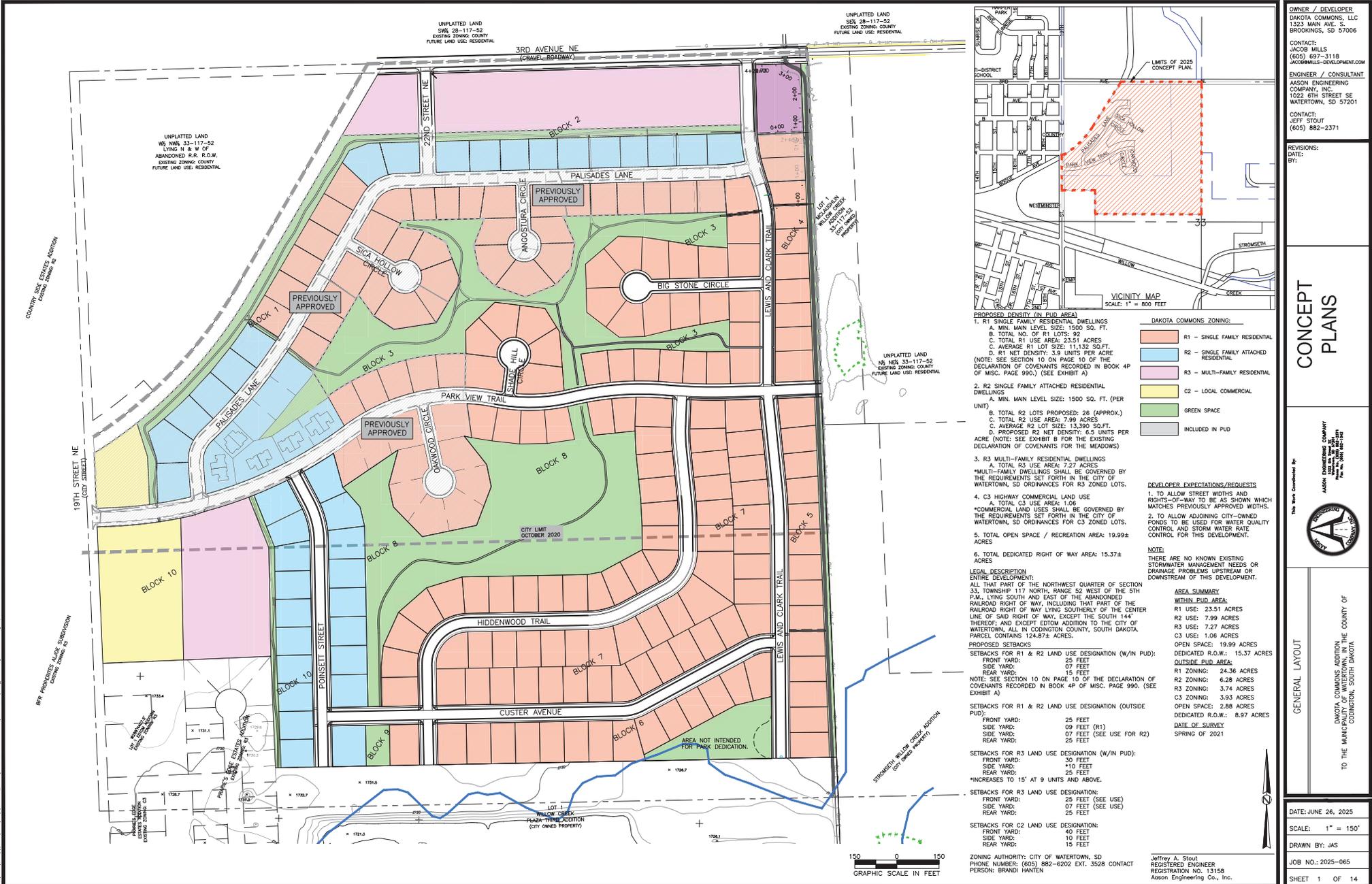


Approved by the Planning Commission (6-1)
per Resolution No. 25-31 on September 18, 2025



- PROPOSED DENSITY (IN PUD AREA)**
- R1 SINGLE FAMILY RESIDENTIAL DWELLINGS
 - MIN. MAIN LEVEL SIZE: 1500 SQ. FT.
 - TOTAL NO. OF R1 LOTS: 92
 - TOTAL R1 USE AREA: 23.51 ACRES
 - AVERAGE R1 LOT SIZE: 11,132 SQ.FT.
 - R1 NET DENSITY: 3.9 UNITS PER ACRE
 - R2 SINGLE FAMILY ATTACHED RESIDENTIAL DWELLINGS
 - MIN. MAIN LEVEL SIZE: 1500 SQ. FT. (PER UNIT)
 - TOTAL R2 LOTS PROPOSED: 26 (APPROX.)
 - TOTAL R2 USE AREA: 7.99 ACRES
 - AVERAGE R2 LOT SIZE: 13,390 SQ.FT.
 - PROPOSED R2 NET DENSITY: 6.5 UNITS PER ACRE (NOTE: SEE EXHIBIT B FOR THE EXISTING DECLARATION OF COVENANTS FOR THE MEADOWS)
 - R3 MULTI-FAMILY RESIDENTIAL DWELLINGS
 - TOTAL R3 USE AREA: 7.27 ACRES
 - MULTI-FAMILY DWELLINGS SHALL BE GOVERNED BY THE REQUIREMENTS SET FORTH IN THE CITY OF WATERTOWN, SD ORDINANCES FOR R3 ZONED LOTS.
 - C3 HIGHWAY COMMERCIAL LAND USE
 - TOTAL C3 USE AREA: 1.06 ACRES
 - COMMERCIAL LAND USES SHALL BE GOVERNED BY THE REQUIREMENTS SET FORTH IN THE CITY OF WATERTOWN, SD ORDINANCES FOR C3 ZONED LOTS.
 - TOTAL OPEN SPACE / RECREATION AREA: 19.99± ACRES
 - TOTAL DEDICATED RIGHT OF WAY AREA: 15.37± ACRES

