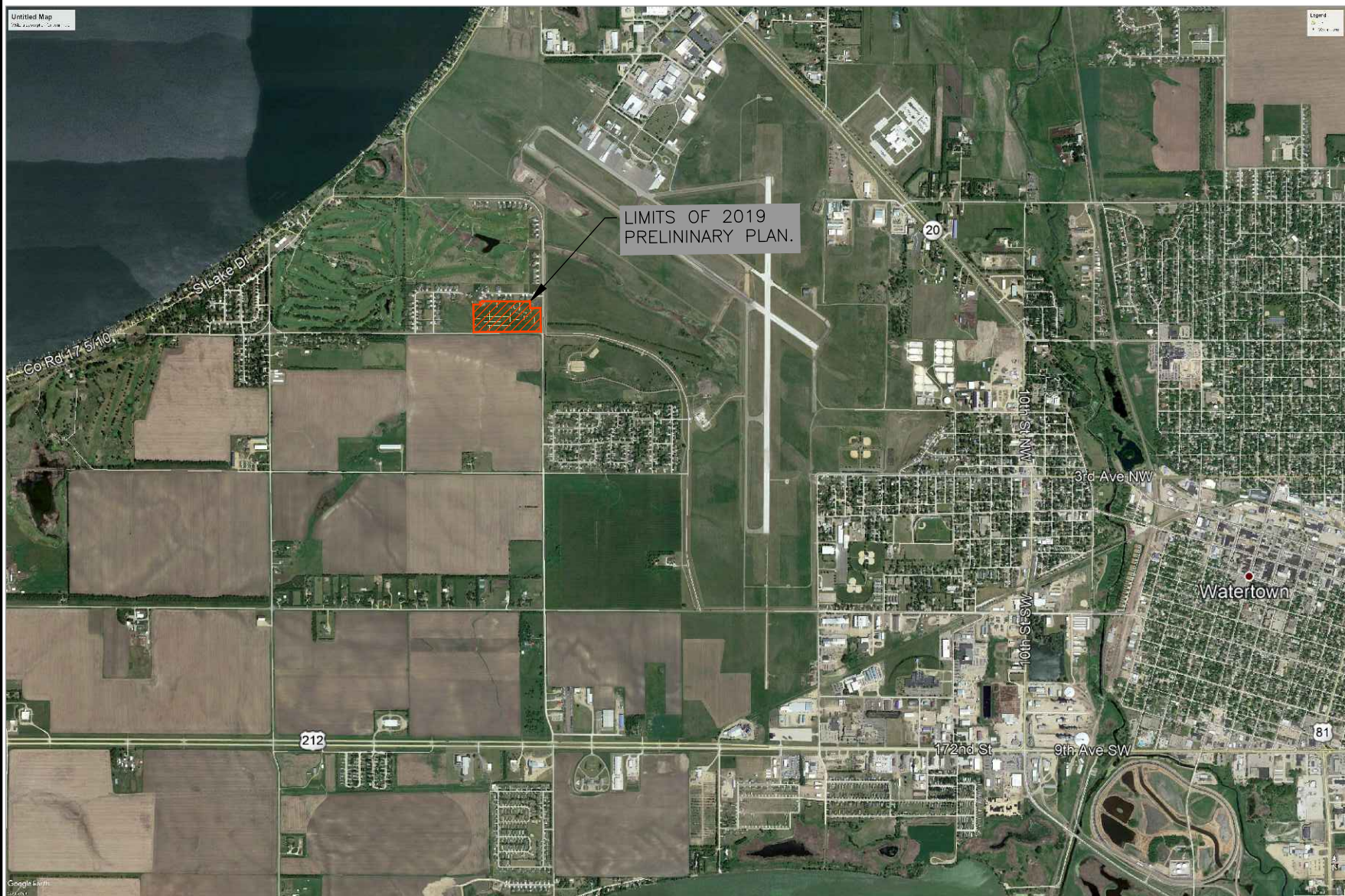




CITY OF WATERTOWN, SD

Approved per Resolution No. 2020-18 on
April 23rd, 2020

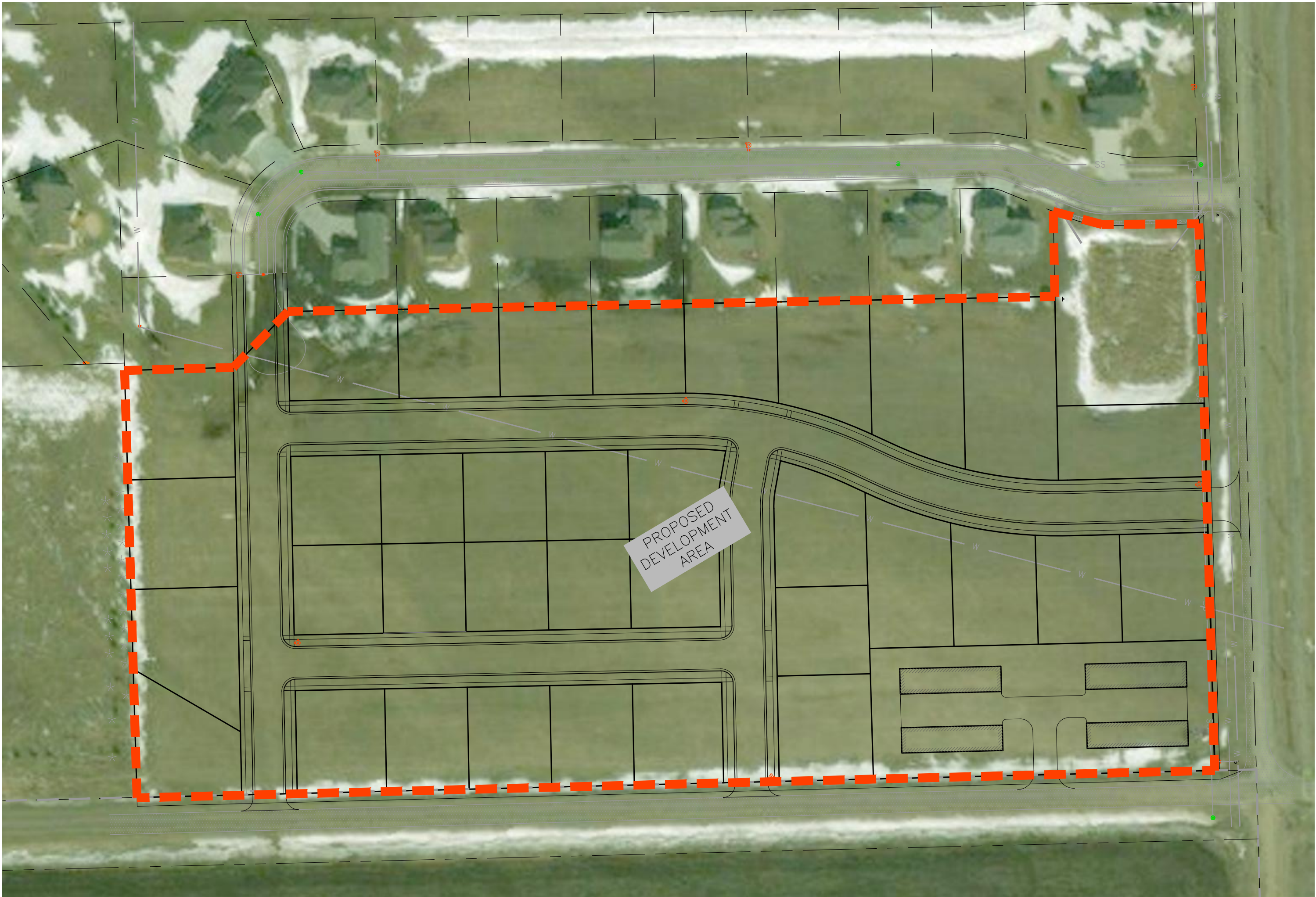
GENERAL NOTE

1. BASIS OF BEARING: UTM ZONE 14 NORTH - WGS 84 (7P). GROUND DISTANCES SHOWN.
2. ELEVATIONS BASED ON NAVD 88 DATUM IN RELATION TO PID AE7987.
3. THE FIELD SURVEY WAS COMPLETED ON NOVEMBER 16, 2019.
4. NO POTENTIAL WETLAND AREAS OBSERVED ON THE SUBJECT PROPERTY ACCORDING TO THE US FISH AND WILDLIFE INVENTORY MAPS.
5. NO SUPPLEMENTAL PROVISIONS TO THE GENERAL CONDITIONS AND STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE ENGINEERING DESIGN STANDARDS.

LEGEND

	EXISTING CURB AND GUTTER		TEMPORARY BENCH MARK LOCATION
	CONTOUR LINES (1' INTERVALS) NGVD 29		LIGHT POLE
	EXISTING BUILDING EXTERIOR FOOTPRINT		FIRE HYDRANT
	SUBJECT PROPERTY BOUNDARY LINE		SET 1/2" DIA. REBAR W/ LS#: 11310
	LOT LINES		MONUMENT RECOVERED
	SETBACK LINES		DECIDUOUS TREE
	EXISTING WOOD FENCE		POWER POLE
	EXISTING WIRE FENCE		PROPOSED FINISHED SLOPE
	UNDERGROUND ELECTRIC LINE		PROPOSED FINISHED ELEVATION
	OVERHEAD TRANSMISSION LINE		BACK OF CURB
	UNDERGROUND FIBER OPTIC LINE		THEORETICAL BACK OF CURB
	EXISTING WATER LINE		TOP OF PAVEMENT
	PROPOSED WATER LINE		TOP OF SIDEWALK
