PUD PLANS FOR
PELICAN LAKE APARTMENTS
WATERTOWN, CODINGTON COUNTY, SOUTH DAKOTA

SHEET INDEX

TITLE SHEET / VICINITY MAP
EXISTING CONDITIONS
PROPOSED LAND USE AND STANDARD NOTES

OWNER:
KAK'S LAKESIDE ADDITION, INC.
15 9TH AVE SE
WATERTOWN, SD 57201
CONTACT: STEVE HORNING
PHONE: (605)886-4936
EMAIL: STH@DAILYPOST.COM

DEVELOPER:
ACCESS REALTY
188 4TH ST NE
WATERTOWN, SD 57201
CONTACT: MIKE LAWRENCE
PHONE: (605)878-3108
EMAIL: ACCESSWATERTOWN@GMAIL.COM

CIVIL ENGINEER / SURVEYOR:
AASON ENGINEERING COMPANY, INC.
1022 6TH STREET SE
WATERTOWN, SD 57201
CONTACT: COLIN DEJONG, LS
PHONE: (605)882-2371
EMAIL: COLINDEJONG@IW.NET

LEGAL DESCRIPTION

LOTS 17 THRU 22 BLOCK 3 OF THE PLAT ENTITLED, "KAK'S FOURTH ADDITION TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF CODINGTON, SOUTH DAKOTA.

60 0 60
GRAPHIC SCALE IN FEET

REVISIONS:
DATE:
BY:
1.

This Work Coordinated By:

AASON ENGINEERING COMPANY
1022 6th Street SE
Watertown, SD 57201
Phone No. (605) 882-2371
Fax No. (605) 882-1042

TITLE SHEET

MONTGOMERY'S DEVELOPMENT
WATERTOWN, SD

DATE: JANUARY 24, 2022
SCALE:
DRAWN BY: CBD
JOB NO.: 2020-175
SHEET 1 OF 3

EXISTING CONDITIONS

1. THERE IS A 0.9 ACRE JURISDICTIONAL WETLAND LOCATED ON THE SUBJECT PROPERTY. RECENT DISCUSSIONS WITH THE USACE HAVE INDICATED THAT THE CONVERSION OF THIS WETLAND INTO THE PROPOSED MARINA WILL REQUIRE COMPENSATORY MITIGATION.

2. THERE IS A PROPOSED DETENTION POND FOR THE NEIGHBORING DEVELOPMENT ON THE WEST SIDE OF THE SUBJECT PROPERTY, WHICH WILL SERVE AS PART OR ALL OF THE REQUIRED STORM WATER QUANTITY AND QUALITY CONTROL FOR THIS DEVELOPMENT.

3. THE EXISTING SOILS CONSIST OF 12"–24" OF TOPSOIL OVER A SAND SUB–BASE.

4. THE EXISTING GROUND COVER CONSISTS OF BARE TOPSOIL. THE EARTHWORK OPERATIONS FOR THE NEIGHBORING DEVELOPMENT HAVE JUST BEEN COMPLETED.

60 0 60
GRAPHIC SCALE IN FEET

REVISIONS:

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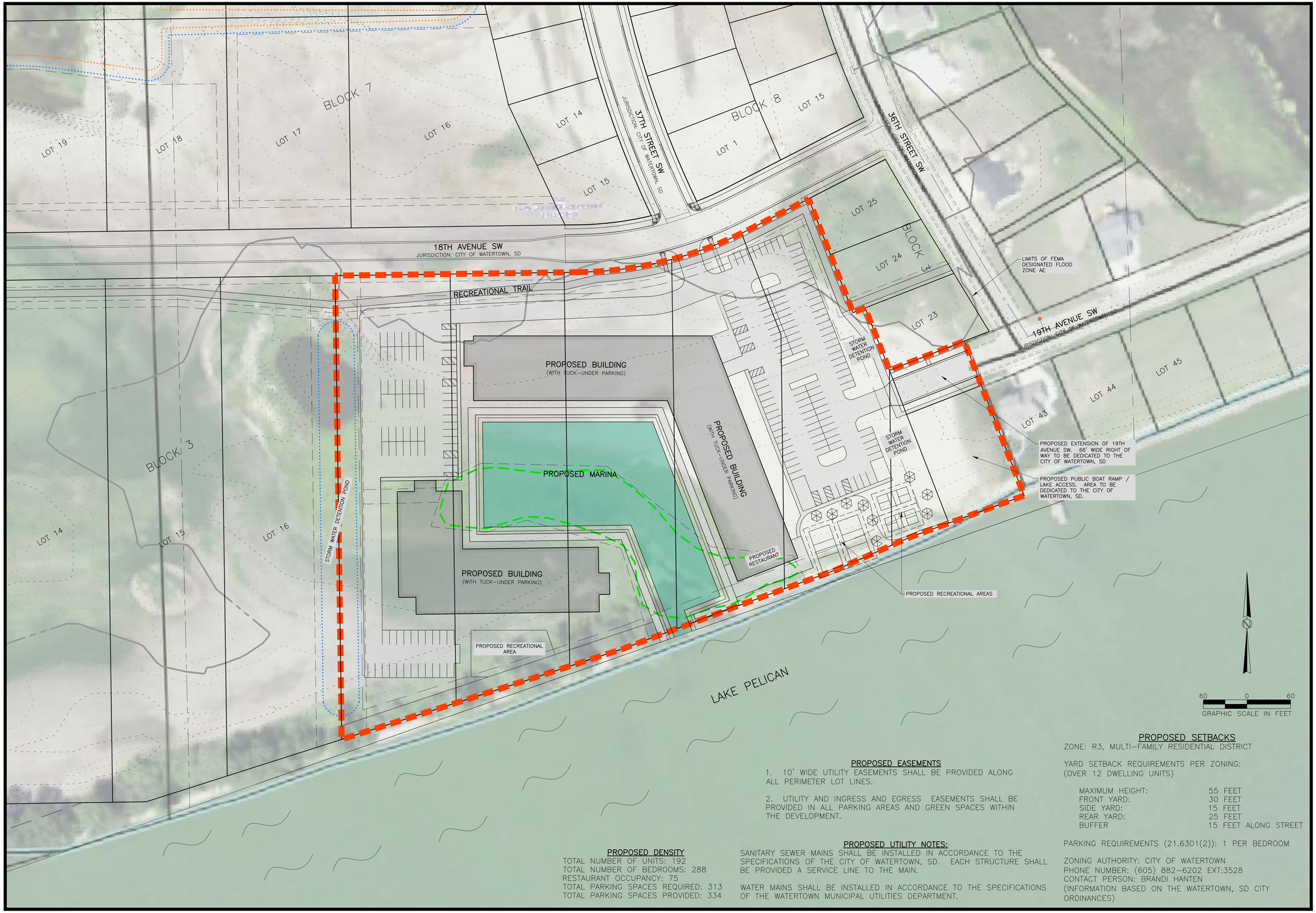
1022 4th Street SE
Watertown, SD 57201
Phone No. (605) 882-2371
Fax No. (605) 882-1042

EXISTING CONDITIONS

PELICAN LAKE APARTMENTS
WATERTOWN, SD

DATE: MARCH 7, 2022
SCALE:
DRAWN BY: CBD
JOB NO.: 2022–029
SHEET 2 OF 3



PROPOSED DENSITY

TOTAL NUMBER OF UNITS: 192
TOTAL NUMBER OF BEDROOMS: 288
RESTAURANT OCCUPANCY: 75
TOTAL PARKING SPACES REQUIRED: 313
TOTAL PARKING SPACES PROVIDED: 334

PROPOSED EASEMENTS

1. 10' WIDE UTILITY EASEMENTS SHALL BE PROVIDED ALONG ALL PERIMETER LOT LINES.

2. UTILITY AND INGRESS AND EGRESS EASEMENTS SHALL BE PROVIDED IN ALL PARKING AREAS AND GREEN SPACES WITHIN THE DEVELOPMENT.

PROPOSED UTILITY NOTES:

SANITARY SEWER MAINS SHALL BE INSTALLED IN ACCORDANCE TO THE SPECIFICATIONS OF THE CITY OF WATERTOWN, SD. EACH STRUCTURE SHALL BE PROVIDED A SERVICE LINE TO THE MAIN.

WATER MAINS SHALL BE INSTALLED IN ACCORDANCE TO THE SPECIFICATIONS OF THE WATERTOWN MUNICIPAL UTILITIES DEPARTMENT.

PROPOSED SETBACKS

ZONE: R3, MULTI-FAMILY RESIDENTIAL DISTRICT

YARD SETBACK REQUIREMENTS PER ZONING:
(OVER 12 DWELLING UNITS)

MAXIMUM HEIGHT:	55 FEET
FRONT YARD:	30 FEET
SIDE YARD:	15 FEET
REAR YARD:	25 FEET
BUFFER	15 FEET ALONG STREET

PARKING REQUIREMENTS (21.6301(2)): 1 PER BEDROOM

ZONING AUTHORITY: CITY OF WATERTOWN
PHONE NUMBER: (605) 882-6202 EXT:3528
CONTACT PERSON: BRANDI HANTEN
(INFORMATION BASED ON THE WATERTOWN, SD CITY ORDINANCES)

REVISIONS:

DATE:
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PUD CONCEPT PLAN

PELICAN LAKE APARTMENTS
WATERTOWN, SD

DATE: MARCH 7, 2022
SCALE:
DRAWN BY: CBD
JOB NO.: 2022-029
SHEET 3 OF 3