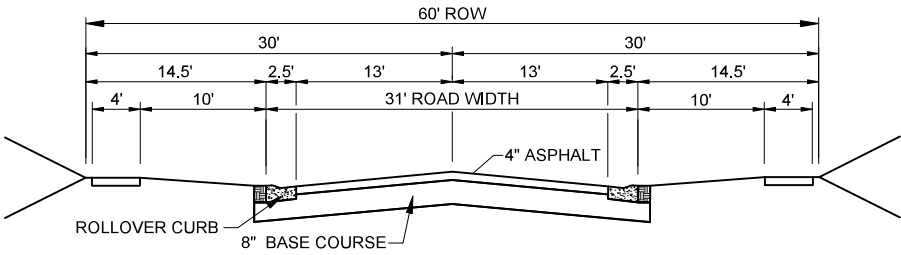
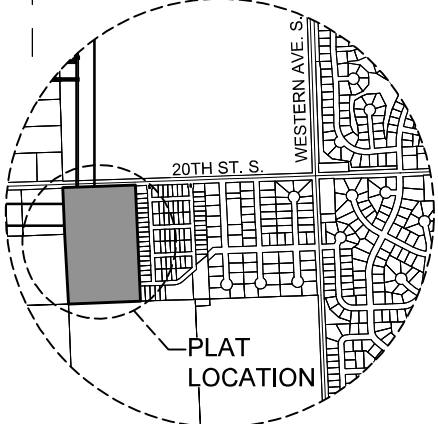




- LEGEND:
- PROPERTY LINE
 - SETBACK LINE
 - EXISTING UTILITY EASEMENT



TYPICAL SECTION - LOCAL STREETS



VICINITY MAP
SCALE: NONE



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

VERTICAL DATUM:
- NAVD 88
- GEOID 03

BASIS OF BEARING: GEODETIC NORTH

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

ZONING
R-3 ZONING

SINGLE FAMILY:
MINIMUM LOT AREA = 6,000 SF
MINIMUM LOT WIDTH = 50 FT
MAXIMUM HEIGHT = 35 FT
FRONT YARD = 20 FT
REAR YARD = 25 FT
SIDE YARD = 7 FT

SINGLE FAMILY ATTACHED 0 FEET SIDE YARD (2 UNITS):
MINIMUM LOT AREA = 9,600 SF
MINIMUM LOT WIDTH = 75 FT
MAXIMUM HEIGHT = 35 FT
FRONT YARD = 20 FT
REAR YARD = 25 FT
SIDE YARD = 7 FT (0 FT ON PARTY WALL)

DEVELOPER

BLAIRHILL PROPERTIES INC.
KEITH ROUNDS - PRESIDENT
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ENGINEER/SURVEYOR

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SURVEYOR
AUSTIN JOHNSON, LS
AUSTINJ@BANNERASSOCIATES.COM

EXISTING LEGAL

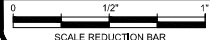
W755' OF N1/2 NE 1/4 IN SEC 3-T109N-R50W
APPROXIMATELY 22± ACRES



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

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

JOB No.: 21513-00
DATE: DECEMBER 2020
DESIGNED BY: JDB
CHECKED BY: BJW
DRAWN BY: JDB



SHEET No. :