

Plot Date: 4/13/2022 11:23:25 AM

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LEGEND:

- 10' UTILITY EASEMENT (ADJACENT TO ALL RIGHT-OF-WAY)
- ADDITIONAL PROPOSED EASEMENT

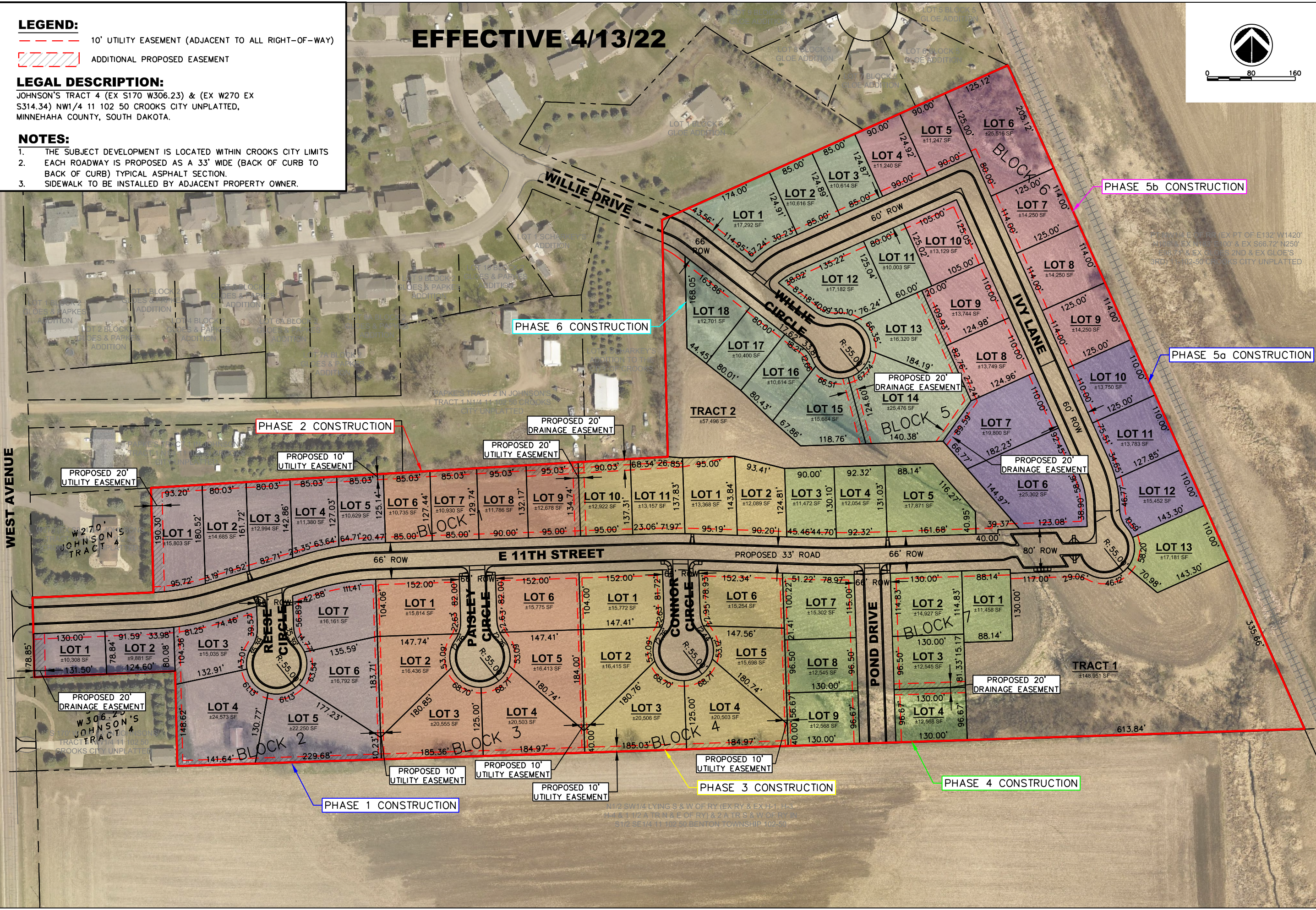
LEGAL DESCRIPTION:

JOHNSON'S TRACT 4 (EX S170 W306.23) & (EX W270 EX S314.34) NW1/4 11 102 50 CROOKS CITY UNPLATTED, MINNEHAHA COUNTY, SOUTH DAKOTA.

NOTES:

1. THE SUBJECT DEVELOPMENT IS LOCATED WITHIN CROOKS CITY LIMITS
2. EACH ROADWAY IS PROPOSED AS A 33' WIDE (BACK OF CURB TO BACK OF CURB) TYPICAL ASPHALT SECTION.
3. SIDEWALK TO BE INSTALLED BY ADJACENT PROPERTY OWNER.

