

**PLANNING COMMISSION/
BOARD OF ADJUSTMENT MEETING
CITY COMMISSION ROOM
Tuesday, April 13, 2021
7:00am**

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES: March 23, 2021 Planning Commission Minutes.

APPROVAL OF MINUTES: Board of Adjustment Minutes: None

APPROVAL OF AGENDA:

APPEARANCES, ACKNOWLEDGEMENTS, CORRESPONDENCE: None

OLD BUSINESS (Planning Commission and Board of Adjustment): None.

NEW BUSINESS (Board of Adjustment):

1. Hearing on Appeal No. 650, Jeff Scoular on behalf of Jimsco Inc, for a conditional use permit that, if granted, will permit the applicant to place a 1997 16'x70' manufactured home in Union Park Square at 300 SW 8th Street on Lot 412. Proposed home being older than 15 years old would classify it as a Type III manufactured home. Type III homes are a conditional use in this Manufactured Housing Residential (RM) District.
2. Decision on Appeal No. 650, Jeff Scoular on behalf of Jimsco Inc.
3. Hearing on Appeal No. 651, Norma Goth, for a conditional use permit that, if granted, will permit the application to construct a storage services building. Applicant is proposing to utilize gravel surfacing in lieu of dust-free surface for parking spaces and aisles.
4. Decision on Appeal No. 651, Norma Goth
5. Hearing on Appeal No. 652, Doug Sims on behalf of West Center Baptist Church, for a conditional use permit that, if granted, will permit the applicant to construct and operate a church facility.
6. Decision on Appeal No. 652, Doug Sims on behalf of West Center Baptist Church

NEW BUSINESS (Planning Commission):

1. Final Plat Approval – Lot 1 of Tract A of the West Center Addition to the City of Madison, Lake County, South Dakota.
2. Acknowledge Letter of Assurance Agreement.

PUBLIC INPUT:

ADJOURNMENT:

Any person with a disability wishing to attend any board meeting who may require special arrangements may contact the Finance Office at 256-7500 and all attempts shall be made to accommodate those requests

**PLANNING COMMISSION PROCEEDINGS
CITY OF MADISON
March 23, 2021**

Chairman John Groce called the meeting to order at 5:02pm.

The following members were present for roll call: Chairman John Groce, Commissioners Jim Iverson, Bob Maxwell, Donna Fawbush, Roger Olson, Jennifer Wolff, and Michael Johnson. Also present were Administrative Official Chad Comes, and Mayor Marshall Dennert.

Motion by Commissioner Iverson to approve the March 9, 2021 Planning Commission minutes, second by Commissioner Fawbush. Motion carried unanimously.

Motion by Commissioner Wolff to approve the March 9, 2021 Board of Adjustment minutes and Findings of Fact for Appeal No. 649, second by Commissioner Olson. Motion carried unanimously.

Motion by Commissioner Fawbush, second by Commissioner Maxwell to approve the March 23, 2021 agenda. Motion carried unanimously.

First District Association of Local Governments – Luke Muller started off with the Heartland Redevelopment Area. He went through the different uses for the area. There are a good number of houses and businesses in this area. The question was asked on what classifies as a loading door, and if they are even an issue. It was also asked what was important to the different entrances to town. Commissioner Johnson spoke briefly on the loading doors. He said that he didn't have a problem with loading doors facing the road. The Implement Dealer and Runnings have things stored outside their business. Highway 34 Customs, Midwest Movers, and Buffalo Ridge Concrete. Are these acceptable from a visual standpoint? Commissioner Iverson pointed out that the North entrance into town (Hwy. 81) as probably being the worst for having the most junk sitting around. He also pointed out that the map needed to include NW 9th Street. Luke said that he would fix this.

Luke then moved on to the Future Use Areas. He classified the areas by the colors of red, yellow, and green with red being the least likely, yellow being possible, and green being likely to have water, sewer, and electric. Luke then started going through the Future Land Use Maps and what the different colors defined. The SW area is more prone to more flooding and not real close to the railroad. It was proposed to change the SW Industrial Area to Residential south of the creek. Commissioner Iverson asked if the hospital would possibly need an area for expansion in the future. It was discussed to give the hospital area a buffer for future expansion. It was also proposed to change the blue area south of the bypass to commercial/residential. In the area east of Washington Ave along the bypass it was brought up to change all of the yellow area and commercial/industrial to commercial/residential and to leave the area in city limits as commercial/industrial. The area south of the Railroad in the east part of town was discussed. It was proposed to change to commercial/residential west of 456 Ave and to commercial/industrial east of 456 Ave. North of the Railroad would be commercial/industrial. This area would have good access to Hwy 34, the airport, and the railroad. It was asked if there should be a buffer of commercial around the airport as it is residential now. It was proposed to leave the north area the same as the map shows now. It was also discussed to have a buffer of commercial/residential along Hwy 81 coming into town from the north.

There were no public input comments.

Motion by Commissioner Johnson, second by Commissioner Maxwell to adjourn. Motion carried unanimously.

The meeting adjourned at 7:01pm.

Dan Whitlock
Planning Commission

**CITY OF MADISON
NOTICE OF PUBLIC HEARING
PROPOSED CONDITIONAL USE PERMITS**

Notice is hereby given pursuant to SDCL 11-4-21 that a public hearing will be held before the Board of Adjustment on Tuesday, April 13th, 2021 at 7:00am, or as soon thereafter as the matter may be heard, in City Hall, Madison, South Dakota, in the Commission Room, to consider in full or in part the following proposed conditional uses:

Appeal No. 650 by Jeff Scoular on behalf of Jimsco Inc, for a conditional use permit that, if granted, will permit the applicant to place a 1997 16'x70' manufactured home in Union Park Square at 300 SW 8th Street on Lot 412. Proposed home being older than 15 years old would classify it as a Type III manufactured home. Type III homes are a conditional use in this Manufactured Housing Residential (RM) District. The property is legally described as All Plat Union Square Exc Outlot G (Includes Outlot F Of Union Square).

Appeal No. 651 by Norma Goth, for a conditional use permit that, if granted, will permit the application to construct a storage services building. Applicant is proposing to utilize gravel surfacing in lieu of dust-free surface for parking spaces and aisles. The property is legally described as Lot 3 & East 80', Lot 2 Airport Industrial Park, 3rd Addition and is located at 1720 NE 3rd St.

Appeal No. 652 by Doug Sims on behalf of West Center Baptist Church, for a conditional use permit that, if granted, will permit the applicant to construct and operate a church facility. The property is located at northwest of intersection of Northwest 9th Street and Highland Avenue/US Highway 81 and legally described as the proposed and yet-to-be-platted Lot 1 of Tract 1A, West Center Addition to the City of Madison, Lake County, South Dakota.

Any person wishing to present testimony may appear at said hearing or may file written comments with the Finance Officer at 116 W Center Street, Madison, South Dakota, prior to said hearing. **All written comments desired to be included in the agenda packet must be filed no later than end of business on Wednesday, April 7, 2021.** Disabled individuals may contact the Finance Officer for information and/or special assistance. The request should be made 24 hours in advance of the hearing.

/s/Sonya Wilt
Finance Officer

Published once at the approximate cost of \$_____.

CITY OF MADISON
CONDITIONAL USE APPLICATION

APPEAL NUMBER 650

10/29/2009

Receipt # 127766

3/22/2021

APPLICANT (PRINT): Jimsco Inc PHONE: 605 610 6862

ADDRESS: 1310 N. WAYLAND AVE. SF SD 57103

OWNER (PRINT): JEFF SCOLAR PHONE: SAME
IF DIFFERENT THAN APPLICANT

ADDRESS: SAME

I/WE, THE UNDERSIGNED, DO HEREBY PETITION THE BOARD OF ADJUSTMENT OF THE CITY OF MADISON SOUTH DAKOTA, TO ISSUE A CONDITIONAL USE PERMIT FOR THE PROPERTY DESCRIBED AS:

LEGAL DESCRIPTION (Please print or type)

Union Park Sq MHC
All Plat Union Square exc Outlot G Madison

GENERAL AREA OR STREET ADDRESS: 300 S.W. 8th St LOT 412

EXISTING LAND USE: MH EXISTING ZONING: MH

SIZE OF PARCEL: ACRES / SQFT 7.00 LOT DIMENSIONS: WIDTH 40 LENGTH 125 DEPTH 125

SURROUNDING LAND USE

NORTH: VACANT / MH LOTS
SOUTH: TOWNHOMES / MH LOTS
EAST: BASE FIELDS / MH LOTS
WEST: HOUSE

PLEASE DESCRIBE WHAT YOU PROPOSE TO DO AND WHY YOU ARE SEEKING A CONDITIONAL USE PERMIT (attach a separate letter of explanation if necessary)

Placement of a 1997 16'x70' manufactured home. Vinyl siding and shingled roof. To be located on a MH lot where a similar home had been in the past. New steel skirt expected.

I (we) further state that if this request is granted, I (we) will proceed with the actual construction in accordance with the plans herewith submitted within one year or additional time as extended from the effective date of the appeal.

SIGNATURE OF APPLICANT [Signature]

SIGNATURE OF OWNER (IF DIFFERENT THAN APPLICANT) [Signature]

NOTE: A SKETCH OF PROPOSED PROPERTY SHALL ACCOMPANY THIS APPLICATION, SHOWING THE FOLLOWING:

1. NORTH DIRECTION
2. DIMENSIONS OF PROPOSED STRUCTURE
3. STREET NAMES
4. OTHER INFORMATION AS MAY BE REQUESTED
5. LOCATION OF PROPOSED STRUCTURE ON LOT
6. DIMENSIONS OF FRONT AND SIDE SET BACKS
7. LOCATION OF ADJACENT EXISTING BUILDINGS

THE BOARD OF ADJUSTMENT MAY REQUIRE THAT SUCH PLANS BE PREPARED BY A REGISTERED ENGINEER OR LAND SURVEYOR.

**PLEASE USE THE ATTACHED SKETCH INSTRUCTION SHEET FOR AN EXAMPLE.

FOR OFFICIAL USE ONLY

DATE FILED WITH ADMINISTRATIVE OFFICIAL: _____
FEE PAID (NON-REFUNDABLE): _____ YES _____ NO
DATE OF HEARING: _____
ACTION BY BOARD OF ADJUSTMENT: _____

Lot 412

Union Park Square, Madison SD

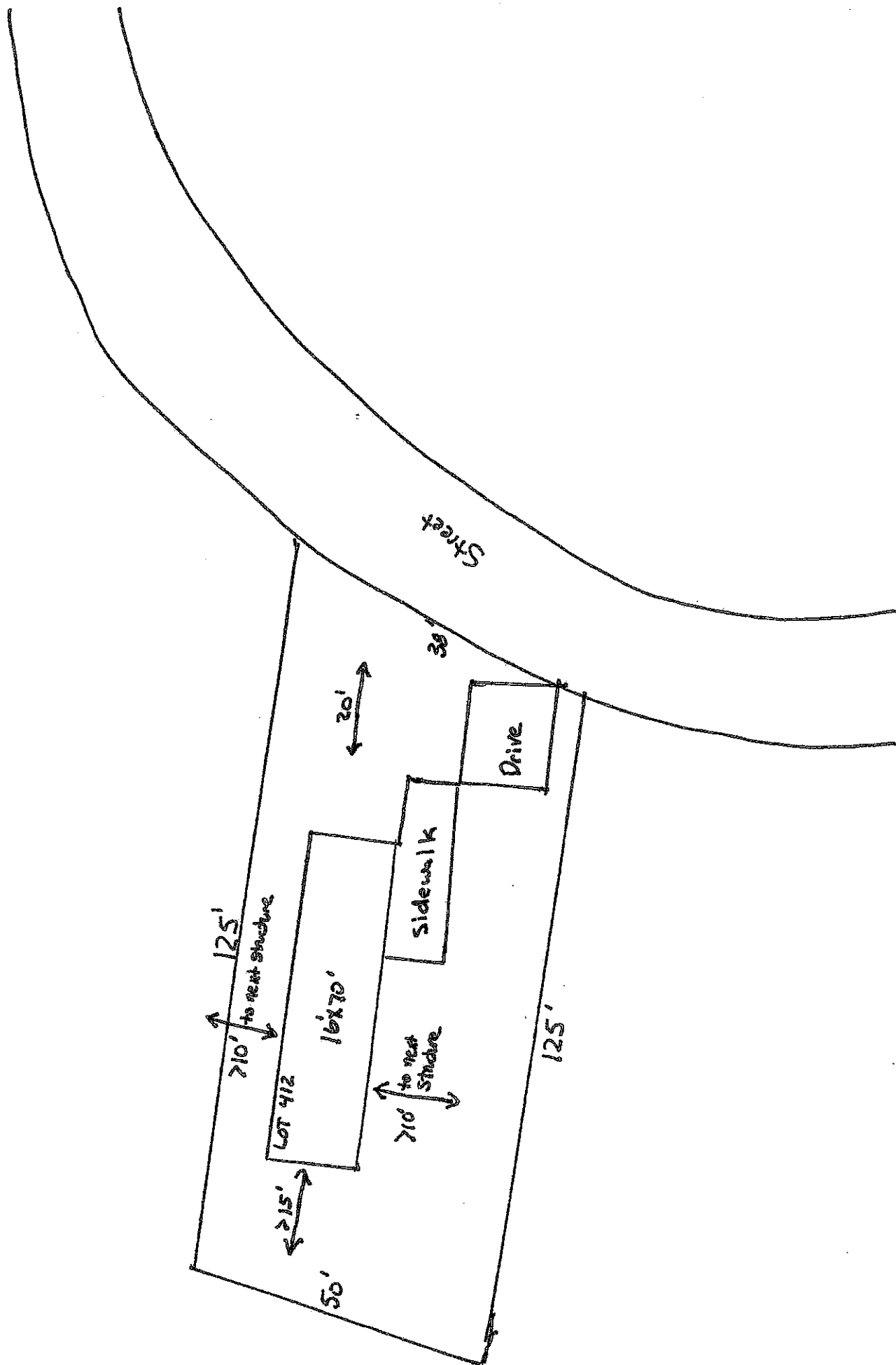
Legend

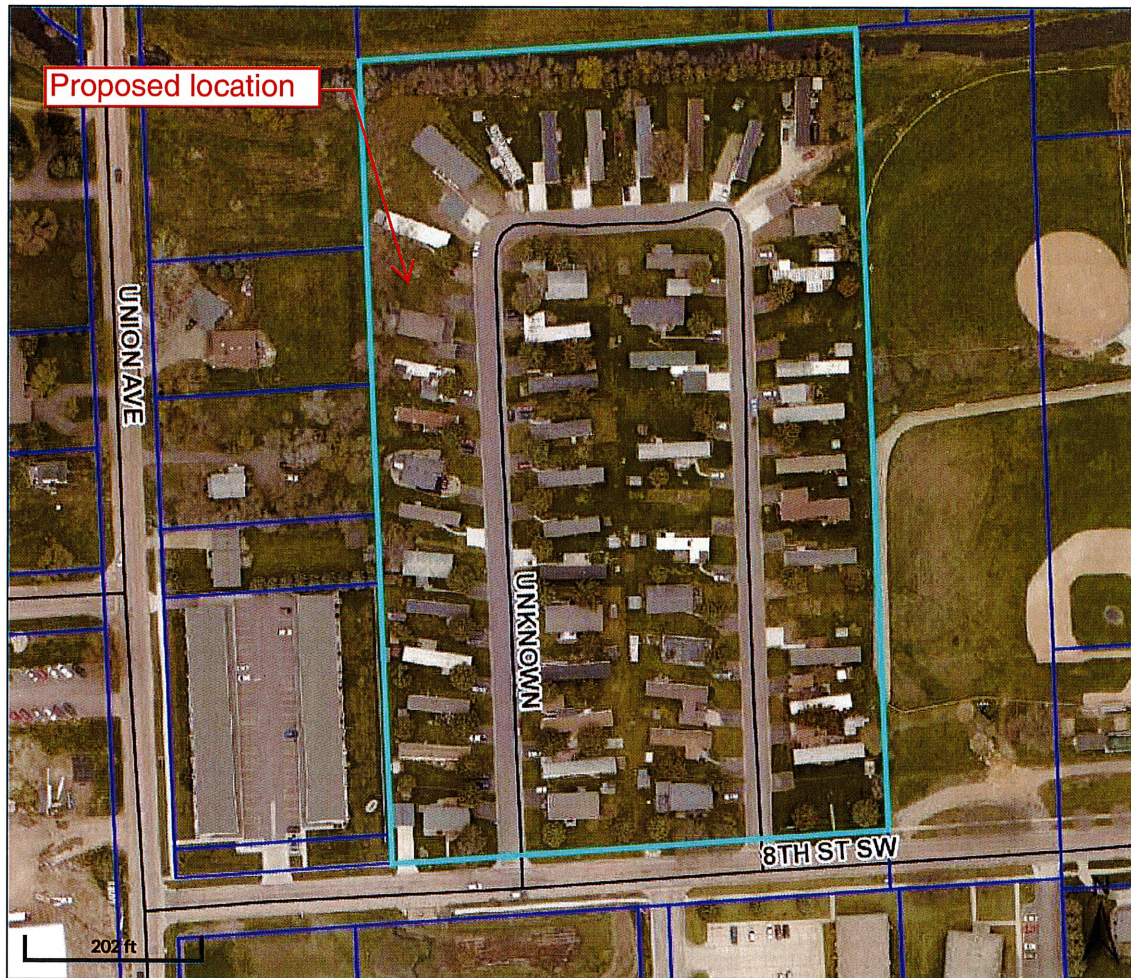
 Lot 412



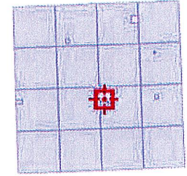
LOT 412
NOT TO SCALE
APPROX MEASURE

N
↑





Overview



Legend

- Parcels
- Roads
- Corporate Limits
- Political Township

Parcel ID	217600000028010	Alternate ID	n/a	Owner Address	JIMSCO INC
Sec/Twp/Rng	n/a	Class	DC		1310 N WAYLAND AVE
Property Address	300 SW 8TH ST	Acreage	n/a		SIOUX FALLS,, SD 571030000
	TRAILER COURT				
District	n/a				
Brief Tax Description	ALL PLAT UNION SQUARE EXC OUTLOT G (INCLUDES OUTLOT F OF UNION SQUARE) #2219M				
	(Note: Not to be used on legal documents)				

Date created: 3/23/2021
Last Data Uploaded: 3/23/2021 6:14:52 AM

Developed by  **Schneider**
GEOSPATIAL

10/29/2009

CITY OF MADISON
CONDITIONAL USE APPLICATION

APPEAL NUMBER 651

Receipt # 127797
3/23/21

APPLICANT (PRINT): Norma Coth PHONE: 605-480-1103

ADDRESS: 204 NW 9th St

OWNER (PRINT): _____ PHONE: _____
IF DIFFERENT THAN APPLICANT

ADDRESS: _____

I/WE, THE UNDERSIGNED, DO HEREBY PETITION THE BOARD OF ADJUSTMENT OF THE CITY OF MADISON SOUTH DAKOTA, TO ISSUE A CONDITIONAL USE PERMIT FOR THE PROPERTY DESCRIBED AS:

LEGAL DESCRIPTION (Please print or type)

lot 3 & E 80' lot 2 Airport industrial park 3rd Add

GENERAL AREA OR STREET ADDRESS: 1720 NE 3rd St

EXISTING LAND USE: Vacant EXISTING ZONING: HB

SIZE OF PARCEL: 2.9 ACRES / SQFT LOT DIMENSIONS: WIDTH 397 LENGTH _____ DEPTH 400

SURROUNDING LAND USE

NORTH: Storage unit
SOUTH: Ag land
EAST: PPD
WEST: Coth Electric

PLEASE DESCRIBE WHAT YOU PROPOSE TO DO AND WHY YOU ARE SEEKING A CONDITIONAL USE PERMIT (attach a separate letter of explanation if necessary)

Construct storage services building. Applicant
proposing to not install dust free surface but install concrete
approaches.

I (we) further state that if this request is granted, I (we) will proceed with the actual construction in accordance with the plans herewith submitted within one year or additional time as extended from the effective date of the appeal.

SIGNATURE OF APPLICANT Norma Coth

SIGNATURE OF OWNER (IF DIFFERENT THAN APPLICANT) _____

NOTE: A SKETCH OF PROPOSED PROPERTY SHALL ACCOMPANY THIS APPLICATION, SHOWING THE FOLLOWING:

1. NORTH DIRECTION
2. DIMENSIONS OF PROPOSED STRUCTURE
3. STREET NAMES
4. OTHER INFORMATION AS MAY BE REQUESTED
5. LOCATION OF PROPOSED STRUCTURE ON LOT
6. DIMENSIONS OF FRONT AND SIDE SET BACKS
7. LOCATION OF ADJACENT EXISTING BUILDINGS

THE BOARD OF ADJUSTMENT MAY REQUIRE THAT SUCH PLANS BE PREPARED BY A REGISTERED ENGINEER OR LAND SURVEYOR.

**PLEASE USE THE ATTACHED SKETCH INSTRUCTION SHEET FOR AN EXAMPLE.

FOR OFFICIAL USE ONLY

DATE FILED WITH ADMINISTRATIVE OFFICIAL: _____

FEE PAID (NON-REFUNDABLE): _____ YES _____ NO

DATE OF HEARING: _____

ACTION BY BOARD OF ADJUSTMENT: _____

TO: City of Madison
116 W. Center
Madison, SD 57042

March 17, 2021

Please be advised that I am requesting a conditional use permit for my property located at Lot Three (3) in Airport Industrial Park Third Addition to Madison, Lake County, South Dakota, also known as 1720 NE Third Street, Madison, SD.

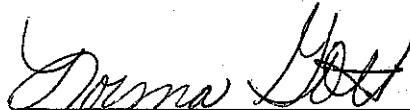
I propose to build a 50'X196' steel storage unit consisting of 14X20 units facing west and 10X12 units facing east. The building will be constructed using the same materials and colors as the existing storage unit to the north. The roof will be painted white along with the majority of the building being white as well. The smaller unit doors will be crimson and the large doors will be white.

Enclosed is a copy of the color chart for the steel building.

