where the minimum is 25 acres in the Agricultural District.
6. That Mahlon Byler has appealed to the Davison County Board of Adjustment to recommend granting a variance in minimum front yard setback of +/- 37' resulting in a setback of +/- 38' from the right of way, where the minimum is 75' in the Agricultural District.
7. That Tillman Infrastructure LLC has appealed to the Davison County Board of Adjustment to recommend granting a Conditional Use Permit to construct a 333' communication tower facility in E 5/8 of the S 1/2 of the SE 1/4 EX Lot 15 and H-1 & H-2 in Section 15, T 101 N, R 60 W of the 5th P.M., Davison County, South Dakota.
8. That Lee Healy has appealed to the Davison County Board of Adjustment to recommend granting a variance in west side yard setback of +/- 50' resulting in a setback of +/- 25' from the property line, variance in rear yard setback of +/- 59' resulting in a setback of +/- 16' from the property line and east side yard setback of +/- 37' resulting in a setback of +/- 38' from the property line, where the minimum for a shelterbelt setback is 75' in the Agricultural District.

Adjourn as Board of Adjustment and Reconvene as County Commissioners.

1. Consider Plat of Tract A of Knutson's Addition, in the NE 1/4 of Section 5, T 103 N, R 61 W of the 5th P.M., Davison County, South Dakota; as requested by Dustin & Amanda Knutson.
2. Consider Tract 1 of Carstensen Addition, an addition in the NE 1/4 of Section 2, T 103 N, R 61 W of the 5th P.M., Davison County, South Dakota; as requested by Rob Carstensen.
3. Consider Plat of BP Pork Addition, in the NW 1/4 of the NW 1/4 of Section 8, T 103 N, R 61 W of the 5th P.M., Davison County, South Dakota; as requested by Brad Greenway.

Mark Jenniges

Mark Jenniges
Acting Director of Planning & Zoning
Davison County

A.

BOARD OF ADJUSTMENT
February 9, 2021

CALL TO ORDER

Chairperson Bode called the meeting of the Davison County Board of Adjustment to order at 9:15 a.m. Members of the Board present were Reider, Kiner, Claggett, Bode. Absent Weitala. Also present was Acting Planning & Zoning Director Jenniges and Auditor Kiepke.

APPROVE AGENDA

Motion by Claggett, second by Reider to approve the agenda for the February 9, 2021 meeting. All members present voted aye. Motion carried.

APPROVE MINUTES

Motion by Claggett, second by Kiner, to approve the minutes of the January 12, 2021 meeting. All members present voted aye. Motion carried.

PUBLIC INPUT

Chairperson Bode called for public input. She reminded the public that this was for items not on the agenda. Hearing none, the meeting continued.

VARIANCE

The Planning Commission recommended granting 6-0-1.

Motion by Kiner, second by Claggett, after consideration of Section 1206 B Variances, to grant a variance in minimum front yard setback to an existing residence of +/- 25' (ft), creating a setback of +/- 50' (ft), where the minimum is 75' (ft) in the Ag District, as requested by Margaret & John Kotrba Trust. This request is pursuant to Section 308 of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property will be legally described as a Plat of Lot G, Kotrba's Subdivision, in the SW ¼ of Section 15, T 103 N, R 61 W, of the 5th P.M., Davison County, South Dakota. The property is currently described as the SW ¼ of Section 15, T 103 N, R 61 W of the 5th P.M., Davison County, South Dakota.

Application received January 15, 2021
Daily Republic January 30, 2021
Posted January 22, 2021
Notified Applicant January 22, 2021
Notified Abutting Property Owners January 22, 2021
Consideration of 1206 B. Variances

Roll call vote:
Kiner – aye, Claggett – aye, Reider – aye, Bode – aye, Weitala - absent. Motion carried.

ADJOURN

At 9:25 a.m., motion by Kiner, second by Reider to adjourn Board of Adjustment. All members present voted aye. Motion carried.

ATTEST

Susan Kiepke, Auditor

Brenda Bode, Chairperson

C.

Davison County Planning & Zoning and Emergency Management
200 E. 4th Ave.
Mitchell, SD 57301-2631
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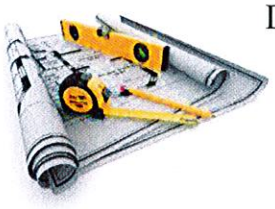
Fax (605) 995-8642

PLANNING COMMISSION AGENDA
April 6, 2021

1. Call to order at 7:00 P.M. by PZ Chairman Haines.
2. Roll Call.
3. Consider the agenda.
4. Declare conflicts of interest.
5. Consider the March 2, 2021 Minutes.
6. Public input for items not on the agenda, no action will be taken.
7. That James Winter d/b/a Common Cents Consignment has appealed to the Davison County Planning Commission to recommend granting a Conditional Use Permit to operate an Open Sales Area & Federal Firearms Sales in Lots 1 through 12, Block 8, Watkins Addition to the Town of Loomis, Davison County, South Dakota, including all of the vacated alleyway therein and including that part of vacated Lewis Street adjoining and abutting Lots 1 and 12 thereof; and Lots 5 through 8, Block 9, Watkins Addition to the Town of Loomis, Davison County, South Dakota, including that portion of the alleyway adjoining and abutting said lots and including that part of vacated Lewis Street adjoining and abutting Lots 6 and 7 thereof.
8. That Dustin & Amanda Knutson have appealed to the Davison County Planning Commission to recommend granting a variance in minimum lot size for an existing residence of +/- 5.324 acres to create a lot size of +/- 19.676 acres, where the minimum is 25 acres in the Agricultural District.
9. Consider Plat of Tract A of Knutson's Addition, in the NE 1/4 of Section 5, T 103 N, R 61 W of the 5th P.M., Davison County, South Dakota; as requested by Dustin & Amanda Knutson.
10. That Mahlon Byler has appealed to the Davison County Planning Commission to recommend granting a variance in minimum front yard setback of +/- 37' resulting in a setback of +/- 38' from the right of way, where the minimum is 75' in the Agricultural District.
11. Consider Tract 1 of Carstensen Addition, an addition in the NE 1/4 of Section 2, T 103 N, R 61 W of the 5th P.M., Davison County, South Dakota; as requested by Rob Carstensen.
12. That Tillman Infrastructure LLC has appealed to the Davison County Planning Commission to recommend granting a Conditional Use Permit to construct a 333' communication tower facility in E 5/8 of the S 1/2 of the SE 1/4 EX Lot 15 and H-1 & H-2 in Section 15, T 101 N, R 60 W of the 5th P.M., Davison County, South Dakota.
13. That Lee Healy has appealed to the Davison County Planning Commission to recommend granting a variance in west side yard setback of +/- 50' resulting in a setback of +/- 25' from the property line, variance in rear yard setback of +/- 59' resulting in a setback of +/- 16' from the property line and east side yard setback of +/- 37' resulting in a setback of +/- 38' from the property line, where the minimum for a shelterbelt setback is 75' in the Agricultural District.
14. Consider Plat of PB Pork Addition, in the NW 1/4 of the NW 1/4 of Section 8, T 103 N, R 61 W of the 5th P.M., Davison County, South Dakota; as requested by Brad Greenway.
15. Additional Comments from the Group.
16. Set date and time for next meeting – May 4, 2021 @ 7:00 P.M.
17. Adjournment.

Mark Jenniges

Mark Jenniges
Acting Director of Planning & Zoning



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PLANNING COMMISSION MINUTES
March 2, 2021

1. Vice-Chairman Thiesse called the meeting to order at 1:15 P.M.
2. Roll Call-quorum is met, simple majority vote required for all items.
   - Present:, Steve Thiesse, Dave Anderson, Brenda Bode, , Lewis Bainbridge & Mark Jenniges.
   - Absent: Bruce Haines & Kim Weitala.
   - Guests: Cameron & Amy Puepke and Gary Bussmus.
3. Consider the proposed agenda.
   - Motion by Charles Storm, seconded by Lewis Bainbridge, to approve the proposed agenda. All members voted aye, motion carried.
4. Declare conflicts of interest-none.
5. Consider the amended March 2, 2021 Minutes.
   Motion by Dave Anderson, seconded by Brenda Bode, to approve the February 2, 2021 amended minutes. All members voted aye, motion carried.
6. Public input for items not on the agenda-none.
7. Considered a Plat of Tract 1 of Backash Addition in the SW 1/4 of the SW 1/4 of Section 24, T 103N, R 60 W of the 5th P.M., Davison County, South Dakota; at the request of Douglas Backlund.
   - Acting administrator Jenniges gave an explanation of the plat.
   - The applicant was present to answer questions. This plat is located within the ETJ and is the City of Mitchells zoning jurisdiction. The city has approved the plat already. Backlund is selling the lot for someone to build a residence on. The access will be off Dean Dr.
   - Greg Tillberg is the buying the property and was present.
   - Commissioner Anderson explained the ETJ to Tillberg.
   - Motion by Dave Anderson, seconded by Charles Storm, to recommend approval of the plat to the County Commissioners. Roll call vote:
     Haines – absent, Thiesse – aye, Storm – aye, Bainbridge – aye, Bode – aye, Weitala – absent, Anderson – aye, motion carried.
8. Considered a Plat of Tract 2 of Amy's Addition in the SW 1/4 of the SE 1/4 of Section 35, T 104N, R 61 W of the 5th P.M., Davison County, South Dakota; at the request of Cameron & Amy Puepke.
   - Acting administrator Jenniges gave an explanation of the plat.
   - The applicant was present to answer questions. This plat is located within 3 miles of city limits and the city has approved the plat already. The applicant is purchasing the land to build a shed on for cattle. The applicant owns the abbutting property with their residence.
   - Motion by Dave Anderson, seconded by Lewis Bainbridge, to recommend approval of the plat to the County Commissioners. Roll call vote:
     Haines – absent, Thiesse – aye, Storm – aye, Bainbridge – aye, Bode – aye, Weitala – absent, Anderson – aye, motion carried.

9. Additional Comments from the Group-None.
10. Set date and time for next meeting – April 6, 2021 @ 7:00 P.M.
11. At 1:23 P.M., a motion by Lewis Bainbridge seconded by Dave Anderson to adjourn the meeting. All members voted aye, motion carried.

_____

Steve Thiesse
Planning Commission Vice-Chairperson

Mark Jenniges

Mark Jenniges
Acting Director of Planning & Zoning

DAVISON COUNTY
CONDITIONAL USE APPLICATION

Applicant Name: Winter, James d/b/a Common Cents Consignment
Application Date: 3-4-21
Applicant Mailing Address: 40314 245th St, Letcher, SD 57359
Applicant Email: _____ **Contact Phone:** 770-9561

Owner Name: Same
Owner Address: _____
Owner Contact Phone: _____

Parcel Number of Parent Parcel: 01231-00800-001-00
Legal Description of parcel: Lots 1 through 12, Block 8, Watkins Addition to the Town of Loomis, Davison County, South Dakota, including all of the vacated alleyway therein and including that part of vacated Lewis Street adjoining and abutting Lots 1 and 12 thereof; and Lots 5 through 8, Block 9, Watkins Addition to the Town of Loomis, Davison County, South Dakota, including that portion of the alleyway adjoining and abutting said lots and including that part of vacated Lewis Street adjoining and abutting Lots 6 and 7 thereof.

Zoning District: PTR
Reason for Conditional Use Request: To operate an Open Sales Area & Federal Firearms Sales in the Platted Town Site Residential District.
Section of Code Allowing Conditional Use: Section 7:05, 1106 (A), and 1206 (A)

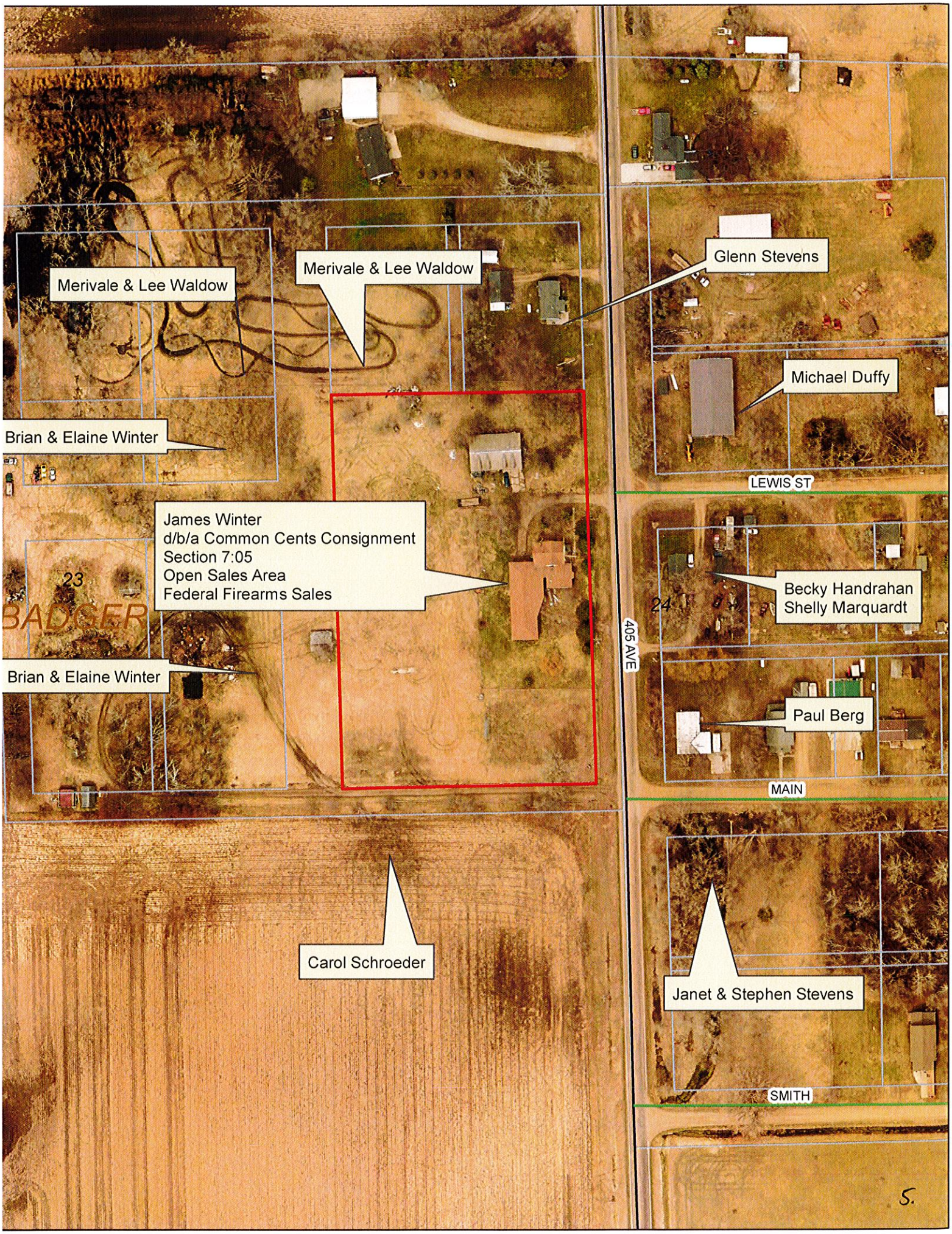
Fee Collected for Condition Use ($100): 3-4-21
Check #: 1216
Receipt #: 8771

Planning Commission Hearing Date: 4-6-21
Board of Adjustment Hearing Date: 4-13-21

FOR ANIMAL FEEDING OPERATIONS ONLY:
Current Animal Units in Operation: N/A
Proposed Expansion of Operation: N/A

Required Items:
- ☒ Detailed site plan (GIS Photo of the property)
- ☒ Location and use of adjacent structures
- ☒ Application Fee

Signatures of Applicant: _____ **Date:** _____


Merivale & Lee Waldow
Merivale & Lee Waldow
Glenn Stevens
Michael Duffy
Brian & Elaine Winter
LEWIS ST
James Winter
d/b/a Common Cents Consignment
Section 7:05
Open Sales Area
Federal Firearms Sales
23
BADGER
24
Becky Handrahan
Shelly Marquardt
405 AVE
Brian & Elaine Winter
Paul Berg
MAIN
Carol Schroeder
Janet & Stephen Stevens
SMITH
5.

