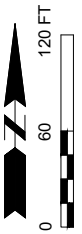


PRELIMINARY PLAT
LOTS 11 THROUGH 15B OF BLOCK 2; LOTS 7A THROUGH 18B OF BLOCK 4; LOTS 1A THROUGH 6B OF BLOCK 5; BLOCK 6; ALL IN FOX RUN ADDITION
 AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA

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
 TERMS OF U.S. SURVEY FEET

DEVELOPER

ADVANTAGE INVESTMENT GROUP LLC
 120 MAIN AVE. S
 BROOKINGS, SD 57006

ENGINEER/SURVEYOR

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

ENGINEER
 JUSTIN BUCHER, PE
 JUSTINB@BANNERASSOCIATES.COM

SURVEYOR
 AUSTIN JOHNSON, LS
 AUSTINJ@BANNERASSOCIATES.COM

EXISTING LEGAL

FOX RUN ADDITION EXC. PLATTED AREAS
 13.4± ACRES

LEGEND:

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- - - SETBACK LINE
- ▨ PROPOSED DRAINAGE ESMT



VICINITY MAP
 SCALE: NONE



R-1D							
	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, SMALL LOT	4,500	4,500	40 FT	10 FT	5 FT	10 FT	35 FT
SINGLE FAMILY	6,000	6,000	50 FT	20 FT	6 FT	20 FT	35 FT
SINGLE FAMILY, 0 FEET SIDE YARD - 2 UNITS	6,000	12,000	80 FT	20 FT	0 FT*	20 FT	35 FT
SINGLE FAMILY, 0 FOOT SIDE YARD, 2 UNITS, SMALL LOT	4,500	9,000	65 FT	20 FT	0 FT**	10 FT	35 FT
TWO-FAMILY	4,500	9,000	75 FT	20 FT	6 FT	20 FT	35 FT
OTHER ALLOWABLE USES		10,000	75 FT	20 FT	6 FT	20 FT	35 FT

* OR 6' ON NON-PARTY WALL.
 ** OR 5' ON NON-PARTY WALL.

R-2							
	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	7,500	7,500	50 FT	25 FT	7 FT	25 FT	35 FT
SINGLE FAMILT 0 FT SIDE YARD, 2 UNITS	6,000	12,000	80 FT	25 FT	0 FT*	25 FT	35 FT
SINGLE FAMILY 0 FT SIDE YARD, 3 UNITS	5,000	15,000	100 FT	25 FT	0 FT*	25 FT	35 FT
SINGLE FAMILY 0 FT SIDE YARD, 4 UNITS	4,500	18,000	120 FT	25 FT	0 FT*	25 FT	35 FT
TOWNHOUSES							
2 UNITS	4,950	9,900	65 FT	25 FT	7 FT	25 FT	35 FT
3 UNITS	4,100	12,300	80 FT	25 FT	7 FT	25 FT	35 FT
4 UNITS	3,675	14,700	95 FT	25 FT	7 FT	25 FT	35 FT
APTS, CONDO, TOWNHOUSES** (5 OR MORE UNITS)	2,420**	16,000	100 FT	25 FT	7 FT***	25 FT	35 FT
OTHER ALLOWABLE USES		7,500	50 FT	25 FT	7 FT***	25 FT	35 FT

* OR 7' ON NON-PARTY WALL.
 ** A MAXIMUM OF 18 DWELLING UNITS PER ACRE SHALL BE ALLOWED.
 *** THE SIDE YARD WILL BE REQUIRED TO BE INCREASED TO 10 FT IF THE BUILDING IS THREE OR MORE STORIES IN HEIGHT.

R-3							
	MIN. LOT AREA (SQ FT)	MIN. LOT WIDTH	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MAX. HEIGHT	
SINGLE FAMILY	6,000	50 FT	20 FT	7 FT	25 FT	35 FT	
TWO DWELLING UNITS	8,400	65 FT	20 FT	7 FT	25 FT	35 FT	
SINGLE FAMILY ATTACHED 0 FEET SIDE YARD							
2 UNITS	9,600	75 FT	20 FT	0 FT*	25 FT	35 FT	
3 UNITS	12,000	90 FT	20 FT	0 FT*	25 FT	35 FT	
4 UNITS	14,000	105 FT	20 FT	0 FT*	25 FT	35 FT	
APTS, CONDO, TOWNHOUSES (3 OR MORE UNITS)	10,000	75 FT	20 FT	7 FT**	25 FT	60 FT**	
OTHER ALLOWABLE USES	6,000	50 FT	20 FT	7 FT**	25 FT	60 FT**	

