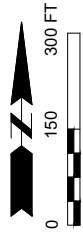


PRELIMINARY PLAT
BLOCK 1 LOTS 1-7 OF NE HANSEN ADDITION;
AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA



LEGEND:

- EXISTING PROPERTY LINE
- SECTION LINE
- QUARTER LINE
- PROPOSED PROPERTY LINE
- SETBACK LINE
- NEW EASEMENT
- 100 YR FLOOD PLAIN (ZONE A)

DEVELOPER

NE HANSEN, LLC
JASON HARMS
337 22ND AVE S
BROOKINGS, SD 57006

EXISTING LEGAL

W 1/2 NW 1/4 EXC. TRACT 1 HANSEN ADDITION
& EXC. H-1 & H-2 SEC 20-T110N-R490W
APPROXIMATELY 54.0± ACRES

ENGINEER/SURVEYOR

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

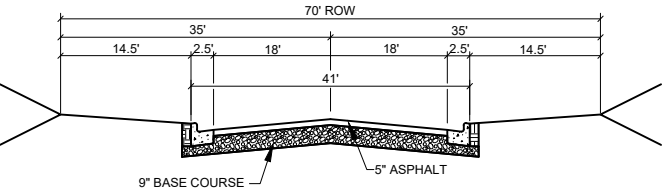
ENGINEER
JUSTIN BUCHER, PE
JUSTINB@BANNERASSOCIATES.COM

SURVEYOR
TAYLOR ARNDT, LS
TAYLORA@BANNERASSOCIATES.COM

FLOOD PLAIN

NAT'L FLOOD INSURANCE PROGRAM
MAP PANEL NO. 46011C0455D
DATE: APRIL 23, 2025

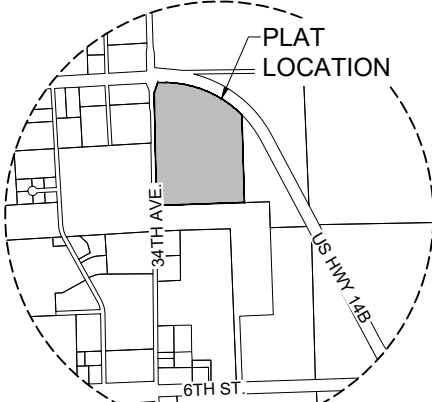
I-1							
	DENSITY (SQ FT)	MIN. LOT AREA (SQ FT)	MIN. LOT WIDTH	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MAX. HEIGHT
ALL USES				20 FT	20 FT*	20 FT*	N/A
* REFER TO SECTION 94-399.1 BUFFERYARDS							



TYPICAL SECTION

SCALE: NONE

CUL-DE-SAC BULB: 80'R ROW
60'R BC



VICINITY MAP

SCALE: NONE

UNPLATTED
(OUTSIDE OF CITY LIMITS)

UNPLATTED
(OUTSIDE OF CITY LIMITS)

TRACT 1
BMU WTP ADDITION

LOT 1
CLARK SECOND ADDITION

LOT 2
CKS PARTNERS ADDITION

OL B

LOT 2 OF
NE 1/4 19-110-49

34TH AVE

BLOCK 2

18TH ST

BLOCK 1

RON REED CIRCLE

LOT 1
788,037 SF±
18.1 AC±

LOT 2
210,577 SF±
4.8 AC±

LOT 3
206,216 SF±
4.7 AC±

LOT 4
251,365 SF±
5.8 AC±

LOT 5
304,231 SF±
7.0 AC±

LOT 7
265,288 SF±
6.1 AC±

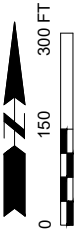
LOT 6
258,771 SF±
5.9 AC±

UTILITY PLAN
BLOCK1 LOTS 1-7 OF NE HANSEN ADDITION;
AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA



LEGEND:

- EXISTING PROPERTY LINE
- SECTION LINE
- QUARTER LINE
- PROPOSED PROPERTY LINE
- SETBACK LINE
- NEW EASEMENT
- EXISTING WATER LINE (W)
- EXISTING SANITARY LINE (S)
- EXISTING STORM LINE (ST)
- EXISTING UNDERGROUND POWER LINE (P)
- EXISTING OVERHEAD POWER LINE (OP)
- EXISTING FIBER OPTIC LINE (F)
- PROPOSED WATER LINE (W)
- PROPOSED SANITARY LINE (S)
- PROPOSED STORM LINE (ST)
- EXISTING SANITARY MANHOLE (S)
- EXISTING WATER VALVE (X)
- EXISTING CURB STOP (ST)
- EXISTING STORM MANHOLE (ST)
- EXISTING LIGHT POLE (X)
- EXISTING POWER POLE (X)
- PROPOSED DROP INLET (S)
- PROPOSED SANITARY MANHOLE (S)
- PROPOSED WATER VALVE (X)
- PROPOSED FIRE HYDRANT (X)



NE HANSEN ADDITION

UTILITY PLAN

BROOKING, SOUTH DAKOTA

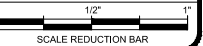
DESCRIPTION

PROJECT / SHEET TITLE:

REV. DATE

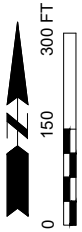
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

JOB No.: 23991-00
DATE: AUGUST 2025
ENG / ARCH: JDB
DESIGNER:
TECHNICIAN:



SHEET No.: 2 OF 3

GRADING PLAN
BLOCK 1 LOTS 1-7 OF NE HANSEN ADDITION;
AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA



NE HANSEN ADDITION

GRADING PLAN

BROOKING, SOUTH DAKOTA

DESCRIPTION

PROJECT / SHEET TITLE:

REV. DATE

FOR
REVIEW ONLY
NOT FOR
CONSTRUCTION

JOB No.: 23991-00
DATE: AUGUST 2025
ENG / ARCH: JDB
DESIGNER:
TECHNICIAN:

0 1/2" 1"
SCALE REDUCTION BAR

SHEET No. :
3 OF 3

LEGEND:

- EXISTING PROPERTY LINE
- SECTION LINE
- QUARTER LINE
- PROPOSED PROPERTY LINE
- SETBACK LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING STORM LINE
- PROPOSED STORM LINE
- EXISTING SANITARY MANHOLE
- EXISTING WATER VALVE
- EXISTING CURB STOP
- EXISTING STORM MANHOLE
- EXISTING LIGHT POLE
- EXISTING POWER POLE
- PROPOSED DROP INLET
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT

