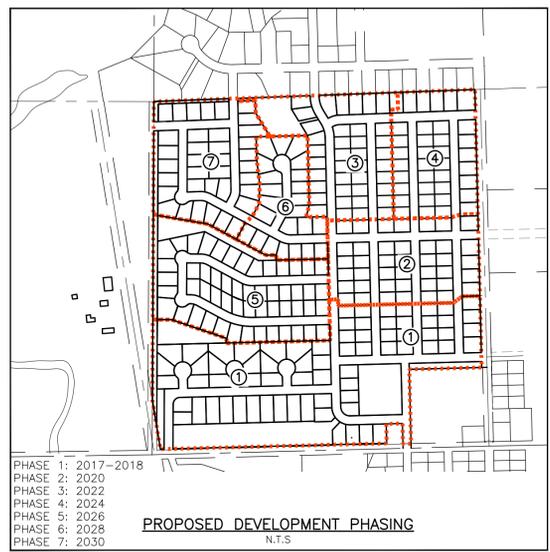
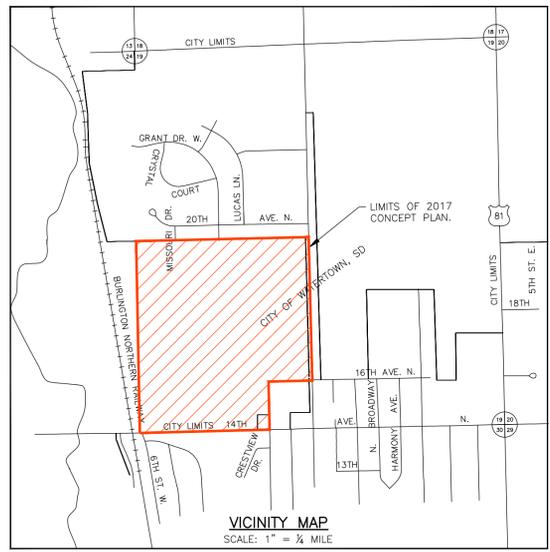


Approved per Resolution No. 2017-19 on June 22, 2017



- LEGEND**
- EXISTING CONTOUR LINE (1' INTERVALS)
  - SUBJECT PROPERTY BOUNDARY LINE
  - LOT LINES
  - QUARTER LINE
  - SECTION LINE
  - UNDERGROUND SANITARY SEWER LINE
  - UNDERGROUND STORM SEWER
  - UNDERGROUND ELECTRICAL LINE
  - UNDERGROUND FIBER-OPTIC LINE
  - UNDERGROUND GAS LINE
  - OVERHEAD TRANSMISSION LINE
  - UNDERGROUND COMMUNICATIONS LINE
  - ASPHALT SURFACING
  - CONCRETE SURFACING
  - POWER POLE
  - LIGHT POLE
  - SANITARY SEWER MANHOLE
  - STORM SEWER JUNC. BOX / MANHOLE
  - STORM SEWER INLET
  - WATER VALVE / CURB STOP
  - GAS VALVE



**GENERAL NOTE**

- 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.

**LEGAL DESCRIPTION**

THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 117 NORTH, RANGE 52 WEST OF THE 5TH P.M., CODDINGTON COUNTY, SOUTH DAKOTA, LESS THE EAST 576' OF THE SOUTH 580' OF SAID SOUTHWEST QUARTER; AND LESS LOT H1; AND LESS THE PLAT ENTITLED, "WATER TOWER OUTLET IN THE S.W.1/4."; AND LESS RAILROAD RIGHT OF WAY CONTAINED THEREIN.

**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

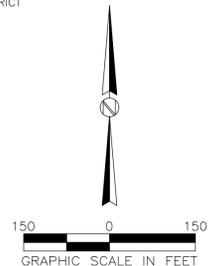
ZONING AUTHORITY: CITY OF WATERTOWN  
PHONE NUMBER: (605) 882-6201 EXT:24  
CONTACT PERSON: KEN BUCHOLZ

**AREAS**

TOTAL AREA: 138.64± ACRES  
R1 ZONING: 83.06± ACRES  
R2 ZONING: 0.63± ACRES  
R3 ZONING: 7.42± ACRES  
DEDICATED RIGHT OF WAY: 34.19± ACRES  
STORM WATER DETENTION OUTLOTS: 6.03± ACRES  
PARK AND RECREATIONAL TRAIL RIGHT OF WAY: 7.31± ACRES

**DEVELOPER EXPECTATIONS / REQUESTS**

- THE DEVELOPER IS REQUESTING TO BE REIMBURSED FOR THE CONSTRUCTION OF THE PEDESTRIAN TRAIL THROUGH THE PROPOSED DEVELOPMENT.
- THE DEVELOPER IS REQUESTING TO DEDICATE THE REGIONAL STORM WATER DETENTION OUTLOTS TO THE CITY OF WATERTOWN.
- THE DEVELOPER IS REQUESTING TO DEDICATE THE PARK AND PEDESTRIAN TRAIL OUTLOTS TO THE CITY OF WATERTOWN PARK AND REC. DEPARTMENT. (PARK LOCATIONS WERE APPROVED ON APRIL 25, 2017)



