

PRELIMINARY PLANS FOR  
THE LAKES OF WILLOW CREEK ADDITION  
WATERTOWN, CODINGTON COUNTY, SOUTH DAKOTA

WATERTOWN, CODINGTON COUNTY, SOUTH DAKOTA

**OWNER / DEVELOPER**  
J & J LAND SALES  
1002 S. MILBANK ST.  
MILBANK, SD 57252

**CONTACT:**  
JAMIE ANDREWS  
(605) 924-0496

**ENGINEER / CONSULTANT**  
MASON ENGINEERING  
COMPANY, INC.  
1022 6TH STREET SE  
WATERTOWN, SD 57201

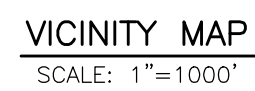
**CONTACT:**  
JEFF STOUT  
(605) 882-2371

# 2019 PRELIMINARY PLANS

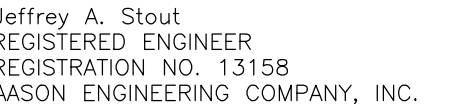
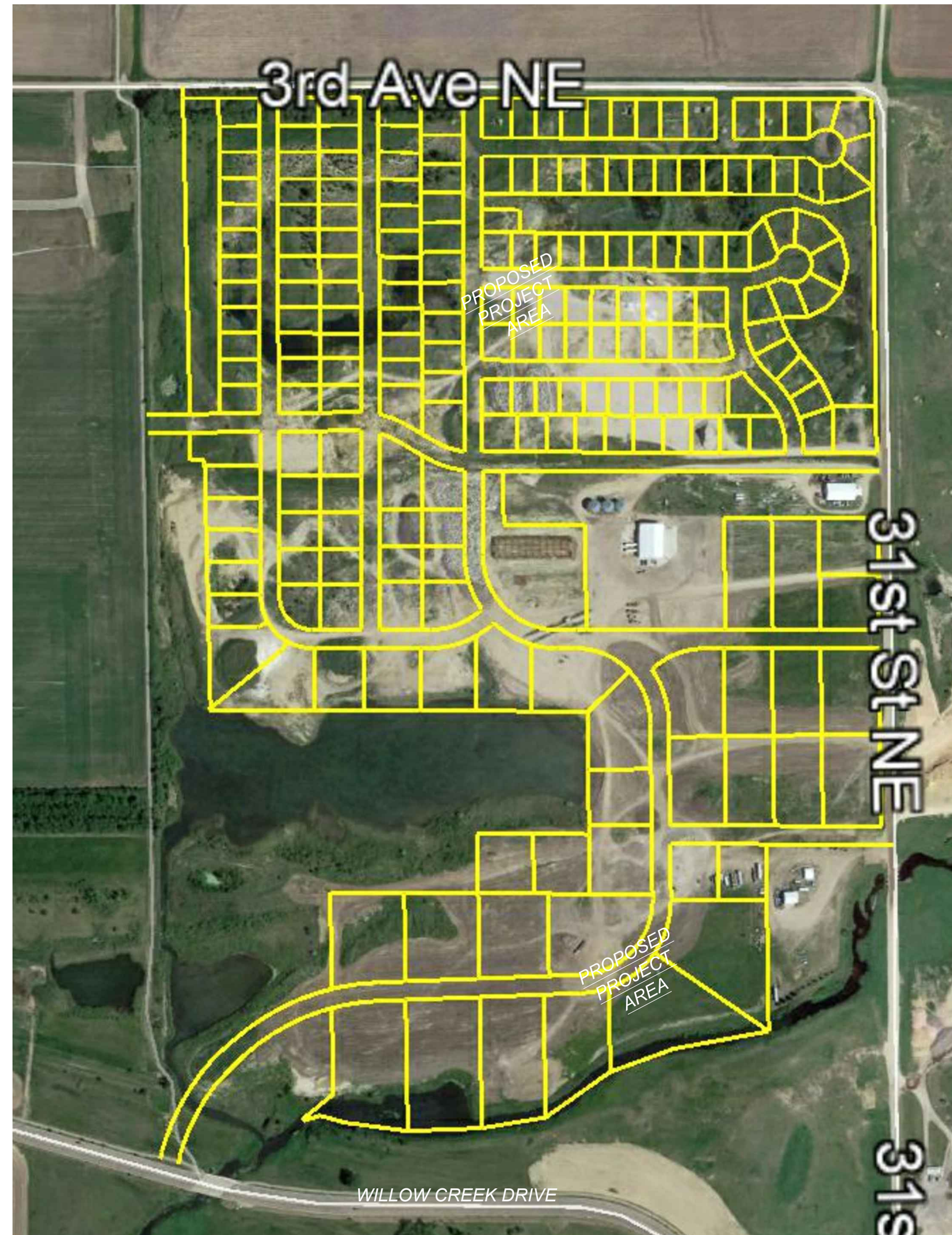


TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF  
CODINGTON, SOUTH DAKOTA

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|  |                                      |
|--|--------------------------------------|
|  | EXISTING BUILDING EXTERIOR FOOTPRINT |
|  | SUBJECT PROPERTY BOUNDARY LINE       |
|  | LOT LINES                            |
|  | SETBACK LINES                        |
|  | UNDERGROUND SANITARY SEWER LINE      |
|  | UNDERGROUND STORM SEWER              |
|  | UNDERGROUND ELECTRICAL LINE          |
|  | UNDERGROUND FIBER-OPTIC LINE         |
|  | OVERHEAD TRANSMISSION LINE           |
|  | UNDERGROUND COMMUNICATIONS LINE      |
|  | EXISTING WOOD FENCE                  |
|  | EXISTING WIRE FENCE                  |
|  | ASPHALT SURFACING                    |
|  | CONCRETE SURFACING                   |
|  | LANDSCAPE ROCK SURFACING             |
|  | GRAVEL SURFACING                     |
|  | POWER POLE                           |
|  | LIGHT POLE                           |
|  | 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                          |



