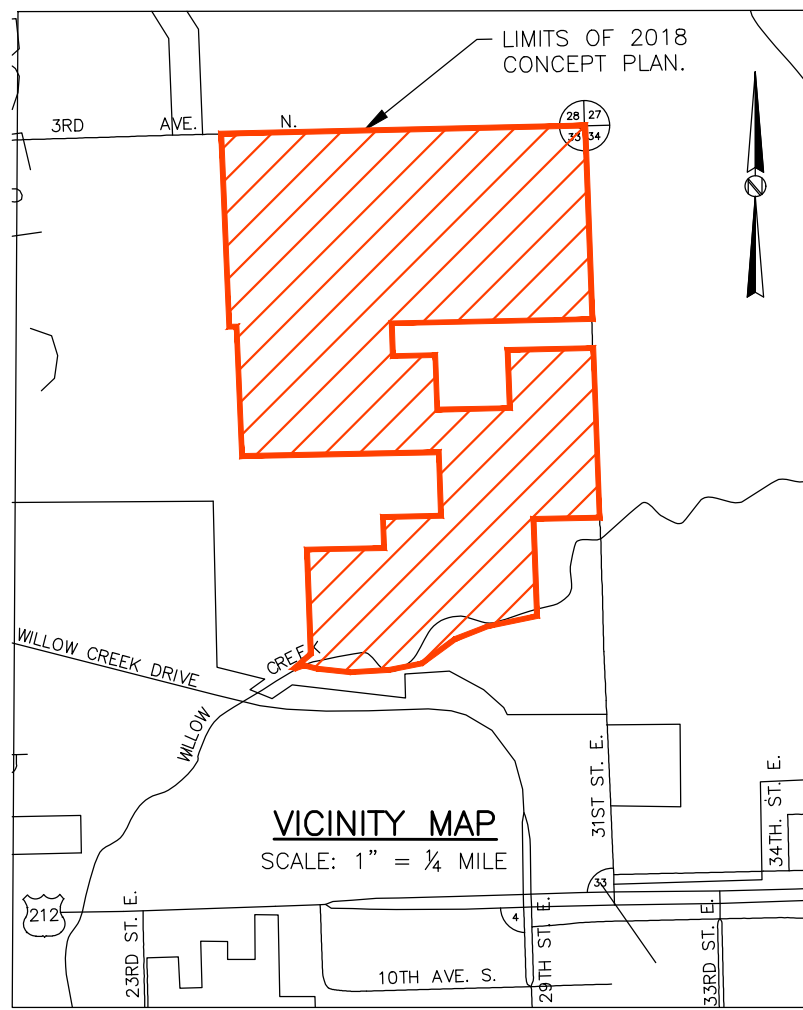