**OWNER / DEVELOPER**  
J&J LAND SALES  
1002 S. MADISON ST.  
MILBANK, SD 57201

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

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

**CONTACT:**  
ROD DEJONG  
(605) 882-2371

**REVISIONS:**  
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# 2017 PRELIMINARY PLANS

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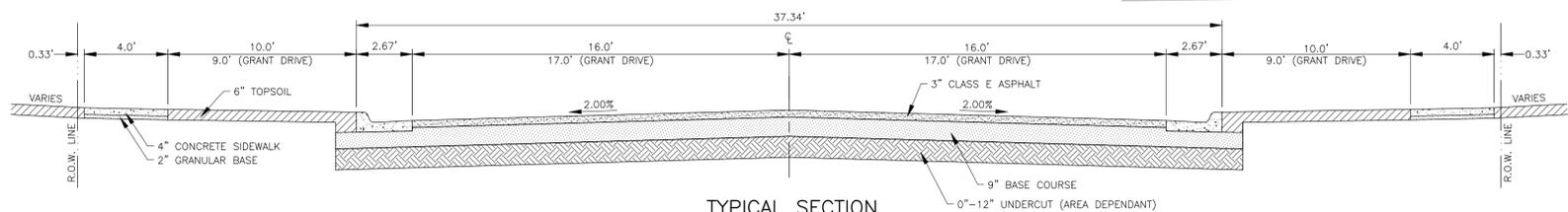
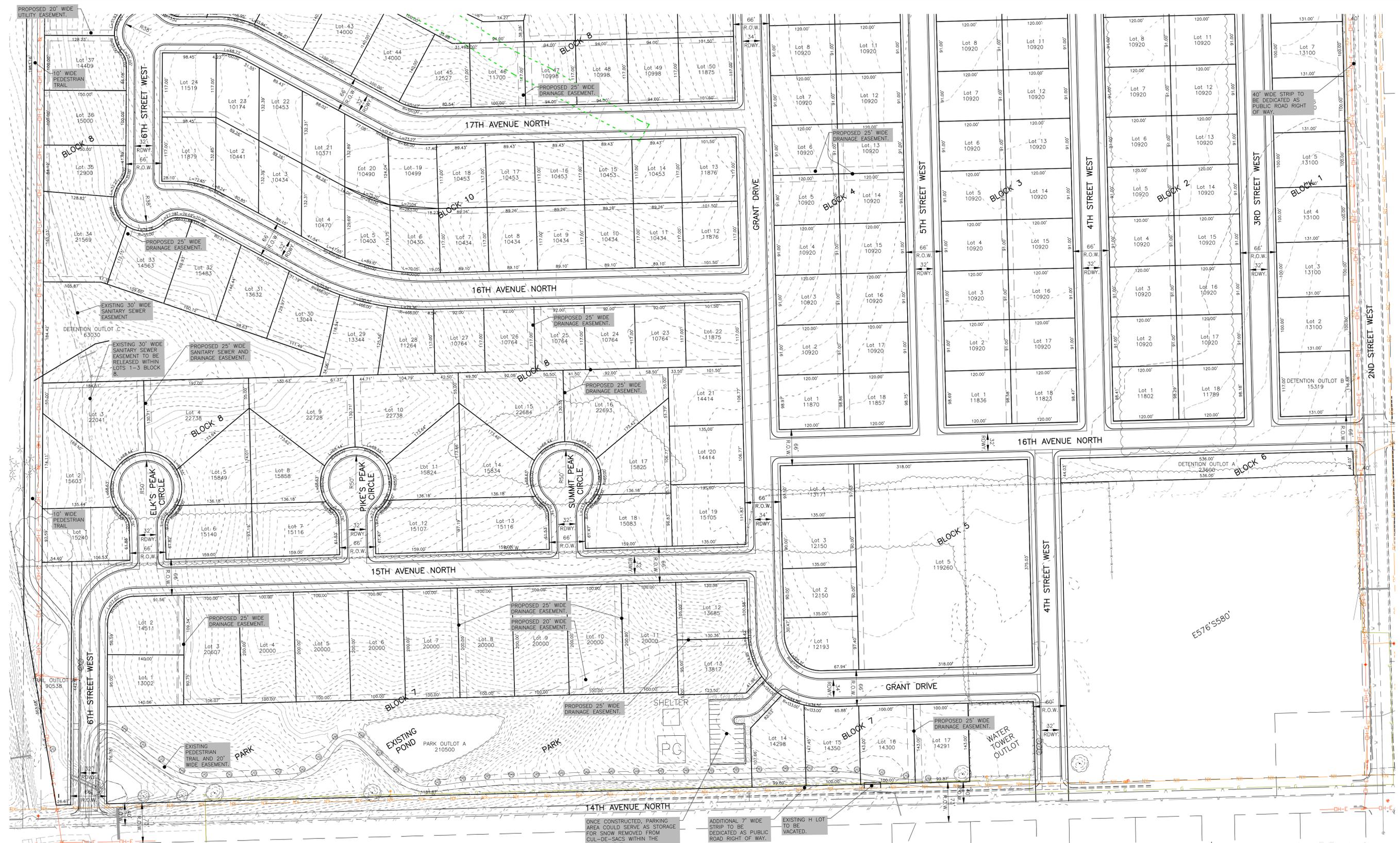
AASON ENGINEERING COMPANY  
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PHONE NO. (605) 882-1942

**GENERAL LAYOUT**

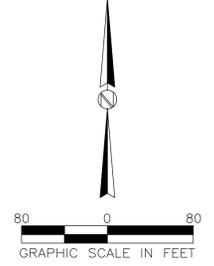
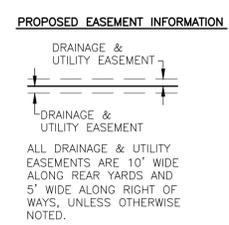
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SHEET 1 OF 9

Rodney S. DeJong  
REGISTERED ENGINEER & LAND SURVEYOR  
REGISTRATION NO. 3503  
Aason Engineering Co., Inc.



- ROADWAY NOTES**
1. ALL PAVEMENT WIDTHS ARE SHOWN AT 32' WIDE. THE INTENTION IS NOT ONLY TO REDUCE SPEEDS THROUGH THE DEVELOPMENT BUT ALSO REDUCE THE IMPERVIOUS SURFACE AREA CONTRIBUTING TO THE WATERSHED.
  2. ALL FILLETS SECTIONS SHALL HAVE A BACK OF CURB RADIUS OF 14.33' UNLESS NOTED OTHERWISE.
  3. IT IS RECOMMENDED THAT "NO PARKING" BE ALLOWED ALONG THE WEST SIDE OF GRANT DRIVE THROUGH THE DEVELOPMENT.



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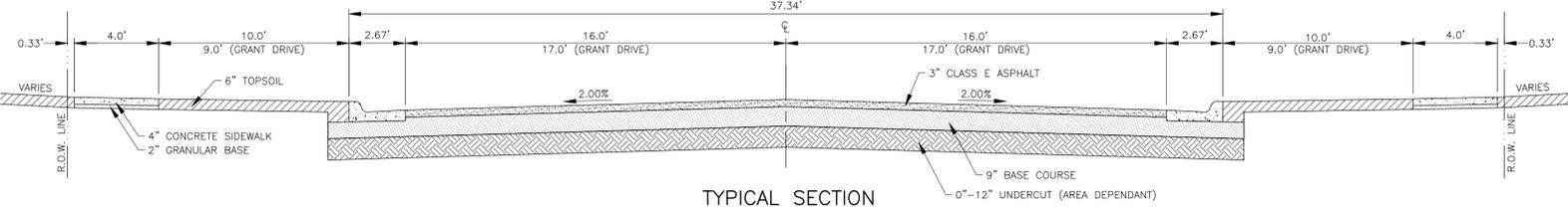
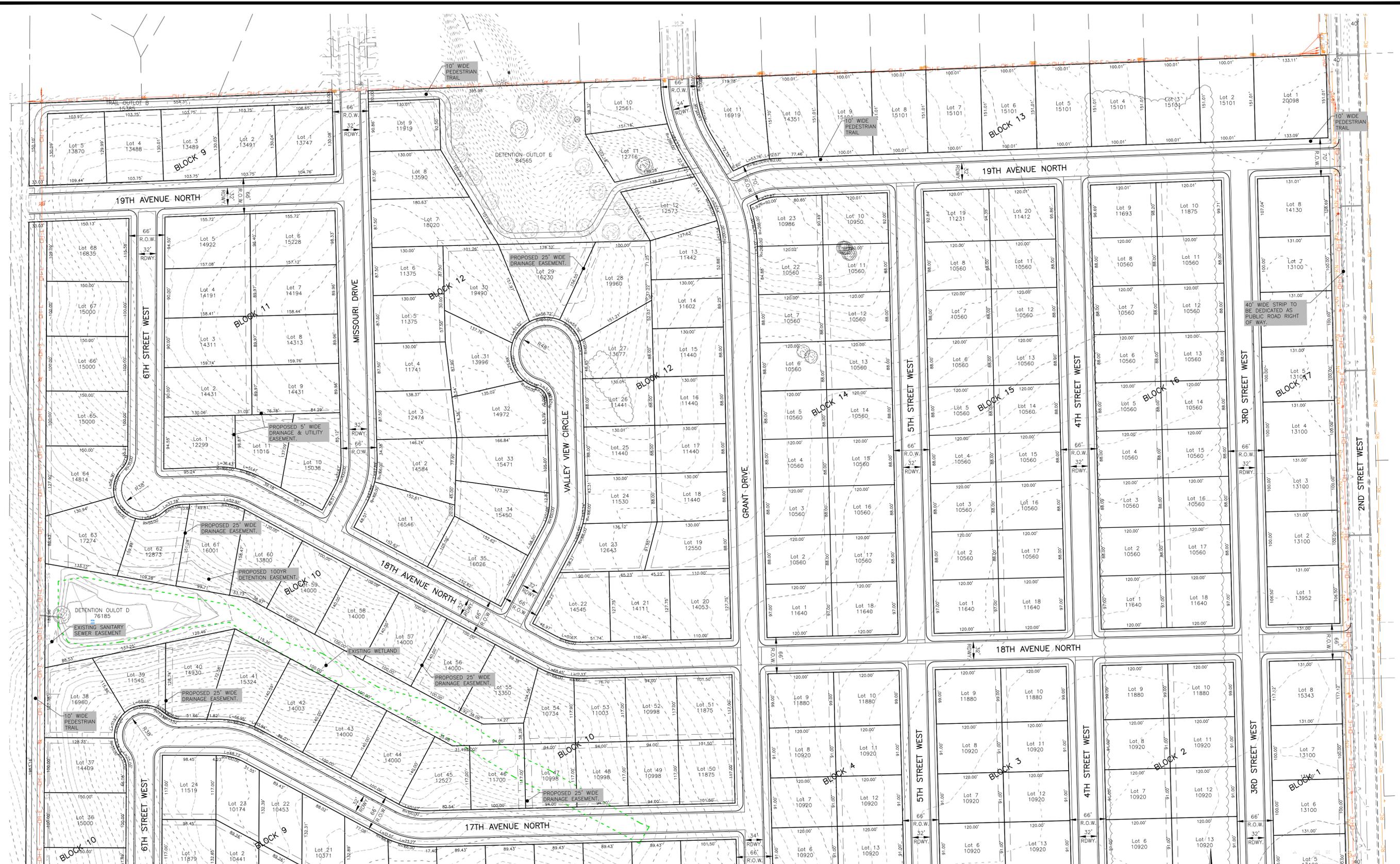
2017  
**PRELIMINARY  
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**STREET PLAN - SOUTH HALF**

