

WILLISTON PROPOSED ZONING:

- RR - RURAL RESIDENTIAL (PUD ZONING)
- R-3 - MULTI-FAMILY RESIDENTIAL
- C-L - LAKE COMMERCIAL
- C-3 - HIGHWAY COMMERCIAL

DEVELOPER EXPECTATIONS/REQUESTS/VARIANCES

1. SIDEWALK, IN UNCURBED AREAS, TO BE INSTALLED ON ONE SIDE OF ROAD ONLY.
2. THE DEVELOPER IS REQUESTING A VARIANCE TO THE CITY OF WATERTOWN ORDINANCE SECTION 24.0513.3.b TO NOT REQUIRE TEN (10) FOOT REAR YARD UTILITY EASEMENTS ON LOTS WITHIN THE PUD ZONING.
3. CITY TO INSTALL BIKE TRAIL ALONG 78TH STREET.

PROPOSED DENSITY:

1. RR - RURAL RESIDENTIAL (PUD ZONING)
 - A. MIN. MAIN LEVEL SIZE: 1500 SQ. FT.
 - B. TOTAL NO. OF RR LOTS: 54
 - C. TOTAL RR USE AREA: 88.70 ACRES
 - D. AVERAGE RR LOT SIZE: 71,551 SQ. FT.
 - E. RR NET DENSITY: 0.6 UNIT PER ACRE
 - F. MAXIMUM BUILDING HEIGHT: 35 FT.
2. ACCESSORY BUILDING REQUIREMENTS
 - A. MAXIMUM BUILDING HEIGHT: 35 FT.
 - B. MAXIMUM SIDEWALL HEIGHT: 16 FT.

GENERAL NOTES

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.
3. THERE ARE NO KNOWN DRAINAGE PROBLEMS UPSTREAM OR DOWNSTREAM OF THIS PROPERTY.

AREAS

TOTAL AREA: 285.03± ACRES
 RR ZONING: 88.70± ACRES
 R3 ZONING: 51.95± ACRES
 C-L ZONING: 30.73± ACRES
 C-3 ZONING: 32.47± ACRES
 GREEN SPACE/PARK: 44.43± ACRES
 DEDICATED RIGHT OF WAY: 36.75± ACRES

PROPOSED SETBACKS:

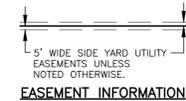
- ZONE: RR, RURAL RESIDENTIAL (PUD ZONING)
 SETBACKS FOR RR LAND USE DESIGNATION:
 FRONT YARD: 50 FEET*
 SIDE YARD: 15 FEET
 REAR YARD: 50 FEET
- LOTS LESS THAN 250 FT. DEEP SHALL USE THE SAME SETBACKS AS R1 ZONING:
 FRONT YARD: 25 FEET
 SIDE YARD: 09 FEET
 REAR YARD: 25 FEET
- * CORNER LOTS SHALL HAVE 25 FT. SETBACK ON SECONDARY STREET.
- 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
- ZONE: C-L, LAKE COMMERCIAL DISTRICT
 YARD SETBACK REQUIREMENTS PER ZONING:
 MAXIMUM HEIGHT: 60 FEET
 FRONT YARD: 30 FEET
 SIDE YARD: 30 FEET (UP TO 35' HEIGHT)
 REAR YARD: 35 FEET (>35' HEIGHT)
 30 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

PARK AREAS

WILLISTON PARK: 4.79± ACRES
 BIKE TRAIL EASEMENTS: 1.15± ACRES
 BLOCK 11 PARK: 2.63± ACRES
 TOTAL PARK LAND: 8.57± ACRES
 REQUIRED PARK DEDICATION: 7.09 ACRES



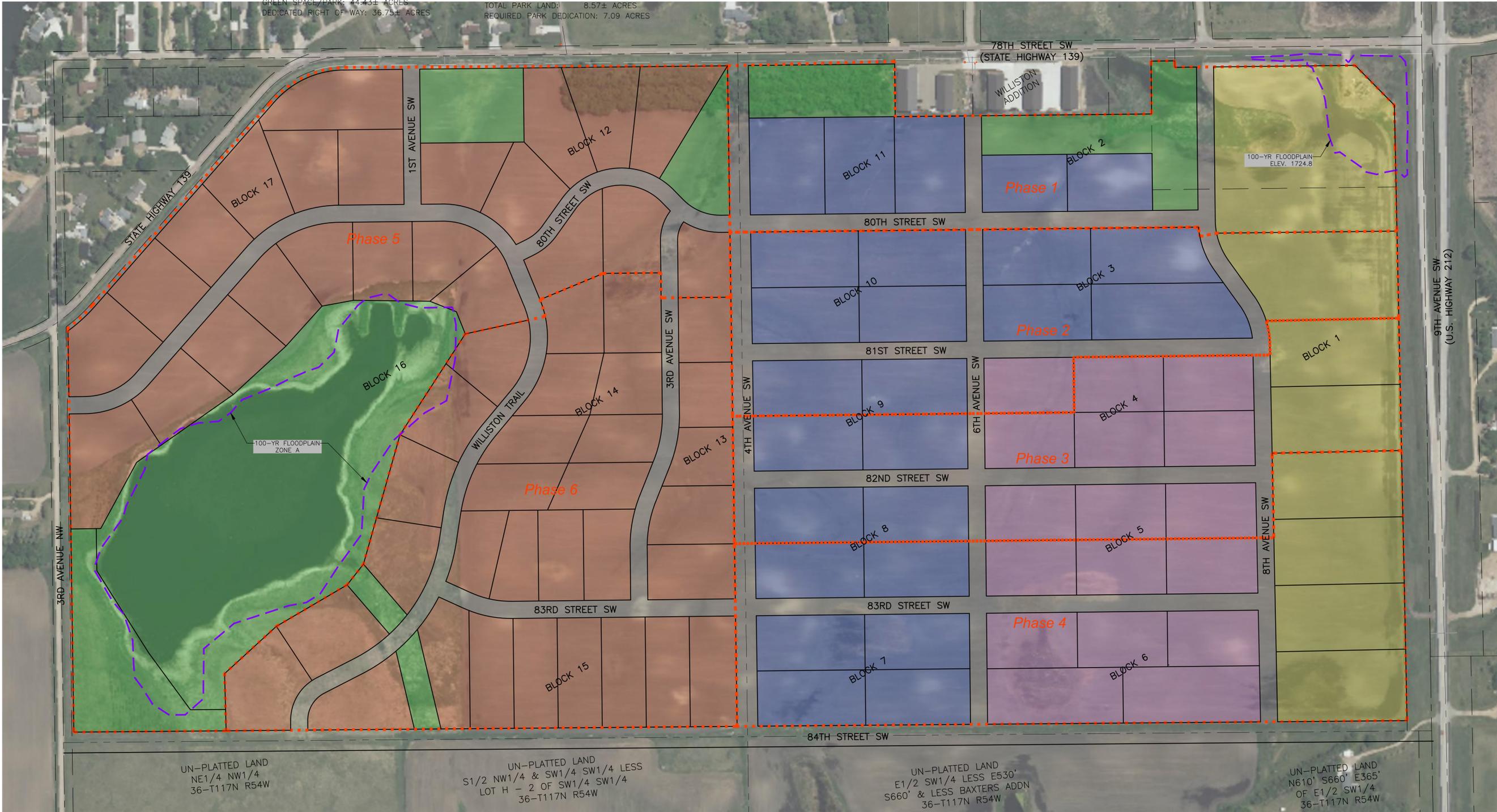
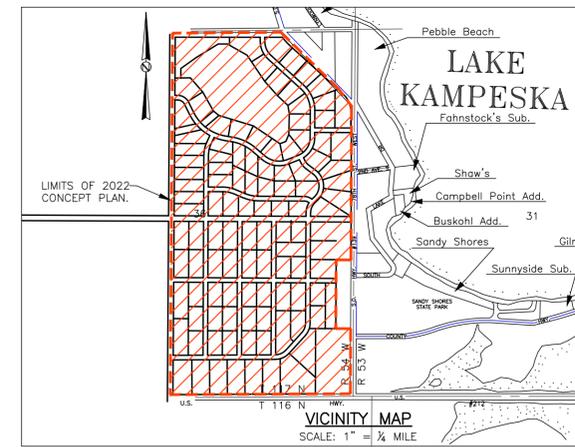
PHASING