- DAKOTA COMMONS ZONING:**
- R1 - SINGLE FAMILY RESIDENTIAL
 - R2 - SINGLE FAMILY ATTACHED RESIDENTIAL
 - R3 - MULTI-FAMILY RESIDENTIAL
 - C2 - LOCAL COMMERCIAL
 - GREEN SPACE
 - INCLUDED IN PUD

- DEVELOPER EXPECTATIONS/REQUESTS**
- TO ALLOW STREET WIDTHS AND RIGHTS-OF-WAY TO BE AS SHOWN WHICH MATCHES PREVIOUSLY APPROVED WIDTHS.
 - TO ALLOW ADJOINING CITY-OWNED PONDS TO BE USED FOR WATER QUALITY CONTROL AND STORM WATER RATE CONTROL FOR THIS DEVELOPMENT.
- NOTE:**
THERE ARE NO KNOWN EXISTING STORMWATER MANAGEMENT NEEDS OR DRAINAGE PROBLEMS UPSTREAM OR DOWNSTREAM OF THIS DEVELOPMENT.

AREA SUMMARY WITHIN PUD AREA:

R1 USE:	23.51 ACRES
R2 USE:	7.99 ACRES
R3 USE:	7.27 ACRES
C3 USE:	1.06 ACRES
OPEN SPACE:	19.99 ACRES
DEDICATED R.O.W.:	15.37 ACRES

OUTSIDE PUD AREAS:

R1 ZONING:	24.36 ACRES
R2 ZONING:	6.28 ACRES
R3 ZONING:	3.74 ACRES
C3 ZONING:	3.93 ACRES
OPEN SPACE:	2.88 ACRES
DEDICATED R.O.W.:	8.97 ACRES

DATE OF SURVEY: SPRING OF 2021

- LEGAL DESCRIPTION:**
ENTIRE DEVELOPMENT:
ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 117 NORTH, RANGE 52 WEST OF THE 5TH P.M., LYING SOUTH AND EAST OF THE ABANDONED RAILROAD RIGHT OF WAY INCLUDING THAT PART OF THE RAILROAD RIGHT OF WAY LYING SOUTHERLY OF THE CENTER LINE OF SAID RIGHT OF WAY, EXCEPT THE SOUTH 144' THEREOF, AND EXCEPT EDWY ADDITION TO THE CITY OF WATERTOWN, ALL IN CODINGTON COUNTY, SOUTH DAKOTA. PARCEL CONTAINS 124.87± ACRES.
- PROPOSED SETBACKS**
- SETBACKS FOR R1 & R2 LAND USE DESIGNATION (W/N PUD):
FRONT YARD: 25 FEET
SIDE YARD: 27 FEET
REAR YARD: 15 FEET
- NOTE: SEE SECTION 10 ON PAGE 10 OF THE DECLARATION OF COVENANTS RECORDED IN BOOK 4P OF MISC. PAGE 990. (SEE EXHIBIT A)
- SETBACKS FOR R1 & R2 LAND USE DESIGNATION (OUTSIDE PUD):
FRONT YARD: 25 FEET
SIDE YARD: 09 FEET (R1)
SIDE YARD: 07 FEET (SEE USE FOR R2)
REAR YARD: 25 FEET
- SETBACKS FOR R3 LAND USE DESIGNATION (W/N PUD):
FRONT YARD: 30 FEET
SIDE YARD: 10 FEET
REAR YARD: 25 FEET
- *INCREASES TO 15' AT 9 UNITS AND ABOVE.
- SETBACKS FOR R3 LAND USE DESIGNATION:
FRONT YARD: 25 FEET (SEE USE)
SIDE YARD: 07 FEET (SEE USE)
REAR YARD: 25 FEET
- SETBACKS FOR C2 LAND USE DESIGNATION:
FRONT YARD: 40 FEET
SIDE YARD: 10 FEET
REAR YARD: 15 FEET

ZONING AUTHORITY: CITY OF WATERTOWN, SD
PHONE NUMBER: (605) 882-6202 EXT. 3528 CONTACT PERSON: BRANDI HANTEN

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

OWNER / DEVELOPER
DAKOTA COMMONS, LLC
1323 MAIN AVE. S.
BROOKINGS, SD 57006

CONTACT:
JACOB MILLS
(605) 697-3118
JACOBMILLS-DEVELOPMENT.COM

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

CONTACT:
JEFF STOUT
(605) 882-2371

REVISIONS:
DATE:
BY:

CONCEPT PLANS



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

DATE: JUNE 26, 2025

SCALE: 1" = 150'