VALLEY VIEW ADDITION TO THE MUNICIPALITY OF WATERTOWN IN THE COUNTY OF CODINGTON, SOUTH DAKOTA.

DATE: MAY 5, 2017  
 SCALE: 1" = 80'  
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 SHEET 2 OF 9



**ROADWAY NOTES**

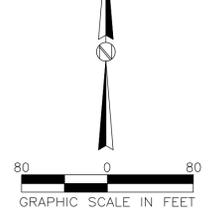
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2. IT IS RECOMMENDED THAT "NO PARKING" BE ALLOWED ALONG THE WEST SIDE OF GRANT DRIVE THROUGH THE DEVELOPMENT.

**EXISTING WETLAND NOTES**

1. THE EXISTING WETLAND SHALL BE DELINEATED BY A CERTIFIED WETLAND SPECIALIST, AND A MITIGATION PLAN SHALL BE PREPARED AND APPROVED BY THE ARMY CORP. OF ENGINEERS PRIOR TO THE BEGINNING OF PHASE 5.

**PROPOSED EASEMENT INFORMATION**

ALL DRAINAGE & UTILITY EASEMENTS ARE 10' WIDE ALONG REAR YARDS AND 5' WIDE ALONG RIGHT OF WAYS UNLESS OTHERWISE NOTED.



**REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR**  
 3503  
 RODNEY S. DEJONG  
 SOUTH DAKOTA  
 8-6-17

Rodney S. DeJong  
 REGISTERED ENGINEER & LAND SURVEYOR  
 REGISTRATION NO. 3503  
 Aason Engineering Co., Inc.

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2017  
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AASON ENGINEERING COMPANY  
 1022 6TH STREET SE  
 WATERTOWN, SD 57201  
 Phone No. (605) 882-2371  
 Fax No. (605) 882-1042

**STREET PLAN - NORTH HALF**

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 MUNICIPALITY OF WATERTOWN IN THE  
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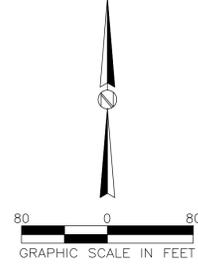
DATE: MAY 5, 2017  
 SCALE: 1" = 80'  
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 JOB NO.: 2017-003  
 SHEET 3 OF 9



- PROPOSED SANITARY SEWER NOTES:**
1. ALL SANITARY SEWER PIPES SHALL BE 8" DIA. SDR35 PVC UNLESS NOTED OTHERWISE.
  2. SANITARY MANHOLES SHALL BE 48" DIA. WITH CONCENTRIC CONES AND TYPE A7 FRAME AND LIDS UNLESS NOTED OTHERWISE.
  3. ALL SANITARY SEWER PIPES SHALL BE INSTALLED AT 0.40% GRADE UNLESS NOTED OTHERWISE.

