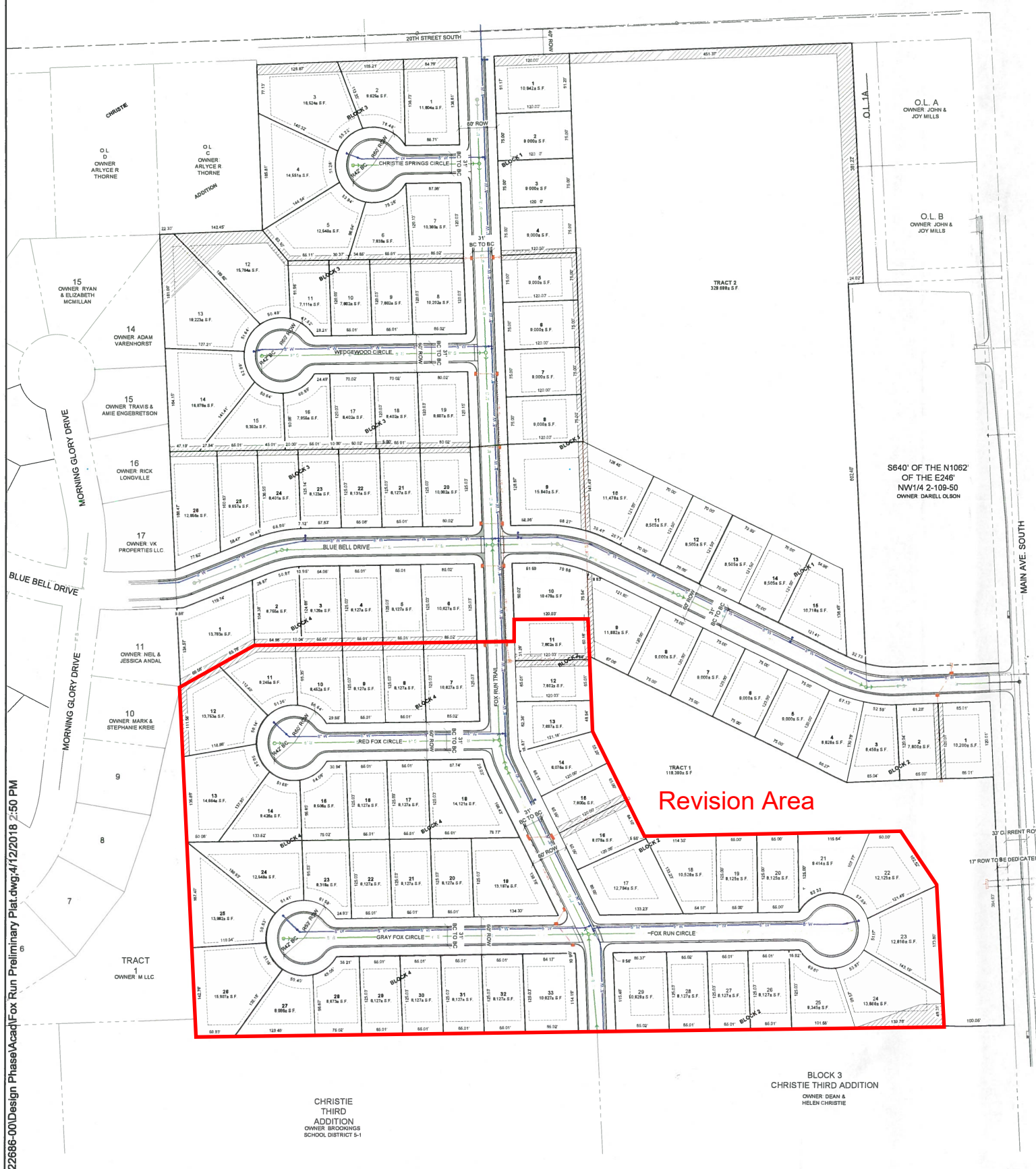


**PRELIMINARY PLAT**  
**LOTS 1 THROUGH 15 OF BLOCK 1, LOTS 1 THROUGH 29 OF BLOCK 2, LOTS 1 THROUGH 26 OF BLOCK 3, LOTS 1 THROUGH 33 OF BLOCK 4, TRACT 1, AND TRACT 2 ALL IN FOX RUN ADDITION**  
 AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA



**LEGEND**

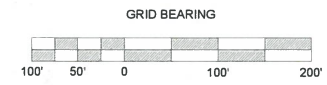
- MONUMENT (FOUND)
- - - - - 1600' EXISTING CONTOURS
- - - - - EXISTING PROPERTY LINE
- - - - - PROPOSED PROPERTY LINE
- - - - - PROPOSED BUILDING SETBACK LINE
- W EXISTING WATER LINE
- S EXISTING SANITARY LINE
- UGE EXISTING UNDERGROUND ELECTRIC
- UGF EXISTING FIBER OPTIC LINE
- UGT EXISTING TELEPHONE LINE
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING BARB WIRE FENCE
- 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

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



**ZONING REGULATIONS:**

**R-1D SINGLE FAMILY**

	PER UNIT DENSITY SQ. FT.	MIN. LOT AREA SQ. FT.	MIN. LOT WIDTH	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MAX. HEIGHT
SINGLE-FAMILY	6,000	6,000	50 FEET	20 FEET	6 FEET	20 FEET	35 FEET
SINGLE-FAMILY, 0 FT SIDE YARD - 2 UNITS	6,000	12,000	80 FEET	20 FEET	0 FEET*	20 FEET	35 FEET
OTHER ALLOWABLE USES	4,500	9,000	75 FEET	20 FEET	6 FEET	20 FEET	35 FEET
OTHER ALLOWABLE USES		10,000	75 FEET	20 FEET	6 FEET	20 FEET	35 FEET

\* OR 6' ON NON-PARTY WALL

DENSITY PER FAMILY REQUIREMENTS DO NOT APPLY TO DORMATORIES, FRATERNITIES, SORORITIES, NURSING HOMES OR OTHER SIMILAR GROUP QUARTERS WHERE NO COOKING FACILITIES ARE PROVIDED IN INDIVIDUAL ROOMS.

