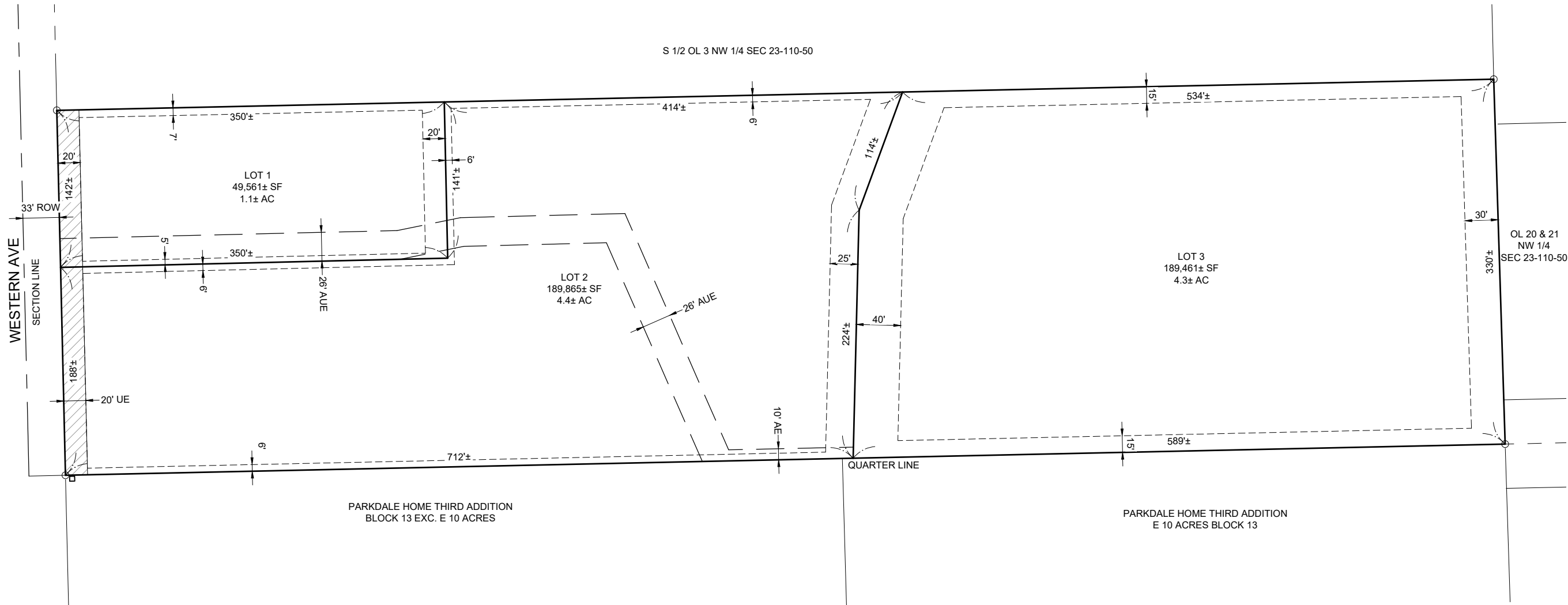
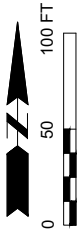


PRELIMINARY PLAT
HERON COVE ADDITION LOTS 1-3;
AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA



- LEGEND:
- EXISTING PROPERTY LINE
 - SECTION LINE
 - QUARTER LINE
 - VACATED PROPERTY LINE
 - PROPOSED PROPERTY LINE
 - SETBACK LINE
 - NEW EASEMENT

ENGINEER/SURVEYOR

BANNER ASSOCIATES INC.
409 22ND AVE S.
BROOKINGS, SD 57006
(605) 692-6342

ENGINEER
JUSTIN BUCHER, PE
JUSTINB@BANNERASSOCIATES.COM

SURVEYOR
TAYLOR ARNDT, LS
TAYLORA@BANNERASSOCIATES.COM

DEVELOPER

HERON COVE, LLC
JACOB MILLS
1123 MAIN AVE S
BROOKINGS, SD 57006

EXISTING LEGAL

OL 2 IN SW 1/4 NW 1/4 SEC 23-T110N-R50W
APPROXIMATELY 9.9± ACRES

FLOOD PLAIN

NAT'L FLOOD INSURANCE PROGRAM
MAP PANEL NO. 46011C0433D
DATE: APRIL 23, 2025
ZONE AE: AREA WITH 1% ANNUAL CHANCE OF FLOOD
ZONE AE: REGULATORY FLOODWAY

B-3							
	DENSITY (SQ FT)	MIN. LOT AREA (SQ FT)	MIN. LOT WIDTH	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MAX. HEIGHT
ALL USES				20 FT	5FT*	20 FT*	60 FT
* REFER TO SECTION 94-399.1 BUFFERYARDS							

