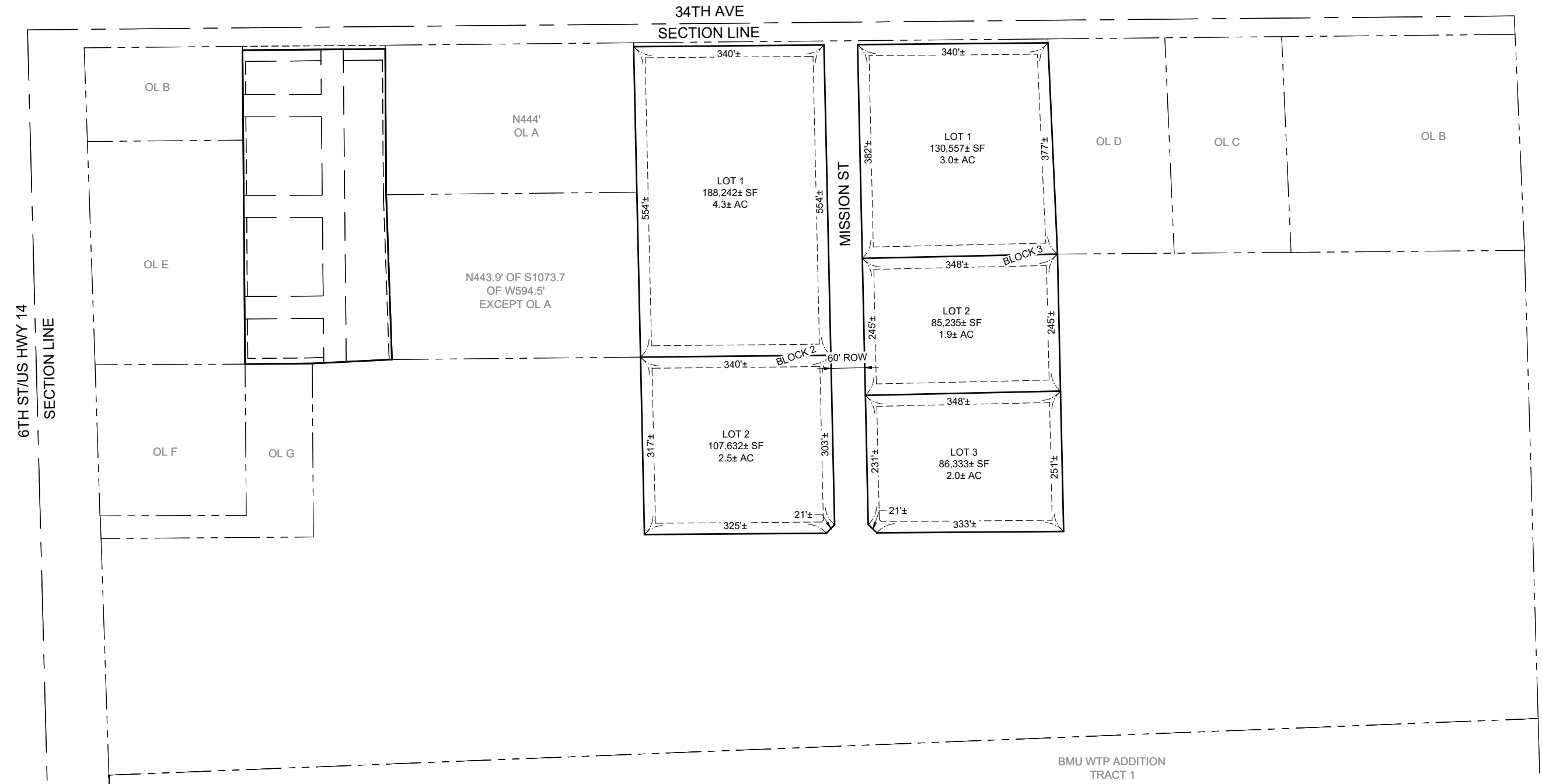
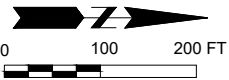


PRELIMINARY PLAT
LEGACY ADDITION BLOCK 2 LOTS 1 & 2; BLOCK 3 LOTS 1-3;
AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA



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

DEVELOPER
LEGACY STORAGE CONDOS, LLC
BRET VANDEN BOSCH
1025 E COVEY CIRCLE
SIOUX FALLS, SD 57108

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

ENGINEER
JUSTIN BUCHER, PE
JUSTINB@BANNERASSOCIATES.COM

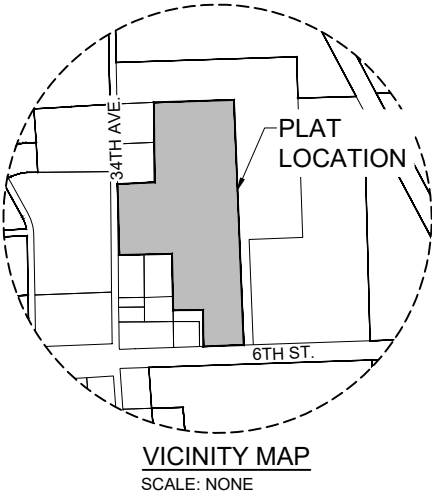
SURVEYOR
TAYLOR ARNDT, LS
TAYLORA@BANNERASSOCIATES.COM

EXISTING LEGAL
CLARK 2ND ADDITION LOT 1
APPROXIMATELY 51.1± ACRES

FLOOD PLAIN
NAT'L FLOOD INSURANCE PROGRAM
MAP PANEL NO. 46011C0455D
DATE: APRIL 23, 2025
ZONE A: AREA WITH 1% ANNUAL CHANCE OF FLOOD
ZONE X: AREA OF MINIMUM FLOOD HAZARD

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							

I-1							
	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	20FT*	20 FT*	N/A
* REFER TO SECTION 94-399.1 BUFFERYARDS							



BANNER
engineering a better community
www.bannerassociates.com - Toll Free: 1-855-323-6342

PROJECT / SHEET TITLE:	
LEGACY BUSINESS PARK PRELIMINARY PLAT	
BROOKINGS, SD	
REV.	DATE

FOR
REVIEW ONLY
NOT FOR
CONSTRUCTION

JOB No.:	24486-00
DATE:	JANUARY 2026
ENG / ARCH:	JDB
DESIGNER:	CRH
TECHNICIAN:	
SCALE REDUCTION BAR	
0 1/2" 1"	