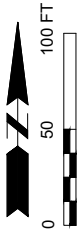


PRELIMINARY PLAT
RESERVE FOURTH ADDITION BLOCK 2 LOTS 2-3; BLOCK 3;
AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA



OWNER INFORMATION

CD PROPERTIES LLC
302 32ND 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:
NATHAN NIELSON, LS
NATHANN@BANNERASSOCIATES.COM

LEGAL DESCRIPTION

SW1/4 SW1/4 EXCEPT ALL PLATTED AREAS THEREOF, AND EXCEPT THE SOUTH FORTY FEET (S40') OF THE SW1/4 SW1/4 THEREOF, OF SECTION 36-T110N-R50W OF THE 5TH P.M., IN THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA.

FLOOD ZONE DESIGNATION

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

NAT'L FLOOD INSURANCE PROGRAM
MAP PANEL NO. 46011C0441D
DATE: APRIL 23, 2025
ZONE "X" OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN

ZONING REGULATIONS

ZONED B-2 BUSINESS DISTRICT AND
R-3 HEAVY COMMERCIAL DISTRICT

HORIZONTAL DATUM:
- NAD 83
- PROJECTION: SOUTH DAKOTA STATE PLANE
COORDINATES NORTH ZONE

VERTICAL DATUM:
- NAVD 88
- GEOID 09

BASIS OF BEARING: GEODETIC NORTH

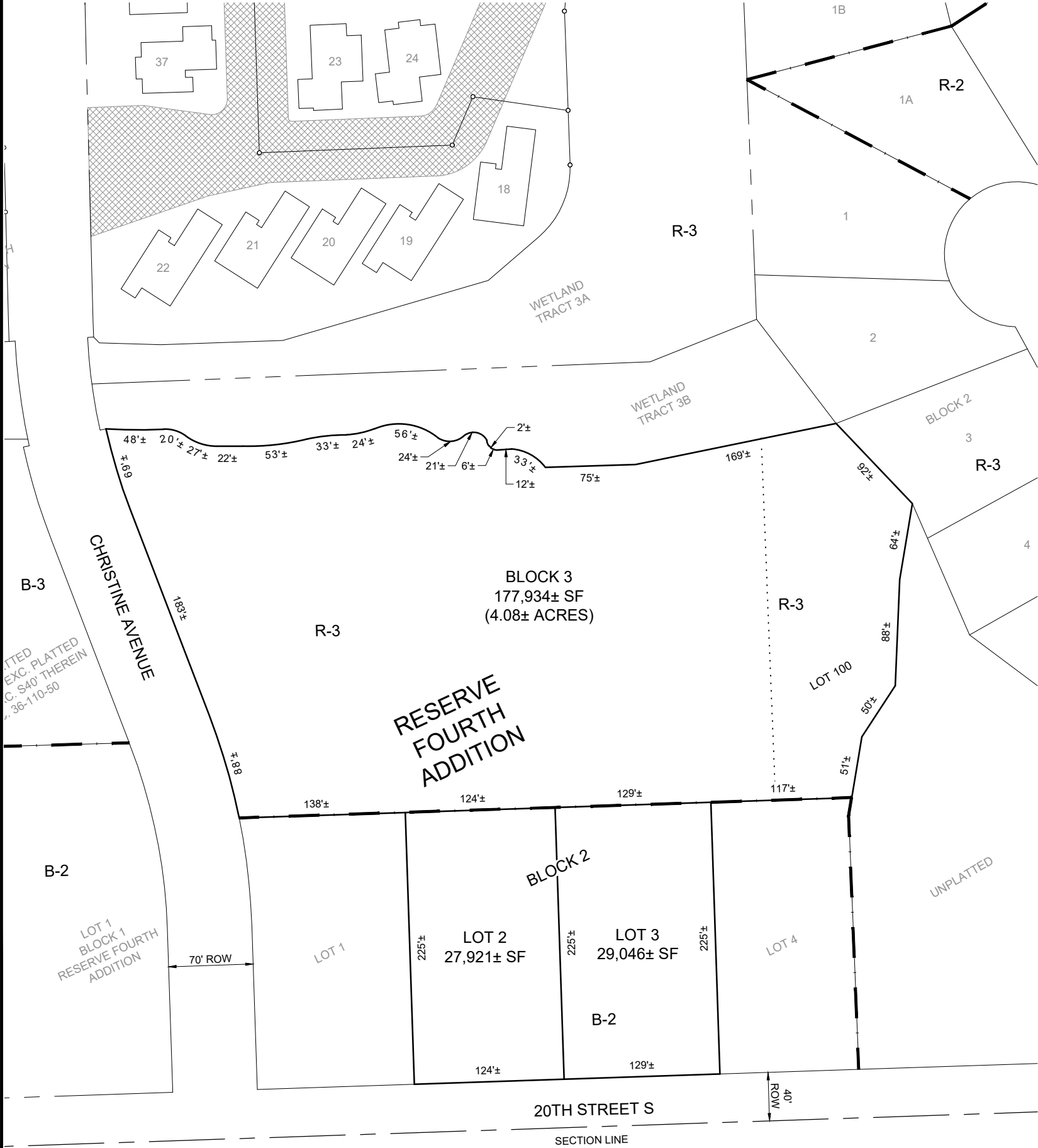
ALL DIMENSIONS SHOWN ARE IN
TERMS OF U.S. SURVEY FEET

LEGEND

- MONUMENT (FOUND)
- 1600— EXISTING CONTOURS
- - - - EXISTING PROPERTY LINE
- — — — PROPOSED PROPERTY LINE
- - - - PROPOSED BUILDING SETBACK LINE
- — — — ZONING BOUNDARY

B-2						
	MIN. LOT AREA (SQ FT)	MIN. LOT WIDTH	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MAX. HEIGHT
COMMERCIAL USES	15,000	100 FT	25 FT	5 FT*	20 FT*	60 FT
OTHER ALLOWABLE USES	15,000	100 FT	25 FT	7 FT**	20 FT	60 FT
*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.						

R-3						
	MIN. LOT AREA (SQ FT)	MIN. LOT WIDTH	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MAX. HEIGHT
SINGLE FAMILY DWELING	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 FT SIDE YARD - 2 UNITS	9,600	75 FT	20 FT	0 FT*	25 FT	35 FT
SINGLE FAMILY ATTACHED, 0 FT SIDE YARD - 3 UNITS	12,000	90 FT	20 FT	0 FT*	25 FT	35 FT
SINGLE FAMILY ATTACHED, 0 FT SIDE YARD - 4 UNITS	14,000	105 FT	20 FT	0 FT*	25 FT	35 FT
APTS, CONDOS, 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 7FT ON NON-PARTY WALL						
** SECTION 94-399.1 BUFFERYARDS APPLICABLE						



PROJECT / SHEET TITLE:

RESERVE FOURTH ADDITION
PRELIMINARY PLAT
BROOKINGS, SOUTH DAKOTA

DESCRIPTION

REV. DATE

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

JOB No.: 22027-02
DATE: FEBRUARY 2025
ENG / ARCH: JDB
DESIGNER:
TECHNICIAN:



SHEET No.:

1 OF 1