DAVISON COUNTY
VARIANCE APPLICATION

Applicant Name: Knutson, Dustin & Amanda
Applicant Address: 25021 402nd Ave, Mitchell, SD 57301
Applicant Email: _____

Application date: 3-15-21
Application deadline: 3-22-21
Contact Phone: 999-2473

Owner Name: Same
Owner Address: _____
Owner Contact Phone: _____

Parcel Number of parent parcel: 03000-10361-051-00
Legal Description of proposed parcel: Plat of Tract A of Knutson's Addition, in the NE 1/4 of Section 5, T 103 N, R 61 W of the 5th P.M., Davison County, South Dakota.

Reason for Variance: Recommend granting a variance in lot size for an existing residence of +/- 5.324 acres to create a lot size of +/- 19.676 acres, where the minimum is 25 acres in the Agricultural District.

This request is pursuant to Section 307(5) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended.

Reason for Request to include hardships: Applicants are platting the land to obtain a building permit since their land is currently described by measurments.

Section of Code Allowing Variance: 307(5), 1106 B, and 1206 B

Fee Collected for Variance ($100): 3-22-21
Check #: 1048
Receipt #: 8941

Planning Commission Hearing Date: 4-6-21
Board of Adjustment Hearing Date: 4-13-21

Required Items:

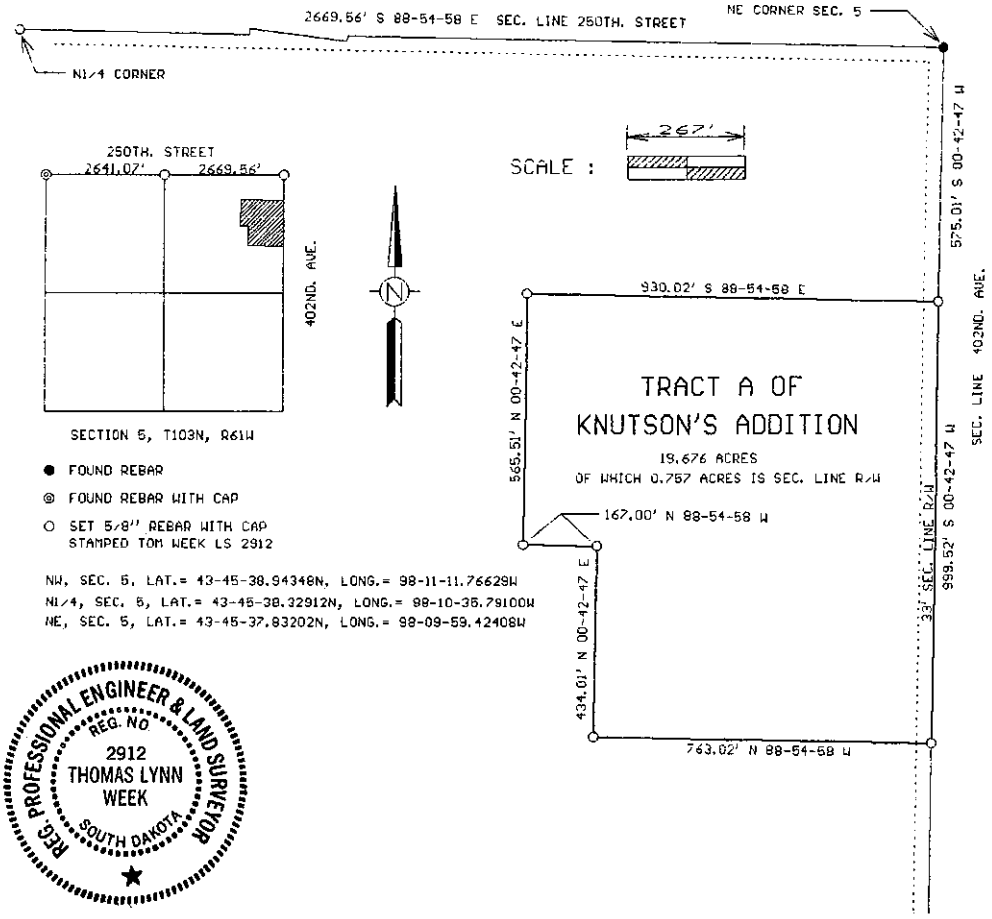
- ☒ Detailed site plan (GIS Photo of the property)
- ☒ Location and use of adjacent structures/land Agricultural, Residential
- ☒ Application Fee

Signatures of Applicant: _____ **Date:** _____

32
BADGER
33
250 ST
R H Johnson Holdings Inc
Dustin & Amanda Knutson
999-2473
Land Described by measurements
Plat & Variance in Lot size
New Shed 50' x 98'
R H Johnson Holdings Inc
5
BEULAH
402 AVE
4
7.

PLAT OF TRACT A OF KNUTSON'S ADDITION, IN THE NE1/4 OF SECTION 5, T103N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

PREVIOUSLY DESCRIBED AS THE SOUTH 999.5 FEET OF THE NORTH 1574.5 FEET OF THE EAST 930 FEET, EXCEPT THE WEST 167 FEET OF THE SOUTH 434 FEET THEREOF, IN THE NE1/4 OF SECTION 5, T103N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.



NW, SEC. 5, LAT.= 43-45-38.94348N, LONG.= 98-11-11.76629W
N1/4, SEC. 5, LAT.= 43-45-38.32912N, LONG.= 98-10-35.79100W
NE, SEC. 5, LAT.= 43-45-37.83202N, LONG.= 98-09-59.42408W

SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNERS, MADE A SURVEY OF TRACT A OF KNUTSON'S ADDITION, IN THE NE1/4 OF SECTION 5, T103N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA. THIS PROPERTY WAS PREVIOUSLY DESCRIBED AS THE SOUTH 999.5 FEET OF THE NORTH 1574.5 FEET OF THE EAST 930 FEET, EXCEPT THE WEST 167 FEET OF THE SOUTH 434 FEET THEREOF, IN THE NE1/4 OF SECTION 5, T103N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA. I HAVE SET IRON PINS AS SHOWN AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 14TH. DAY OF MARCH, 2021.

THOMAS LYNN WEEK
REGISTERED LAND SURVEYOR
REG. NO. 2912

CERTIFICATE OF STREET AUTHORITY

THE EXISTING ACCESS TO TRACT A OF KNUTSON'S ADDITION IS APPROVED. ANY CHANGE IN THE EXISTING ACCESS SHALL REQUIRE ADDITIONAL APPROVAL. DATED THIS_____DAY OF_____, 2021.

TOWNSHIP / COUNTY HIGHWAY REPRESENTATIVE

PREPARED BY: TOM WEEK
407 REGAL DRIVE
YANKTON, SOUTH DAKOTA 57078
605-665-8333

PLAT OF TRACT A OF KNUTSON'S ADDITION, IN THE NE1/4 OF SECTION 5, T103N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE AND AGREEMENT OF PROTECTION OF WATER

WE, DUSTIN KNUTSON AND AMANDA KNUTSON, DO HEREBY CERTIFY THAT WE ARE THE ABSOLUTE AND UNQUALIFIED OWNERS OF THE ABOVE DESCRIBED REAL PROPERTY: TRACT A OF KNUTSON'S ADDITION, IN THE NE1/4 OF SECTION 5, T103N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA. THAT THE ABOVE SURVEY AND PLAT WERE MADE AT OUR REQUEST AND UNDER OUR DIRECTION FOR THE PURPOSE OF LOCATING, MARKING AND PLATTING THE SAME, AND THAT SAID PROPERTY IS FREE FROM ALL ENCUMBRANCES. THE DEVELOPMENT OF THIS LAND INCLUDED IN THE BOUNDARIES OF TRACT A, SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS. THERE DOES EXIST HIGHWAY RIGHT OF WAY ALONG THE EAST SIDE OF TRACT A. PURSUANT TO SDCL 11-3-8.1 AND 11-3-8.2 THE DEVELOPER OF THIS PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE RESPONSIBLE FOR PROTECTING ANY WATERS OF THE STATE LOCATED ADJACENT TO OR WITHIN SUCH PLATTED AREA FROM POLLUTION FROM SEWAGE FROM SUCH ADDITION, AND SHALL IN PROSECUTION OF SUCH PROTECTION CONFORM TO AND FOLLOW ALL REGULATIONS OF THE SOUTH DAKOTA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES RELATING TO THE SAME. ADDITIONALLY THE DEVELOPER OF THIS PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE LIABLE FOR ANY POLLUTION THAT OCCURS FROM FAILURE TO EXECUTE SUCH PROTECTIONS OR FOLLOW SUCH REGULATIONS. EXCEPTION BEING THOSE LOTS IN SUBDIVISIONS THAT SHOW DOCUMENTATIONS THAT WASTE WATER DRAINAGE SHALL BE CONNECTED TO A MUNICIPAL SYSTEM.

DATED THIS____DAY OF_____,_____,

_____ DUSTIN KNUTSON

_____ AMANDA KNUTSON

STATE OF _____
COUNTY OF _____
ON THIS____DAY OF_____,_____, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED DUSTIN KNUTSON AND AMANDA KNUTSON, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

_____ NOTARY PUBLIC

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE DAVISON COUNTY, SOUTH DAKOTA, PLANNING COMMISSION THAT THE ABOVE PLAT REPRESENTING TRACT A OF KNUTSON'S ADDITION, IN THE NE1/4 OF SECTION 5, T103N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, AND FINDS AS A FACT THAT SAID PLAT IS IN CONFORMITY AND DOES NOT CONFLICT WITH THE MASTER PLAN FOR DAVISON COUNTY, AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE BOARD OF COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA IS RECOMMENDED.

THE FOREGOING RESOLUTION WAS PASSED BY THE COUNTY PLANNING COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE _____ DAY OF _____,_____.

_____ CHAIRMAN/VICE CHAIRMAN, PLANNING COMMISSION

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNERS THEREOF HAVE CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: TRACT A OF KNUTSON'S ADDITION, IN THE NE1/4 OF SECTION 5, T103N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA AND HAVE SUBMITTED SUCH PLAT TO THE COUNTY COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA FOR APPROVAL. NOW THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND SAME IS HEREBY APPROVED. THE COUNTY AUDITOR/DEPUTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

I, _____, COUNTY AUDITOR/DEPUTY AUDITOR OF DAVISON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA, ON THIS ____DAY OF_____, _____.

_____ COUNTY AUDITOR/DEPUTY AUDITOR

_____ CHAIRMAN / VICE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

PLAT OF TRACT A OF KNUTSON'S ADDITION, IN THE NE1/4 OF SECTION 5, T103N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

TREASURER CERTIFICATE

THE UNDERSIGNED, COUNTY TREASURER/DEPUTY TREASURER OF DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, HAVE BEEN PAID. DATED THIS____ DAY OF_____, _____.

_____
TREASURER/DEPUTY TREASURER, DAVISON COUNTY, S.D.

DIRECTOR OF EQUALIZATION CERTIFICATE

THE UNDERSIGNED, COUNTY DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF EQUALIZATION OF DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT HE/SHE HAS RECEIVED A COPY OF THE FOREGOING PLAT. DATED THIS____DAY OF_____, _____.

_____
DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF EQUALIZATION, DAVISON COUNTY, S.D.

REGISTER OF DEEDS CERTIFICATE

THE UNDERSIGNED, REGISTER OF DEEDS/DEPUTY REGISTER OF DEEDS, DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT THE ORIGINAL PLAT WAS FILED FOR RECORD THIS____DAY OF_____, _____, _____O'CLOCK __. M., AND DULY RECORDED IN BOOK _____, PAGE _____.

_____
REGISTER OF DEEDS/DEPUTY REGISTER OF DEEDS, DAVISON COUNTY, S.D.

DAVISON COUNTY
VARIANCE APPLICATION

Applicant Name: Mahlon Byler
Applicant Address: 40809 265th St, Ethan, SD 57334
Applicant Email: _____

Application date: 3-8-21
Application deadline: 3-22-21
Contact Phone: 770-7677

Owner Name: Same
Owner Address: _____
Owner Contact Phone: _____

Parcel Number of parent parcel: 10212-10160-001-00
Legal Description of proposed parcel: Jaton Tract 1 in the NW 1/4 of the NW 1/4 of Section 21, T 101 N, R 60 W of the 5th P.M., Davison County, South Dakota.

Reason for Variance: Recommend granting a variance in minimum front yard setback of +/- 37' resulting in a setback of +/- 38' from the right of way, where the minimum is 75' in the Agricultural District.

This request is pursuant to Section 308 of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended.

Reason for Request to include hardships: Applicant would like to build onto his existing building. Building to the south would require a lot of fill to bring up to grade and building to the west goes into floodplain.

Section of Code Allowing Variance: 308, 1106 B, and 1206 B

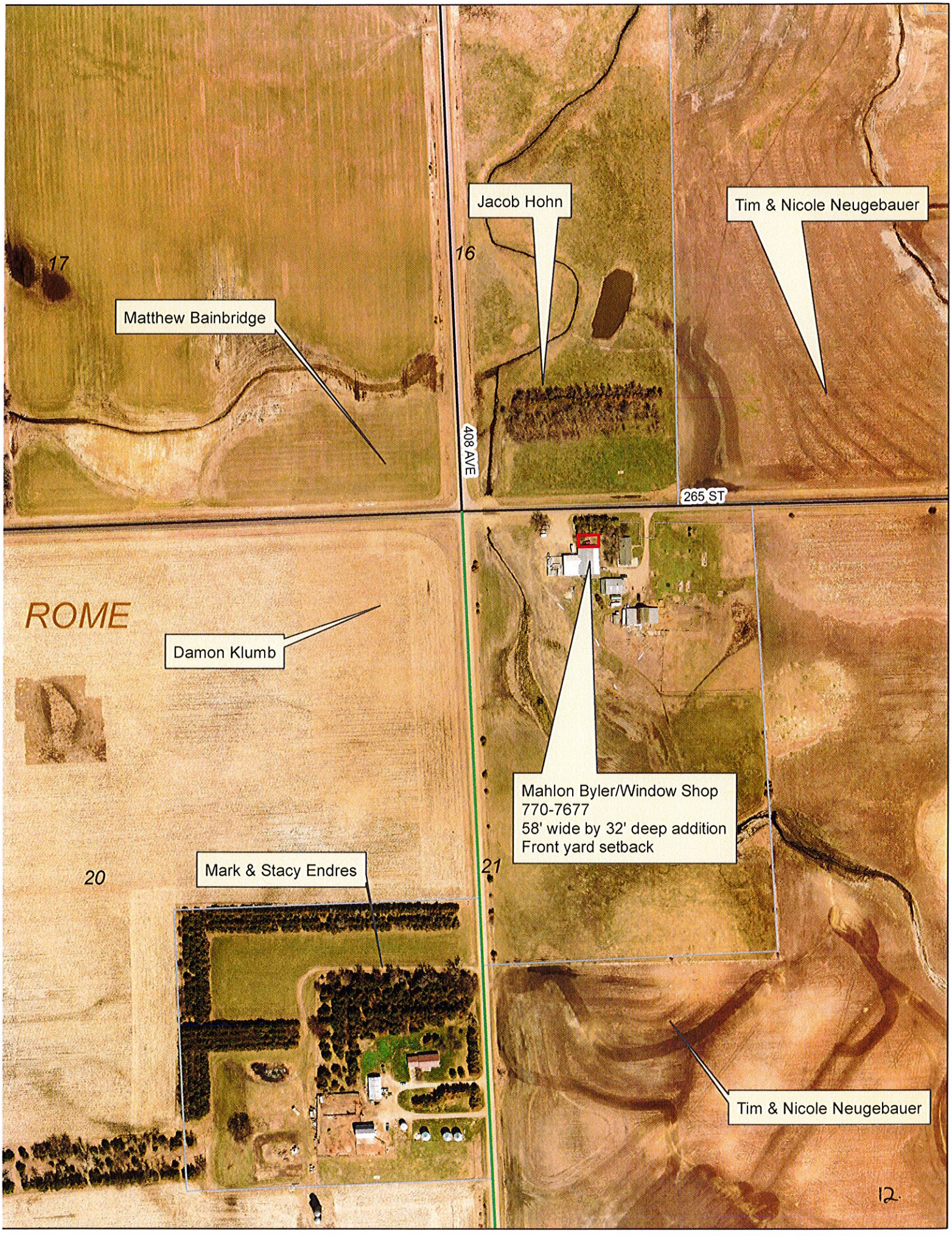
Fee Collected for Variance ($100): 3-15-21
Check #: 19959
Receipt #: 8856