- PHASE 1: 2023
- PHASE 2: 2024
- PHASE 3: 2026
- PHASE 4: 2028
- PHASE 5: 2029
- PHASE 6: 2032

LEGAL DESCRIPTION

NW1/4 NE1/4 & S1/2 NE1/4 & SE1/4 LESS WILLISTON ADD & LESS LOT H1 & LESS LOTS H1-H4 AND THAT PT NE1/4 NE1/4 LYING S & W LOT H1 ALL IN SECTION 36, TOWNSHIP 117 NORTH, RANGE 54 WEST OF THE 5TH P.M., CODINGTON COUNTY, SOUTH DAKOTA.

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



UN-PLATTED LAND
 NE1/4 NW1/4
 36-T117N R54W

UN-PLATTED LAND
 S1/2 NW1/4 & SW1/4 SW1/4 LESS
 LOT H - 2 OF SW1/4 SW1/4
 36-T117N R54W

UN-PLATTED LAND
 E1/2 SW1/4 LESS E530,
 S660' & LESS BAXTERS ADDN
 36-T117N R54W

UN-PLATTED LAND
 N610' S660' E365'
 OF E1/2 SW1/4
 36-T117N R54W

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REVISIONS:
 DATE:
 BY:

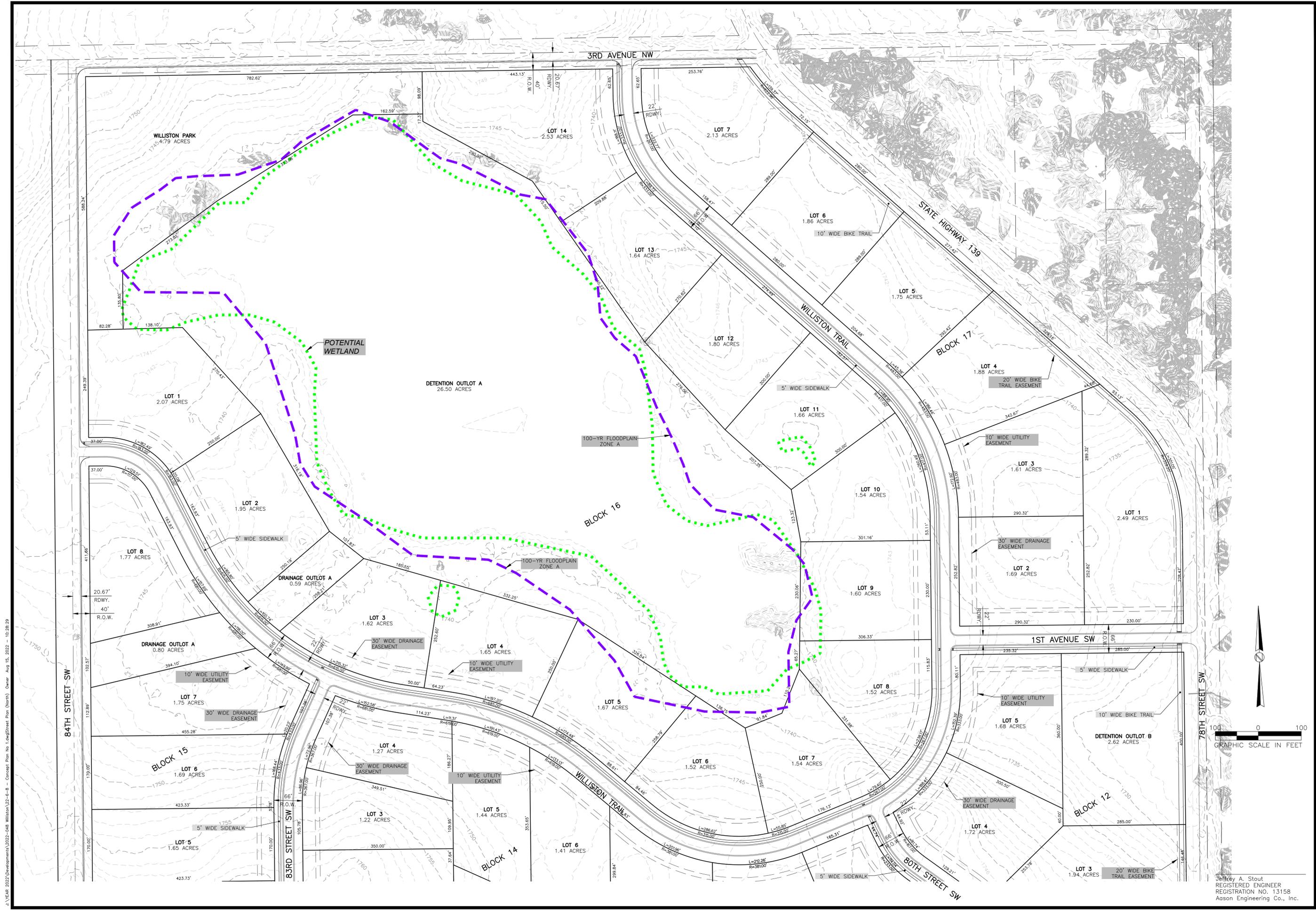
CONCEPT PLANS

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 Fax No. (605) 882-1144

GENERAL LAYOUT
 WILLISTON ADDITION
 TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF
 CODINGTON, SOUTH DAKOTA

DATE: JUL. 15, 2022
 SCALE: 1" = 200'
 DRAWN BY: JAS
 JOB NO.: 2022-048
 SHEET 1 OF 11

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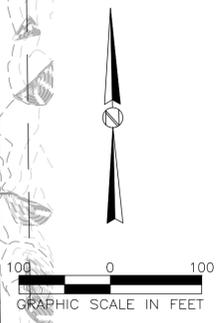
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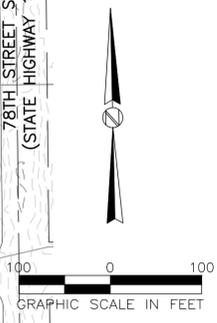
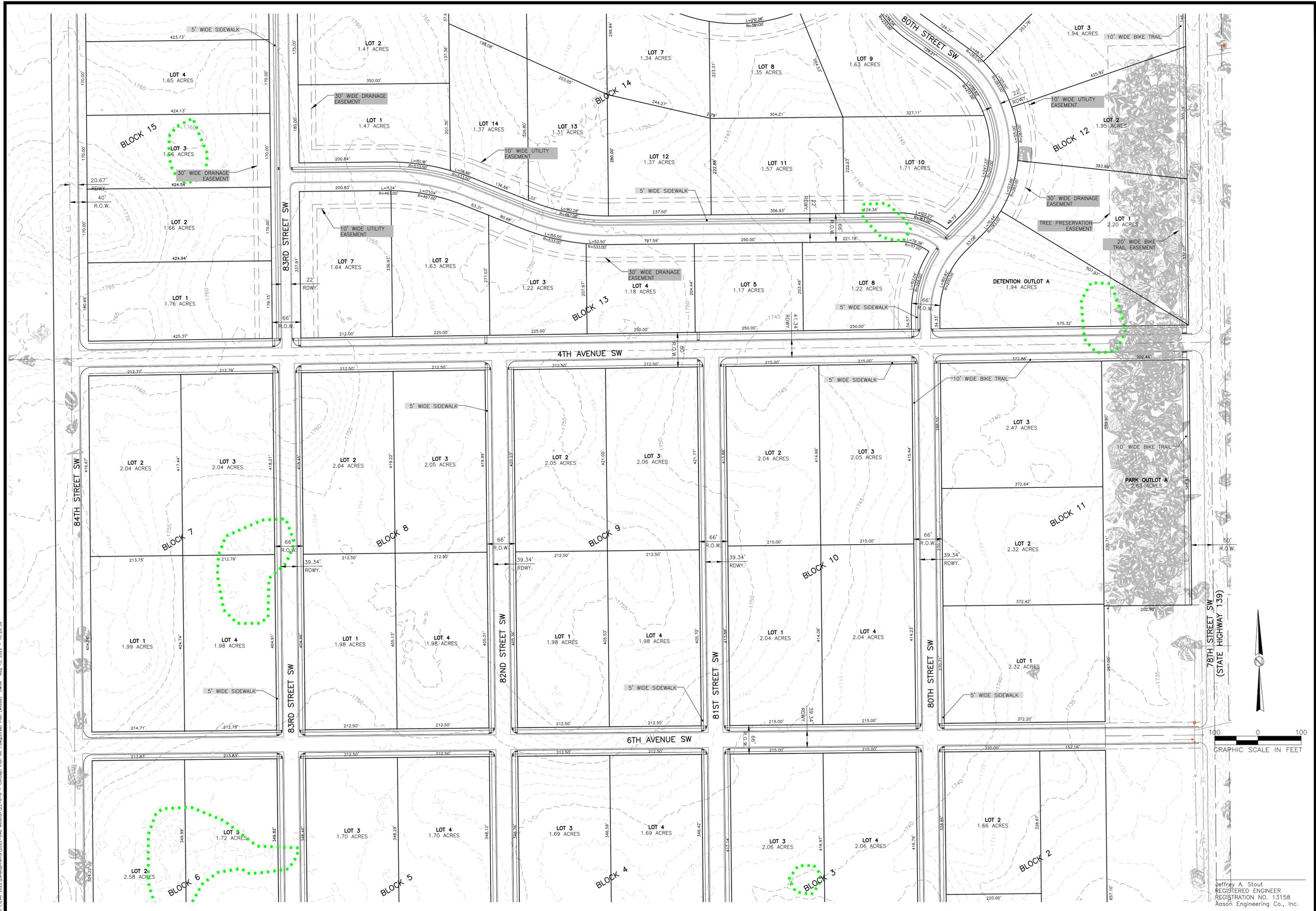
STREET PLAN - NORTH
 WILLISTON ADDITION
 TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF
 CODINGTON, SOUTH DAKOTA

DATE: JUL. 15, 2022
 SCALE: 1" = 100'
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 SHEET 2 OF 11



