

PRELIMINARY PLAT OF
BLOCKS 1-3 IN NORTHERN PLAINS ADDITION
AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA

Brookings City Council

Approved
(Mayor)

Date 4/26/2022

DEVELOPER
NORTHERN PLAINS PROFESSIONAL PROPERTIES LLC
1424 9TH AVE SE
WATERTOWN, SD 57201

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, RLS
NATHANN@BANNERASSOCIATES.COM

HORIZONTAL DATUM:
- NAD 83
- COORD. SYSTEM: U.S. STATE PLANE 1983
- ZONE: SOUTH DAKOTA NORTH (4001)

VERTICAL DATUM:
- NAVD 88
- GEOID 18

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

LEGEND:

- MONUMENT (FOUND)
— PROPERTY LINE
--- SETBACK

EXISTING LEGAL DESCRIPTION
S54S° OF N1053.7° OF E467° OF W500° EXC. LOT H-1 IN
SE1/4 SEC. 35-T110N-R50W

FLOODPLAIN INFORMATION
FLOOD ZONE DESIGNATION: ZONE X
NAT'L FLOOD INSURANCE PROGRAM MAP
PANEL NO. 46011C0445C
DATE: JULY 16, 2008

ZONING REGULATIONS:
B-2A OFFICE DISTRICT

	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 FEET	5 FEET*	20 FEET*	35 FEET

* REFER TO SECTION 94-399.1 BUFFERYARDS

R-2 TWO-FAMILY DISTRICT

	PER UNIT DENSITY SQ. FT.	MIN. LOT AREA SQ. FT.	MIN. LOT WIDTH	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MAX. HEIGHT
APTS., CONDOMINIUMS TOWNHOUSES* 5 OR MORE UNITS	2,420**	16,000	100 FEET	25 FEET	7 FEET***	25 FEET	35 FEET

* PARKING LOTS SHALL BE SCREENED FROM SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL USES ACCORDING TO SECTION 94-401.

** A MAXIMUM OF 18 DWELLING UNITS PER ACRE SHALL BE ALLOWED.

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



VICINITY MAP
SCALE: NONE

BANNER
engineering a better community
www.bannerassociates.com - Toll Free: 1.855.323.6342

PROJECT / SHEET TITLE: NORTHERN PLAINS PROFESSIONAL PROPERTIES

PRELIMINARY PLAT

BROOKINGS, SOUTH DAKOTA

DESCRIPTION

REV.

DATE

FOR
REVIEW ONLY
NOT FOR
CONSTRUCTION

JOB No.: 23507-00
DATE: FEBRUARY 2022
ENG / ARCH: JDB
DESIGNER: JDB
TECHNICIAN:

SHEET No.:
1 OF 2