	UNDERGROUND COMMUNICATION LINE		FINISHED ELEVATION
	EXISTING STORM SEWER LINE		TOP OF WALL
	PROPOSED STORM SEWER LINE		TOP OF GRAVEL
	EXISTING SANITARY SEWER LINE		
	PROPOSED SANITARY SEWER LINE		
	UNDERGROUND NATURAL GAS LINE		
	ASPHALT SURFACING		
	CONCRETE SURFACING		
	SANITARY SEWER MANHOLE		
	STORM SEWER JUNC. BOX / MANHOLE		
	STORM SEWER INLET		
	WATER VALVE / CURB STOP		
	MONUMENT RECOVERED		
	PROPERTY CORNER		
	MONUMENT SET		
	UTILITY TERMINAL		
	STREET SIGN		

PRELIMINARY PLANS FOR
KAMPESKA DUNES THIRD SUBDIVISION
WATERTOWN, CODINGTON COUNTY, SOUTH DAKOTA



INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	GENERAL LAYOUT
3	STREET PLAN
4	UTILITY PLAN
5-6	PRE-DEVELOPED DRAINAGE ROUTES
7	POST-DEVELOPED DRAINAGE ROUTES
8	GRADING PLAN

OWNER / DEVELOPER

PAUL CARLSON
3332 12TH AVENUE NW
WATERTOWN, SD 57201

CONTACT:
PAUL CARLSON
(605) 880-6676

ENGINEER / CONSULTANT

AASON ENGINEERING
COMPANY, INC.
1022 6TH STREET SE
WATERTOWN, SD 57201

CONTACT:
COLIN DEJONG
(605) 882-2371

REVISIONS:

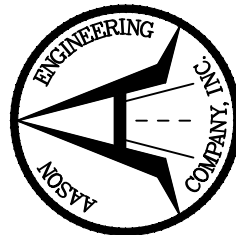
DATE:

BY:

PRELIMINARY
PLANS

This Work Coordinated By:

AASON ENGINEERING COMPANY
1022 6th Street SE
Watertown, SD 57201
Phone No. (605) 882-2371
Fax No. (605) 882-1042