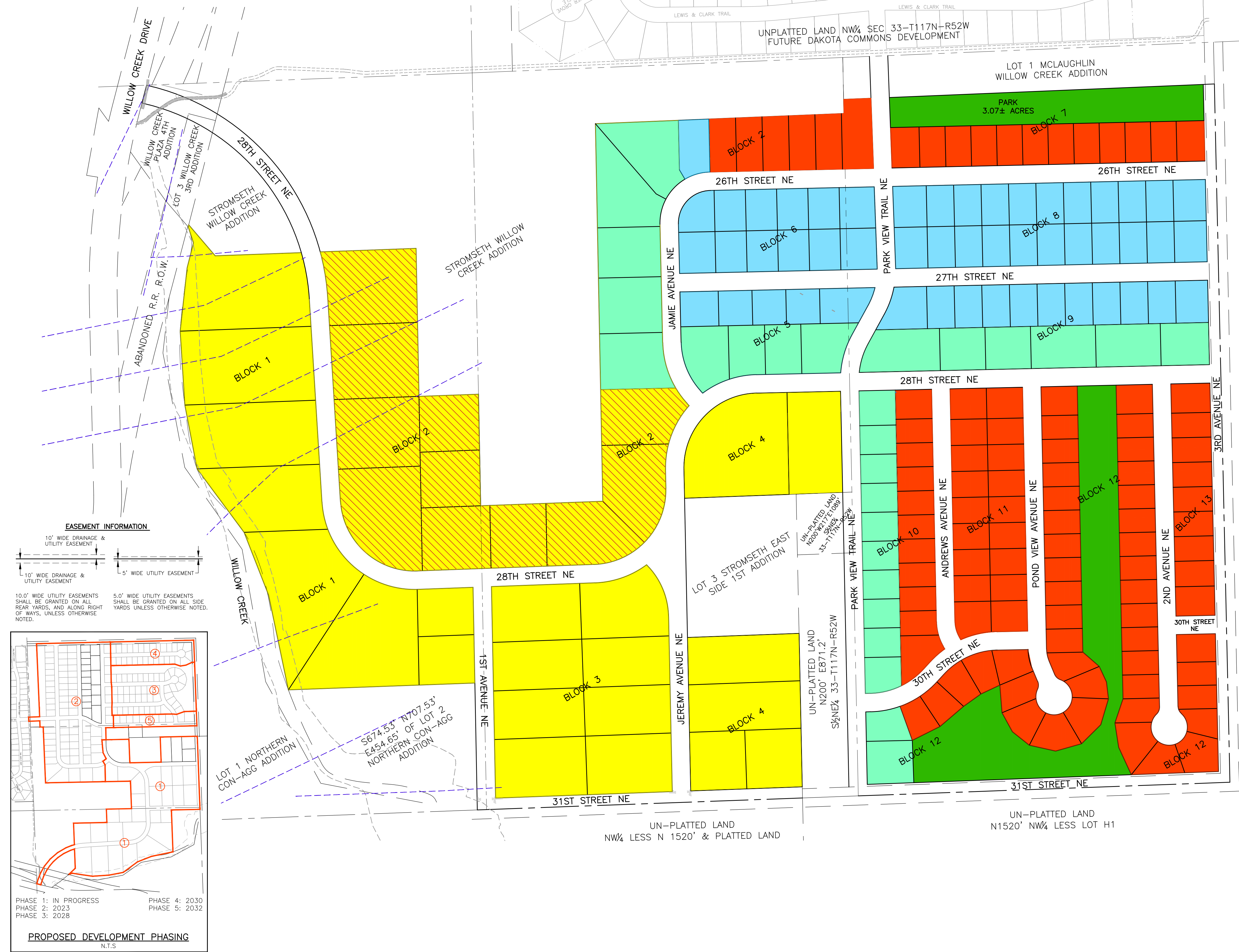


