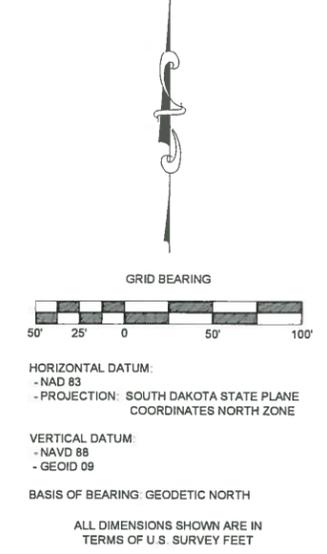
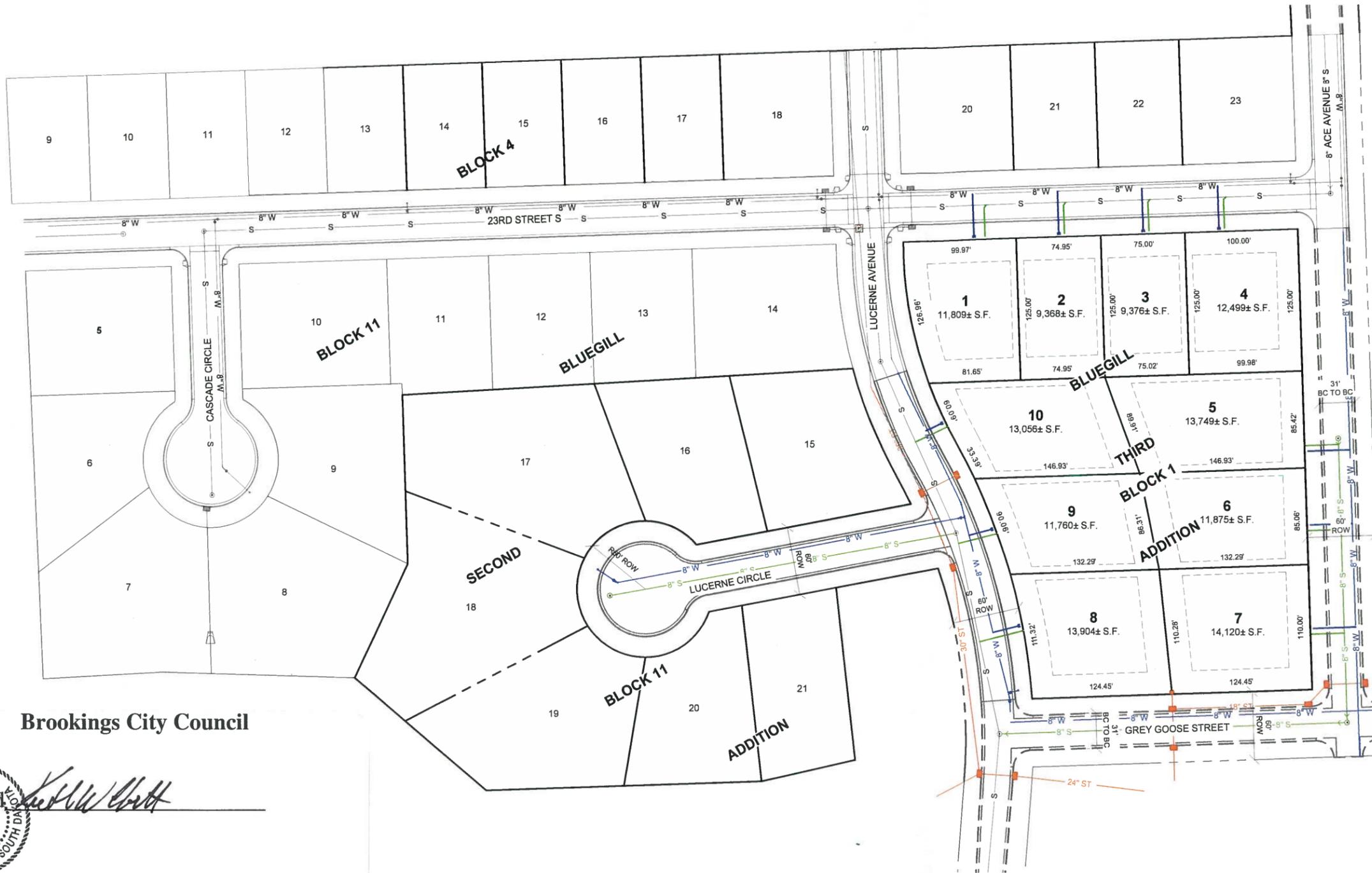