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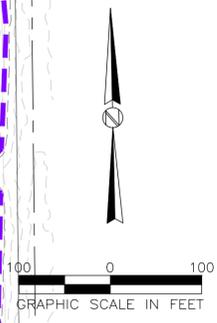
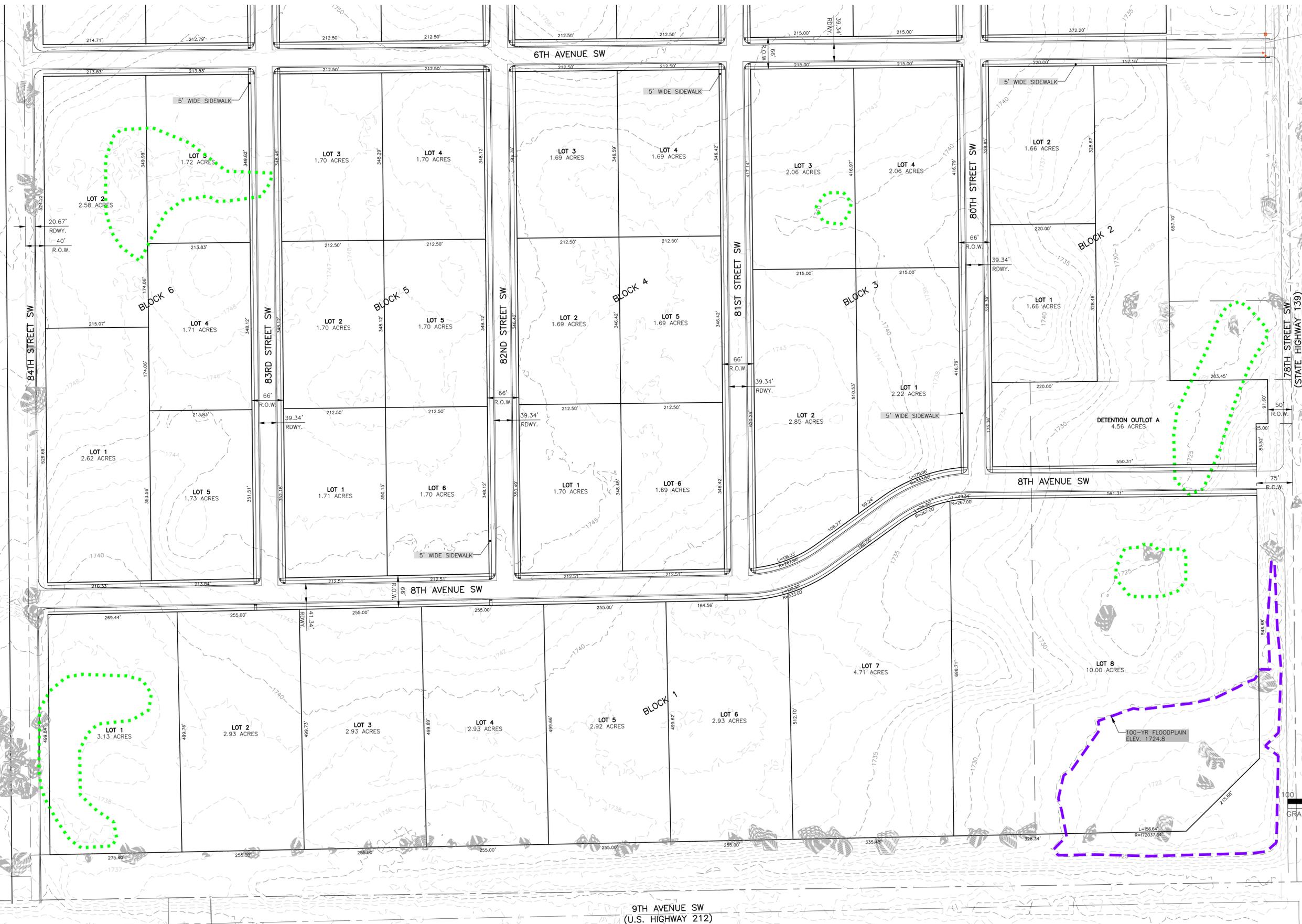
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STREET PLAN - MIDDLE
WILLISTON ADDITION
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CODINGTON, SOUTH DAKOTA

DATE: JUL. 15, 2022
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JOB NO.: 2022-048
SHEET 3 OF 11

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STREET PLAN - SOUTH

WILLISTON ADDITION
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 CODINGTON, SOUTH DAKOTA

DATE: JUL. 15, 2022
 SCALE: 1" = 100'
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 SHEET 4 OF 11

Jeffrey A. Stout
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TYPICAL SECTIONS

WILLISTON ADDITION
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DATE: JUL. 15, 2022

SCALE:

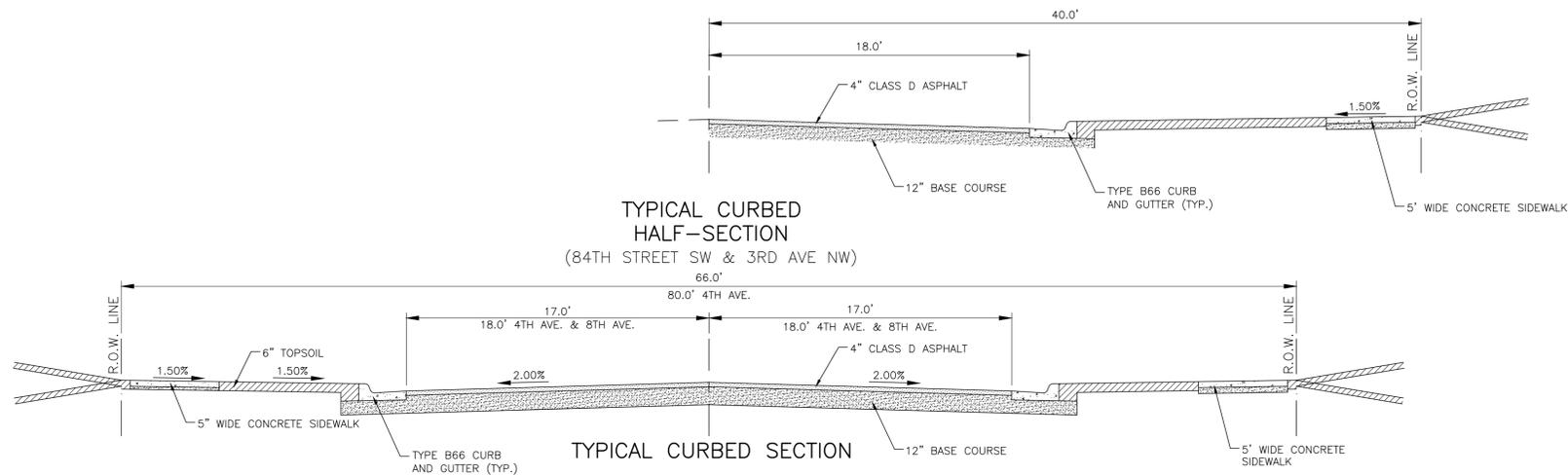
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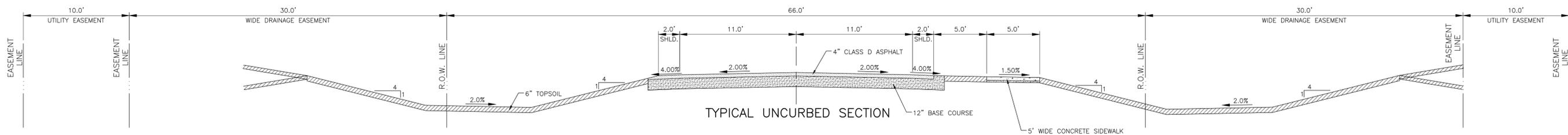
SHEET 5 OF 11

