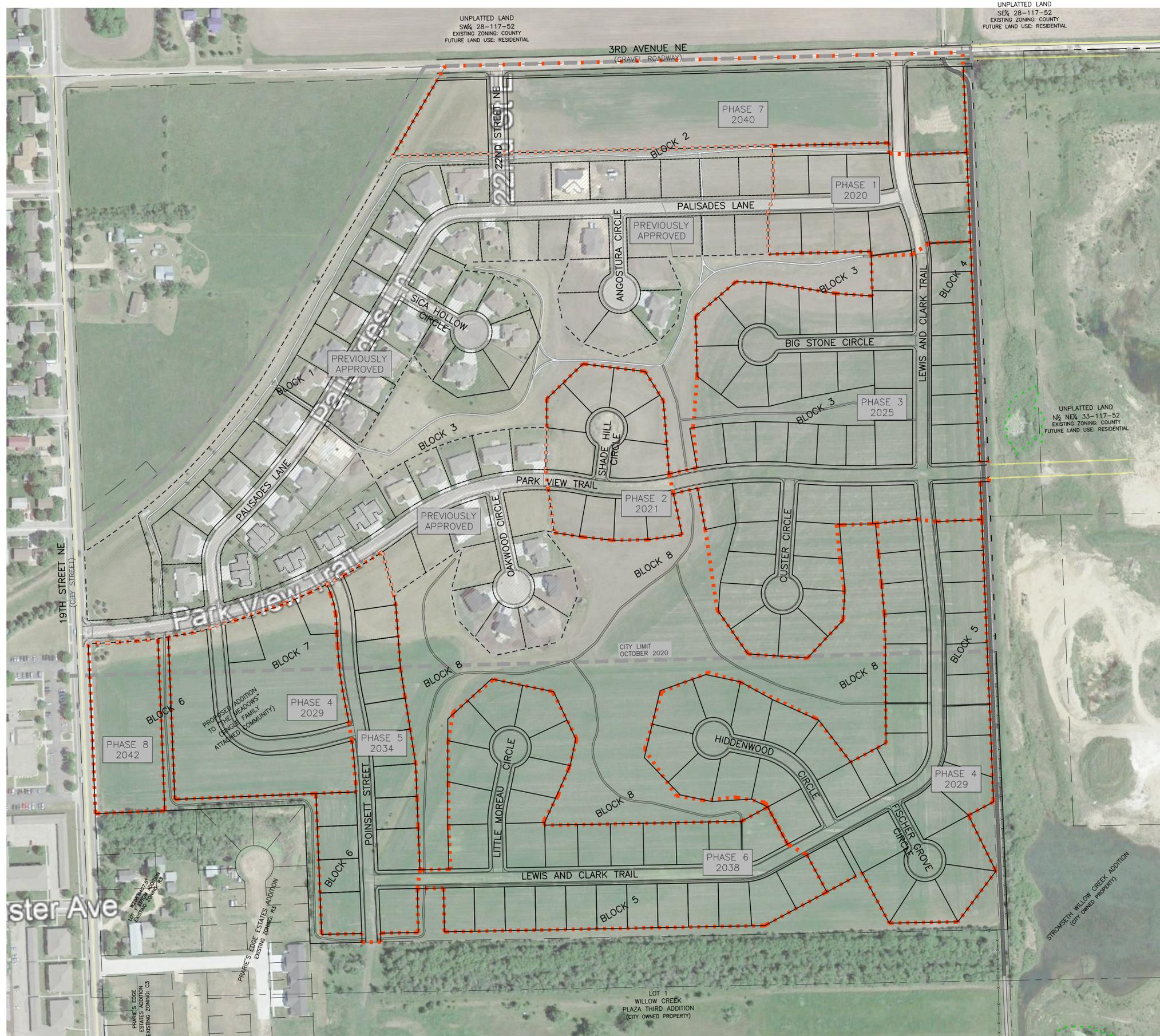


\\YEAR 2020\Developments\2020-038 Dakota Commons\Concept Plan\20-10-9 - Concept Plan - Use.dwg/Printing Plan Owner Dec 19, 2020 - 08:31:03



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
 JACOB@MILLS-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

This Work Coordinated By:

AASON ENGINEERING COMPANY
 1022 6TH STREET SE
 WATERTOWN, SD 57201
 Phone No. (605) 882-2371
 Fax No. (605) 882-0424

PHASING PLAN

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

DATE: OCTOBER 30, 2020

SCALE: 1" = 150'

DRAWN BY: JAS

JOB NO.: 2020-038

SHEET 2 OF 13

\\A:\YEAR 2020\Developments\2020-038 Dakota Commons\Concept Plan\20-10-9 - Concept Plan - Usda\Street Plan NW Owner Dec 19, 2020 - 08:31:05