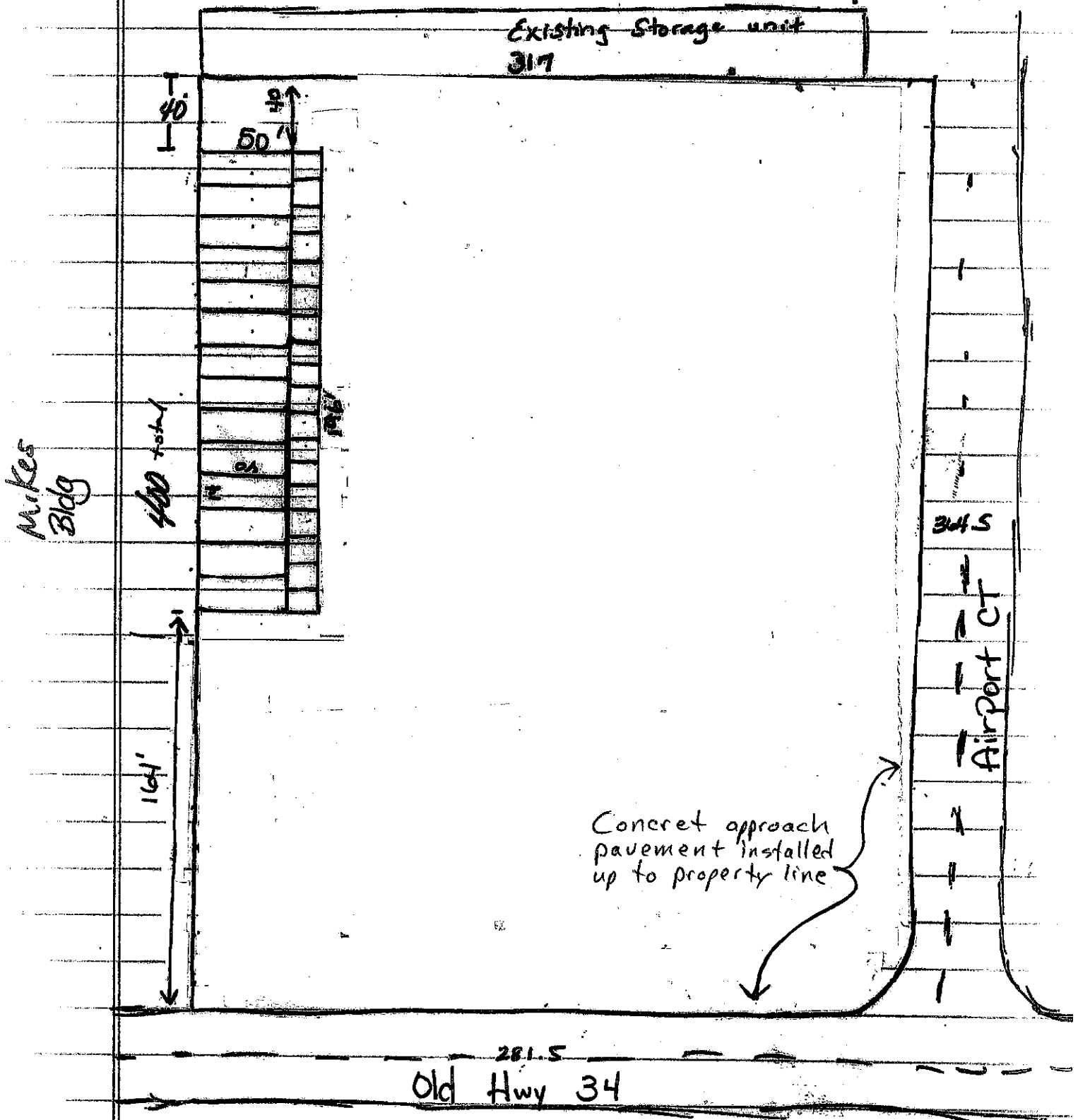
Please present this request to the proper department for consideration.

Please advise me of what steps I must take to facilitate the approval of this conditional use permit request.

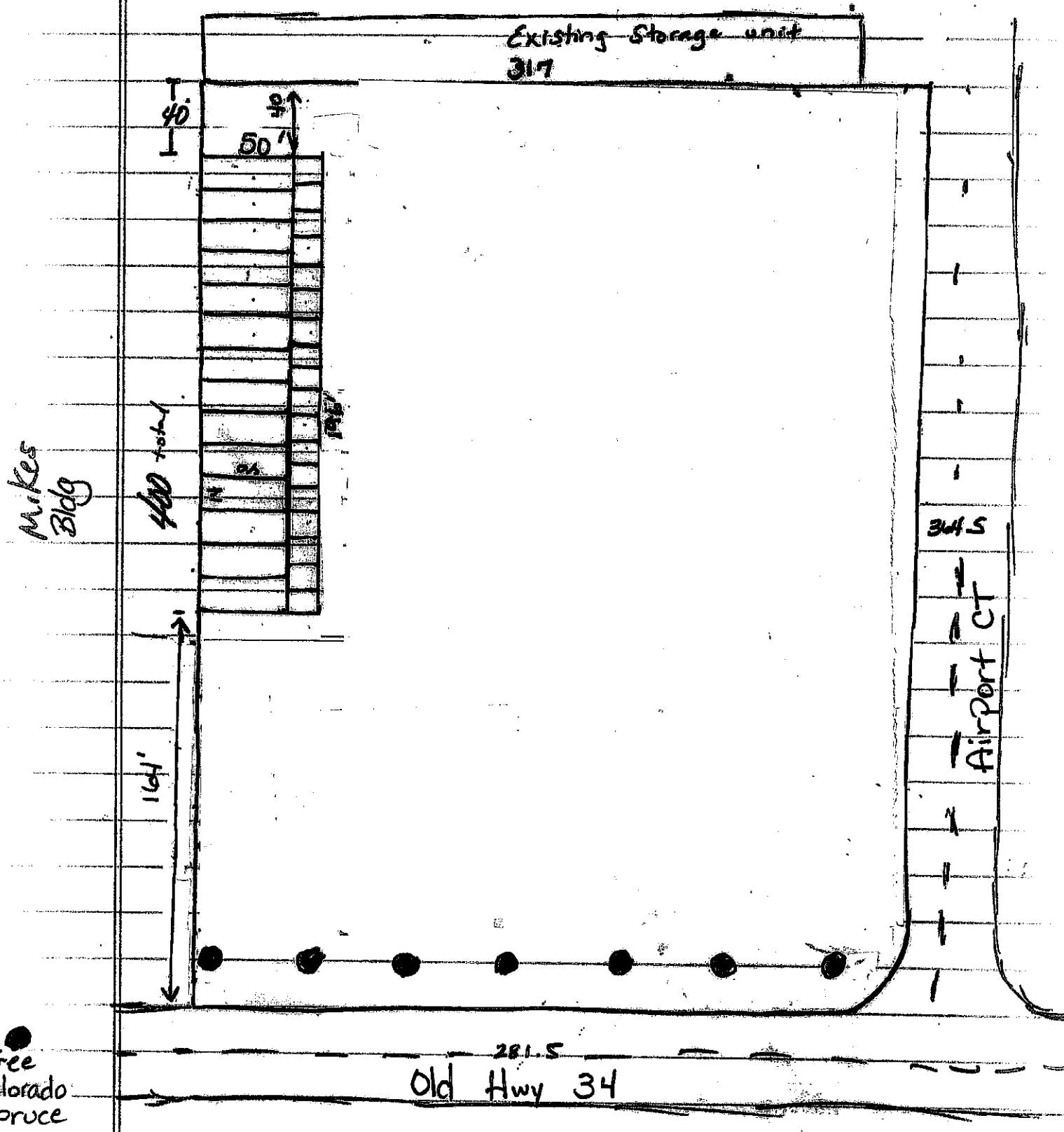
Thank you.


NORMA GOTH

Site plan

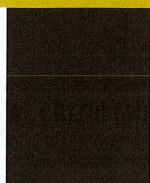


landscape Plan

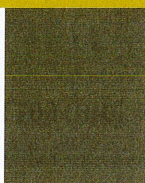


DO NOT USE THIS DIGITAL COLOR CHART FOR COLOR MATCHING.

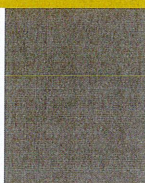
This digital color chart is intended to be viewed on computer monitors to show a wide range of colors available. Colors will vary depending on your computer monitor and monitor settings. Please ask for a physical color chart to view colors, and a metal sample for color matching purposes.



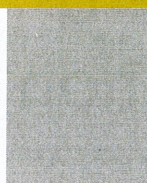
Charcoal
THRIFTY | PRIME



Desert
PRIME



Gray
THRIFTY | PRIME



Polar
THRIFTY | PRIME



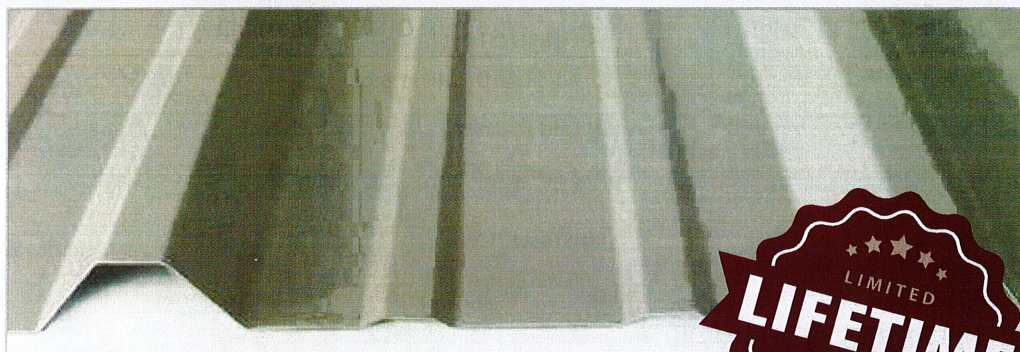
Brilliant
PRIME



Choose CentralGuard for the best protection
and a lifetime warranty

Commercial Color Selection Tool

M-Loc™
R-Loc™



centralstatesmfg.com

*Contact your sales person for accurate pricing. † Color variation between orders is normal and not cause for rejection. ‡ Weathering and appearance variation, including color, sheen, and spangle, is common in non-painted materials and is not a cause for rejection. For consistent appearance, choose a paint-finished product.

Colors on this chart are close representations of actual metal color, limited by printing and viewing conditions. Color matching is optimized for outdoor viewing.

CHRT_COML_210101

PREMIUM COLOR

Fluropon® 70% PVDF

**Copper
Metallic*†**
PRIME



SHERWIN-WILLIAMS.
Coil Coatings



Check our website to
verify which colors meet
ENERGY STAR® requirements
for steep slope roofs.

Clear acrylic coating

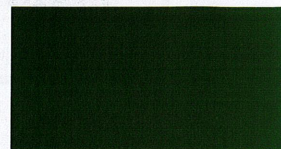
Galvalume®‡
PRIME



Fern
PRIME



Hunter
THRIFTY | PRIME



Colony
PRIME



Crimson
PRIME



Rustic
THRIFTY | PRIME



Burgundy
PRIME



Gallery
PRIME



Hawaiian
PRIME



Light Stone
THRIFTY | PRIME



Tan
THRIFTY | PRIME



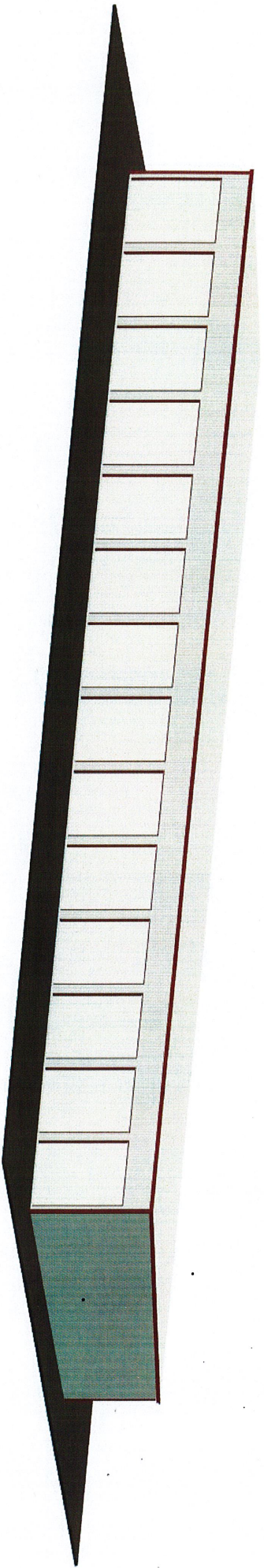
Brown
THRIFTY | PRIME



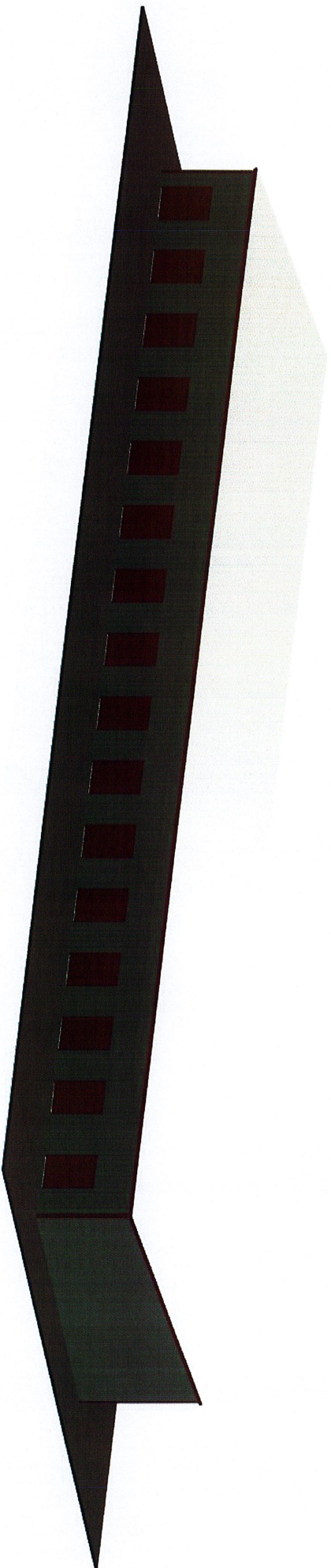
**Burnished
Slate**
PRIME

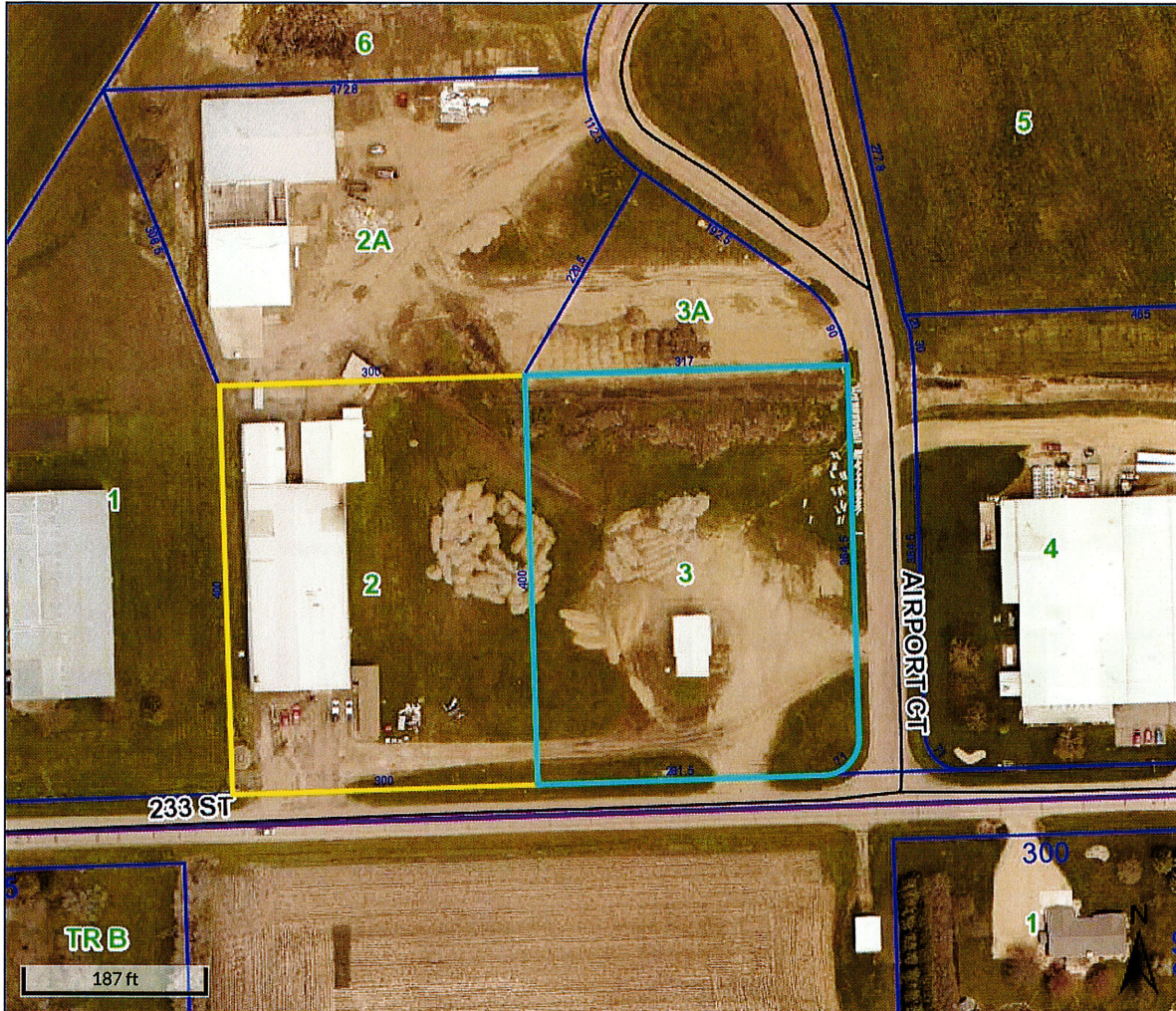


West facing side

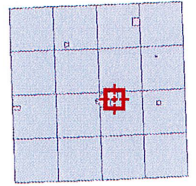


East facing Side
Bldg will be white
like the other side.





Overview



Legend

- Parcels
- Roads
- Corporate Limits
- Political Township
- Lots

Parcel ID 219151065203015
 Sec/Twp/Rng 03-106-52
 Property Address 1720 NE 3RD ST
 District n/a
 Brief Tax Description n/a

Alternate ID n/a
 Class DC
 Acreage 2.9

Owner Address SNICKERDOODLES LLC
 PO BOX 403
 MADISON,, SD 570420000

(Note: Not to be used on legal documents)

Date created: 3/23/2021
 Last Data Uploaded: 3/23/2021 6:14:52 AM

Developed by  **Schneider**
 GEOSPATIAL

**CITY OF MADISON
CONDITIONAL USE APPLICATION**

APPEAL NUMBER 652

receipt # 127818
3/26/21

APPLICANT (PRINT): West Center Baptist Church PHONE: (605) 256-3027 270-5612 (Doug Sims)
ADDRESS: 322 W. Center Street, Madison, SD 57042

OWNER (PRINT): _____ PHONE: _____
IF DIFFERENT THAN APPLICANT

ADDRESS: _____

I/WE, THE UNDERSIGNED, DO HEREBY PETITION THE BOARD OF ADJUSTMENT OF THE CITY OF MADISON SOUTH DAKOTA, TO ISSUE A CONDITIONAL USE PERMIT FOR THE PROPERTY DESCRIBED AS:

LEGAL DESCRIPTION (Please print or type)

Lot 1 of Tract 1A, West Center Addition to the City of Madison, Lake County, South Dakota
Legal description to be finalized upon approval of final plat

GENERAL AREA OR STREET ADDRESS: NW 9th Street and US Hwy 81

EXISTING LAND USE: Vacant **EXISTING ZONING:** R-20

SIZE OF PARCEL: ACRES / SQFT 7.25 ACOT DIMENSIONS: WIDTH 573' LENGTH _____ DEPTH 558'

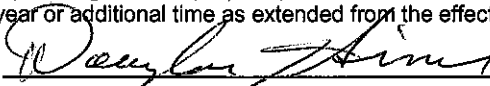
SURROUNDING LAND USE

NORTH: Vacant (unzoned)
SOUTH: Residential (R90)
EAST: Residential (R60)
WEST: Ag (unzoned)

PLEASE DESCRIBE WHAT YOU PROPOSE TO DO AND WHY YOU ARE SEEKING A CONDITIONAL USE PERMIT
(attach a separate letter of explanation if necessary)

For the construction and operation of a church facility

I (we) further state that if this request is granted, I (we) will proceed with the actual construction in accordance with the plans herewith submitted within one year or additional time as extended from the effective date of the appeal.

SIGNATURE OF APPLICANT 

SIGNATURE OF OWNER (IF DIFFERENT THAN APPLICANT) _____

NOTE: A SKETCH OF PROPOSED PROPERTY SHALL ACCOMPANY THIS APPLICATION, SHOWING THE FOLLOWING:

- | | |
|--|--|
| 1. NORTH DIRECTION | 5. LOCATION OF PROPOSED STRUCTURE ON LOT |
| 2. DIMENSIONS OF PROPOSED STRUCTURE | 6. DIMENSIONS OF FRONT AND SIDE SET BACKS |
| 3. STREET NAMES | 7. LOCATION OF ADJACENT EXISTING BUILDINGS |
| 4. OTHER INFORMATION AS MAY BE REQUESTED | |

THE BOARD OF ADJUSTMENT MAY REQUIRE THAT SUCH PLANS BE PREPARED BY A REGISTERED ENGINEER OR LAND SURVEYOR.

