

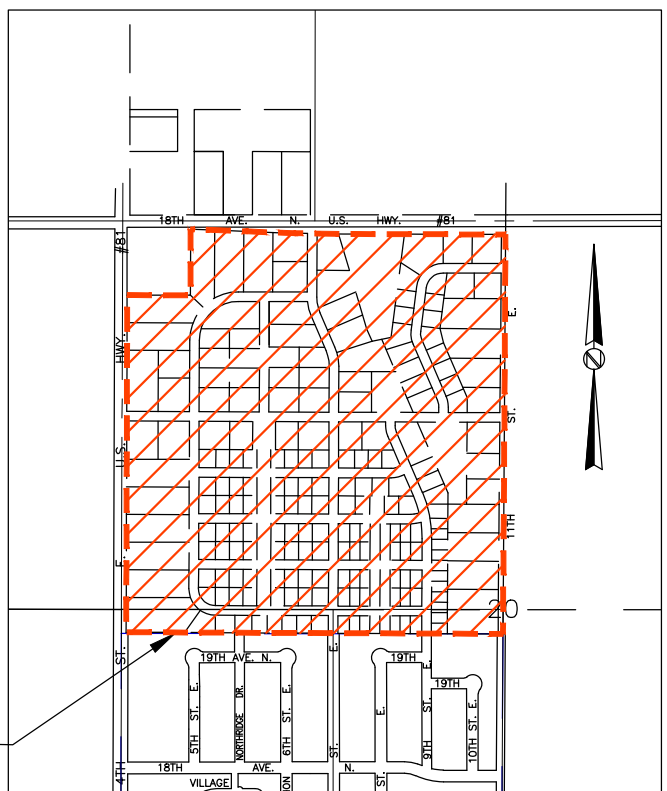
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ANDREWS NORTHSIDE ADDITION PROPOSED ZONING:

- R-1 - SINGLE FAMILY RESIDENTIAL
- R-1C - COMPACT SINGLE FAMILY RESIDENTIAL
- R-2 - SINGLE FAMILY ATTACHED RESIDENTIAL
- R-3 - MULTI-FAMILY RESIDENTIAL
- C-2 - LOCAL COMMERCIAL
- C-3 - HIGHWAY COMMERCIAL
- PARK/GREEN SPACE

LIMITS OF 2023 CONCEPT PLAN.



VICINITY MAP
SCALE: 1" = 1/4 MILE

PROPOSED SETBACKS:

ZONE: R-1, SINGLE FAMILY RESIDENTIAL DISTRICT
YARD SETBACK REQUIREMENTS PER ZONING:

MAXIMUM HEIGHT: 35 FEET
FRONT YARD: 25 FEET
SIDE YARD: 9 FEET
REAR YARD: 25 FEET

ZONE: R-1C, COMPACT SINGLE FAMILY RESIDENTIAL DISTRICT
YARD SETBACK REQUIREMENTS PER ZONING:

MAXIMUM HEIGHT: 24 FEET
FRONT YARD: 25 FEET
SIDE YARD: 6' & 9 FEET
REAR YARD: 25 FEET

ZONE: R-2, SINGLE FAMILY ATTACHED RESIDENTIAL DISTRICT
YARD SETBACK REQUIREMENTS PER ZONING:

MAXIMUM HEIGHT: 35 FEET
FRONT YARD: 25 FEET
SIDE YARD: 9 FEET
REAR YARD: 25 FEET

ZONE: R-3, MULTI-FAMILY RESIDENTIAL DISTRICT
YARD SETBACK REQUIREMENTS PER ZONING:

MAXIMUM HEIGHT: 35 FEET (3 TO 8 UNITS)
55 FEET (>8 UNITS)
FRONT YARD: 30 FEET
SIDE YARD: 10 FEET (3 TO 8 UNITS)
15 FEET (>8 UNITS)
REAR YARD: 25 FEET

ZONE: C-2, LOCAL COMMERCIAL DISTRICT
YARD SETBACK REQUIREMENTS PER ZONING:

MAXIMUM HEIGHT: 60 FEET
FRONT YARD: 40 FEET
SIDE YARD: 30 FEET
REAR YARD: 30 FEET

ZONE: C-3, HIGHWAY COMMERCIAL DISTRICT
YARD SETBACK REQUIREMENTS PER ZONING:

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

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

LEGAL DESCRIPTION

NW1/4 LESS OL Z & LESS LOT H2 & LESS HWY ROWS, AND N10 RODS SW1/4 LESS HWY ROW ALL IN SECTION 20, TOWNSHIP 117 NORTH, RANGE 52 WEST OF THE 5TH P.M., CODINGTON COUNTY, SOUTH DAKOTA.