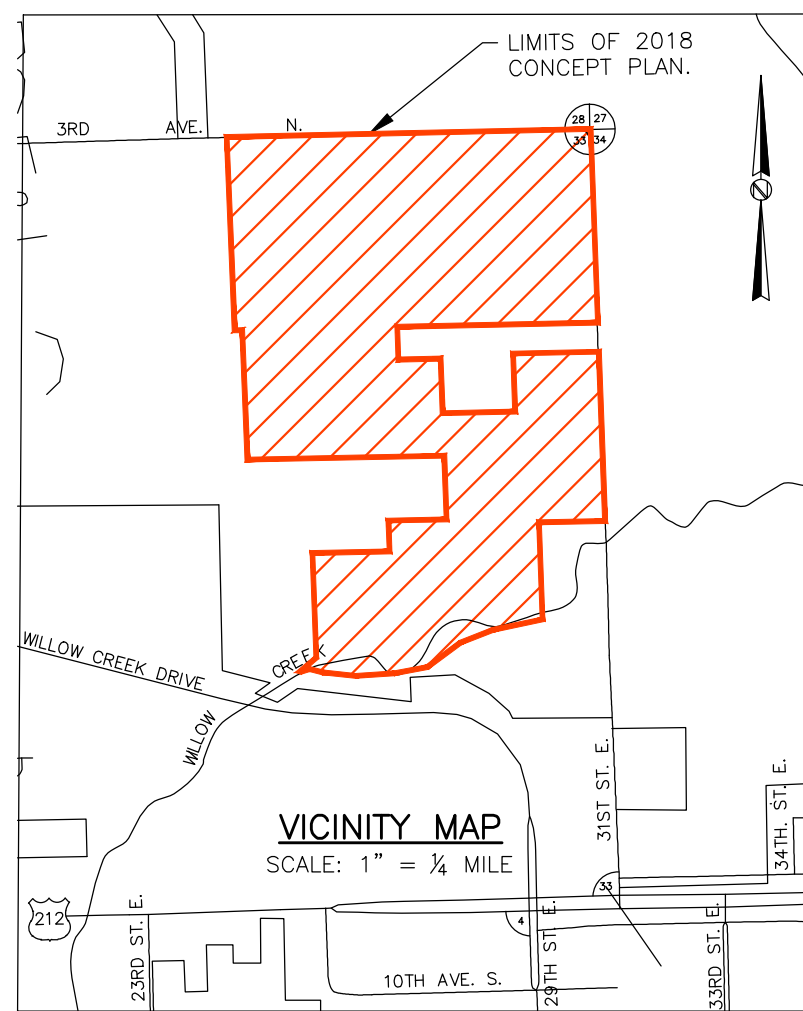
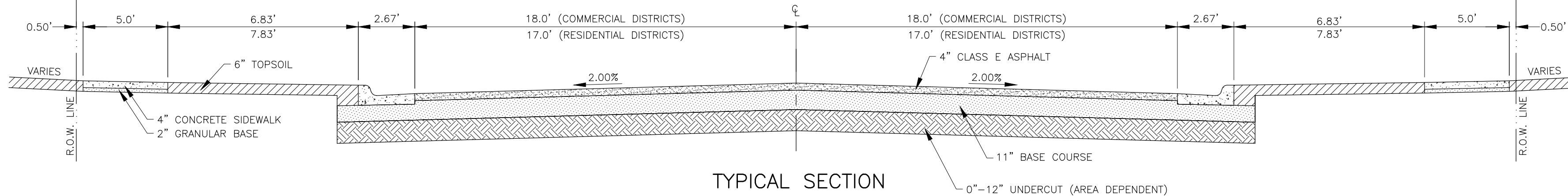
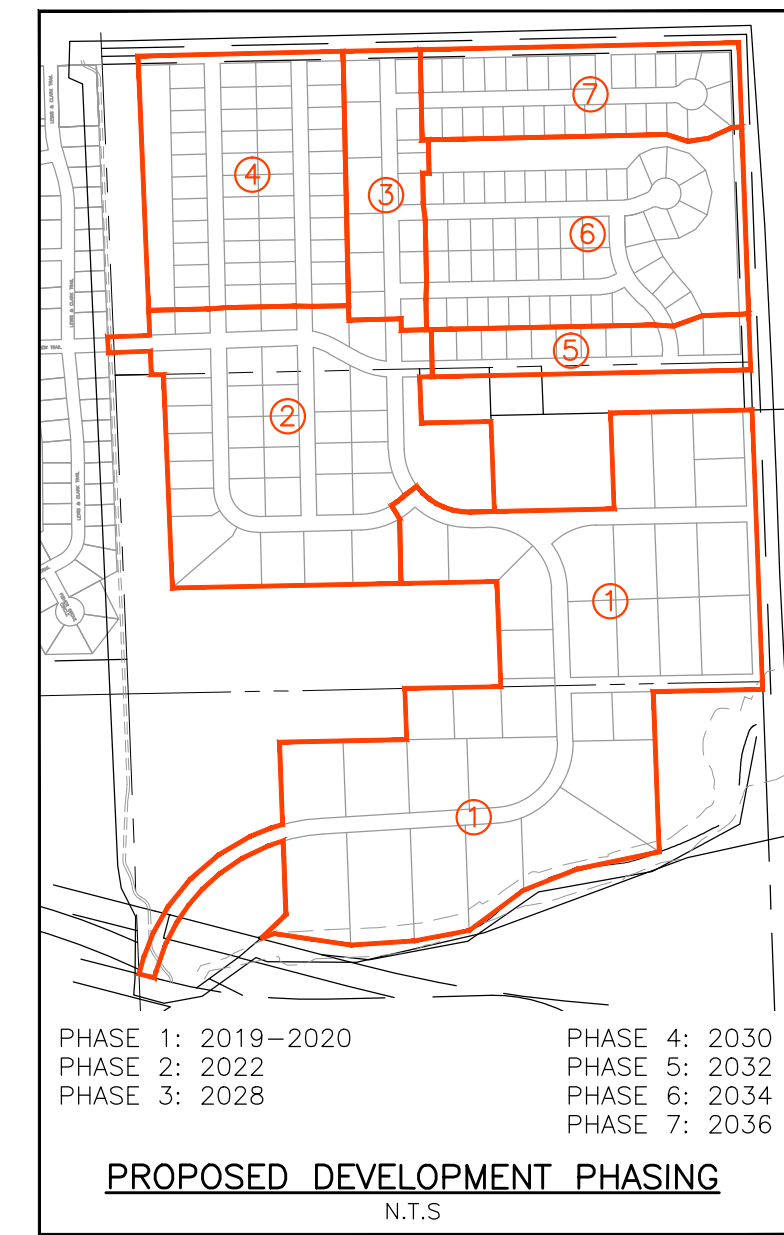
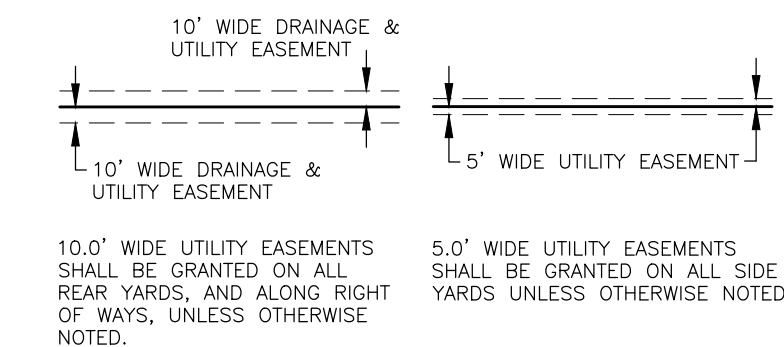
Jeffrey A. Stout  
REGISTERED ENGINEER  
REGISTRATION NO. 13158  
MASON ENGINEERING COMPANY, INC.



LEGAL DESCRIPTION

THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 117 NORTH, RANGE 52 WEST OF THE 5TH P.M., CODINGTON COUNTY, SOUTH DAKOTA, LESS THE MCLAUGHLIN WILLOW CREEK ADDITION; AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 117 NORTH RANGE 52 WEST OF THE 5TH P.M., CODINGTON COUNTY, SOUTH DAKOTA, LESS THE NORTH 200' OF THE EAST 871.2'; AND LESS THE NORTH 200' OF THE WEST 217.8' OF THE EAST 1089'; AND LESS THE NORTH 225' OF THE WEST 290.5' OF THE EAST 1379.5' OF SAID S.1/2 OF THE N.E.1/4; AND LESS LOT 3 STROMSETH EAST SIDE 1ST ADDITION; AND LESS STROMSETH WILLOW CREEK ADDITION; AND LOT 2 OF THE NORTHERN CON-AGG ADDITION LESS THE SOUTH 674.53' OF THE NORTH 707.53' OF THE EAST 454.65'.

EASEMENT INFORMATION



GENERAL NOTE

1. BASIS OF BEARING: UTM ZONE 14 NORTH - WGS 84. DISTANCES SHOWN ARE TO GROUND.
2. ELEVATIONS BASED ON NAVD 88 DATUM - USING PID AC7987 - GEOID 09.

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: 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 |

ZONE: C3, HIGHWAY COMMERCIAL DISTRICT YARD SETBACK REQUIREMENTS PER ZONING:

|                      |         |
|----------------------|---------|
| MAXIMUM MEAN HEIGHT: | 60 FEET |
| FRONT YARD:          | 40 FEET |
| SIDE YARD:           | 20 FEET |
| REAR YARD:           | 30 FEET |

ZONING AUTHORITY: CITY OF WATERTOWN  
PHONE NUMBER: (605) 882-6201 EXT:24  
CONTACT PERSON: KEN BUCHOLZ

|  |                       |
|--|-----------------------|
|  | R1 ZONING DESIGNATION |
|  | R3 ZONING DESIGNATION |
|  | C3 ZONING DESIGNATION |
|  | MULTIUSE AREA         |

AREAS

TOTAL AREA: 157.40± ACRES  
R1 ZONING: 38.65± ACRES  
R3 ZONING: 20.84± ACRES  
C3 ZONING: 58.22± ACRES  
DEDICATED RIGHT OF WAY: 30.22± ACRES  
DEDICATED PARK LAND: 3.07 ACRES  
OPEN SPACE: 6.40± ACRES

DEVELOPER'S REQUESTS

1. THE WATER QUALITY POND IN THE NORTHEAST PORTION OF THE SITE IS PROPOSED TO BE DEDICATED TO THE CITY OF WATERTOWN.
2. REIMBURSEMENT FOR CONSTRUCTING THE SANITARY SEWER IN 30TH STREET NE NORTH OF 2ND AVE NE TO COLLECT THE FUTURE SEWAGE FLOW FROM THE PROPERTY TO THE NORTH.
3. REIMBURSEMENT FOR UPSIZING THE SANITARY SEWER IN 28TH STREET NE BETWEEN THE PUMP STATION AND PARK VIEW TRAIL NE AND UPSIZING THE SANITARY SEWER IN PARK VIEW TRAIL NE TO COLLECT THE FUTURE SEWAGE FLOW FROM THE PROPERTY TO THE EAST.