LEGAL DESCRIPTION

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'.



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

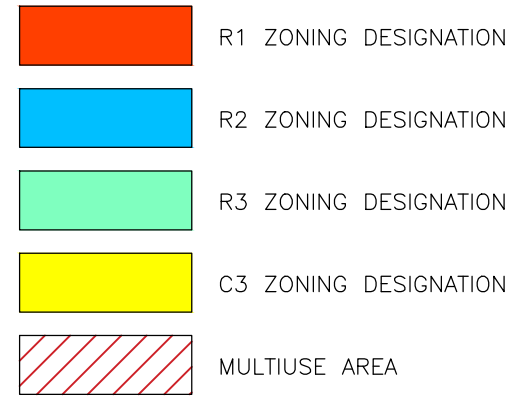
ZONE: R2, SINGLE FAMILY ATTACHED RESIDENTIAL DISTRICT YARD SETBACK REQUIREMENTS PER ZONING:

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

ZONE: R3, MULTI-FAMILY RESIDENTIAL DISTRICT (3 TO 8 UNITS) YARD SETBACK REQUIREMENTS PER ZONING:

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

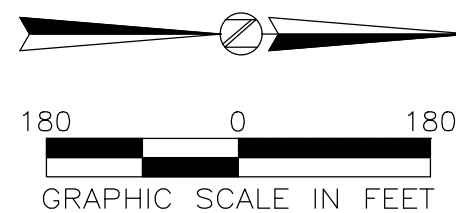
ZONING AUTHORITY: CITY OF WATERTOWN
PHONE NUMBER: (605) 882-6202 EXT:3528
CONTACT PERSON: BRANDI HANTEN



AREAS

TOTAL AREA: 157.40± ACRES
R1 ZONING: 29.55± ACRES
R2 ZONING: 18.71± ACRES
R3 ZONING: 16.41± ACRES
C3 ZONING: 54.06± ACRES
DEDICATED RIGHT OF WAY: 28.95± ACRES
DEDICATED PARK LAND: 3.07 ACRES
OPEN SPACE: 6.65± 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.
 4. THE DEVELOPER REQUESTS REIMBURSEMENT FOR THE COST OF CONSTRUCTING THE NORTH HALF OF 3RD AVENUE NE AND THE EAST HALF OF 31ST STREET NE.