GENERAL NOTES

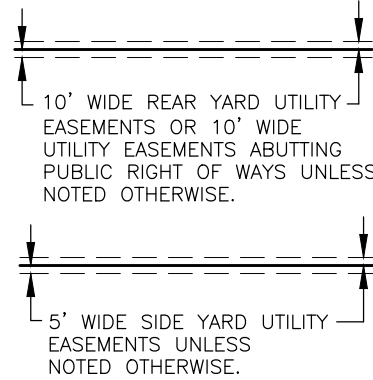
- BASIS OF BEARING: UTM ZONE 14 NORTH - WGS 84. DISTANCES SHOWN ARE TO GROUND.
- ELEVATIONS BASED ON NAVD 88 DATUM - USING PID AC7987 - GEOID 09.
- THERE ARE NO KNOWN DRAINAGE PROBLEMS UPSTREAM OR DOWNSTREAM OF THIS PROPERTY.
- NO FLOODPLAIN IS IDENTIFIED WITHIN THE PROJECT AREA ON CURRENTLY EFFECTIVE FEMA FIRM PANEL NO. 46029C0366D.

AREAS

TOTAL AREA: 160.14± ACRES
R1 ZONING: 10.70± ACRES
R1C ZONING: 10.24± ACRES
R2 ZONING: 22.15± ACRES
R3 ZONING: 29.28± ACRES
C-2 ZONING: 18.21± ACRES
C-3 ZONING: 30.76± ACRES
GREEN SPACE/PARK: 9.85± ACRES
DEDICATED RIGHT OF WAY: 28.95± ACRES

PARK AREAS

TOTAL PARK LAND: 3.03± ACRES
BIKE TRAIL EASEMENT: 0.60± ACRES
REQUIRED PARK DEDICATION: 3.62± ACRES



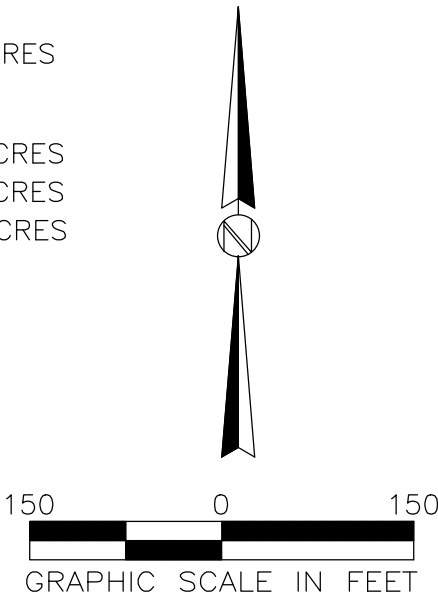
PHASING

- PHASE 1: 2023
- PHASE 2: 2025
- PHASE 3: 2026
- PHASE 4: 2028
- PHASE 5: 2029
- PHASE 6: 2032
- PHASE 7: 2034
- PHASE 8: 2036

EASEMENT INFORMATION

DEVELOPER REQUESTS

- REIMBURSEMENT FOR UPSIZING THE SANITARY SEWER IN 24TH AVENUE NE BETWEEN U.S. HIGHWAY 81 AND JAMESON TRAIL NE, AND IN JAMESON TRAIL NE BETWEEN 24TH AVENUE NE AND 7TH STREET NE, AND IN 7TH STREET NE NORTH OF JAMESON TRAIL NE TO COLLECT FUTURE SEWAGE FLOW FROM THE PROPERTY TO THE WEST SIDE OF U.S. HIGHWAY 81.
- REIMBURSEMENT FOR UPSIZING THE SANITARY SEWER LIFT STATION TO ACCOUNT FOR POTENTIAL SEWAGE FLOW FROM THE PROPERTY TO THE WEST SIDE OF U.S. HIGHWAY 81.



