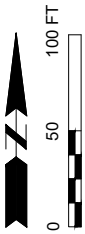
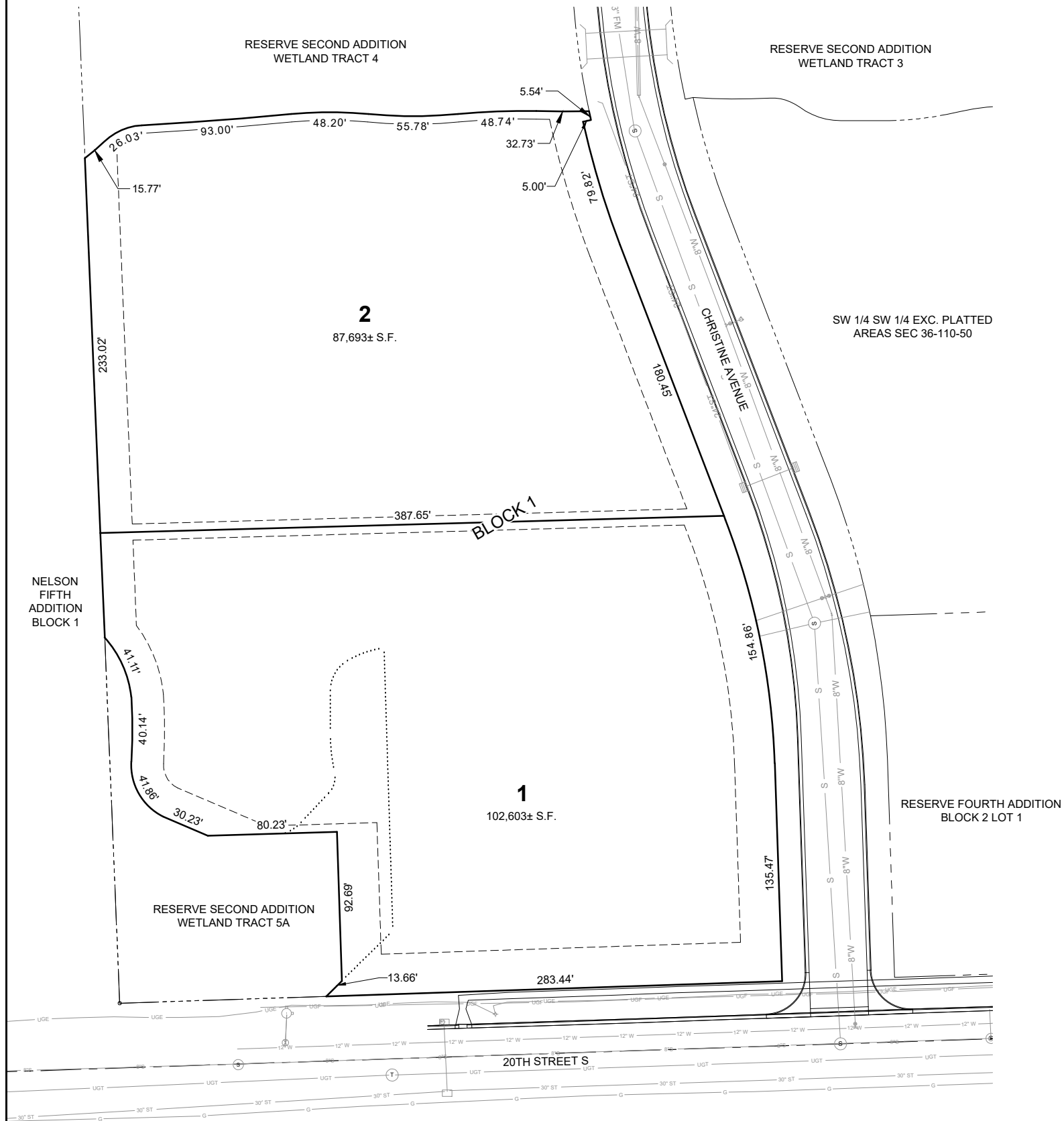


PRELIMINARY PLAT  
LOTS 1 AND 2 IN BLOCK 1 OF RESERVE FOURTH ADDITION  
AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA



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

VERTICAL DATUM:  
- NAVD 88  
- GEOID 09

BASIS OF BEARING: GEODETIC NORTH

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

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

ZONING REGULATIONS

ZONED B2 BUSINESS DISTRICT AND  
B3 HEAVY COMMERCIAL DISTRICT

B-2

	DENSITY SQ. FT.	MIN. LOT AREA SQ. FT.	MIN. LOT WIDTH	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MAX. HEIGHT
COMMERCIAL USES		15,000	100 FEET	25 FEET	5 FEET*	20 FEET*	60 FEET
OTHER ALLOWABLE USES		15,000	100 FEET	25 FEET	7 FEET**	20 FEET	60 FEET

\* REFER TO SECTION 94-399.1 BUFFERYARDS  
\*\* THE SIDE YARD WILL BE REQUIRED TO BE INCREASED TO TEN FEET IF THE BUILDING IS THREE OR MORE STORIES IN HEIGHT

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 FEET	5 FEET*	20 FEET*	60 FEET

\* REFER TO SECTION 94-399.1 BUFFERYARDS

LEGEND

○	MONUMENT (FOUND)
---	EXISTING CONTOURS
---	EXISTING PROPERTY LINE
---	PROPOSED PROPERTY LINE
---	PROPOSED BUILDING SETBACK LINE
W	EXISTING WATER LINE
S	EXISTING SANITARY LINE
UGE	EXISTING UNDERGROUND ELECTRIC
UGF	EXISTING FIBER OPTIC LINE
UGT	EXISTING TELEPHONE LINE
⊙	EXISTING SANITARY MANHOLE
⊙	EXISTING STORM MANHOLE
---	ZONING BOUNDARY
W	NEW WATER LINE
⊗	NEW WATER VALVE
⊙	NEW FIRE HYDRANT
S	NEW SANITARY SEWER LINE
⊙	NEW SANITARY MANHOLE
ST	NEW STORM SEWER LINE
⊞	NEW DROP INLET

RESERVE FOURTH ADDITION

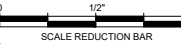
PROJECT / SHEET TITLE :

PRELIMINARY PLAT

BROOKINGS SOUTH DAKOTA

REV. DATE

JOB No.: 22027-01  
DATE: SEPTEMBER 2023  
ENG / ARCH: JDB  
DESIGNER: JDB  
TECHNICIAN: JLU



SHEET No. :