Jeffrey A. Stout  
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REGISTRATION NO. 13158  
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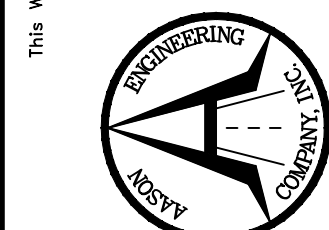
CONTACT:  
JEFF STOUT  
(605) 882-2371

REVISIONS:  
DATE:  
BY:

2019  
PRELIMINARY  
PLANS

AASON ENGINEERING COMPANY  
1022 6TH STREET SE  
WATERTOWN, SD 57201  
Phone No: (605) 882-2371  
Fax No: (605) 882-1442

This Work Coordinated By:



GENERAL LAYOUT

THE LAKE OF WILLOW CREEK FIRST ADDITION  
TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF  
CODINGTON, SOUTH DAKOTA

DATE: JUNE 13, 2019

SCALE: 1" = 180'

DRAWN BY: CBD

JOB NO.: 2017-017

SHEET 2 OF 11

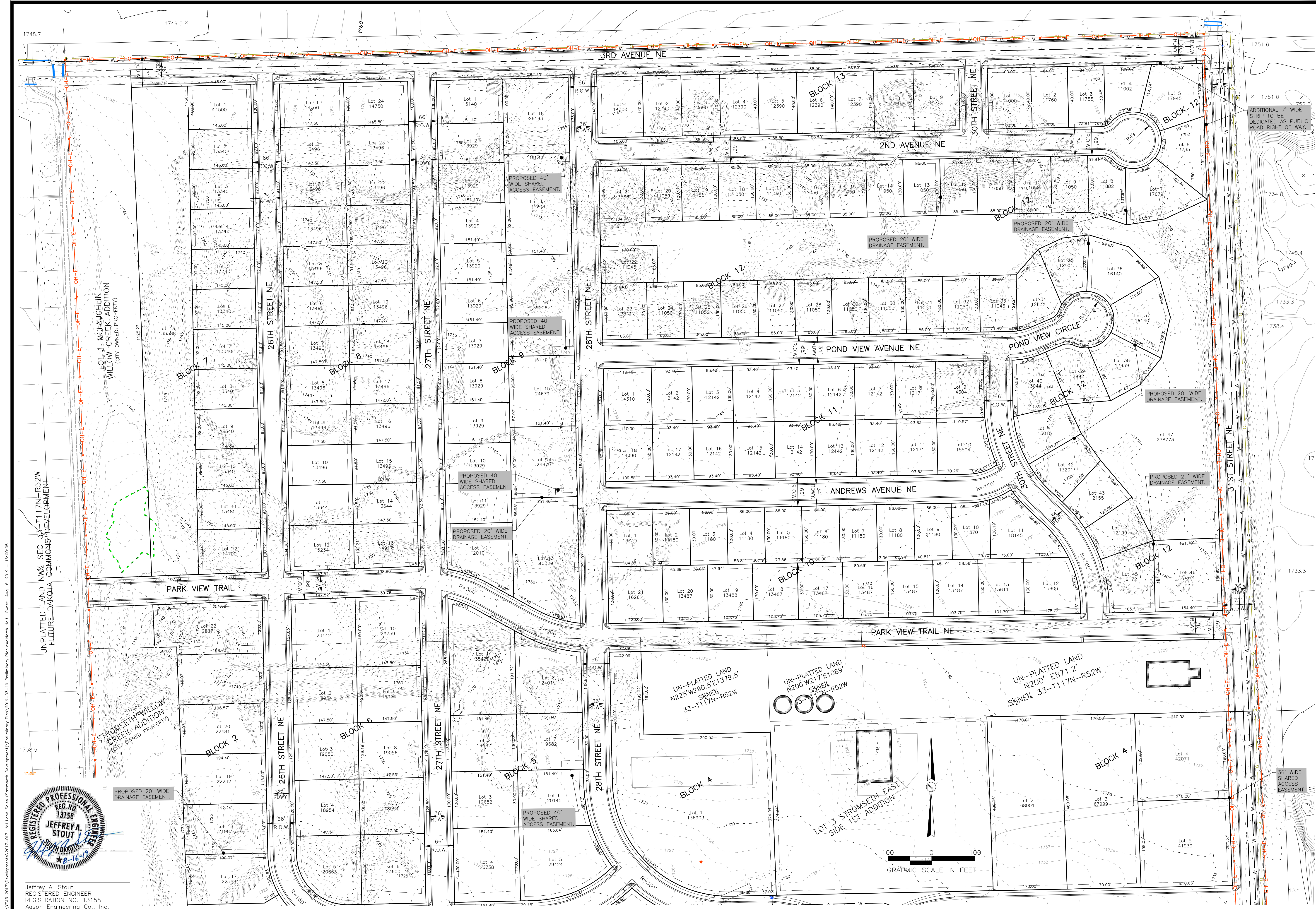


J:\YEAR 2017\Developments\2017-017 J&L Land Sales (Stromseth Development)\Preliminary Plan\2019-03-19 Preliminary Plan\dwg\_half\_north\_half\_8/6/2019 3:56:47 PM, Corner 1.1

UNPLATTED LAND NW¼ SEC 33-T117N-R52W  
FUTURE DAKOTA COMMONS DEVELOPMENT



Jeffrey A. Stout  
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BY:

2019

PRELIMINARY  
PLANS

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WATERTOWN, SD 57201  
Phone No. (605) 882-2371  
Fax No. (605) 882-1442

STREET PLAN - NORTH HALF

THE LAKE OF WILLOW CREEK FIRST ADDITION  
TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF  
CODINGTON, SOUTH DAKOTA

DATE: JUNE 13, 2019

SCALE: 1" = 100'