TYPICAL CURBED
HALF-SECTION

(84TH STREET SW & 3RD AVE NW)

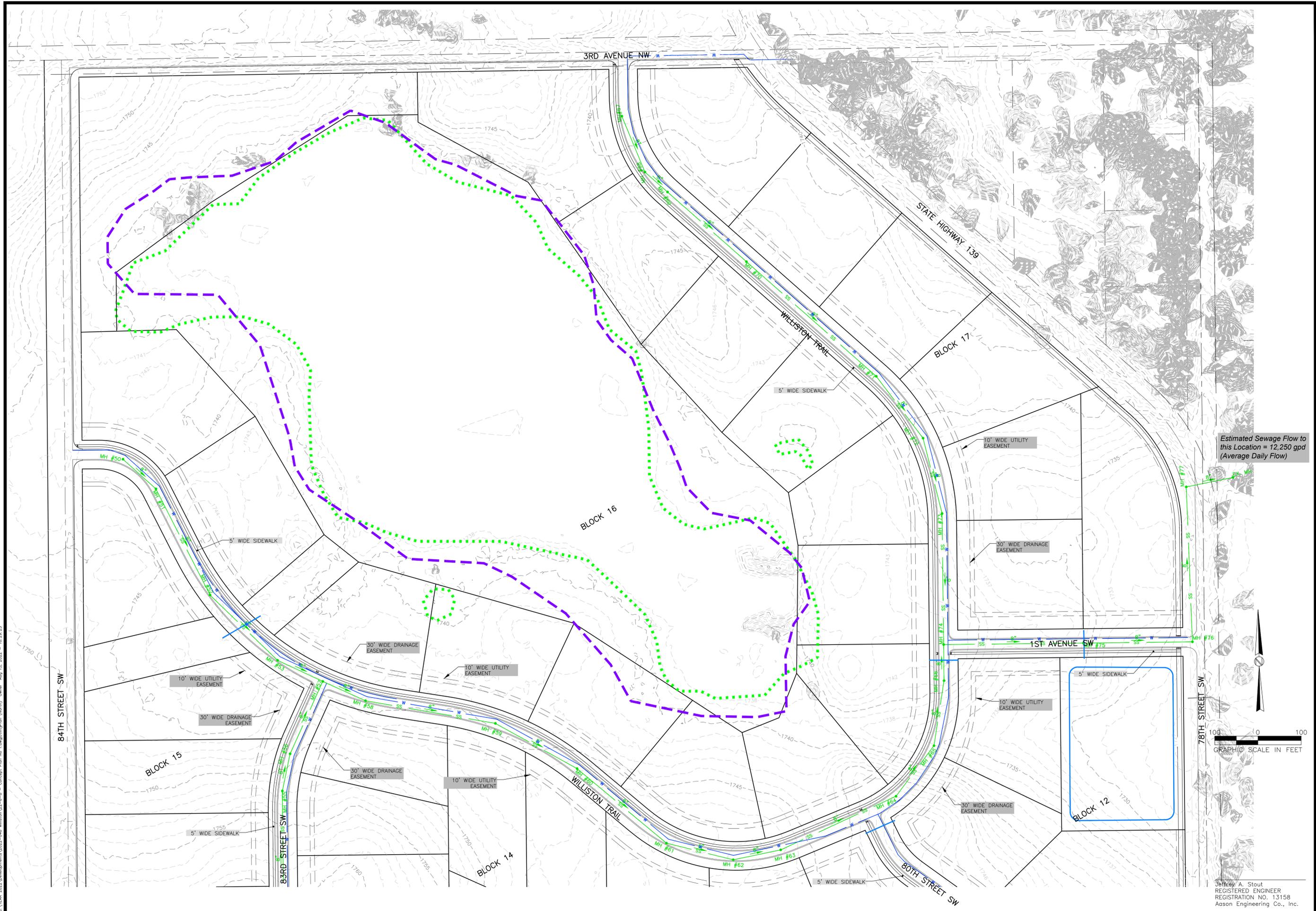


TYPICAL UNCURBED SECTION

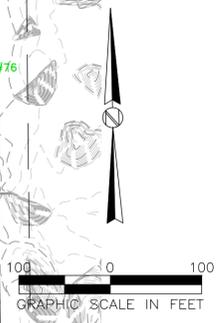


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Estimated Sewage Flow to this Location = 12,250 gpd (Average Daily Flow)



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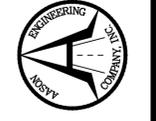
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UTILITY PLAN - NORTH