****PLEASE USE THE ATTACHED SKETCH INSTRUCTION SHEET FOR AN EXAMPLE.**

FOR OFFICIAL USE ONLY

DATE FILED WITH ADMINISTRATIVE OFFICIAL: _____

FEE PAID (NON-REFUNDABLE): _____ YES _____ NO

DATE OF HEARING: _____

ACTION BY BOARD OF ADJUSTMENT: _____

WEST CENTER BAPTIST CHURCH

NW 9TH STREET, MADISON, SD



Architecture | Planning | Interiors

830 2nd Street South
Brookings, SD 57006 | P: 605.692.4008

315 N. Main Ave. Ste. 301
Sioux Falls, SD 57104 | P: 605.692.4008

CONTACTS INDEX:

OWNER:
WEST CENTER BAPTIST CHURCH
CONTACT: JUSTIN DEBERRY
322 CENTER ST W
MADISON, SD 57042
justin.d@westcenterbaptist.com

DESIGN BUILDER:
GIL HAUGAN CONSTRUCTION, INC.
CONTACT: WES ENGBERS
200 E. 60TH STREET N.
SIOUX FALLS, SD
P: (605) 336-6082
wes@gilhaugan.com

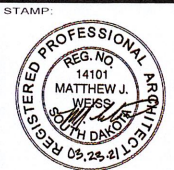
ARCHITECT OF RECORD:
DESIGNARC GROUP, LLC
ARCHITECT: MATTHEW WEISS
PROJECT MGR.: MATTHEW WEISS
830 2ND STREET SOUTH
BROOKINGS, SD 57006
P: (605) 692-4008
matthew@designarcgroup.com

CIVIL CONSULTANT:
SAYRE ASSOCIATES
CONTACT: PAUL KORN
216 S. DULUTH AVENUE
SIOUX FALLS, SD, 57104
P: (605) 332-7211
paulk@sayreassociates.com

STRUCTURAL CONSULTANT:
RISE, INC.
CONTACT: JUSTIN CHRISTENSEN
6909 S LYNCREST PL
SIOUX FALLS, SD 57108
P: (605) 743-2510
jchristensen@riseincorp.com

MECHANICAL CONSULTANT:
WEST PLAINS ENGINEERING
CONTACT: NICK CARR
4609 SOUTH TECHLINK CIRCLE
SIOUX FALLS, SD 57106
P: (605) 362-3753
nick.carr@westplainsengineering.com

ELECTRICAL CONSULTANT:
WEST PLAINS ENGINEERING
CONTACT: HARLAN OSTERLOO
4609 SOUTH TECHLINK CIRCLE
SIOUX FALLS, SD 57106
P: (605) 362-3753
harlan.osterloo@westplainsengineering.com



DATE:

REVISIONS:
NO. DESCRIPTION:

INDEX & PROJECT INFORMATION

PROJECT NO.
DA20_026

WEST CENTER
BAPTIST CHURCH

MADISON, SD
PROJECT MANAGER:
MATTHEW WEISS

DATE:
03.23.2021

SHEET:

FOR BIDDING & PERMITTING
PURPOSES ONLY

T1.1



1 CONCEPTUAL RENDERING - NOT FOR CONSTRUCTION

ABBREVIATIONS:

CONTAINS STANDARD LIST, SOME DESIGNATIONS MAY NOT APPEAR.

A.B.	ANCHOR BOLT	F.D.	FLOOR DRAIN	P.	PLAM.	PLASTIC LAMINATE
A.C.	AIR CONDITIONING	F.E.	FIRE EXTINGUISHER	P.L.	PROPERTY LINE	
A.H.U.	AIR HANDLING UNIT	F.E.C.	FIRE EXTINGUISHER CABINET	P.S.F.	POUNDS PER SQUARE FOOT	
A.DJ.	ADJUSTABLE	F.O.F.	FACE OF FINISH	P.S.I.	POUNDS PER SQUARE INCH	
A.F.F.	ABOVE FINISHED FLOOR	F.D.N.	FOUNDATION	P.T.D.	PAPER TOWEL DISPENSER	
ALT.	ALTERNATE	FIN.	FINISH	P.BD.	PARTICLE BOARD	
ANC.	ANCHOR	FL.	FLOOR	PLAS.	PLASTER	
A.C.T.	ACOUSTICAL CEILING TILE	FLASH.	FLASHING	P.W.D.	PLYWOOD	
ARC.	ACOUSTICAL PANEL CEILING	FR.	FRAME	PNT.	PAINT	
B.M.	BENCH MARK	FT.	FOOT OR FEET	Q.T.	QUARRY TILE	
B.N.	BULL NOSE	FTG.	FOOTING	R.D.	ROOF DRAIN	
BD.	BOARD	FUR.	FURRING	R.O.	ROUGH OPENING	
BT.	BUTYLBUTS	G.B.	GRASS BAR	R.V.	ROUGH VENT	
B.DG.	BUILDING	GA.	GAUGE	RAD.	RADIUS	
B.K.	BLOCK	GALV.	GALVANIZED	REC.	RECEPTACLE	
B.KG.	BLOCKING	G.W.B.	GYP/SUM WALLBOARD	REF.	REFRIGERATOR	
BW.	BEAM	GWC.	GLAZED WALL COATING	REFL.	REFLECTED	
BT.	BOTTOM	H.	HEIGHT	REINF.	REINFORCED	
BRG.	BEARING	H.C.	HOLLOW CORE	REQ.	REQUIRED	
C.J.	CONTROL JOINT	H.M.	HOLLOW METAL	RESBL.	RESILIENT	
C.T.	CERAMIC TILE	HORIZ.	HORIZONTAL	RM.	ROOM	
CAB.	CABINET	HT.	HEIGHT	S.B.	SPLASH BLOCK	
CH.BD.	CHALK BOARD	HVAC.	HEATING	S.C.	SOLID CORE	
CLG.	CEILING	I.D.	INSIDE DIAMETER (DIM.)	S.D.	SOAP DISPENSER	
CLR.	CLEAR	I.D.	INSIDE DIAMETER (DIM.)	S/S	STAINLESS STEEL	
CMU.	CONCRETE MASONRY UNIT	J.	JUNCTION BOX	SCHED.	SCHEDULE	
COL.	COLUMN	JST.	JOIST	SECT.	SECTION	
COMP.	COMPARTMENT	L.	LAMINATE	SHR.	SHOWER	
CONC.	CONCRETE	LAV.	LAVATORY	SHT.	SHEET	
CONT.	CONTINUOUS	LITG.	LIGHTING	SH.V.	SHEET VINYL	
CPT.	CARPET	M.	MASONRY UNIT	SHTG.	SHUTTING	
D.	DEPTH	M.W.	MASONRY WALL	SM.	SIMILAR	
D.F.	DRINKING FOUNTAIN	M.C.	MECHANICAL CONTRACTOR	SPEC.	SPECIFICATION	
D.T.	DOUBLE TEE	M.D.	MASONRY OPENING	STD.	STANDARD	
DBL.	DOUBLE	M.E.C.	MEDICINE CABINET	STL.	STEEL	
DIA.	DIAMETER	M.F.	MANUFACTURER	STR.	STRUCTURAL	
DM.	DIMENSION	M.W.	MASONRY WALL	SUSP.	SUSPENDED	
DSP.	DISPENSER	M.W.	MASONRY WALL	SW.	SWITCH	
DN.	DOWN	M.W.	MASONRY WALL	S.W.	SYMMETRICAL	
DR.	DOOR	M.W.	MASONRY WALL	T.B.	TOWEL BAR	
D.S.	DOWNSPOUT	M.W.	MASONRY WALL	T.O.C.	TOP OF CONCRETE	
DW.	DISH-WASHER	M.W.	MASONRY WALL	T.O.F.	TOP OF FOOTING	
DWL.	DOWEL	M.W.	MASONRY WALL	T.O.S.	TOP OF STEEL	
DWG.	DRAWING	M.W.	MASONRY WALL	T.O.G.	TONGUE AND GROOVE	
E.	EXPANSION JOINT	M.W.	MASONRY WALL	T.P.D.	TOILET PAPER DISPENSER	
E.C.	ELECTRICAL CONTRACTOR	M.W.	MASONRY WALL	T.V.	TELEVISION	
E.W.C.	ELECTRIC WATER COOLER	M.W.	MASONRY WALL	TEL.	TELEPHONE	
E.A.	EACH	M.W.	MASONRY WALL	TYP.	TYPICAL	
EL.	ELEVATION	M.W.	MASONRY WALL	UNF.	UNFINISHED	
ELEC.	ELECTRICAL	M.W.	MASONRY WALL	UR.	URINAL	
ELEV.	ELEVATOR	M.W.	MASONRY WALL	V.B.	VAPOR BARRIER	
EXP.	EXPANSION	M.W.	MASONRY WALL	V.C.T.	VINYL COMPOSITE TILE	
EXT.	EXTENDING	M.W.	MASONRY WALL	V.C.	VINYL CLOSET	
EXT.	EXTERIOR	M.W.	MASONRY WALL	WD.	WOOD	
		M.W.	MASONRY WALL	WDH.	WOODHOLE	
		M.W.	MASONRY WALL	WDTH.	WIDTH	
		M.W.	MASONRY WALL	WP.	WATERPROOF	

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S2.1	ROOF FRAMING PLAN
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E6.1	ELECTRICAL DETAILS
E6.2	ELECTRICAL SCHEDULES

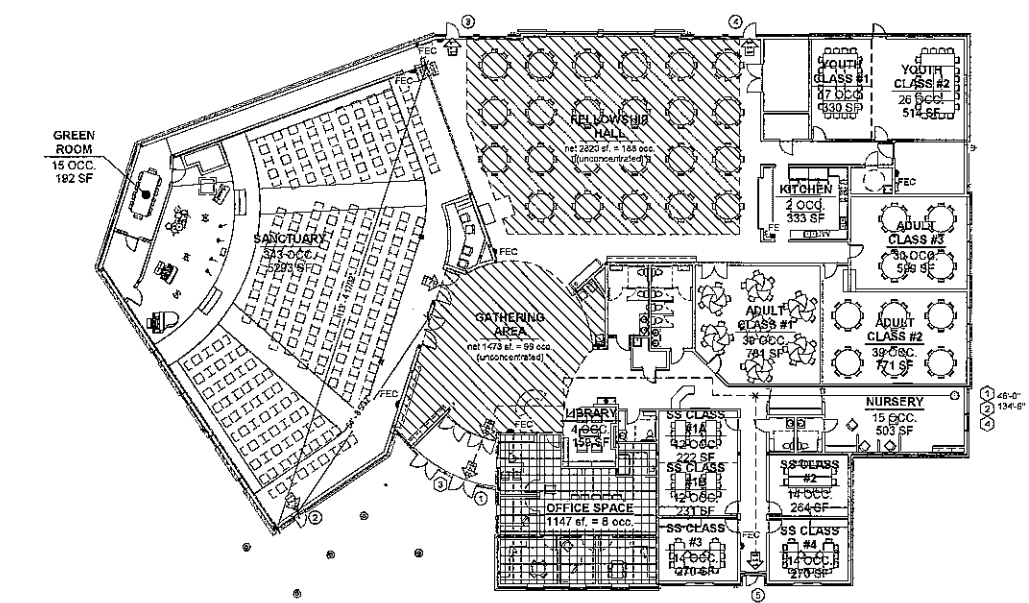
LIFE SAFETY PLAN LEGEND:

	FIRE WALL		INCIDENTAL USE AREAS, WHERE OCCURRING.
	FIRE BARRIER / SHAFT WALL		EMERGENCY EXIT SIGN
	FIRE PARTITION / DRAFTSTOPPING		RATED SHAFT
	FIRE DEPARTMENT CONNECTION		WALL-MOUNT FIRE EXTINGUISHER
	NET AREA CALCULATION BOUNDARIES, WHERE OCCURRING.		FIRE EXTINGUISHER CABINET
	EXIT SYMBOL, CORRELATES WITH CODE REVIEW		X INDICATES AREA WHERE OCCUPANT HAS TWO DIRECTIONS OF EXIT ACCESS TRAVEL TO CHOOSE FROM.
	NUMBER OF OCCUPANTS SERVED BY THAT INDIVIDUAL MEANS OF EGRESS COMPONENT.		

NOTES:
1. SEE WALL TYPES ON SHEET XYZ FOR FIRE-RATED CONSTRUCTION REQUIREMENTS.
2. NOT ALL DESIGNATIONS WILL APPEAR.

KEYNOTES - CODE REVIEW PLANS

- LINE OF COMMON PATH OF EGRESS TRAVEL, MEASURES PATH FROM START POINT TO POINT WHERE OCCUPANT HAS TWO DIRECTIONS OF TRAVEL TO CHOOSE FROM.
- LINE OF EXIT ACCESS TRAVEL DISTANCE, MEASURES PATH FROM START POINT TO FINAL EXIT POINT OF BUILDING.
- MAIN EXIT SIZED FOR MIN. 60% OF TOTAL BUILDING OCCUPANTS, CALCULATED WORST-CASE SCENARIO FOR EXIT ACCESS TRAVEL DISTANCE.



1 LIFE SAFETY PLAN
1/8" = 1'-0"

DUE DILLIGENCE REPORT:

LOCAL ORDINANCE CHECK:

VERIFY LOCAL ADOPTED CODES:

BUILDING CODE: 2018 INTERNATIONAL BUILDING CODE
ACCESSIBILITY: 2010 ADA and ANSI A117.1 (2008)
PLUMBING CODE: 2018 UNIFORM PLUMBING CODE
MECHANICAL CODE: 2018 INTERNATIONAL MECHANICAL CODE
ELECTRICAL CODE: 2017 NATIONAL ELECTRICAL CODE
ENERGY CODE: NO ADOPTION OF IECC
FIRE CODE: NOT APPLICABLE

REVIEW APPLICABLE ZONING REQUIREMENTS, CITY OF MADISON, SD

17.19.05. BULK REGULATIONS:
• FRONT YARD: REFER TO CIVIL
• SIDE YARD: REFER TO CIVIL
• REAR YARD: REFER TO CIVIL
• MAX. HEIGHT: TO BE DETERMINED BY BOA
• MAX. SIZE: TO BE DETERMINED BY BOA

17.317.04. LANDSCAPE STANDARDS:
FRONT YARD SETBACK TREE REQUIREMENTS:
TOTAL LOT FRONTAGE (WEST, SOUTH, AND EAST): 1628.73 LF/50 = 33 TREES REQUIRED (34 PROVIDED)

TOTAL SITE TREE REQUIREMENTS:
TOTAL PARKING STALLS: 124 STALLS/6 = 21 TREES REQUIRED

17.317.04. STANDARDS FOR OUTDOOR LIGHTING:
PARKING LOT LIGHTING IN ORDER TO MINIMIZE THE NEGATIVE IMPACT OF PARKING LOT LIGHTING ON ADJACENT PROPERTIES, THE CITY REQUIRES THE USE OF "SHOE BOX" STYLE LIGHTING FIXTURES ADJACENT TO ANY RESIDENTIAL DISTRICTS.

17.35.05. OFF-STREET PARKING REQUIREMENTS:
CHURCH: ONE PARKING SPACE FOR BA, 4 SEATS IN THE MAIN ASSEMBLY AREA
343 SEATS = 66 PARKING STALLS REQUIRED

17.35.04. ALLOWED SIGN TYPES IN EACH DISTRICT:
FREE-STANDING: 80% THE TOTAL LINEAL FEET OF FRONTAGE; NOT TO EXCEED 32 SQ. FT.

17.122.01. GATEWAY OVERLAY DISTRICT

17.122.05. STANDARDS:
1. SETBACKS:
A. FRONT SETBACK @ HWY 81 & HWY 34 MINIMUM: 50'
2. ACCESS TO CORNERS:
A. CORRIDOR ACCESS TO 91 & 94 AS APPROVED BY SDOOT
3. PARKING & LOADING:
A. LOADING BERTHS SHALL NOT SHARE A FACE WITH THE MAIN ENTRANCE & SHALL BE SCREENED OR CONCEALED VIEW FROM STREET.
4. SIDEWALK OR RECREATIONAL TRAIL: NOT APPLICABLE
5. LANDSCAPING: REFER TO CIVIL
6. BUILDING CONSTRUCTION:
A. EXTERIOR MATERIALS TO BE EARTHTONE IN COLOR
B. FRONT & SIDE YARD EXTERIOR MATERIALS ALLOWED:
a. FACE BRICK
b. NATURAL STONE
c. PRECAST CONCRETE
d. STUCCO
e. WOOD
f. DECORATIVE BLOCK-SHEET SIDING
g. SIMILAR MATERIALS WITH PROVISIONS

IBC 2018 CODE REVIEW - WEST CENTER BAPTIST CHURCH, MADISON SOUTH DAKOTA

BUILDING DESCRIPTION:

USE AND OCCUPANCY CLASSIFICATIONS (CHAPTER 3)

OCCUPANCY TYPE:
PRIMARY:
A-3 - ASSEMBLY (PLACE OF WORSHIP)
This building shall be an assembly for a place of worship along with gathering spaces, offices, and classroom space.

BUILDING HEIGHT & AREA (CHAPTER 5)

BUILDING AREA:
FIRST FLOOR: 21,064 sq. ft. (INCLUDES ALTERNATES)
BUILDING HEIGHT:
NO. OF STORES: 1
BUILDING HEIGHT: 25'-4" A.F.F. (as measured to top of highest roof peak)

DETERMINE ALLOWABLE BUILDING HEIGHT & AREA (CHAPTERS 3, 5, 6)

CONSTRUCTION TYPE: 2-B, (sprinkled)
BASE ALLOWABLE SQ. FT. (per floor): 38,000 sq. ft. (S1)
ALLOWABLE NUMBER OF STORES: 2
ALLOWABLE HEIGHT: 75'

FIRE PROTECTION FEATURES:

DETERMINE REQ'D. FIRE & SMOKE PROTECTION FEATURES (CHAPTERS 6, 7)

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (INCH):

STRUCTURE:
• PRIMARY STRUCTURAL FRAME: 0
• BEARING WALLS, INTERIOR: 0
• BEARING WALLS, EXTERIOR: 0
• NON-BEARING WALLS, INTERIOR: 0
• FLOOR CONSTRUCTION: 0
• ROOF CONSTRUCTION: 0
FIRE PARTITIONS:
• CORRIDOR WALLS: 0
• UNIT SEPARATION WALLS: n/a
• INCIDENTAL USE SEPARATIONS: n/a
FIRE BARRIERS:
• STAIR/ELEVATOR SHAFTS: n/a
• OCCUPANCY SEPARATION WALLS: n/a
• FIRE AREA SEPARATION WALLS: n/a
CONCEALED SPACES:
• DRAFTSTOPPING IN FLOORS: n/a
• DRAFTSTOPPING IN ATTICS: 0 w/ sprinkler system

DETERMINE REQ'D. INTERIOR FINISH REQUIREMENTS (CHAPTER 8)

INTERIOR WALL AND CEILING FINISH MATERIALS:
CLASS A: FLAME SPREAD INDEX 0-25, SMOKE DEVELOPMENT INDEX 0-450
CLASS B: FLAME SPREAD INDEX 26-75, SMOKE DEVELOPMENT INDEX 460-650
CLASS C: FLAME SPREAD INDEX 76-200, SMOKE DEVELOPMENT INDEX 660-850

GROUP A-3 (S1):
INTERIOR EXIT STAIRWAYS: B
CORRIDORS, EXIT ACCESS STAIRWAYS: B
ROOMS AND ENCLOSED SPACES: C

DETERMINE REQ'D. FIRE PROTECTION SYSTEMS (CHAPTER 9)

FIRE-SPRINKLER SYSTEM:
THE ENTIRE BUILDING SHALL BE EQUIPPED THROUGHOUT WITH A FULLY AUTOMATIC AND MONITORED NFPA 13 SPRINKLER SYSTEM, ZONES ACCEPTABLE FOR USE IN THE RESPECTIVE A-3 OCCUPANCY AREAS.
A STANDPIPE SYSTEM IS NOT REQUIRED DUE TO THE LIMITED HEIGHT OF THE HIGHEST FLOOR LEVEL OF THE BUILDING.
UNFINISHED TENANT SPACES ALLOWED FOR MINIMAL TENTATIVE "B-SHELL" COVERAGE UNTIL TENANT BUILD-OUT IN SEPARATE CONTRACT.
THE FIRE SPRINKLER SYSTEM SHALL BE DESIGN / BUILD AND SHALL MEET THE REQUIREMENTS OF THE 2015 IBC, SEC. 903. THE DESIGNER OF THE SPRINKLER SYSTEM IS RESPONSIBLE FOR SUBMITTING AND APPROVAL OF PLANS TO THE LOCAL AUTHORITY HAVING JURISDICTION.
PROVIDE SIDEWALL SPRINKLERS TO PROTECT ALL EXTERIOR BALCONIES, DECKS AND GROUND FLOOR PATIOS.
THE LOCATION OF THE FIRE DEPT. CONNECTION SHALL BE ON THE STREET SIDE OF THE BUILDING AND BE APPROVED BY THE FIRE CHIEF FOR THE LOCATION AND TYPE.
PORTABLE FIRE EXTINGUISHERS:
(1) PORTABLE FIRE EXTINGUISHER SHALL BE PROVIDED AS SHOWN IN THE DRAWINGS. PORTABLE FIRE EXTINGUISHERS TO HAVE MIN. RATING OF 1-A, 10-B C, MAXIMUM TRAVEL DISTANCE TO FIRE EXTINGUISHERS TO BE 75 LINEAL FEET.
PROVIDE ADDITIONAL FIRE EXTINGUISHERS AS REQ'D BY THE LOCAL FIRE CODE OFFICIAL.
FIRE ALARM SYSTEM:
AN APPROVED FIRE ALARM SYSTEM, INSTALLED IN ACCORDANCE WITH NFPA 72 SHALL BE PROVIDED. NOT FEWER THAN (1) MANUAL FIRE ALARM BOX SHALL BE PROVIDED IN AN APPROVED LOCATION.
THE MANUAL FIRE ALARM BOX SHALL BE LOCATED NOT MORE THAN 5 FEET FROM AN EXIT, AND NOT MORE THAN 48" OR LESS THAN 42" A.F.F. TO THE ACTIVATING HANDLE.
AN EMERGENCY ALARM SYSTEM IN ACCORDANCE WITH SEC. 907.5.2 OF THE INTERNATIONAL FIRE CODE SHALL BE INSTALLED FOR THE DETECTION OF CO2.

EGRESS REQUIREMENTS:

ESTABLISH OCCUPANT LOAD (CHAPTER 10)

FIRST FLOOR:
• SANCTUARY (FIXED SEATING): 343 occ.
• FELLOWSHIP HALL (2,807 / 15 net): 188 occ.
• GATHERING AREA (1,473 / 15 net): 99 occ.
• ADULT CLASS #1 (171 / 20 net): 40 occ.
• ADULT CLASS #2 (170 / 20 net): 39 occ.
• ADULT CLASS #3 (158 / 20 net): 30 occ.
• YOUTH CLASS #1 (180 / 20 net): 17 occ.
• YOUTH CLASS #2 (154 / 20 net): 26 occ.
• SS CLASS 1A (222 / 20 net): 12 occ.
• SS CLASS 1B (201 / 20 net): 12 occ.
• SS CLASS 2 (284 / 20 net): 14 occ.
• SS CLASS 3 (270 / 20 net): 14 occ.
• SS CLASS 4 (270 / 20 net): 14 occ.
• NURSERY (330 / 20 net): 16 occ.
• LIBRARY (163 / 20 net): 4 occ.
• GREEN ROOM (211 / 15 net): 15 occ.
• OFFICE SPACES (1,147 / 150 gross): 8 occ.
• KITCHEN (338 / 200 gross): 2 occ.
• STORAGE / MECH. SPACES (16-29 / 200 gross): 3 occ.

