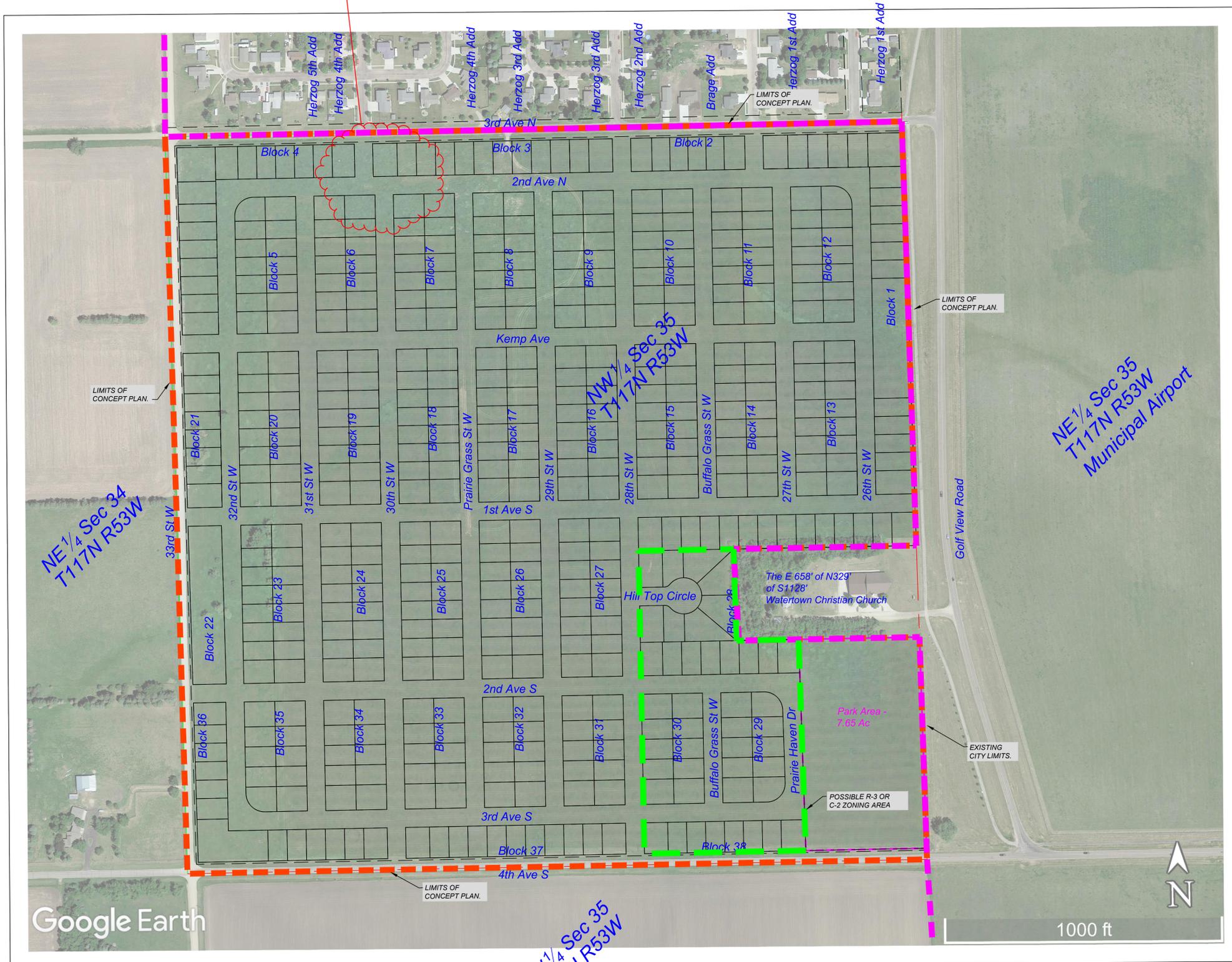


Approved per Resolution No. 2021-46 on September 23rd, 2021 with conditions as shown below