- PROPOSED WATER MAIN NOTES:**
1. WATER MAIN SIZES, TYPE AND LOCATIONS SHALL BE FINALIZED BY WATERTOWN MUNICIPAL UTILITIES PRIOR TO CONSTRUCTION.
  2. HYDRANT LOCATIONS SHALL BE APPROVED BY WATERTOWN MUNICIPAL UTILITIES PRIOR TO CONSTRUCTION.

PROPOSED OUTFLOWS:  
0.12 CFS (HIGHLAND ESTATES)  
0.12 CFS (RIVER RIDGE)



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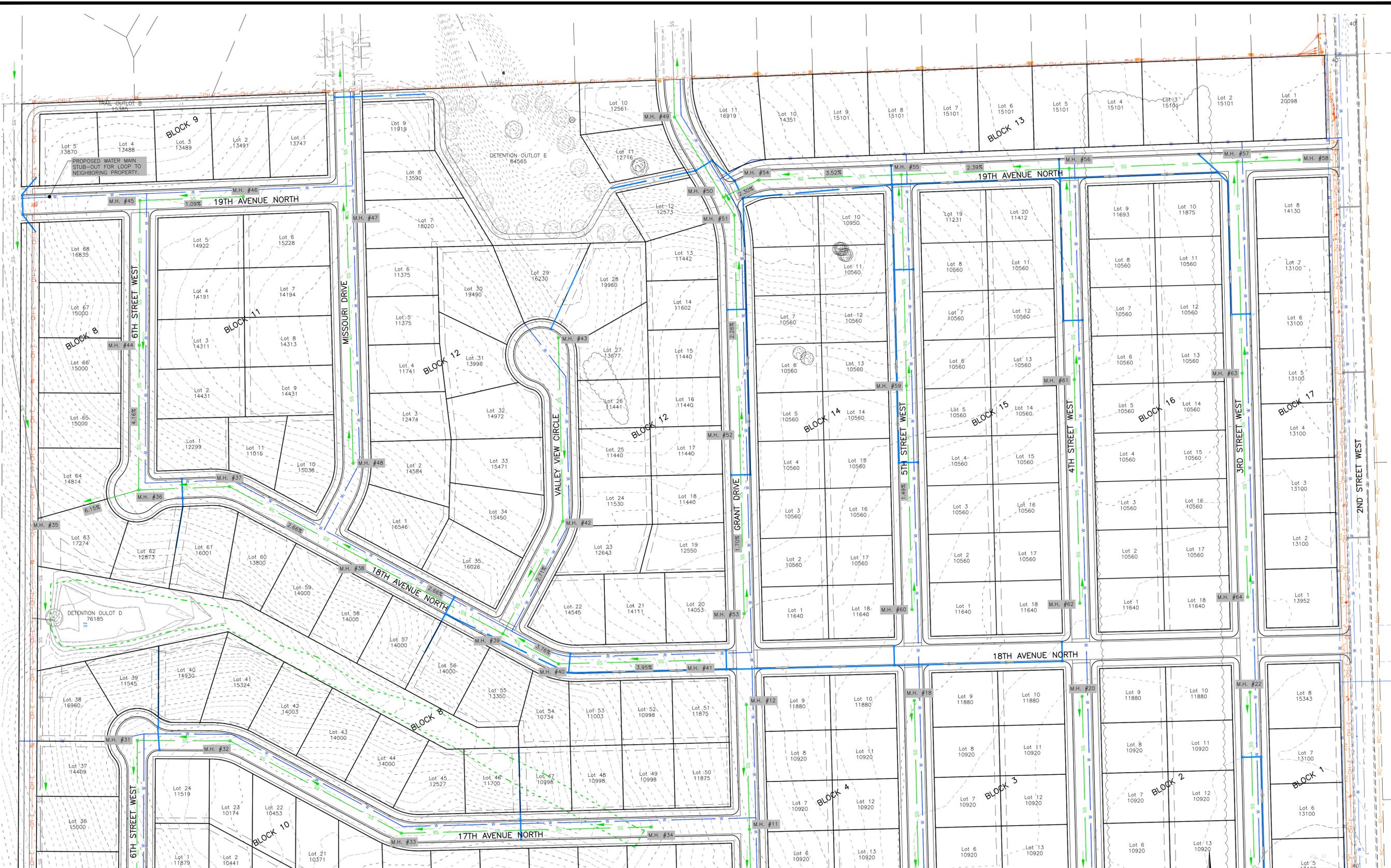
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Phone No. (605) 882-2371  
Fax No. (605) 882-1042