TITLE SHEET

KAMPESKA DUNES THIRD SUBDIVISION
SECTION 27-117-53
WATERTOWN, SD

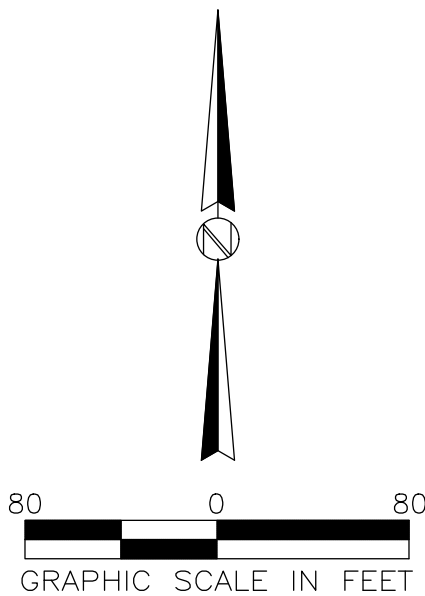
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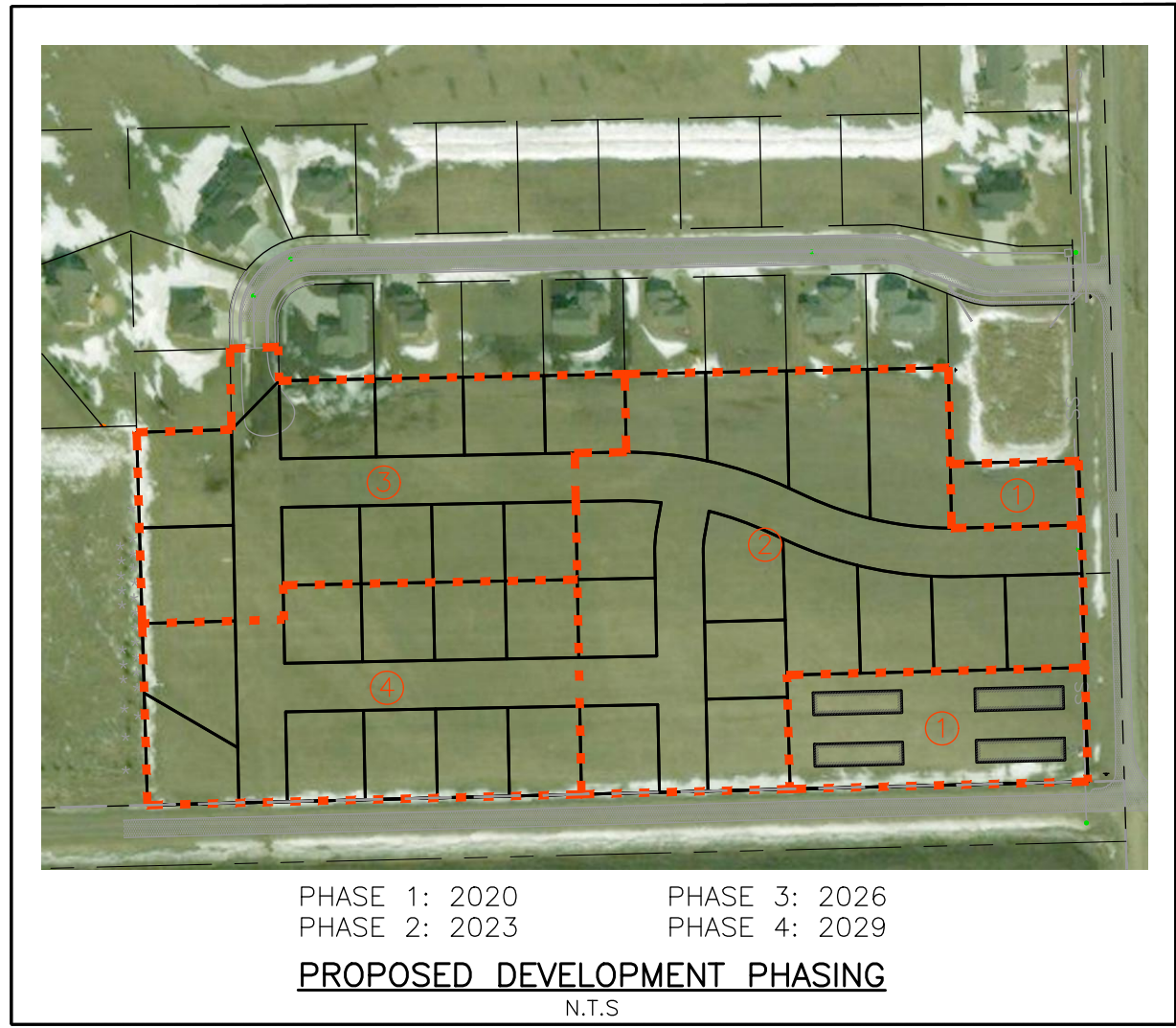
DRAWN BY: CBD

JOB NO.: 2019-091

SHEET 1 OF 8



Jeffrey A. Stout
REGISTERED ENGINEER
REGISTRATION NO. 13158
AASON ENGINEERING COMPANY, INC.



PROPOSED ZONING

ZONE: R1, SINGLE FAMILY RESIDENTIAL DISTRICT
YARD SETBACK REQUIREMENTS PER ZONING:

MAXIMUM HEIGHT: 35 FEET
FRONT YARD: 25 FEET
SIDE YARD: 09 FEET
REAR YARD: 25 FEET

ZONE: R2, SINGLE FAMILY ATTACHED RESIDENTIAL DISTRICT
YARD SETBACK REQUIREMENTS PER ZONING:

MAXIMUM HEIGHT: 35 FEET
FRONT YARD: 25 FEET
SIDE YARD: 09 FEET
REAR YARD: 25 FEET

ZONE: R3, MULTI-FAMILY RESIDENTIAL DISTRICT
YARD SETBACK REQUIREMENTS PER ZONING:

MAXIMUM HEIGHT: 35 FEET
FRONT YARD: 30 FEET
SIDE YARD: 10 FEET
REAR YARD: 25 FEET

ZONING AUTHORITY: CITY OF WATERTOWN
PHONE NUMBER: (605) 882-6202 EXT:3528
CONTACT PERSON: BRANDI HANTEN

	R1 ZONING DESIGNATION
	R2 ZONING DESIGNATION
	R3 ZONING DESIGNATION
	GREEN SPACE / DETENTION AREA

AREAS
TOTAL AREA: 15.96± ACRES

R1 ZONING: 3.81± ACRES
R2 ZONING: 3.98± ACRES
R3 ZONING: 3.65± ACRES
DEDICATED RIGHT OF WAY: 3.84± ACRES
OPEN SPACE: 0.68± ACRES

DEVELOPER EXPECTATIONS/REQUESTS

- THE DEVELOPER IS REQUESTING TO DEDICATE THE STORM WATER DETENTION OUTLOT A TO THE CITY OF WATERTOWN, SD.
- THE DEVELOPER IS REQUESTING TO DEDICATE THE SUMP PUMP COLLECTION SYSTEM TO THE CITY OF WATERTOWN, SD AS PART OF THE STORM SEWER NETWORK.

