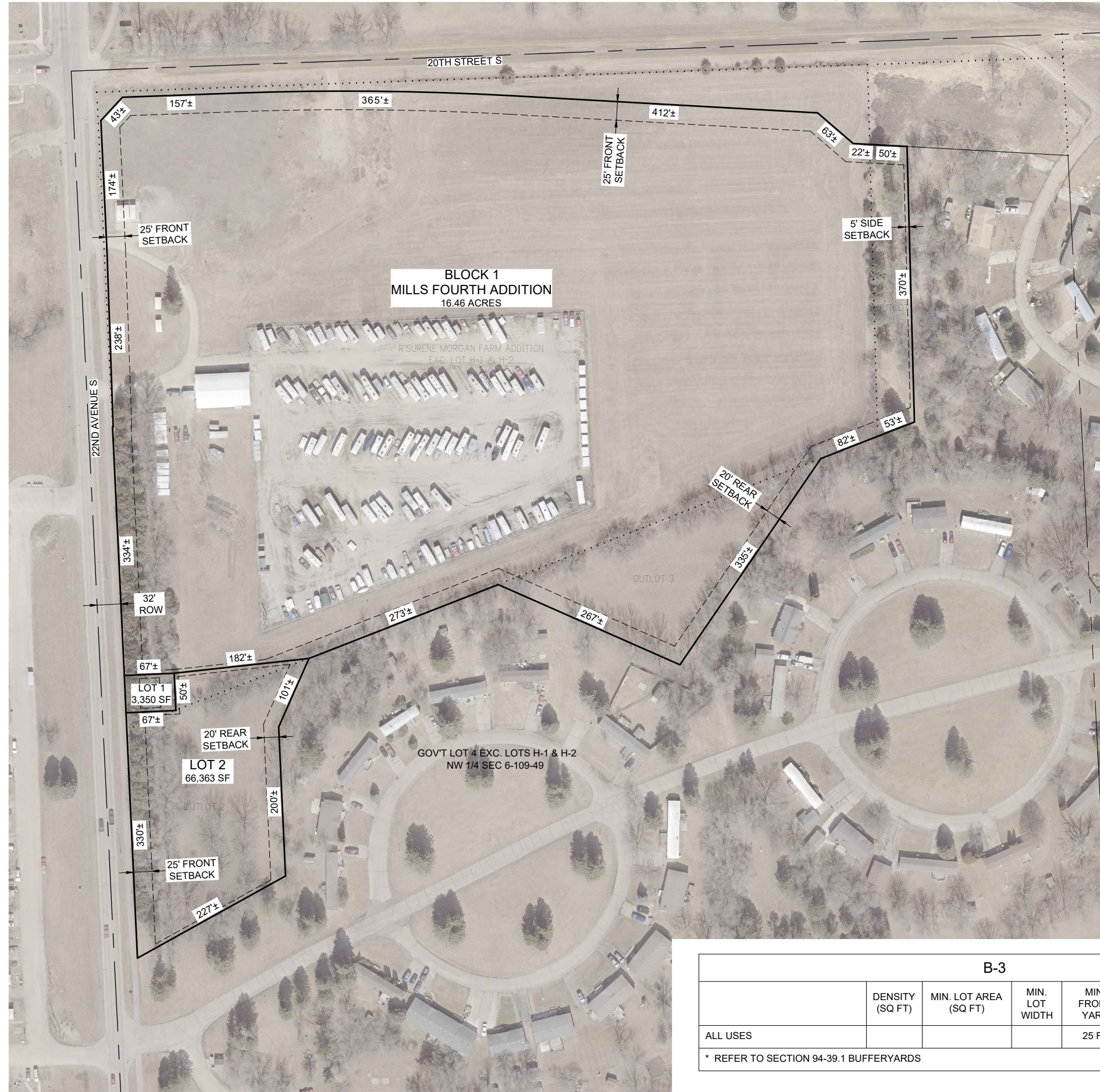


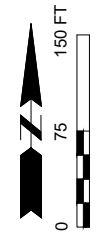
PRELIMINARY PLAT
BLOCK 1 AND LOTS 1 & 2; MILLS FOURTH ADDITION
 AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA



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

VERTICAL DATUM:
 - NAVD 88
 - GEOID 18

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



DEVELOPER

MILLS DEVELOPMENT CORP.
 JACOB MILLS
 1323 MAIN AVE S
 BROOKINGS, SOUTH DAKOTA 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

R'SURENE MORGAN FARM ADDITION EXC. LOTS H-1 & H-2
 AND
 OUTLOTS 2, 3, & 4 IN NW 1/4 SEC 6-T109N-R49W
 APPROXIMATELY 18.1± ACRES

LEGEND:

- SECTION LINE
- EXISTING PROPERTY LINE
- VACATED PROPERTY LINE
- PROPOSED PROPERTY LINE
- SETBACK LINE



VICINITY MAP
 SCALE: NONE

B-3							
	DENSITY (SQ FT)	MIN. LOT AREA (SQ FT)	MIN. LOT WIDTH	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MAX. HEIGHT
ALL USES				25 FT	5 FT*	20 FT*	45 FT
* REFER TO SECTION 94-39.1 BUFFERYARDS							

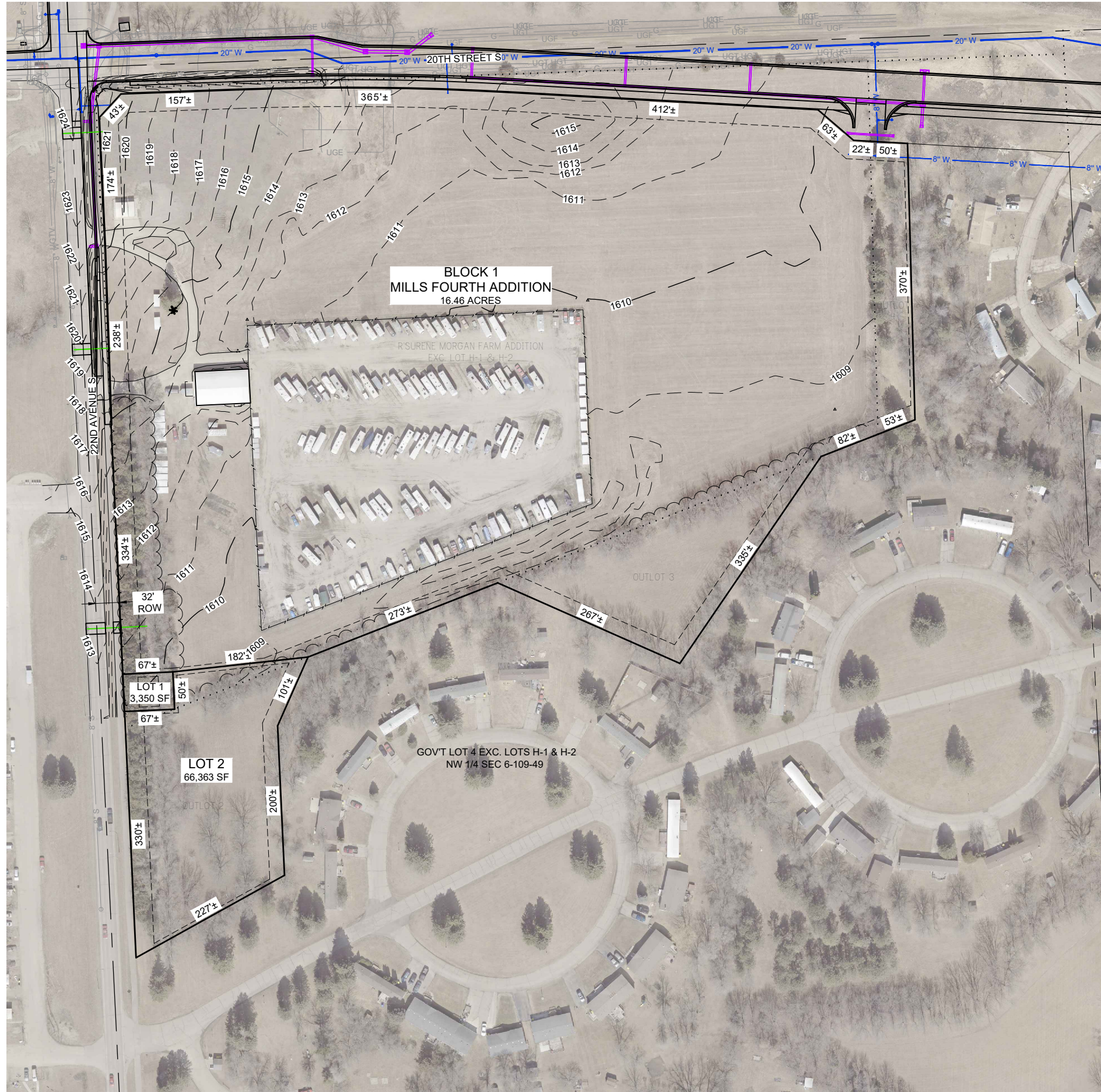


PROJECT / SHEET TITLE:	
MILLS FOURTH ADDITION	
PRELIMINARY PLAT	
BROOKINGS, SOUTH DAKOTA	
DESCRIPTION	
REV.	DATE

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

JOB No.:	23725-00
DATE:	MAY 2023
ENG / ARCH:	JDB
DESIGNER:	JDB
TECHNICIAN:	
SCALE REDUCTION BAR	

SITE PLAN
BLOCK 1 AND LOTS 1 & 2; MILLS FOURTH ADDITION
 AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA



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BASIS OF BEARING: GEODETIC NORTH
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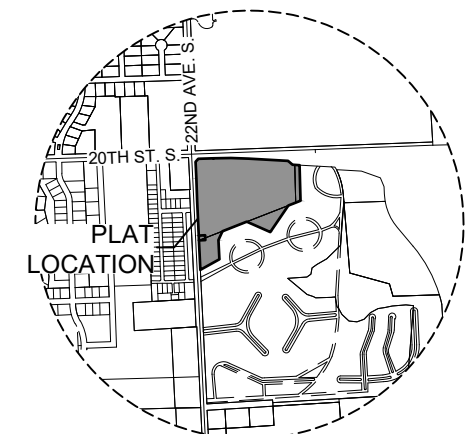
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EXISTING LEGAL

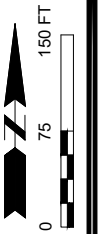
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 AND
 OUTLOTS 2, 3, & 4 IN NW 1/4 SEC 6-T109N-R49W
 APPROXIMATELY 18.1± ACRES

LEGEND:

- SECTION LINE
- EXISTING PROPERTY LINE
- VACATED PROPERTY LINE
- PROPOSED PROPERTY LINE
- SETBACK LINE
- 1600 --- EXISTING MAJOR CONTOUR
- 1601 --- EXISTING MINOR CONTOUR
- W EXISTING WATER LINE
- S EXISTING SANITARY SEWER
- ST EXISTING STORM SEWER
- G EXISTING GAS LINE
- UGE EXISTING UNDERGROUND ELECTRIC
- UGTV EXISTING CABLE TV
- UGT EXISTING TELEPHONE LINE
- UGF EXISTING FIBER OPTIC LINE
- OHE OVERHEAD ELECTRIC LINE



VICINITY MAP
 SCALE: NONE



PROJECT / SHEET TITLE:

MILLS FOURTH ADDITION	DESCRIPTION
SITE PLAN	
BROOKINGS, SOUTH DAKOTA	
REV.	DATE

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