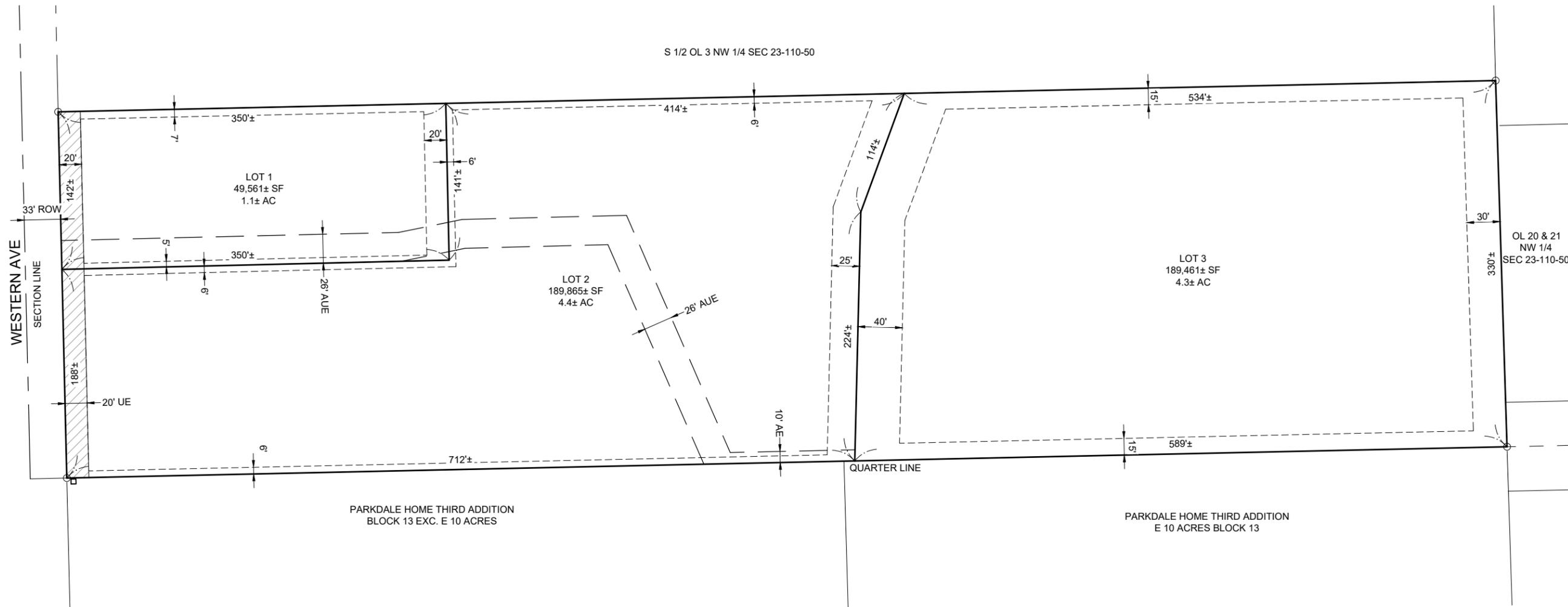
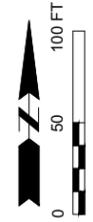


**PRELIMINARY PLAT**  
**HERON COVE ADDITION LOTS 1-3;**  
 AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA



**LEGEND:**

- EXISTING PROPERTY LINE
- SECTION LINE
- QUARTER LINE
- ..... VACATED PROPERTY LINE
- PROPOSED PROPERTY LINE
- SETBACK LINE
- NEW EASEMENT

**DEVELOPER**  
 HERON COVE, LLC  
 JACOB MILLS  
 1123 MAIN AVE S  
 BROOKINGS, SD 57006

**EXISTING LEGAL**  
 OL 2 IN SW 1/4 NW 1/4 SEC 23-T110N-R50W  
 APPROXIMATELY 9.9± ACRES

**FLOOD PLAIN**  
 NAT'L FLOOD INSURANCE PROGRAM  
 MAP PANEL NO. 46011C0433D  
 DATE: APRIL 23, 2025  
 ZONE AE: AREA WITH 1% ANNUAL CHANCE OF FLOOD  
 ZONE AE: REGULATORY FLOODWAY