EFFECTIVE 4/13/22



Development Engineering Plans
 Heritage Pond Subdivision
 Crooks, South Dakota

Subdivision Plan

REVISIONS

Project Manager: JIM
 Designer: JTM
 Project Number: 669078
 Phone: (605) 339-4157



Sheet

P3

Plot Date: 7/15/2021 6:41:06 PM

LEGEND:

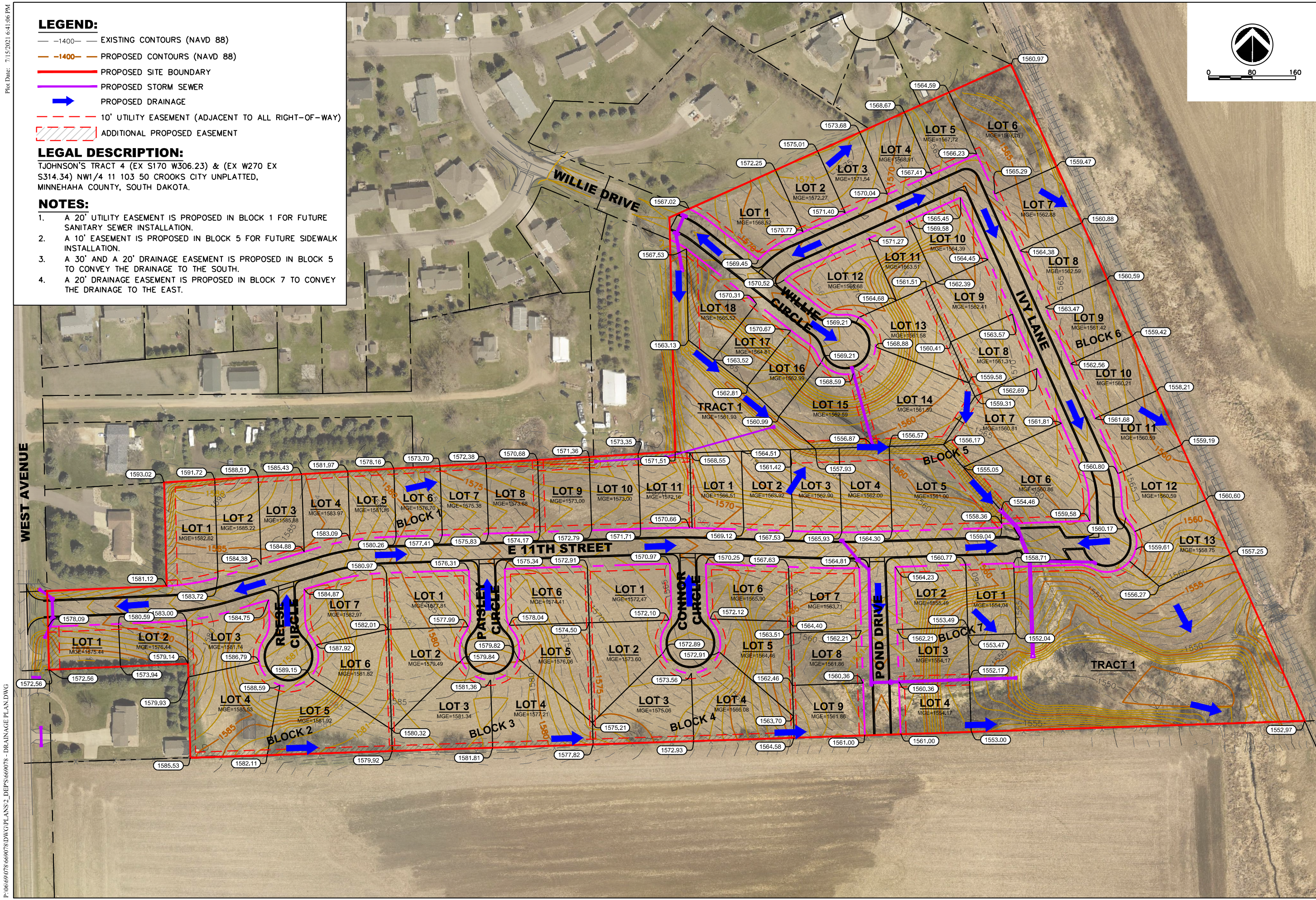
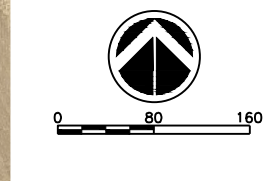
- -1400- EXISTING CONTOURS (NAVD 88)
- -1400- PROPOSED CONTOURS (NAVD 88)
- PROPOSED SITE BOUNDARY
- PROPOSED STORM SEWER
- PROPOSED DRAINAGE
- 10' UTILITY EASEMENT (ADJACENT TO ALL RIGHT-OF-WAY)
- / / / / / ADDITIONAL PROPOSED EASEMENT

LEGAL DESCRIPTION:

TJOHNSON'S TRACT 4 (EX S170 W306.23) & (EX W270 EX S314.34) NW1/4 11 103 50 CROOKS CITY UNPLATTED, MINNEHAHA COUNTY, SOUTH DAKOTA.