DRAWN BY: JAS

JOB NO.: 2025-065

SHEET 1 OF 14

UNPLATTED LAND
S&W 28-117-52
EXISTING ZONING COUNTY
FUTURE LAND USE: RESIDENTIAL

UNPLATTED LAND
S&W 28-117-52
EXISTING ZONING COUNTY
FUTURE LAND USE: RESIDENTIAL

OWNER / DEVELOPER
DAKOTA COMMONS, LLC
1323 MAIN AVE. S,
BROOKINGS, SD 57006

CONTACT:
JACOB MILLS
(605) 697-3118
JACOBMILLS-DEVELOPMENT.COM

ENGINEER / CONSULTANT
AASON ENGINEERING
COMPANY, INC.
1022 8TH STREET SE
WATERTOWN, SD 57201

CONTACT:
JEFF STOUT
(605) 882-2371

REVISIONS:
DATE:
BY:

CONCEPT PLANS

The Work Controlled By:
AASON ENGINEERING COMPANY
REGISTERED ENGINEER
No. 13158
Professional Seal No. 13158



PHASING PLAN
DAKOTA COMMONS ADDITION
TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF
CORNING, SOUTH DAKOTA

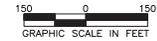
DATE: JUNE 26, 2025

SCALE: 1" = 150'

DRAWN BY: JAS

JOB NO.: 2025-065

SHEET 2 OF 14



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



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5' WIDE SIDE YARD UTILITY EASEMENTS UNLESS NOTED OTHERWISE
EASEMENT INFORMATION

10' WIDE REAR YARD UTILITY EASEMENTS OR 10' WIDE UTILITY EASEMENTS ABUTTING PUBLIC RIGHT OF WAYS UNLESS NOTED OTHERWISE
EASEMENT INFORMATION

OWNER / DEVELOPER
DAKOTA COMMONS, LLC
1323 MAIN AVE. S.
BROOKINGS, SD 57006

CONTACT:
JACOB MILLS
(605) 697-3118
JACOBMILLS-DEVELOPMENT.COM

ENGINEER / CONSULTANT
AASON ENGINEERING COMPANY, INC.
1022 8TH STREET SE
WATERTOWN, SD 57201

CONTACT:
JEFF STOUT
(605) 882-2371

REVISIONS:
DATE:
BY:

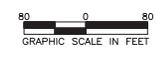
CONCEPT PLANS



STREET PLAN NE QUARTER

TO THE MUNICIPALITY OF WATERTOWN IN THE COUNTY OF CORNOGIAN, SOUTH DAKOTA

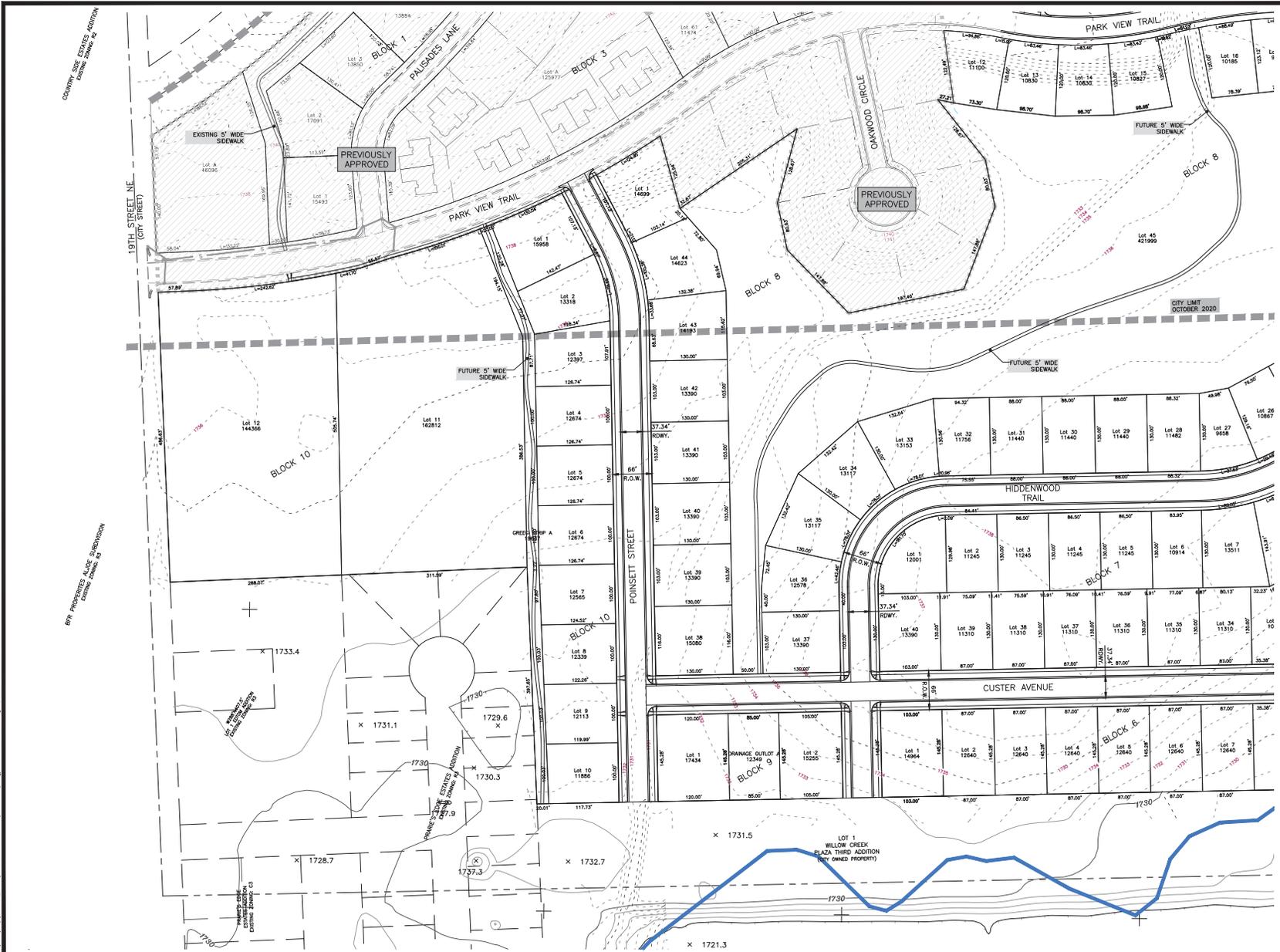
DATE: JUNE 26, 2025
SCALE: 1" = 80'
DRAWN BY: JMS
JOB NO.: 2025-065
SHEET 4 OF 14