Offset distance shall be corrected to meet EDS at preliminary plan phase



**LEGEND**

	EXISTING CONTOUR LINE (1' INTERVALS)
	EXISTING BUILDING EXTERIOR FOOTPRINT
	SUBJECT PROPERTY BOUNDARY LINE
	LOT LINES
	SETBACK LINES
	EASEMENT LINES
	UNDERGROUND SANITARY SEWER LINE
	UNDERGROUND STORM SEWER
	UNDERGROUND ELECTRICAL LINE
	UNDERGROUND FIBER-OPTIC LINE
	OVERHEAD TRANSMISSION LINE
	UNDERGROUND COMMUNICATIONS LINE
	UNDERGROUND NATURAL GAS LINE
	ASPHALT 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
	UTILITY TERMINAL

**GENERAL NOTE**

1. PROJECT AREA - 156.7 ACRES

**PROPOSED ZONING**

ZONE: R-1C, COMPACT SINGLE FAMILY RESIDENTIAL DISTRICT EXCEPT AS NOTED

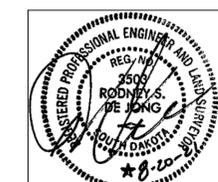
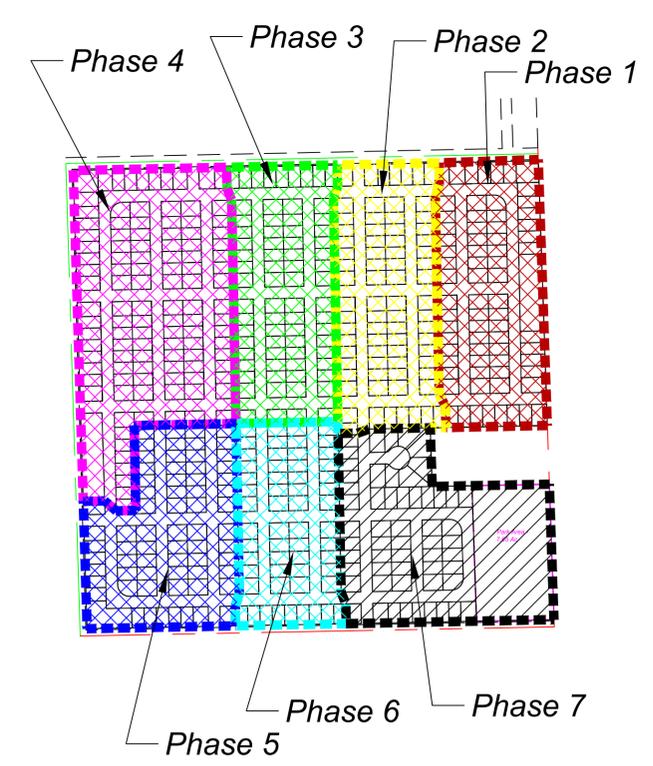
YARD SETBACK REQUIREMENTS PER ZONING:

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

ZONING AUTHORITY: CITY OF WATERTOWN  
PHONE NUMBER: (605) 882-4202 EXT: 3528  
CONTACT PERSON: BRANDI HANTEN

**LEGAL DESCRIPTION**

NW 1/4 SECTION 35 T117N R53W OF THE 5TH PM CODDINGTON COUNTY, SOUTH DAKOTA LESS THE E658' OF THE NORTH 329' OF THE SOUTH 1128'



RODNEY S. DEJONG  
REGISTERED ENGINEER  
REGISTERED LAND SURVEYOR  
REGISTRATION NO. 3503  
Aason Engineering Co., Inc.

200  
0  
200  
GRAPHIC SCALE IN FEET

**DEVELOPER**

Owner:  
High Plains Properties, LLC  
620 10th St SW  
Watertown, SD 57201  
(Steve Thorson - 605-520-2213)  
(Bill Riefenberger - 605-681-6692)