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

DATE: JUL. 15, 2022

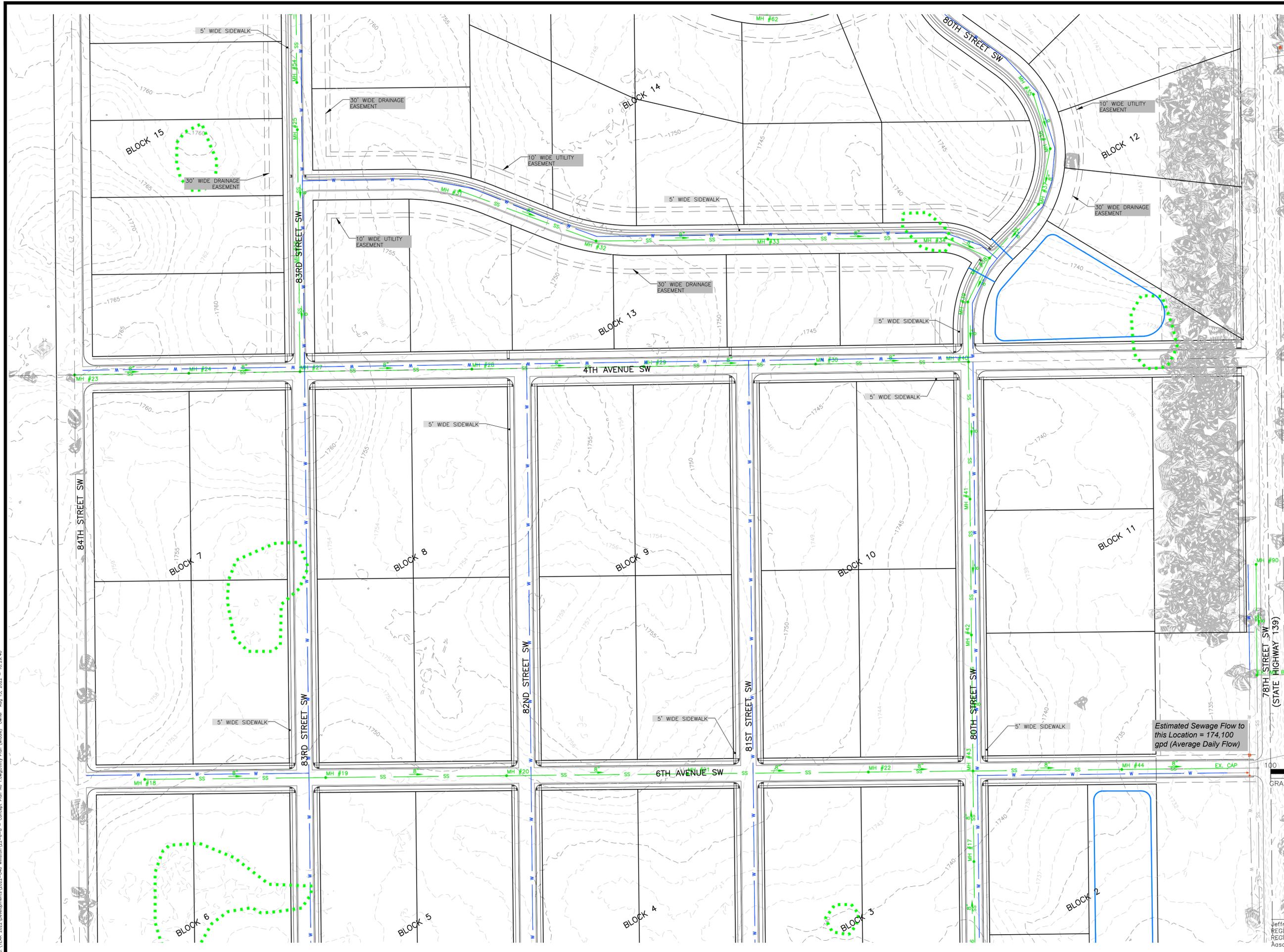
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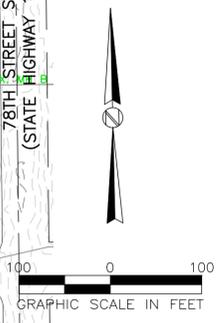
JOB NO.: 2022-048

SHEET 6 OF 11

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Estimated Sewage Flow to this Location = 174,100 gpd (Average Daily Flow)



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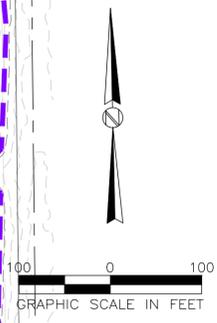
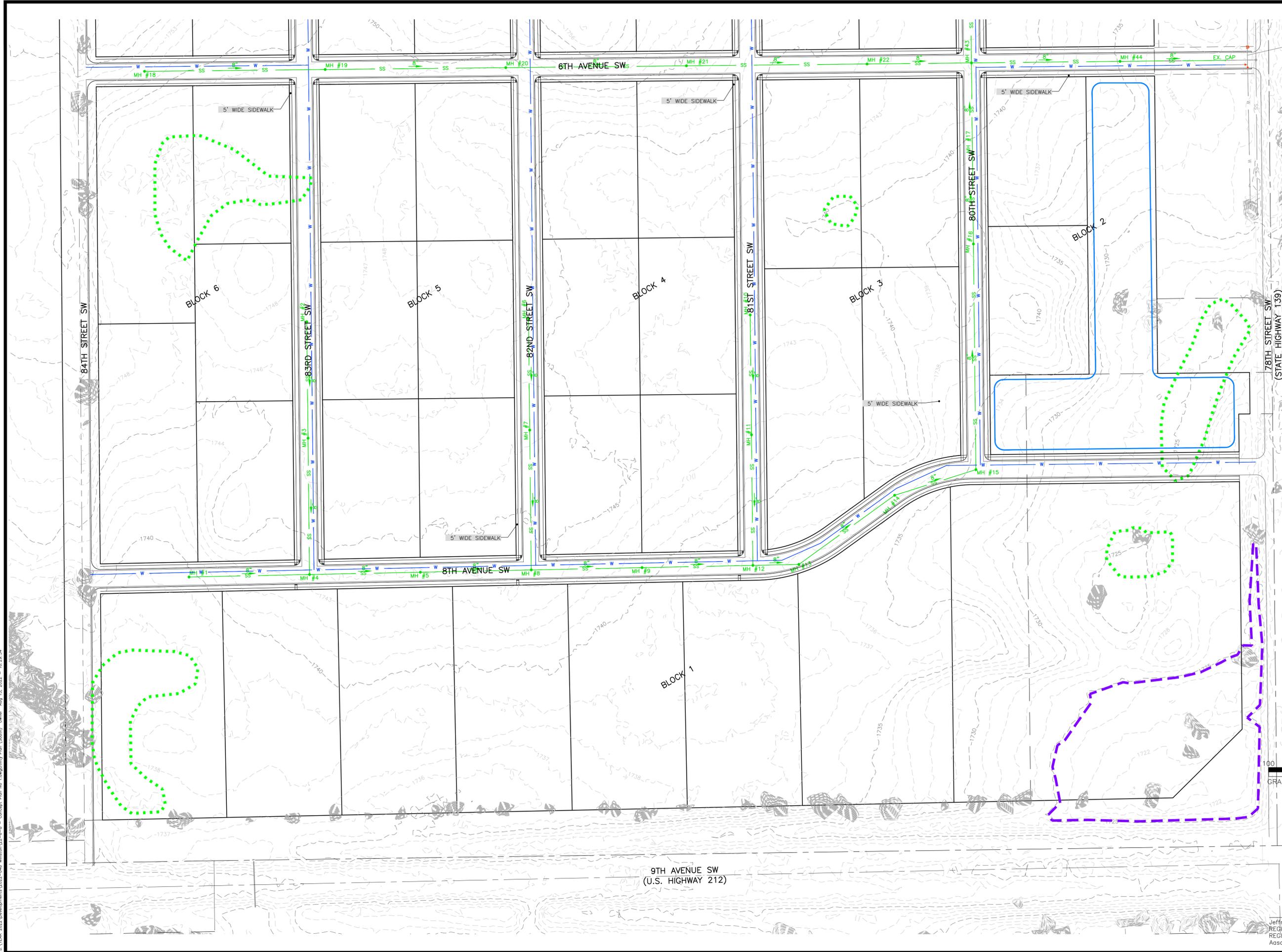
UTILITY PLAN - MIDDLE

