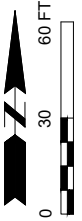


PRELIMINARY PLAT OF  
**BLOCKS 1A, 3A, AND 4 IN NORTHERN PLAINS ADDITION**  
 AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA

HORIZONTAL DATUM:  
 - NAD 83  
 - COORD. SYSTEM: U.S. STATE PLANE 1983  
 - ZONE: SOUTH DAKOTA NORTH (4001)

VERTICAL DATUM:  
 - NAVD 88  
 - GEOID 18



ALL DIMENSIONS SHOWN ARE IN TERMS OF U.S. SURVEY FEET

**DEVELOPER**  
 NORTHERN PLAINS PROFESSIONAL PROPERTIES LLC  
 1424 9TH AVE SE  
 WATERTOWN, SD 57201

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

**ENGINEER**  
 JUSTIN BUCHER, PE  
 JUSTINB@BANNERASSOCIATES.COM

**SURVEYOR**  
 NATHAN NIELSON, RLS  
 NATHANN@BANNERASSOCIATES.COM

**EXISTING LEGAL DESCRIPTION**  
 NORTHERN PLAINS ADDITION BLOCKS 1 AND 3

**LEGEND:**

- MONUMENT (FOUND)
- PROPERTY LINE
- ..... VACATED PROPERTY LINE
- - - - - SETBACK

**FLOODPLAIN INFORMATION**

FLOOD ZONE DESIGNATION: ZONE X  
 NAT'L FLOOD INSURANCE PROGRAM MAP  
 PANEL NO. 46011C0445C  
 DATE: JULY 16, 2008

**ZONING REGULATIONS:**  
**B-2A OFFICE DISTRICT**

16	DENSITY SQ. FT.	MIN. LOT AREA SQ. FT.	MIN. LOT WIDTH	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MAX. HEIGHT
ALL USES				25 FEET	5 FEET*	20 FEET*	35 FEET

\* REFER TO SECTION 94-399.1 BUFFERYARDS

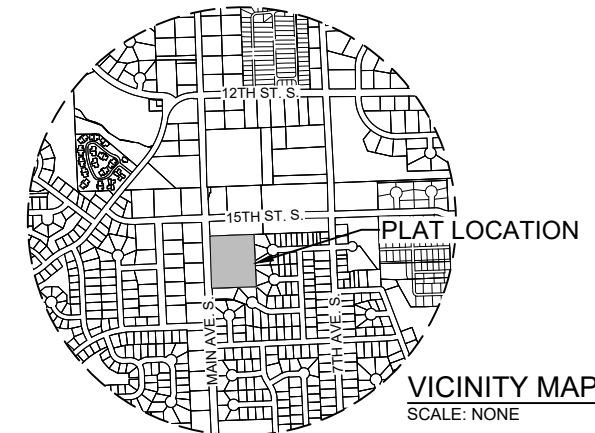
**R-2 TWO-FAMILY DISTRICT**

7	PER UNIT DENSITY SQ. FT.	MIN. LOT AREA SQ. FT.	MIN. LOT WIDTH	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MAX. HEIGHT
APTS., CONDOMINIUMS TOWNHOUSES* 5 OR MORE UNITS	2,420**	16,000	100 FEET	25 FEET	7 FEET***	25 FEET	35 FEET

\* PARKING LOTS SHALL BE SCREENED FROM SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL USES ACCORDING TO SECTION 94-401.

\*\* A MAXIMUM OF 18 DWELLING UNITS PER ACRE SHALL BE ALLOWED.

\*\*\* THE SIDE YARD WILL BE REQUIRED TO BE INCREASED TO TEN FEET WHEN THE BUILDING IS THREE OR MORE STORIES IN HEIGHT.



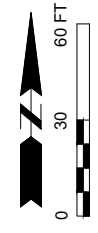
PROJECT / SHEET TITLE:

NORTHERN PLAINS ADDITION	
REVISED PRELIMINARY PLAT	
BROOKINGS, SOUTH DAKOTA	
DESCRIPTION	
REV.	DATE

**FOR REVIEW ONLY**  
**NOT FOR CONSTRUCTION**

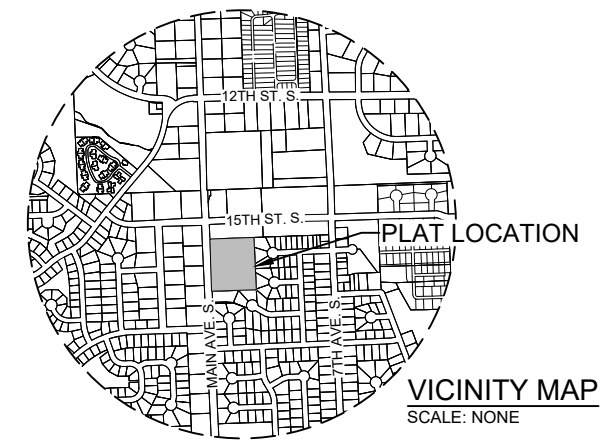
JOB No.:	23064-04
DATE:	JUNE 2024
ENG / ARCH:	JDB
DESIGNER:	JDB
TECHNICIAN:	
SCALE REDUCTION BAR	
SHEET No.:	

PRELIMINARY PLAT OF  
**BLOCKS 1A, 3A, AND 4 IN NORTHERN PLAINS ADDITION**  
 AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA



**LEGEND:**

- W — EXISTING WATER LINE
- S — EXISTING SANITARY SEWER
- ST — EXISTING STORM SEWER
- G — EXISTING GAS LINE
- UGE — EXISTING UNDERGROUND ELECTRIC
- UGTV — EXISTING CABLE TV
- UGT — EXISTING TELEPHONE LINE
- UGF — EXISTING FIBER OPTIC LINE
- OHE — OVERHEAD ELECTRIC LINE
- 8" S — PROPOSED SANITARY SEWER
- (S) — PROPOSED SANITARY MANHOLE
- ST — PROPOSED STORM SEWER
- [ ] — PROPOSED STORM DROP INLET
- 8" W — PROPOSED WATER MAIN
- — PROPERTY LINE



PROJECT / SHEET TITLE:

NORTHERN PLAINS ADDITION	
REVISED UTILITY PLAN	
BROOKINGS, SOUTH DAKOTA	DESCRIPTION
REV. / DATE	

FOR  
 REVIEW ONLY  
 NOT FOR  
 CONSTRUCTION

JOB No.:	23064-04
DATE:	JUNE 2024
ENG / ARCH:	JDB
DESIGNER:	JDB
TECHNICIAN:	