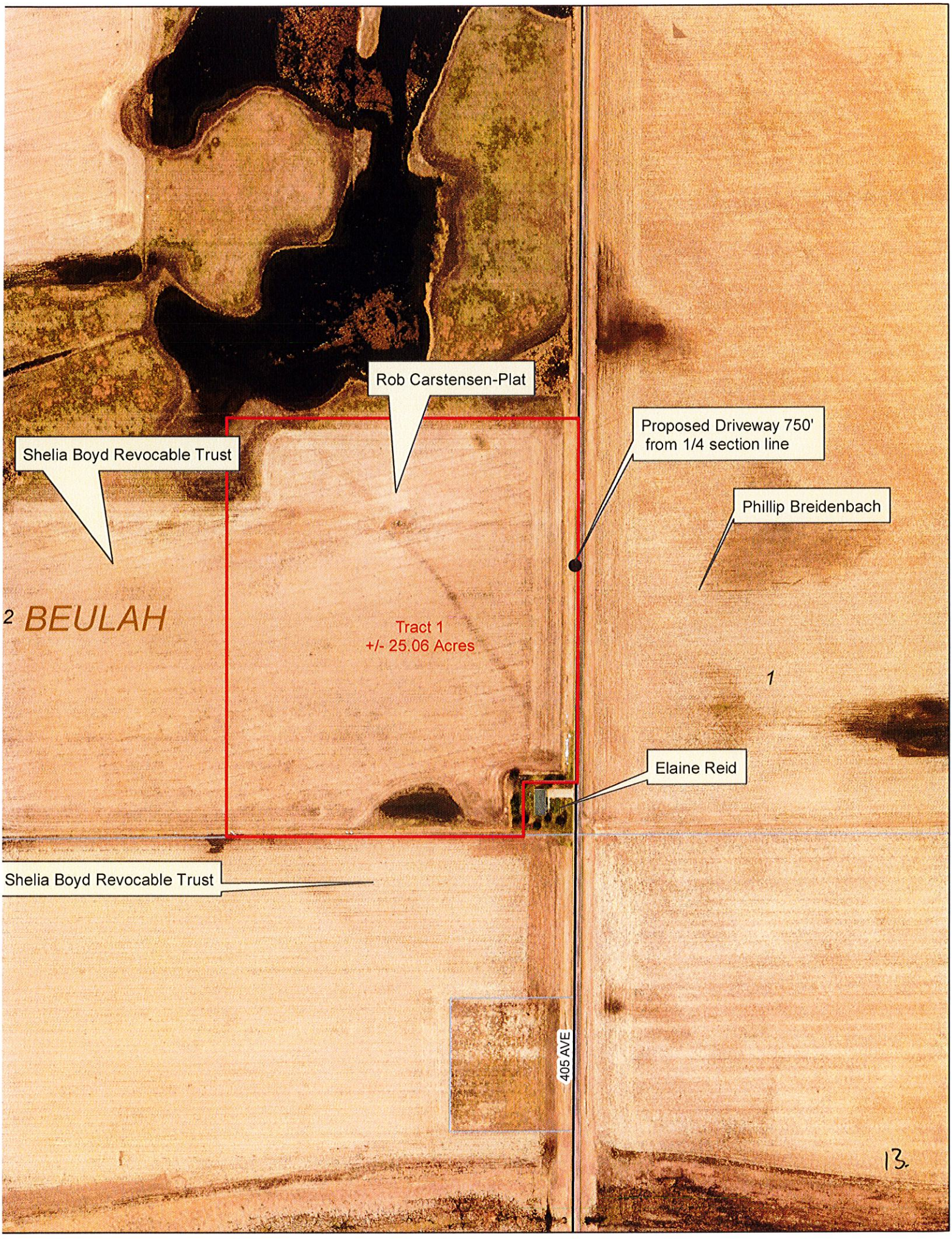
Planning Commission Hearing Date: 4-6-21
Board of Adjustment Hearing Date: 4-13-21

Required Items:

- ☒ Detailed site plan (GIS Photo of the property)
- ☒ Location and use of adjacent structures/land Agricultural, Residential
- ☒ Application Fee

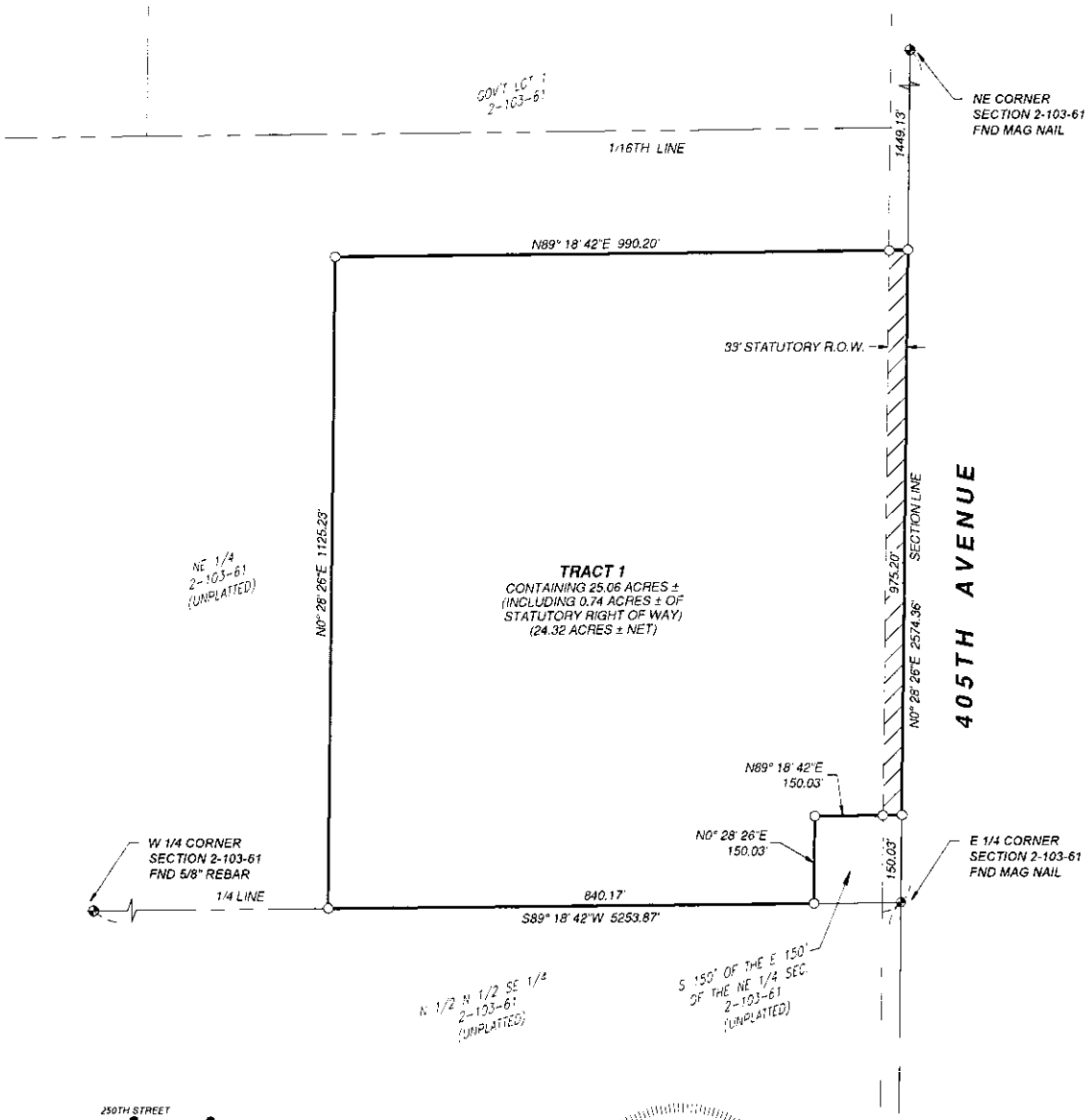
Signatures of Applicant: _____ **Date:** _____

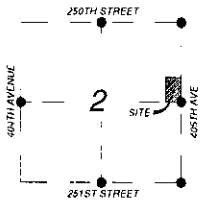

Jacob Hohn
Tim & Nicole Neugebauer
17
16
Matthew Bainbridge
408 AVE
265 ST
ROME
Damon Klumb
Mahlon Byler/Window Shop
770-7677
58' wide by 32' deep addition
Front yard setback
20
Mark & Stacy Endres
21
Tim & Nicole Neugebauer
12


Rob Carstensen-Plat
Shelia Boyd Revocable Trust
Proposed Driveway 750' from 1/4 section line
Phillip Breidenbach
2 BEULAH
Tract 1
+/- 25.06 Acres
1
Elaine Reid
Shelia Boyd Revocable Trust
405 AVE
13.

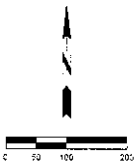
TRACT 1 OF CARSTENSEN ADDITION

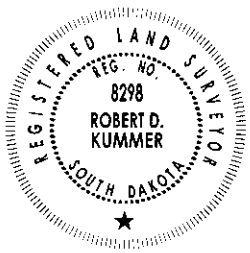
AN ADDITION IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 2, TOWNSHIP 103 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA





VICINTIY MAP
NOT TO SCALE





SURVEYOR'S NOTES

1. BEARINGS ARE BASED ON SOUTH DAKOTA STATE PLANE, SOUTH ZONE.
2. ALL DISTANCES ARE GROUND.
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS OF RECORD WERE NOT RESEARCHED.

LEGEND

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- FOUND SURVEY MONUMENT AS NOTED
- SET NO.5 REBAR W/CAP RLS NO. 8298 UNLESS NOTED OTHERWISE
- CADASTRAL CORNER AS NOTED

PREPARED BY:
infrastructure design group, inc.
520 N LAWLER ST., SUITE 400
MITCHELL, SD 57301
PHONE: 605-292-0231
WEB: infrastructuredg.com

TRACT 1 OF CARSTENSEN ADDITION
AN ADDITION IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 2, TOWNSHIP 103 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

PROJ. NO.: 21007
DATE: 03/09/2021
DRAWN BY: RDK
CHECKED BY: BMK
SHEET NO: 1 OF 3

S:\2021\Projects\21007 - Carstensen Plat\3-1\Mkt Division Cut\Survey\21007 Carstensen Platting
PLOT DATE: 3/9/2021 12:45 PM Robert Kummer

TRACT 1 OF CARSTENSEN ADDITION

AN ADDITION IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 2, TOWNSHIP 103 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, ROBERT D. KUMMER, A REGISTERED LAND SURVEYOR OF THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID ON OR BEFORE MARCH 3, 2021, FOR THE PURPOSE OF PLATTING FOR CONVEYANCE, SURVEY THAT PORTION AS SHOWN OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 103 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA AS SHOWN ON THE ABOVE PLAT. THE SAME SHALL HEREAFTER BE KNOWN AND DESCRIBED AS **TRACT 1 OF CARSTENSEN ADDITION, AN ADDITION IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 2, TOWNSHIP 103 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.**

DATED THIS ____ DAY OF _____, 2021.

_____
ROBERT D. KUMMER
REGISTERED LAND SURVEYOR NO. 8298

REGISTERED LAND SURVEYOR
REG. NO. 8298
ROBERT D. KUMMER
SOUTH DAKOTA

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT WE 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, AND EROSION AND SEDIMENT CONTROL LAWS, ORDINANCES, AND REGULATIONS. PURSUANT TO SDCL 11-3-8.1 AND 11-3-8.2 THE DEVELOPER OF THE PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE RESPONSIBLE FOR PROTECTING ANY WATER OF THE STATE LOCATED ADJACENT TO OR WITHIN SUCH PLATTED AREA FROM POLLUTION FROM SEWAGE FROM SUCH SUBDIVISION AND SHALL, IN PROSECUTION OF SUCH PROTECTIONS CONFORM TO AND FOLLOW ALL REGULATION OF THE SOUTH DAKOTA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES RELATING TO THE SAME. ADDITIONALLY, THE DEVELOPER OF THE PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE LIABLE FOR ANY POLLUTION THAT OCCURS FROM FAILURE TO EXECUTE SUCH PROTECTIONS OR FOLLOW SUCH REGULATIONS, EXCEPTION BEING THOSE LOTS IN SUBDIVISIONS THAT SHOW DOCUMENTATION THAT WASTEWATER DRAINAGE SHALL BE CONNECTED TO A MUNICIPAL SYSTEM.

WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER THE STREETS, ROADS AND ALLEYS, AND 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. I/WE ALSO HEREBY GRANT EASEMENTS TO RUN WITH THE LAND FOR WATER, DRAINAGE, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER PUBLIC UTILITY LINES OR SERVICE UNDER, ON, OR OVER THOSE STRIPS OF LAND DESIGNATED HEREON AS EASEMENTS.

DATED THIS ____ DAY OF _____, 2021.

_____
SHEILA JOSEPHINE BOYD (SHEILA JOSEPHINE BOYD REVOCABLE TRUST)
(TRUSTEE)

_____
JOHN RANDALL BOYD (SHEILA JOSEPHINE BOYD REVOCABLE TRUST)
(TRUSTEE)

STATE OF: _____)
:SS
COUNTY OF: _____)

ON THIS _____ DAY OF _____, 2021, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED , SHEILA JOSEPHINE BOYD AND JOHN RANDALL BOYD, AS TRUSTEES OF THE SHEILA JOSEPHINE BOYD REVOCABLE TRUST, KNOWN TO ME OR SATISFACTORILY PROVEN TO BE THE PERSONS DESCRIBED IN THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THE CAPACITY THEREIN AND FOR THE PURPOSES THEREIN CONTAINED.

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

_____ DAY OF _____, 2021.

_____
NOTARY PUBLIC, SOUTH DAKOTA

MY COMMISSION EXPIRES: _____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF **TRACT 1 OF CARSTENSEN ADDITION, AN ADDITION IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 2, TOWNSHIP 103 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, HAS BEEN SUBMITTED TO THE CITY PLANNING COMMISSION OF 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 **TRACT 1 OF CARSTENSEN ADDITION, AN ADDITION IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 2, TOWNSHIP 103 NORTH, RANGE 61 WEST OF THE 5TH P.M., 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/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 _____, 2021.

_____
CHAIRMAN/VICE 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 _____, 2021; AND

WHEREAS, IT APPEARS FROM AN EXAMINATION OF THE PLAT OF **TRACT 1 OF CARSTENSEN ADDITION, AN ADDITION IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 2, TOWNSHIP 103 NORTH, RANGE 61 WEST OF THE 5TH P.M., 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 **TRACT 1 OF CARSTENSEN ADDITION, AN ADDITION IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 2, TOWNSHIP 103 NORTH, RANGE 61 WEST OF THE 5TH P.M., 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/DEP. FINANCE OFFICER OF THE CITY OF MITCHELL, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE CITY OF MITCHELL, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE ___ DAY OF _____, 2021.

