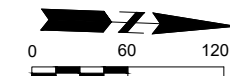


PRELIMINARY PLAT
LOTS 3-5 IN RICHARD PRICE FIRST ADDITION
 AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA



LEGEND

- MONUMENT (FOUND)
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- BUILDING SETBACK LINE

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

ZONING REGULATIONS:

B-2

	DENSITY SQ. FT.	MIN. LOT AREA SQ. FT.	MIN. LOT WIDTH	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MAX. HEIGHT
COMMERCIAL USES		15,000	100 FEET	25 FEET	5 FEET*	20 FEET*	45 FEET
ALL OTHER USES		15,000	100 FEET	25 FEET	7 FEET**	20 FEET*	45 FEET

* REFER TO SECTION 94-399.1 BUFFERYARDS.

** THE SIDE YARD WILL BE REQUIRED TO BE INCREASED TO 10 FEET IF THE BUILDING IS THREE OR MORE STORIES IN HEIGHT.

EASEMENTS

DRAINAGE EASEMENTS TO BE DETERMINED BY FINAL DRAINAGE STUDY.

UTILITY EASEMENTS TO BE DETERMINED BY BMU BEFORE FINAL PLAT.

PROPERTY ALONG 20TH ST S SHALL HAVE A 1' NO ACCESS EASEMENT EXCEPT FOR PROPOSED SHARED ACCESS AREAS.

EXISTING LEGAL

O.L. 1 & LOT 1 RICHARD PRICE ADDITION IN SEC. 1-T109N-R50W

DEVELOPER

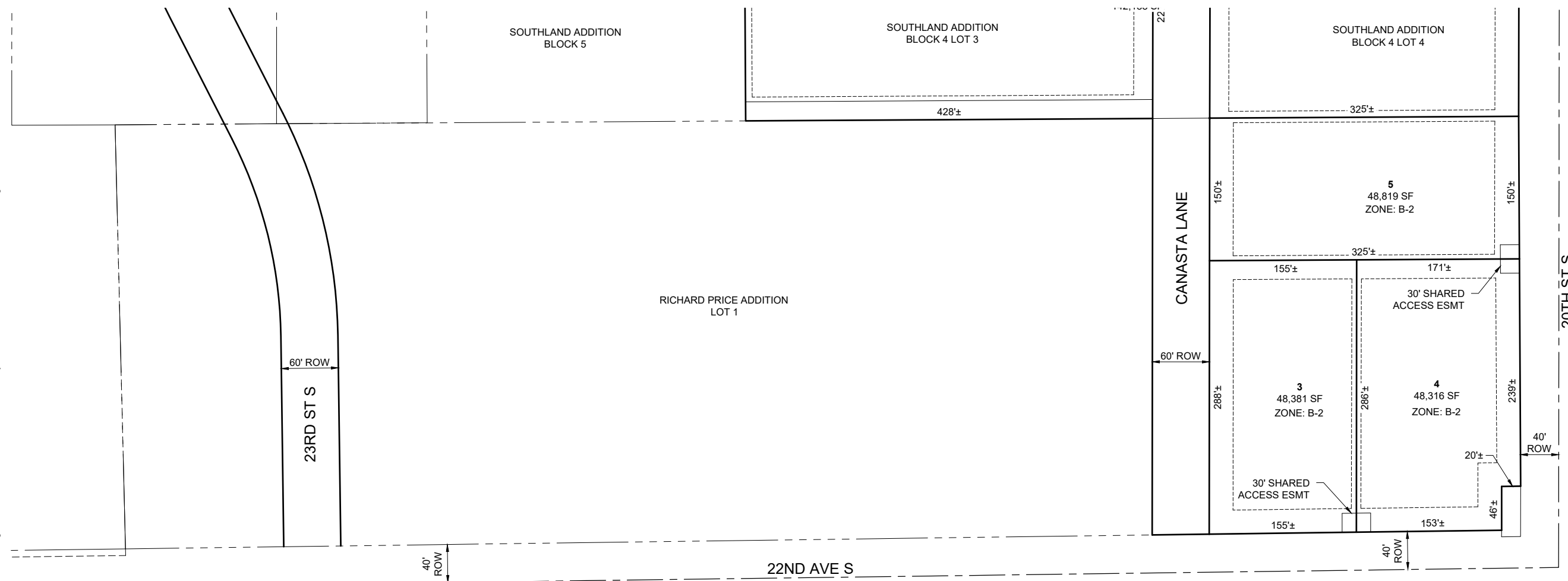
PMVK LIMITED
 611 6TH ST.
 BROOKINGS, SD 57006

ENGINEER/SURVEYOR

BANNER ASSOCIATES INC.
 409 22ND AVE S
 BROOKINGS, SD 57006

ENGINEER
 JUSTIN BUCHER, PE
 JUSTINB@BANNERASSOCIATES.COM

SURVEYOR
 AUSTIN JOHNSON, LS
 AUSTINJ@BANNERASSOCIATES.COM



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PROJECT / SHEET TITLE:

PRELIMINARY PLAT
 RICHARD PRICE FIRST ADDITION

BROOKINGS, SOUTH DAKOTA

REV.	DATE	DESCRIPTION

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

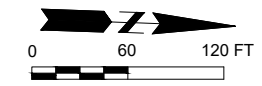
JOB No.:	23119-00
DATE:	JANUARY 2024
DESIGNED BY:	JDB
CHECKED BY:	ALJ
DRAWN BY:	JDB

SCALE REDUCTION BAR

UTILITY PLAN

LOTS 3-5 IN RICHARD PRICE FIRST ADDITION

AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA



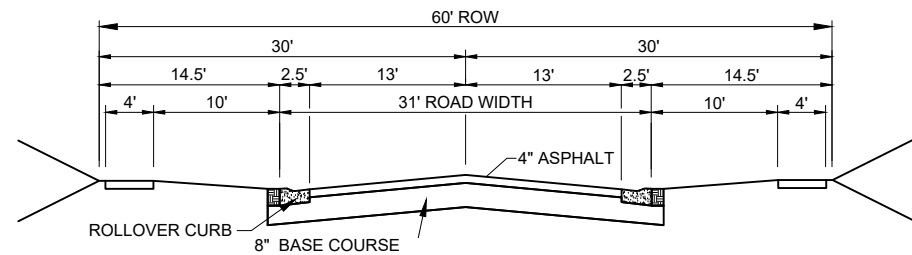
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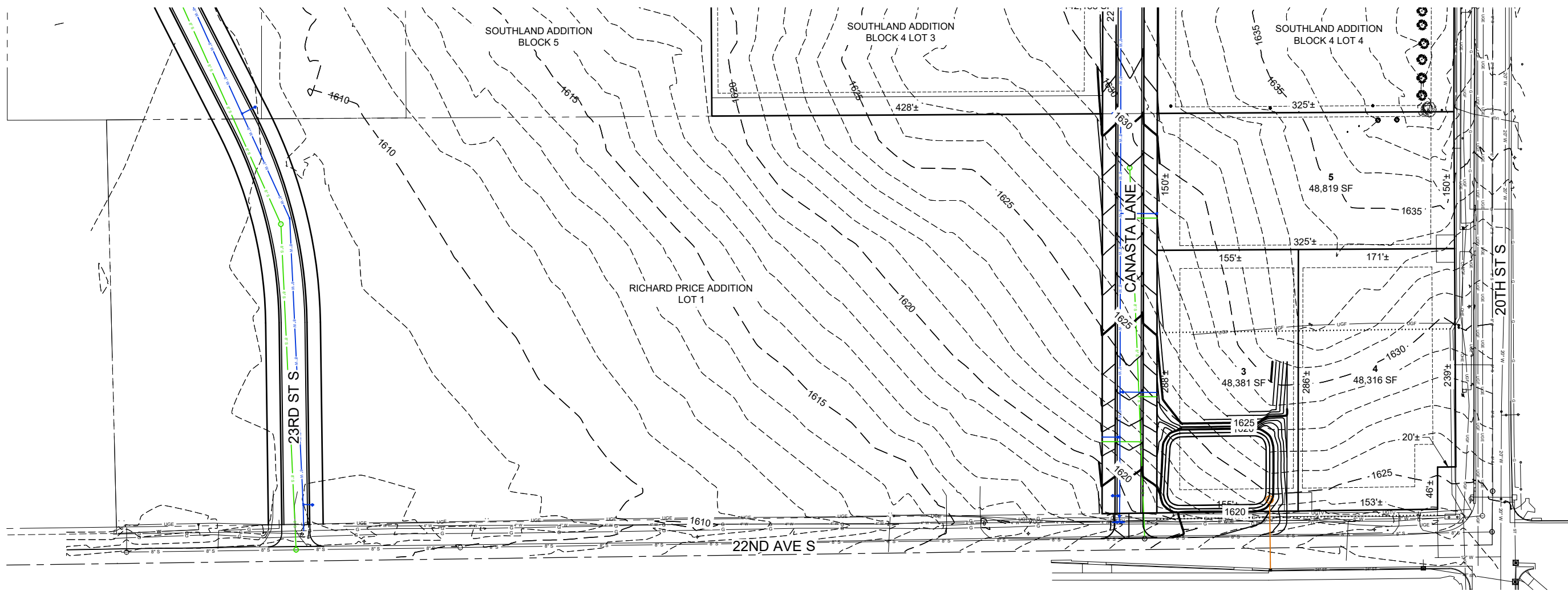
BASIS OF BEARING: GEODETIC NORTH
 ALL DIMENSIONS SHOWN ARE IN U.S. SURVEY FEET

LEGEND

- MONUMENT (FOUND)
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING WATER LINE
- EXISTING SANITARY LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING FIBER OPTIC LINE
- EXISTING TELEPHONE LINE
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- NEW WATER LINE
- NEW WATER VALVE
- NEW FIRE HYDRANT
- NEW SANITARY SEWER LINE
- NEW SANITARY MANHOLE
- NEW STORM SEWER LINE
- NEW DROP INLET



TYPICAL SECTION - LOCAL STREETS



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UTILITY PLAN	
RICHARD PRICE ADDITION	
BROOKINGS, SOUTH DAKOTA	
PROJECT / SHEET TITLE:	DESCRIPTION:
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