TOTAL OCCUPANT LOAD: 895 occ.

ESTABLISH EGRESS WIDTH PER OCCUPANT SERVED (CHAPTER 10)

EXITS:
EXIT #1:
WIDTH ACTUAL: 108 inches
INCHES PER PERSON: 0.30
CAPACITY: 448 (SEE KEYNOTES 3)
EXIT #2:
WIDTH ACTUAL: 38 inches
INCHES PER PERSON: 0.30
CAPACITY: 163
EXIT #3, 4, 5:
WIDTH ACTUAL: 36 inches (ea.)
INCHES PER PERSON: 0.30
CAPACITY: 131 (ea.)
TOTAL EXIT WIDTH REQ'D: 191.8 inches
TOTAL EXIT WIDTH PROVIDED: 292 inches

OTHER EGRESS COMPONENTS:
CORRIDORS: 86 inches allowable (TABLE 1002.2)
ACTUAL: 50 inches (narrowest)

ESTABLISH EGRESS TRAVEL DISTANCES (CHAPTER 10)

EXIT ACCESS TRAVEL DISTANCE:
A OCC. (SPRINKLED): SHALL NOT EXCEED 250'-0";
COMMON PATH OF EGRESS TRAVEL:
A OCC. (SPRINKLED): SHALL NOT EXCEED 75'-0".

ACCESSIBILITY REQUIREMENTS:

CHECK ACCESSIBILITY REQUIREMENTS (2015 IBC CHAPTER 11; ICC A117.1-2009)

ALL AMENITIES MUST BE ON AN ACCESSIBLE ROUTE AND PROVIDE ACCESSIBLE FEATURES.
PARKING STALLS (101-150 STALLS): 119
TOTAL PARKING PROVIDED: 119
MIN. NO. OF ACCESSIBLE STALLS: 5
ACCESSIBLE STALLS PROVIDED: 6
AT LEAST ONE ACCESSIBLE STALL SHALL BE VAN-ACCESSIBLE.
ALL COMMON RESTROOMS, INCLUDING STAFF TOILETS, MUST BE FULLY ACCESSIBLE.

OTHER REQUIREMENTS:

PLUMBING FIXTURES (PER IBC CHAPTER 25)

TOTAL FIXTURES REQ'D:
A-3 ASSEMBLY:
MALE: W/C = 1 per 150
LAV = 1 per 200
FEMALE: W/C = 1 per 75
LAV = 1 per 200
895 OCCUPANTS = 428 MEN, 468 WOMEN
MEN = 3 W/C REQ'D (4 provided)
3 LAV REQ'D (5 provided)
WOMEN = 6 W/C REQ'D (6 provided)
3 LAV REQ'D (5 provided)
1 DRINKING FOUNTAIN REQ'D (1 provided)
1 SERVICE SINK REQ'D (1 provided)

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REGISTERED PROFESSIONAL ARCHITECT
REG. NO. 14101
MATTHEW J. WEISS
SOUTH DAKOTA

REVISIONS:
NO. DESCRIPTION
DATE

SHEET NAME:
LIFE SAFETY & CODE REVIEW

PROJECT NO.
DA20_026

WEST CENTER
BAPTIST CHURCH

MADISON, SD

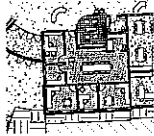
PROJECT MANAGER:
MATTHEW WEISS

DATE:
03.23.2021

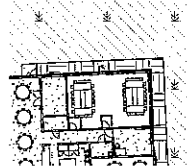
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PURPOSES ONLY

FULL SCALE: 30x42"
DRAWING MAY NOT BE PRINTED TO SCALE

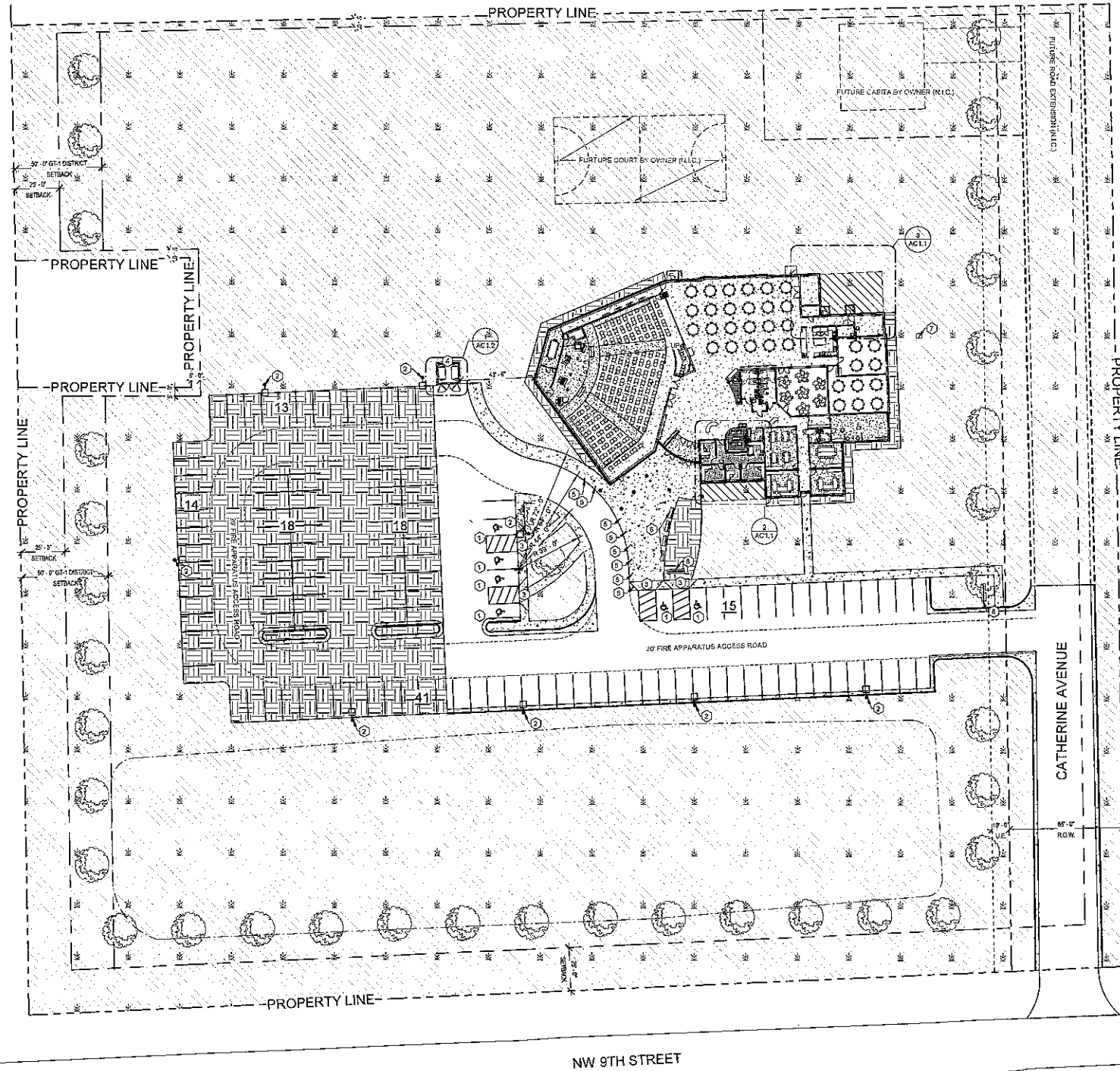


2 ARCHITECTURAL SITE PLAN ALTERNATE #1
1" = 30'-0"



3 ARCHITECTURAL SITE PLAN ALTERNATE #2
1" = 30'-0"

U.S. HWY 81



GENERAL NOTES - ARCH. SITE PLAN

- IMPORTANT: ARCHITECTURAL SITE PLAN SHOWN FOR REFERENCE AND DESIGN INTENT ONLY, AND NOT TO BE USED FOR CONSTRUCTION. REFER TO CIVIL FOR ALL DIMENSIONING, SLOPES & GRADING, SPOT ELEVATIONS & ADDITIONAL REQUIREMENTS.
- CONTRACTOR TO VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO SITE PREP. REPORT ANY DISCREPANCIES TO ARCHITECT AND CIVIL ENGINEER IMMEDIATELY.
- CONTRACTOR TO VERIFY ANY CRITICAL DIMENSIONS WITH REGARD TO EXISTING CONSTRUCTION, IF ANY.

KEYNOTES - ARCH. SITE PLAN

- DESIGNATED ADA PARKING STALL LOCATION. SEE CIVIL FOR STRIPING AND SIGNAGE REQUIREMENTS.
- SITE LIGHTING (SEE ELECTRICAL).
- ACCESSIBLE CURB CUT. SEE CIVIL FOR REQUIREMENTS.
- DUMPSTER LOCATION ENCLOSURE W/ WIND, 8H SCREENING FENCE (DUMPSTER(S) BY OWNER).
- CONCRETE FILLED METAL PIPE BOLLARD, SEE TYPICAL DETAIL S4C1.2. SPACING TO BE 10'-0" O.C. WHERE ARRANGED UNLESS NOTED OTHERWISE.
- WOOD BENCH BY OWNER (N.I.C.).
- TRANSFORMER LOCATION. SEE ELEC.
- SITE MONUMENT SIGNAGE. DESIGN BY OTHERS. SEE ELEC. FOR POWER AND DATA TO BE PROVIDED.
- PROVIDE STEEL POLE HINGES & GLIDE RINGS. PROVIDE HEAVY DUTY HANDLES & DROP PIN LOCKS. COVINT GATE POSTS WITH DECORATIVE POST CAPS. POST TO BE SITUATED WITHIN 1'-0" DIA X 4'-0" DEEP CONCRETE PIER.
- COVINT PART COLLECTION MASONRY STYLE GATES. WHITE DEERWOOD PVC PANEL AND FRAME FINISH.

BUILDING SUMMARY

BUILDING AREA	PARKING COUNT
TOTAL AREA = 21,064 SQ. FT. (INCLUDES ALTERNATES)	STALLS REQUIRED 85
OVERALL BLDG LENGTH = 205' (ROOFLINE NET INCLUDES)	NEW STALLS PROVIDED 124
OVERALL BLDG WIDTH = 130' (TO TOP OF ROOF PEAK)	NET TOTAL STALLS PROVIDED 124
NUMBER OF STORES = 1	ACCESSIBLE STALLS (REQUIRED) 5
	ACCESSIBLE STALLS (PROVIDED) 6
	LOADING SPACES PROVIDED 0



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SHEET NAME:
ARCHITECTURAL SITE PLAN

PROJECT NO.
DA20_026

WEST CENTER
BAPTIST CHURCH

MADISON, SD

PROJECT MANAGER:
MATTHEW WEISS

DATE:
03.23.2021

SHEET:

AC1.1

FOR BIDDING & PERMITTING
PURPOSES ONLY

GENERAL NOTES - ARCH. SITE PLAN

- A. IMPORTANT: ARCHITECTURAL SITE PLAN SHOWN FOR REFERENCE AND DESIGN INTENT ONLY, AND NOT TO BE USED FOR CONSTRUCTION. REFER TO CIVIL FOR ALL DIMENSIONING, SLOPING & GRADING, SPOT ELEVATIONS & ADDITIONAL REQUIREMENTS.
- B. CONTRACTOR TO VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO SITE PREP. REPORT ANY DISCREPANCIES TO ARCHITECT AND CIVIL ENGINEER IMMEDIATELY.
- C. CONTRACTOR TO VERIFY ANY CRITICAL DIMENSIONS WITH RESPECTS TO EXISTING CONSTRUCTION, IF ANY.

KEYNOTES - ARCH. SITE PLAN

1. DESIGNATED ADA PARKING STALL LOCATION, SEE CIVIL FOR STRIPING AND SIGNAGE REQUIREMENTS.
2. SITE LIGHTING (SEE ELECTRICAL).
3. ACCESSIBLE CURB CUT, SEE CIVIL FOR REQUIREMENTS.
4. DUMPSTER LOCATION ENCLOSURE W/ MIN. 6" SCREENING FENCE (DUMPSTER(S) BY OWNER).
5. CONCRETE FILLED METAL PIPE BOLLARD, SEE TYPICAL DETAIL RUC1.2, SPACING TO BE 10'-0" O.C. WHERE APPROPRIATE UNLESS NOTED OTHERWISE.
6. WOOD BENCH BY OWNER (N.O.C.).
7. TRANSFORMER LOCATION, SEE ELEC.
8. SITE MONUMENT SIGNAGE, DESIGN BY OTHERS, SEE ELEC. FOR POWER AND DATA TO BE PROVIDED.
9. PROVIDE STEEL POLE HINGES & GUIDE RINGS. PROVIDE HEAVY DUTY HANDLES & DROP PIN LOCKS. COUNT GATE POSTS WITH DECORATIVE POST CAPS. POST TO BE SCHEDULED WITHIN 1'-0" DIA X 4'-0" DEEP CONCRETE PIER.
10. COUNT PART COLLECTION MASONRY STYLE GATES, WHITE DEEPWOOD PVC PANEL AND FRAME FINISH.



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DATE:

REVISIONS:
NO. DESCRIPTION:

SHEET NAME:
TRASH ENCLOSURE DETAILS, SITE DETAILS

PROJECT NO.
DA20_026

WEST CENTER
BAPTIST CHURCH

MADISON, SD
PROJECT MANAGER:
MATTHEW WEISS

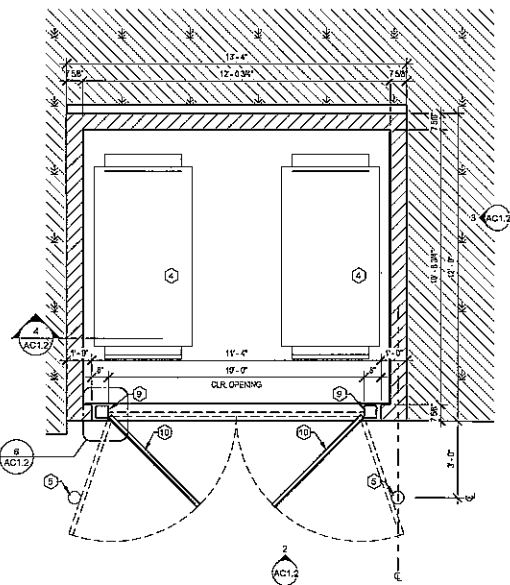
DATE:
03.23.2021

SHEET:

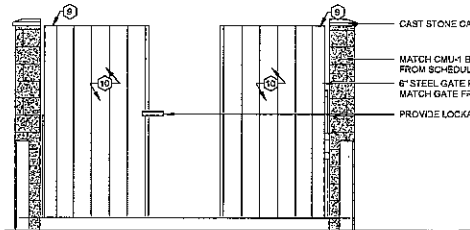
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PURPOSES ONLY

AC1.2

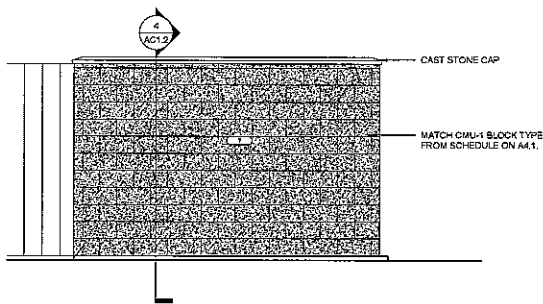
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DRAWING MAY NOT BE PRINTED TO SCALE



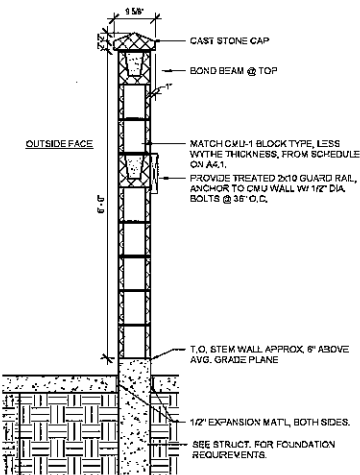
1 TRASH ENCLOSURE PLAN
3/8" = 1'-0"



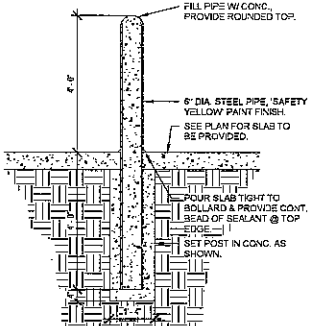
2 TRASH ENCLOSURE SOUTH
3/8" = 1'-0"



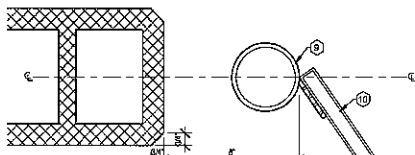
3 TRASH ENCLOSURE EAST (WEST, NORTH SIM.)
3/8" = 1'-0"



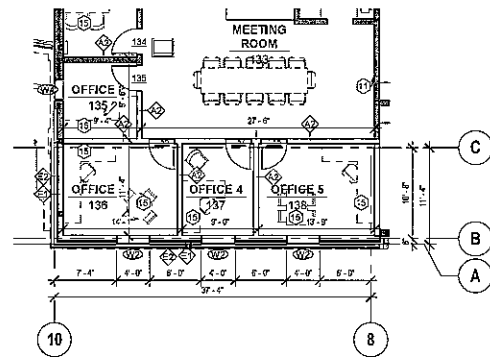
4 TRASH ENCLOSURE WALL SECTION
3/4" = 1'-0"



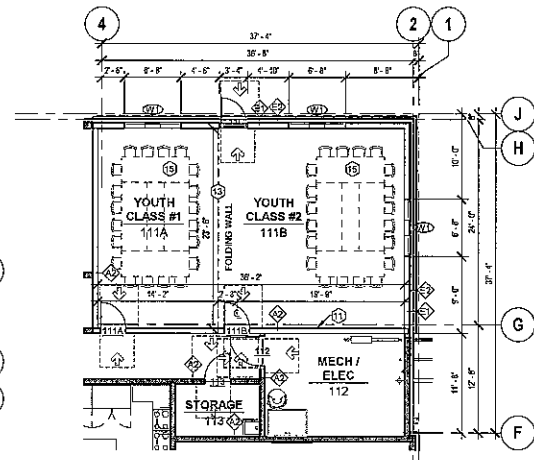
5 PIPE-BOLLARD DETAIL
1/2" = 1'-0"



6 TRASH ENCLOSURE DETAIL @ GATE
3" = 1'-0"



2 PHASE 2 - ALTERNATE #1
1/8" = 1'-0"



3 PHASE 2 - ALTERNATE #2
1/8" = 1'-0"

FLOOR PLAN LEGEND:	
	INDICATES ACCESSIBLE ROOM
	INDICATES HEARING (IMPAIRED) ROOM, SEE ELECTRICAL
	WALL TYPE, SEE SHEET T1.3
	WINDOW / STOREFRONT TYPE, SEE SHEET A7.1
	DOOR #, SEE SHEET A7.1
	DOOR APPROACH FOR ADA CLEARANCES
	SHEAR WALL, SEE STRUCT.
	FD FLOOR DRAIN, SEE MECH.
	FS FLOOR SINK, SEE MECH.
	DS DOWNSPOUT

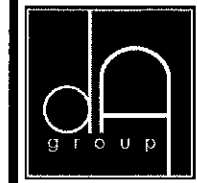
NOTE: NOT ALL DESIGNATIONS WILL APPEAR.

GENERAL NOTES - FLOOR PLANS

- ALL DIMENSIONS FROM FACE OF STUD @ INTERIOR WALL AND FACE OF MASONRY FOUNDATION @ EXTERIOR WALLS UNLESS CLEARLY NOTED OTHERWISE.
- ALL INTERIOR WALL TYPES TO BE WALL TYPE A2 UNLESS OTHERWISE NOTED. WALL TYPES LISTED ON SHEET T1.3.
- FLOOR FINISH TRANSITIONS TO BE 1/4" MAX. BETWEEN FINISH HEIGHTS.
- VERIFY ALL APPLIANCE DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO ARCHITECT IMMEDIATELY.
- PROVIDE WATER-RESISTANT COAT. @ ALL BATHROOM WALL SURFACES UNLESS CLEARLY NOTED OTHERWISE. MAINTAIN FIRE-RESISTANCE RATING, WHERE REQUIRED.
- CAULK PERIMETER OF ALL BACKSPRASHES. CAULK JOINT TO BE CLEAR OR MATCH COLOR OF ADJ. WALL FINISH.
- SEE SHEET A7.1 FOR DOOR/WINDOW FRAME ELEVATIONS, DOOR SCHEDULE AND WINDOW SCHEDULE.
- SEE ROOM FINISH SCHEDULE ON SHEET A7.1 FOR ALL INTERIOR FINISHES TO BE PROVIDED.
- MOVABLE FURNITURE SHOWN AS REFERENCE ONLY (NOT IN CONTRACT).
- PROVIDE CORNER GUARDS AT ALL INTERIOR OUTSIDE-CORNER APPLICATIONS EQUAL TO OR GREATER THAN 90 DEGREES.

KEYNOTES - FLOOR PLANS

- FEATURE WALL, FURNISHINGS BY OWNER COORD. ANY BLOCKING REQUIREMENTS WITH OWNER DURING CONSTRUCTION.
- PARTIAL HEIGHT WALL.
- NURSING/QUIET NOOK.
- HALF WALL/SWING GATE.
- MOVABLE WELCOME DESK.
- FIXED CHILDREN'S AREA CHECK-IN DESK. SEE DETAILS.
- ELECTRIC FIRE ALARM, MODEL NO. SF-NS30-BK, SURROUND MODEL NO. SF-51432-BK, PROVIDE WITH REMOTE CONTROL. MIN. R.O. DIMS 31" W x 31" H x 11" D. SEE ELEC. FOR POWER REQUIREMENTS.
- MISSION WALL, FURNISHINGS BY OWNER, COORD. ANY BLOCKING REQUIREMENTS WITH OWNER DURING CONSTRUCTION.
- BUILT-IN COUNTER, SEE TYPICAL DETAILS.
- ROOF HATCH AND LADDER LOCATION, SEE SPECS.
- 60" FLAT SCREEN TV BY OWNER, MOUNT @ 8'-0" O.C. HEIGHT.
- PROJECTOR SCREEN LOCATION ABOVE, SEE REFLECTED CEILING PLAN.
- FOLDING ACCORDION-TYPE WALL PARTITION SYSTEM, SEE SPECS FOR MORE INFO & BASIS-OF-DESIGN PRODUCT SELECTION.
- HEAVY DUTY GRIPABLE PARTITION SYSTEM, SEE SPECS FOR MORE INFO & BASIS-OF-DESIGN PRODUCT SELECTION.
- FURNITURE BY OWNER.
- 2" x 2" x 8" CONCRETE PIT FOR BAPTISMAL PUMP AND RECIRC. EQUIPMENT, SEE DETAILS.
- BUILT-IN COAT RACKS, SEE TYPICAL DETAIL WAS 3.
- FLOOR BOXES FOR ELECTRICAL POWER AT STAGE, SEE ELEC.
- FRAME WALLS TO 8'-0" AROUND ROOM 119 TO AVOID DUCTWORK TRUNK ABOVE, SEE MECH.