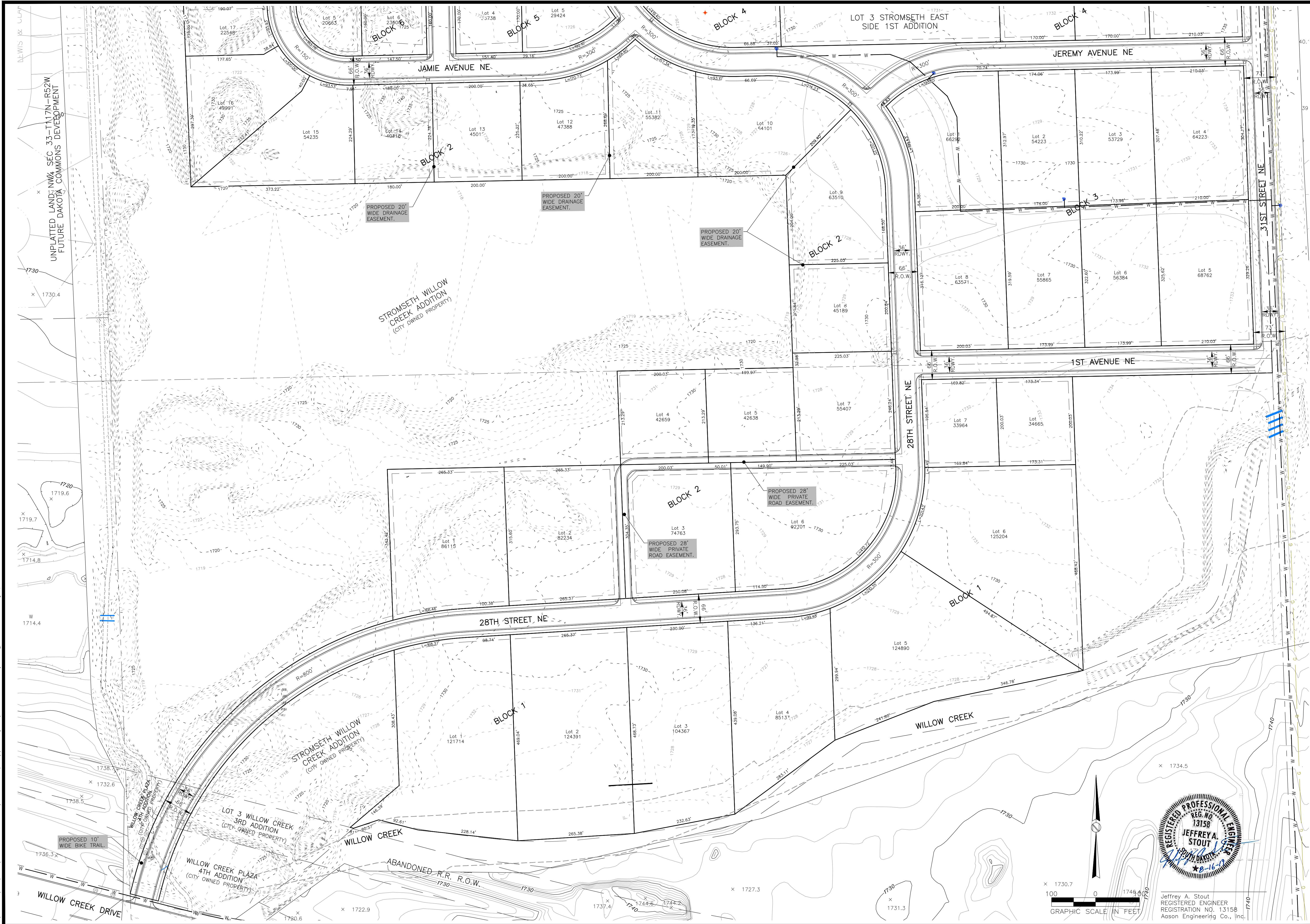
DRAWN BY: CBD

JOB NO.: 2017-017

SHEET 3 OF 11



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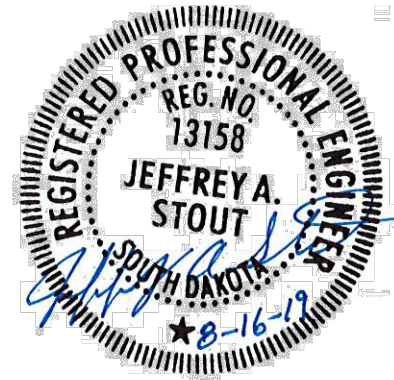


|                                                                                                                                           |  |
|-------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>OWNER / DEVELOPER</b><br>J & J LAND SALES<br>1002 S. MADISON ST.<br>MILBANK, SD 57252                                                  |  |
| <b>CONTACT:</b><br>JAMIE ANDREWS<br>(605) 924-0496                                                                                        |  |
| <b>ENGINEER / CONSULTANT</b><br>AASON ENGINEERING<br>COMPANY, INC.<br>1022 6TH STREET SE<br>WATERTOWN, SD 57201                           |  |
| <b>CONTACT:</b><br>JEFF STOUT<br>(605) 882-2371                                                                                           |  |
| <b>REVISIONS:</b><br>DATE:<br>BY:                                                                                                         |  |
| <b>2019<br/>PRELIMINARY<br/>PLANS</b>                                                                                                     |  |
| <b>STREET PLAN - SOUTH HALF</b>                                                                                                           |  |
| THE LAKE OF WILLOW CREEK FIRST ADDITION<br>TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF<br>CODINGTON, SOUTH DAKOTA                  |  |
| This Work Coordinated By:                                                                                                                 |  |
| <b>AASON ENGINEERING COMPANY, INC.</b><br>1022 6TH STREET SE<br>WATERTOWN, SD 57201<br>Phone No. (605) 882-2371<br>Fax No. (605) 882-1042 |  |
| <b>REGISTERED PROFESSIONAL ENGINEER</b><br>REG. NO. 13158<br>JEFFREY A. STOUT<br>SOUTH DAKOTA<br>★ 8-16-23                                |  |
| Jeffrey A. Stout<br>REGISTERED ENGINEER<br>REGISTRATION NO. 13158<br>Aason Engineering Co., Inc.                                          |  |
| DATE: JUNE 13, 2019                                                                                                                       |  |
| SCALE: 1" = 100'                                                                                                                          |  |
| DRAWN BY: CBD                                                                                                                             |  |
| JOB NO.: 2017-017                                                                                                                         |  |
| SHEET 4 OF 11                                                                                                                             |  |



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J:\YEAR 2017\Developments\2017-017 J&L Land Sales (Stromseth Development)\Preliminary Plan\2019-03-19 Preliminary Plan.dwg, Utility North Half, 6/16/2019 4:02:36 PM, Owner: 11



Jeffrey A. Stout  
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REGISTRATION NO. 13158  
Aason Engineering Co., Inc.

EXISTING 18" PVC 0.35%  
CAPACITY = 6.21 CFS

EXISTING 16" PVC 0.37%  
CAPACITY = 5.85 CFS

LEWIS & CLARK TRAIL

UNPLATTED LAND NW¼ SEC 33-T117N-R52W  
FUTURE DAKOTA COMMONS DEVELOPMENT

STROMSETH WILLOW  
CREEK ADDITION  
(CITY OWNED PROPERTY)

LOT 1-MCLAUGHLIN  
WILLOW CREEK ADDITION  
(CITY OWNED PROPERTY)

PARK VIEW TRAIL NE

PROPOSED FORCE MAIN

PROPOSED 20' WIDE  
DRAINAGE EASEMENT

BLOCK 2

BLOCK 7

BLOCK 8

BLOCK 9

BLOCK 10

BLOCK 11

BLOCK 12

BLOCK 13

BLOCK 14

BLOCK 15

BLOCK 16

BLOCK 17

BLOCK 18

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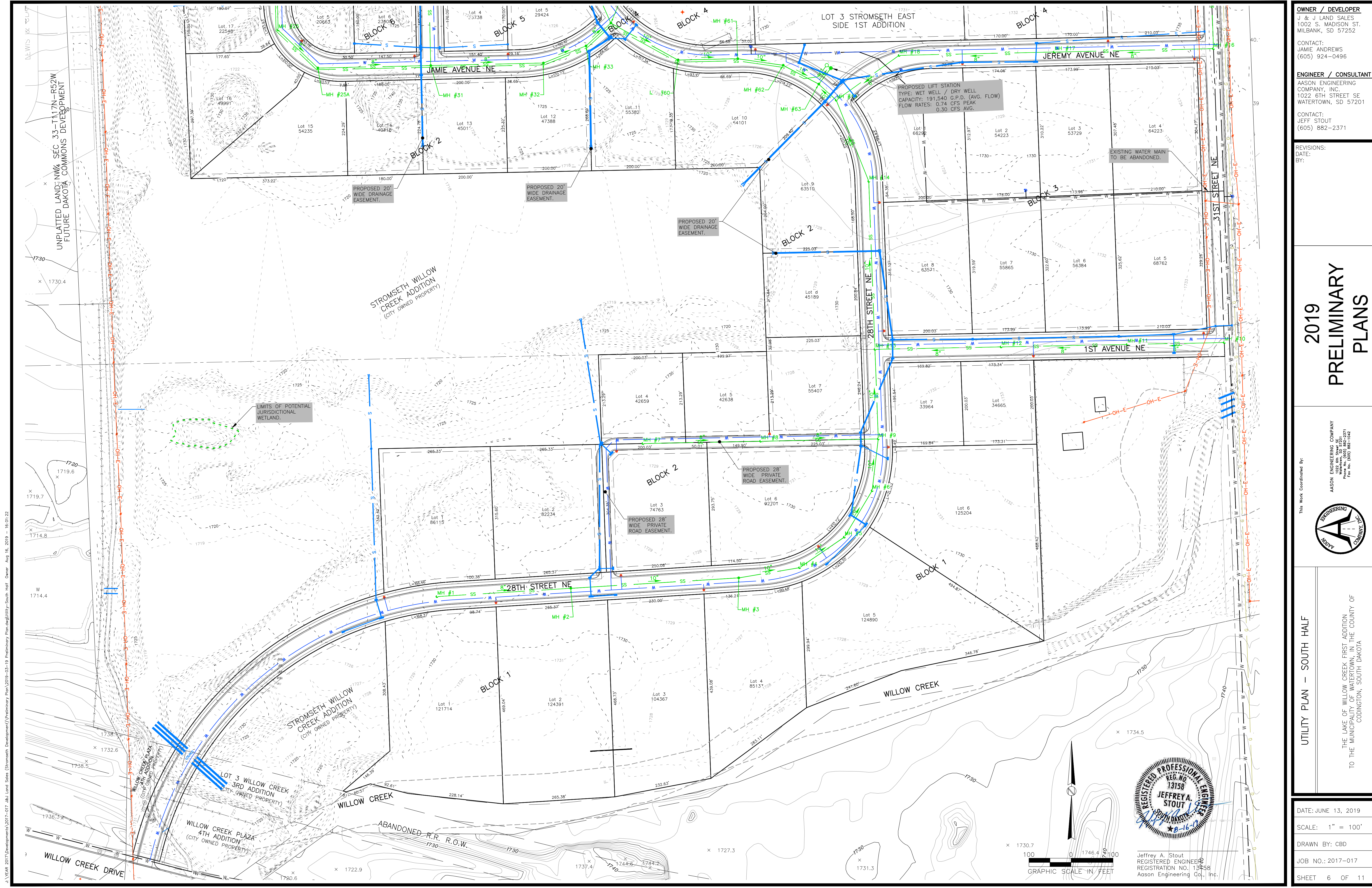
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REVISIONS:

DATE:  
BY:

2019  
PRELIMINARY  
PLANS

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AASON ENGINEERING COMPANY  
1022 6th Street SE  
Watertown, SD 57201  
Phone No. (605) 882-2371  
Fax No. (605) 882-1442

UTILITY PLAN – SOUTH HALF

THE LAKE OF WILLOW CREEK FIRST ADDITION  
TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF  
CODINGTON, SOUTH DAKOTA

DATE: JUNE 13, 2019

SCALE: 1" = 100'

DRAWN BY: CBD

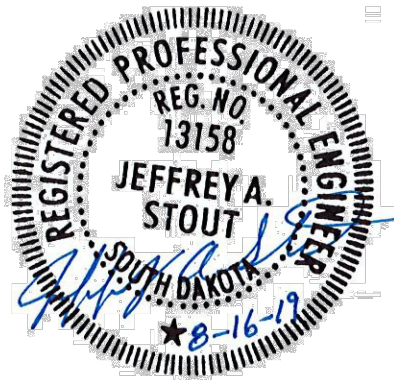
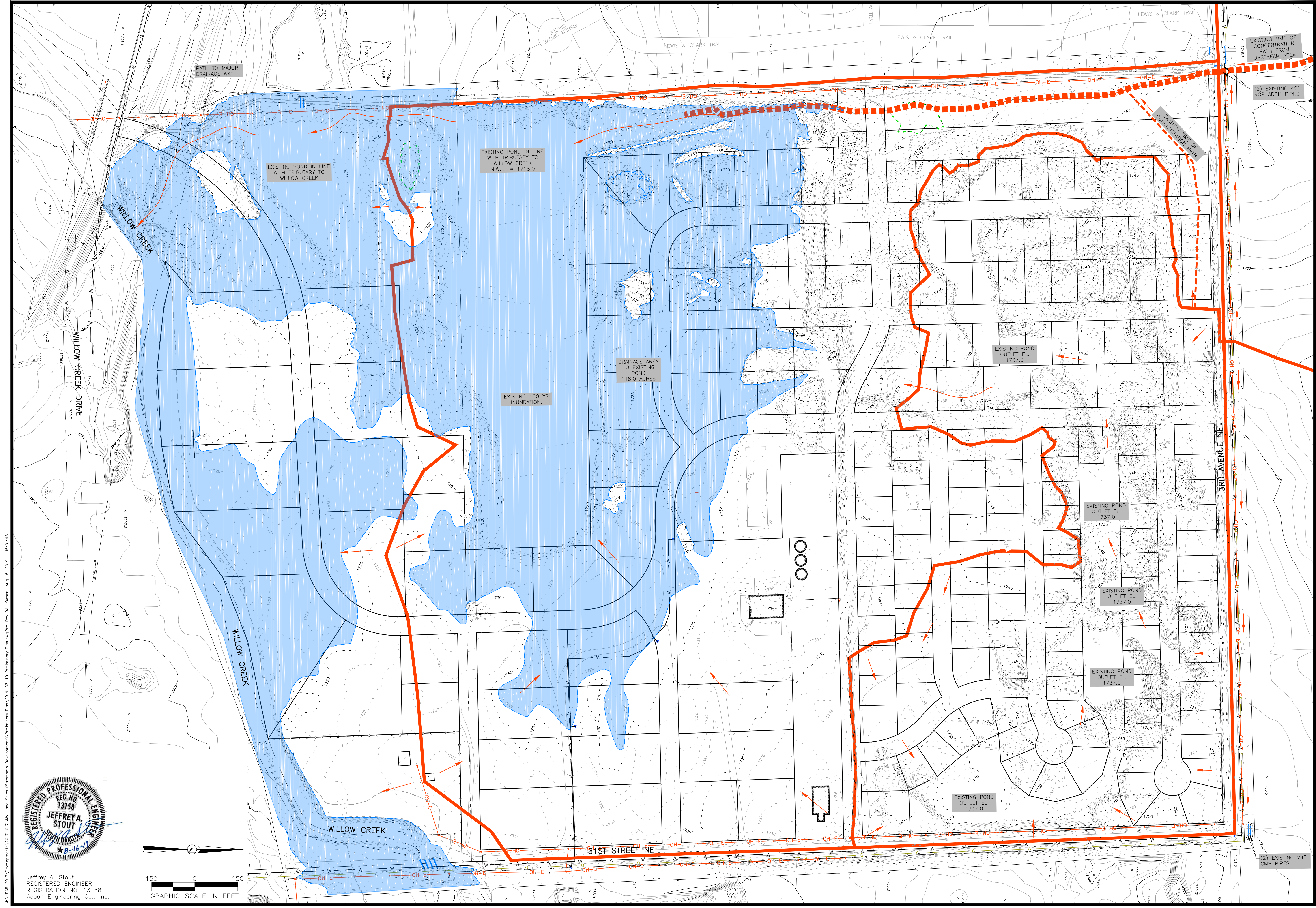
JOB NO.: 2017-017

SHEET 6 OF 11

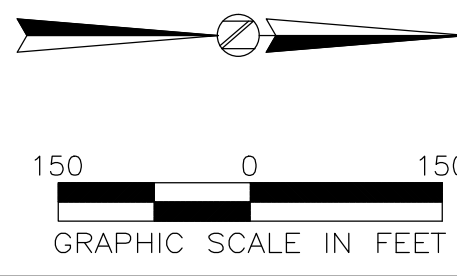
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J:\YEAR 2017\Developments\2017-017 J&J Land Sales (Stromseth Development)\Preliminary Plan\2019-03-19 Preliminary Plan\Utility-South Half\_Owner\_Aug 16, 2019 - 16:01:22



