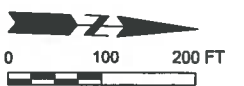


**PRELIMINARY PLAT  
BLOCKS 5 IN SOUTHLAND ADDITION  
AND  
23RD STREET S. IN BLUEGILL THIRD ADDITION**  
AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA

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

VERTICAL DATUM:  
- NAVD 88  
- GEOID 09

BASIS OF BEARING: GEODETIC NORTH  
ALL DIMENSIONS SHOWN ARE IN U.S. SURVEY FEET



**OWNER INFORMATION**

PMVK LIMITED  
611 6TH ST.  
BROOKINGS, SD 57006

BLUEGILL INC.  
611 8TH ST  
BROOKINGS, SD 57006

**LEGEND**

○ MONUMENT (FOUND)  
- - - EXISTING PROPERTY LINE  
- - - PROPOSED PROPERTY LINE

**EASEMENTS**

DRAINAGE EASEMENTS TO BE DETERMINED BY FINAL DRAINAGE STUDY.  
UTILITY EASEMENTS TO BE DETERMINED BY BMU BEFORE FINAL PLAT.

**ZONING REGULATIONS:**

R-3 APARTMENT DISTRICT

	PER UNIT 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		6,000	50 FEET	20 FEET	7 FEET	25 FEET	35 FEET
TWO DWELLING UNITS		8,400	65 FEET	20 FEET	7 FEET	25 FEET	35 FEET
SINGLE FAMILY ATTACHED 0 FEET SIDE YARD					0 FEET OR 7 FEET ON NON-PARTY WALL	25 FEET	35 FEET
2 UNITS		9,600	75 FEET	20 FEET	0 FEET OR 7 FEET ON NON-PARTY WALL	25 FEET	35 FEET
3 UNITS		12,000	90 FEET	20 FEET	0 FEET OR 7 FEET ON NON-PARTY WALL	25 FEET	35 FEET
4 UNITS		14,000	105 FEET	20 FEET	0 FEET OR 7 FEET ON NON-PARTY WALL	25 FEET	35 FEET
APTS. CONDOS, TOWNHOUSES* (3 OR MORE UNITS)	1,815**	10,000	75 FEET	20 FEET	7 FEET***	25 FEET	45 FEET
OTHER ALLOWABLE USES		6,000	50 FEET	20 FEET	7 FEET***	25 FEET	45 FEET

\* THREE HUNDRED SQUARE FEET OF LANDSCAPED AREA SHALL BE PROVIDED FOR EACH DWELLING UNIT EXCLUSIVE OF REQUIRED BUILDING SETBACK AREAS, ACCESS DRIVES AND PARKING LOTS. TWO-THIRDS OF THE LANDSCAPED AREA SHALL BE LOCATED IN A CONTINUOUS, SINGLE TRACT WHICH CONTAINS NO PORTIONS THEREOF WHICH ARE NOT CONTIGUOUS, ADJACENT AND ABUTTING TO EITHER THE ENTIRE WIDTH OR ENTIRE LENGTH OF SAID TRACT. FIFTY PERCENT OF THE REQUIRED LANDSCAPED AREA MAY BE USED FOR PARKING SPACES IN EXCESS OF THE MINIMUM REQUIREMENT. PARKING LOTS SHALL BE SCREENED FROM SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL USES ACCORDING TO SECTION 94-401.