UTILITY PLAN - SOUTH HALF

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SHEET 4 OF 9

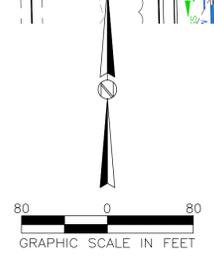


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UTILITY PLAN - NORTH HALF

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SHEET 5 OF 9



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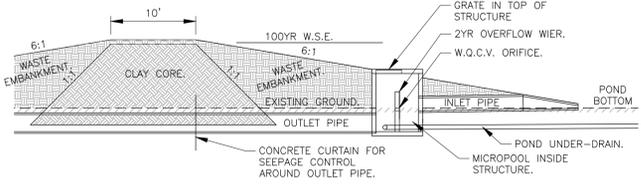
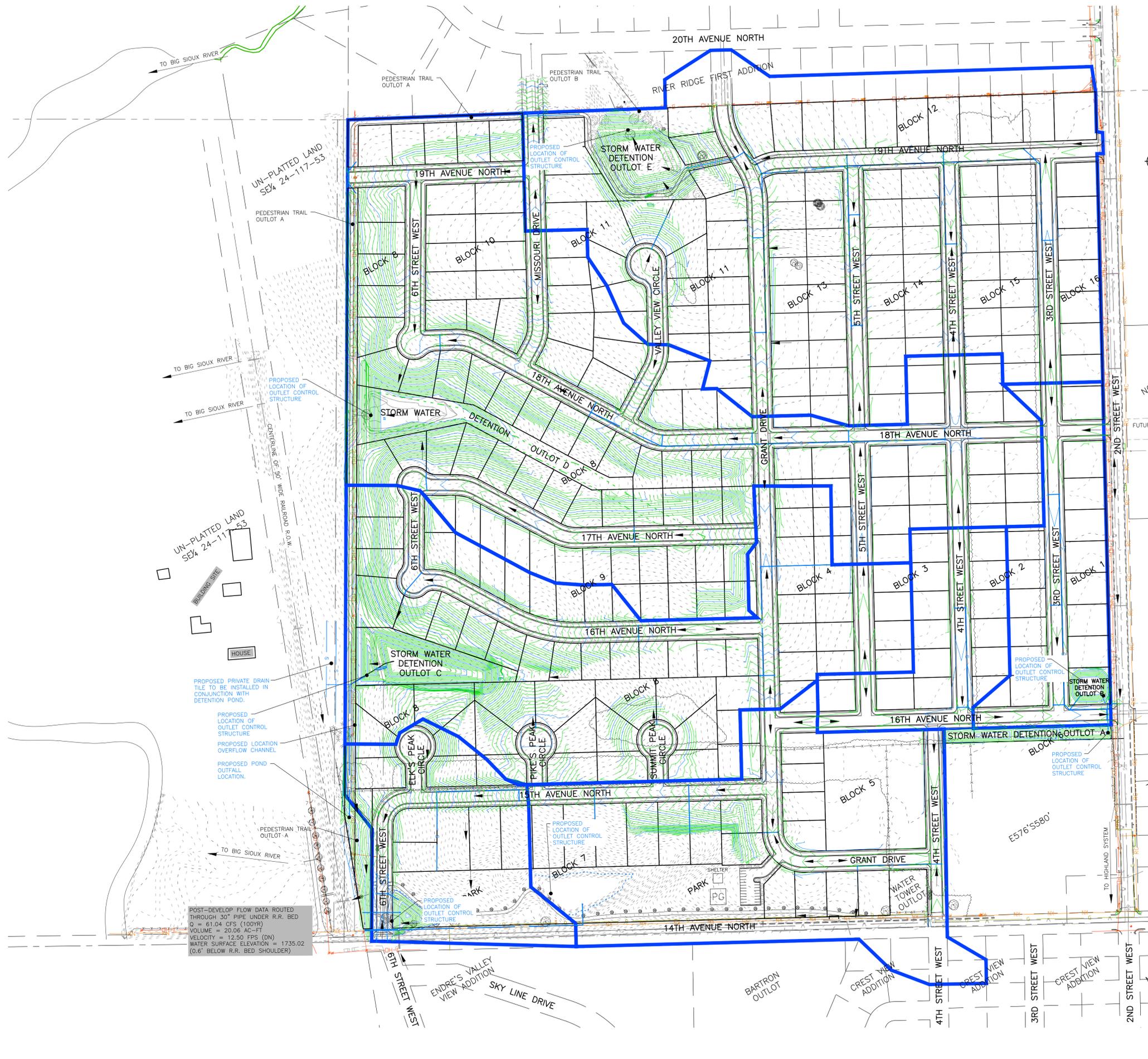
**PRE-DEVELOPED DRAINAGE ROUTE MAP**

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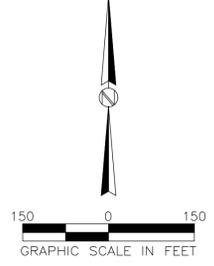
150 0 150  
 GRAPHIC SCALE IN FEET

Rodney S. DeJong  
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 REGISTRATION NO. 3503  
 Aason Engineering Co., Inc.