_____
FINANCE OFFICER/DEP. FINANCE OFFICER

5/9/2021 R:\projects\21007 - Carstensen Plat 3\12d\01 Davison Co\Survey\Drawings\21007 Carstensen Plat.dwg
PLOT DATE: 3/9/2021 12:45 PM Robert Kummer

TRACT 1 OF CARSTENSEN ADDITION

AN ADDITION IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 2, TOWNSHIP 103 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, THE PLAT OF **TRACT 1 OF CARSTENSEN ADDITION, AN ADDITION IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 2, TOWNSHIP 103 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, HERETOFORE FILED IN THE OFFICE OF THE COUNTY AUDITOR OF DAVISON COUNTY, SOUTH DAKOTA HAS BEEN SUBMITTED TO THE COUNTY PLANNING COMMISSION OF THE SAID COUNTY OF DAVISON, SOUTH DAKOTA; AND

WHEREAS, THE COUNTY 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 COUNTY OF DAVISON, SOUTH DAKOTA, HERETOFORE ADOPTED BY THIS COMMISSION;

NOW THEREFORE, BE IT RESOLVED BY THE COUNTY PLANNING COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA, THAT THE PLAT OF **TTRACT 1 OF CARSTENSEN ADDITION, AN ADDITION IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 2, TOWNSHIP 103 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, PREPARED BY ROBERT D. KUMMER, A LAND SURVEYOR, BE AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE BOARD OF COMMISSIONERS OF THE COUNTY OF DAVISON, SOUTH DAKOTA, IS HEREBY RECOMMENDED.

THE UNDERSIGNED HEREBY CERTIFIES THAT THE FOREGOING RESOLUTION WAS PASSED BY THE COUNTY PLANNING COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE ___ DAY OF _____, 2021.

_____
CHAIRMAN/VICE-CHAIRMAN OF DAVISON COUNTY PLANNING COMMISSION

CERTIFICATE OF ROAD AUTHORITY

THE LOCATIONS OF THE EXISTING APPROACHES ARE HEREBY APPROVED, ANY CHANGE IN THE LOCATIONS OF THE EXISTING APPROACHES SHALL REQUIRE ADDITIONAL APPROVAL.

BY: _____ _____ _____
ROAD AUTHORITY TITLE DATE

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THE ABOVE (AND THE FOREGOING) PLAT, AS SHOWN BY THE RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID.

DATED THIS ____ DAY OF _____, 2021.

_____
COUNTY TREASURER/DEPUTY TREASURER
DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA, THAT THE PLAT OF **TRACT 1 OF CARSTENSEN ADDITION, AN ADDITION IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 2, TOWNSHIP 103 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA,** WHICH HAS BEEN SUBMITTED FOR EXAMINATION PURSUANT TO LAW, IS HEREBY APPROVED AND THE COUNTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

DATED THIS ____ DAY OF _____, 2021.

_____
CHAIRPERSON/VICE CHAIRPERSON, BOARD OF COUNTY COMMISSIONERS
DAVISON COUNTY, SOUTH DAKOTA

DIRECTOR OF EQUALIZATION

I HEREBY CERTIFY THAT A COPY OF THE PLAT OF **TRACT 1 OF CARSTENSEN ADDITION, AN ADDITION IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 2, TOWNSHIP 103 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, HAS BEEN RECEIVED BY ME AND FILED IN MY OFFICE.

_____
DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF EQUALIZATION
DAVISON COUNTY, SOUTH DAKOTA

AUDITOR'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM THE DULY ELECTED, QUALIFIED, AND ACTING COUNTY AUDITOR OF DAVISON COUNTY, SOUTH DAKOTA, AND THAT THE ABOVE RESOLUTION WAS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA AT A REGULAR MEETING HELD ON _____, 2021, APPROVING THE ABOVE PLAT.

_____
AUDITOR/DEPUTY AUDITOR, DAVISON COUNTY, SOUTH DAKOTA

REGISTER OF DEEDS

FILED FOR RECORD THIS ____ DAY OF _____, 2021, AT _____

O'CLOCK __.M., AND RECORDED IN BOOK _____ OF PLATS ON PAGE _____.

_____
REGISTER OF DEEDS/DEPUTY REGISTER OF DEEDS
DAVISON COUNTY, SOUTH DAKOTA

PREPARED BY:
infrastructure design group, inc.
520 N LAWLER ST., SUITE 400
MITCHELL, SD 57301
PHONE: 605-292-0231
WEB: infrastructuredg.com

TRACT 1 OF CARSTENSEN ADDITION
AN ADDITION IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 2, TOWNSHIP 103 NORTH, RANGE 61 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

PROJ. NO.: 21007
DATE: 03/09/2021
DRAWN BY: RDK
CHECKED BY: BMK
SHEET NO: 3 OF 3

DAVISON COUNTY
CONDITIONAL USE APPLICATION

Applicant Name: Tillman Infrastructure, LLC **Application Date:** 3-11-21
Applicant Mailing Address: C/O Doug Walsh 299 Market St, Saddle Brook, NJ 07663
Applicant Email: dwalsh@tillmaninfrastructure.com
brian@kabatconsulting.com(agent/contact) **Contact Phone:** 425-281-8215

Owner Name: Larice Hamilton
Owner Address: 40991 Hamilton Ct, Ethan, SD 57334
Owner Contact Phone: 770-9815

Parcel Number of Parent Parcel: 10000-10160-154-40
Legal Description of parcel: E 5/8 of the S 1/2 of the SE 1/4 EX Lot 15 and H-1 & H-2 in Section 15, T 101 N, R 60 W of the 5th P.M., Davison County, South Dakota.

Zoning District: AG
Reason for Conditional Use Request: To construct a 333' communication tower facility as depicted on drawings submitted dated 3-4-21.
Section of Code Allowing Conditional Use: Section 3:04(40), 1106 (A), and 1206 (A)

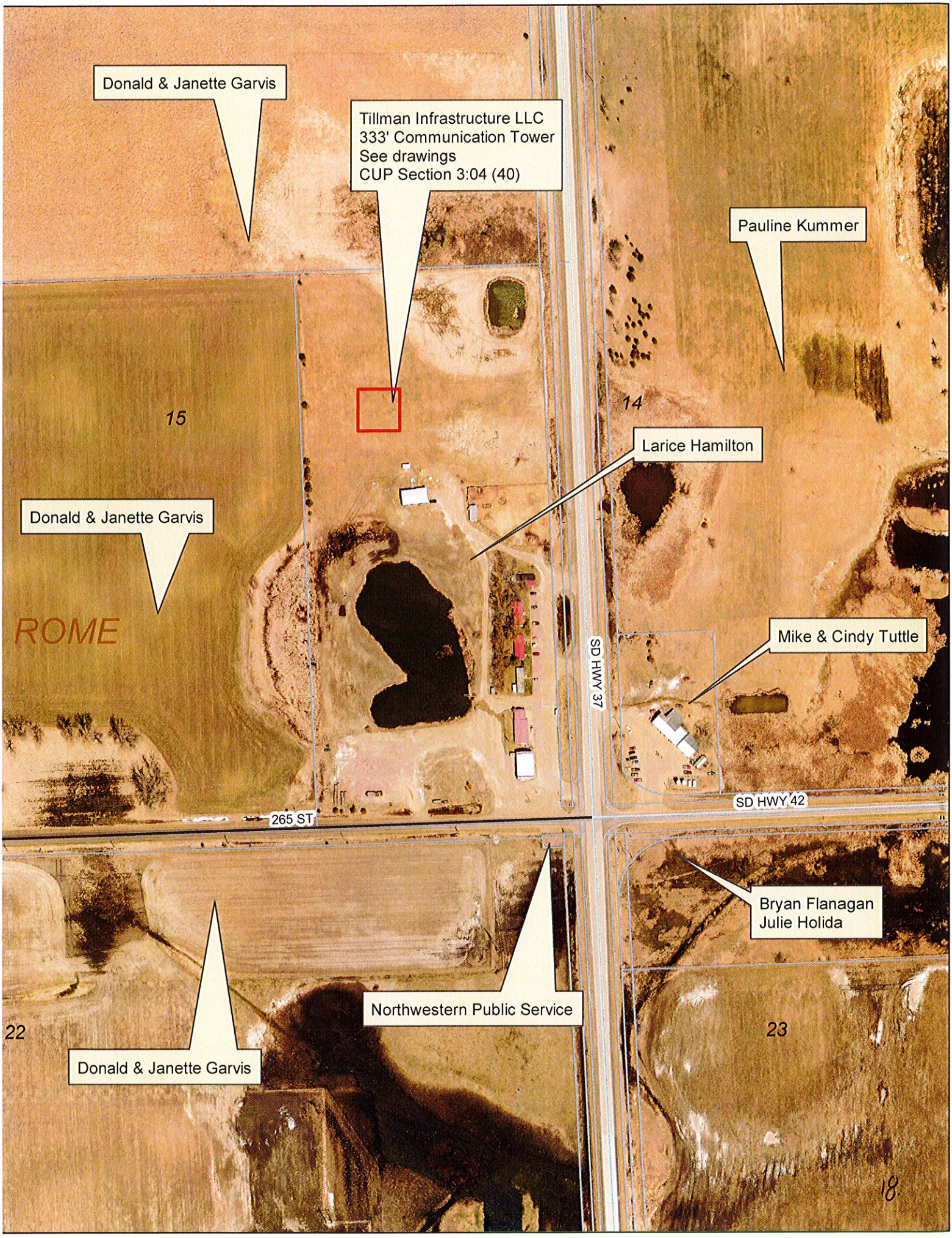
Fee Collected for Condition Use ($100): 3-11-21
Check #: 038929
Receipt #: 8961

Planning Commission Hearing Date: 4-6-21
Board of Adjustment Hearing Date: 4-13-21

FOR ANIMAL FEEDING OPERATIONS ONLY:
Current Animal Units in Operation: N/A
Proposed Expansion of Operation: N/A

Required Items:
- ☒ Detailed site plan (GIS Photo of the property)
- ☒ Location and use of adjacent structures
- ☒ Application Fee

Signatures of Applicant: _____ **Date:** _____


Donald & Janette Garvis
Tillman Infrastructure LLC
333' Communication Tower
See drawings
CUP Section 3:04 (40)
Pauline Kummer
15
14
Larice Hamilton
Donald & Janette Garvis
ROME
Mike & Cindy Tuttle
SD HWY 37
SD HWY 42
265 ST
Bryan Flanagan
Julie Holida
Northwestern Public Service
22
23
Donald & Janette Garvis
18

TILLMAN INFRASTRUCTURE

AT&T FA NUMBER: 15201514
AT&T SITE NAME: ETHAN

TILLMAN OPP NUMBER: TI-OPP-16890
TILLMAN SITE NAME: ETHAN HWY 37 SD
SITE ADDRESS: 26493 HWY 37
ETHAN, SD 57334
PID: 10000-10160-15440

SCAN FOR DRIVING DIRECTIONS

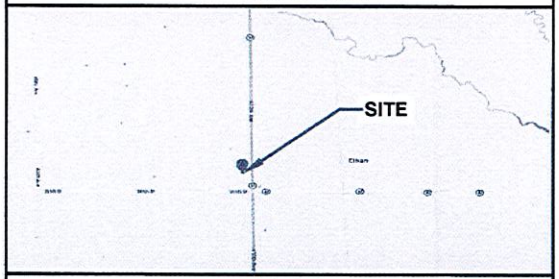
SITE INFORMATION

SITE ADDRESS:	26493 HWY 37 ETHAN, SD 57334
LATITUDE (NAD 83): LONGITUDE (NAD 83):	N43° 32' 42.69" (43.545191°) W98° 00' 25.72" (-98.007144°)
GROUND ELEVATION:	1351.0' (AMSL)
JURISDICTION:	DAVISON COUNTY
JURISDICTION CONTACT:	JEFF BATHKE PBZ ADMINISTRATOR DAVISON COUNTY COURTHOUSE 200E 4TH AVE MITCHELL, SD 57301 CT.JADEN@HUTCHINSONCOUNTY.ORG 605-387-4206
ZONING:	AGRICULTURE
PARCEL/MAP NUMBER:	10000-10160-15440
PARCEL OWNER:	LARICE HAMILTON 26493 HWY 37 ETHAN, SD 57334
TOWER OWNER:	TILLMAN INFRASTRUCTURE 152 W. 57TH STREET NEW YORK, NEW YORK 1001
STRUCTURE TYPE:	GUYED TOWER
STRUCTURE HEIGHT:	325'-0" (AGL)
POWER SUPPLIER:	CENTRAL ELECTRIC CO-OP CONTACT NAME: TBD PHONE NUMBER: 605-996-7516
FIBER SUPPLIER:	SANTEL CONTACT NAME: TBD PHONE NUMBER: 605-796-4411

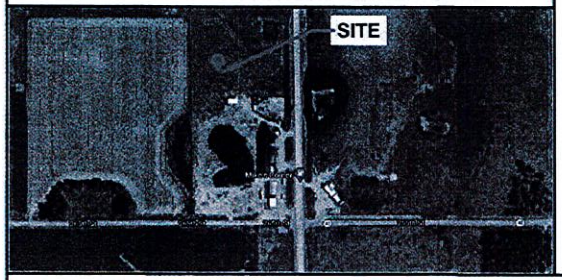
PROJECT TEAM

APPLICANT:	TILLMAN INFRASTRUCTURE 152 W. 57TH STREET NEW YORK, NEW YORK 10019
PROJECT MANAGEMENT FIRM	BUELL CONSULTING 720 MAIN STREET, SUITE 200 SAINT PAUL, MN 55118 AARON VALLEY (630) 699-8196
ARCHITECT ENGINEERING:	JOHN M. BANKS 604 FOX GLEN BARRINGTON, IL 60010 CONTACT: JOHN M. BANKS PHONE: (847) 277-0070 EMAIL: JBANKS@WESTCHESTERSERVICES.COM

VICINITY MAP



LOCATION MAP



TRUE NORTH

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

- 2015 INTERNATIONAL BUILDING CODE
- 2017 NATIONAL ELECTRICAL CODE
- 2015 NFPA 101, LIFE SAFETY CODE
- 2015 INTERNATIONAL FIRE CODE
- AMERICAN CONCRETE INSTITUTE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION
- MANUAL OF STEEL CONSTRUCTION 13TH EDITION
- ANSI/TIA-222-H
- TIA 607
- INSTITUTE FOR ELECTRICAL & ELECTRONICS ENGINEERING 81
- IEEE C2 NATIONAL ELECTRIC SAFETY CODE LATEST EDITION
- TELECORDIA GR-1275
- ANSI/T 311

DRAWING INDEX

T-1	TITLE SHEET
SS1	SITE SURVEY
SS2	SITE SURVEY
SS3	SITE SURVEY
SS4	SITE SURVEY
C-1	OVERALL SITE PLAN
C-2	ENLARGED SITE PLAN
C-3	ELEVATION

DRAWING SCALE

THESE DRAWINGS ARE SCALED TO FULL SIZE AT 22"X34" AND HALF SIZE AT 11"X17". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE DESIGNER / ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICE TO PREVENT STORM WATER POLLUTION DURING CONSTRUCTION.