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

OWNER / DEVELOPER

J&J LAND SALES, LLC
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

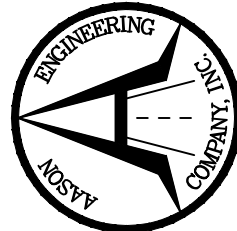
CONTACT:
JEFF STOUT
(605) 882-2371

REVISIONS:
DATE:
BY:

CONCEPT
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

ANDREWS NORTHSIDE ADDITION
TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF
CODINGTON, SOUTH DAKOTA

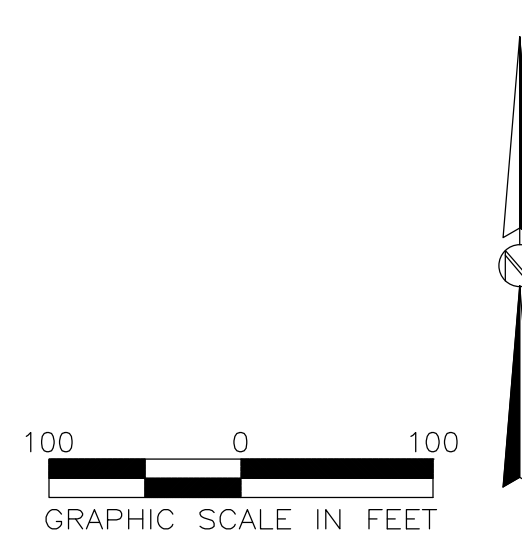
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SCALE: 1" = 150'

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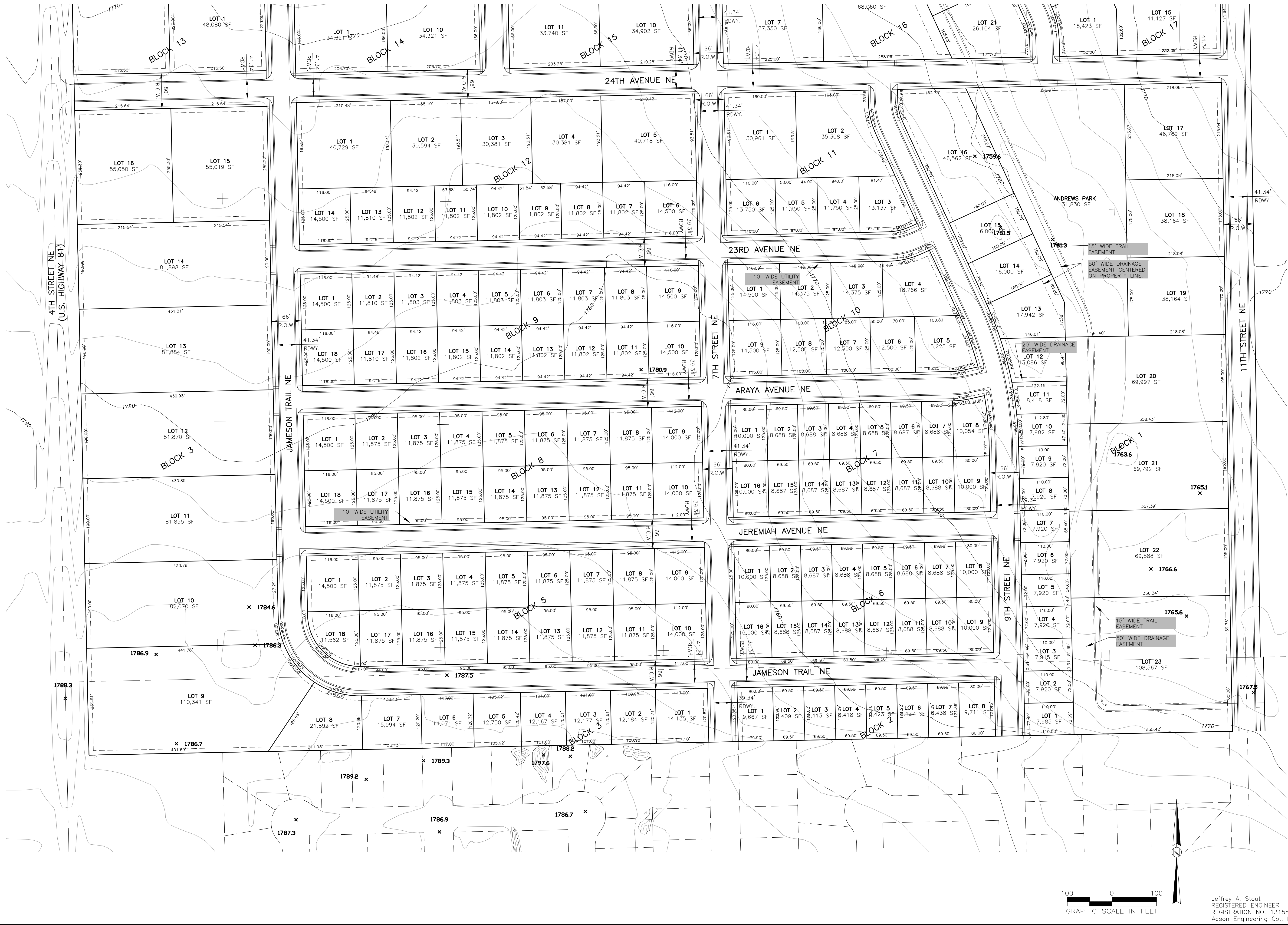
JOB NO.: 2022-124