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

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5' WIDE SIDE YARD UTILITY EASEMENTS UNLESS NOTED OTHERWISE
EASEMENT INFORMATION

10' WIDE NEAR YARD UTILITY EASEMENTS OR 10' WIDE UTILITY EASEMENTS ABUTTING PUBLIC RIGHT OF WAY UNLESS NOTED OTHERWISE
EASEMENT INFORMATION

OWNER / DEVELOPER
DAKOTA COMMONS, LLC
1323 MAIN AVE. S.
BROOKINGS, SD 57006

CONTACT:
JACOB MILLS
(605) 697-3118
JACOBMILLS-DEVELOPMENT.COM

ENGINEER / CONSULTANT
AASON ENGINEERING
COMPANY, INC.
1022 8TH STREET SE
WATERTOWN, SD 57201

CONTACT:
JEFF STOUT
(605) 882-2371

REVISIONS:
DATE:
BY:

CONCEPT PLANS



STREET PLAN SW QUARTER

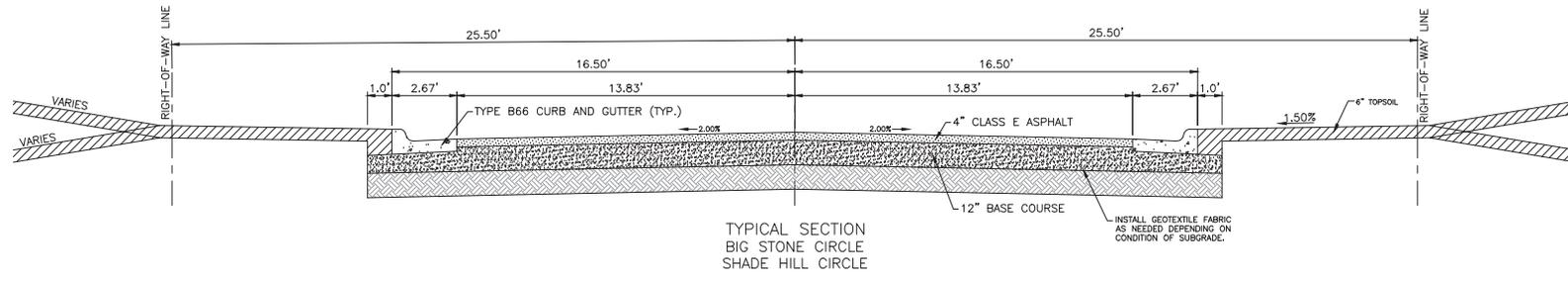
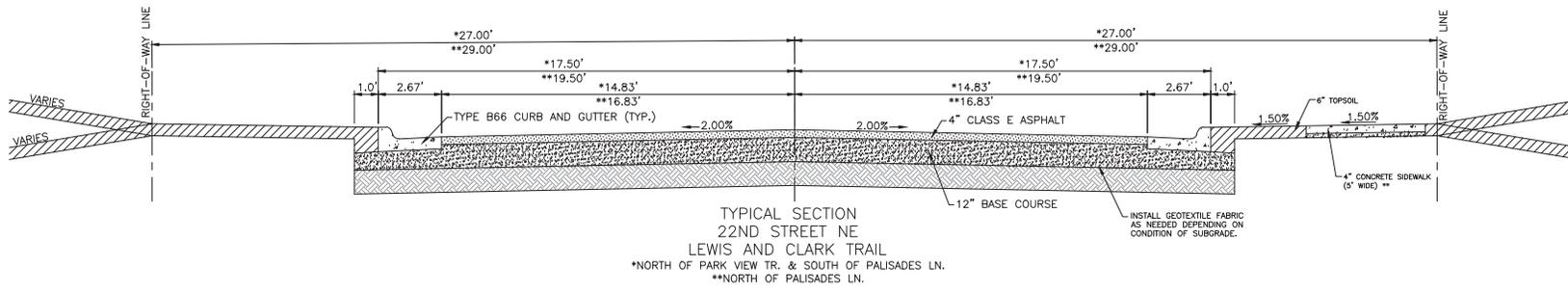
TO THE MUNICIPALITY OF WATERTOWN IN THE COUNTY OF
CORNOGON, SOUTH DAKOTA

DATE: JUNE 26, 2025
SCALE: 1" = 80'
DRAWN BY: JAS
JOB NO.: 2025-065
SHEET 5 OF 14

80 0 80
GRAPHIC SCALE IN FEET

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

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OWNER / DEVELOPER
DAKOTA COMMONS, LLC
1323 MAIN AVE. S.
BROOKINGS, SD 57008

CONTACT:
JACOB MILLS
(605) 697-3118
JACOBMILLS-DEVELOPMENT.COM

ENGINEER / CONSULTANT
ANSON ENGINEERING
COMPANY, INC.
1022 8TH STREET SE
WATERTOWN, SD 57201

CONTACT:
JEFF STOUT
(605) 882-2371

REVISIONS:
DATE:
BY:

CONCEPT PLANS

The Work Submitted By:

ANSON ENGINEERING COMPANY
A PROFESSIONAL CORPORATION
1022 8TH STREET SE
WATERTOWN, SD 57201
TEL: (605) 882-2371
FAX: (605) 882-2372



TYPICAL SECTIONS

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

DATE: JUNE 26, 2025

SCALE:

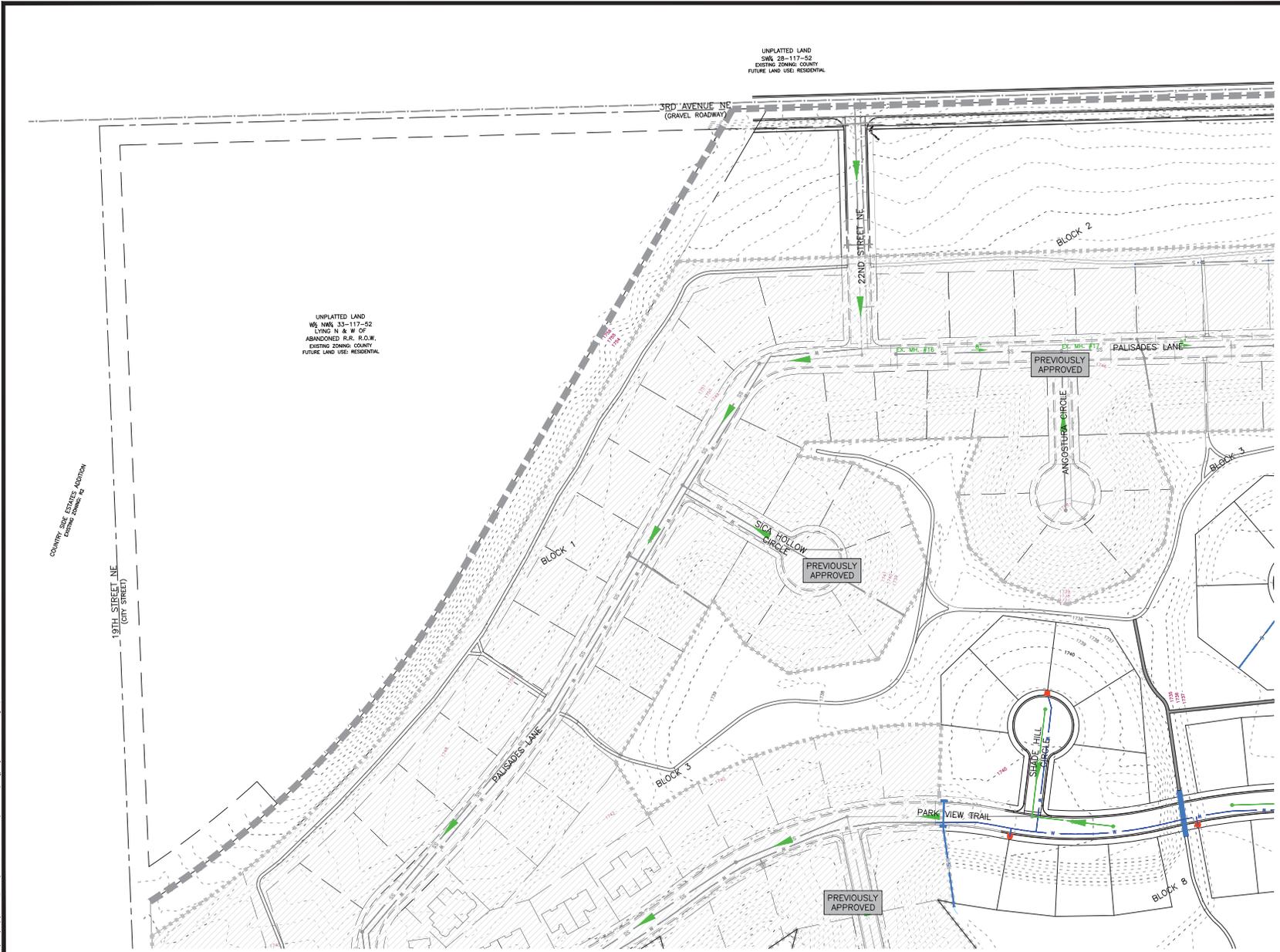
DRAWN BY: JAS

JOB NO.: 2025-065

SHEET 7 OF 14

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

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

OWNER / DEVELOPER
 DAKOTA COMMONS, LLC
 1323 MAIN AVE. S.
 BROOKINGS, SD 57006

CONTACT:
 JACOB MILLS
 (605) 697-3118
 JACOBMILLS-DEVELOPMENT.COM

ENGINEER / CONSULTANT
 AASON ENGINEERING
 COMPANY, INC.
 1022 8TH STREET SE
 WATERTOWN, SD 57201

CONTACT:
 JEFF STOUT
 (605) 882-2371

REVISIONS:
 DATE:
 BY:

CONCEPT PLANS



UTILITY PLAN NW QUARTER

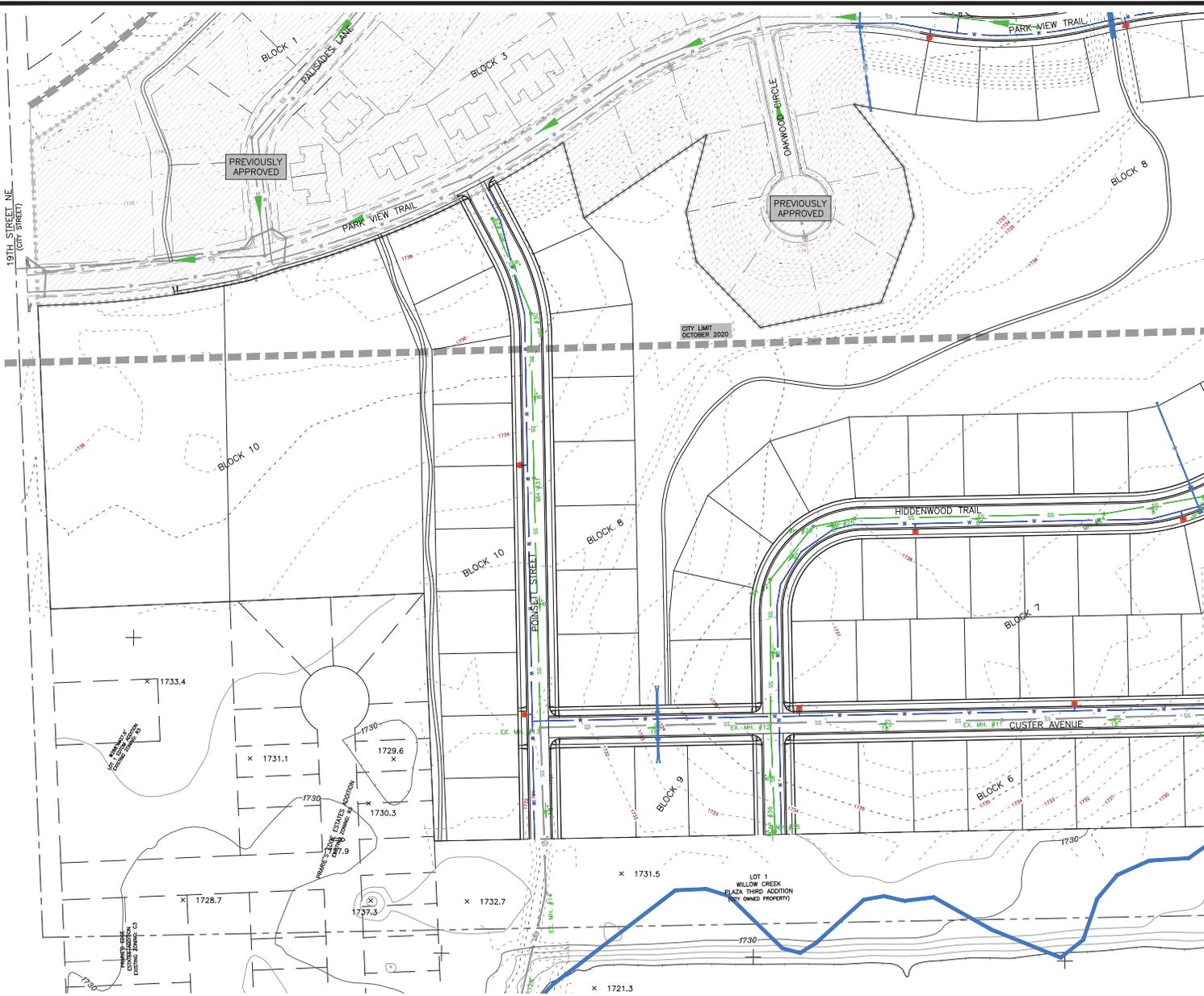
TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF
 CORNING, SOUTH DAKOTA

DATE: JUNE 26, 2025
 SCALE: 1" = 80'
 DRAWN BY: JAS
 JOB NO.: 2025-065
 SHEET 9 OF 14

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COUNTY LINE ESTIMATED POSITION
BASED ON DATA

BFR PROPOSED ALICE SUBDIVISION
BASED ON DATA



OWNER / DEVELOPER
 DAKOTA COMMONS, LLC
 1323 MAIN AVE. S.
 BROOKINGS, SD 57006

CONTACT:
 JACOB MILLS
 (605) 697-3118
 JACOBMILLS-DEVELOPMENT.COM

ENGINEER / CONSULTANT
 AASON ENGINEERING
 COMPANY, INC.
 1022 8TH STREET SE
 WATERTOWN, SD 57201

CONTACT:
 JEFF STOUT
 (605) 882-2371

REVISIONS:
 DATE:
 BY:

CONCEPT PLANS

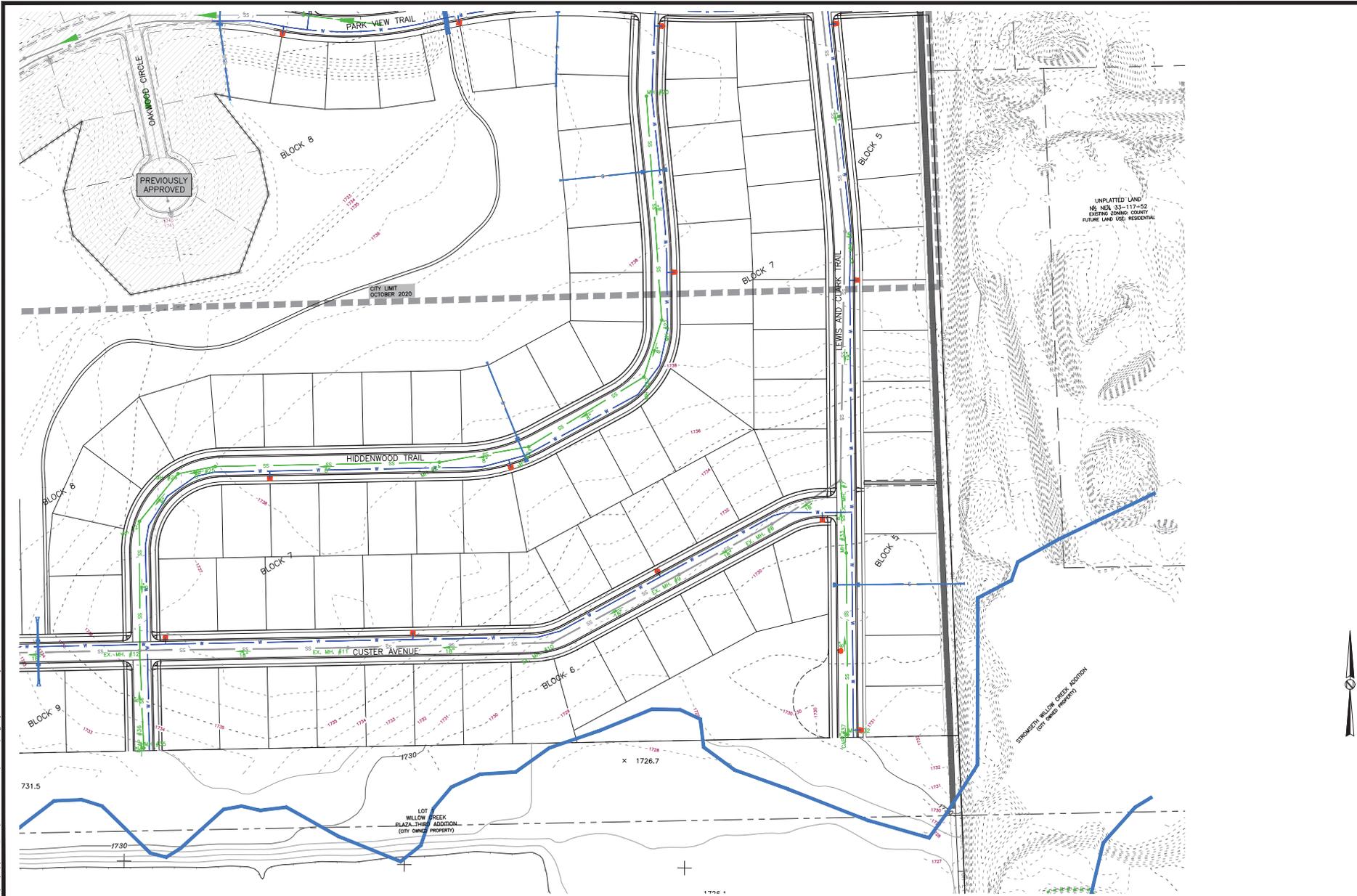
The Work Computed By:
 AASON ENGINEERING COMPANY
 ENGINEERING COMPANY
 1022 8TH STREET SE
 WATERTOWN, SD 57201
 TEL: 605.882.2371
 FAX: 605.882.2371

UTILITY PLAN SW QUARTER
 DAKOTA COMMONS ADDITION
 TO THE MUNICIPALITY OF WATERTOWN IN THE COUNTY OF
 CORNISON, SOUTH DAKOTA

DATE: JUNE 26, 2025
 SCALE: 1" = 80'
 DRAWN BY: JAS
 JOB NO.: 2025-065
 SHEET 11 OF 14



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



OWNER / DEVELOPER
 DAKOTA COMMONS, LLC
 1323 MAIN AVE. S,
 BROOKINGS, SD 57006

CONTACT:
 JACOB MILLS
 (605) 697-3118
 JACOBMILLS-DEVELOPMENT.COM

ENGINEER / CONSULTANT
 AASON ENGINEERING
 COMPANY, INC.
 1022 8TH STREET SE
 WATERTOWN, SD 57201

CONTACT:
 JEFF STOUT
 (605) 882-2371

REVISIONS:
 DATE:
 BY:

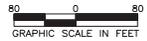
UNPLATTED LAND
 NS. NE. 33-117-62
 EXISTING ZONING COUNTY
 FUTURE LAND USE: RESIDENTIAL

CONCEPT PLANS

The Work Completed By:
 AASON ENGINEERING COMPANY
 ENGINEERS AND SURVEYORS
 LICENSE NO. 1000000001
 STATE OF SOUTH DAKOTA