COUNTRY SIDE ESTATES ADDITION
Existing Zoning: R2

19TH STREET NE
(CITY STREET)

UNPLATTED LAND
W $\frac{1}{2}$ NW $\frac{1}{4}$ 33-117-52
LYING N & W OF
ABANDONED R.R. R.O.W.
EXISTING ZONING: COUNTY
FUTURE LAND USE: RESIDENTIAL

UNPLATTED LAND
SW $\frac{1}{4}$ 28-117-52
EXISTING ZONING: COUNTY
FUTURE LAND USE: RESIDENTIAL

3RD AVENUE NE
(GRAVEL ROADWAY)

22ND STREET NE

PALISADES LANE

PREVIOUSLY APPROVED

ANGOSTURA CIRCLE

BLOCK 3

SICA HOLLOW CIRCLE

PREVIOUSLY APPROVED

SHADE HILL CIRCLE

FUTURE 5' WIDE SIDEWALK

PARK VIEW TRAIL

PREVIOUSLY APPROVED

BLOCK 8



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
JACOB@MILLS-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

This Work Coordinated By:
AASON ENGINEERING COMPANY
Waterbury, SD 57253
Phone No. (605) 882-2371
Fax No. (605) 882-0424



STREET PLAN NW QUARTER
DAKOTA COMMONS ADDITION
TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF
CODDINGTON, SOUTH DAKOTA

DATE: OCTOBER 30, 2020

SCALE: 1" = 80'

DRAWN BY: JAS

JOB NO.: 2020-038

SHEET 3 OF 13

24 YEAR 2020 Developments 2020-038 Dakota Commons Concept Plan 20-10-9 - Concept Plan - Usda Street Plan NE Owner Dec 19, 2020 - 08:31:07



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
JACOB@MILLS-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

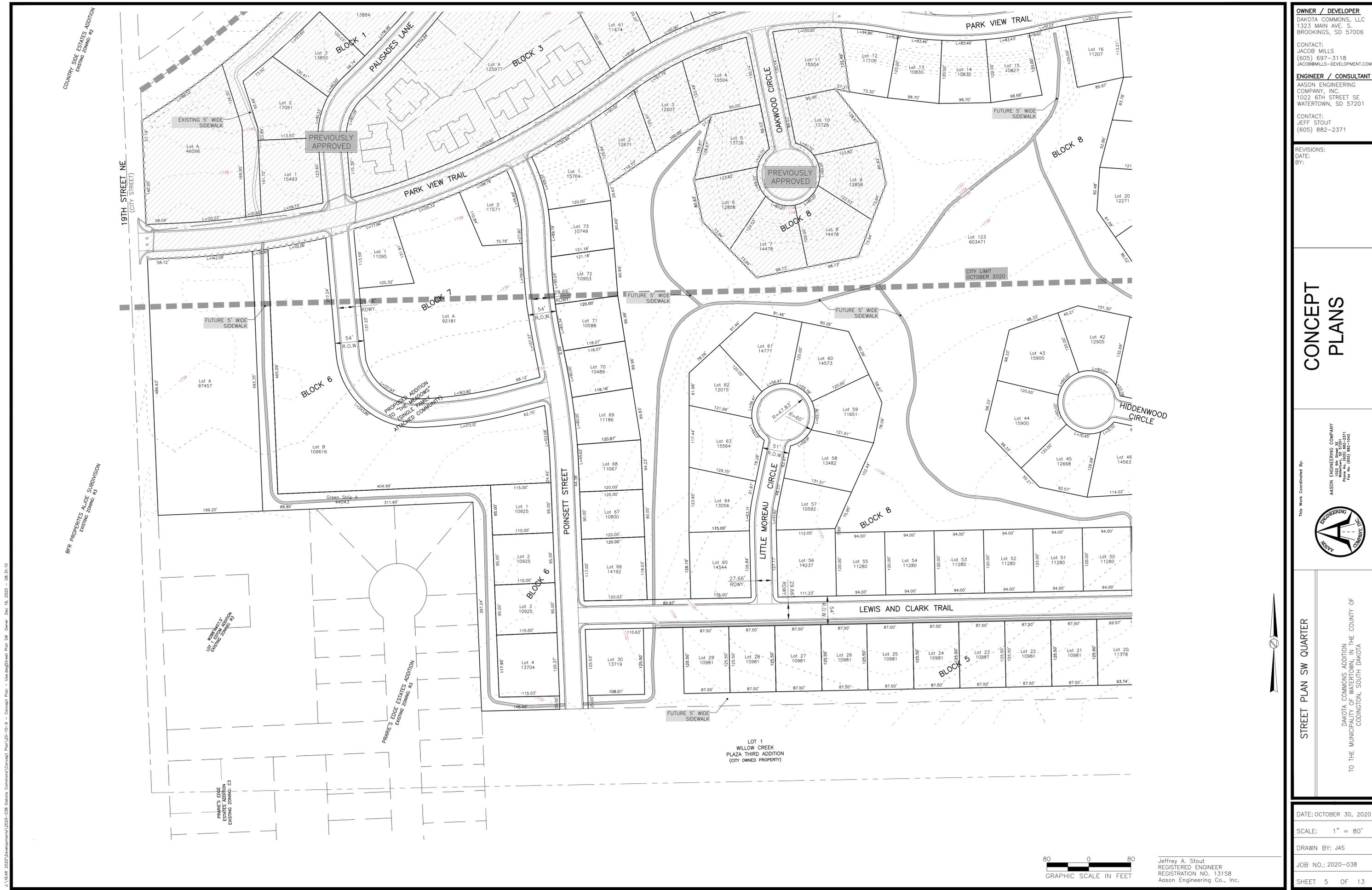
This Work Coordinated By:

AASON ENGINEERING COMPANY
1022 6TH STREET SE
WATERTOWN, SD 57201
Phone No. (605) 882-2371
Fax No. (605) 882-1942

STREET PLAN NE QUARTER

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

DATE: OCTOBER 30, 2020
SCALE: 1" = 80'
DRAWN BY: JAS
JOB NO.: 2020-038
SHEET 4 OF 13



24 YEAR 2020\Developments\2020-038 Dakota Commons\Concept Plan\20-10-9 - Concept Plan - Usda\Street Plan SW Quarter Dec 19, 2020 - 08:31:10
 COUNTRY SIDE ESTATES ADDITION EXISTING ZONING: R2
 BTR PROPERTIES ALICE SUBDIVISION EXISTING ZONING: R3
 PRAIRIE'S EDGE ESTATES ADDITION EXISTING ZONING: C3
 PRAIRIE'S EDGE ESTATES ADDITION EXISTING ZONING: R3
 LOT 1 WILLOW CREEK PLAZA THIRD ADDITION (CITY OWNED PROPERTY)

OWNER / DEVELOPER
 DAKOTA COMMONS, LLC
 1323 MAIN AVE. S.
 BROOKINGS, SD 57006
CONTACT:
 JACOB MILLS
 (605) 697-3118
 JACOB@MILLS-DEVELOPMENT.COM
ENGINEER / CONSULTANT
 AASON ENGINEERING
 COMPANY, INC.
 1022 6TH STREET SE
 WATERTOWN, SD 57201
CONTACT:
 JEFF STOUT
 (605) 882-2371

REVISIONS:
 DATE:
 BY:

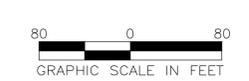
CONCEPT PLANS

This Work Coordinated By:

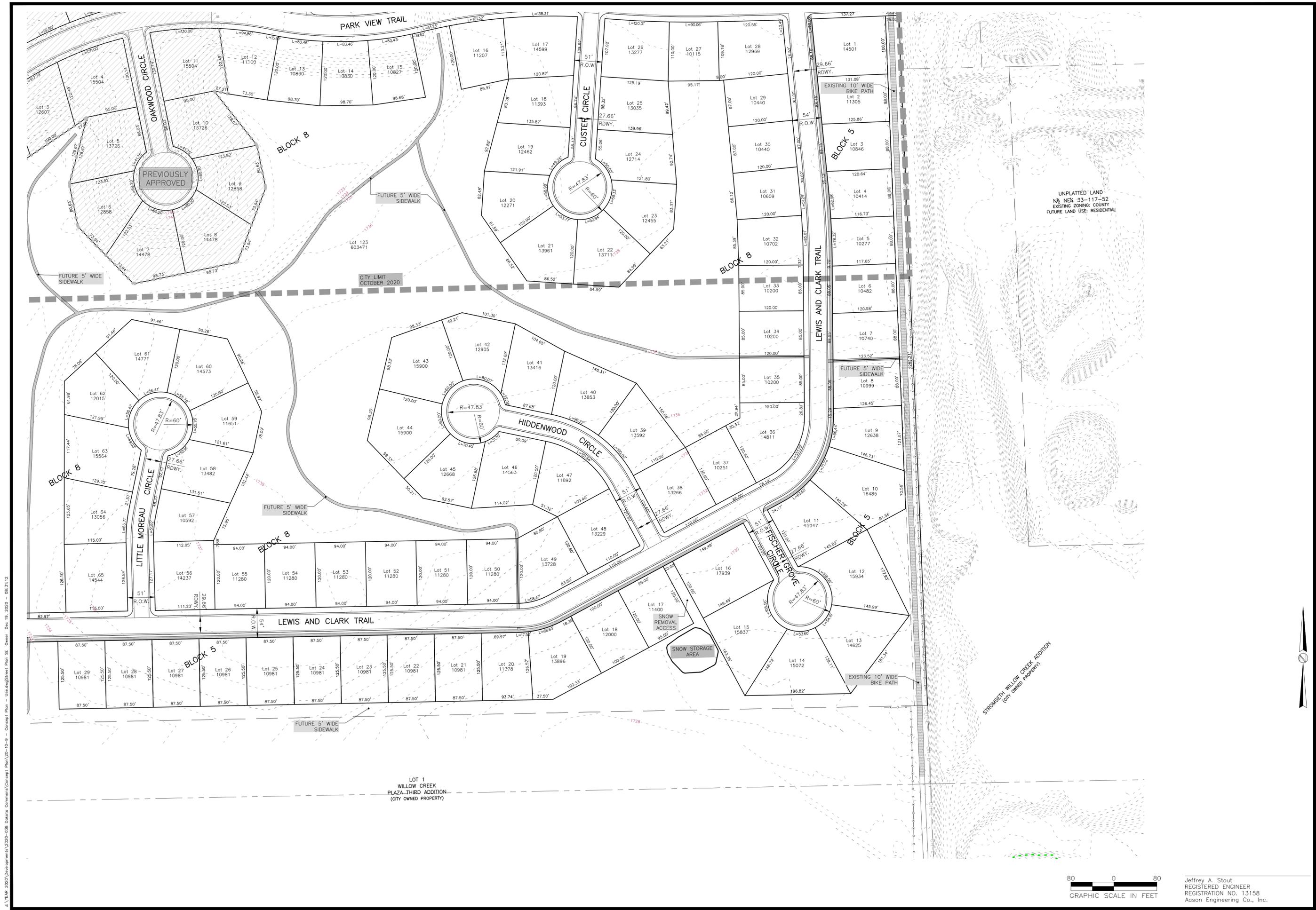
 AASON ENGINEERING COMPANY
 1022 6TH STREET SE
 WATERTOWN, SD 57201
 Phone No. (605) 882-2371
 Fax No. (605) 882-0424

STREET PLAN SW QUARTER
 DAKOTA COMMONS ADDITION
 TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF
 CODDINGTON, SOUTH DAKOTA

DATE: OCTOBER 30, 2020
 SCALE: 1" = 80'
 DRAWN BY: JAS
 JOB NO.: 2020-038
 SHEET 5 OF 13



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
 JACOB@MILLS-DEVELOPMENT.COM

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

CONTACT:
 JEFF STOUT
 (605) 882-2371

REVISIONS:
 DATE:
 BY:

UNPLATTED LAND
 NE 1/4, 33-117-52
 EXISTING ZONING: COUNTY
 FUTURE LAND USE: RESIDENTIAL

CONCEPT PLANS

This Work Coordinated By:

AASON ENGINEERING COMPANY
 1022 6TH STREET SE
 WATERTOWN, SD 57201
 Phone No. (605) 882-2371
 Fax No. (605) 882-0424



STREET PLAN SE QUARTER

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

DATE: OCTOBER 30, 2020

SCALE: 1" = 80'

DRAWN BY: JAS

JOB NO.: 2020-038

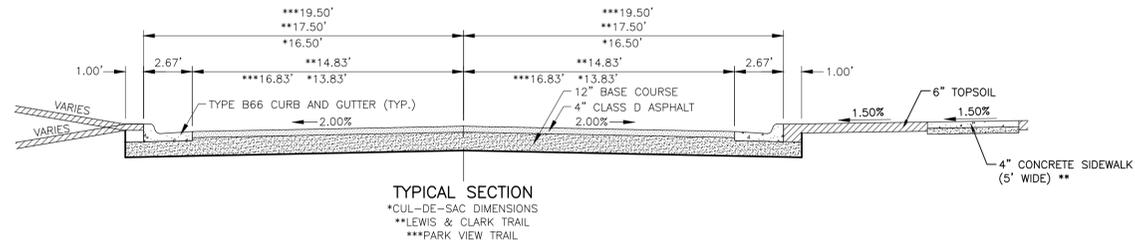
SHEET 6 OF 13



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

A:\YEAR 2020\Developments\2020-038 Dakota Commons\Concept Plan\20-10-9 - Concept Plan - Use.dwg Street Plan SE Quarter Dec 19, 2020 - 08:31:12

A:\YEAR 2020\Developments\2020-038 Dakota Commons\Concept Plan\20-10-9 - Concept Plan - Usd.dwg Typical Sections Owner Dec 19, 2020 - 08:31:14