OWNER / DEVELOPER

J&J LAND SALES
1002 S. MADISON ST.
MILBANK, SD 57252

CONTACT:
JAMIE ANDREWS
(605) 881-8678

ENGINEER / CONSULTANT

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

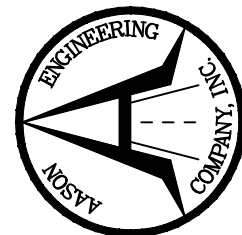
CONTACT:
JEFF STOUT
(605) 882-2371

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) 882-1421



GENERAL LAYOUT

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

DATE: JUNE 28, 2023

SCALE: 1" = 180'

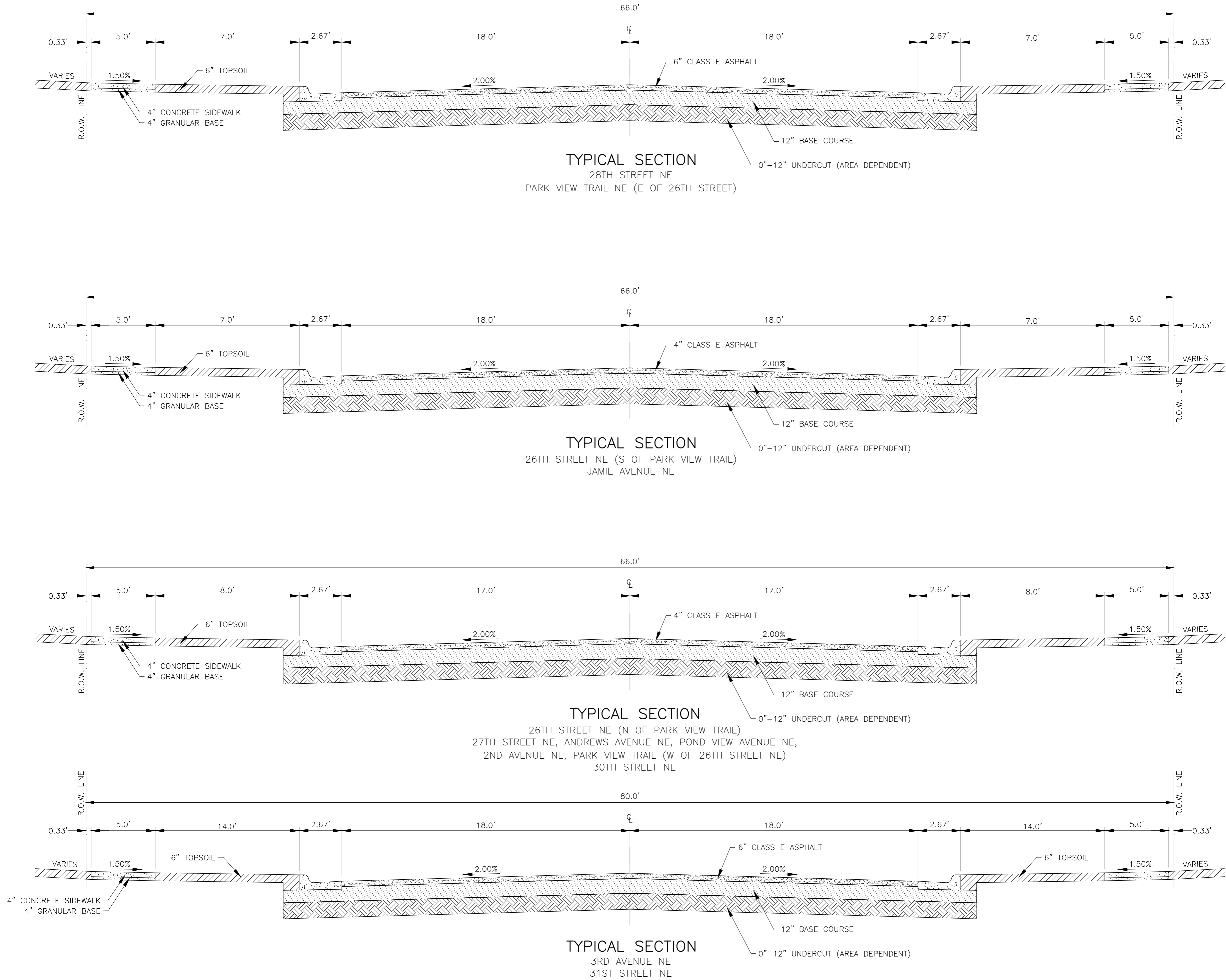
DRAWN BY: CBD

JOB NO.: 2022-057

SHEET 1 OF 8

\\YEAR 2022\\Developments\\2022-057 Lakes of Willow Creek 2nd\\Concept Plan\\21-1-24 - Concept Plan.dwg\\Typical Sections Owner Jul 14, 2023 - 08:45:33

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



OWNER / DEVELOPER

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

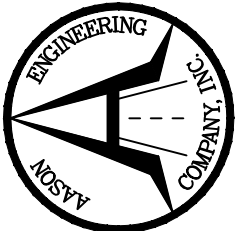
CONTACT:
JEFF STOUT
(605) 882-2371

REVISIONS:
DATE:
BY:

CONCEPT
PLANS

This Work Coordinated By:

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1022 6TH STREET SE
WATERTOWN, SD 57201
Phone No. (605) 882-2371
Fax No. (605) 882-1421