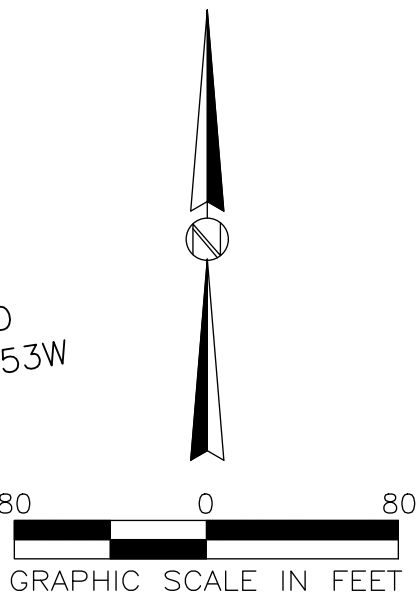
LEGAL DESCRIPTION

LOT A OF THE PLAT ENTITLED, "KAMPESKA DUNES SECOND SUBDIVISION TO THE MUNICIPALITY OF WATERTOWN," CODINGTON COUNTY, SOUTH DAKOTA.

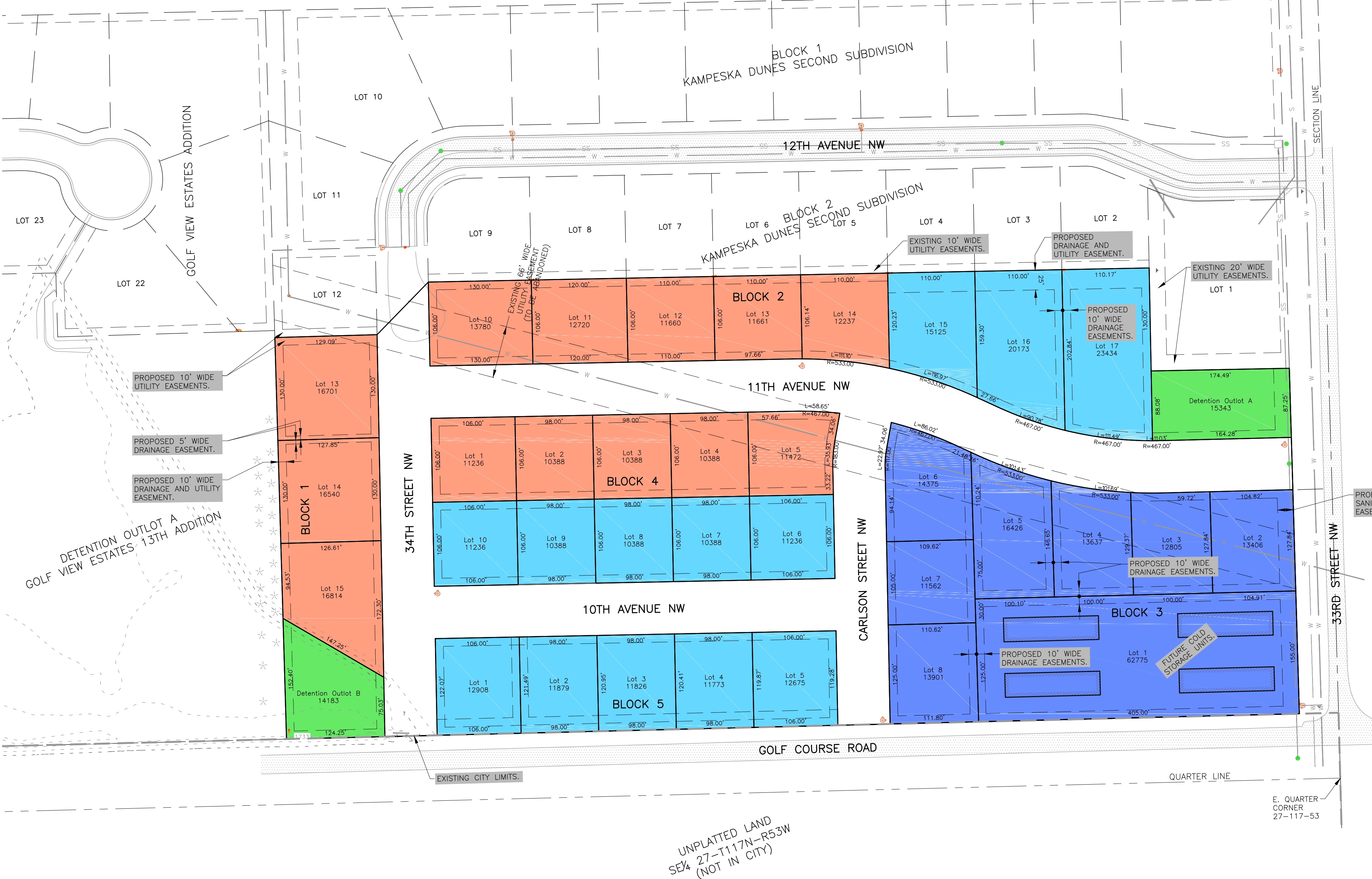
PROPOSED EASEMENT INFORMATION

- 10' DRAINAGE & UTILITY EASEMENT
- 10' DRAINAGE & UTILITY EASEMENT

ALL UTILITY EASEMENTS ARE 10' WIDE ALONG RIGHT OF WAYS AND REAR YARDS THAT ABUT ANOTHER LOT AND 5' ALONG EACH SIDE YARD, UNLESS OTHERWISE NOTED. DRAINAGE EASEMENTS ARE AS NOTED.



Jeffrey A. Stout
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AASON ENGINEERING COMPANY, INC.