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

CONTACT:
 JACOB MILLS
 (605) 697-3118
 JACOB@MILLS-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**

This Work Coordinated By:
 AASON ENGINEERING COMPANY
 1022 6TH STREET SE
 WATERTOWN, SD 57201
 Phone No. (605) 882-2371
 Fax No. (605) 882-0424



TYPICAL SECTIONS

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

DATE: OCTOBER 30, 2020

SCALE:

DRAWN BY: JAS

JOB NO.: 2020-038

SHEET 7 OF 13

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

A:\YEAR 2020\Developments\2020-038 Dakota Commons\Concept Plan\20-10-9 - Concept Plan - Use.dwg Utility Plan NW Quarter Dec 19, 2020 - 08:31:15

COUNTRY SIDE ESTATES ADDITION
Existing Zoning: R2

19TH STREET NE
(CITY STREET)

UNPLATTED LAND
W $\frac{1}{2}$ NW $\frac{1}{4}$ 33-117-52
LYING N & W OF
ABANDONED R.R. R.O.W.
EXISTING ZONING: COUNTY
FUTURE LAND USE: RESIDENTIAL

3RD AVENUE NE
(GRAVEL ROADWAY)

UNPLATTED LAND
SW $\frac{1}{4}$ 28-117-52
EXISTING ZONING: COUNTY
FUTURE LAND USE: RESIDENTIAL

22ND STREET NE

BLOCK 2

PALISADES LANE

PREVIOUSLY APPROVED

ANGOSTUR CIRCLE

BLOCK 3

SICK HOLLOW CIRCLE

PREVIOUSLY APPROVED

SHADE HILL CIRCLE

PARK VIEW TRAIL

BLOCK 8

PREVIOUSLY APPROVED



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
JACOBS@MILLS-DEVELOPMENT.COM

ENGINEER / CONSULTANT
AASON ENGINEERING
COMPANY, INC.
1022 6TH STREET SE
WATERTOWN, SD 57201
CONTACT:
JEFF STOUT
(605) 882-2371

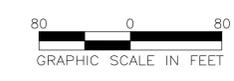
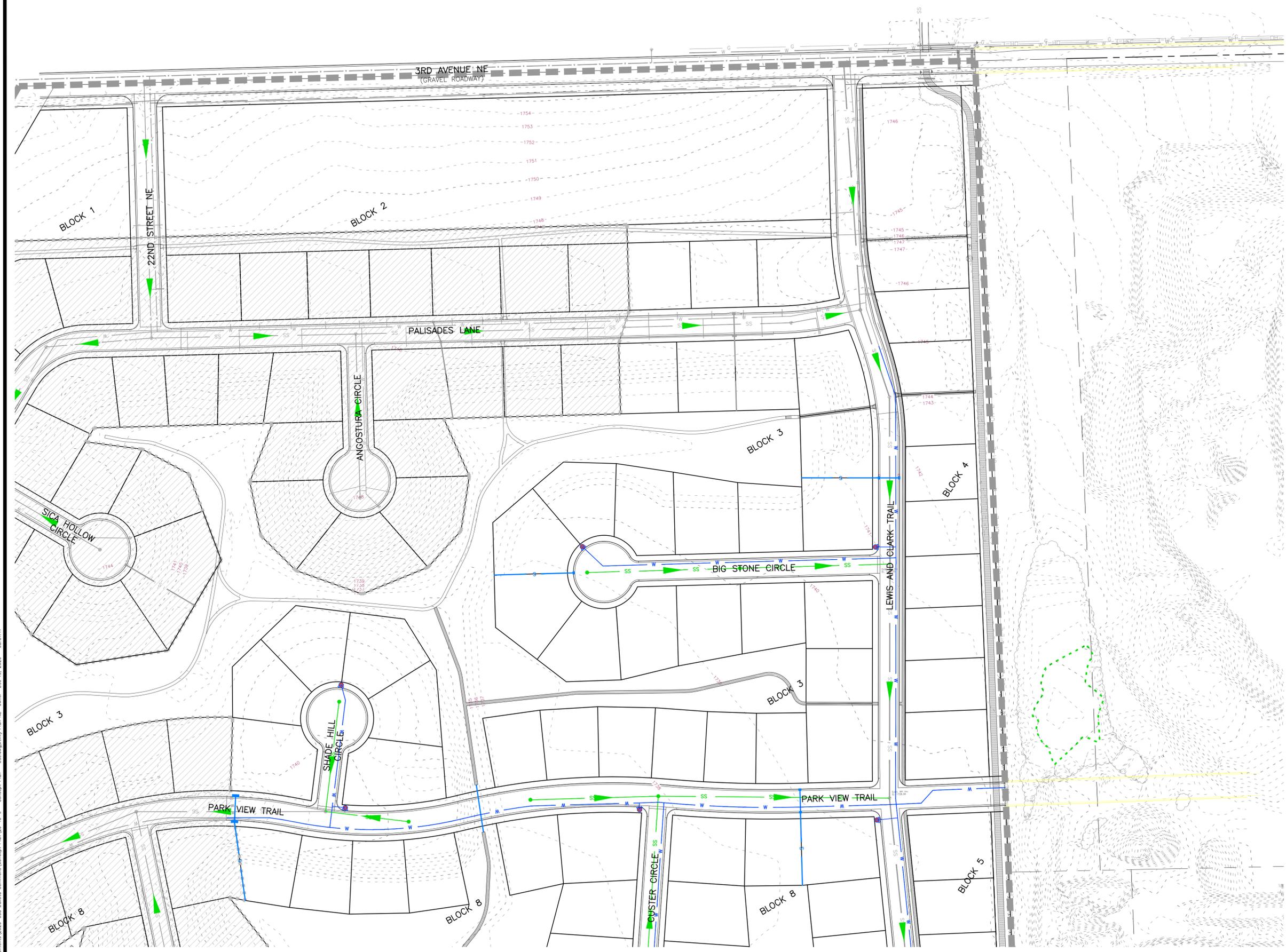
REVISIONS:
DATE:
BY:

This Work Coordinated By:
AASON ENGINEERING COMPANY
1022 6TH STREET SE
WATERTOWN, SD 57201
Phone No. (605) 882-2371
Fax No. (605) 882-0424

UTILITY PLAN NW QUARTER
DAKOTA COMMONS ADDITION
TO THE MUNICIPALITY OF WATERTOWN, IN THE COUNTY OF
CODDINGTON, SOUTH DAKOTA

DATE: OCTOBER 30, 2020
SCALE: 1" = 80'
DRAWN BY: JAS
JOB NO.: 2020-038
SHEET 8 OF 13

\\A:\YEAR 2020\Developments\2020-038 Dakota Commons\Concept Plan\20-10-9 - Concept Plan - Use.dwg/Utility Plan NE Owner: Dec 19, 2020 - 08:31:17



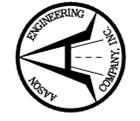
Jeffrey A. Stout
REGISTERED ENGINEER
REGISTRATION NO. 13158
Aason Engineering Co., Inc.

OWNER / DEVELOPER
DAKOTA COMMONS, LLC
1323 MAIN AVE. S.
BROOKINGS, SD 57006
CONTACT:
JACOB MILLS
(605) 697-3118
JACOB@MILLS-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

This Work Coordinated By:
AASON ENGINEERING COMPANY
AASON ENGINEERING COMPANY
1022 6TH STREET SE
WATERTOWN, SD 57201
Phone No. (605) 882-2371
Fax No. (605) 882-1942



