

F:\21513-01\Design Phase\CADD\Sheet File\River Run Addn Prelim Plat.dwg:12/20/2020 7:57 AM UNPLATTED - SW 1/4 NE 1/4, NW 1/4 SE 1/4 SEC 3-T109N-R50W



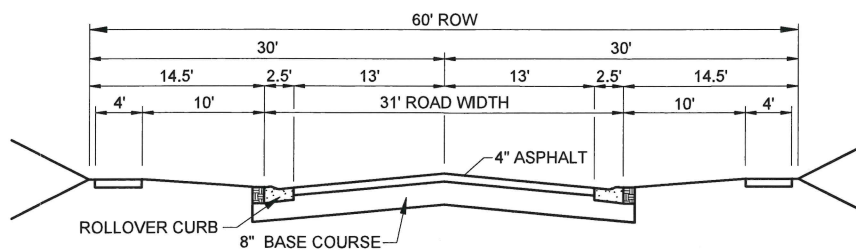
LEGEND:

- PROPERTY LINE
- SETBACK LINE
- EXISTING UTILITY EASEMENT

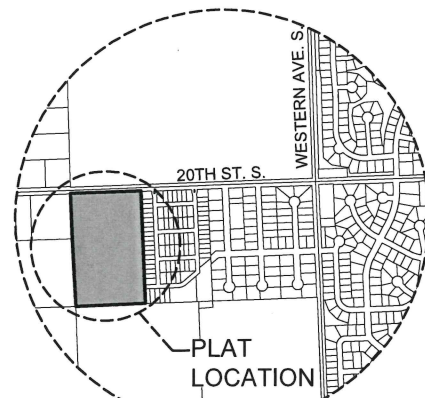
Brookings City Council

Approved *Keith W. Patel*
(Mayor)

Date *1-12-2021*



TYPICAL SECTION - LOCAL STREETS



VICINITY MAP
SCALE: NONE

HORIZONTAL DATUM:
- NAD 83
- PROJECTION: SOUTH DAKOTA STATE PLANE
COORDINATES NORTH ZONE

VERTICAL DATUM:
- NAVD 88
- GEOID 03

BASIS OF BEARING: GEODETIC NORTH

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

ZONING

R-3 ZONING

SINGLE FAMILY:

- MINIMUM LOT AREA = 6,000 SF
- MINIMUM LOT WIDTH = 50 FT
- MAXIMUM HEIGHT = 35 FT
- FRONT YARD = 20 FT
- REAR YARD = 25 FT
- SIDE YARD = 7 FT

SINGLE FAMILY ATTACHED 0 FEET SIDE YARD
(2 UNITS):

- MINIMUM LOT AREA = 9,600 SF
- MINIMUM LOT WIDTH = 75 FT
- MAXIMUM HEIGHT = 35 FT
- FRONT YARD = 20 FT
- REAR YARD = 25 FT
- SIDE YARD = 7 FT (0 FT ON PARTY WALL)

DEVELOPER

BLAIRHILL PROPERTIES INC.
KEITH ROUNDS - PRESIDENT
PO BOX 458
BROOKINGS, SOUTH DAKOTA 57006
(605) 690-5370

ENGINEER/SURVEYOR

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

ENGINEER
JUSTIN BUCHER, PE
JUSTINB@BANNERASSOCIATES.COM

SURVEYOR
AUSTIN JOHNSON, LS
AUSTINJ@BANNERASSOCIATES.COM

EXISTING LEGAL

W755' OF N1/2 NE 1/4 IN SEC 3-T109N-R50W
APPROXIMATELY 22± ACRES



RIVER RUN ADDITION

PRELIMINARY PLAT

BROOKINGS, SOUTH DAKOTA

DESCRIPTION

PROJECT / SHEET TITLE:

REV. DATE

FOR
REVIEW ONLY
NOT FOR
CONSTRUCTION

JOB No.: 21513-00
DATE: DECEMBER 2020
DESIGNED BY: JDB
CHECKED BY: BJW
DRAWN BY: JDB

SCALE REDUCTION BAR

SHEET No.:

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