OWNER / DEVELOPER

PAUL CARLSON
3332 12TH AVENUE NW
WATERTOWN, SD 57201

CONTACT:
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(605) 880-6676

ENGINEER / CONSULTANT

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COLIN DEJONG
(605) 882-2371

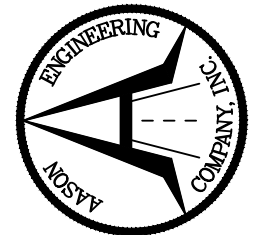
REVISIONS:

DATE:
BY:

**PRELIMINARY
PLANS**

This Work Coordinated By:

AASON ENGINEERING COMPANY
1022 6th Street SE
Watertown, SD 57201
Phone No. (605) 882-2371
Fax No. (605) 882-1042



GENERAL LAYOUT

KAMPESKA DUNES THIRD SUBDIVISION
SECTION 27-117-53
WATERTOWN, SD

DATE: JANUARY 20, 2020

SCALE:

DRAWN BY: CBD

JOB NO.: 2019-091

SHEET 2 OF 8

OWNER / DEVELOPER

PAUL CARLSON
3332 12TH AVENUE NW
WATERTOWN, SD 57201

CONTACT:
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(605) 880-6676

ENGINEER / CONSULTANT

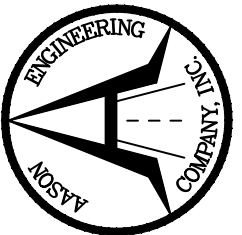
AASON ENGINEERING
COMPANY, INC.
1022 6TH STREET SE
WATERTOWN, SD 57201

CONTACT:
COLIN DEJONG
(605) 882-2371

REVISIONS:
DATE:
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PRELIMINARY
PLANS

AASON ENGINEERING COMPANY
1022 6th Street SE
Watertown, SD 57201
Phone No. (605) 882-2371
Fax No. (605) 882-1042



This Work Coordinated By:

STREET PLAN

KAMPESKA DUNES THIRD SUBDIVISION
SECTION 27-117-53
WATERTOWN, SD

DATE: JANUARY 20, 2020

SCALE:

DRAWN BY: CBD

JOB NO.: 2019-091

SHEET 3 OF 8

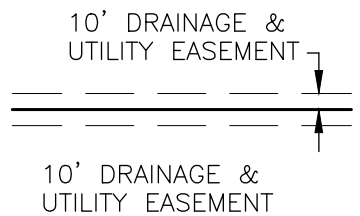


VICINITY MAP
SCALE: 1" = 600'

LEGAL DESCRIPTION

LOT A OF THE PLAT ENTITLED, "KAMPESKA DUNES SECOND
SUBDIVISION TO THE MUNICIPALITY OF WATERTOWN,"
CODINGTON COUNTY, SOUTH DAKOTA.

PROPOSED EASEMENT INFORMATION

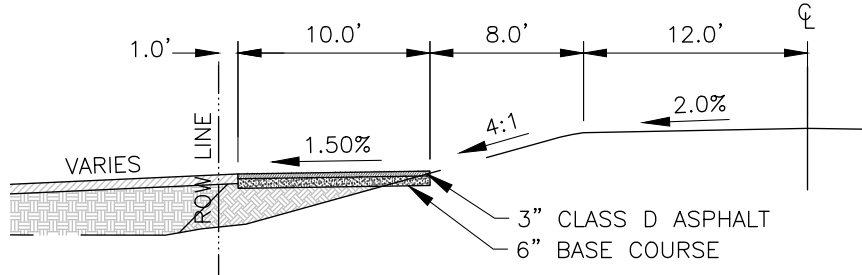


ALL UTILITY EASEMENTS ARE 10' WIDE ALONG RIGHT OF
WAYS AND REAR YARDS THAT ABUT ANOTHER LOT AND
5' ALONG EACH SIDE YARD, UNLESS OTHERWISE NOTED.
DRAINAGE EASEMENTS ARE AS NOTED.

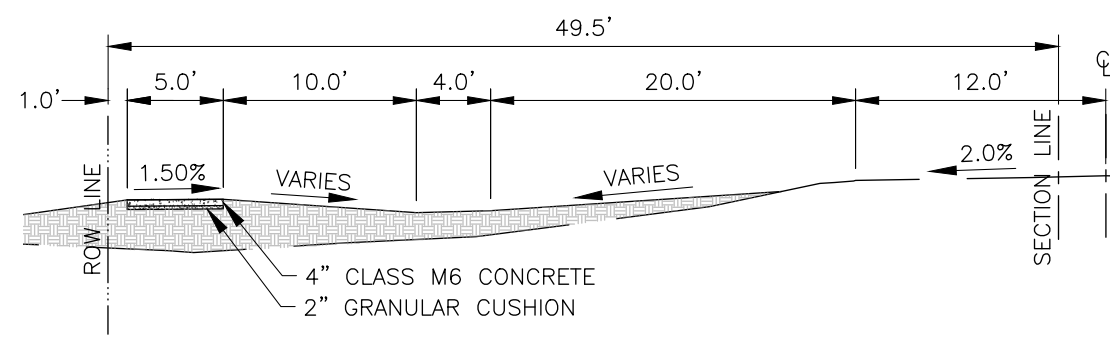
ROADWAY NOTES

- ALL PAVEMENT WIDTHS ARE SHOWN AT 34' WIDE.
- ALL FILLET SECTIONS SHALL HAVE A BACK OF CURB
RADIUS OF 14.33' UNLESS NOTED OTHERWISE.

PROPOSED 5' WIDE SIDEWALK
SHALL BE INSTALLED FOR
PEDESTRIAN CONNECTIVITY TO
NEIGHBORING DEVELOPMENTS.