**ENGINEER/SURVEYOR**

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

ENGINEER  
 JUSTIN BUCHER, PE  
 JUSTINB@BANNERASSOCIATES.COM

SURVEYOR  
 TAYLOR ARNDT, LS  
 TAYLORA@BANNERASSOCIATES.COM

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				20 FT	5FT*	20 FT*	60 FT
* REFER TO SECTION 94-399.1 BUFFERYARDS							

R-1A							
	DENSITY (SQ FT)	MIN. LOT AREA (SQ FT)	MIN. LOT WIDTH	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MAX. HEIGHT
SINGLE-FAMILY DWELLING	15,000	15,000	100 FT	40 FT	15 FT	30 FT	35 FT
OTHER ALLOWABLE USES	15,000	15,000	100 FT	20 FT	15 FT	30 FT	35 FT

R-3						
	MIN. LOT AREA (SQ FT)	MIN. LOT WIDTH	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MAX. HEIGHT
SINGLE-FAMILY DWELLING	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 OR 7FT ON NONPARTY WALL	25 FT	35 FT
3 UNITS	12,000	90 FT	20 FT	0 FT OR 7FT ON NONPARTY WALL	25 FT	35 FT
4 UNITS	14,000	105 FT	20 FT	0 FT OR 7FT ON NONPARTY WALL	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**
* PARKING LOTS SHALL BE SCREENED FROM SINGLE FAMILY AND TWO FAMILY RESIDENTIAL USES ACCORDING TO SECTION 394-401						
** REFER TO SECTION 94-399.1 BUFFERYARDS						

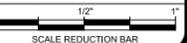


HERON COVE ADDITION  
 PRELIMINARY PLAT  
 BROOKINGS, SOUTH DAKOTA

REV.	DATE	DESCRIPTION



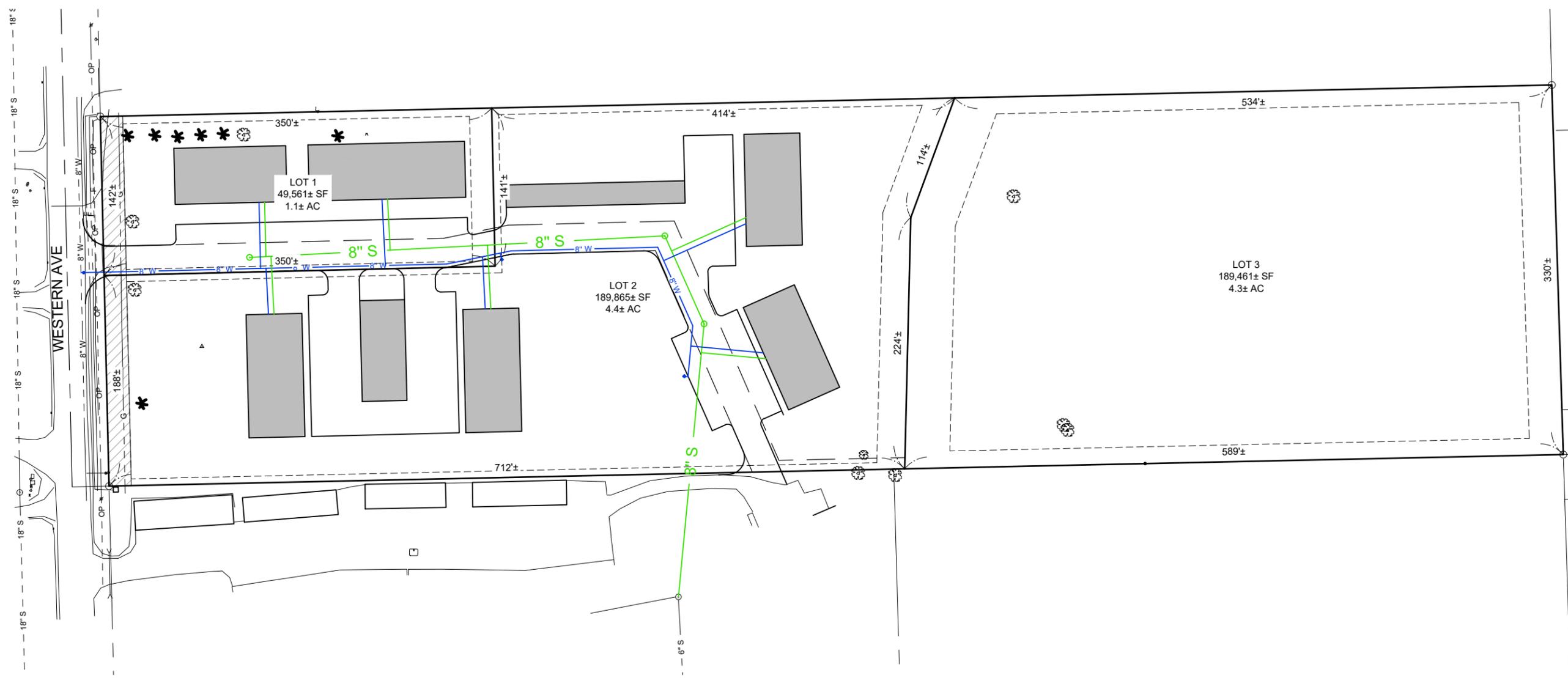
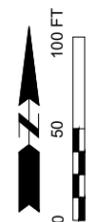
JOB No.: 24560-00  
 DATE: FEBRUARY 2026  
 ENG / ARCH: JDB  
 DESIGNER: JDB  
 TECHNICIAN:



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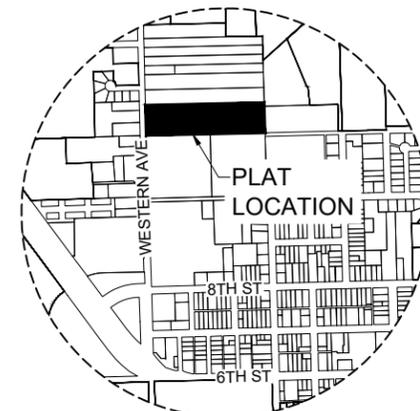
# UTILITY PLAN

## HERON COVE ADDITION LOTS 1-3; AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA



### LEGEND:

	EXISTING PROPERTY LINE		EXISTING WATER LINE
	SECTION LINE		EXISTING SANITARY LINE
	QUARTER LINE		EXISTING STORM LINE
	PROPOSED PROPERTY LINE		EXISTING UNDERGROUND POWER LINE
	SETBACK LINE		EXISTING OVERHEAD POWER LINE
	NEW EASEMENT		EXISTING FIBER OPTIC LINE
	EXISTING SANITARY MANHOLE		PROPOSED WATER LINE
	EXISTING WATER VALVE		PROPOSED SANITARY LINE
	EXISTING CURB STOP		PROPOSED STORM LINE
	EXISTING STORM MANHOLE		PROPOSED DROP INLET
	EXISTING LIGHT POLE		PROPOSED SANITARY MANHOLE
	EXISTING POWER POLE		PROPOSED WATER VALVE
			PROPOSED FIRE HYDRANT



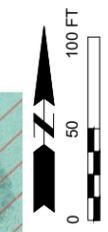
HERON COVE ADDITION	
UTILITY PLAN	
BROOKINGS, SOUTH DAKOTA	
PROJECT / SHEET TITLE:	DESCRIPTION
REV.	DATE

FOR  
REVIEW ONLY  
NOT FOR  
CONSTRUCTION

JOB No.:	24560-00
DATE:	FEBRUARY 2026
ENG / ARCH:	JDB
DESIGNER:	JDB
TECHNICIAN:	

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**GRADING PLAN**  
**HERON COVE ADDITION LOTS 1-3;**  
 AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA



**LEGEND:**

	EXISTING PROPERTY LINE		EXISTING MAJOR CONTOUR		EXISTING SANITARY MANHOLE		PROPOSED DROP INLET
	SECTION LINE		EXISTING MINOR CONTOUR		EXISTING WATER VALVE		PROPOSED SANITARY MANHOLE
	QUARTER LINE		PROPOSED MAJOR CONTOUR		EXISTING CURB STOP		PROPOSED WATER VALVE
	PROPOSED PROPERTY LINE		PROPOSED MINOR CONTOUR		EXISTING STORM MANHOLE		PROPOSED FIRE HYDRANT
	SETBACK LINE		FEMA ZONE AE		EXISTING LIGHT POLE		EXISTING STORM LINE
			FEMA REGULATORY FLOODWAY		EXISTING POWER POLE		PROPOSED STORM LINE

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HERON COVE ADDITION	
GRADING PLAN	
BROOKINGS, SOUTH DAKOTA	
PROJECT / SHEET TITLE:	DESCRIPTION
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