**ASSON ENGINEERING COMPANY**

10320 16th Street SW  
Phone No. (605) 882-3771  
Fax No. (605) 882-1742

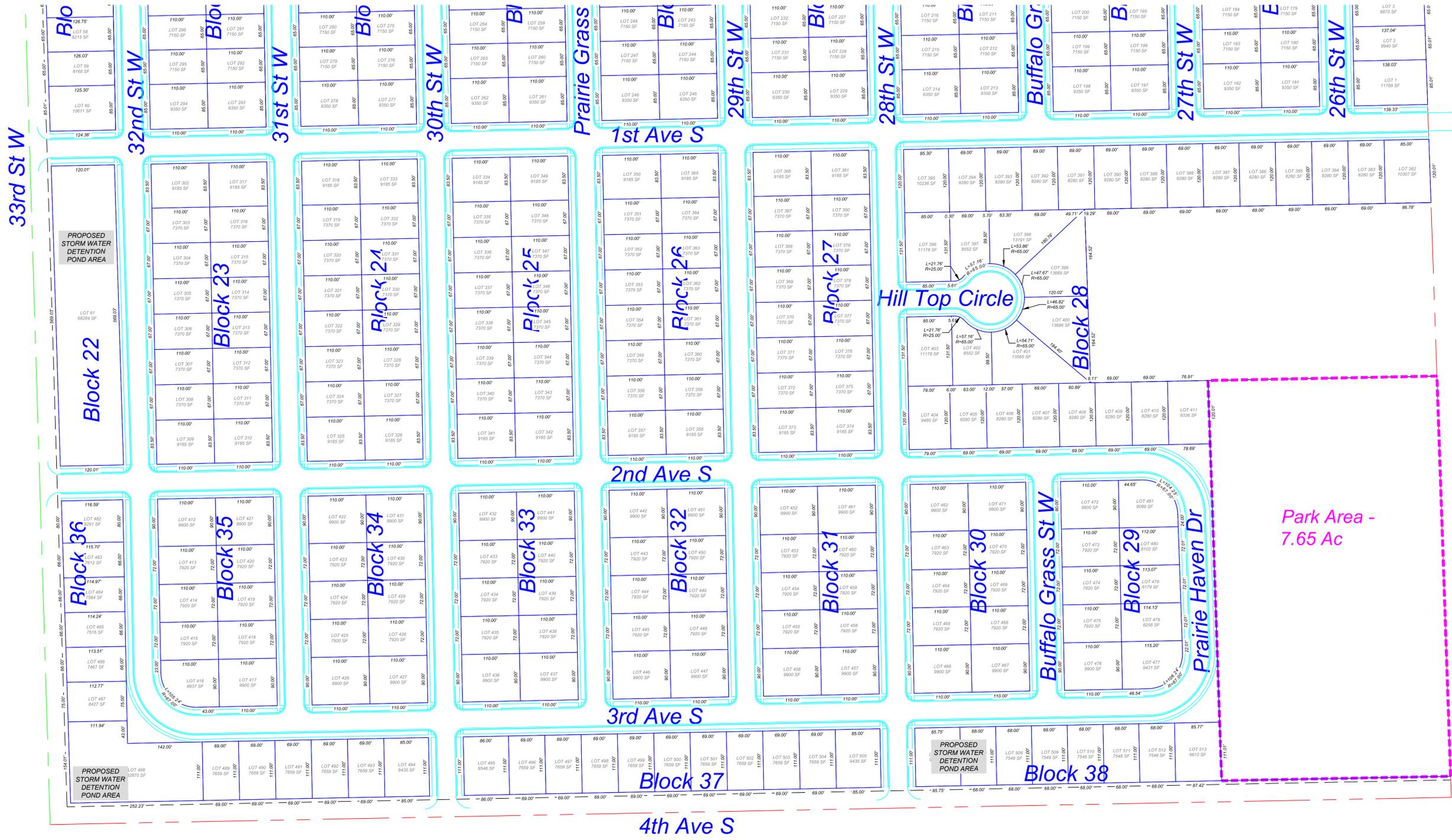
**ASSON ENGINEERING COMPANY**

**TITLE SHEET**

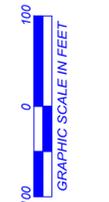
PROPOSED DEVELOPMENT NAME:  
PRAIRIE HAVEN ADDITION  
CONCEPT PLAN  
WATERTOWN, SD

DATE: AUGUST, 2021  
SCALE: 1" = 200'  
DRAWN BY: RSD  
JOB NO.: 2021-013  
SHEET 1





- LEGEND**
- EXISTING CONTOUR LINE (1' INTERVALS)
  - EXISTING BUILDING EXTERIOR FOOTPRINT
  - SUBJECT PROPERTY BOUNDARY LINE
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  - WATER VALVE / CURB STOP
  - MONUMENT RECOVERED
  - PROPERTY CORNER
  - UTILITY TERMINAL