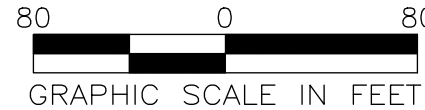


TYPICAL SECTION
GOLF COURSE ROAD

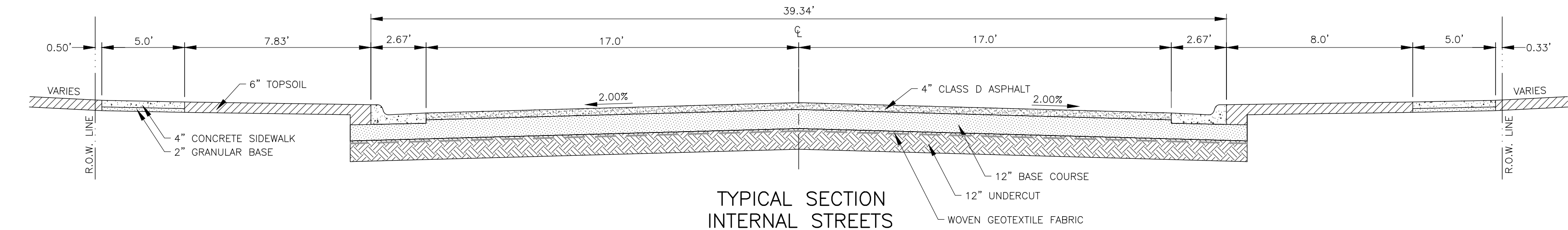


TYPICAL SECTION
33RD STREET NW

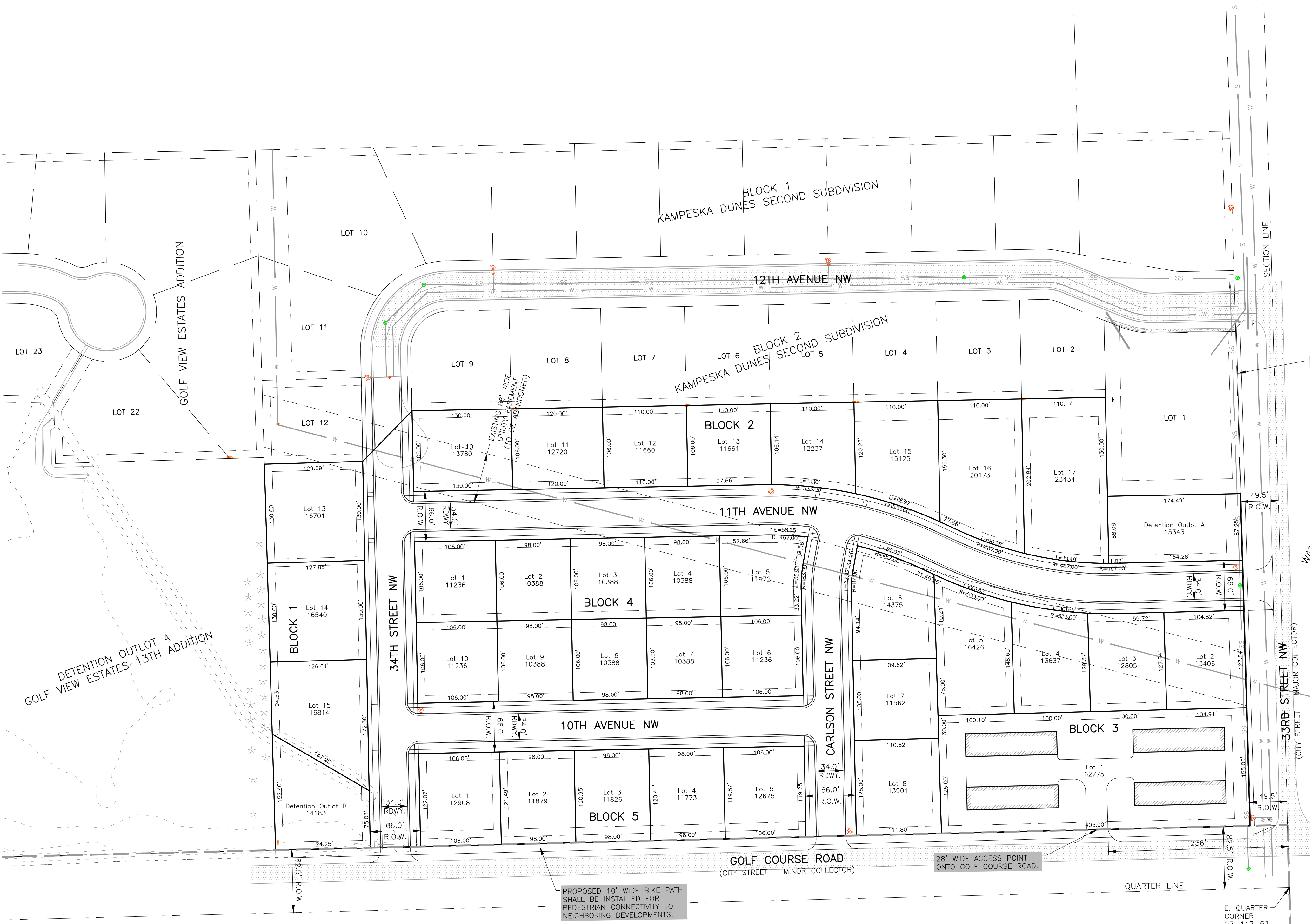
UNPLATTED LAND
SW 26-T117N-R53W



Jeffrey A. Stout
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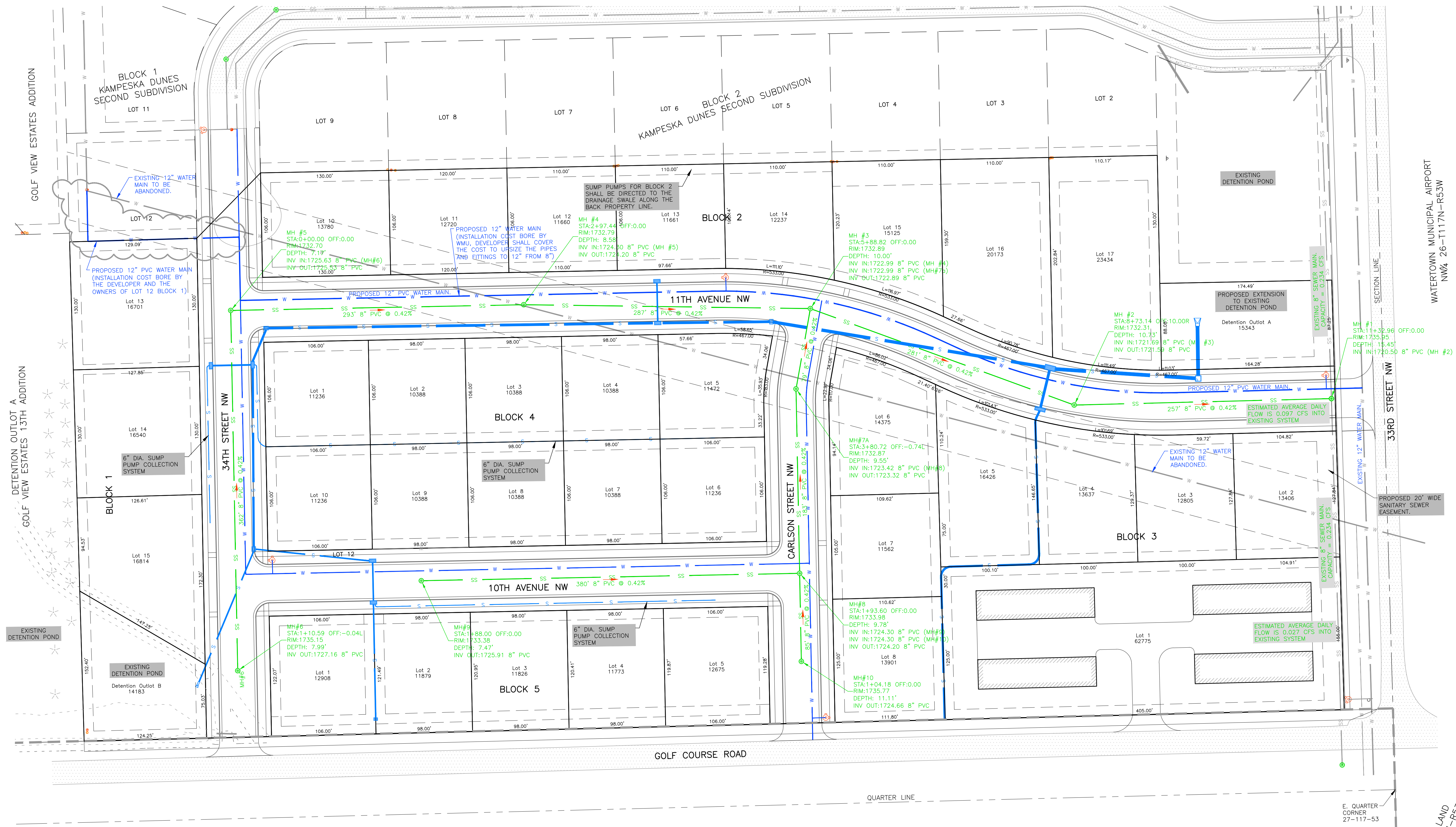


TYPICAL SECTION
INTERNAL STREETS



UNPLATTED LAND
SE 27-T117N-R53W
(NOT IN CITY)

A:\Projects\2019\Developments\2019-091\Carlson\Preliminary Plans\20-117-53 - Preliminary Plans\Utility Plan - Golf - May 05, 2020 - 07:13:53



PROPOSED SANITARY SEWER NOTES

1. ALL SANITARY SEWER PIPES SHALL BE 8" DIA. SDR35 PVC UNLESS NOTED OTHERWISE.
2. SANITARY MANHOLES SHALL BE 48" DIA. WITH CONCENTRIC CONES AND TYPE A7 FRAME AND LIDS UNLESS NOTED OTHERWISE.