SHEET 1 OF 9



SHEET 2 OF 9

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



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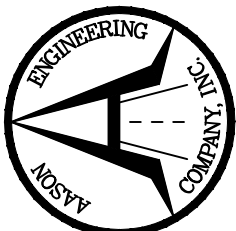
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REVISIONS:
DATE:
BY:

CONCEPT
PLANS

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STREET PLAN - SOUTH

ANDREWS NORTHSIDE ADDITION
TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF
CODINGTON, SOUTH DAKOTA

DATE: JUNE 27, 2023

SCALE: 1" = 100'

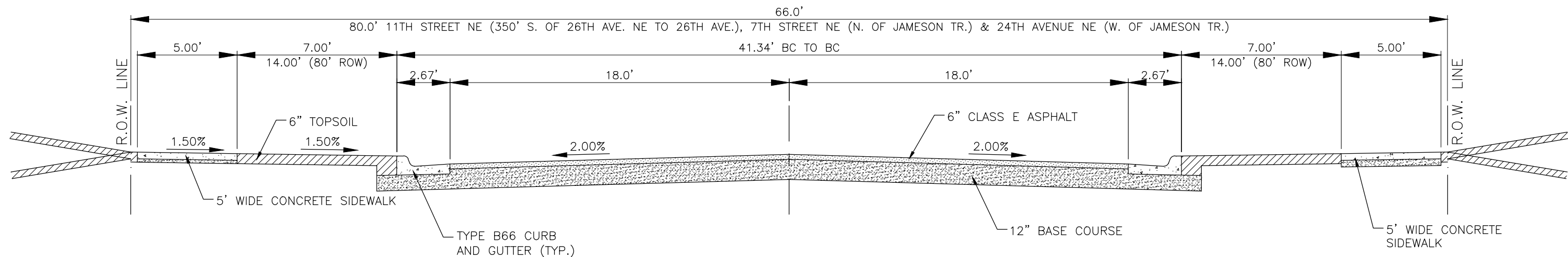
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JOB NO.: 2022-124