**PRELIMINARY PLAT
LOTS 1 THROUGH 10 IN BLOCK 1 OF BLUEGILL THIRD ADDITION;
ALL IN SEC. 1-T109N-R50W, BROOKINGS COUNTY, SOUTH DAKOTA**



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PROJECT / SHEET TITLE:

**BLUEGILL 3RD ADDITION
PRELIMINARY PLAT**

BROOKINGS, SD

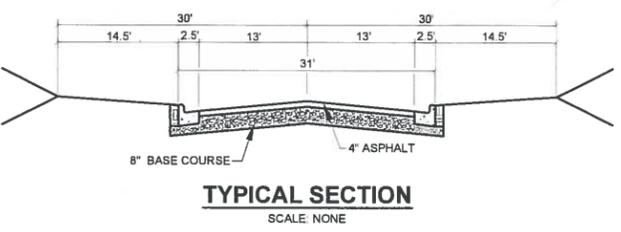
REV	DATE	DESCRIPTION

Brookings City Council

APPROVED
MAY 9 2018
CITY OF BROOKINGS
BROOKINGS CO. SOUTH DAKOTA

[Signature]

Date 5/8/18



ZONING REGULATIONS:

R-1D SINGLE FAMILY

	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	6,000	6,000	50 FEET	20 FEET	6 FEET	20 FEET	35 FEET
SINGLE-FAMILY, 0 FT SIDE YARD - 2 UNITS	6,000	12,000	80 FEET	20 FEET	0 FEET*	20 FEET	35 FEET
OTHER ALLOWABLE USES	4,500	9,000	75 FEET	20 FEET	6 FEET	20 FEET	35 FEET
OTHER ALLOWABLE USES		10,000	75 FEET	20 FEET	6 FEET	20 FEET	35 FEET

* OR 6' ON NON-PARTY WALL

DENSITY PER FAMILY REQUIREMENTS DO NOT APPLY TO DORMATORIES, FRATERNITIES, SORORITIES, NURSING HOMES OR OTHER SIMILAR GROUP QUARTERS WHERE NO COOKING FACILITIES ARE PROVIDED IN INDIVIDUAL ROOMS

OWNER INFORMATION

BLUEGILL, INC.
611 6TH ST.
BROOKINGS, SD 57006

FLOOD ZONE DESIGNATION

NAT'L FLOOD INSURANCE PROGRAM
MAP PANEL NO. 46011C0445C
DATE: JULY 16, 2008
ZONE "X" OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN

LEGEND

- MONUMENT (FOUND)
- MONUMENT SET THIS SURVEY (5/8" REBAR W/STAMPED PLASTIC CAP #9924)
- ⊗ EXISTING SANITARY MANHOLE
- ⊗ EXISTING STORM MANHOLE
- ⊗ NEW DROP INLET
- ⊗ NEW SANITARY MANHOLE
- ⊗ NEW WATER VALVE
- ⊗ NEW FIRE HYDRANT
- ⊗ NEW CURB STOP
- 1600— EXISTING CONTOURS
- 1600— PROPOSED CONTOURS
- — — EXISTING PROPERTY LINE
- — — PROPOSED PROPERTY LINE
- — — BUILDING SETBACK LINE
- — — EXISTING WATER LINE
- — — EXISTING SANITARY LINE
- — — EXISTING UNDERGROUND ELECTRIC LINE
- — — EXISTING FIBER OPTIC LINE
- — — EXISTING TELEPHONE LINE
- — — PROPOSED WATER LINE
- — — PROPOSED SANITARY LINE
- — — PROPOSED STORM LINE

**FOR REVIEW ONLY
NOT FOR CONSTRUCTION**

JOB No.: 20623-00-08
DATE: MARCH 2017
DESIGNED BY: JDB
CHECKED BY: PJC
DRAWN BY: JLU

SCALE REDUCTION BAR

SHEET No.: **1**

tl.dwg:3/13/2018 3:26 PM

F:\20623-00-08\Design Phase\Acad