3. ALL SANITARY SEWER PIPES SHALL BE INSTALLED AT 0.40% GRADE UNLESS NOTED OTHERWISE.
4. LOT 1 BLOCK 3 SHALL BE SERVICED DIRECTLY TO THE EXISTING SEWER MAIN IN THE 33RD STREET NW RIGHT OF WAY.

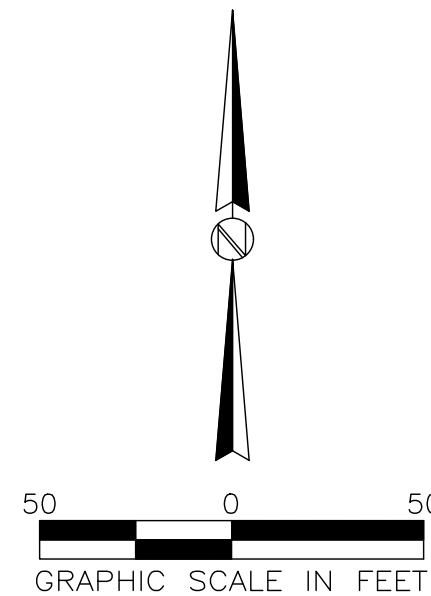
PROPOSED WATER MAIN NOTES:

1. WATER MAIN SIZES, TYPE AND LOCATIONS SHALL BE FINALIZED BY WATERTOWN MUNICIPAL UTILITIES PRIOR TO CONSTRUCTION.
2. HYDRANT LOCATIONS SHALL BE APPROVED BY WATERTOWN MUNICIPAL UTILITIES PRIOR TO CONSTRUCTION.

SUMP PUMP COLLECTION SYSTEM

1. SUMP PUMP COLLECTION SYSTEM SHALL BE 6" DIA. PVC OR 6" DIA. PERFORATED DRAIN TILE PIPE INSTALLED AT A MIN. GRADE OF 0.4% WITH A MIN. COVER OF 4.0'.
2. 24" DIA. JUNCTION BOXES SHALL BE PLACED AT THE UPSTREAM END OF THE PIPE AND AT A SPACING NOT TO EXCEED 600'.
3. TEES FOR RESIDENT CONNECTION SHALL BE PLACED AT THE MID POINT OF THE LOT.