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Brookings, SD 57008 | P: 605.692.4008
315 N. Main Ave. Ste. 301
Sioux Falls, SD 57104 | P: 605.692.4008

STAMP:



DATE:

REVISIONS:
NO. DESCRIPTION

SHEET NAME:
FIRST FLOOR PLAN - PHASE 1

PROJECT NO.
DA20_026

WEST CENTER
BAPTIST CHURCH

MADISON, SD

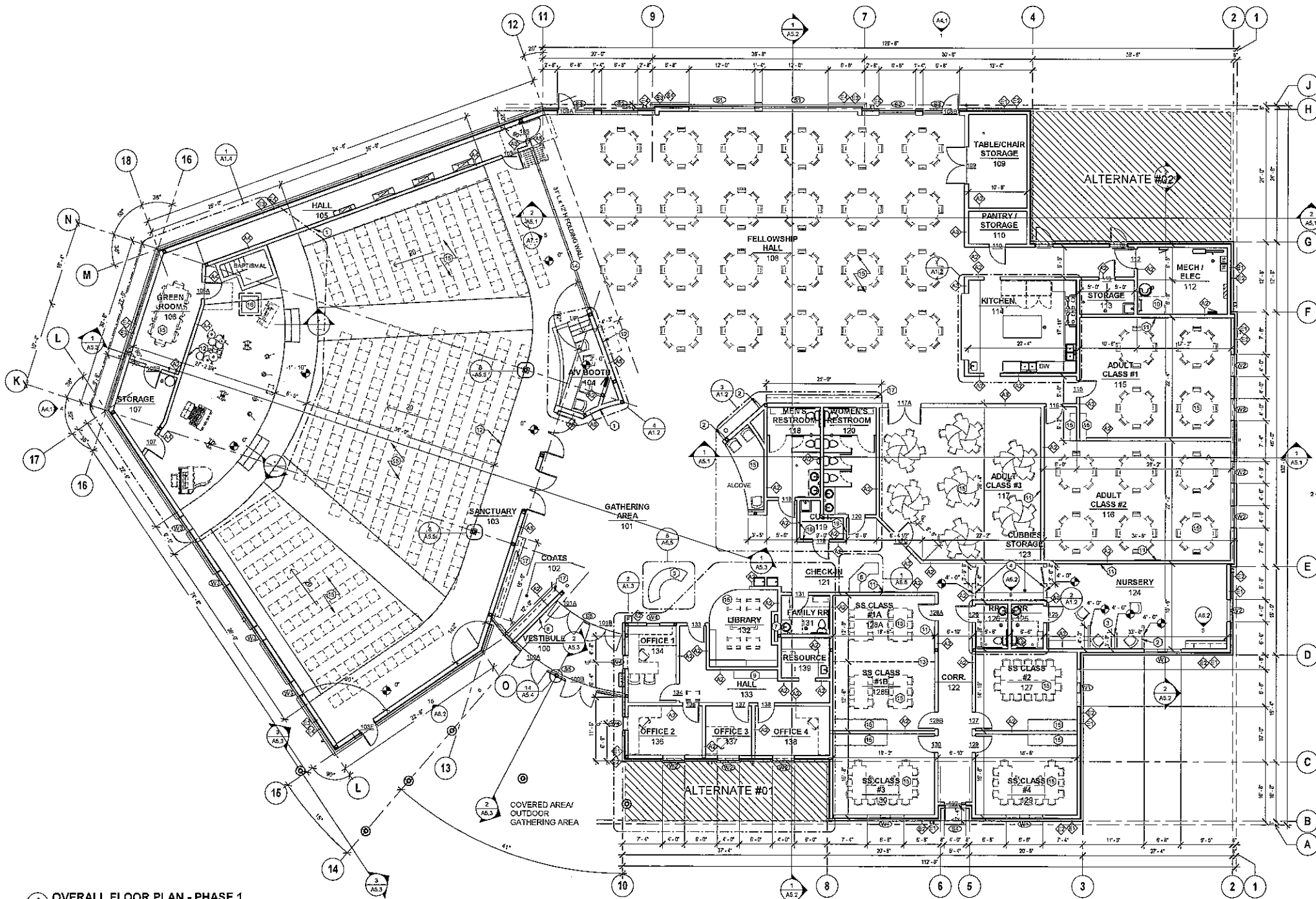
PROJECT MANAGER:
MATTHEW WEISS

DATE:
03.23.2021

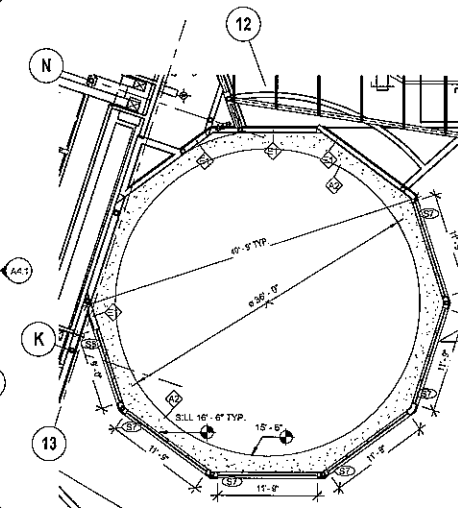
SHEET:

A1.1

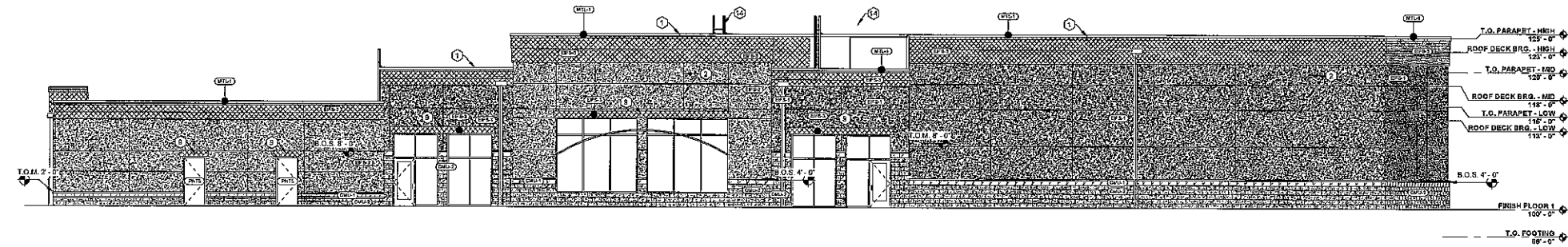
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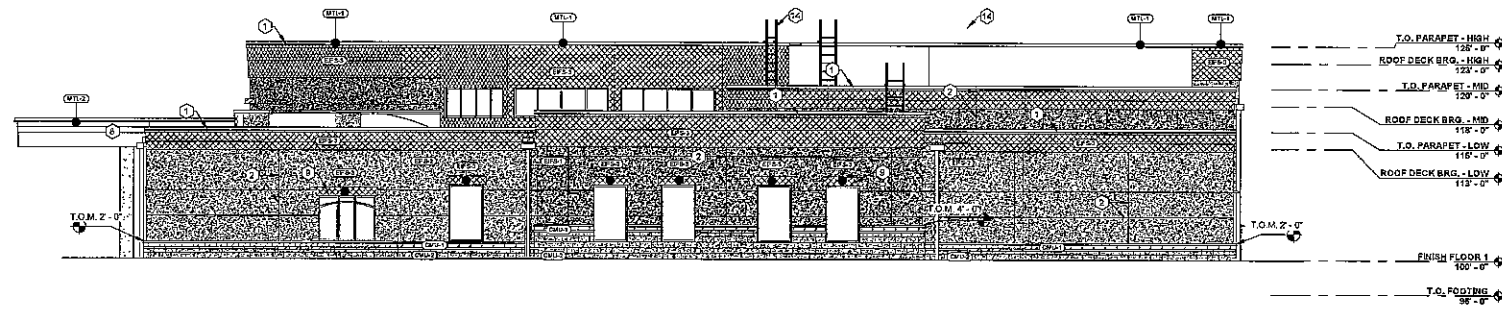
1 OVERALL FLOOR PLAN - PHASE 1
1/8" = 1'-0"



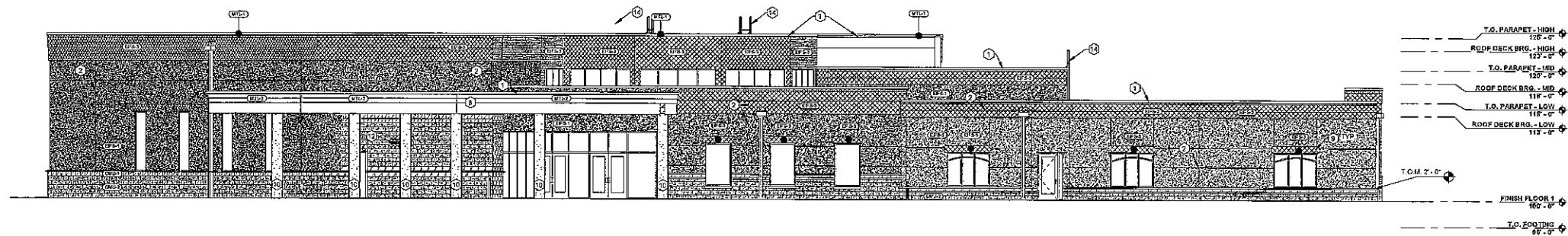
4 CLERESTORY PLAN
1/8" = 1'-0"



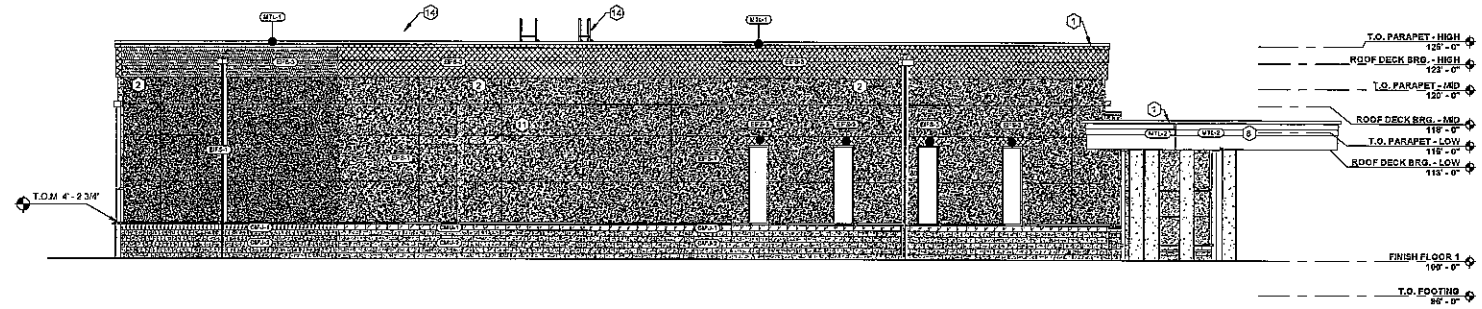
1 BUILDING ELEVATION - NORTH
1/8" = 1'-0"



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



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



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

GENERAL NOTES - BUILDING ELEVATIONS

- EXTERIOR LIGHTING INDICATED FOR PLACEMENT ONLY. SEE ELEC. FOR LIGHTING SPECIFICATIONS.
- SEE SPECIFICATIONS FOR FULL REQUIREMENTS FOR EXTERIOR BUILDING MATERIALS. MATERIALS INDICATED GENERICALLY ON PLANS FOR CLARITY.

KEYNOTES - BUILDING ELEVATIONS

- PREFIN. MTL. PARAPET CAP FLASHING
- EFS 3/4" VAPOR-CONTROL JOINT
- EFS 3/4" EXPANSION JOINT
- MIN. 6" x 18" OVERFLOW ROOF SCUPPER W/RAIN LEADER. SLEEVE INTO STEEL LINE PER CIVIL DRAWINGS. CONFIRM ACTUAL WALL OPENING HEIGHT IN FIELD W/HEIGHT OF INSULATION PROVIDED.
- CAST STONE BELT COURSE/BELL CAP. SEE TYPICAL DETAILS.
- EFS CORNICE DETAIL #1. SEE TYPICAL DETAILS.
- EFS CORNICE DETAIL #2. SEE TYPICAL DETAILS.
- CANOPY OVERHANG EDGE FLASHING. SEE TYPICAL DETAILS.
- SFS WATERBARE ABOVE WINDOWS & DOORS
- PREFABRICATED CAST STONE COLUMN SURROUNDS. SEE TYPICAL DETAILS.
- "CROSS" REVEAL. 12" x 1" D.
- ENLARGED QUOTE IN CAST STONE. SEE ENLARGED ELEVATION.
- BURNISHED BLOCK ACCENT COURSE BELOW CAST STONE SILL & WHERE OTHERWISE INDICATED.
- ROOF TRANSITION LADDER. SEE SPECS. FABRICATOR TO DESIGN TO MEET ALL OSHA REQUIREMENTS. VERIFY ACTUAL TRANSITION HEIGHTS IN FIELD AFTER INSULATION INSTALL.

EXTERIOR WALL MATERIAL TAKEOFF				
CODE	DESCRIPTION	MANUFACTURER	MATERIAL SPECIFICATIONS	SQFT TOTAL
CMU-1	16x24x16 CONCRETE MASONRY UNIT, SPLIT FACE	SEE SPECS	SEE SPECS	1229 SF
CMU-2	16x24x16 CONCRETE MASONRY UNIT, SPLIT FACE	SEE SPECS	SEE SPECS	2740 SF
EFS-1	EFS-1 TAN	SEE SPECS	SEE SPECS	18476 SF
EFS-2	EFS-2 BROWN	SEE SPECS	SEE SPECS	11287 SF
EFS-3	EFS-3 WHITE	SEE SPECS	SEE SPECS	1669 SF
MTL-2	SHEET METAL FLASHING & TRIM	SEE SPECS	SEE SPECS	1433 SF
STONE	ADHERED STONE VENEER	SEE SPECS	SEE SPECS	1811 SF

NOTES:
1. FINISH QUANTITIES ARE GENERATED AUTOMATICALLY. CONTRACTOR IS RESPONSIBLE FOR THEIR OWN QUANTITY CALCULATIONS. THIS SCHEDULE IS FOR CONVENIENCE ONLY AND NOT FOR BIDDING OR ORDERING PURPOSES.



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Sioux Falls, SD 57104 | P: 605.682.4008

STAMP:



DATE:

REVISIONS:
NO. DESCRIPTION

SHEET NAME:
BUILDING ELEVATIONS

PROJECT NO.
DA20_026

WEST CENTER
BAPTIST CHURCH

MADISON, SD
PROJECT MANAGER:
MATTHEW WEISS

DATE:
03.23.2021

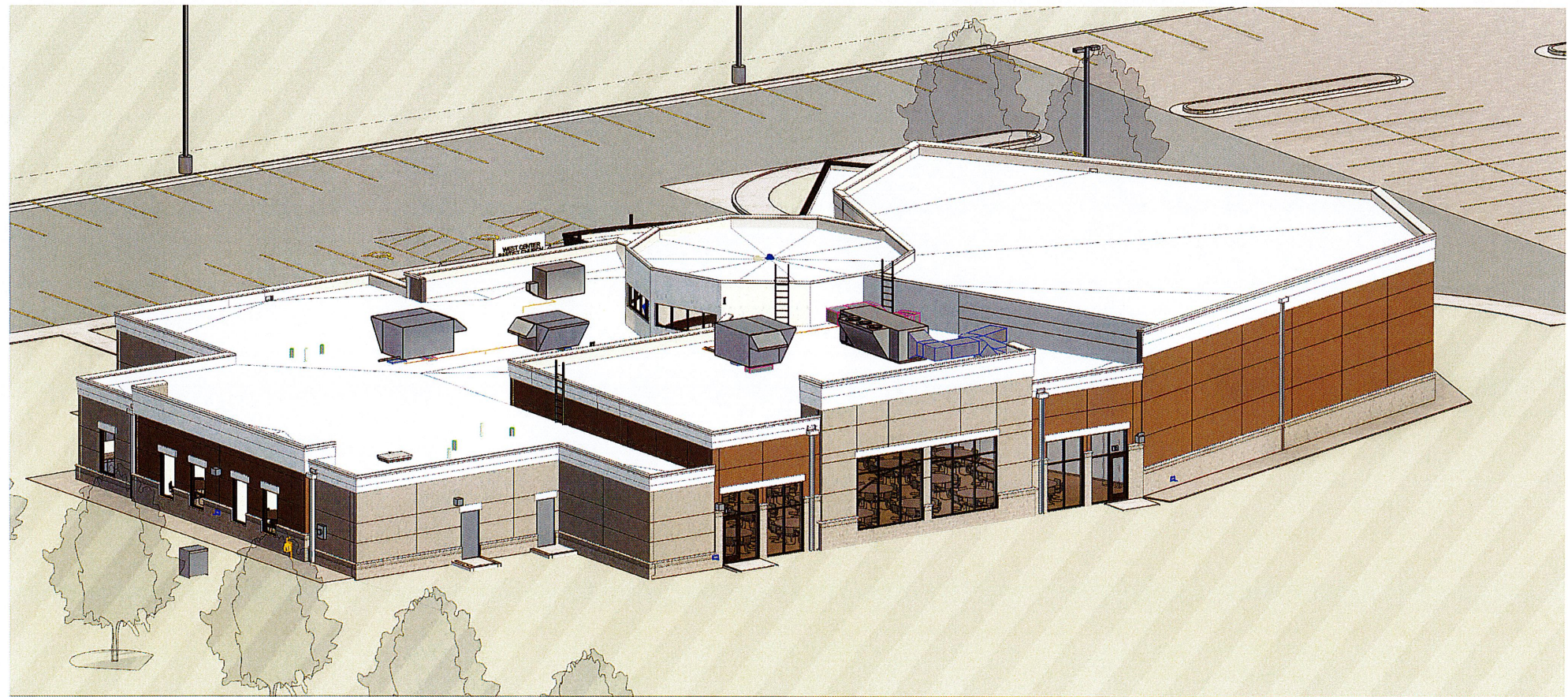
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A4.1

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PURPOSES ONLY



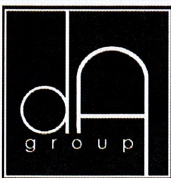
1 SW CORNER



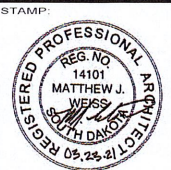
2 NE CORNER

GENERAL NOTES - 3D VIEWS

A. ALL 3D VIEWS ARE PROVIDED AS REFERENCE & CONVENIENCE ONLY AND NOT TO BE CONSTRUCTED AS CONVEYING CONSTRUCTION INFORMATION.