SHEET 3 OF 9

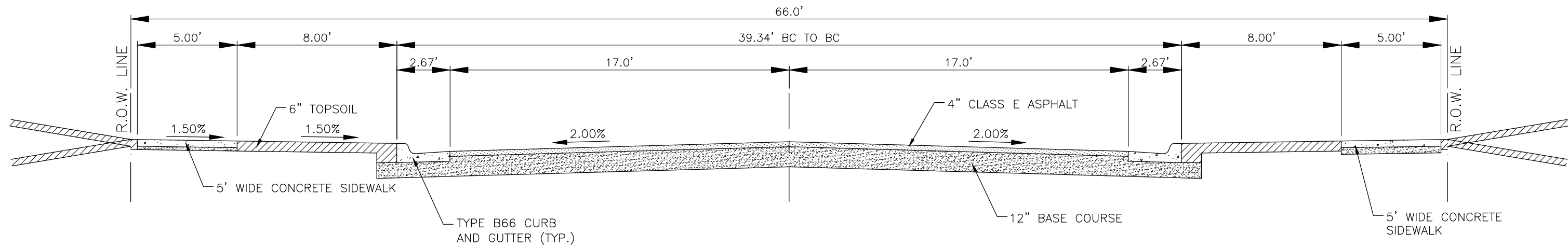
Jeffrey A. Stout
REGISTERED ENGINEER
REGISTRATION NO. 13158
Aason Engineering Co., Inc.

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**TYPICAL COMMERCIAL/COLLECTOR
CURBED SECTION**

11TH STREET NE
24TH AVE NE
JAMESON TRAIL NE (WEST OF 7TH STREET NE)
7TH STREET NE (NORTH OF JAMESON TR NE)
6TH STREET NE



**TYPICAL RESIDENTIAL
CURBED SECTION**

JAMESON TRAIL NE (EAST OF 7TH STREET NE)
ARAYA AVENUE NE
7TH STREET NE (SOUTH 120')
23RD AVENUE NE, JEREMIAH AVENUE NE, 9TH STREET NE
LANEY TRAIL NE

Jeffrey A. Stout
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OWNER / DEVELOPER

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MILBANK, SD 57252

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(605) 924-0496

ENGINEER / CONSULTANT

AASON ENGINEERING
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1022 6TH STREET SE
WATERTOWN, SD 57201

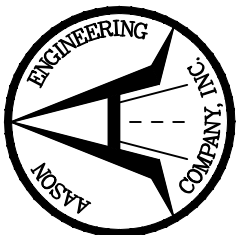
CONTACT:
JEFF STOUT
(605) 882-2371

REVISIONS:
DATE:
BY:

**CONCEPT
PLANS**

This Work Coordinated By:

AASON ENGINEERING COMPANY
1022 6th Street SE
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TYPICAL SECTIONS

ANDREWS NORTHSIDE ADDITION
TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF
CODINGTON, SOUTH DAKOTA

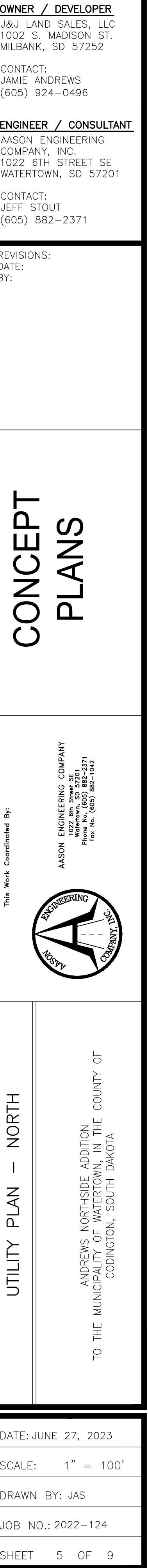
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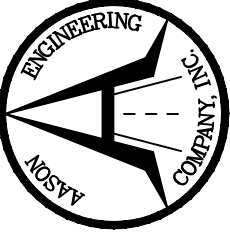
JOB NO.: 2022-124

SHEET 4 OF 9



J:\Year 2022\Developments\2022-124-J Land Sales Northridge\Concept Plan\23-7-11 - Concept Plan.dwg Utility Plan S. Owner: Jul 11, 2023 - 09:54:57



OWNER / DEVELOPER J&J LAND SALES, LLC 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:	
CONCEPT PLANS	
This Work Coordinated By: AASON ENGINEERING COMPANY, INC. 1022 6th Street SE Watertown, SD 57201 Phone No. (605) 882-2371 Fax No. (605) 882-1042	
UTILITY PLAN - SOUTH ANDREWS NORTHSIDE ADDITION TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF CODINGTON, SOUTH DAKOTA	
DATE: JUNE 27, 2023	
SCALE: 1" = 100'	
DRAWN BY: JAS	
JOB NO.: 2022-124	
SHEET 6 OF 9	