R-1A							
	DENSITY (SQ FT)	MIN. LOT AREA (SQ FT)	MIN. LOT WIDTH	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MAX. HEIGHT
SINGLE-FAMILY DWELLING	15,000	15,000	100 FT	40 FT	15 FT	30 FT	35 FT
OTHER ALLOWABLE USES	15,000	15,000	100 FT	20 FT	15 FT	30 FT	35 FT

R-3						
	MIN. LOT AREA (SQ FT)	MIN. LOT WIDTH	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MAX. HEIGHT
SINGLE-FAMILY DWELLING	6,000	50 FT	20 FT	7 FT	25 FT	35 FT
TWO DWELLING UNITS	8,400	65 FT	20 FT	7 FT	25 FT	35 FT
SINGLE-FAMILY ATTACHED 0 FT SIDE YARD						
2 UNITS	9,600	75 FT	20 FT	0 FT OR 7FT ON NONPARTY WALL	25 FT	35 FT
3 UNITS	12,000	90 FT	20 FT	0 FT OR 7FT ON NONPARTY WALL	25 FT	35 FT
4 UNITS	14,000	105 FT	20 FT	0 FT OR 7FT ON NONPARTY WALL	25 FT	35 FT
APTS, CONDOS, TOWNHOUSES* (3 OR MORE UNITS)	10,000	75 FT	20 FT	7 FT**	25 FT	60 FT**
OTHER ALLOWABLE USES	6,000	50 FT	20 FT	7 FT**	25 FT	60 FT**
* PARKING LOTS SHALL BE SCREENED FROM SINGLE FAMILY AND TWO FAMILY RESIDENTIAL USES ACCORDING TO SECTION 394-401						
** REFER TO SECTION 94-399.1 BUFFERYARDS						

BANNER
engineering a better community
www.bannerassociates.com - Toll Free: 1.855.323.6342

HERON COVE ADDITION

PRELIMINARY PLAT

BROOKINGS, SOUTH DAKOTA

DESCRIPTION

PROJECT / SHEET TITLE:

REV. DATE

FOR
REVIEW ONLY
NOT FOR
CONSTRUCTION

JOB No.: 24560-00
DATE: FEBRUARY 2026
ENG / ARCH: JDB
DESIGNER: JDB
TECHNICIAN:

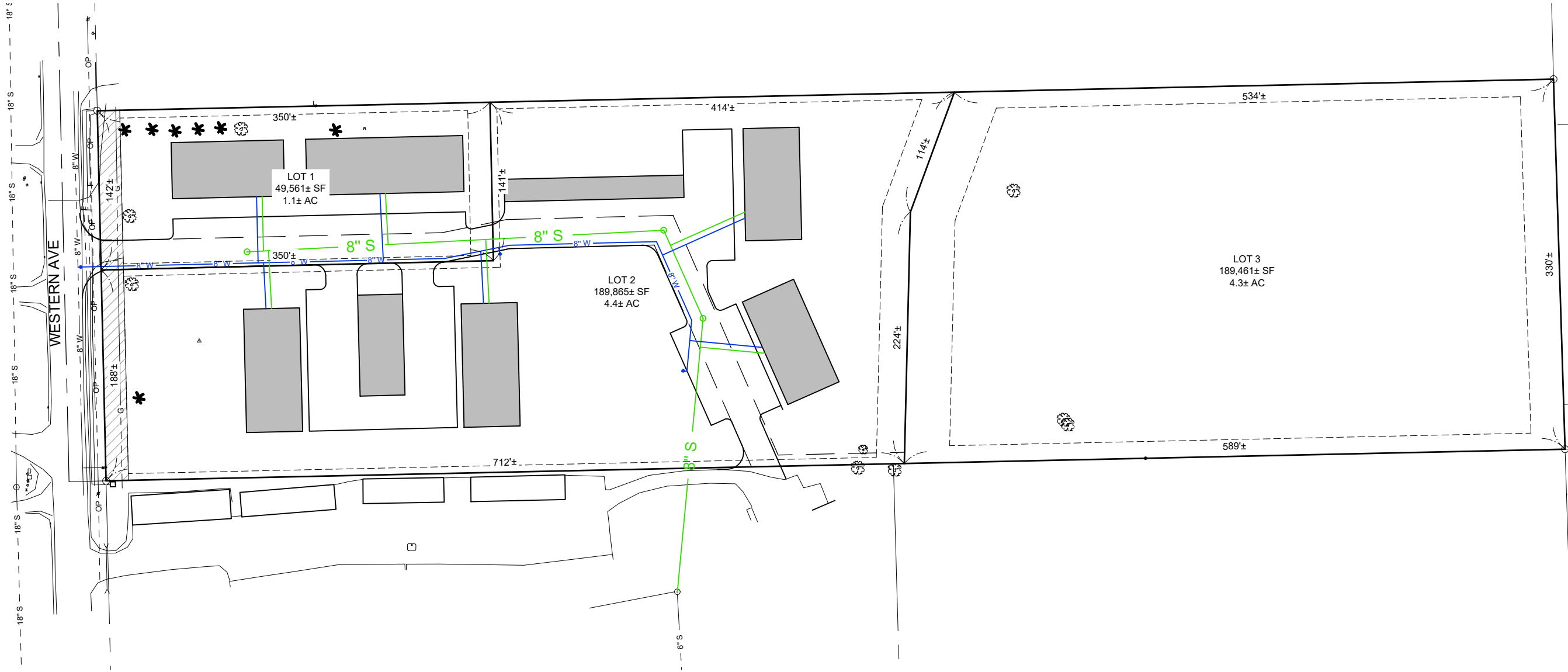
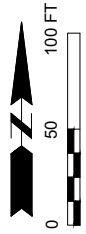
0 1/2" 1"
SCALE REDUCTION BAR