UNPLATTED LAND
SE¼ 27-T117N-R53W



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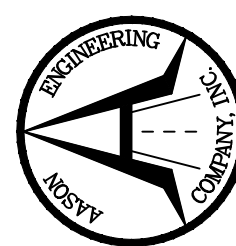
REVISIONS:

DATE:
BY:

**PRELIMINARY
PLANS**

This Work Coordinated By:

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1022 6th Street SE
WATERTOWN, SD 57201
Phone No. (605) 882-2371
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UTILITY PLAN

KAMPESKA DUNES THIRD SUBDIVISION
SE¼ 27-T117N-R53W
WATERTOWN, SD

DATE: JANUARY 20, 2020

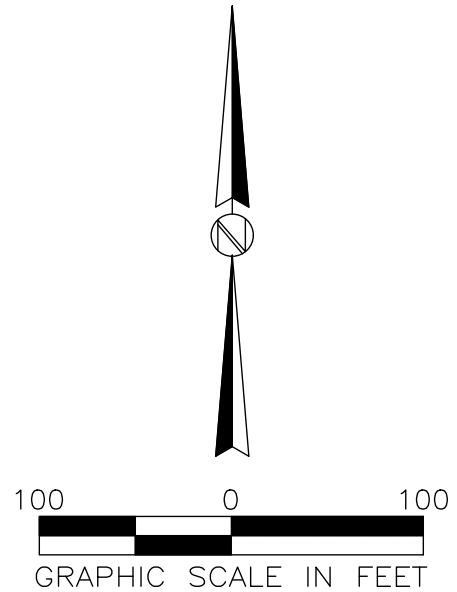
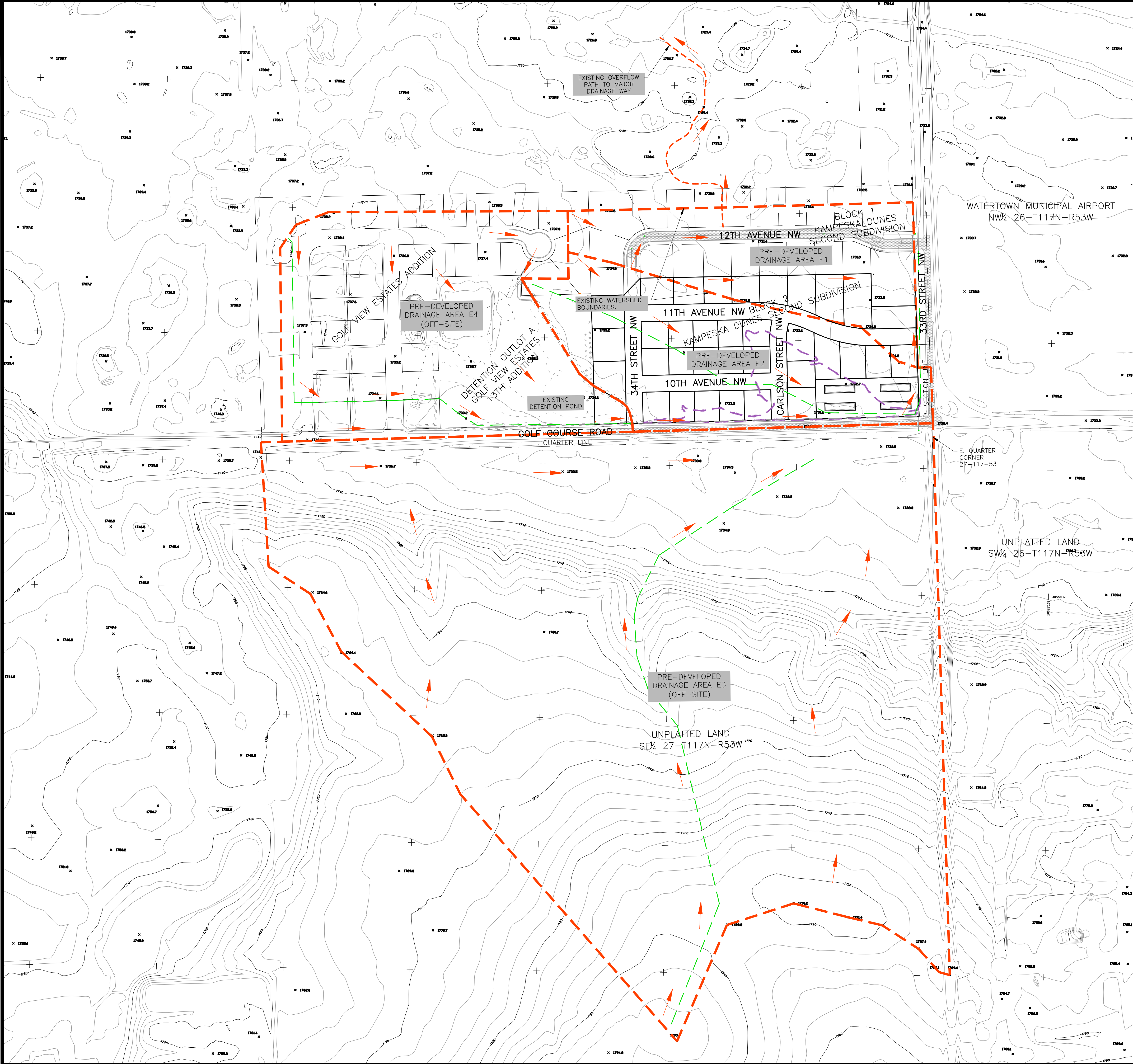
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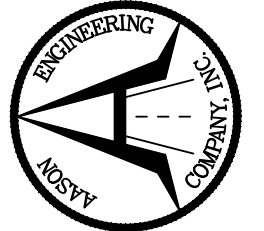
JOB NO.: 2019-091

SHEET 4 OF 8

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Jeffrey A. Stout
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OWNER / DEVELOPER PAUL CARLSON 3332 12TH AVENUE NW WATERTOWN, SD 57201 CONTACT: PAUL CARLSON (605) 880-6676	
ENGINEER / CONSULTANT AASON ENGINEERING COMPANY, INC. 1022 6TH STREET SE WATERTOWN, SD 57201 CONTACT: COLIN DEJONG (605) 882-2371	
REVISIONS: DATE: BY:	
PRELIMINARY PLANS	
This Work Coordinated By:  AASON ENGINEERING COMPANY 1022 6th Street SE Watertown, SD 57201 Phone No. (605) 882-2371 Fax No. (605) 882-1042	
PRE-DEVELOPED DRAINAGE PATTERN KAMPESKA DUNES THIRD SUBDIVISION SE 1/4 26-T117N-R53W WATERTOWN, SD	
DATE: JANUARY 20, 2020	
SCALE:	
DRAWN BY: CBD	
JOB NO.: 2019-091	
SHEET 6 OF 8	



SHEET 8 OF 8