Lots Fronting on 11th St.
NE Will be Connected
Directly to the Existing
Sewer Line.
Estimated Sewage Flow
from These Lots to this
Main = 24,150 gpd
(Average Daily Flow)

Estimated Sewage Flow
to this Location = 13,050
gpd (Average Daily
Flow)

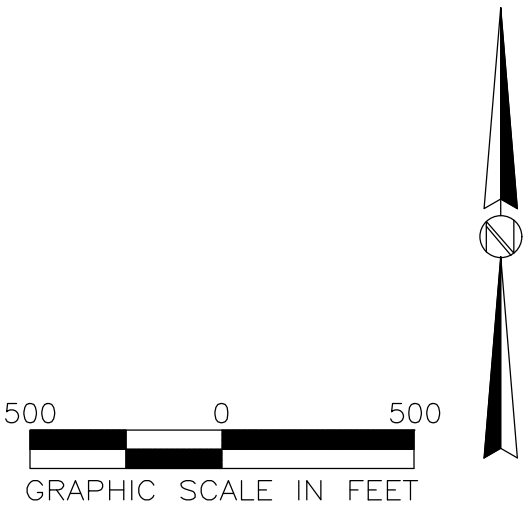
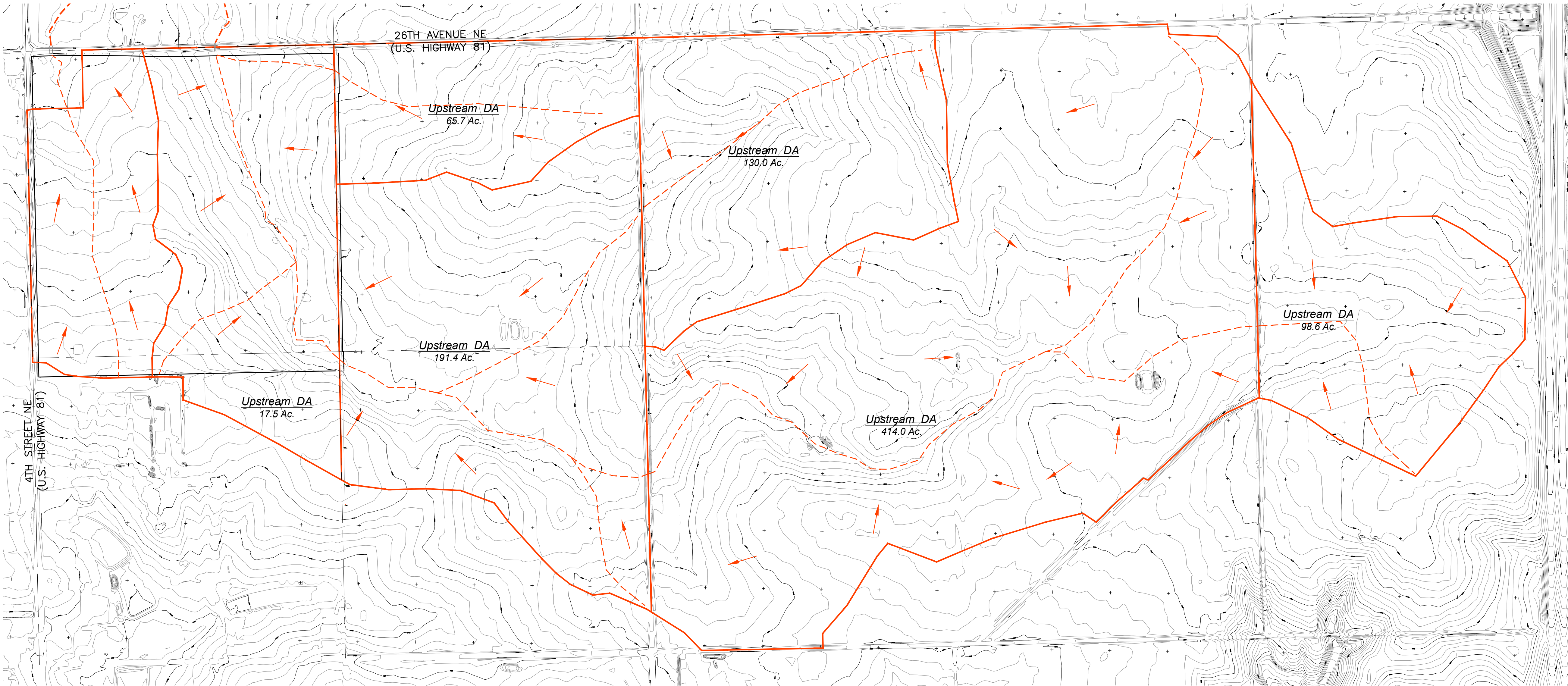
Estimated Sewage Flow
to this Location = 3,150
gpd (Average Daily
Flow)