SHEET No. :

1 OF 3

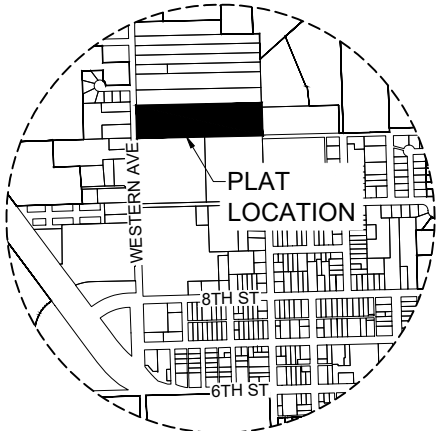
X:\Files\24560-00\Design Phase\CADD\Sheet File\Heron Cove Prelim Plat.dwg;01/2026

UTLITY PLAN
HERON COVE ADDITION LOTS 1-3;
AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA



LEGEND:

	EXISTING PROPERTY LINE		EXISTING WATER LINE
	SECTION LINE		EXISTING SANITARY LINE
	QUARTER LINE		EXISTING STORM LINE
	PROPOSED PROPERTY LINE		EXISTING UNDERGROUND POWER LINE
	SETBACK LINE		EXISTING OVERHEAD POWER LINE
	NEW EASEMENT		EXISTING FIBER OPTIC LINE
	EXISTING SANITARY MANHOLE		PROPOSED WATER LINE
	EXISTING WATER VALVE		PROPOSED SANITARY LINE
	EXISTING CURB STOP		PROPOSED STORM LINE
	EXISTING STORM MANHOLE		PROPOSED DROP INLET
	EXISTING LIGHT POLE		PROPOSED SANITARY MANHOLE
	EXISTING POWER POLE		PROPOSED WATER VALVE
			PROPOSED FIRE HYDRANT



VICINITY MAP
SCALE: NONE

HERON COVE ADDITION

UTILITY PLAN

BROOKINGS, SOUTH DAKOTA

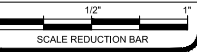
DESCRIPTION

PROJECT / SHEET TITLE:

REV. DATE

FOR
REVIEW ONLY
NOT FOR
CONSTRUCTION

JOB No.:	24560-00
DATE:	FEBRUARY 2026
ENG / ARCH:	JDB
DESIGNER:	JDB
TECHNICIAN:	

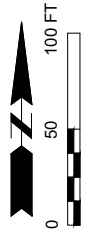


SHEET No. :

2 OF 3

BANNER
engineering a better community
www.bannerassociales.com - Toll Free: 1.855.323.6342

GRADING PLAN
HERON COVE ADDITION LOTS 1-3;
AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA



LEGEND:

- EXISTING PROPERTY LINE
- SECTION LINE
- QUARTER LINE
- PROPOSED PROPERTY LINE
- SETBACK LINE

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- FEMA ZONE AE
- FEMA REGULATORY FLOODWAY

- EXISTING SANITARY MANHOLE
- EXISTING WATER VALVE
- EXISTING CURB STOP
- EXISTING STORM MANHOLE
- EXISTING LIGHT POLE
- EXISTING POWER POLE

- PROPOSED DROP INLET
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- EXISTING STORM LINE
- PROPOSED STORM LINE

HERON COVE ADDITION
GRADING PLAN
BROOKINGS, SOUTH DAKOTA

PROJECT / SHEET TITLE:

REV. DATE

DESCRIPTION

FOR
REVIEW ONLY
NOT FOR
CONSTRUCTION

JOB No.: 24560-00
DATE: FEBRUARY 2026
ENG / ARCH: JDB
DESIGNER: JDB
TECHNICIAN:
SCALE REDUCTION BAR