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DATE:	
REVISIONS:	
NO. DESCRIPTION:	

SHEET NAME:
3D VIEWS - EXTERIOR

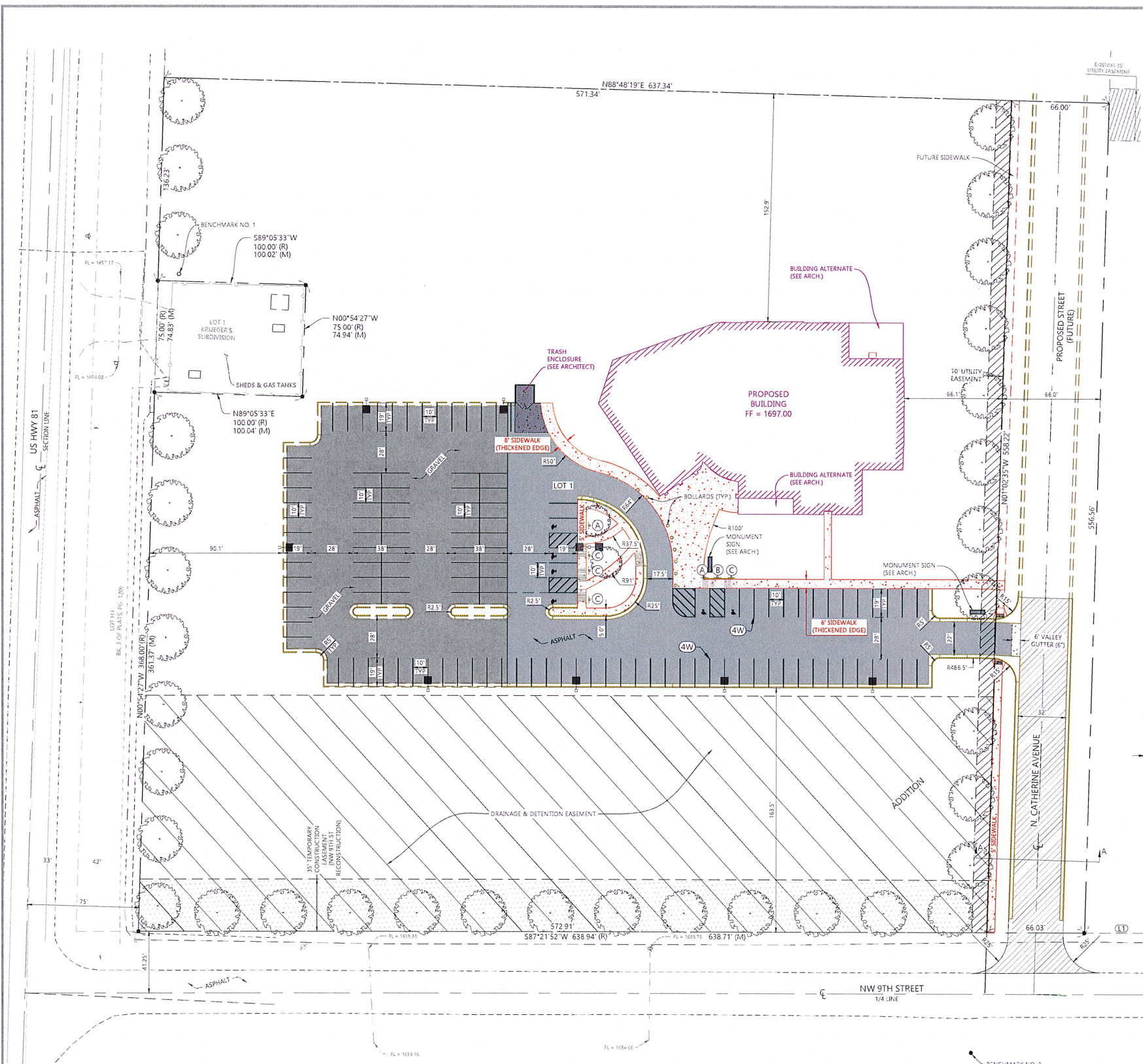
PROJECT NO.
DA20_026
WEST CENTER
BAPTIST CHURCH
MADISON, SD
PROJECT MANAGER:
MATTHEW WEISS
DATE:
03.23.2021

SHEET:

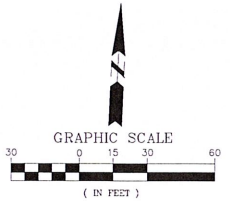
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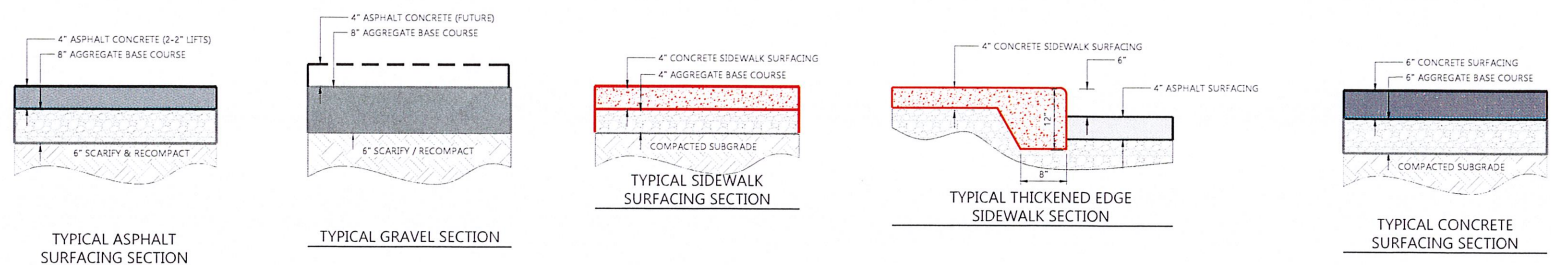
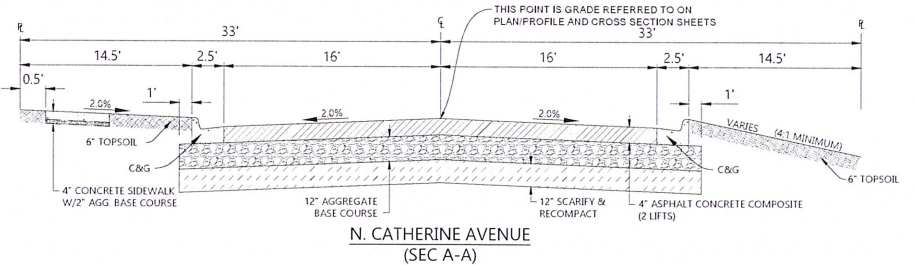
FOR BIDDING & PERMITTING
PURPOSES ONLY



- SITE NOTES:**
1. ALL CONSTRUCTION SHALL CONFORM TO CURRENT CITY OF MADISON GENERAL CONDITIONS FOR PUBLIC IMPROVEMENTS AND SUPPLEMENTAL STANDARD SPECIFICATIONS, TOGETHER WITH CURRENT SOUTH DAKOTA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES.
 2. WHERE NEW ASPHALT CONCRETE OR PCC PAVEMENT IS TO BE PLACED ADJACENT TO EXISTING PAVEMENT, THE EXISTING PAVEMENT SHALL BE SAWED FULL DEPTH TO A TRUE LINE WITH A VERTICAL FACE.
 3. ASPHALT CONCRETE COMPOSITE SHALL CONFORM TO THE SDDOT SPECIFICATIONS FOR CLASS G ASPHALT CONCRETE.
 4. ALL CONCRETE FOR CURB & GUTTER, VALLEY GUTTERS, DROP INLETS, AND SIDEWALKS SHALL BE CLASS M-6 CONCRETE.
 5. CONCRETE FOR SIDEWALK SHALL BE CLASS M-6 CUSHION MATERIAL FOR SIDEWALKS SHALL BE PLACED TO A DEPTH OF 4 INCHES. EXPANSION MATERIAL SHALL BE INSTALLED WHERE REQUIRED AND/OR AS DIRECTED BY THE ENGINEER. PROPOSED SIDEWALK SHALL BE CONSTRUCTED TWO FEET FROM THE PROPERTY LINE OR AS INDICATED OTHERWISE ON THE SITE PLAN.
 6. ALL RADIUS DIMENSIONS INDICATED ARE MEASURED TO THE BACK OF CURB.
 7. AGGREGATE BASE COURSE SHALL BE IN ACCORDANCE WITH SDDOT STANDARD SPECIFICATIONS SECTION 260. MATERIAL FOR BASE COURSE SHALL MEET THE REQUIREMENTS SET FORTH IN SDDOT STANDARD SPECIFICATIONS SECTION 882. CRUSHED CONCRETE MAY BE PROVIDED IN LIEU OF AGGREGATE BASE COURSE, PROVIDED IT MEETS THE GRADATION OF AGGREGATE BASE COURSE.
 8. PAVEMENT MARKINGS SHALL BE APPLIED AS PER THE SITE PLAN. THE CONTRACTOR SHALL ALSO FURNISH AND INSTALL THE ACCESSIBLE PARKING SIGNAGE IN ACCORDANCE WITH THE PLAN DETAILS AND CURRENT ADA STANDARDS.
 9. PAVEMENT MARKING PAINT SHALL BE A LATEX, WATERBOURNE EMULSION, READY MIXED WITH A DRYING TIME OF 45 MINUTES OR LESS. ALLOW CONCRETE PAVEMENT TO CURE 28 DAYS PRIOR TO APPLICATION OF PAVEMENT MARKING PAINT. THE MARKING AREA SHALL BE FREE OF DUST, DIRT OR OIL DURING THE APPLICATION OF THE PAVEMENT MARKING PAINT. PAVEMENT MARKING PAINT, TWO COATS, SHALL BE APPLIED AT A WET FILM THICKNESS OF 15 MILS, EACH COAT, AND SHALL BE APPLIED WITH MECHANICAL EQUIPMENT TO PRODUCE PAVEMENT MARKINGS WITH STRAIGHT EDGES AND UNIFORM WIDTH.
 10. WHERE EXISTING SURFACING IS TO BE REMOVED AND REPLACED, IT SHALL BE REPLACED WITH A SECTION MATCHING THE ADJACENT SURFACING WITH THE TYPICAL SECTION INDICATED AS A MINIMUM.
 11. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES, WARNING SIGNS, LIGHTS, FLASHERS AND FLAG PERSONS AS REQUIRED TO PROVIDE FOR THE SAFETY OF WORKERS AND THE PUBLIC AT LARGE. TEMPORARY FENCING SHALL BE INSTALLED AROUND ANY OPEN AREAS OF THE SITE. THE COST OF TRAFFIC CONTROL DEVICES AND TEMPORARY FENCING SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.
 12. PROPOSED CONSTRUCTION PROVIDES 2.1 AC. IMPERVIOUS ON SITE AND 0.2 AC. IMPERVIOUS FOR THE STREET. THE SITE IS CURRENTLY UNDEVELOPED AND CONTAINS 0 AC. IMPERVIOUS AREA.
 13. LEGAL DESCRIPTION: LOT 1 OF TRACT A OF THE WEST CENTER ADDITION TO THE CITY OF MADISON, LAKE COUNTY, SOUTH DAKOTA.
 14. THIS PROPERTY IS CURRENTLY ZONED R-20, MULTIPLE FAMILY, 2000 SQUARE FOOT DISTRICT.
 15. SETBACK LIMITS:
FRONT - 25'
SIDE - 5'
REAR - 10'
 16. PARKING SUMMARY:
118 STALLS
2 ADA VAN ACCESSIBLE
4 ADA ACCESSIBLE
124 TOTAL PARKING STALLS



- LEGEND**
- EXISTING CURB & GUTTER
 - EXISTING EDGE OF ASPHALT
 - EXISTING SIDEWALK
 - PROPOSED EDGE OF ASPHALT SURFACING
 - PROPOSED SIDEWALK
 - PROPOSED CURB & GUTTER
 - PROPOSED BUILDING
 - PROPOSED ASPHALT
 - PROPOSED GRAVEL
 - 4" WHITE PAVEMENT MARKING
 - PROPOSED TREE (SEE LANDSCAPE PLAN)
 - ACCESSIBLE SIGNAGE (SEE SHEET C1.8 FOR DETAIL)
 - PROPOSED LIGHT (SEE ELECTRICAL)
 - 6" CONC. BOLLARD (SEE ARCH.)
 - FUTURE CURB & GUTTER



BENCHMARK NO. 1:
5/8\"/>

BENCHMARK NO. 2:
5/8\"/>

BENCHMARK NO. 3:
5/8\"/>

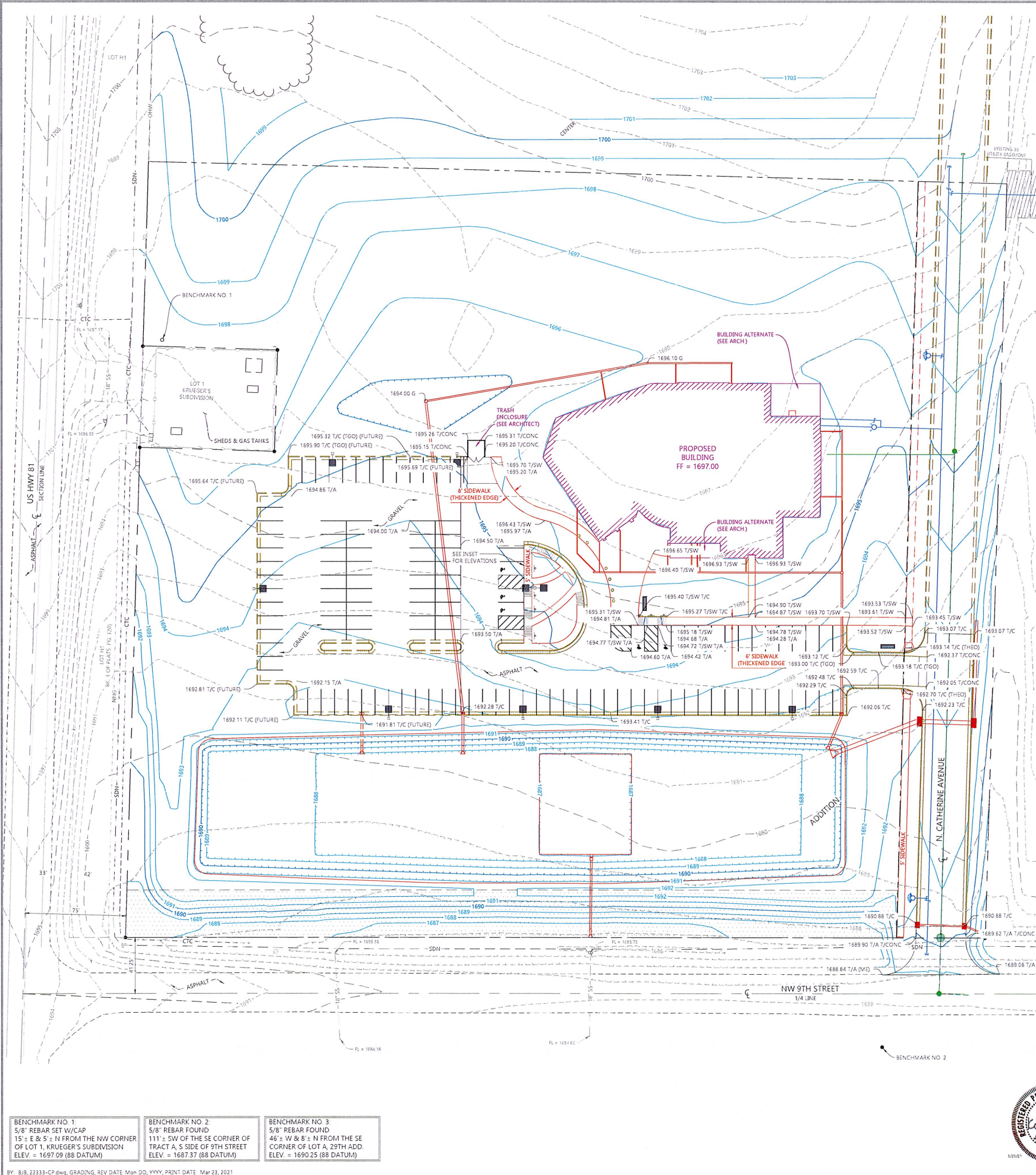


Sayre Associates
216 S. Dakota Avenue • Sioux Falls, SD 57104
Phone: (605) 332-7211 Fax: (605) 332-7222

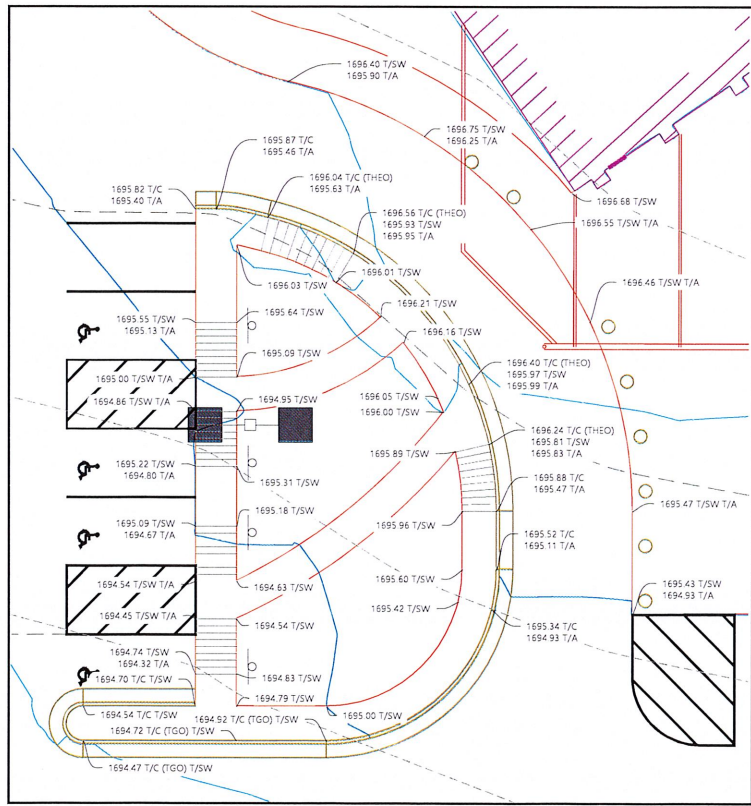
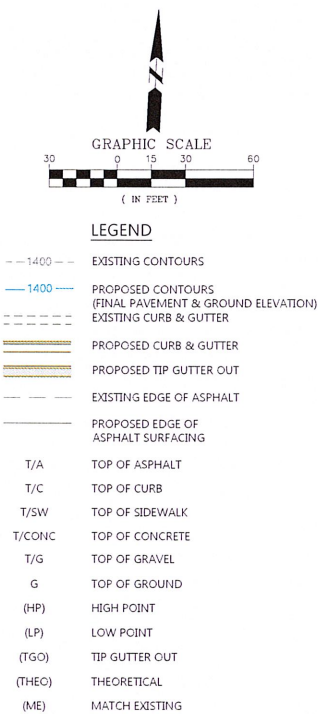
GIL HAUGAN CONSTRUCTION INC.
WEST CENTER BAPTIST CHURCH
NE CORNER OF HIGHLAND AVENUE AND NW 9TH STREET
MADISON, LAKE COUNTY, SOUTH DAKOTA

PROJECT NO: 22233
SURVEYED BY: DLS
CREATED BY: BJB
APPROVED BY: PJK
REVISION DATE: 3/23/21
SITE PLAN

C1.3



- GRADING NOTES
1. ALL CONSTRUCTION SHALL CONFORM TO CURRENT CITY OF MADISON GENERAL CONDITIONS FOR PUBLIC IMPROVEMENTS AND SUPPLEMENTAL STANDARD SPECIFICATIONS, TOGETHER WITH CURRENT SOUTH DAKOTA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES.
 2. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING PUBLIC AND PRIVATE UTILITIES PRIOR TO CONSTRUCTION.
 3. PRIOR TO BEGINNING GRADING OPERATIONS, A SUFFICIENT QUANTITY OF TOPSOIL FOR POST GRADING OPERATIONS SHALL BE SALVAGED AND STOCKPILED.
 4. THE CONTRACTOR SHALL ENSURE ALL CONSTRUCTION MEETS CURRENT ADA STANDARDS FOR SLOPES AT ENTRANCES, RAMPS, APPROACHES AND SIDEWALKS.
 5. THE CONTRACTOR SHALL FURNISH ALL BORROW MATERIAL IF NECESSARY, TO ACHIEVE THE FINAL DESIGN ELEVATIONS. EXCESS MATERIAL SHALL BECOME THE PROPERTY OF THE OWNER AND STOCKPILED AT A LOCATION DESIGNATED BY THE OWNER.
 6. WATER FOR COMPACTION OF THE SUBGRADE AND EMBANKMENTS SHALL BE PROVIDED BY THE CONTRACTOR AND USED TO MAINTAIN SOIL AT OR NEAR OPTIMUM MOISTURE CONTENT TO OBTAIN THE REQUIRED DENSITY. COMPACTION OF SUBGRADE AND EMBANKMENTS SHALL BE GOVERNED BY THE SPECIFIED DENSITY METHOD. COMPACTION SHALL BE NO LESS THAN 95% OF STANDARD PROCTOR DENSITY OR AS SPECIFIED IN THE GEOTECHNICAL REPORT (IF AVAILABLE), WHICHEVER IS GREATER.
 7. FOLLOWING COMPLETION OF THE GRADING OPERATIONS, TOPSOIL SHALL BE SPREAD EVENLY OVER ALL LANDSCAPING AREAS TO A DEPTH OF 6" INCHES.
 8. ALL GRADING AND SURFACING OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PROVIDED BY GEOTEK, INC., #21-108, DATED FEBRUARY 12, 2021.
 9. CURB AND GUTTER ISLAND TOP OF CURB ELEVATIONS WERE DETERMINED BASED UPON FLAT GUTTER PAVES.
 10. SEE SHEET C16 FOR STREET PLANS.