TYPICAL BERM CONSTRUCTION / BASIN OUTLET STRUCTURE  
SCALE: NONE

POST-DEVELOP FLOW DATA ROUTED THROUGH 30" PIPE UNDER R.R. BED  
 $Q = 61.04$  CFS (100YR)  
 VOLUME = 20,06 AC-FT  
 VELOCITY = 12.50 FPS (DN)  
 WATER SURFACE ELEVATION = 1735.02 (0.6' BELOW R.R. BED SHOULDER)



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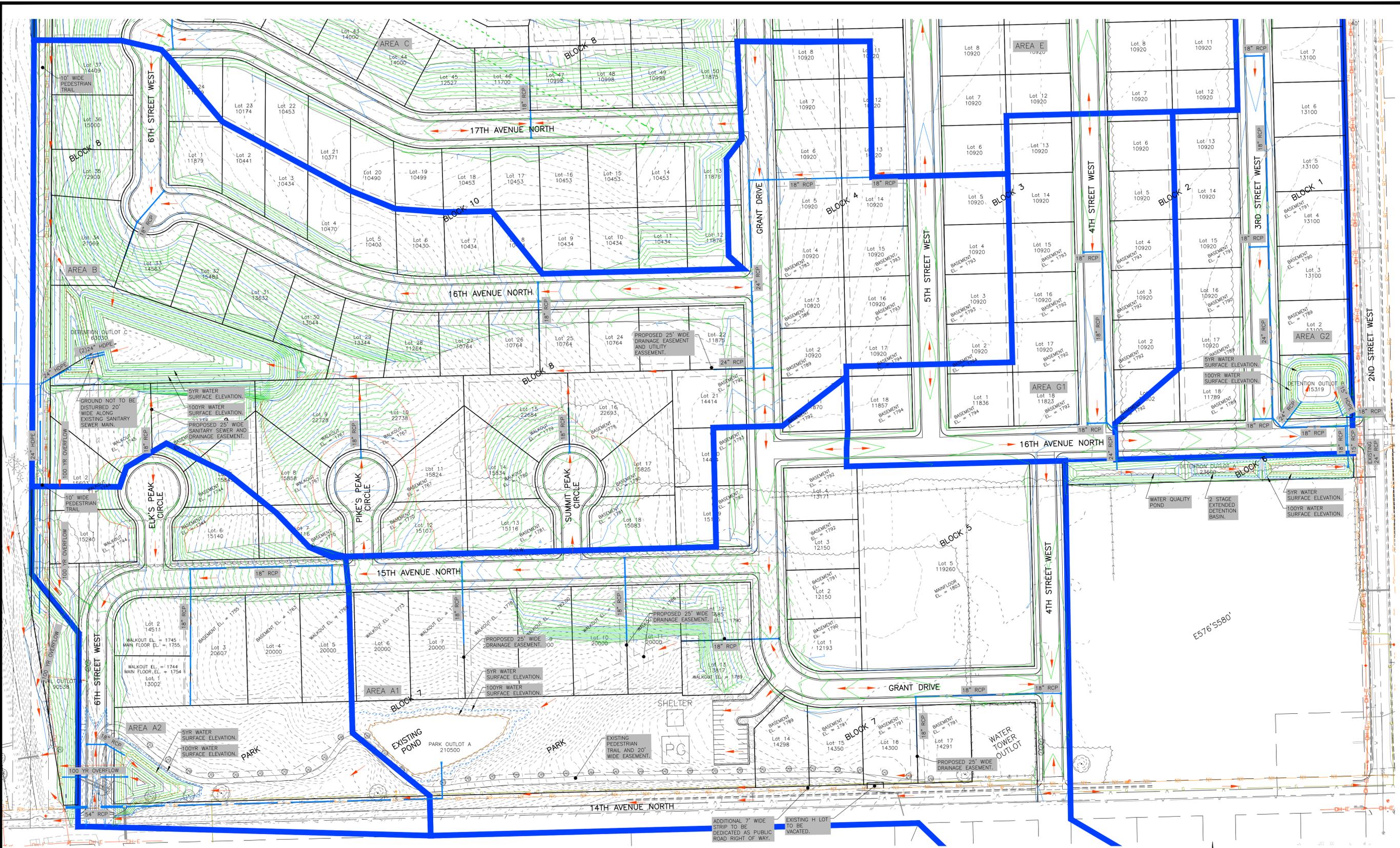
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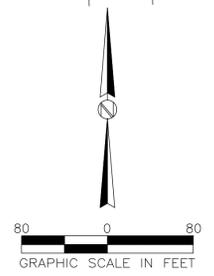
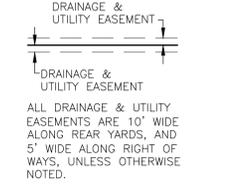