TYPICAL SECTIONS

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

DATE: JUNE 28, 2023

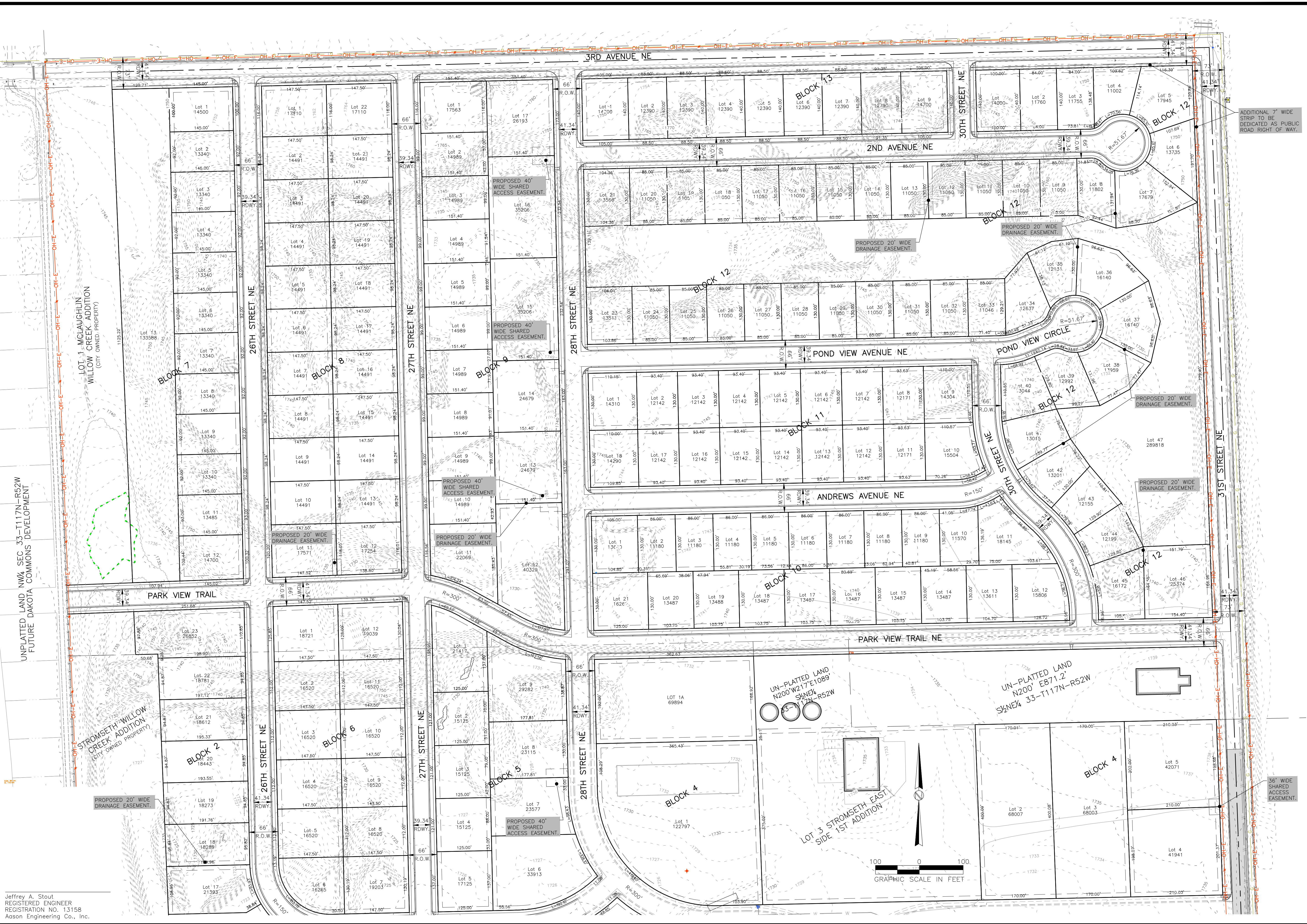
SCALE: NO SCALE

DRAWN BY: CBD

JOB NO.: 2022-057

SHEET 2 OF 8

3 YEAR 2022 Developments 2022-057 Lakes of Willow Creek 2nd Concept Plan 23-1-24 - Concept Plan.dgn North Half Owner Jul 14, 2023 - 08:45:47



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:
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COMPANY, INC.
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WATERTOWN, SD 57201

CONTACT:
JEFF STOUT
(605) 882-2371

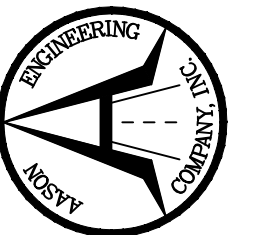
REVISIONS:

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) 882-2421



STREET PLAN - NORTH HALF

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

DATE: JUNE 28, 2023

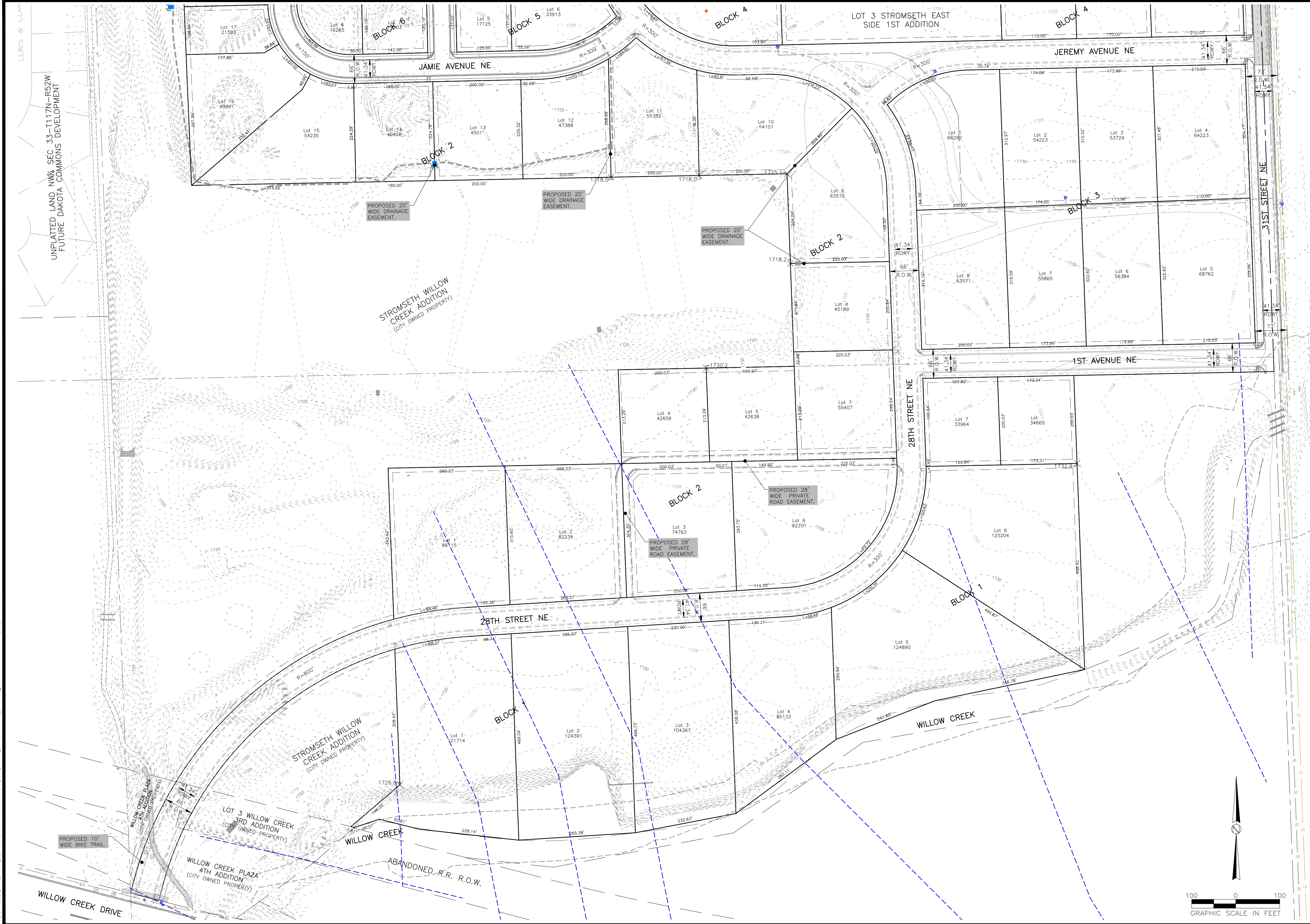
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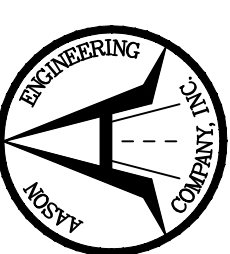
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JOB NO.: 2022-057

SHEET 3 OF 8

3 YEAR 2022 Developments 2022-057 Lakes of Willow Creek 2nd Concept Plan\21-1-24 - Concept Plan.dwg\South Half Owner Jul 14, 2023 - 08:45:57



OWNER / DEVELOPER J&J LAND SALES 1002 S. MADISON ST. MILBANK, SD 57252 CONTACT: JAMIE ANDREWS (605) 881-8678	
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: 	
STREET PLAN – SOUTH HALF THE LAKES OF WILLOW CREEK FIRST ADDITION TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF CODDINGTON, SOUTH DAKOTA	
DATE: JUNE 28, 2023 SCALE: 1" = 100' DRAWN BY: CBD JOB NO.: 2022-057 SHEET 4 OF 8	



3 YEAR 2022 Developments 2022-057 Lakes of Willow Creek 2nd Concept Plan 23-1-24 - Concept Plan.dwg(1811)-North Half Owner Jul 14, 2023 - 08:46:09

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

OWNER / DEVELOPER
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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) 882-1442

ENGINEERING
AASON
COMPANY

UTILITY PLAN - NORTH HALF

THE LAKES OF WILLOW CREEK FIRST ADDITION
TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF
CODDINGTON, SOUTH DAKOTA