SCOPE OF WORK

THIS PROJECT CONSISTS OF :

- CONSTRUCTION OF A NEW UNMANNED TELECOMMUNICATIONS FACILITY
- SITE WORK: NEW TOWER, UNMANNED EQUIPMENT CABINET ON PLATFORM, AND UTILITY INSTALLATIONS

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

TILLMAN INFRASTRUCTURE

BUELL

JOHN M. BANKS
ARCHITECT
604 FOX GLEN
BARRINGTON, IL 60010
TELEPHONE: 847-277-0070
FAX : 847-277-0080
EMAIL :JBANKS@WESTCHESTERSERVICES.COM

WESTCHESTER SERVICES LLC
604 FOX GLEN
BARRINGTON, IL 60010
TELEPHONE: 847.277.0070
FAX : 847.277.0080
ae@westchesterservices.com

DRAWN BY:	DS
CHECKED BY:	MC

REV	DATE	DESCRIPTION
0	03/04/21	ZONING DRAWING

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF SOUTH DAKOTA.
DATE: 03/04/21

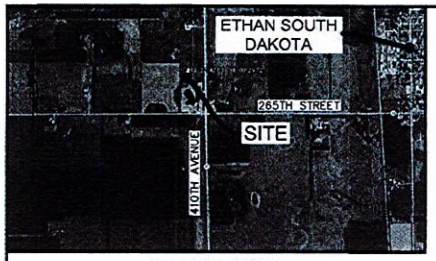
REGISTERED PROFESSIONAL ARCHITECT
REG. NO. 6712
JOHN M. BANKS
SOUTH DAKOTA

DO NOT: 01/31/23

TILLMAN OPP#: TI-OPP-16890
TILLMAN SITE NAME:
ETHAN HWY 37 SD
SITE ADDRESS:
26493 HWY 37
ETHAN, SD 57334

SHEET TITLE
TITLE SHEET

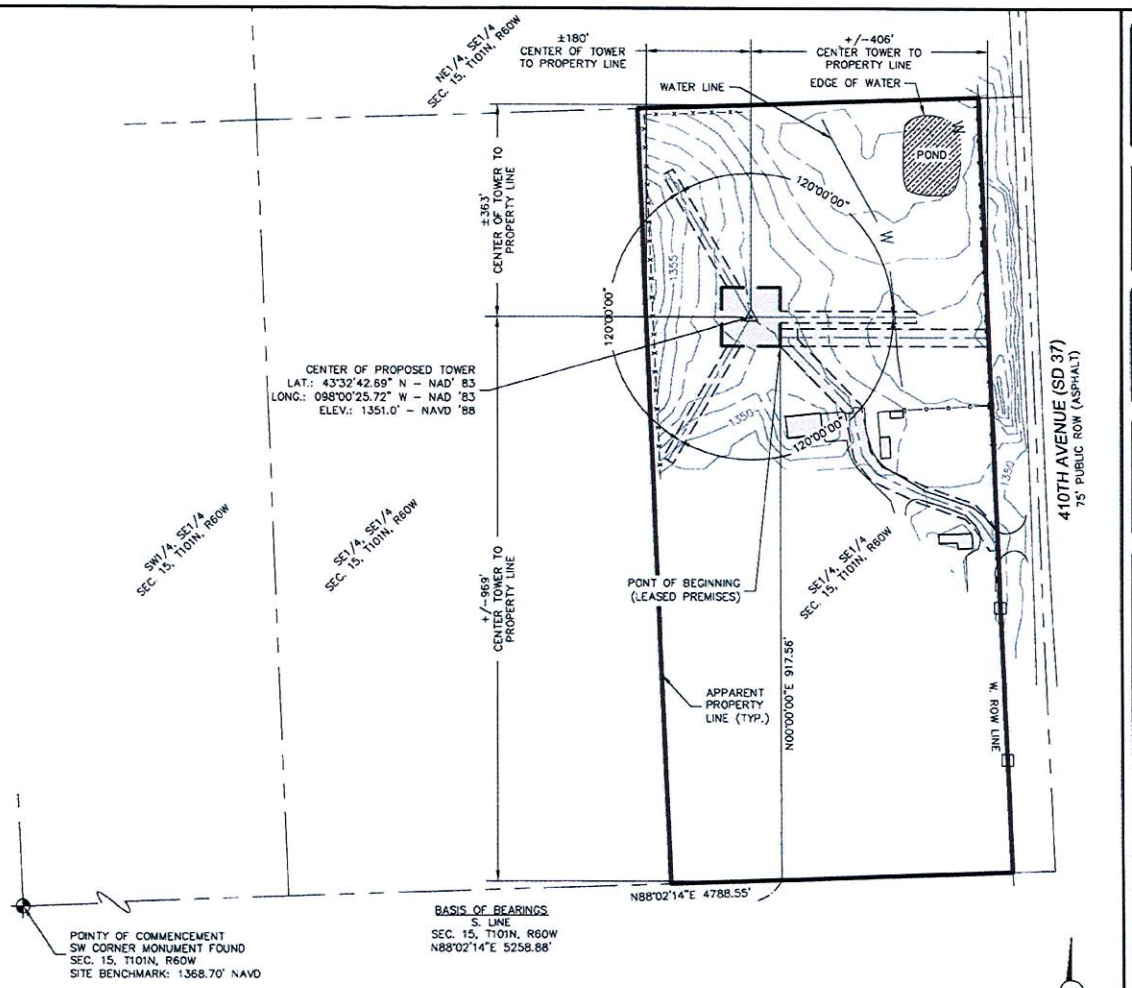
SHEET NUMBER
T-1



LOCATION MAP

LEGEND

(M)	MEASURED DISTANCE	T	TELEPHONE PEDESTAL
(P)	PLATTED DISTANCE		LIGHT POST
(R)	RECORDED DISTANCE		HYDRANT
(D)	DEEDED DISTANCE	W	WATER METER
●	FOUND CORNER	—o—o—o—o—	FENCE – CHAIN LINK
○	SET CORNER	—x—x—x—x—x—	FENCE – BARBED WIRE
BM	BENCH MARK	— ufo — ufo — ufo —	FIBER OPTIC LINE
	SECTION CORNER	——— OHP ———	OVERHEAD POWER LINE
R	FOUND ALUM. CAP WITH ROW SIGN (OR AS SHOWN)	——— UGP ———	UNDERGROUND ELECTRICAL LINE
		———	PROPERTY LINE
	POWER POLE	— — —	LEASED PREMISES LINE
E	ELECTRIC METER	— — — — —	EASEMENT LINE
G	GAS METER	———	CENTER LINE
		———	SECTION LINE
		———	ROW LINE



NOTES

TAX PARCEL NO. 10000-10160-15440
OWNER: LARICE HAMILTON
ADDRESS: 26493 HWY 37
ETHAN, SD 57334

THE FLOOD INSURANCE RATE MAP SHOWS THAT THE PROPERTY DESCRIBED HEREON IS FALLING WITHIN ZONE X, FEMA INTERACTIVE MAP 46035C0275C, MAP EFFECTIVE DATE SEP 29, 2010.

ZONE X IS AREAS OF MODERATE FLOOD HAZARD, USUALLY THE AREA BETWEEN THE LIMITS OF THE 100 – YEAR AND THE 500 – YEAR FLOODS.

SITE BENCHMARK: TOP OF SOUTHWEST CORNER OF SEC. 15, T101N, R60W, AT THE INTERSECTION OF 265TH STREET AND 410TH AVENUE.
ELEV.: 1368.70' – NAVD '88

PRE-CONSTRUCTION ONLY

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UTILITY NOTICE

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CONTIGUITY STATEMENT:

THE LEASED PREMISES IS CONTIGUOUS ALONG ITS COMMON BOUNDARIES TO THE ACCESS AND UTILITY EASEMENT, WHICH IN TURN IS CONTIGUOUS ALONG ITS COMMON BOUNDARIES TO THE 410TH AVENUE RIGHT OF WAY, AND THERE ARE NO GAPS, GORES, SPACES OR OVERLAPS BETWEEN OR AMONG ANY OF SAID PARCELS OF LAND.

WETLANDS STATEMENT

NO WETLANDS AREAS HAVE BEEN INVESTIGATED BY THIS SURVEY.

BOUNDARY NOTICE

PARENT PARCEL(S) BOUNDARY LINES SHOWN ON THESE DRAWINGS ARE CALCULATED FROM RECORDED DOCUMENTS AND ARE NOT INTENDED TO BE USED FOR BOUNDARY LOCATIONS.

OVERALL PLAN VIEW

0 50 100 200

SCALE: 1" = 200' (11 x 17)
OR SCALE: 1" = 100' (22 x 34)

1

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ASSOCIATED Engineering & Surveying
2705 N. Main Street,
Omaha, NE 68022
Ph: (402) 289-5040
Fax: (402) 289-5045
AE & Survey, Project # 5841

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
A	02/16/21	PRELIMINARY	MS

SITE ID
TI-OPP-16890
SITE ADDRESS
26493 DAVISON COUNTY
HWY 37
ETHAN, SD 57334
CANDIDATE A
FA#
15201514

SHEET NUMBER
SS-1

BOUNDARY NOTICE

PARENT PARCEL(S) BOUNDARY LINES SHOWN ON THESE DRAWINGS ARE CALCULATED FROM RECORDED DOCUMENTS AND ARE NOT INTENDED TO BE USED FOR BOUNDARY LOCATIONS.

CONTIGUITY STATEMENT:

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WETLANDS STATEMENT

NO WETLANDS AREAS HAVE BEEN INVESTIGATED BY THIS SURVEY.

PRE-CONSTRUCTION ONLY

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UTILITY NOTICE

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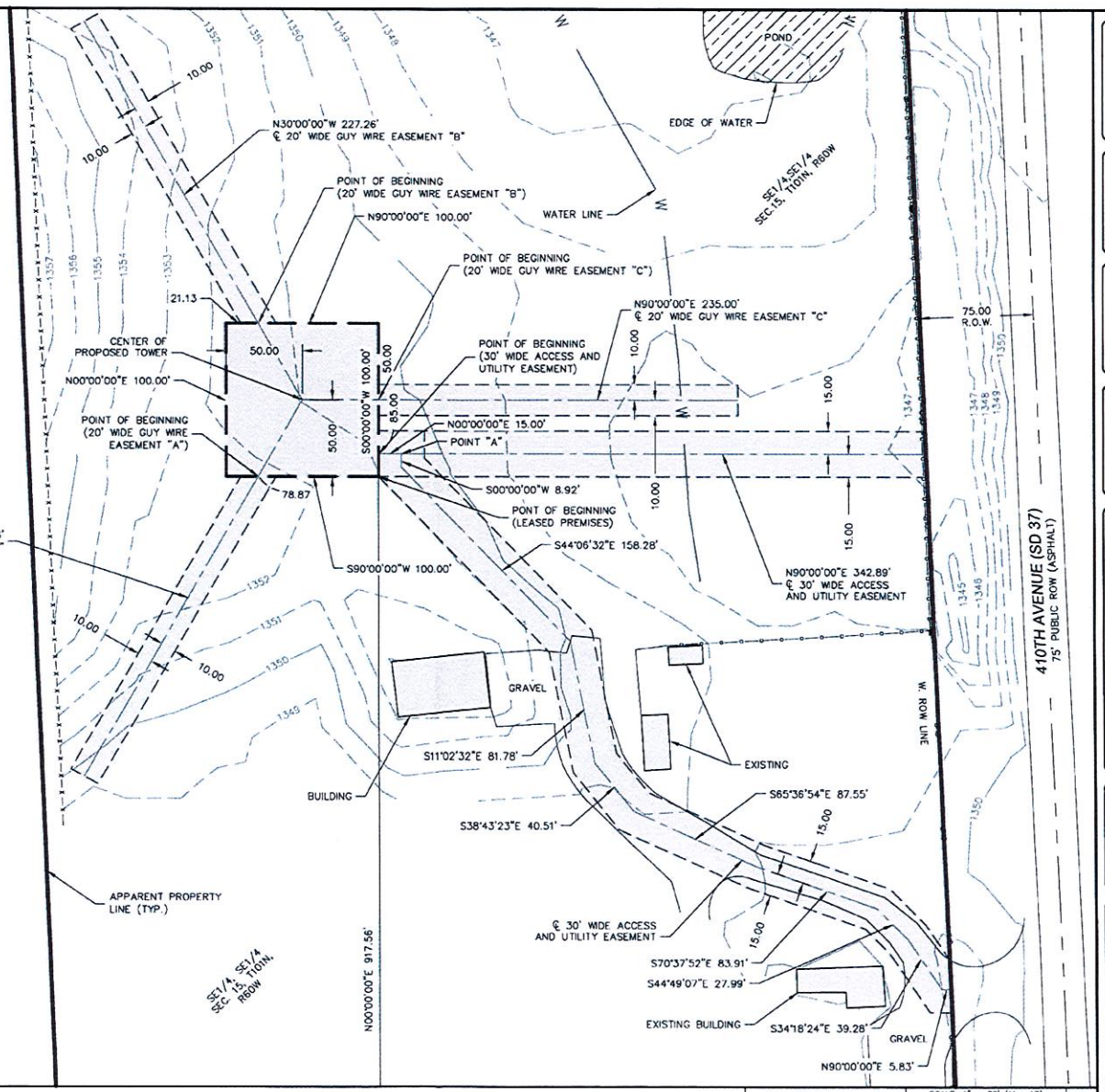

LEASED PREMISES AND EASEMENT DETAIL

0 17.5 35 70

SCALE: 1" = 70' (11 x 17)
OR SCALE: 1" = 35' (22 x 34)

1

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REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
A	02/16/21	PRELIMINARY	MG

SITE ID
TI-OPP-16890
SITE ADDRESS
26493 DAVISON COUNTY HWY 37
ETHAN, SD 57334
CANDIDATE A
FA#
15201514

SHEET NUMBER
SS-2

TITLE EXCEPTIONS

THIS SURVEY WAS COMPLETED BY THE AID OF TITLE WORK PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT DATE OF NOVEMBER 2, 2020, BEING COMMITMENT NUMBER 33134029, FOR THE SUBJECT PROPERTY, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.

SCHEDULE B - SECTION II SPECIAL EXCEPTIONS:

ITEM 8: RIGHT-OF-WAY EASEMENT TO HANSON RURAL WATER SYSTEM, INC., RECORDED ON OCTOBER 5, 1989, IN MISC. BOOK 50 ON PAGE 354.

AFFECTS PARENT PARCEL, DOES NOT AFFECT LEASED PREMISES OR EASEMENT. NOT SHOWN ON DRAWINGS.

PARENT PARCEL DESCRIPTION

EAST 5/8 OF THE SOUTH HALF OF THE SOUTHEAST QUARTER (S1/2 SE1/4), EXCEPT LOT FIFTEEN (15) AND LOTS H-1 AND H-2 IN SECTION FIFTEEN (15), TOWNSHIP ONE HUNDRED ONE (101) NORTH, RANGE SIXTY (60), WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

TAX PARCEL NO. 10000-10160-15440 OWNER: LARICE HAMILTON DEED: BOOK 710, PAGE 12 COUNTY / STATE: DAVISON COUNTY, SOUTH DAKOTA.

LEASED PREMISES DESCRIPTION

A LEASED PREMISES OVER AND ACROSS PART OF THE EAST 5/8 OF THE SOUTH HALF OF THE SOUTHEAST QUARTER (S1/2 SE1/4), EXCEPT LOT FIFTEEN (15) AND LOTS H-1 AND H-2 IN SECTION FIFTEEN (15), TOWNSHIP ONE HUNDRED ONE (101) NORTH, RANGE SIXTY (60), WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION FIFTEEN (15); THENCE N88°02'14"E ALONG THE SOUTH LINE OF SAID SECTION 15, A DISTANCE OF 4788.55 FEET; THENCE N00°00'00"E, A DISTANCE OF 917.56 FEET TO THE POINT OF BEGINNING; THENCE S90°00'00"W, A DISTANCE OF 100.00 FEET; THENCE N00°00'00"E, A DISTANCE OF 100.00 FEET; THENCE N90°00'00"E, A DISTANCE OF 100.00 FEET; THENCE S00°00'00"W, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 10,000 SQUARE FEET OR 0.230 ACRES.

TAX PARCEL NO. 10000-10160-15440 OWNER: LARICE HAMILTON DEED: BOOK 710, PAGE 12 COUNTY / STATE: DAVISON COUNTY, SOUTH DAKOTA.