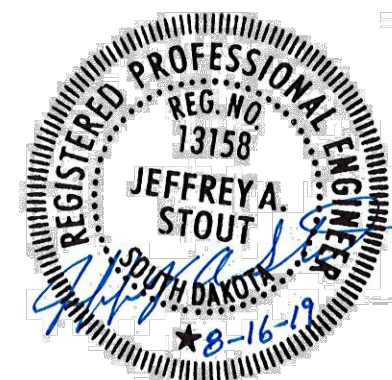
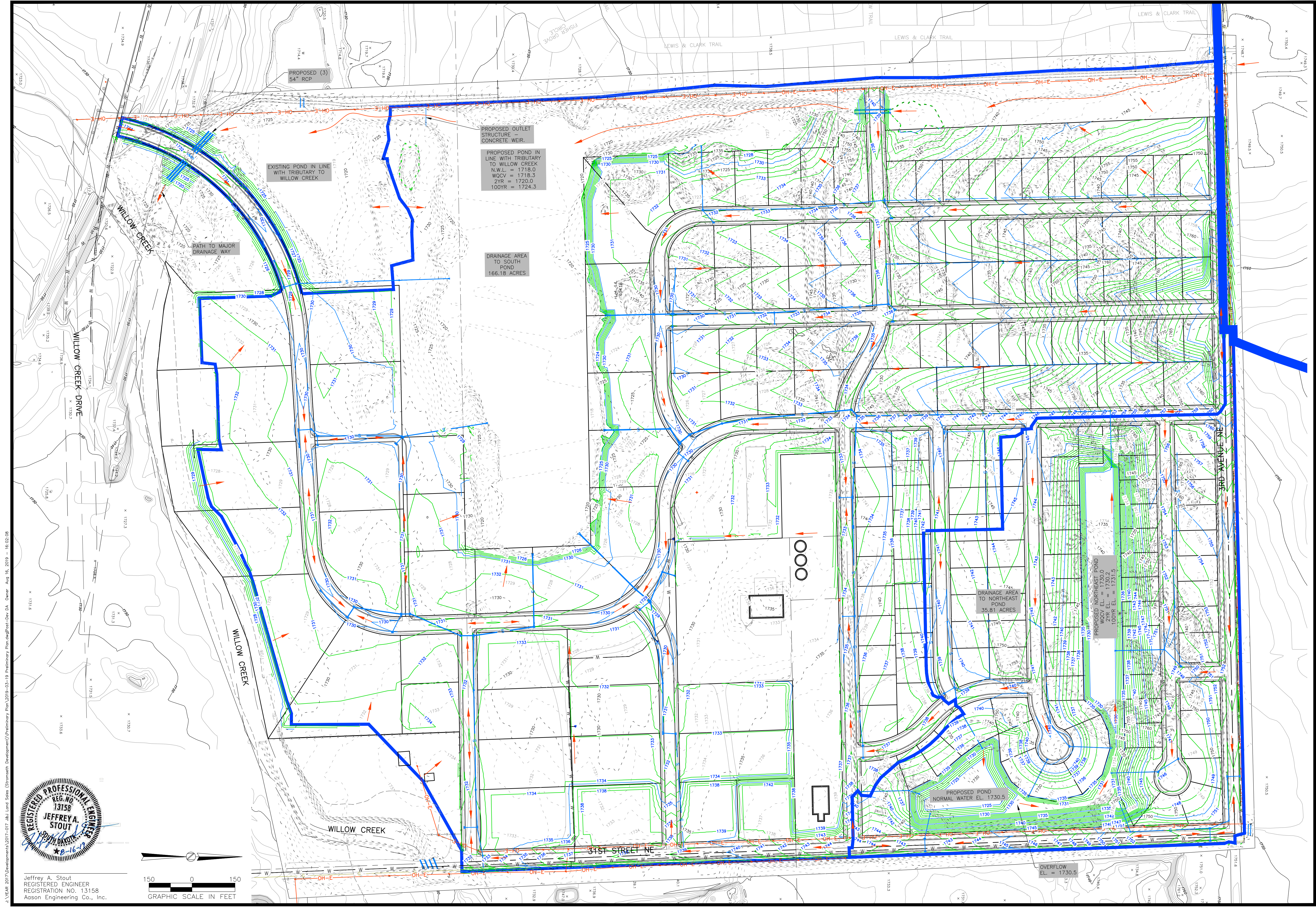


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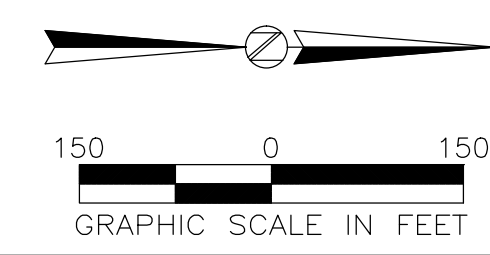


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| REVISIONS:<br>DATE:<br>BY:                                                                                                                                      |                                                                                                                                           |
| <b>2019 PRELIMINARY PLANS</b>                                                                                                                                   |                                                                                                                                           |
| This Work Coordinated By:                                                                                                                                       | <b>AASON ENGINEERING COMPANY, INC.</b><br>1022 6TH STREET SE<br>WATERTOWN, SD 57201<br>Phone No. (605) 882-2371<br>Fax No. (605) 882-1442 |
| <b>PRE-DEVELOPED DRAINAGE ROUTE MAP</b>                                                                                                                         |                                                                                                                                           |
| THE LAKE OF WILLOW CREEK FIRST ADDITION<br>TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF<br>CODINGTON, SOUTH DAKOTA                                        |                                                                                                                                           |
| DATE: JUNE 13, 2019                                                                                                                                             |                                                                                                                                           |
| SCALE: 1" = 150'                                                                                                                                                |                                                                                                                                           |
| DRAWN BY: CBD                                                                                                                                                   |                                                                                                                                           |
| JOB NO.: 2017-017                                                                                                                                               |                                                                                                                                           |
| SHEET 7 OF 11                                                                                                                                                   |                                                                                                                                           |

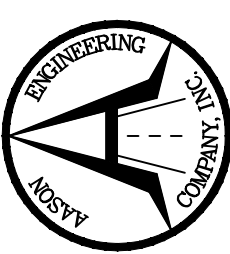




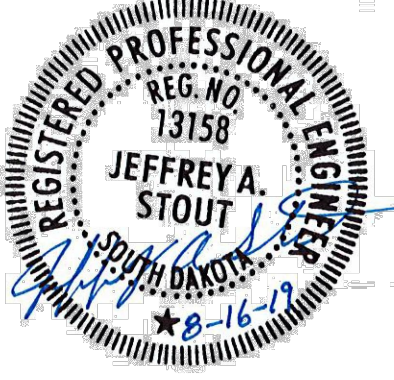
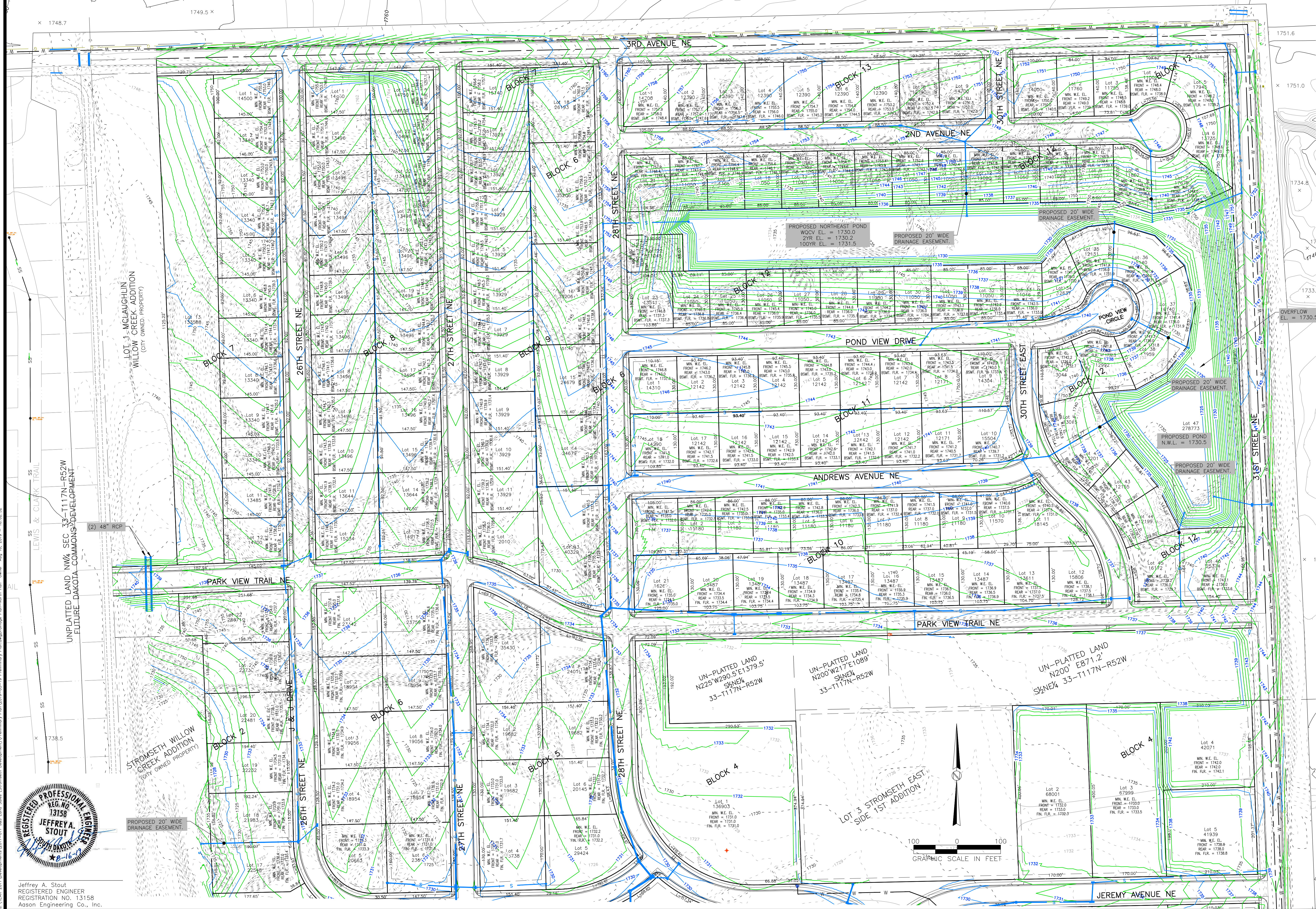
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J:\YEAR 2017\Developments\2017-07 J&J Land Sales (Stormwater Development)\Preliminary Plan\2019-03-19 Preliminary Plan.dwg Plot Date: 8/16/2019 4:03:55 PM Owner: J1