* OR 7' ON NON-PARTY WALL.
 ** SECTION 94-399.1 BUFFERYARDS APPLICABLE



PROJECT / SHEET TITLE:	FOX RUN ADDITION
DESCRIPTION:	PRELIMINARY PLAT
LOCATION:	BROOKINGS, SOUTH DAKOTA
REV. DATE	

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

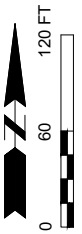
JOB No.:	22686-00
DATE:	MARCH 2024
ENG / ARCH:	JDB
DESIGNER:	JDB
TECHNICIAN:	
SHEET No.:	1

GRADING PLAN
LOTS 11 THROUGH 15B OF BLOCK 2; LOTS 7A THROUGH 18B OF BLOCK 4; LOTS 1A THROUGH 6B OF BLOCK 5; BLOCK 6; ALL IN FOX RUN ADDITION
 AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA

HORIZONTAL DATUM:
 - NAD 83
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 COORDINATES NORTH ZONE

VERTICAL DATUM:
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BASIS OF BEARING: GEODETIC NORTH
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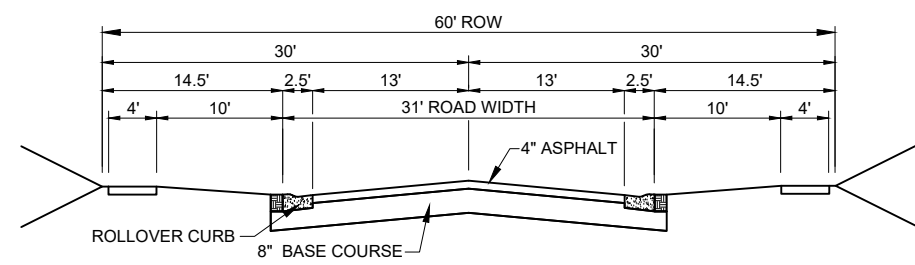
FLOOD ZONE

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

2023 PRELIMINARY MAP UPDATE
 MAP PANEL NO. 46011C0443D
 DATE: APRIL 28, 2023
 ZONE "X" OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN

LEGEND:

- EXISTING STORM SEWER
- PROPOSED PROPERTY LINE
- - - SETBACK LINE
- ST- EXISTING STORM SEWER
- ST- PROPOSED STORM SEWER
- PROPOSED STORM DROP INLET
- - - 1600 - - - EXISTING MAJOR CONTOUR
- - - 1601 - - - EXISTING MINOR CONTOUR
- 1600 — PROPOSED MAJOR CONTOUR
- 1601 — PROPOSED MINOR CONTOUR



TYPICAL SECTION - LOCAL STREETS



PROJECT / SHEET TITLE:	FOX RUN ADDITION
DESCRIPTION:	GRADING PLAN
LOCATION:	BROOKINGS, SOUTH DAKOTA
REV.:	DATE

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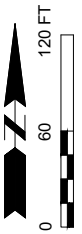
JOB No.:	22686-00
DATE:	MARCH 2023
ENG / ARCH:	JDB
DESIGNER:	JDB
TECHNICIAN:	

UTILITY PLAN
LOTS 11 THROUGH 15B OF BLOCK 2; LOTS 7A THROUGH 18B OF BLOCK 4; LOTS 1A THROUGH 6B OF BLOCK 5; BLOCK 6; ALL IN FOX RUN ADDITION
 AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA

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 ALL DIMENSIONS SHOWN ARE IN
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LEGEND:

- | | | | |
|----------|-------------------------------|----------|-----------------------------|
| — W — | EXISTING WATER LINE | — 8" S — | PROPOSED SANITARY SEWER |
| — S — | EXISTING SANITARY SEWER | — FM — | PROPOSED SANITARY FORCEMAIN |
| — ST — | EXISTING STORM SEWER | ⊙ | PROPOSED SANITARY MANHOLE |
| — G — | EXISTING GAS LINE | — ST — | PROPOSED STORM SEWER |
| — UGE — | EXISTING UNDERGROUND ELECTRIC | □ | PROPOSED STORM DROP INLET |
| — UGTV — | EXISTING CABLE TV | — 8" W — | PROPOSED WATER MAIN |
| — UGT — | EXISTING TELEPHONE LINE | --- | EXISTING PROPERTY LINE |
| — UGF — | EXISTING FIBER OPTIC LINE | --- | PROPERTY LINE |
| — OHE — | OVERHEAD ELECTRIC LINE | --- | SETBACK LINE |
| | | ▨ | PROPOSED DRAINAGE ESMT |



PROJECT / SHEET TITLE:	FOX RUN ADDITION
	UTILITY PLAN
	BROOKINGS, SOUTH DAKOTA
REV. DATE DESCRIPTION	

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JOB No.:	22686-00
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