30 FOOT ACCESS AND UTILITY EASEMENT DESCRIPTION

AN ACCESS AND UTILITY EASEMENT OVER AND ACROSS PART OF THE EAST 5/8 OF THE SOUTH HALF OF THE SOUTHEAST QUARTER (S1/2 SE1/4), EXCEPT LOT FIFTEEN (15) AND LOTS H-1 AND H-2 IN SECTION FIFTEEN (15), TOWNSHIP ONE HUNDRED ONE (101) NORTH, RANGE SIXTY (60), WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, BEING 30.00 FEET IN WIDTH, 15.00 FEET ON EACH SIDE OF THE FOLLOWING CENTERLINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION FIFTEEN (15); THENCE N88°02'14"E ALONG THE SOUTH LINE OF SAID SECTION 15, A DISTANCE OF 4788.55 FEET; THENCE N00°00'00"E, A DISTANCE OF 917.56 FEET; THENCE S90°00'00"W, A DISTANCE OF 100.00 FEET; THENCE N00°00'00"E, A DISTANCE OF 100.00 FEET; THENCE N90°00'00"E, A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING; THENCE N90°00'00"E, A DISTANCE OF 15.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE S00°00'00"W, A DISTANCE OF 8.92 FEET; THENCE S44°06'32"E, A DISTANCE OF 158.28 FEET; THENCE S11°02'32"E, A DISTANCE OF 81.78 FEET; THENCE S38°43'23"E, A DISTANCE OF 40.51 FEET; THENCE S65°36'54"E, A DISTANCE OF 87.55 FEET; THENCE S70°37'52"E, A DISTANCE OF 83.91 FEET; THENCE S44°49'07"E, A DISTANCE OF 27.99 FEET; THENCE S34°18'24"E, A DISTANCE OF 39.28 FEET; THENCE N90°00'00"E, A DISTANCE OF 5.83 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 410TH AVENUE (SD 37) (SAID RIGHT-OF-WAY WIDTH IS 75.00 FEET).

TOGETHER WITH:

AN ACCESS AND UTILITY EASEMENT OVER AND ACROSS PART OF THE EAST 5/8 OF THE SOUTH HALF OF THE SOUTHEAST QUARTER (S1/2 SE1/4), EXCEPT LOT FIFTEEN (15) AND LOTS H-1 AND H-2 IN SECTION FIFTEEN (15), TOWNSHIP ONE HUNDRED ONE (101) NORTH, RANGE SIXTY (60), WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, BEING 30.00 FEET IN WIDTH, 15.00 FEET ON EACH SIDE OF THE FOLLOWING CENTERLINE:

BEGINNING AT POINT "A" REFERENCED ABOVE; THENCE N90°00'00"E, A DISTANCE OF 342.89 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 410TH AVENUE (SAID RIGHT-OF-WAY WIDTH IS 75.00 FEET).

TOTAL AREA OF SAID EASEMENT IS 27,206 SQUARE FEET OR 0.625 ACRES.

TAX PARCEL NO. 10000-10160-15440 OWNER: LARICE HAMILTON DEED: BOOK 710, PAGE 12 COUNTY / STATE: DAVISON COUNTY, SOUTH DAKOTA.

WETLANDS STATEMENT

NO WETLANDS AREAS HAVE BEEN INVESTIGATED BY THIS SURVEY.

UTILITY NOTICE

THE UTILITIES AS SHOWN ON THIS DRAWING WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THIS IS NOT IMPLIED NOR INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE CLIENT'S / CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE.

BOUNDARY NOTICE

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PRE-CONSTRUCTION ONLY

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CONTIGUITY STATEMENT

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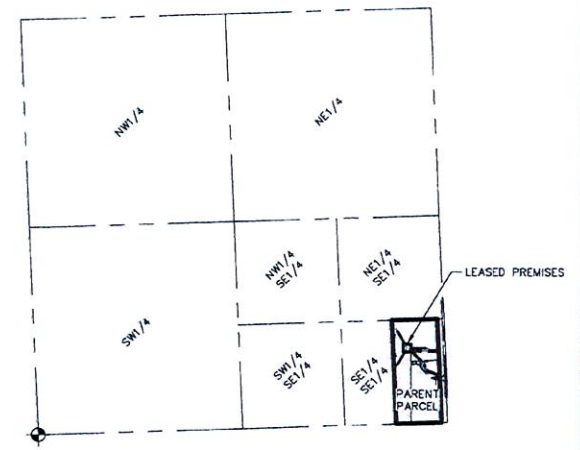

PARENT PARCEL DETAIL

DESCRIPTIONS

0 1

N.T.S. (11 x 17) OR N.T.S. (22 x 34)

1

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PRELIMINARY
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REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
A	02/16/21	PRELIMINARY	MS

SITE ID
TI-OPP-16890
SITE ADDRESS
26493 DAVISON COUNTY HWY 37
ETHAN, SD 57334
CANDIDATE A
FA#
15201514

SHEET NUMBER
SS-3

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20 FOOT WIDE GUY WIRE EASEMENT "A" DESCRIPTION

A GUY WIRE EASEMENT OVER AND ACROSS PART OF THE EAST 5/8 OF THE SOUTH HALF OF THE SOUTHEAST QUARTER (S1/2 SE1/4), EXCEPT LOT FIFTEEN (15) AND LOTS H-1 AND H-2 IN SECTION FIFTEEN (15), TOWNSHIP ONE HUNDRED ONE (101) NORTH, RANGE SIXTY (60), WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, BEING 20.00 FEET IN WIDTH, 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION FIFTEEN (15); THENCE N88°02'14"E ALONG THE SOUTH LINE OF SAID SECTION 15, A DISTANCE OF 4788.55 FEET; THENCE N00°00'00"E, A DISTANCE OF 917.56 FEET; THENCE S90°00'00"W, A DISTANCE OF 78.87 FEET TO THE POINT OF BEGINNING; THENCE S30°00'00"W, A DISTANCE OF 227.26 FEET.

CONTAINING A TOTAL AREA OF 4,545 SQUARE FEET OR 0.104 ACRES.

TAX PARCEL NO. 10000-10160-15440 OWNER: LARICE HAMILTON DEED: BOOK 710, PAGE 12 COUNTY / STATE: DAVISON COUNTY, SOUTH DAKOTA.

20 FOOT WIDE GUY WIRE EASEMENT "B" DESCRIPTION

A GUY WIRE EASEMENT OVER AND ACROSS PART OF THE EAST 5/8 OF THE SOUTH HALF OF THE SOUTHEAST QUARTER (S1/2 SE1/4), EXCEPT LOT FIFTEEN (15) AND LOTS H-1 AND H-2 IN SECTION FIFTEEN (15), TOWNSHIP ONE HUNDRED ONE (101) NORTH, RANGE SIXTY (60), WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, BEING 20.00 FEET IN WIDTH, 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION FIFTEEN (15); THENCE N88°02'14"E ALONG THE SOUTH LINE OF SAID SECTION 15, A DISTANCE OF 4788.55 FEET; THENCE N00°00'00"E, A DISTANCE OF 917.56 FEET; THENCE S90°00'00"W, A DISTANCE OF 100.00 FEET; THENCE N00°00'00"E, A DISTANCE OF 100.00 FEET; THENCE N90°00'00"E, A DISTANCE OF 21.13 FEET TO THE POINT OF BEGINNING; THENCE N30°00'00"W, A DISTANCE OF 227.26 FEET.

CONTAINING A TOTAL AREA OF 4,545 SQUARE FEET OR 0.104 ACRES.

TAX PARCEL NO. 10000-10160-15440 OWNER: LARICE HAMILTON DEED: BOOK 710, PAGE 12 COUNTY / STATE: DAVISON COUNTY, SOUTH DAKOTA.

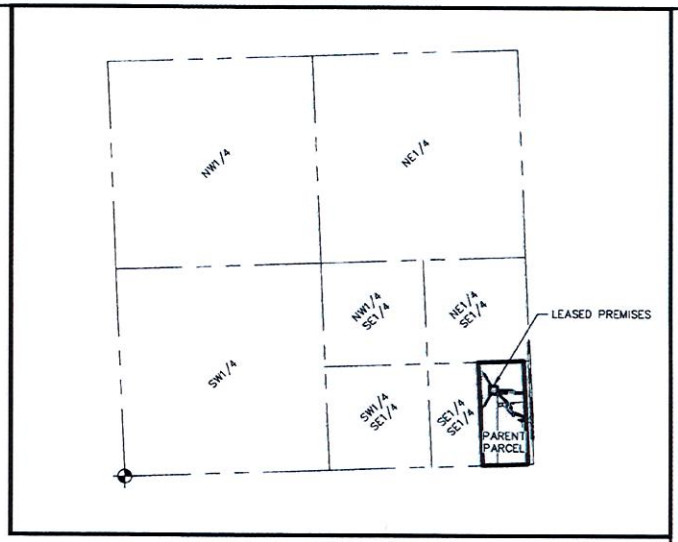
20 FOOT WIDE GUY WIRE EASEMENT "C" DESCRIPTION

A GUY WIRE EASEMENT OVER AND ACROSS PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4), SECTION FOURTEEN (14), TOWNSHIP FORTY-THREE (43), RANGE THIRTY-ONE (31) WING COUNTY, MINNESOTA, BEING 20.00 FEET IN WIDTH, 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION FIFTEEN (15); THENCE N88°02'14"E ALONG THE SOUTH LINE OF SAID SECTION 15, A DISTANCE OF 4788.55 FEET; THENCE N00°00'00"E, A DISTANCE OF 917.56 FEET; THENCE S90°00'00"W, A DISTANCE OF 100.00 FEET; THENCE N00°00'00"E, A DISTANCE OF 100.00 FEET; THENCE N90°00'00"E, A DISTANCE OF 100.00 FEET; THENCE S00°00'00"W, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE N90°00'00"E, A DISTANCE OF 235.00 FEET.

CONTAINING A TOTAL AREA OF 4,700 SQUARE FEET OR 0.108 ACRES.

TAX PARCEL NO. 10000-10160-15440 OWNER: LARICE HAMILTON DEED: BOOK 710, PAGE 12 COUNTY / STATE: DAVISON COUNTY, SOUTH DAKOTA.



PARENT PARCEL DETAIL

WETLANDS STATEMENT

NO WETLANDS AREAS HAVE BEEN INVESTIGATED BY THIS SURVEY.

UTILITY NOTICE

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DESCRIPTIONS

0 1

N.T.S. (11 x 17)
OR N.T.S. (22 x 34)

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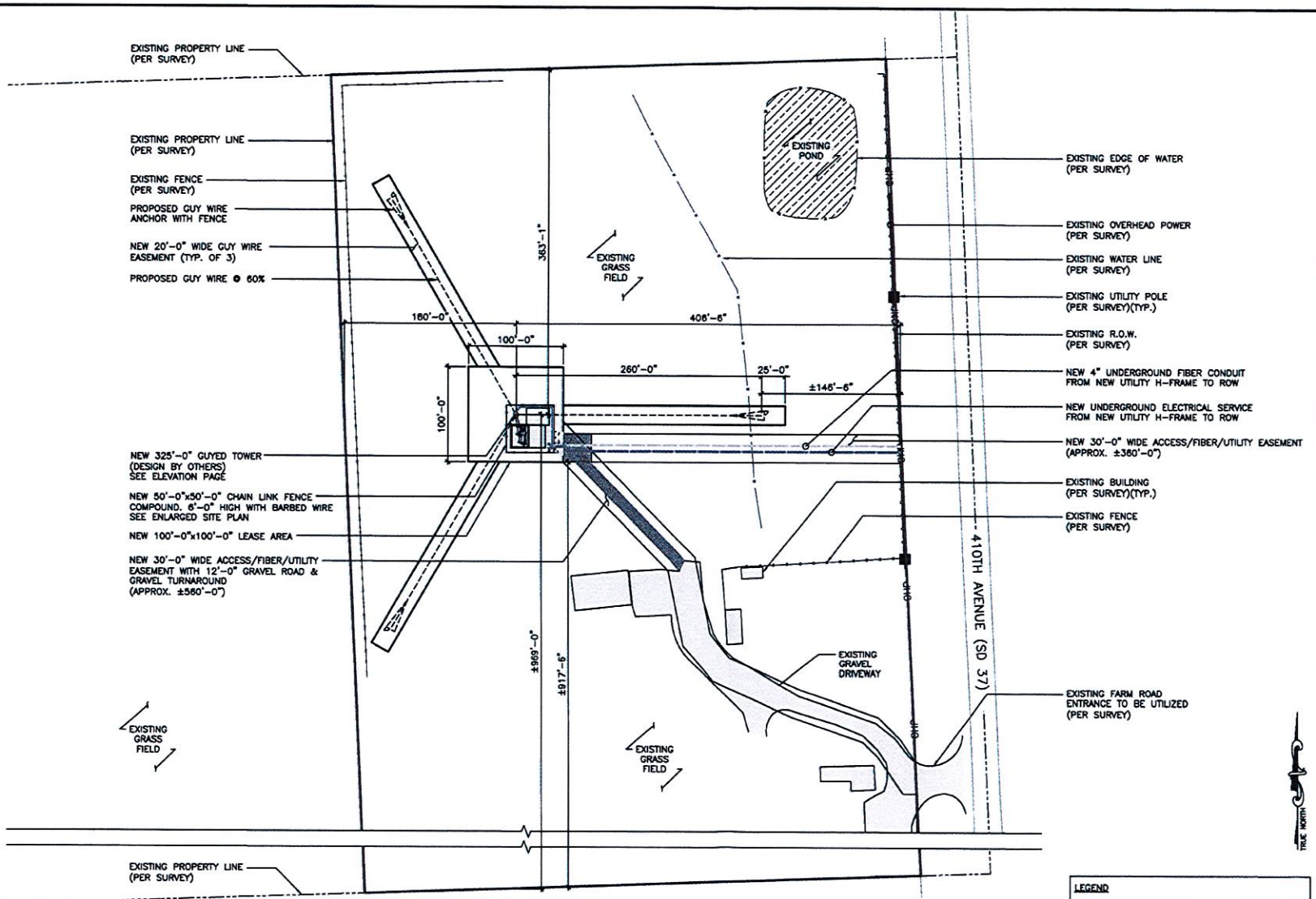

OVERALL SITE PLAN

50' 0 25' 50' SCALE: 1" = 50'-0" (24x36) (OR) 1/2" = 50'-0" (11x17)

1

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

TILLMAN INFRASTRUCTURE

BUELL

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TELEPHONE: 847-277-0070
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EMAIL :JBANKS@WESTCHESTERSERVICES.COM

WESTCHESTER SERVICES LLC
604 FOX GLEN
BARRINGTON, IL 60010
TELEPHONE: 847.277.0070
FAX : 847.277.9080
ne@westchesterservices.com

DRAWN BY:	DB
CHECKED BY:	MC

REV	DATE	DESCRIPTION
0	03/04/21	ZONING DRAWING

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF SOUTH DAKOTA.
DATE: 01/31/23
REGISTERED PROFESSIONAL ARCHITECT
REG. NO. 6712
JOHN M. BANKS
SOUTH DAKOTA
EXP. DATE: 01/31/23

TILLMAN OPP# TI-OPP-16890
TILLMAN SITE NAME:
ETHAN HWY 37 SD
SITE ADDRESS:
26493 HWY 37
ETHAN, SD 57334

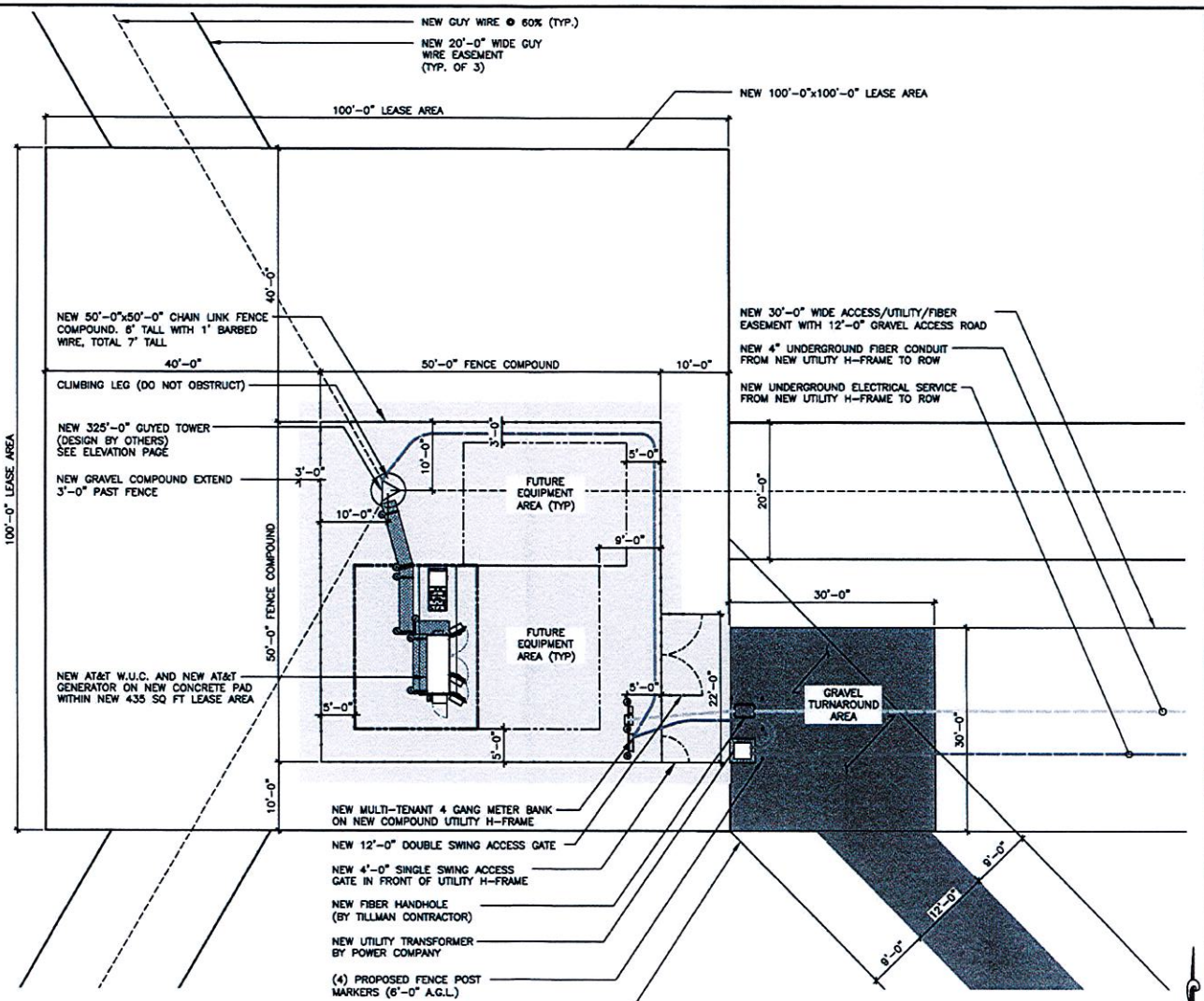
SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
C-1

24.