**DEVELOPER**

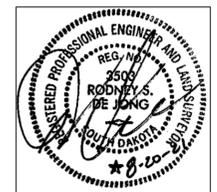
Owner:  
High Plains Properties, LLC  
620 10th St SW  
Watertown, SD 57201  
(Steve Thorson - 605-520-2213)  
(Bill Riefenberger - 605-681-6892)



**STREET LAYOUT SHEET 2**

PROPOSED DEVELOPMENT NAME:  
PRAIRIE HAVEN ADDITION  
CONCEPT PLAN  
WATERTOWN, SD

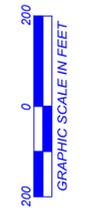
DATE: AUGUST, 2021  
SCALE: 1" = 100'  
DRAWN BY: RSD  
JOB NO.: 2021-013  
SHEET 3



RODNEY S. DEJONG  
REGISTERED ENGINEER  
REGISTERED LAND SURVEYOR  
REGISTRATION NO. 3503  
Aason Engineering Co., Inc.



- LEGEND**
- EXISTING CONTOUR LINE (1' INTERVALS)
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  - STORM SEWER INLET
  - WATER VALVE / CURB STOP
  - MONUMENT RECOVERED
  - PROPERTY CORNER
  - UTILITY TERMINAL



**DEVELOPER**

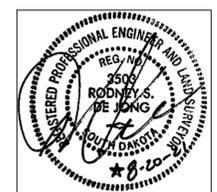
Owner:  
High Plains Properties, LLC  
620 10th St SW  
Watertown, SD 57201  
(Steve Thorsen - 605-520-2213)  
(Bill Riefenberger - 605-681-6892)

ASSON ENGINEERING COMPANY  
1402 W. 8th St.  
Pierre, SD 57501  
Phone No. (605) 832-3771  
Fax No. (605) 832-1942