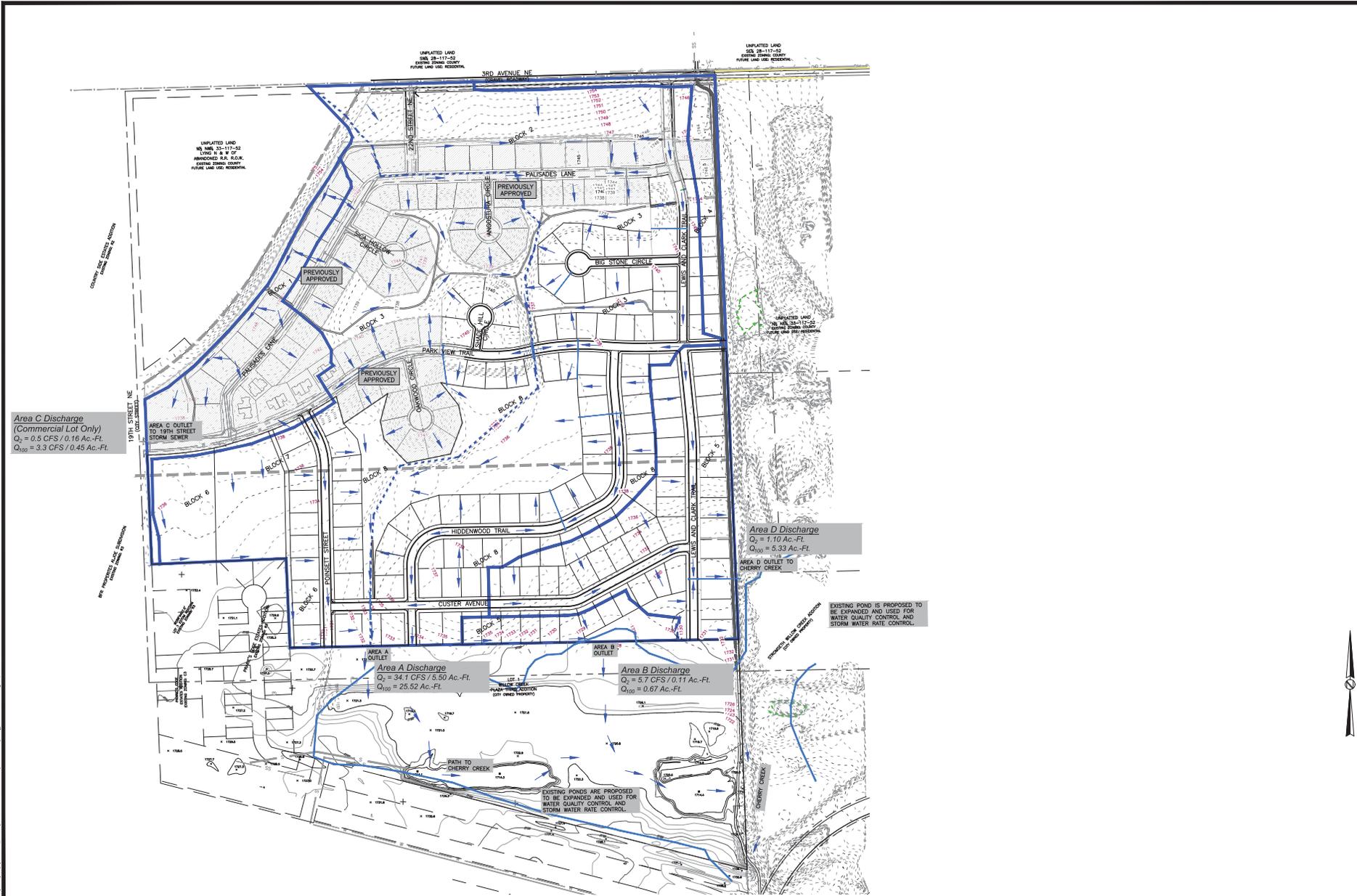
UTILITY PLAN SE QUARTER
 TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF
 CORNISON, SOUTH DAKOTA

DATE: JUNE 26, 2025
 SCALE: 1" = 80'
 DRAWN BY: JAS
 JOB NO.: 2025-065
 SHEET 12 OF 14



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

C:\Users\jstout\OneDrive\Documents\2025\065-25-25 - Overall Development Concept and Utility Plan SE Quarter - 12 of 14



Area C Discharge
 (Commercial Lot Only)
 $Q_2 = 0.5$ CFS / 0.16 Ac.-Ft.
 $Q_{100} = 3.3$ CFS / 0.45 Ac.-Ft.

Area D Discharge
 $Q_2 = 1.10$ Ac.-Ft.
 $Q_{100} = 5.33$ Ac.-Ft.

Area A Discharge
 $Q_2 = 34.1$ CFS / 5.50 Ac.-Ft.
 $Q_{100} = 25.52$ Ac.-Ft.

Area B Discharge
 $Q_2 = 5.7$ CFS / 0.11 Ac.-Ft.
 $Q_{100} = 0.67$ Ac.-Ft.

EXISTING PONDS ARE PROPOSED TO BE EXPANDED AND USED FOR WATER QUALITY CONTROL AND STORM WATER RATE CONTROL.

EXISTING POND IS PROPOSED TO BE EXPANDED AND USED FOR WATER QUALITY CONTROL AND STORM WATER RATE CONTROL.

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200 0 200
 GRAPHIC SCALE IN FEET

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

OWNER / DEVELOPER
 DAKOTA COMMONS, LLC
 1323 MAIN AVE. S.
 BROOKINGS, SD 57006

CONTACT:
 JACOB MILLS
 (605) 697-3118
 JACOBMILLS-DEVELOPMENT.COM

ENGINEER / CONSULTANT
 AASON ENGINEERING
 COMPANY, INC.
 1022 8TH STREET SE
 WATERTOWN, SD 57201

CONTACT:
 JEFF STOUT
 (605) 882-2371

REVISIONS:
 DATE:
 BY:

CONCEPT PLANS

The Work Completed By:
 AASON ENGINEERING COMPANY
 ENGINEERING FIRM
 1022 8TH STREET SE
 WATERTOWN, SD 57201
 PHONE: (605) 882-2371
 FAX: (605) 882-2372



POST-DEVELOPED DRAINAGE ROUTE MAP
 TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF
 CORNELL, SOUTH DAKOTA

DATE: JUNE 26, 2025
 SCALE: 1" = 200'
 DRAWN BY: JAS
 JOB NO.: 2025-065
 SHEET 14 OF 14