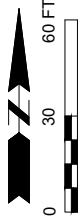


PRELIMINARY PLAT OF
BLOCKS 1A, 3A, AND 4 IN NORTHERN PLAINS ADDITION
AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA

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

	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

	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.



NORTHERN PLAINS ADDITION
REVISED PRELIMINARY PLAT

BROOKINGS, SOUTH DAKOTA

PROJECT / SHEET TITLE:

REV. DATE

FOR
REVIEW ONLY
NOT FOR
CONSTRUCTION

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

SCALE REDUCTION BAR
0 1/2" 1"

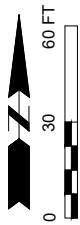
SHEET No.:

1

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



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PROJECT / SHEET TITLE:

NORTHERN PLAINS ADDITION
REVISED UTILITY PLAN
BROOKINGS, SOUTH DAKOTA

REV.	DATE	DESCRIPTION

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

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

SCALE REDUCTION BAR
0 1/2" 1"

SHEET No.: 2