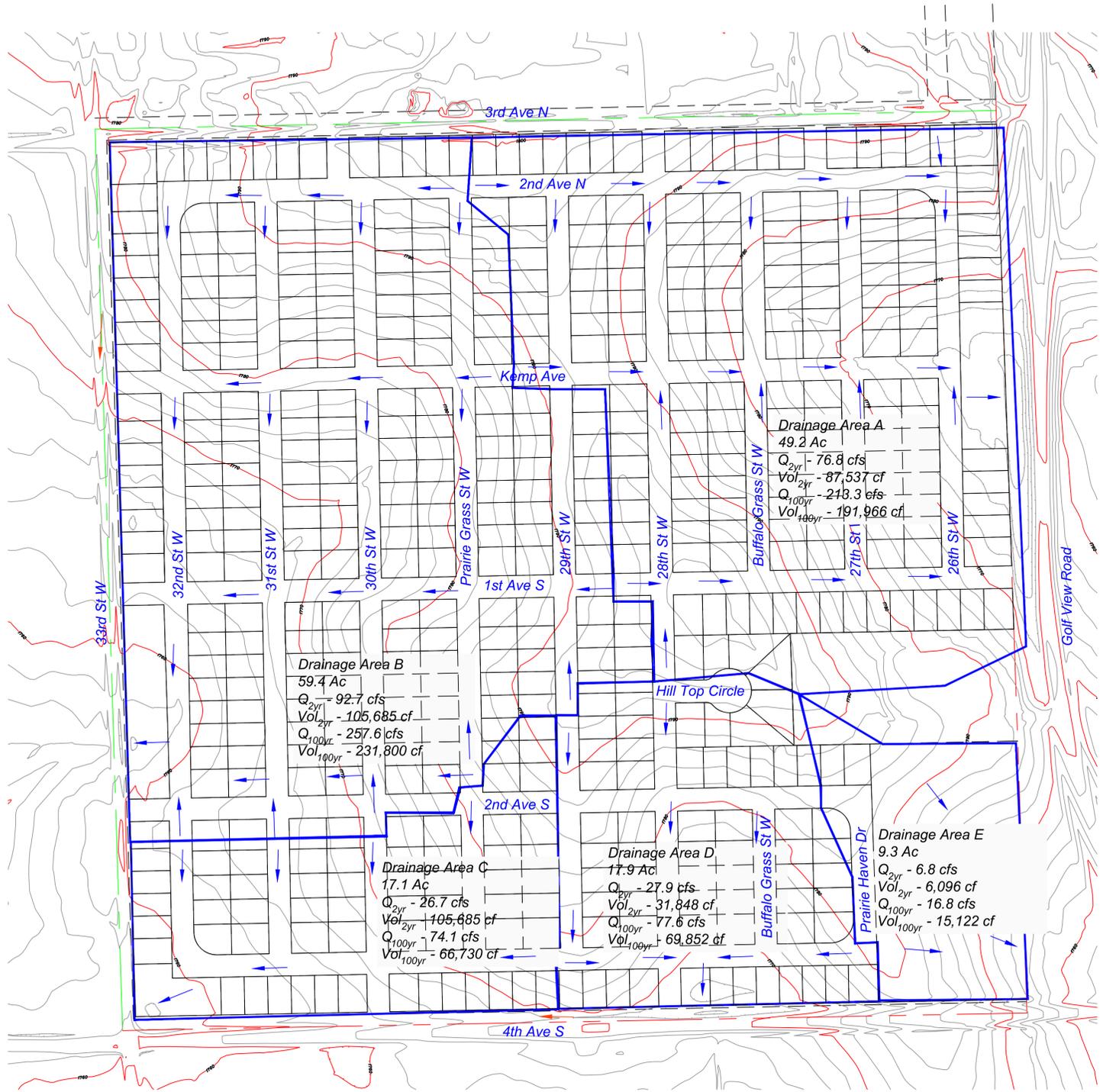
**PRE-DEVELOP DRAINAGE**

PROPOSED DEVELOPMENT NAME:  
PRAIRIE HAVEN ADDITION  
CONCEPT PLAN  
WATERTOWN, SD

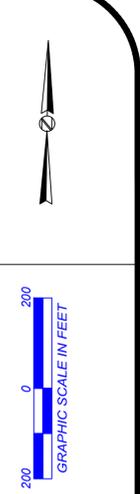


RODNEY S. DEJONG  
REGISTERED ENGINEER  
REGISTERED LAND SURVEYOR  
REGISTRATION NO. 3503  
Asson Engineering Co., Inc.

DATE: AUGUST, 2021  
SCALE: 1" = 200'  
DRAWN BY: RSD  
JOB NO.: 2021-013  
SHEET 4



- LEGEND**
- EXISTING CONTOUR LINE (1' INTERVALS)
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DEVELOPER

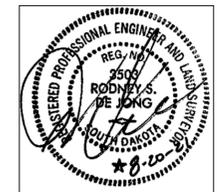
Owner:  
High Plains Properties, LLC  
620 10th St SW  
Watertown, SD 57201  
(Steve Thorson - 605-520-2213)  
(Bill Riefenberger - 605-681-6892)

AASOV ENGINEERING COMPANY  
10020 10th Street SW  
Watertown, SD 57201  
Phone No. (605) 681-6892  
Fax No. (605) 681-6892