|                                                                                                                                                                                                                                                    |                                                                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
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| REVISIONS:<br>DATE:<br>BY:                                                                                                                                                                                                                         |                                                                                                                          |
| <b>2019 PRELIMINARY PLANS</b>                                                                                                                                                                                                                      |                                                                                                                          |
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| <b>POST-DEVELOPED DRAINAGE ROUTE MAP</b>                                                                                                                                                                                                           | THE LAKE OF WILLOW CREEK FIRST ADDITION<br>TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF<br>CODINGTON, SOUTH DAKOTA |
| DATE: JUNE 13, 2019                                                                                                                                                                                                                                |                                                                                                                          |
| SCALE: 1" = 150'                                                                                                                                                                                                                                   |                                                                                                                          |
| DRAWN BY: CBD                                                                                                                                                                                                                                      |                                                                                                                          |
| JOB NO.: 2017-017                                                                                                                                                                                                                                  |                                                                                                                          |
| SHEET 8 OF 11                                                                                                                                                                                                                                      |                                                                                                                          |





Jeffrey A. Stout  
REGISTERED ENGINEER  
REGISTRATION NO. 13158  
Aason Engineering Co., Inc.

**OWNER / DEVELOPER**  
J & J LAND SALES  
1002 S. MADISON ST.  
MILBANK, SD 57252

**CONTACT:**  
JAMIE ANDREWS  
(605) 924-0496

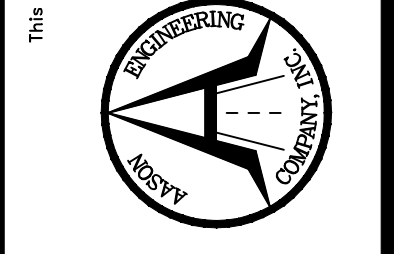
**ENGINEER / CONSULTANT**  
AASON ENGINEERING  
COMPANY, INC.  
1022 6TH STREET SE  
WATERTOWN, SD 57201

**CONTACT:**  
JEFF STOUT  
(605) 882-2371

**REVISIONS:**  
DATE:  
BY:

# 2019 PRELIMINARY PLANS

AASON ENGINEERING COMPANY  
1022 6TH STREET SE  
WATERTOWN, SD 57201  
Phone No. (605) 882-2371  
Fax No. (605) 882-1442

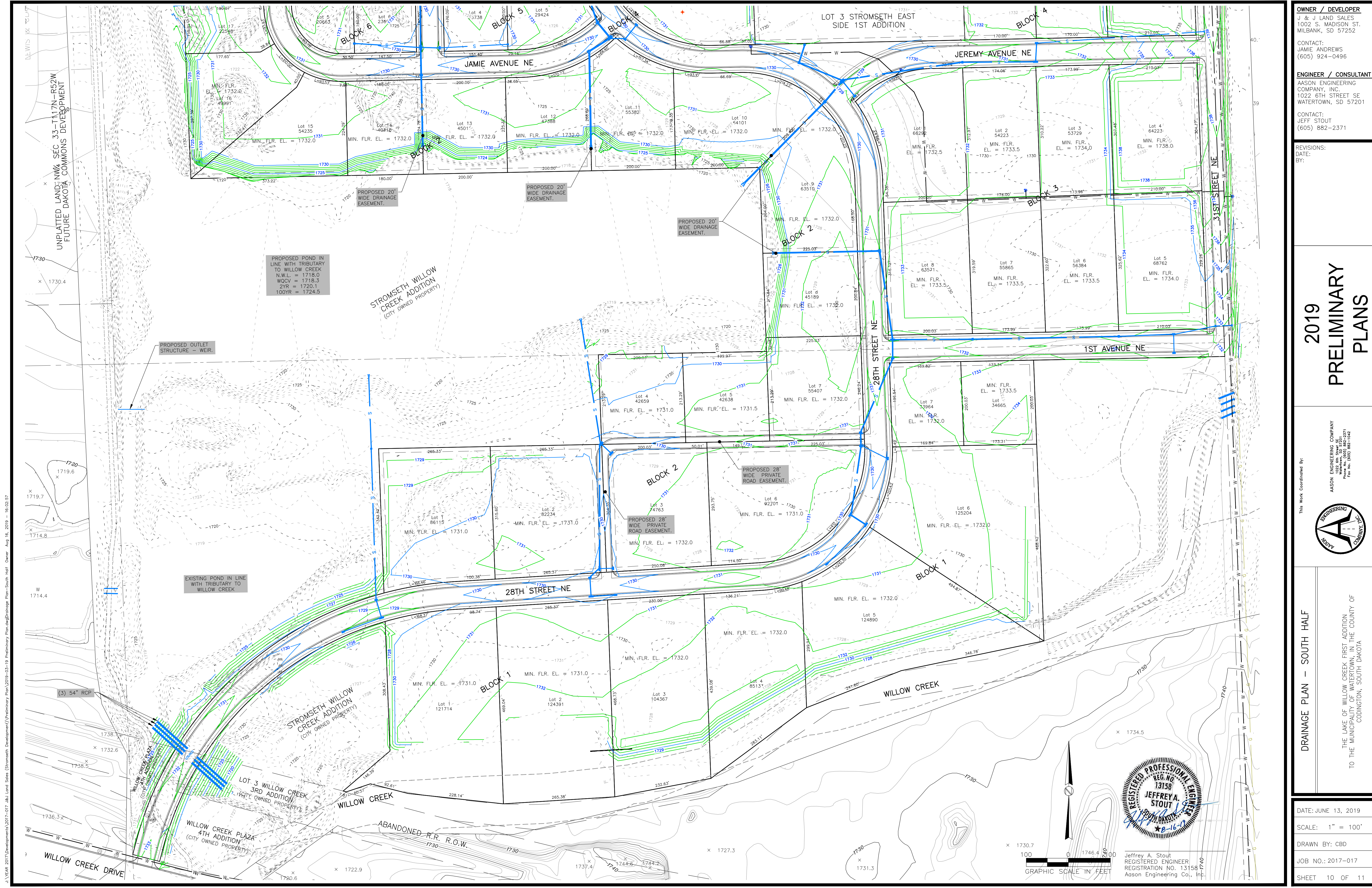


**DRAINAGE PLAN - NORTH HALF**

TO THE LAKE OF WILLOW CREEK FIRST ADDITION  
TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF  
CODINGTON, SOUTH DAKOTA