DATE: JUNE 28, 2023

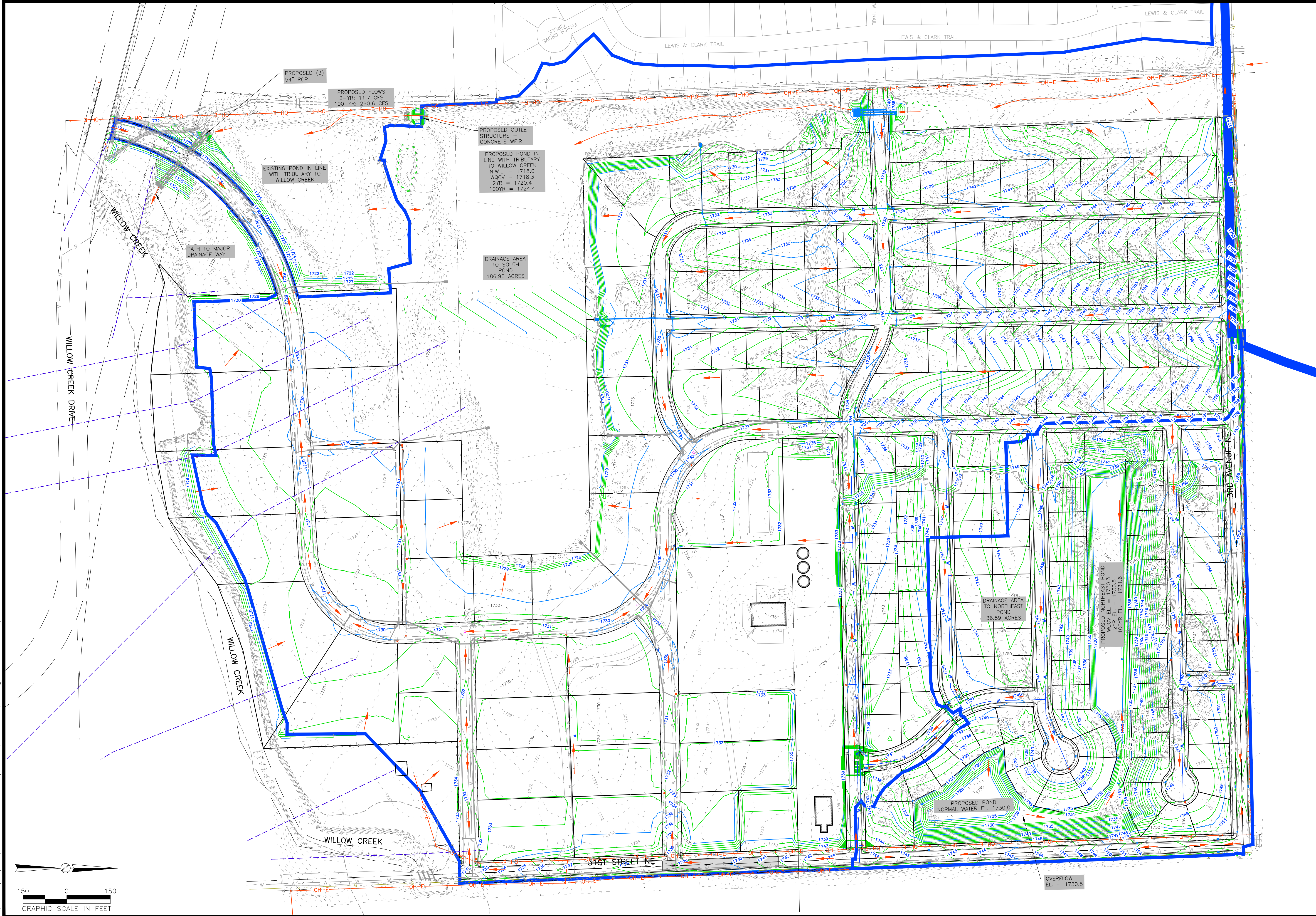
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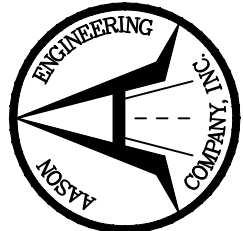
DRAWN BY: CBD

JOB NO.: 2022-057

SHEET 5 OF 8

J:\YEAR 2022\Developments\2022-057 Lakes of Willow Creek 2nd Concept Plan\23-1-24 - Concept Plan.dwg/Plot-Dwg DA Owner Jul 14, 2023 08:46:48



OWNER / DEVELOPER J&J LAND SALES 1002 S. MADISON ST. MILBANK, SD 57252 CONTACT: JAMIE ANDREWS (605) 881-8678	
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) 882-1442	
POST-DEVELOPED DRAINAGE ROUTE MAP THE LAKES OF WILLOW CREEK FIRST ADDITION TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF CODDINGTON, SOUTH DAKOTA	
DATE: JUNE 28, 2023	
SCALE: 1" = 150'	
DRAWN BY: CBD	
JOB NO.: 2022-057	
SHEET 8 OF 8	