NOTES:

1. A 20' UTILITY EASEMENT IS PROPOSED IN BLOCK 1 FOR FUTURE SANITARY SEWER INSTALLATION.
2. A 10' EASEMENT IS PROPOSED IN BLOCK 5 FOR FUTURE SIDEWALK INSTALLATION.
3. A 30' AND A 20' DRAINAGE EASEMENT IS PROPOSED IN BLOCK 5 TO CONVEY THE DRAINAGE TO THE SOUTH.
4. A 20' DRAINAGE EASEMENT IS PROPOSED IN BLOCK 7 TO CONVEY THE DRAINAGE TO THE EAST.



Development Engineering Plans
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Crooks, South Dakota

Grading Plan

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P:\06\69\078\669078\DWG\PLANS\2_DEP'S\669078 - DRAINAGE PLAN.DWG

Plot Date: 4/13/2022 12:15:03 PM

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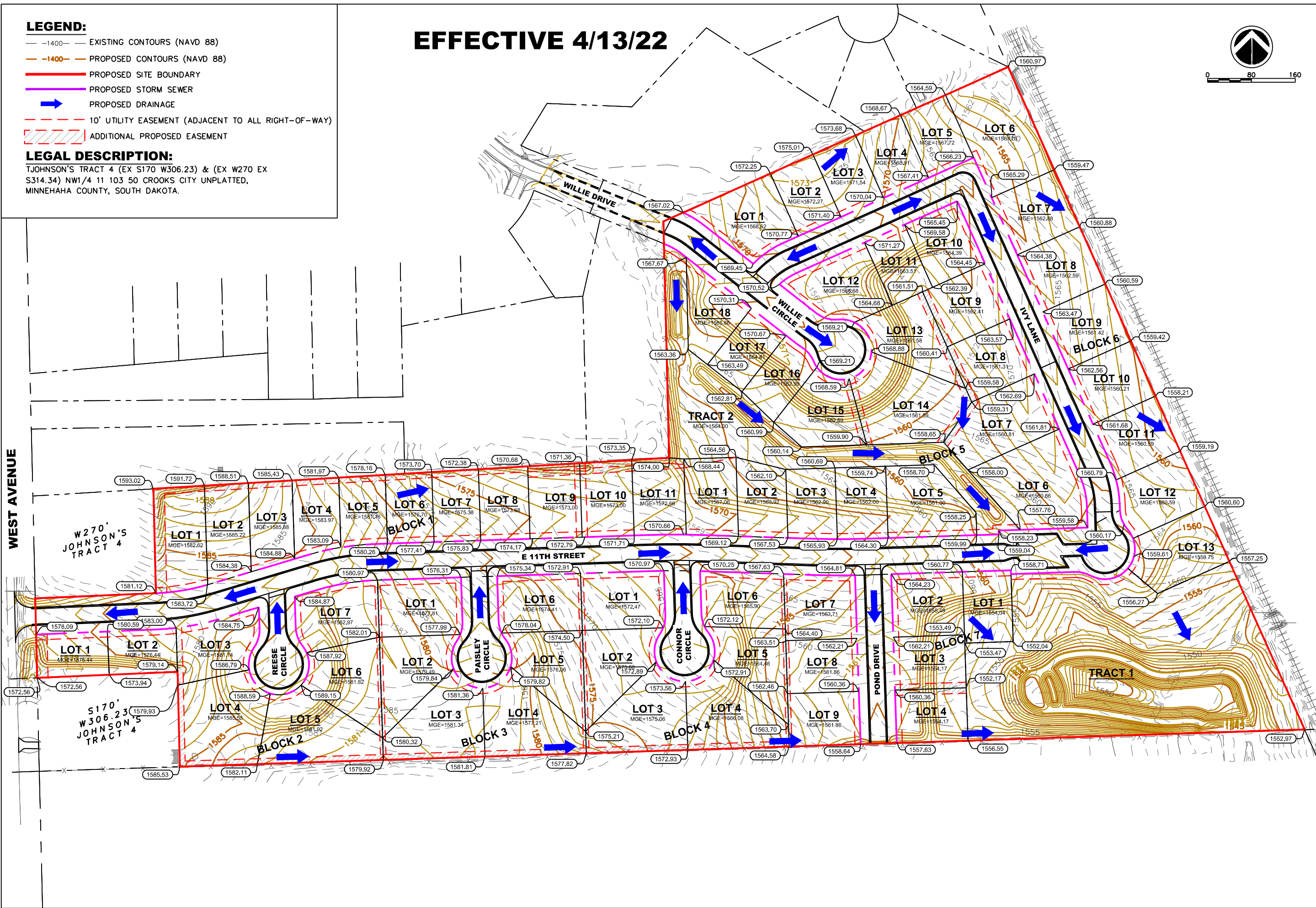
LEGEND:

- 1400- EXISTING CONTOURS (NAVD 88)
- 1400- PROPOSED CONTOURS (NAVD 88)
- PROPOSED SITE BOUNDARY
- PROPOSED STORM SEWER
- PROPOSED DRAINAGE
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