UTILITY PLAN NE QUARTER

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

DATE: OCTOBER 30, 2020
SCALE: 1" = 80'
DRAWN BY: JAS
JOB NO.: 2020-038
SHEET 9 OF 13

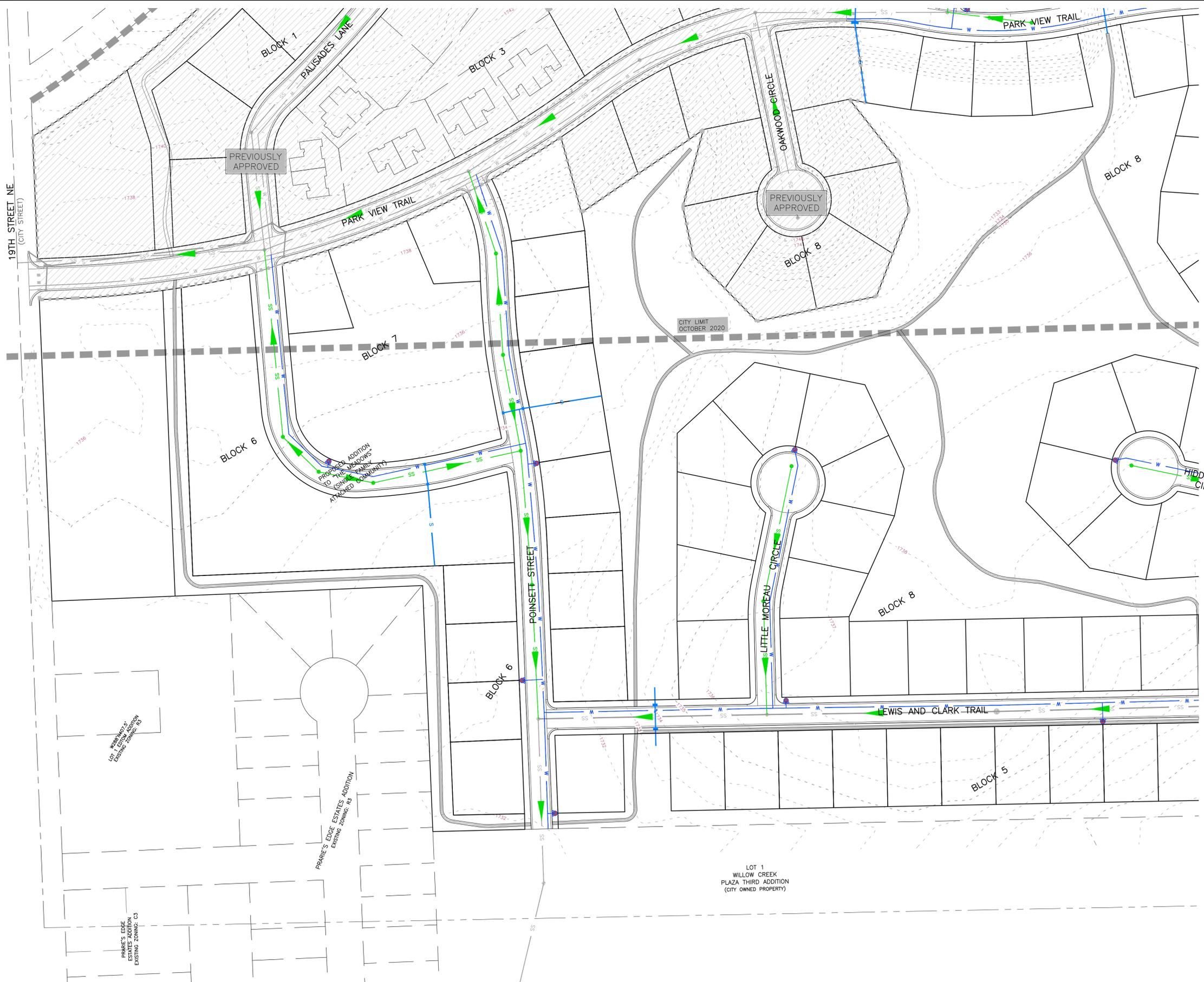
\\YEAR_2020\Developments\2020-038 Dakota Commons\Concept Plan\20-10-9 - Concept Plan - Use.dwg/Utility Plan SW Owner Dec 19, 2020 - 08:31:20

COUNTRY SIDE ESTATES ADDITION
EXISTING ZONING: R2

BTR PROPERTIES ALICE SUBDIVISION
EXISTING ZONING: R3

PRAIRIE'S EDGE
ESTATES ADDITION
EXISTING ZONING: C3

PRAIRIE'S EDGE ESTATES ADDITION
EXISTING ZONING: R3



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
 JACOB@MILLS-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

This Work Coordinated By:

AASON ENGINEERING COMPANY
 1022 6TH STREET SE
 WATERTOWN, SD 57201
 Phone No. (605) 882-2371
 Fax No. (605) 882-1942

UTILITY PLAN SW QUARTER

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

DATE: OCTOBER 30, 2020

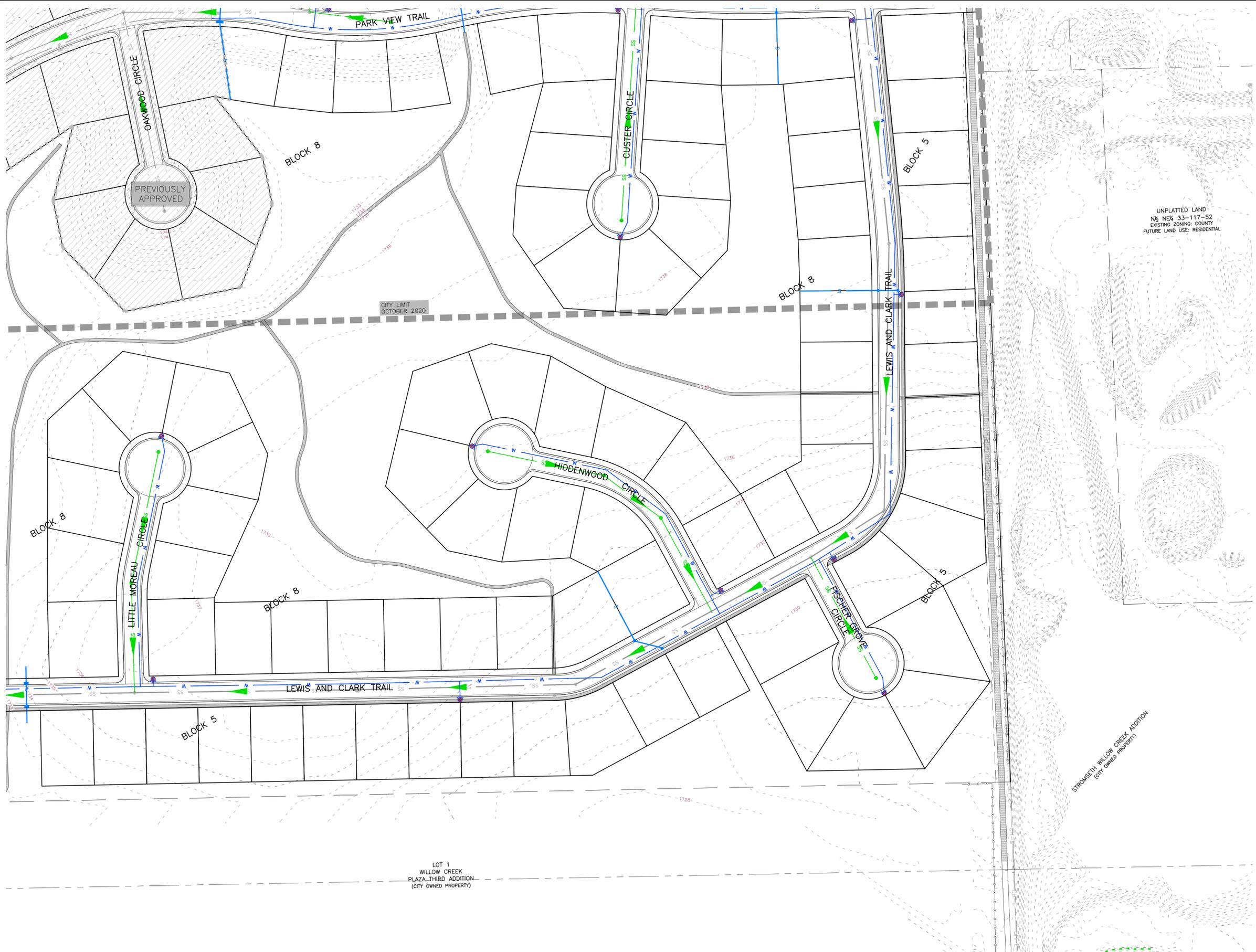
SCALE: 1" = 80'

DRAWN BY: JAS

JOB NO.: 2020-038

SHEET 10 OF 13

\\YEAR 2020\Developments\2020-038 Dakota Commons\Concept Plan\20-10-9 - Concept Plan - Use.dwg Utility Plan SE Owner: Dec 19, 2020 - 08:31:22



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

CONTACT:
 JACOB MILLS
 (605) 697-3118
 JACOB@MILLS-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

This Work Coordinated By:

AASON ENGINEERING COMPANY
 Waterbury, SD 57253
 Phone No. (605) 882-2371
 Fax No. (605) 882-0424

UTILITY PLAN SE QUARTER

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

DATE: OCTOBER 30, 2020

SCALE: 1" = 80'

DRAWN BY: JAS

JOB NO.: 2020-038

SHEET 11 OF 13



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



Area C Discharge
(Commercial Lot Only)
 $Q_2 = 0.5 \text{ CFS} / 0.04 \text{ Ac.-Ft.}$
 $Q_{100} = 3.3 \text{ CFS} / 0.25 \text{ Ac.-Ft.}$

Area D Discharge
 $Q_2 = 3.1 \text{ CFS} / 0.24 \text{ Ac.-Ft.}$
 $Q_{100} = 14.0 \text{ CFS} / 1.02 \text{ Ac.-Ft.}$

Area A Discharge
 $Q_2 = 34.1 \text{ CFS} / 5.20 \text{ Ac.-Ft.}$
 $Q_{100} = 182.9 \text{ CFS} / 25.01 \text{ Ac.-Ft.}$

Area B Discharge
 $Q_2 = 5.7 \text{ CFS} / 0.90 \text{ Ac.-Ft.}$
 $Q_{100} = 35.1 \text{ CFS} / 4.68 \text{ Ac.-Ft.}$



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
JACOB@MILLS-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

This Work Coordinated By:

AASON ENGINEERING COMPANY
1022 6TH STREET SE
WATERTOWN, SD 57201
Phone No. (605) 882-2371
Fax No. (605) 882-0424

PRE-DEVELOPED DRAINAGE ROUTE MAP

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

DATE: OCTOBER 30, 2020
SCALE: 1" = 200'
DRAWN BY: JAS
JOB NO.: 2020-038
SHEET 12 OF 13

A:\YEAR 2020\Developments\2020-038 Dakota Commons\Concept Plan\20-10-9 - Concept Plan - Use.dwg:Rit DA Owner Dec 19, 2020 - 08:31:24