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

J:\YEAR 2022\Developments\2022-124 J Land Sales Northridge\Concept Plan\23-7-11 - Concept Plan.dwg P:\Dev DA Owner Jul 11, 2023 - 09:55:06

Area A Discharge
66.92 Acres
 $Q_2 = 38.0 \text{ CFS} / 5.16 \text{ Ac.-Ft.}$
 $Q_{100} = 161.7 \text{ CFS} / 21.0 \text{ Ac.-Ft.}$

Area B Discharge
1016.46 Acres
 $Q_2 = 152.7 \text{ CFS} / 70.31 \text{ Ac.-Ft.}$
 $Q_{100} = 720.7 \text{ CFS} / 297.52 \text{ Ac.-Ft.}$



Jeffrey A. Stout
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MILBANK, SD 57252

CONTACT:
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(605) 924-0496

ENGINEER / CONSULTANT
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WATERTOWN, SD 57201

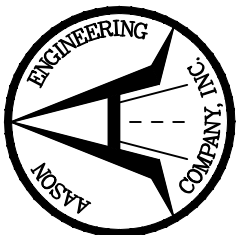
CONTACT:
JEFF STOUT
(605) 882-2371

REVISIONS:
DATE:
BY:

CONCEPT 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 ROUTE MAP

ANDREWS NORTHSIDE ADDITION
TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF
CODINGTON, SOUTH DAKOTA

DATE: JUNE 27, 2023

SCALE: 1" = 500'