**DATE:** JUNE 13, 2019  
**SCALE:** 1" = 100'  
**DRAWN BY:** CBD  
**JOB NO.:** 2017-017  
**SHEET** 9 **OF** 11





OWNER / DEVELOPER

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ENGINEER / CONSULTANT

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

CONTACT:  
JEFF STOUT  
(605) 882-2371

REVISIONS:

DATE:

BY:

2019

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

DRAINAGE PLAN – SOUTH HALF

THE LAKE OF WILLOW CREEK FIRST ADDITION  
TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF  
CODINGTON, SOUTH DAKOTA

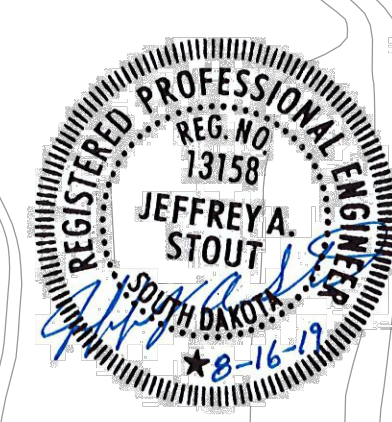
DATE: JUNE 13, 2019

SCALE: 1" = 100'

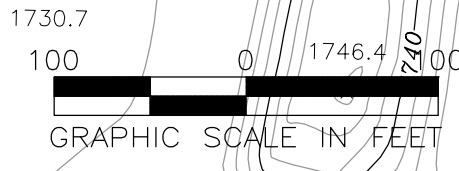
DRAWN BY: CBD

JOB NO.: 2017-017

SHEET 10 OF 11



Jeffrey A. Stout  
REGISTERED ENGINEER  
REGISTRATION NO. 13158  
Aason Engineering Co., Inc.

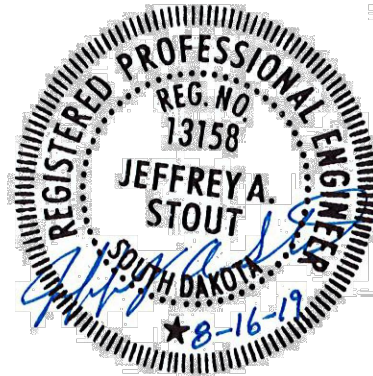
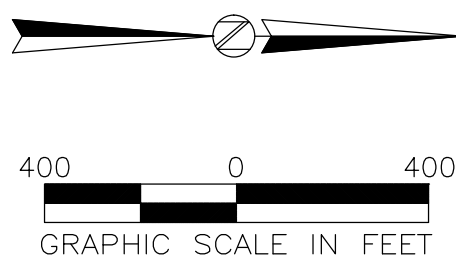
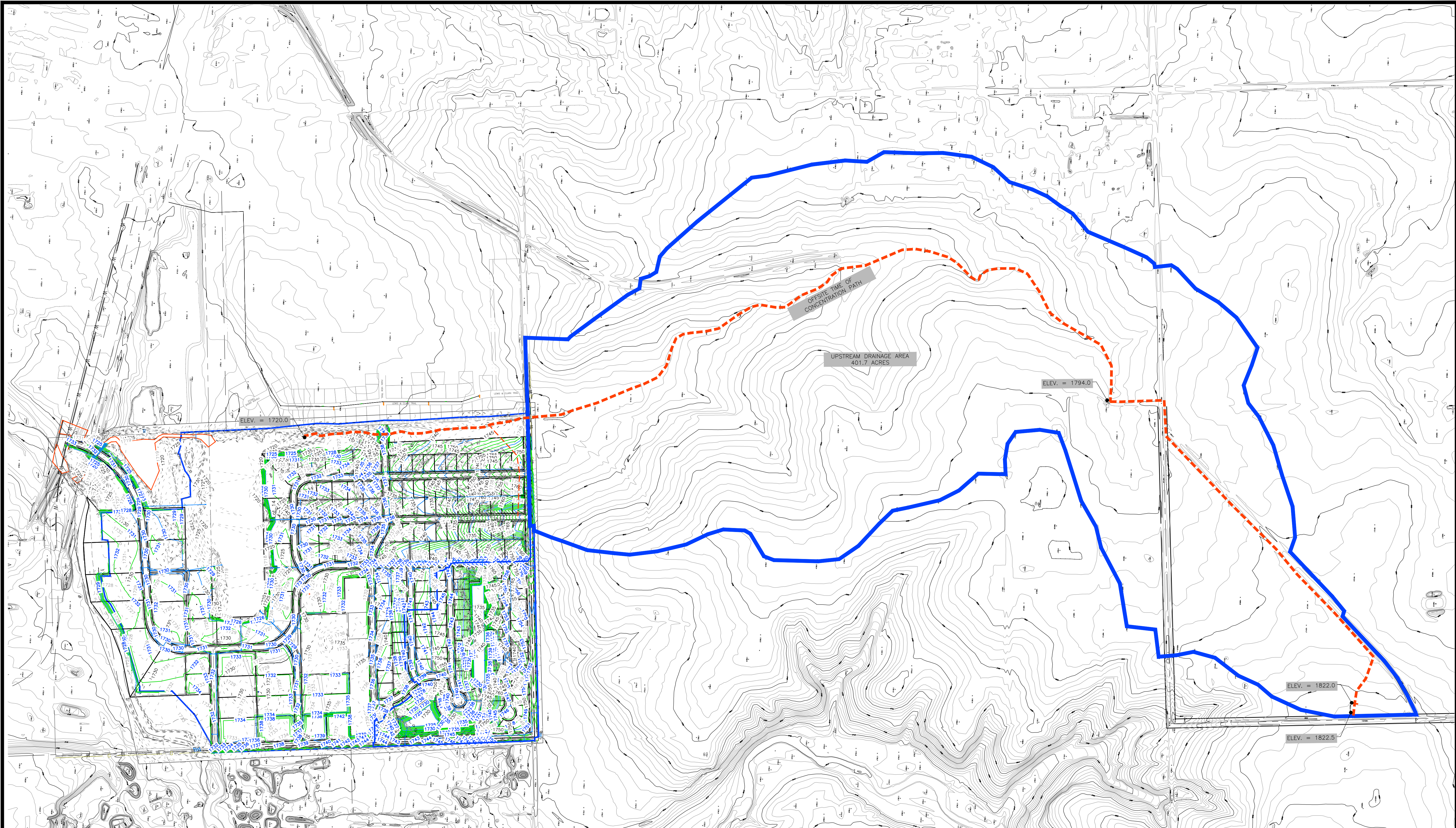


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J:\YEAR 2017\Developments\2017-017 J&J Land Sales (Stormwater Development)\Preliminary Plan\2017-017 Preliminary Plan.dwg, Overall Drainage Plan, 6/15/2019 4:02:02 PM, Owner, L1

J:\YEAR 2017\Developments\2017-017 J&J Land Sales (Stormwater Development)\Preliminary Plan\2019-03-19 Preliminary Plan.dwg\Overall Drainage Plan, Owner, Aug 16, 2019 - 16:03:23

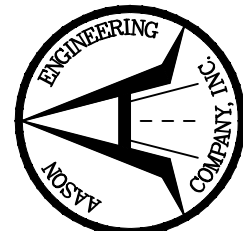


Jeffrey A. Stout  
REGISTERED ENGINEER  
REGISTRATION NO. 13158  
Aason Engineering Co., Inc.

OFFSITE DRAINAGE AREA

THE LAKE OF WILLOW CREEK FIRST ADDITION  
TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF  
CODINGTON, SOUTH DAKOTA

This Work Coordinated By:



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## 2019 PRELIMINARY PLANS

OWNER / DEVELOPER

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JEFF STOUT  
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REVISIONS:  
DATE:  
BY:

DATE: JUNE 13, 2019

SCALE: 1" = 400'

DRAWN BY: CBD

JOB NO.: 2017-017

SHEET 11 OF 11