**POST-DEVELOPMENT DRAINAGE PLAN  
 SOUTH HALF**

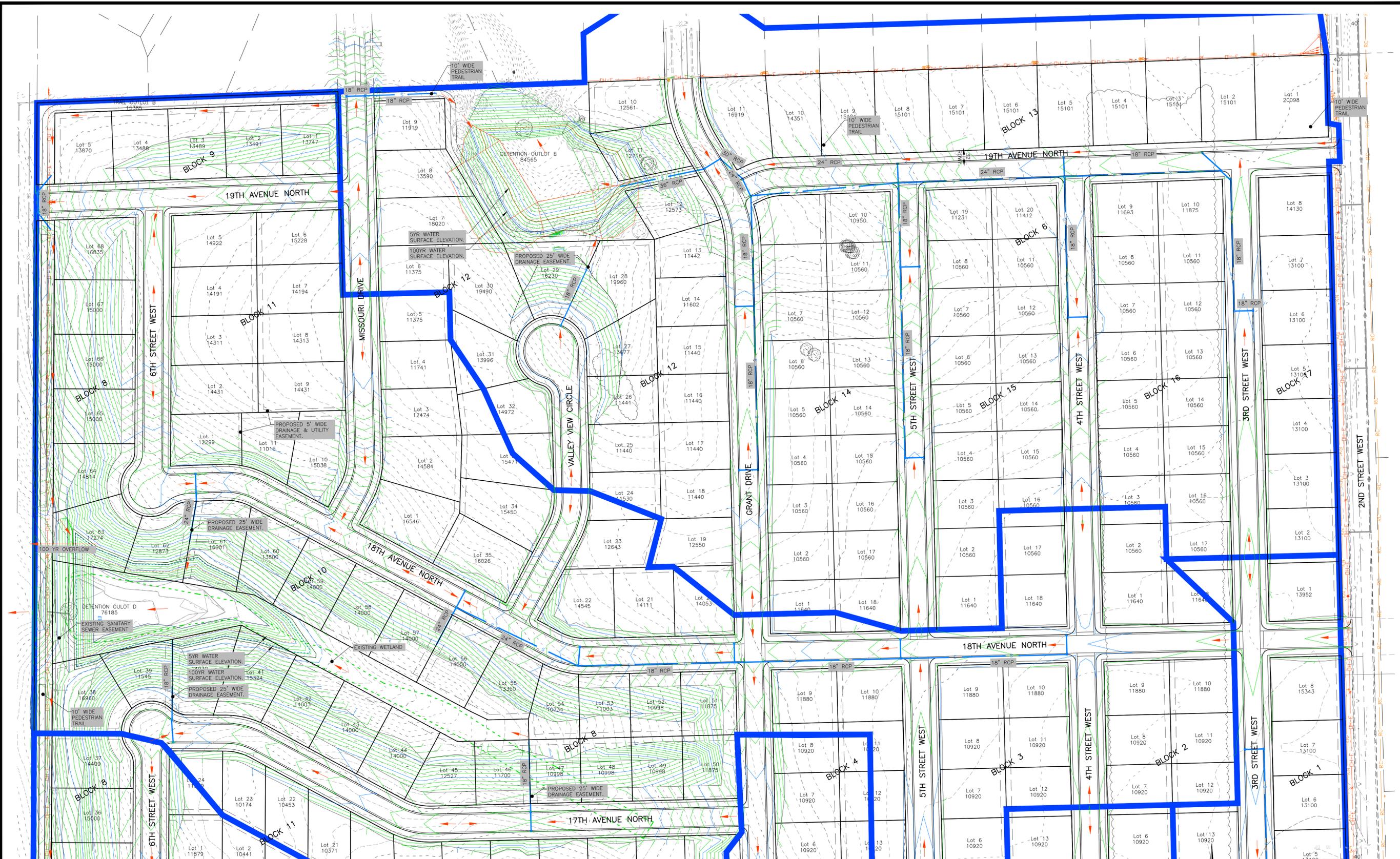
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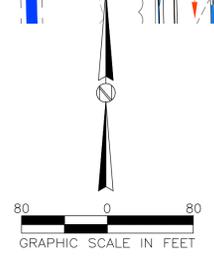
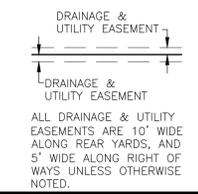
**PROPOSED EASEMENT INFORMATION**



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**PROPOSED EASEMENT INFORMATION**



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**POST-DEVELOPMENT DRAINAGE PLAN  
NORTH HALF**

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