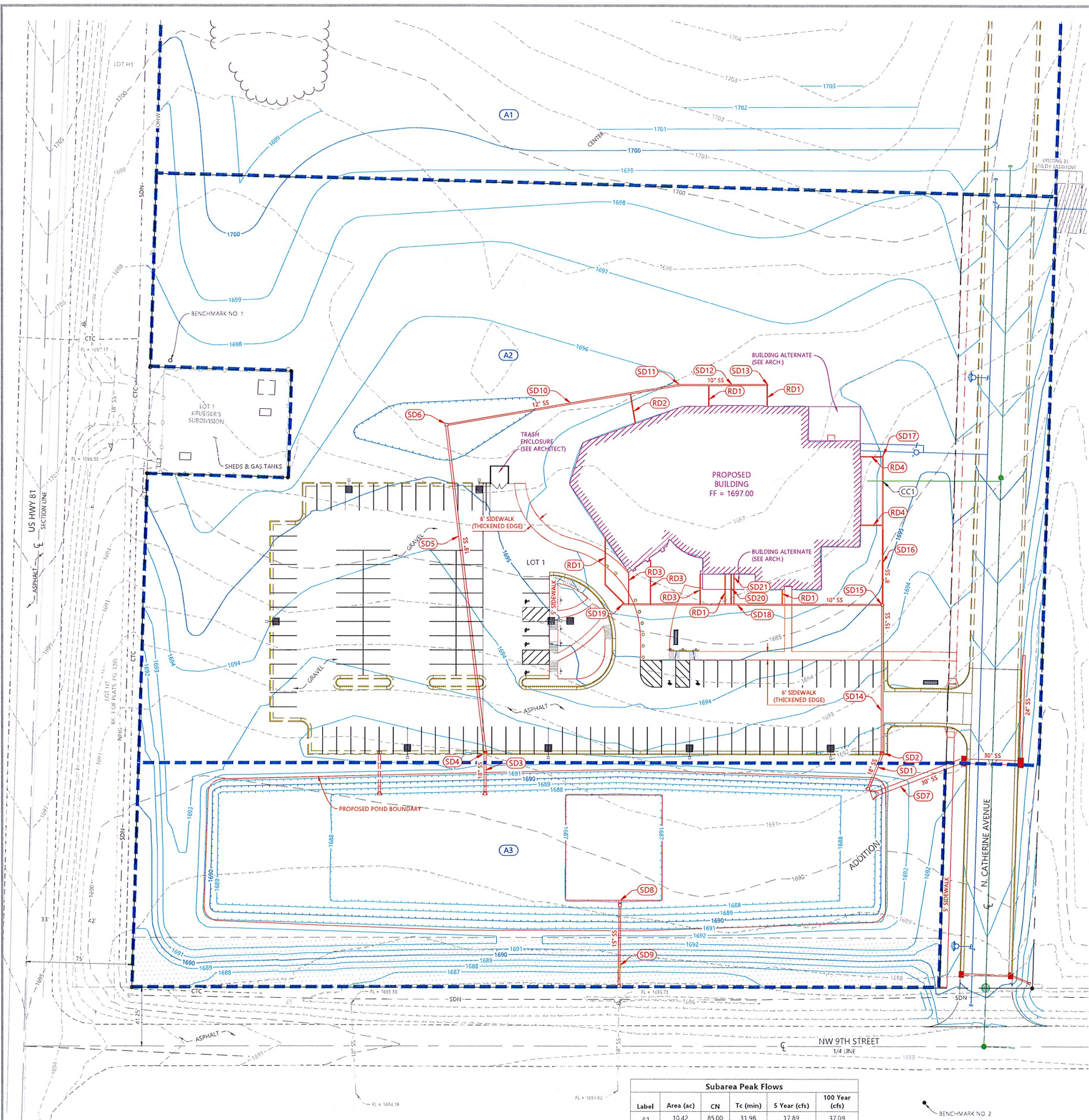


BENCHMARK NO. 1:
5/8" REBAR SET W/CAP
15' ± E & 5' ± N FROM THE NW CORNER
OF LOT 1, KRUEGER'S SUBDIVISION
ELEV. = 1697.09 (88 DATUM)

BENCHMARK NO. 2:
5/8" REBAR FOUND
111' ± SW OF THE SE CORNER OF
TRACT A, S SIDE OF 9TH STREET
ELEV. = 1687.37 (88 DATUM)

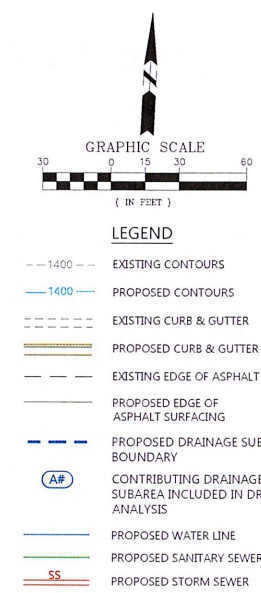
BENCHMARK NO. 3:
5/8" REBAR FOUND
46' ± W & 8' ± N FROM THE SE
CORNER OF LOT A, 29TH ADD.
ELEV. = 1690.25 (88 DATUM)





- STORM SEWER NOTES:**
- (SD1) INSTALL THE FOLLOWING:
18" RCP FLARED END
(INV. = 1688.17)
18" x 21' RCP
(SLOPE = 1.0%)
 - (SD2) INSTALL TYPE B1 DROP INLET
TOP = 1692.06
INV. = 1688.44
 - (SD3) INSTALL THE FOLLOWING:
18" RCP FLARED END
(INV. = 1687.35)
18" x 22' RCP
(SLOPE = 2.21%)
 - (SD4) INSTALL TYPE B1 DROP INLET
TOP = 1692.28
INV. = 1687.98
 - (SD5) INSTALL 18" x 230' HP STORM
(SLOPE = 0.80%)
 - (SD6) INSTALL 2' x 2' CATCH BASIN
TOP = 1694.00
INV. = 1690.32 (E)
= 1689.82 (S)
 - (SD7) INSTALL THE FOLLOWING:
30" RC ARCH FLARED END
(INV. = 1688.17)
30" x 63' RC ARCH PIPE
(SLOPE = 0.30%)
 - (SD8) INSTALL 2' x 2' OUTLET CONTROL STRUCTURE
(SEE DETAIL ON SHEET C1.9)
TOP = 1691.27
INV. = 1686.77
 - (SD9) INSTALL THE FOLLOWING:
15" x 50' RCP
(SLOPE = 0.90%)
15" RCP FLARED END
INV. = 1686.26
 - (SD10) INSTALL 12" x 166' HP STORM
(SLOPE = 1.00%)
 - (SD11) INSTALL 18" NYLOPLAST DRAIN BASIN
W/ SOLID COVER
TOP = 1696.10
INV. = 1691.98
 - (SD12) INSTALL 10" x 63' HP STORM
(SLOPE = 1.00%)
 - (SD13) INSTALL 6" CLEAN OUT
TOP = 1696.53
INV. = 1692.61
 - (SD14) INSTALL 15" x 103' HP STORM
(SLOPE = 1.36%)
 - (SD15) INSTALL 24" NYLOPLAST DRAIN BASIN
W/ SOLID COVER
TOP = 1694.74
INV. = 1688.96
 - (SD16) INSTALL 8" x 104' HP STORM
(SLOPE = 2.90%)
 - (SD17) INSTALL 6" CLEAN OUT
TOP = 1695.94
INV. = 1692.00
 - (SD18) INSTALL 10" x 184' HP STORM
(SLOPE = 1.28%)
 - (SD19) INSTALL 6" CLEAN OUT
TOP = 1696.33
INV. = 1691.31
 - (SD20) INSTALL THE FOLLOWING:
1 - 6" x 10" TEE
6" x 21' PVC
(SLOPE = 2.00%)
INV. = 1691.03 (COORDINATE W/ MECH.)
 - (SD21) INSTALL THE FOLLOWING:
1 - 4" x 10" TEE
4" x 21' PVC
(SLOPE = 2.00%)
INV. = 1691.03 (COORDINATE W/ MECH.)
- CRITICAL CROSSING NOTE**
- (CC1) FG = 1695.83±
INV. = 1688.29 (6" SAN.)
INV. = 1691.48 (8" STORM)

- GRADING NOTES:**
- ALL CONSTRUCTION SHALL CONFORM TO CURRENT CITY OF MADISON GENERAL CONDITIONS FOR PUBLIC IMPROVEMENTS AND SUPPLEMENTAL STANDARD SPECIFICATIONS, TOGETHER WITH CURRENT SOUTH DAKOTA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES.
 - THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING PUBLIC AND PRIVATE UTILITIES PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL FURNISH ALL BORROW MATERIAL, IF NECESSARY, TO ACHIEVE THE FINAL DESIGN ELEVATIONS. EXCESS MATERIAL SHALL BECOME THE PROPERTY OF THE OWNER AND STOCKPILED AT A LOCATION DESIGNATED BY THE OWNER.
 - UNLESS SPECIFIED IN THE CALLOUTS, STORM DRAINAGE PIPE SHOWN MAY BE RCP (CL 3), HP STORM, PVC (SDR35), PVC (SCH. 40), OR HDPE DUAL WALL (WATER TIGHT JOINTS).
 - ALL ROOF DRAIN/DOWNSPOUT CONNECTIONS SHALL BE COORDINATED WITH THE ARCHITECTURAL/MECHANICAL PLANS.
 - WATER FOR COMPACTION OF THE SUBGRADE AND EMBANKMENTS SHALL BE PROVIDED BY THE CONTRACTOR AND USED TO MAINTAIN SOIL AT OR NEAR OPTIMUM MOISTURE CONTENT TO OBTAIN THE REQUIRED DENSITY. COMPACTION OF SUBGRADE AND EMBANKMENTS SHALL BE GOVERNED BY THE SPECIFIED DENSITY METHOD. COMPACTION SHALL BE NO LESS THAN 95% OF STANDARD PROCTOR DENSITY OR AS SPECIFIED IN THE GEOTECHNICAL REPORT (IF AVAILABLE), WHICHEVER IS GREATER.
 - ALL GRADING AND SURFACING OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PROVIDED BY GEOTEK, INC., #21-108, DATED FEBRUARY 12, 2021.



BENCHMARK NO. 1:
5/8" REBAR SET W/CAP
15' ± E & 5' ± N FROM THE NW CORNER
OF LOT 1, KRUEGER'S SUBDIVISION
ELEV. = 1697.09 (88 DATUM)

BENCHMARK NO. 2:
5/8" REBAR FOUND
111' ± SW OF THE SE CORNER OF
TRACT A, S SIDE OF 9TH STREET
ELEV. = 1687.37 (88 DATUM)

BENCHMARK NO. 3:
5/8" REBAR FOUND
46' ± W & 8' ± N FROM THE SE
CORNER OF LOT A, 29TH ADD.
ELEV. = 1690.25 (88 DATUM)

Subarea Peak Flows					
Label	Area (ac)	CN	Tc (min)	5 Year (cfs)	100 Year (cfs)
A1	10.42	85.00	31.98	17.89	37.09
A2	5.78	73.23	29.21	5.90	15.85
A3	2.07	61.00	15.00	0.71	3.05

Proposed Pond Data						
Event	Existing Peak Flow (cfs)	Allowed Discharge Rate (cfs)*	Developed Peak Flow into Pond (cfs)	Peak Discharge from Pond (cfs)	HWL	Max Storage Volume (ac-ft)
5 Year	13.60	4.71	24.08	4.21	1688.80	1.03
100 Year	40.09	9.69	55.93	9.11	1690.18	2.41



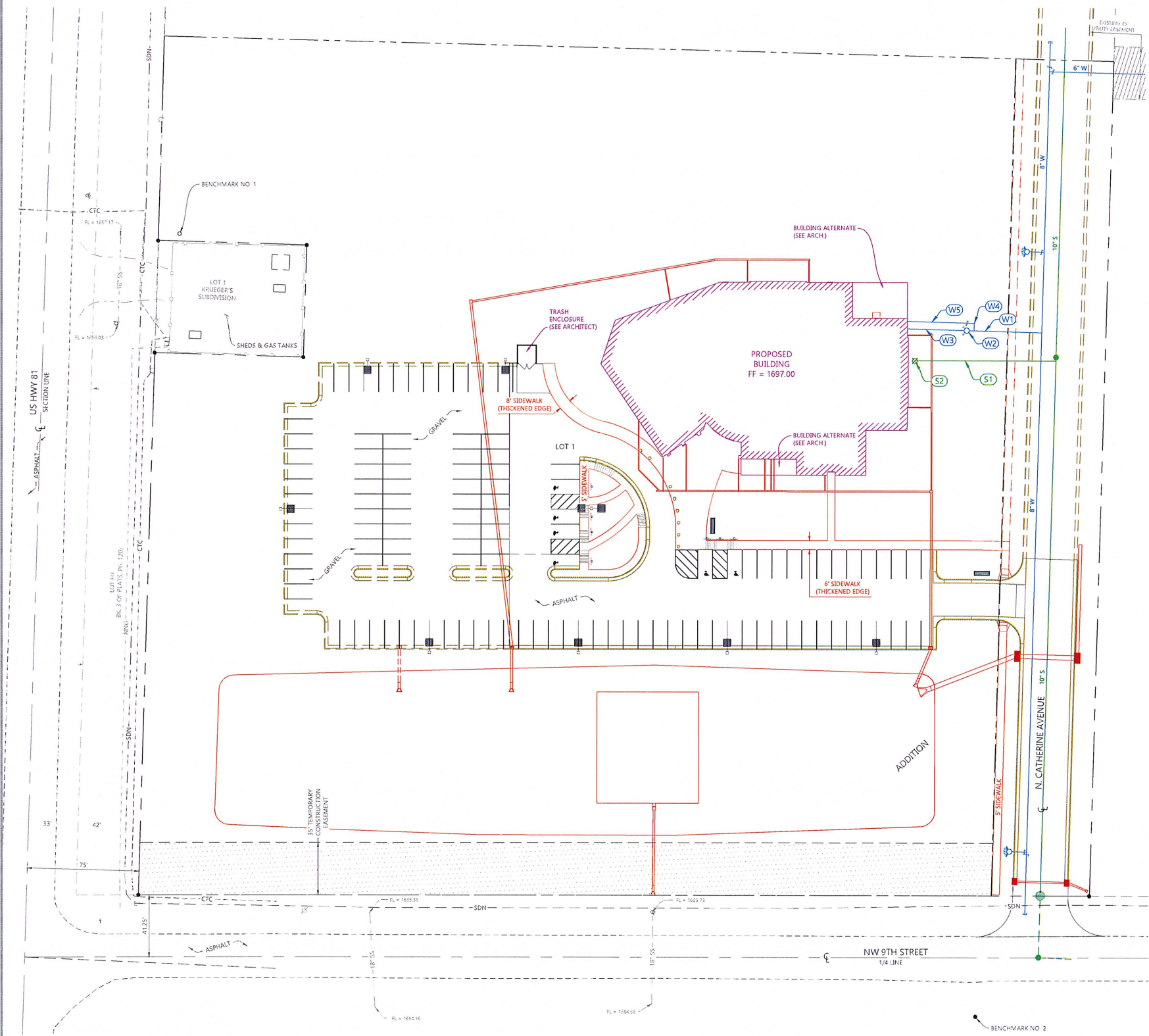
Engineers • Surveyors

Sayre Associates
216 S. Dakota Avenue • Sioux Falls, SD 57104
Phone (605) 332-7211 Fax (605) 332-7222

GIL HAUGAN CONSTRUCTION INC.
WEST CENTER BAPTIST CHURCH
NE CORNER OF HIGHLAND AVENUE AND NW 9TH STREET
MADISON, LAKE COUNTY, SOUTH DAKOTA

PROJECT NO.: 22333
SURVEYED BY: DLS
CREATED BY: BJB
APPROVED BY: PJK
REVISION DATE: 3/23/21
DRAINAGE PLAN

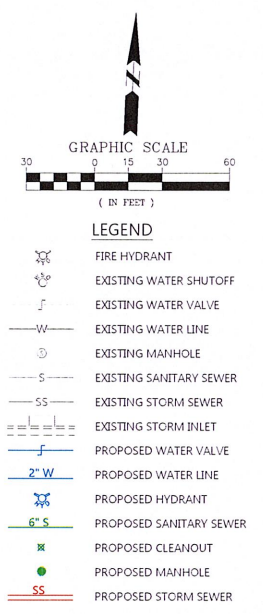
C1.5



- UTILITY NOTES:**
1. ALL CONSTRUCTION SHALL CONFORM TO CURRENT CITY OF MADISON GENERAL CONDITIONS FOR PUBLIC IMPROVEMENTS AND SUPPLEMENTAL STANDARD SPECIFICATIONS, TOGETHER WITH CURRENT SOUTH DAKOTA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES.
 2. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING PUBLIC AND PRIVATE UTILITIES PRIOR TO CONSTRUCTION.
 3. THE LOCATION AND ELEVATION OF ALL UTILITY CONNECTIONS TO THE BUILDING SHALL BE VERIFIED AND COORDINATED WITH THE MECHANICAL, ELECTRICAL AND/OR ARCHITECTURAL PLANS.
 4. PROPOSED GAS AND POWER SERVICE LOCATIONS SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR, MECHANICAL AND/OR ELECTRICAL PLANS AND THE RESPECTIVE UTILITY COMPANIES.
 5. ANY DISCONTINUED EXTENSIONS OR SERVICES NOT TO BE USED SHALL BE DISCONNECTED AT THE CITY MAIN AT THE OWNER'S EXPENSE, AT THE CITY ENGINEER'S DISCRETION.
 6. ALL UTILITY TRENCHES SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE STANDARD PROCTOR DENSITY (ASTM D690) OR AS PER GEOTECHNICAL REPORT (IF AVAILABLE), WHICHEVER IS GREATER.
 7. ENSURE THAT A MINIMUM OF THREE FOOT OF DISTANCE IS PROVIDED BETWEEN THE P.I.V. ASSEMBLY AND THE DOMESTIC SERVICE STOP VALVE SUCH THAT A VALVE WRENCH CAN BE TURNED ON THE DOMESTIC SERVICE BY CITY PERSONNEL.
 8. THE CONTRACTOR SHALL COORDINATE CONNECTION OF THE P.I.V. ELECTRONICALLY SUPERVISED TAMPER SWITCH WITH BUILDING ELECTRICAL AND/OR MECHANICAL CONTRACTORS.
 9. WATER SERVICE SHALL END WITH A BLIND FLANGE INSIDE OF THE FOUNDATION WALL AND 18 INCHES ABOVE THE FINISHED FLOOR. VERIFY LOCATION WITH MECHANICAL PLANS.
 10. ALL WATER MAIN SHALL BE INSTALLED WITH A MINIMUM SIX (6) FEET OF COVER.
 11. SEE SHEET C1.7 FOR STREET UTILITY PLAN.

- SANITARY SEWER NOTES:**
- (S1) INSTALL THE FOLLOWING:
10" x 6" WVE
(INV. = 1686.29 VERIFY)
6" x 95' PVC
(SLOPE = 2.00%)
- (S2) INSTALL 6" CLEAN OUT WITHIN 5' OF BUILDING
(COORDINATE LOCATION WITH MECHANICAL)
TOP = 1696.31
INV. = 1688.52

- WATER NOTES:**
- (W1) INSTALL THE FOLLOWING:
8" x 6" MJ TEE
6" x 45' WATER MAIN
- (W2) INSTALL POST INDICATOR VALVE (P.I.V.)
(AT LEAST 40' FROM BUILDING)
- (W3) INSTALL 6" x 45' WATER MAIN (FIRE SERVICE)
(COORDINATE TIE-IN W/ MECHANICAL ENGINEER)
- (W4) INSTALL THE FOLLOWING:
6" x 2" SERVICE TAP
2" x 5' WATER SERVICE
2" x 90° BEND
- (W5) INSTALL THE FOLLOWING:
2" SHUT OFF VALVE
2" x 45' WATER MAIN
(COORDINATE W/ MECHANICAL ENGINEER)



THE UTILITIES SHOWN HAVE BEEN LOCATED USING FIELD SURVEY INFORMATION AND RECORDS MADE AVAILABLE TO US BY THE CITY OF MADISON AND THE RESPECTIVE UTILITY COMPANIES AT THE TIME THIS SITE PLAN WAS BEING PREPARED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE EXACT LOCATION OF UNDERGROUND UTILITIES MUST BE VERIFIED BY THE CITY OF MADISON OR PRIVATE UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION BY CALLING THE SOUTH DAKOTA ONE CALL NOTIFICATION CENTER AT 1-800-781-7474.

BENCHMARK NO. 1: 5/8" REBAR SET W/CAP 15' ± E & 5' ± N FROM THE NW CORNER OF LOT 1, KRUEGER'S SUBDIVISION ELEV. = 1697.09 (88 DATUM)	BENCHMARK NO. 2: 5/8" REBAR FOUND 111' ± SW OF THE SE CORNER OF TRACT A, S SIDE OF 9TH STREET ELEV. = 1687.37 (88 DATUM)	BENCHMARK NO. 3: 5/8" REBAR FOUND 46' ± W & 8' ± N FROM THE SE CORNER OF LOT A, 25TH ADD. ELEV. = 1690.25 (88 DATUM)
--	--	--

BY: BJB, 22333-CP.dwg, UTILITY, REV DATE: Mon DD, YYYY, PRINT DATE: Mar 23, 2021

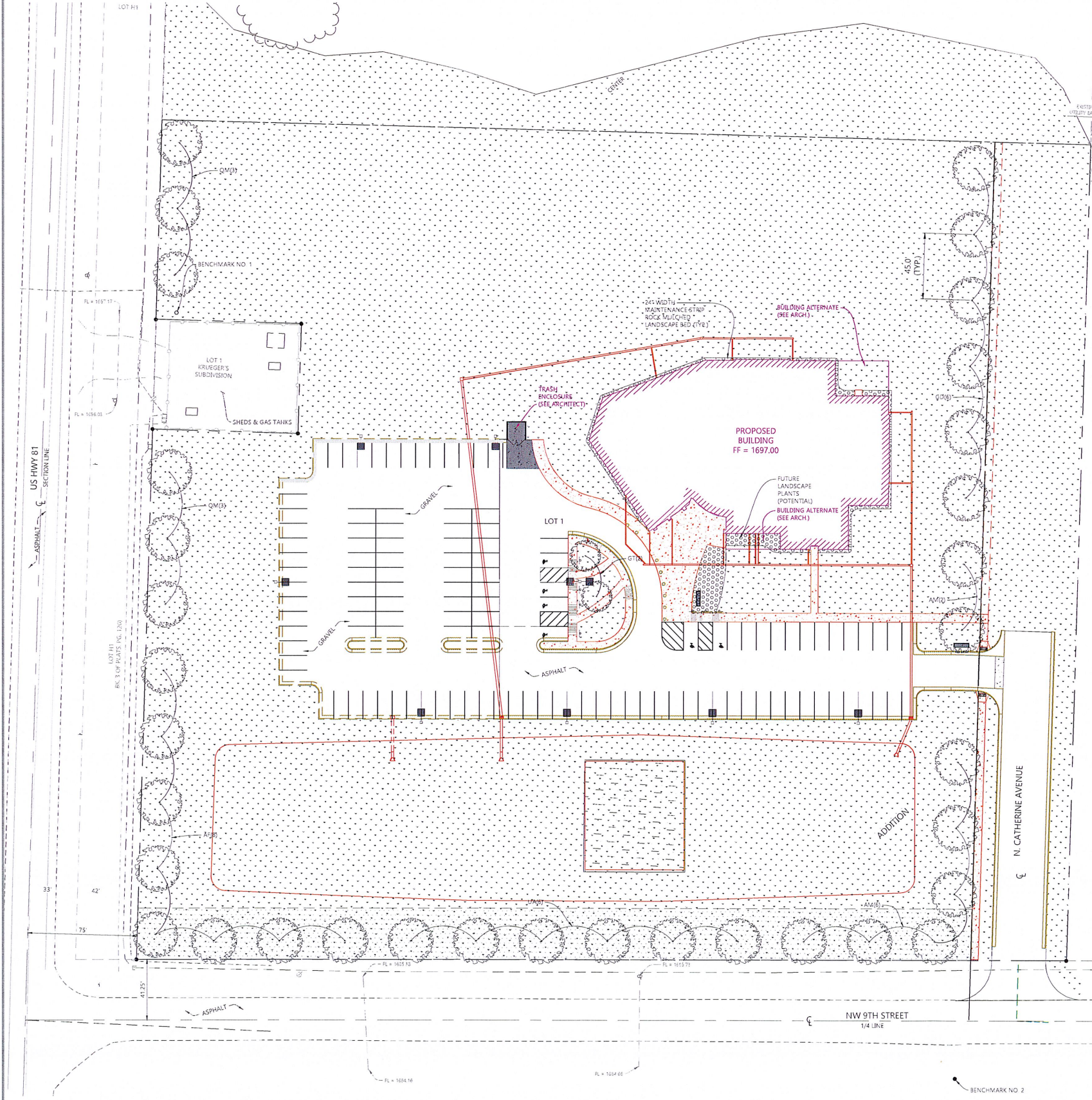


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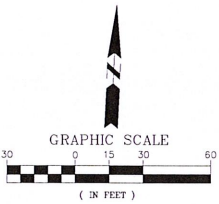
GIL HAUGAN CONSTRUCTION INC.
WEST CENTER BAPTIST CHURCH
NE CORNER OF HIGHLAND AVENUE AND NW 9TH STREET
MADISON, LAKE COUNTY, SOUTH DAKOTA

PROJECT NO.:	22333
SURVEYED BY:	DLS
CREATED BY:	BJB
APPROVED BY:	PJK
REVISION DATE:	3/23/21
UTILITY PLAN	

C1.6



PLANT SCHEDULE- WEST CENTER BAPTIST CHURCH				
KEY QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND. REMARKS
DECIDUOUS SHADE TREES				
AF	ABIES FRANKII 'JEFFERSON'	AUTUMN BLAZE MAPLE	1.25" B&B	
AM	ABIES FRANKII 'MORTON'	STATE STREET MAPLE	1.25" B&B	
GD	GYNOCLEADUS DIOICUS 'ESPRESSO-JES'	ESPRESSO KENTUCKY COFFEETREE	1.25" B&B	
GT	GYNOCLEADUS DIOICUS 'STREETKEEPER'	STREETKEEPER HONEYLOCUST	1.25" B&B	
QM	QUERCUS MACROCARPA	BURR OAK	1.25" B&B	
UA	ULMUS AMERICANA 'PRINCETON'	PRINCETON ELM	1.25" B&B	



- LEGEND**
- EXISTING CURB & GUTTER
 - EXISTING EDGE OF ASPHALT
 - EXISTING SIDEWALK
 - PROPOSED EDGE OF ASPHALT SURFACING
 - PROPOSED SIDEWALK
 - PROPOSED CURB & GUTTER
 - PROPOSED BUILDING
 - PROPOSED DECIDUOUS TREE
 - PROPOSED CONIFEROUS TREE
 - 6" TOPSOIL SEED MIX A (NON-IRR., HYDRO-MULCH)
 - 6" TOPSOIL SEED MIX B (DETENTION BASIN)
 - PROPOSED ROCK MULCH BEDS

CITY OF MADISON LANDSCAPE STANDARDS

FRONT YARD SETBACK TREE REQUIREMENTS:
TOTAL LOT FRONTAGE (WEST, SOUTH AND EAST) 1,628.73 LF / 50 = **33 TREES REQUIRED**
(34 TREES PROPOSED)

INTERIOR TREE REQUIREMENTS:
INTERIOR PARKING STALLS 41 STALLS / 25 = **2 TREES REQUIRED**
(2 TREES PROPOSED)

TOTAL SITE TREE REQUIREMENTS:
TOTAL PROVIDED PARKING STALLS = 125 STALLS
TOTAL TREE REQUIREMENT: 125 / 6 = **21 TREES REQUIRED**
(SETBACK + INTERIOR TREE REQUIREMENT IS HIGHER)

GENERAL LANDSCAPE NOTES

PERMANENT SEEDING AND FERTILIZING:
THE AREAS TO BE PERMANENTLY SEEDED ARE DESIGNATED ON THE LANDSCAPE PLAN, AS WELL AS ANY AREAS DISTURBED IN CONSTRUCTION OPERATIONS. THE SEEDBED SHALL BE PREPARED BY EQUIPMENT AND METHODS ACCEPTABLE TO THE ENGINEER. SEED WITH GRASS SPECIES AS FOLLOWS:

SEED MIX A: (NON-IRRIGATED ZONES)
USE 'QUALITY SUN & SHADE' MIX FROM MILLBORN SEEDS, INC. OR APPROVED EQUAL.
60% KENTUCKY BLUEGRASS
25% FINE-LEAF PERENNIAL RYEGRASS
15% CREEPING RED FESCUE
SOW SEED AT THE RATE OF 6 LB. / 1000 SQ. FT.