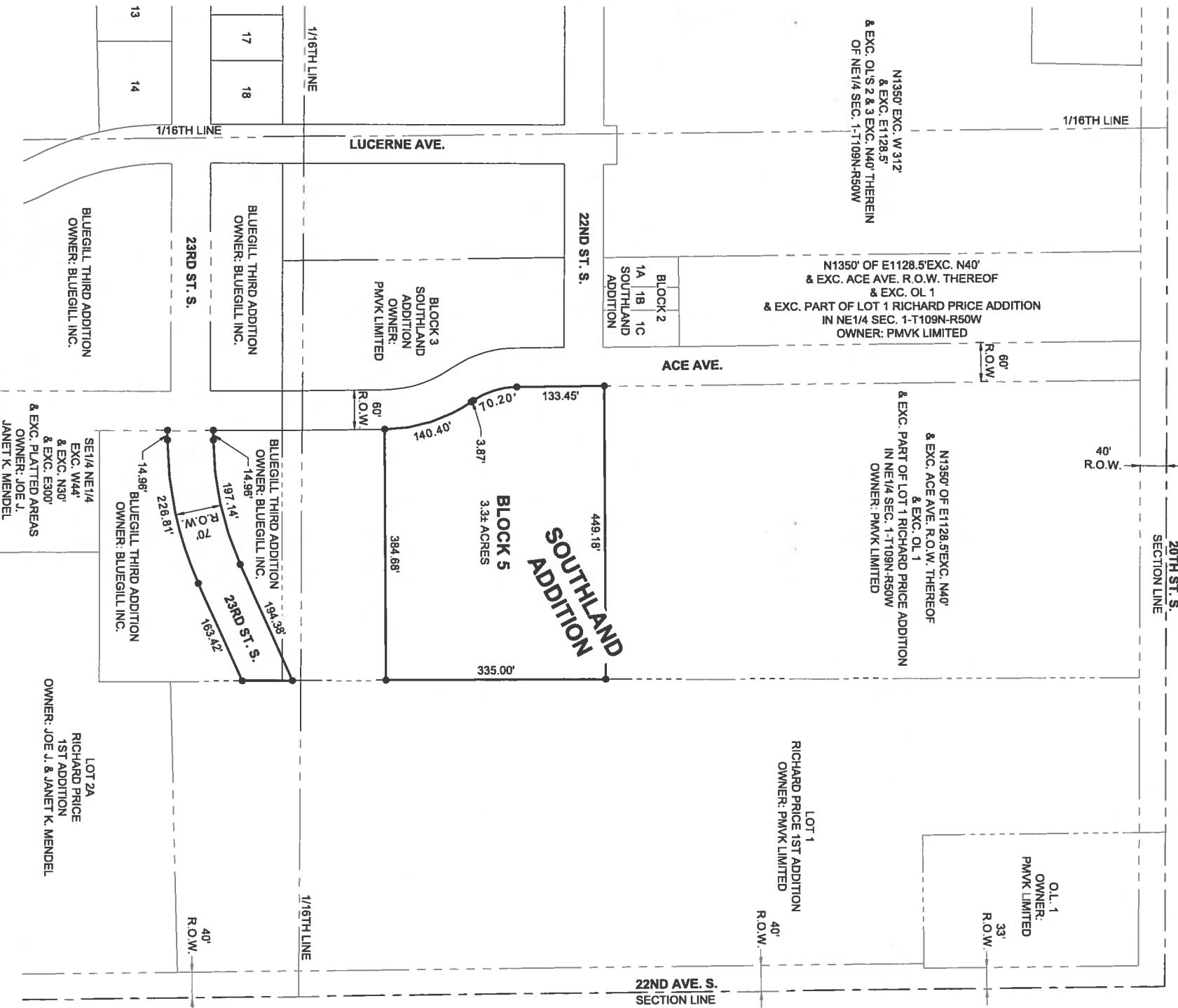
\*\* A MAXIMUM OF 24 DWELLING UNITS PER ACRE SHALL BE ALLOWED.

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

**Brookings City Council**

Approved *Keith W. Beckwith*  
(Mayor)

Date 8/11/2020



**FOR REVIEW ONLY  
NOT FOR CONSTRUCTION**

JOB No: 23119-00  
DATE: JULY 2020  
DESIGNED BY: JMB  
CHECKED BY: ALJ  
DRAWN BY: JLU

SCALE: REDUCION 1/4" = 1'

SHEET No: **1 OF 1**

PROJECT / SHEET TITLE: **PRELIMINARY PLAT  
SOUTHLAND ADDITION/BLUEGILL THIRD ADDITION**  
BROOKINGS, SOUTH DAKOTA

REV	DATE	DESCRIPTION

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