GENERAL NOTES

1. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS.
2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITIES COMPANY OR OTHER PUBLIC AUTHORITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY OR MUNICIPAL AUTHORITIES.
4. THE CONTRACTOR SHALL NOTIFY THE TILLMAN CONSTRUCTION MANAGER, IN WRITING, OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF BIDS OR PERFORMANCE OF WORK. MINOR OMISSIONS OR ERRORS IN THE BID DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR THE OVERALL INTENT OF THESE DRAWINGS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED AS A RESULT OF CONSTRUCTION OF THIS FACILITY.
6. THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE PROVIDING ALL MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE THIS PROJECT. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
7. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
8. CONTRACTOR SHALL MAKE A UTILITY "ONE CALL" TO LOCATE ALL UTILITIES AND NOTIFY UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION AT PRIOR TO EXCAVATION AT SITE.
9. ANY UNDERGROUND UTILITIES OR STRUCTURES THAT EXIST BENEATH THE PROJECT AREA, CONTRACTOR MUST LOCATE IT AND CONTACT THE APPLICANT & THE OWNER'S REPRESENTATIVE.
10. NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
11. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION (NO HANDICAP ACCESS REQUIRED).
12. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
13. POWER TO THE FACILITY WILL BE MONITORED BY A SEPARATE METER.
14. THERE ARE NO COMMERCIAL SIGNS PROPOSED FOR THIS INSTALLATION.
15. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
16. THE SUBGRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
    MAXIMUM SOIL LIFTS:
    JUMPING JACK – 3"
    CROWS FOOT TRENCH ROLLER – 6"
    HOE OPERATED VIBRATORY PLATE – 8"
    WHEELED VIBRATORY SOIL COMPACTOR – 12"
    *LIFT HEIGHTS MAY NEED TO BE ADJUSTED DEPENDING ON SOIL TYPES AND MOISTURE CONTENT.
17. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY UTILITY OWNER. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR PIER DRILLING AROUND OR NEAR UTILITIES.
18. THE AREAS DISTURBED DUE TO CONSTRUCTION ACTIVITY SHALL BE GRADED AND RESTORED PER CODE/LANDLORD REQUIREMENTS (REFER TO GRADING PLAN).
19. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL, AND COORDINATED WITH THE MUNICIPALITY.
20. UTILITY WARNING TAPE SHALL BE PLACED ABOVE ALL NEW CONDUITS AT MAX 18" DEPTH BELOW GRADE.



NOTE:
CONTRACTOR TO CLEAR AND GRUB EXISTING VEGETATION AND REMOVE TREES AS NEEDED WITHIN PROPOSED LEASE AREA AND 10' AROUND ENTIRE LEASE AREA, ENSURE ALL OVERHANGING LIMBS OF BRANCHES ARE REMOVED AS WELL.

LEGEND
- PROPOSED LEASE LINE
- PROPOSED EASEMENT
- PROPOSED FENCE
- EXISTING FENCE
- EXISTING PAVEMENT
- EXISTING PROPERTY LINE

TRUE NORTH

SCALE: 1/8" = 1'-0" (24x36)
(OR) 1/16" = 1'-0" (11x17)

ENLARGED SITE PLAN

1

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO OWNER SERVICES IS STRICTLY PROHIBITED.

TILLMAN INFRASTRUCTURE

BUELL

JOHN M. BANKS
ARCHITECT
604 FOX GLEN
BARRINGTON, IL 60010
TELEPHONE: 847-277-0070
FAX : 847-277-0080
EMAIL: JBANKS@WESTCHESTERSERVICES.COM

WESTCHESTER SERVICES LLC
604 FOX GLEN
BARRINGTON, IL 60010
TELEPHONE: 847.277.0070
FAX : 847.277.0080
ae@westchesterservices.com

DRAWN BY:	DS
CHECKED BY:	MC

REV	DATE	DESCRIPTION
0	03/04/21	ZONING DRAWING

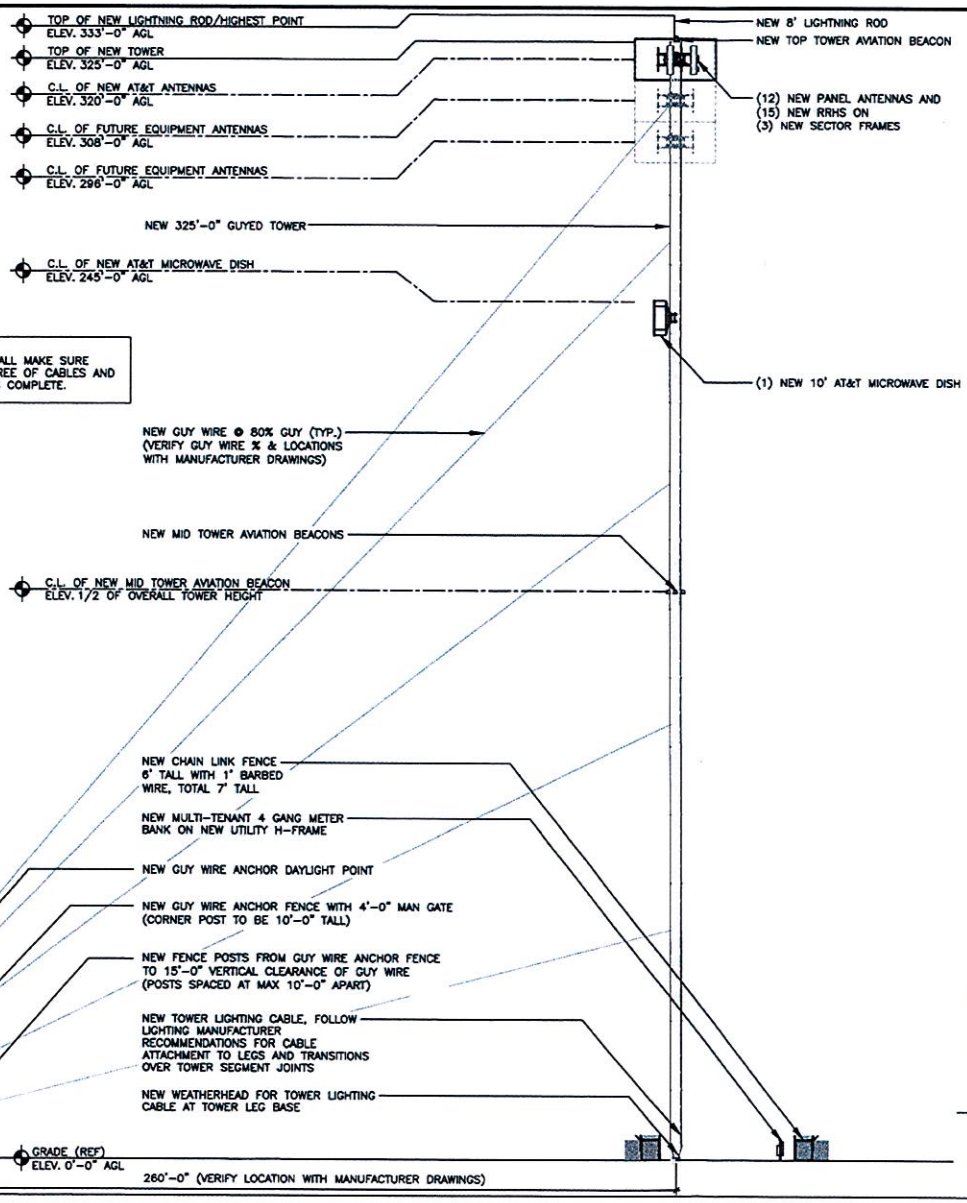
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF SOUTH DAKOTA.
DATE: 03/04/21
REGISTERED PROFESSIONAL ARCHITECT REG. NO. 6712 JOHN M. BANKS SOUTH DAKOTA
EXP. DATE: 01/31/23

TILLMAN OPP# TI-OPP-16890
TILLMAN SITE NAME:
ETHAN HWY 37 SD
SITE ADDRESS:
28493 HWY 37
ETHAN, SD 57334

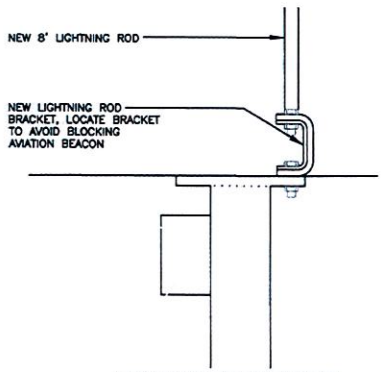
SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
C-2

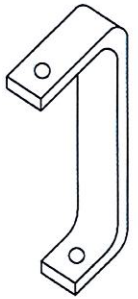
35



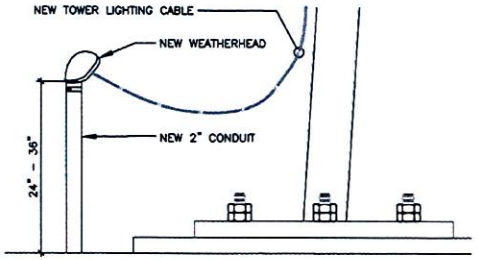
ELEVATION



LIGHTING ROD DETAIL



LIGHTING ROD BRACKET



TOWER LIGHTING CABLE AT TOWER BASE

SCALE N.T.S. 1

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

TILLMAN INFRASTRUCTURE

BUELL

JOHN M. BANKS
ARCHITECT
604 FOX GLEN
BARRINGTON, IL 60010
TELEPHONE: 847-277-0070
FAX : 847-277-0080
EMAIL :JBANKS@WESTCHESTERSERVICES.COM

WESTCHESTER SERVICES LLC
604 FOX GLEN
BARRINGTON, IL 60010
TELEPHONE: 847.277.0070
FAX : 847.277.0080
ac@westchesterservices.com

DRAWN BY:	DS
CHECKED BY:	MC

REV	DATE	DESCRIPTION
0	03/04/21	ZONING DRAWING

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF SOUTH DAKOTA.
DATE: 03/04/21
REGISTERED PROFESSIONAL ARCHITECT
REG. NO. 6712
JOHN M. BANKS
SOUTH DAKOTA
DS DATE: 01/31/23

TILLMAN OPP# TI-OPP-16890
TILLMAN SITE NAME:
ETHAN HWY 37 SD
SITE ADDRESS:
26493 HWY 37
ETHAN, SD 57334

SHEET TITLE
ELEVATION

SHEET NUMBER
C-3

DAVISON COUNTY
VARIANCE APPLICATION

Applicant Name: Lee Healy
Applicant Address: 40254 254th St, Mitchell, SD 57301
Applicant Email: _____

Application date: 3-22-21
Application deadline: 3-22-21
Contact Phone: 770-6031

Owner Name: Same
Owner Address: _____
Owner Contact Phone: _____

Parcel Number of parent parcel: 03000-10361-214-10
Legal Description of proposed parcel: W362' of S395' in the SE 1/4 of Section 21, T 103 N, R 61 W of the 5th P.M., Davison County, South Dakota.

Reason for Variance: Recommend granting a variance in west side yard setback of +/- 50' resulting in a setback of +/- 25' from the property line, variance in rear yard setback of +/- 59' resulting in a setback of +/- 16' from the property line and east side yard setback of +/- 37' resulting in a setback of +/- 38' from the property line, where the minimum for a shelterbelt setback is 75' in the Agricultural District.

This request is pursuant to Section 2:15 of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended.

Reason for Request to include hardships: Applicant tore out his dying shelterbelt a few years ago and would like to plant a new one but he is limited on space on his small acarage.