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

DATE: JUL. 15, 2022
 SCALE: 1" = 100'
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 JOB NO.: 2022-048
 SHEET 7 OF 11

Jeffrey A. Stout
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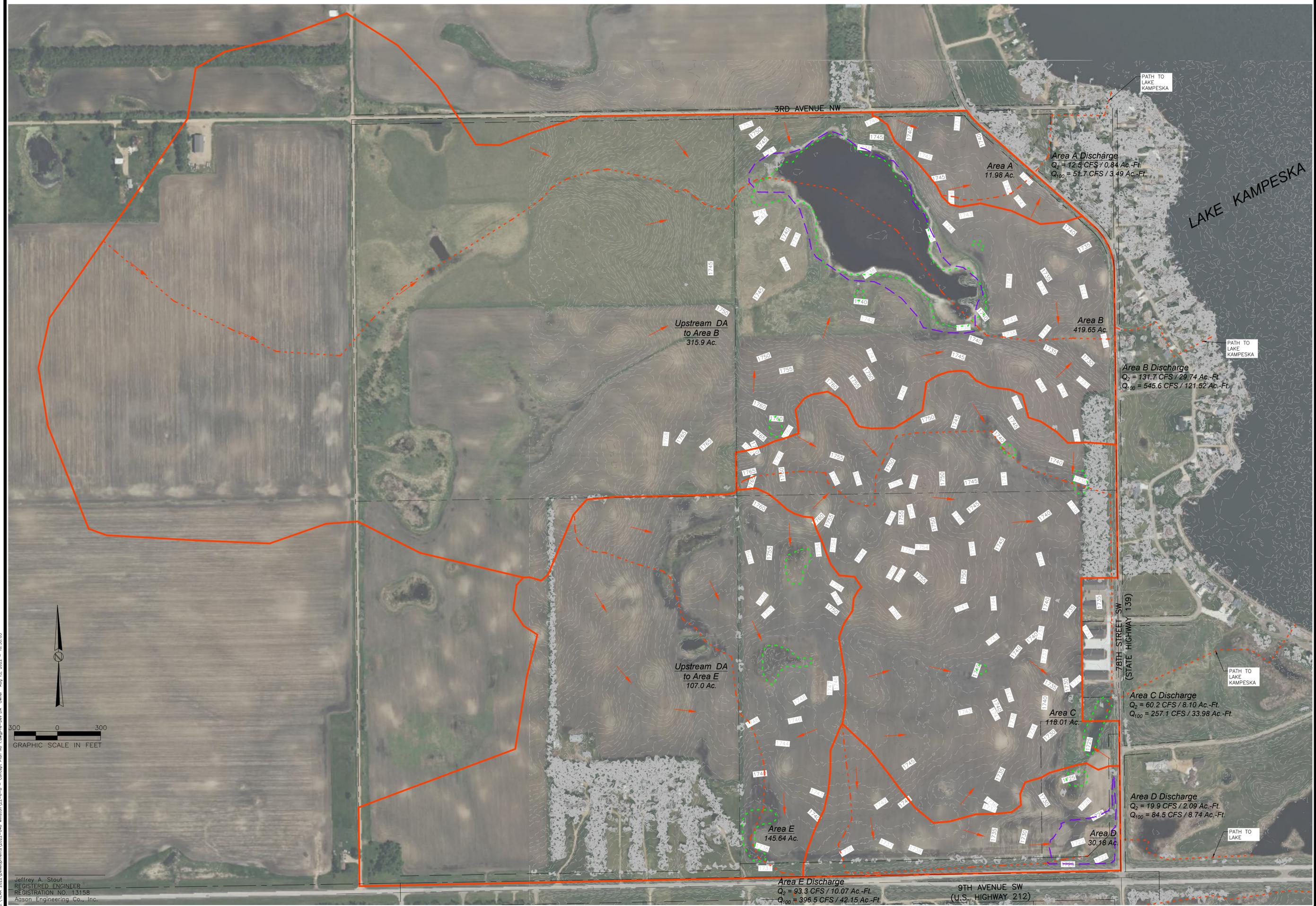
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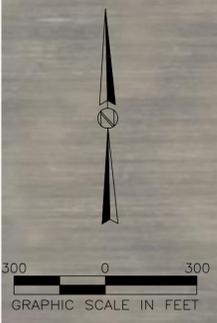
UTILITY PLAN - SOUTH

WILLISTON ADDITION
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 SHEET 8 OF 11