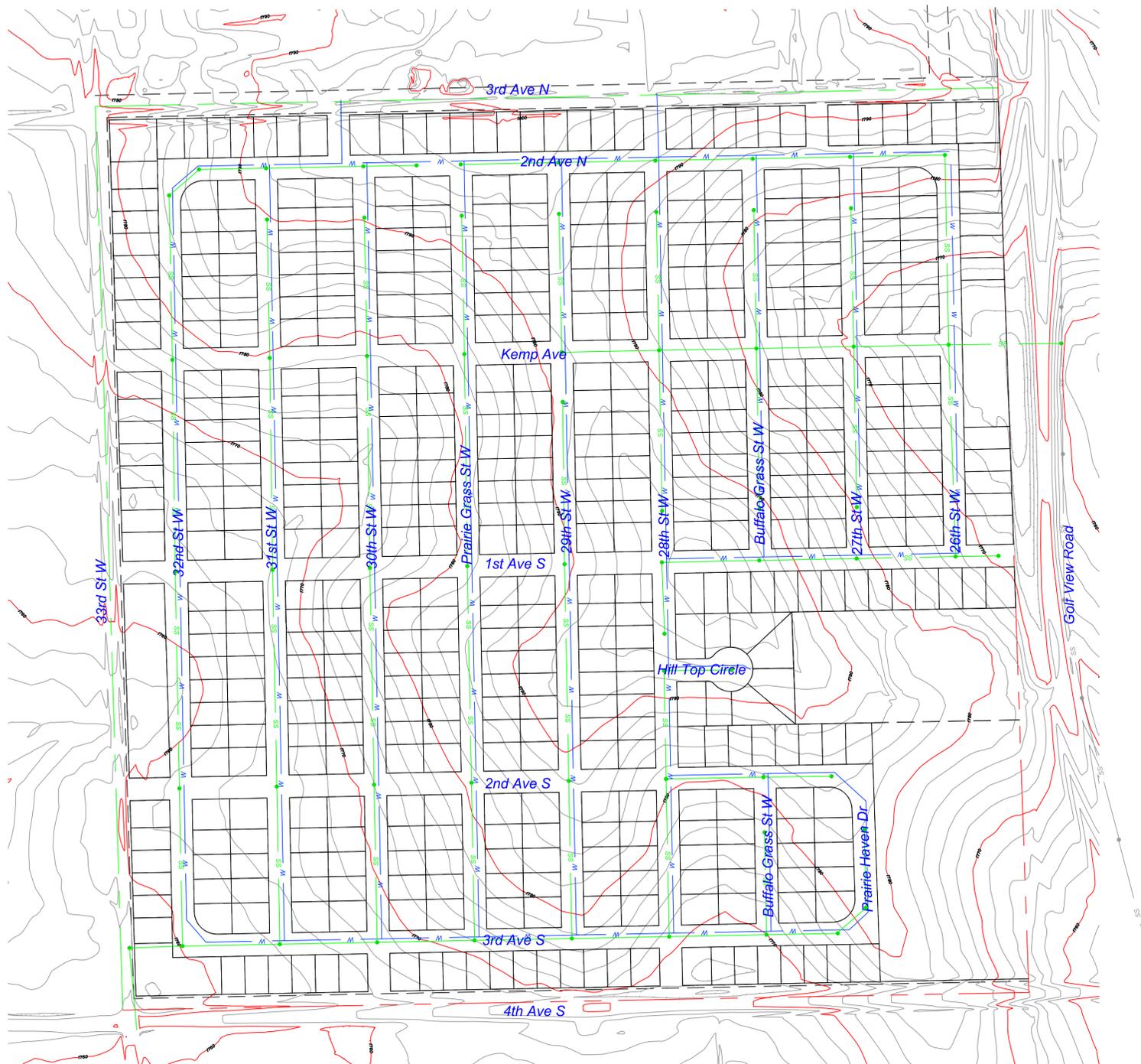
POST-DEVELOP DRAINAGE

PROPOSED DEVELOPMENT NAME:  
PRAIRIE HAVEN ADDITION  
CONCEPT PLAN  
WATERTOWN, SD



RODNEY S. DEJONG  
REGISTERED ENGINEER  
REGISTERED LAND SURVEYOR  
REGISTRATION NO. 3503  
Aason Engineering Co., Inc.

DATE:	AUGUST, 2021
SCALE:	1" = 200'
DRAWN BY:	RSD
JOB NO.:	2021-013
SHEET	5



**LEGEND**

	EXISTING CONTOUR LINE (1' INTERVALS)
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	MONUMENT RECOVERED
	PROPERTY CORNER
	UTILITY TERMINAL



**DEVELOPER**

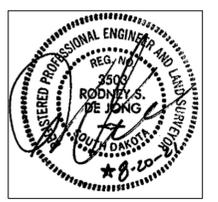
Owner:  
High Plains Properties, LLC  
620 10th St SW  
Watertown, SD 57201  
(Steve Thorsen - 605-520-2213)  
(Bill Riefenberger - 605-681-6692)

AASOV ENGINEERING COMPANY  
10202 Ave. B, Box 555  
Pierre, SD 57501  
Phone No. (605) 862-3271  
Fax No. (605) 862-1745

**UTILITY PLAN**

PROPOSED DEVELOPMENT NAME:  
PRAIRIE HAVEN ADDITION  
CONCEPT PLAN  
WATERTOWN, SD

DATE:	AUGUST, 2021
SCALE:	1" = 200'
DRAWN BY:	RSD
JOB NO.:	2021-013
SHEET	6



RODNEY S. DEJONG  
REGISTERED ENGINEER  
REGISTERED LAND SURVEYOR  
REGISTRATION NO. 3593  
Aason Engineering Co., Inc.