Section of Code Allowing Variance: 2:15, 1106 B, and 1206 B

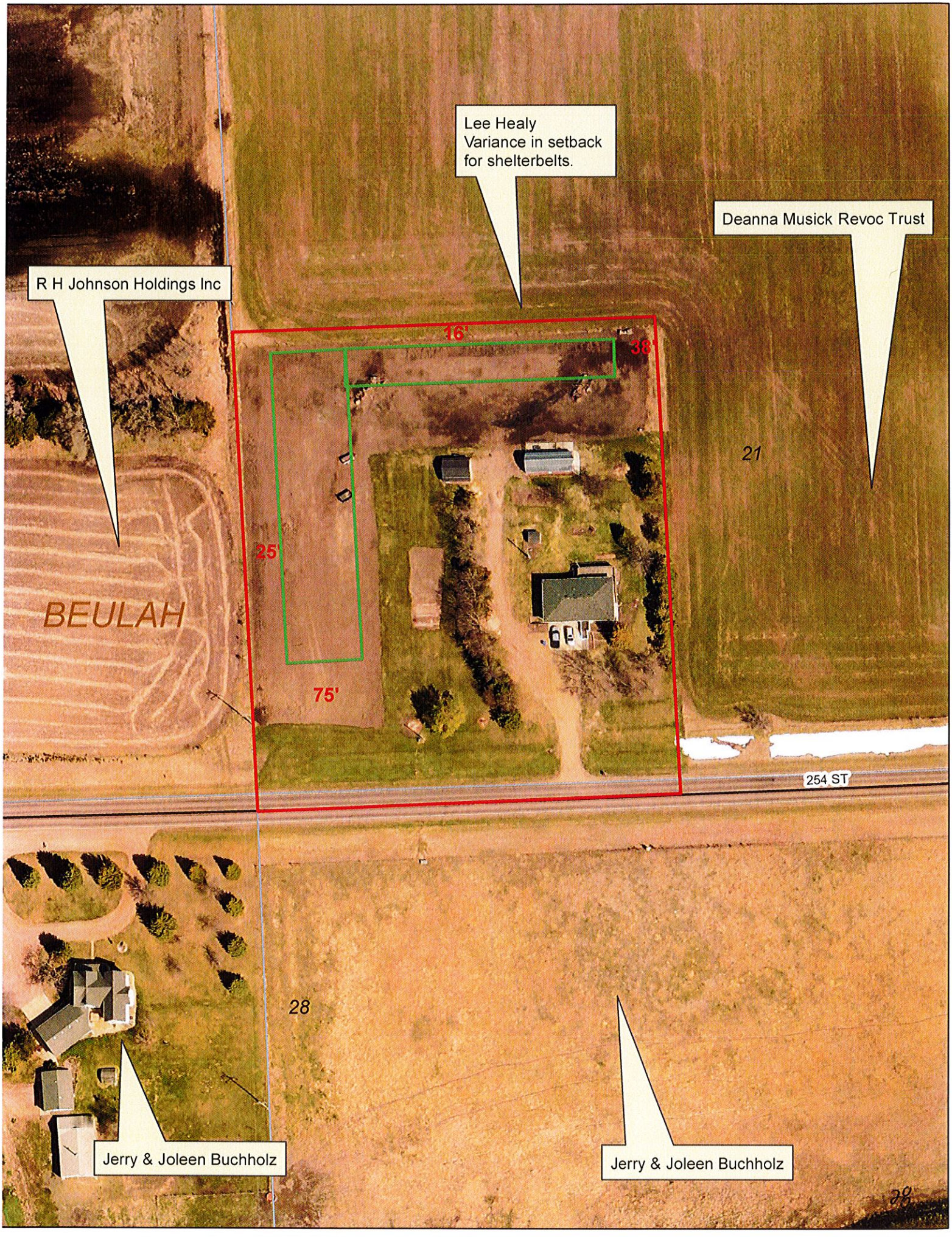
Fee Collected for Variance ($100): 3-26-21
Check #: 2226
Receipt #: 8981

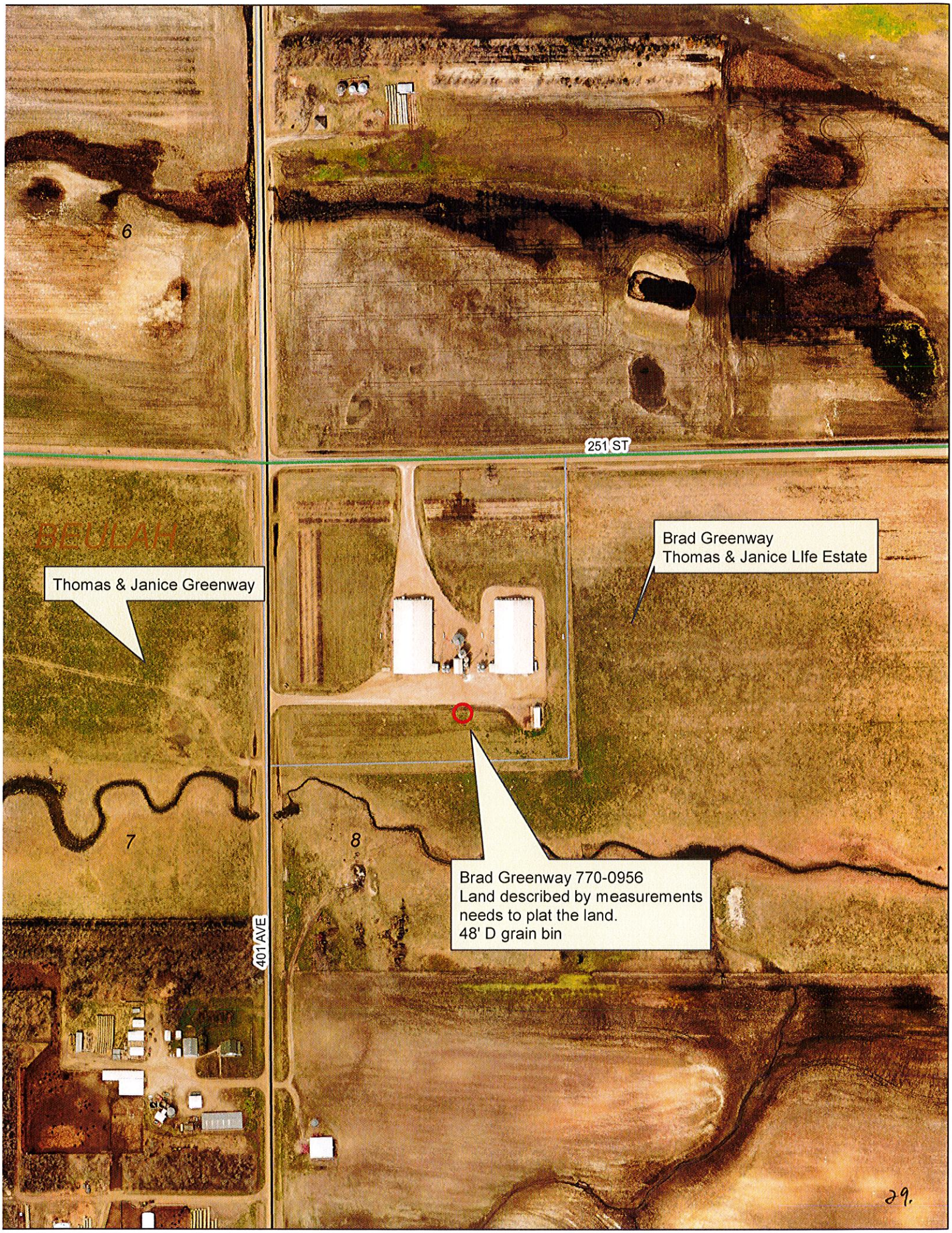
Planning Commission Hearing Date: 4-6-21
Board of Adjustment Hearing Date: 4-13-21

Required Items:

- ☒ Detailed site plan (GIS Photo of the property)
- ☒ Location and use of adjacent structures/land Agricultural, Residential
- ☒ Application Fee

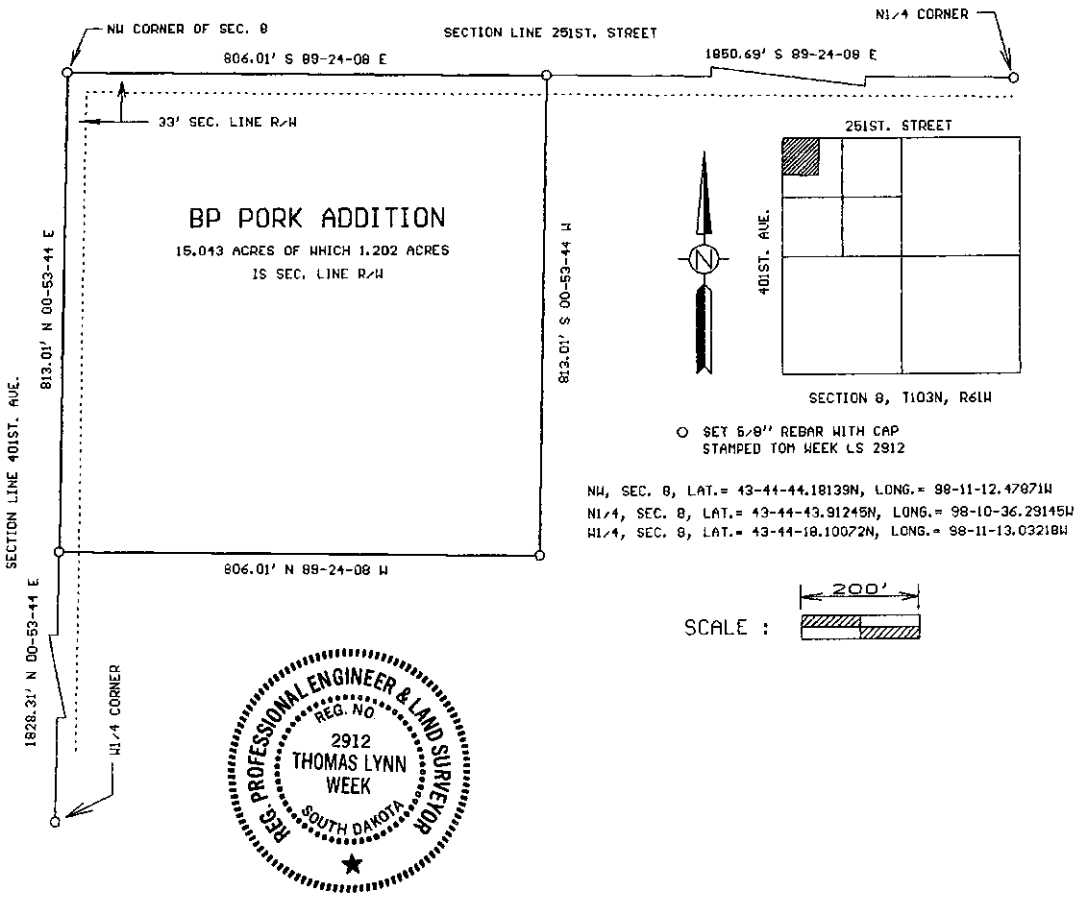
Signatures of Applicant: _____ **Date:** _____


Lee Healy
Variance in setback
for shelterbelts.
Deanna Musick Revoc Trust
R H Johnson Holdings Inc
16'
38'
25'
75'
21
BEULAH
254 ST
28
Jerry & Joleen Buchholz
Jerry & Joleen Buchholz
28


6
251 ST
BEULAH
Thomas & Janice Greenway
Brad Greenway
Thomas & Janice LIfe Estate
7
8
401 AVE
Brad Greenway 770-0956
Land described by measurements
needs to plat the land.
48' D grain bin

PLAT OF BP PORK ADDITION, IN THE NW1/4 OF THE NW1/4 OF SECTION 8, T103N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

PREVIOUSLY DESCRIBED AS THE NORTH 813 FEET OF THE WEST 806 FEET OF THE NW1/4 OF THE NW1/4 OF SECTION 8, T103N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SD.



SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNERS, MADE A SURVEY OF BP PORK ADDITION, IN THE NW1/4 OF THE NW1/4 OF SECTION 8, T103N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA. THIS PROPERTY WAS PREVIOUSLY DESCRIBED AS THE NORTH 813 FEET OF THE WEST 806 FEET OF THE NW1/4 OF THE NW1/4 OF SECTION 8, T103N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA. I HAVE SET IRON PINS AS SHOWN AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 26TH. DAY OF MARCH, 2021.

THOMAS LYNN WEEK
REGISTERED LAND SURVEYOR
REG. NO. 2912

CERTIFICATE OF STREET AUTHORITY

THE EXISTING ACCESS TO BP PORK ADDITION IS APPROVED. ANY CHANGE IN THE EXISTING ACCESS SHALL REQUIRE ADDITIONAL APPROVAL. DATED THIS_____DAY OF_____, 2021.

TOWNSHIP / COUNTY HIGHWAY REPRESENTATIVE

PREPARED BY: TOM WEEK
407 REGAL DRIVE
YANKTON, SOUTH DAKOTA 57078
605-665-8333

SHEET 1 OF 3

PLAT OF BP PORK ADDITION, IN THE NW1/4 OF THE NW1/4 OF SECTION 8, T103N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE AND AGREEMENT OF PROTECTION OF WATER

WE, BRADLEY S. GREENWAY AND PEGGY J. GREENWAY, DO HEREBY CERTIFY THAT WE ARE THE ABSOLUTE AND UNQUALIFIED OWNERS OF THE ABOVE DESCRIBED REAL PROPERTY: BP PORK ADDITION, IN THE NW1/4 OF THE NW1/4 OF SECTION 8, T103N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA. THAT THE ABOVE SURVEY AND PLAT WERE MADE AT OUR REQUEST AND UNDER OUR DIRECTION FOR THE PURPOSE OF LOCATING, MARKING AND PLATTING THE SAME, AND THAT SAID PROPERTY IS FREE FROM ALL ENCUMBRANCES. THE DEVELOPMENT OF THIS LAND INCLUDED IN THE BOUNDARIES OF BP PORK ADDITION, SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS. THERE DOES EXIST HIGHWAY RIGHT OF WAY ALONG THE WEST AND NORTH SIDES OF PB PORK ADDITION. PURSUANT TO SDCL 11-3-8.1 AND 11-3-8.2 THE DEVELOPER OF THIS PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE RESPONSIBLE FOR PROTECTING ANY WATERS OF THE STATE LOCATED ADJACENT TO OR WITHIN SUCH PLATTED AREA FROM POLLUTION FROM SEWAGE FROM SUCH ADDITION, AND SHALL IN PROSECUTION OF SUCH PROTECTION CONFORM TO AND FOLLOW ALL REGULATIONS OF THE SOUTH DAKOTA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES RELATING TO THE SAME. ADDITIONALLY THE DEVELOPER OF THIS PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE LIABLE FOR ANY POLLUTION THAT OCCURS FROM FAILURE TO EXECUTE SUCH PROTECTIONS OR FOLLOW SUCH REGULATIONS, EXCEPTION BEING THOSE LOTS IN SUBDIVISIONS THAT SHOW DOCUMENTATIONS THAT WASTE WATER DRAINAGE SHALL BE CONNECTED TO A MUNICIPAL SYSTEM.

DATED THIS____DAY OF_____,_____,

_____ BRADLEY S. GREENWAY

_____ PEGGY J. GREENWAY

STATE OF _____
COUNTY OF _____
ON THIS____DAY OF_____,_____, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED BRADLEY S. GREENWAY AND PEGGY J. GREENWAY, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

_____ NOTARY PUBLIC

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE DAVISON COUNTY, SOUTH DAKOTA, PLANNING COMMISSION THAT THE ABOVE PLAT REPRESENTING BP PORK ADDITION, IN THE NW1/4 OF THE NW1/4 OF SECTION 8, T103N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, AND FINDS AS A FACT THAT SAID PLAT IS IN CONFORMITY AND DOES NOT CONFLICT WITH THE MASTER PLAN FOR DAVISON COUNTY, AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE BOARD OF COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA IS RECOMMENDED.

THE FOREGOING RESOLUTION WAS PASSED BY THE COUNTY PLANNING COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE _____ DAY OF _____,_____.

_____ CHAIRMAN/VICE CHAIRMAN, PLANNING COMMISSION

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNERS THEREOF HAVE CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: BP PORK ADDITION, IN THE NW1/4 OF THE NW1/4 OF SECTION 8, T103N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA AND HAVE SUBMITTED SUCH PLAT TO THE COUNTY COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA FOR APPROVAL. NOW THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND SAME IS HEREBY APPROVED. THE COUNTY AUDITOR/DEPUTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

I, _____, COUNTY AUDITOR/DEPUTY AUDITOR OF DAVISON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA, ON THIS ____DAY OF_____, _____.

_____ COUNTY AUDITOR/DEPUTY AUDITOR

_____ CHAIRMAN / VICE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

SHEET 3 OF 3

PLAT OF BP PORK ADDITION, IN THE NW1/4 OF THE NW1/4 OF SECTION 8, T103N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

TREASURER CERTIFICATE

THE UNDERSIGNED, COUNTY TREASURER/DEPUTY TREASURER OF DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, HAVE BEEN PAID. DATED THIS____ DAY OF_____,_____.

_____
TREASURER/DEPUTY TREASURER, DAVISON COUNTY, S.D.

DIRECTOR OF EQUALIZATION CERTIFICATE

THE UNDERSIGNED, COUNTY DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF EQUALIZATION OF DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT HE/SHE HAS RECEIVED A COPY OF THE FOREGOING PLAT. DATED THIS____DAY OF_____, _____.

_____
DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF EQUALIZATION, DAVISON COUNTY, S.D.

REGISTER OF DEEDS CERTIFICATE

THE UNDERSIGNED, REGISTER OF DEEDS/DEPUTY REGISTER OF DEEDS, DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT THE ORIGINAL PLAT WAS FILED FOR RECORD THIS____DAY OF_____, _____,_____O'CLOCK __. M., AND DULY RECORDED IN BOOK _____, PAGE _____.

_____
REGISTER OF DEEDS/DEPUTY REGISTER OF DEEDS, DAVISON COUNTY, S.D.