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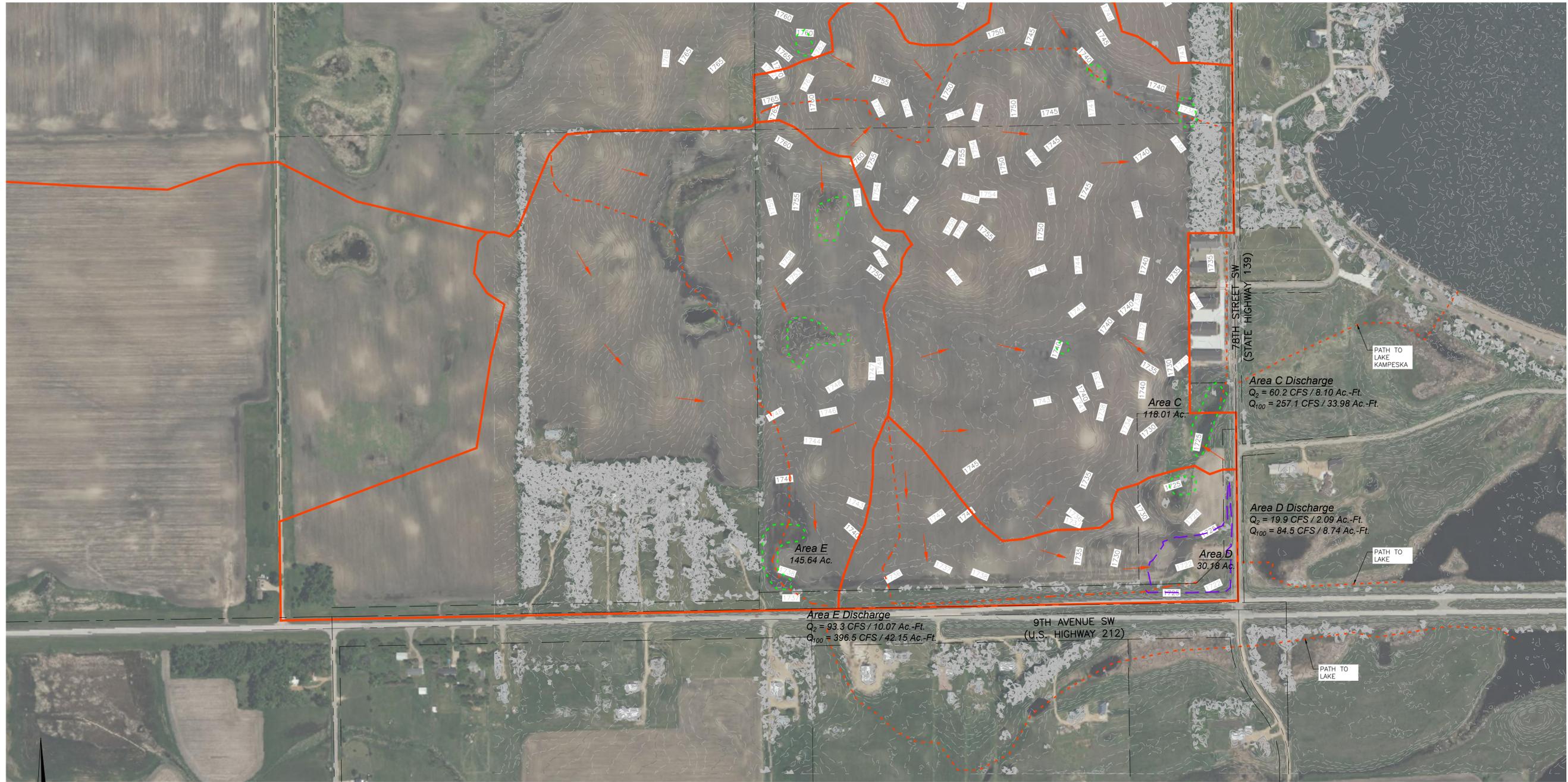
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PRE-DEVELOPED DRAINAGE ROUTE MAP

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

DATE: JUL. 15, 2022
SCALE: 1" = 300'
DRAWN BY: JAS
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SHEET 9 OF 11



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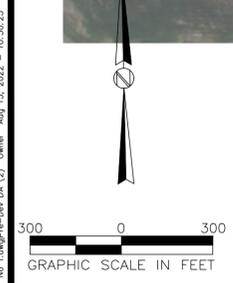
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PRE-DEVELOPED DRAINAGE ROUTE MAP

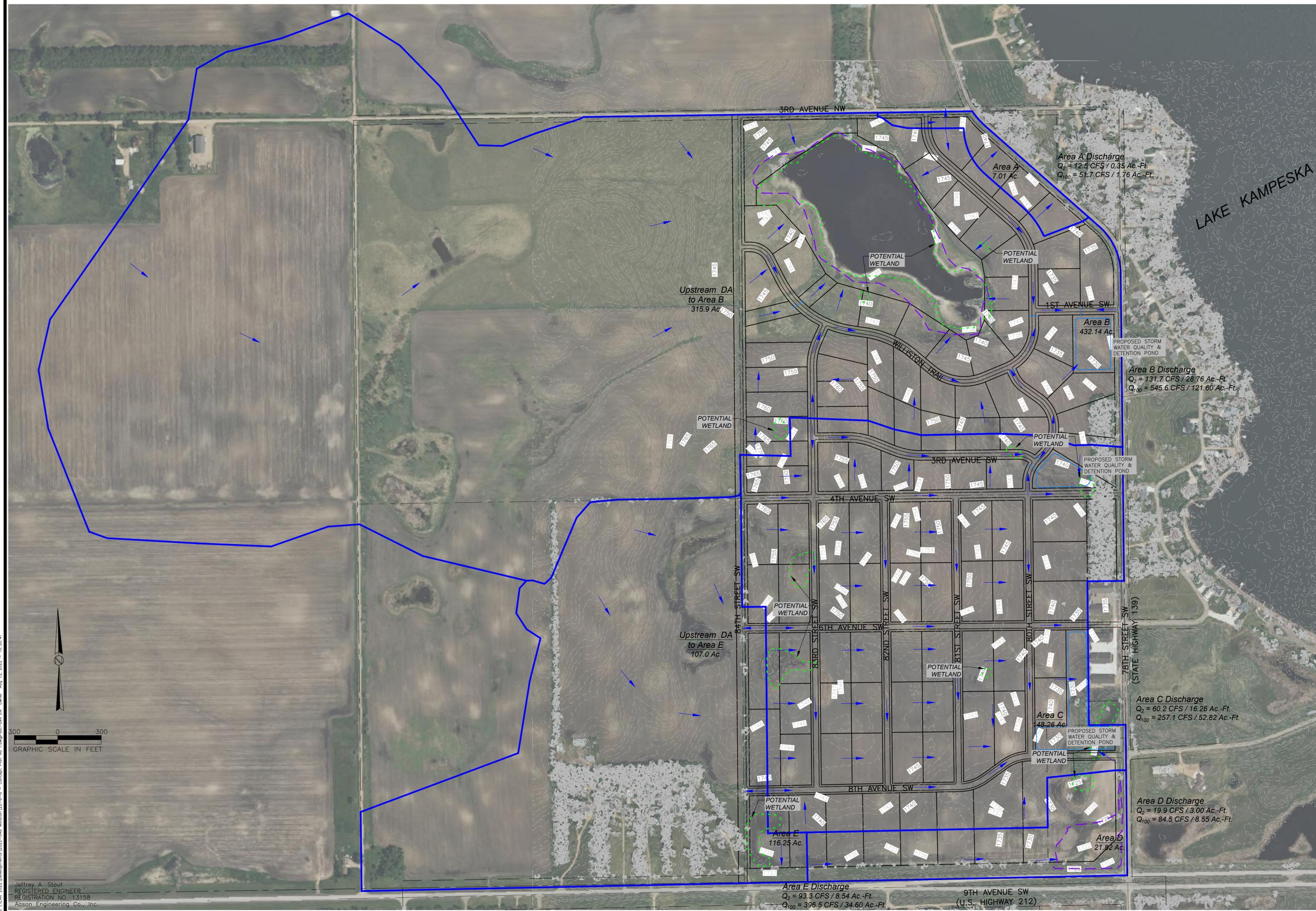
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 SHEET 10 OF 11



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POST-DEVELOPED DRAINAGE ROUTE MAP

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 SHEET 11 OF 11

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