APPLY SUSTANE 4-6-4 ALL-NATURAL SLOW RELEASE FERTILIZER AT 10 LBS. / 1000 SQ. FT. OR APPROVED EQUAL. FOLLOWING SEEDING, HYDRO-MULCH SHALL BE APPLIED TO NON-IRRIGATED SEEDED AREAS AND MUST BE APPLIED WITH EQUIPMENT AND METHODS ACCEPTABLE TO THE ENGINEER.

SEED MIX B: (DETENTION BASINS)
USE 'DETENTION BASIN & RAIN GARDEN' SEED MIX FROM MILLBORN SEEDS, INC. OR APPROVED EQUAL.

14% DARK GREEN BULRUSH
13% WOOL GRASS
7% DUDLEY'S RUSH
6% SWITCHGRASS
6% BROWN FOX SEDGE
5% AMERICAN MANNAGRASS
5% BIG BLUESTEM
5% CANADA BLUEJOINT
4% MONKEY FLOWER
4% INDIAN GRASS
4% VIRGINIA WILDRIE
4% TORREY'S RUSH

23% OTHER NATIVE FORBS, GRASSES, SEDGES AND RUSHES
SOW SEED AT THE RATE OF 30 LB. / ACRE (0.69 LB. / 1,000 SF)
APPLY SUSTANE 4-6-4 ALL-NATURAL SLOW RELEASE FERTILIZER AT 10 LBS. / 1000 SQ. FT. OR APPROVED EQUAL.

HYDROMULCH:
HYDROMULCH SHALL BE APPLIED TO ALL NON-IRRIGATED PERMANENTLY SEEDED AREAS AT A RATE OF 3500 LBS/ACRE UTILIZING STANDARD HYDRAULIC SEEDING EQUIPMENT IN SUCCESSIVE LAYERS AS TO ACHIEVE 100% COVERAGE OF ALL EXPOSED SOIL. THE HYDROMULCH SHALL BE INSTALLED AS PER THE MANUFACTURER'S RECOMMENDATIONS. THE HYDROMULCH SHALL BE APPLIED WITHIN 48 HOURS AFTER SEEDING AND SHALL NOT BE APPLIED IMMEDIATELY BEFORE, DURING OR AFTER RAINFALL, SUCH THAT THE MATRIX WILL HAVE THE OPPORTUNITY TO DRY FOR UP TO 24 HOURS AFTER INSTALLATION.

LANDSCAPE PLANTS INSTALLATION NOTES:
ALL LANDSCAPE PLANTS FURNISHED WILL BE PURCHASED FROM A LANDSCAPE NURSERY AND MUST BE OF A QUALITY ACCEPTABLE TO THE CHURCH. ANY PLANT SPECIES OR CULTIVAR SUBSTITUTIONS DUE TO AVAILABILITY MUST BE APPROVED BY THE CHURCH. ALL TREES SHALL BE STAKED.

MULCHED LANDSCAPE BEDS
MULCHED LANDSCAPE BEDS SHALL BE CONSTRUCTED AS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR SHALL PROVIDE AND INSTALL EDGING ALONG ALL BOUNDARIES BETWEEN TURF AND LANDSCAPE BED. USE VALLEY VIEW INDUSTRIES BLACK DIAMOND EDGING OR APPROVED EQUAL.

ALL BEDS DESIGNATED AS ROCK MULCH SHALL BE LINED WITH DEWITT'S PRO 5 FABRIC OR APPROVED EQUAL. APPLY 1 1/2" RIVER ROCK MULCH AT A DEPTH OF 3" +/- 1".

BENCHMARK NO. 1: 5/8" REBAR SET W/CAP 15' ± E & 5' ± N FROM THE NW CORNER OF LOT 1, KRUEGER'S SUBDIVISION ELEV. = 1697.09 (88 DATUM)	BENCHMARK NO. 2: 5/8" REBAR FOUND 111' ± SW OF THE SE CORNER OF TRACT A, S SIDE OF 9TH STREET ELEV. = 1697.37 (88 DATUM)	BENCHMARK NO. 3: 5/8" REBAR FOUND 46' ± W & 8' ± N FROM THE SE CORNER OF LOT A, 29TH ADD. ELEV. = 1690.25 (88 DATUM)
--	--	--

BY: BJB, 22333-CP.dwg, LANDSCAPE, REV DATE: Mon DD, YYYY, PRINT DATE: Mar 23, 2021



Engineers • Surveyors

Sayre Associates
216 S. Dakota Avenue • Sioux Falls, SD 57104
Phone: (605) 332-7211 Fax: (605) 332-7222

GIL HAUGAN CONSTRUCTION INC.
WEST CENTER BAPTIST CHURCH
NE CORNER OF HIGHLAND AVENUE AND NW 9TH STREET
MADISON, LAKE COUNTY, SOUTH DAKOTA

PROJECT NO:	22333
SURVEYED BY:	DLS
CREATED BY:	BJB
APPROVED BY:	PJK
REVISION DATE:	3/23/21
LANDSCAPE PLAN	

C1.8

INSTRUMENT PREPARED BY:
JENCKS & JENCKS, P.C.
121 NORTH EGAN
PO BOX 442
MADISON, SD 57042
PHONE: 605.256.0121

LETTER OF ASSURANCE AGREEMENT

LOT 1 OF TRACT A OF THE WEST CENTER ADDITION TO MADISON, SOUTH DAKOTA
(Legal Description)

THIS IS AN AGREEMENT made as of _____ (DATE), between the City of Madison, South Dakota (CITY), WEST CENTER STREET BAPTIST CHURCH (OWNER), and WEST CENTER STREET BAPTIST CHURCH (SUBDIVIDER). OWNER and SUBDIVIDER intend to make public and private improvements in order to develop WEST CENTER ADDITION PHASES 1 AND 2 (DEVELOPMENT NAME).

OWNER, SUBDIVIDER, AND CITY, in consideration of their mutual covenants herein, agree in respect to the construction and acceptance of the improvements for the DEVELOPMENT as set forth below.

OWNER and SUBDIVIDER shall:

1. Construct and/or pay for the improvements required for the DEVELOPMENT in the Subdivision Ordinance, in accordance with the plans and specifications as filed with the City Engineer.
2. Complete all required improvements no later than two years after acquiring a construction permit, but no later than three years after filing of the plat. Time extensions may be granted by the City Engineer.
3. Pay all costs attributed to this land when and if the City makes a final determination as to the appropriate costs for any detention ponds benefitting this land.
4. File this Assurance Agreement with the plat in the office of the County Register of Deeds.

Improvements Required and Method of Payment (Owner/Subdivider--D, Special Assessment--SA, Not Required--NR):

Improvements Required	Method of Payment	Comments
STREETS		
Grading and Graveling	___ D ___	_____
Curb and Gutter	___ D ___	_____
Paving	___ D ___	_____
Other	___ D ___	_____
UTILITIES		
Street Lighting	___ CITY ___	_Also includes electrical system_____
Water System	___ D ___	_____
Sanitary Sewer System	___ D ___	_____
DRAINAGE		
Storm Sewer	___ D ___	_____
Drainage ways	___ D ___	_____
OTHER		
Lot Grading	___ D ___	_____

CITY shall, upon satisfactory completion of DEVELOPMENT, including any and all warranty periods, accept and maintain all public improvements. Final acceptance of all improvements will be made upon final inspection and acceptance by the CITY.

Upon written notice, the City Engineer may suspend or revoke any active city permits and/or deny issuance of further city permits or city inspections within any phase of subdivision development if utility infrastructure improvements within that phase of subdivision development have not been extended to the adjacent property, and development of that adjacent property is restricted.

Should the OWNER and/or SUBDIVIDER fail to fully complete the required improvements within the time or extensions there of, of this Assurance Agreement, the CITY may complete any unfinished required improvements. All costs to the CITY related to the completion of any unfinished required improvements will be billed to the OWNER and/or SUBDIVIDER. Should the OWNER and/or SUBDIVIDER fail to pay for these improvements, the responsibility for payment shall fall to the OWNER of the Legal Description described above.

This Assurance Agreement is given for the benefit of the CITY and the purchasers of lots in the DEVELOPMENT.

Mayor

ATTEST:

City Finance Officer

Subdivider and Owner:

Douglas J. Sims

Print Name: Douglas J. Sims

Its: Church Council Chair

On this 25th day of March 2021, before me, the undersigned officer, personally appeared Douglas J. Sims, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument, and acknowledged that he/she executed the same for the purposes therein contained.

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

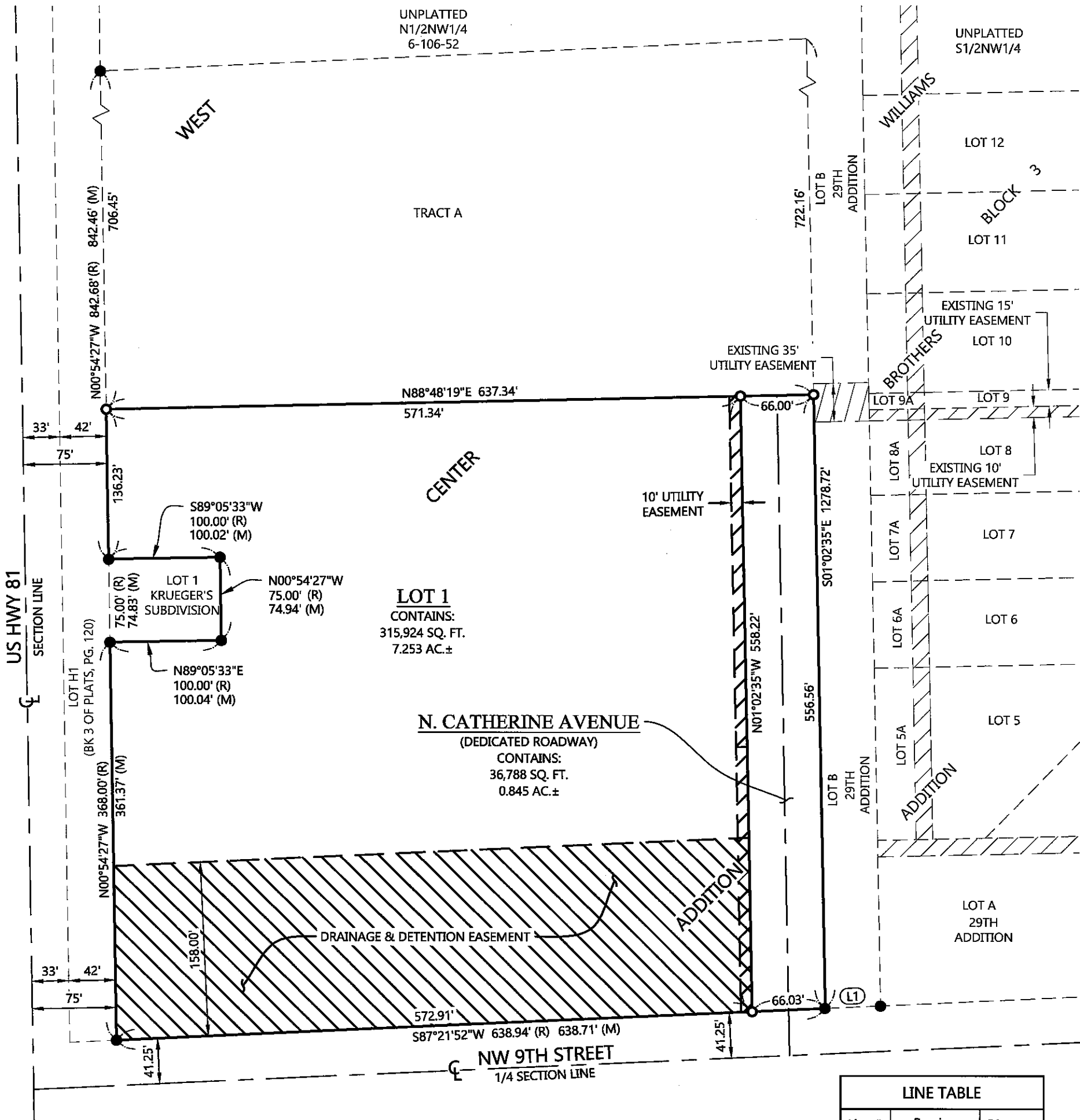
Carrie Jaeger

Notary Public/South Dakota

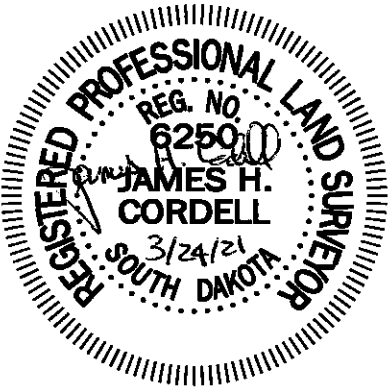
My Commission expires: 3-15-24



LOT 1 OF TRACT A OF THE WEST CENTER ADDITION TO THE CITY OF MADISON,
LAKE COUNTY, SOUTH DAKOTA



LINE TABLE		
Line #	Bearing	Distance
L1	S87°24'10"W	50.00'

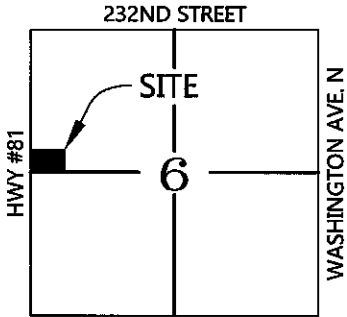
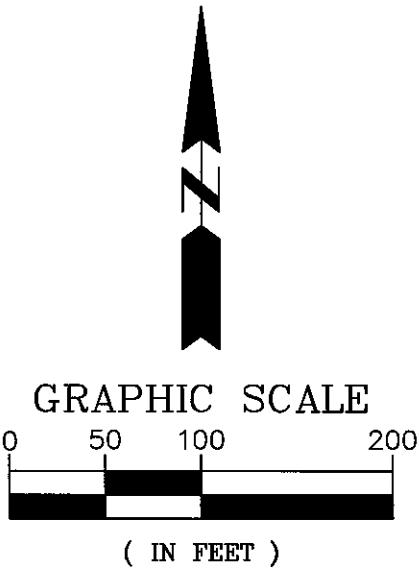


Notes:
The bearing system for this plat is based on the UTM Zone 14 North.

This plat was prepared without the benefit of a title commitment.

Legend

- - Denotes 5/8 inch by 18 inch rebar set and marked by License No. 6250
- - Denotes found monument
- (R) - Record Distance
- (M) - Measured Distance



VICINITY MAP
SECTION 6-106-52

Total Area Surveyed:
8.098 Acres±

Sayre
Associates

216 S. Duluth Avenue • Sioux Falls, SD 57104
Phone: (605) 332-7211 • Fax: (605) 332-7222
Engineers • Surveyors

LOT 1 OF TRACT A OF THE WEST CENTER ADDITION TO THE CITY OF MADISON,
LAKE COUNTY, SOUTH DAKOTA

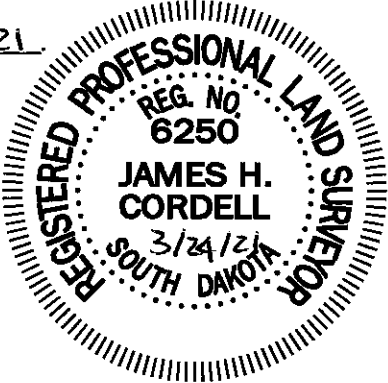
SURVEYOR'S CERTIFICATE

I, James H. Cordell, a Registered Land Surveyor of the State of South Dakota, do hereby certify that I did on or before March 22, 2021, survey and subdivide a part of Tract A of The West Center Addition to the City of Madison, Lake County, South Dakota, into a lot as shown. The same shall hereafter be known and described as **Lot 1 of Tract A of The West Center Addition to the City of Madison, Lake County, South Dakota.**

I further certify that to the best of my knowledge the plat correctly represents the same, is true and correct and that it was made under my direct supervision.

Dated this 24th day of MARCH, 2021.

James H. Cordell
SD Registered Land Surveyor No. 6250



OWNER'S CERTIFICATE OF COMPLIANCE

We, West Center Street Baptist Church, do hereby certify that we are the sole, absolute, and unqualified owner 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 regulations as well as all water pollution prevention control rules, codes and laws. This parcel of land is free from any encumbrances.

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 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.

On our behalf as the owners and also binding on behalf of future successors and assigns, we hereby waive any rights of protest to any special assessment program which may be initiated by the City for the purpose of installation of improvements required by the Subdivision Ordinance of the City of Madison.

Dated this 25 day of March, 2021.

Owner: West Center Street Baptist Church

By: Douglas J. Sims

Title: Chairman

STATE OF SOUTH DAKOTA)

COUNTY OF Minnehaha

On this 25th day of March, 2021, before me, the undersigned officer, personally appeared Douglas J. Sims, who acknowledged himself to be the Chairman of West Center Street Baptist Church, and that he as such Chairman being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the church by himself as Chairman.

In witness thereof, I have hereunto set my hand and official seal.

My commission expires: 3-15-24

Carrie Jaeger



Notary Public, Minnehaha County, State of SD

CITY ENGINEER'S CERTIFICATE

I, Chad Comes, City Engineer of the City of Madison, do hereby certify that this plat has been reviewed by me or my authorized agent and that this plat is recommended for approval by the City Commission.

Signed on this ___ day of ___, 20__.

City Engineer, Madison, South Dakota

PLANNING COMMISSION CERTIFICATE

Approval of the plat of Lot 1 of Tract A of The West Center Addition to the City of Madison, Lake County, South Dakota, is hereby granted by the City Planning Commission on this ___ day of ___, 20__.

Chair, City Planning Commission

CITY COMMISSION APPROVAL

Resolution Number _____

Be it resolved by the City Commission of the City of Madison, that the plat of Lot 1 of Tract A of The West Center Addition to the City of Madison, Lake County, South Dakota, is hereby approved and that the City Finance Officer of the City of Madison is hereby directed to endorse on such plan a copy of this resolution and certify the same thereon.

Adopted this ___ day of ___, 20__.

Mayor, City of Madison

Attest: _____
City Finance Officer

CITY FINANCE OFFICER'S CERTIFICATE

I, _____, the duly appointed, qualified and acting City Finance Officer of the City of Madison, South Dakota hereby certify that I have compared the copy of the foregoing Resolution No. _____ with the original as contained in the minutes of the said board of City Commissioners for the meeting of said board held on the ___ day of ___, 20__, and that the foregoing is a true and correct copy of said resolution and that the same has not been altered, modified, or amended, on this ___ day of ___, 20__.

City Finance Officer, Madison, South Dakota

COUNTY TREASURER'S CERTIFICATE

I, Treasurer of Lake County, South Dakota, do hereby certify that all taxes which are liens upon any land included in the above (and the foregoing) plats, as shown by the record of my office, have been fully paid.

Dated this ___ day of ___, 20__.

Treasurer of Lake County, South Dakota

DIRECTOR OF EQUALIZATION

I, Director of Equalization of Lake County, South Dakota, do hereby certify that a copy of the above plat has been filed at my office.

Director of Equalization, Lake County, South Dakota

REGISTER OF DEEDS

Filed for record this ___ day of ___, 20__, at ___ o'clock, ___ m., and recorded in Book ___ of Plats on page ___.

Register of Deeds, Lake County, South Dakota