DRAWN BY: JAS

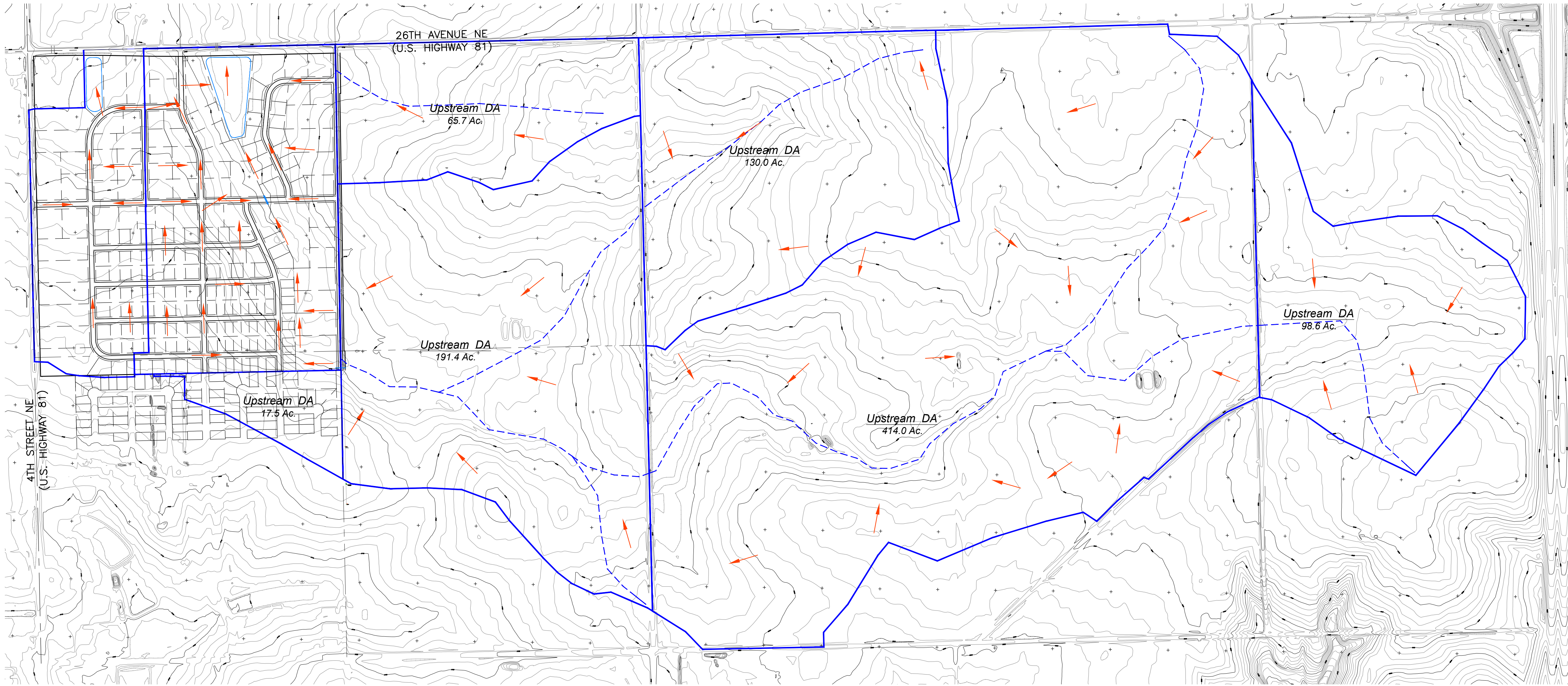
JOB NO.: 2022-124

SHEET 7 OF 9

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Area A Discharge
57.82 Acres
 $Q_2 = 38.0 \text{ CFS} / 6.95 \text{ Ac.-Ft.}$
 $Q_{100} = 161.7 \text{ CFS} / 22.22 \text{ Ac.-Ft.}$

Area B Discharge
1024.89 Acres
 $Q_2 = 152.7 \text{ CFS} / 72.45 \text{ Ac.-Ft.}$
 $Q_{100} = 796.4 \text{ CFS} / 302.94 \text{ Ac.-Ft.}$



OWNER / DEVELOPER

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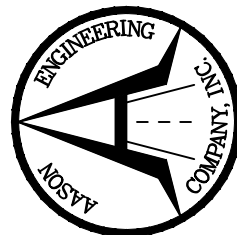
CONTACT:
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REVISIONS:
DATE:
BY:

CONCEPT
PLANS

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POST-DEVELOPED DRAINAGE ROUTE MAP

ANDREWS NORTHSIDE ADDITION
TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF
CODINGTON, SOUTH DAKOTA

DATE: JUNE 27, 2023

SCALE: 1" = 500'

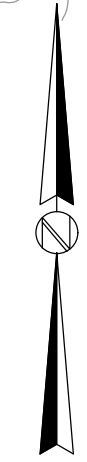
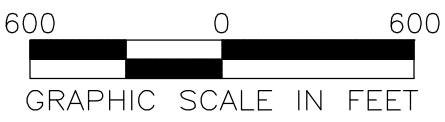
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JOB NO.: 2022-124

SHEET 8 OF 9

Jeffrey A. Stout
REGISTERED ENGINEER
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Aason Engineering Co., Inc.

J:\YEAR 2022\Developments\2022-124_J Land Sales Northridge\Concept Plan\23-7-11 - Concept Plan.dwg Path to Major Drainage Owner Jul 11, 2023 09:55:26



Jeffrey A. Stout
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REGISTRATION NO. 13158
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OWNER / DEVELOPER
J&J LAND SALES, LLC
1002 S. MADISON ST.
MILBANK, SD 57252

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1022 6th Street SE
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PATH TO MAJOR DRAINAGE WAY

ANDREWS NORTHSIDE ADDITION
TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF
CODINGTON, SOUTH DAKOTA

DATE: JUNE 27, 2023

SCALE: 1" = 600'

DRAWN BY: JAS

JOB NO.: 2022-124

SHEET 9 OF 9