**ZONING REGULATIONS:**

**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
SINGLE-FAMILY DWELLING	7,500	7,500	50 FEET	25 FEET	7 FEET	25 FEET	35 FEET
SINGLE-FAMILY 0 FEET SIDE YARD 2 UNITS	6,000	12,000	80 FEET	25 FEET	0 FEET OR 7 FEET ON NONPARTY WALL	25 FEET	35 FEET
SINGLE-FAMILY 0 FEET SIDE YARD 3 UNITS	5,000	15,000	100 FEET	25 FEET	0 FEET OR 7 FEET ON NONPARTY WALL	25 FEET	35 FEET
SINGLE-FAMILY 0 FEET SIDE YARD 4 UNITS	4,500	18,000	120 FEET	25 FEET	0 FEET OR 7 FEET ON NONPARTY WALL	25 FEET	35 FEET
TWO-FAMILY DWELLINGS							
CONDOMINIUMS							
TOWNHOUSES							
2 UNITS	4,950	9,900	65 FEET	25 FEET	7 FEET	25 FEET	35 FEET
3 UNITS	4,100	12,300	80 FEET	25 FEET	7 FEET	25 FEET	35 FEET
4 UNITS	3,675	14,700	95 FEET	25 FEET	7 FEET	25 FEET	35 FEET
APTS., CONDOMINIUMS TOWNHOUSES* 5 OR MORE UNITS	2,420**	16,000	100 FEET	25 FEET	7 FEET***	25 FEET	35 FEET
OTHER ALLOWABLE USES		7,500	50 FEET	25 FEET	7 FEET***	25 FEET	35 FEET

\* THREE HUNDRED SQUARE FEET OF LANDSCAPED AREA SHALL BE PROVIDED FOR EACH DWELLING UNIT EXCLUSIVE OF REQUIRED BUILDING SETBACK AREAS, ACCESS DRIVES AND PARKING LOTS. TWO-THIRDS OF THE LANDSCAPED AREA SHALL BE LOCATED IN A CONTIGUOUS, SINGLE TRACT WHICH CONTAINS NO PORTIONS THEREOF WHICH ARE NOT CONTIGUOUS, ADJACENT AND ABUTTING TO EITHER THE ENTIRE WIDTH OR ENTIRE LENGTH OF SAID TRACT. 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.

**ZONING REGULATIONS:**

**R-3 APARTMENT 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
SINGLE-FAMILY DWELLING	6,000	6,000	50 FEET	20 FEET	7 FEET	25 FEET	35 FEET
TWO DWELLING UNITS	8,400	8,400	65 FEET	20 FEET	7 FEET	25 FEET	35 FEET
SINGLE FAMILY ATTACHED 0 FEET SIDE YARD							
2 UNITS	9,600	9,600	75 FEET	20 FEET	0 FEET OR 7 FEET ON NON-PARTY WALL	25 FEET	35 FEET
3 UNITS	12,000	12,000	90 FEET	20 FEET	0 FEET OR 7 FEET ON NON-PARTY WALL	25 FEET	35 FEET
4 UNITS	14,000	14,000	105 FEET	20 FEET	0 FEET OR 7 FEET ON NON-PARTY WALL	25 FEET	35 FEET
APTS., CONDO'S, TOWNHOUSES* (3 OR MORE UNITS)	1,815**	10,000	75 FEET	20 FEET	7 FEET***	25 FEET	45 FEET
OTHER ALLOWABLE USES		6,000	50 FEET	20 FEET	7 FEET***	25 FEET	45 FEET

\* THREE HUNDRED SQUARE FEET OF LANDSCAPED AREA SHALL BE PROVIDED FOR EACH DWELLING UNIT EXCLUSIVE OF REQUIRED BUILDING SETBACK AREAS, ACCESS DRIVES AND PARKING LOTS. TWO-THIRDS OF THE LANDSCAPED AREA SHALL BE LOCATED IN A CONTIGUOUS, SINGLE TRACT WHICH CONTAINS NO PORTIONS THEREOF WHICH ARE NOT CONTIGUOUS, ADJACENT AND ABUTTING TO EITHER THE ENTIRE WIDTH OR ENTIRE LENGTH OF SAID TRACT. FIFTY PERCENT OF THE REQUIRED LANDSCAPED AREA MAY BE USED FOR PARKING SPACES IN EXCESS OF THE MINIMUM REQUIREMENT. PARKING LOTS SHALL BE SCREENED FROM SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL USES ACCORDING TO SECTION 94-401.

\*\* A MAXIMUM OF 24 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.

**OWNER INFORMATION**

ADVANTAGE INVESTMENT GROUP LLC  
 120 MAIN AVE. S.  
 BROOKINGS, SD 57006

VK PROPERTIES LLC  
 326 6TH ST. W.  
 BROOKINGS, SD 57006

**EASEMENTS**

1' NO ACCESS EASEMENT TO BE PLACED ALONG 20TH ST S AND MAIN AVE S.

DRAINAGE EASEMENTS TO BE DETERMINED BY FINAL DRAINAGE STUDY.

UTILITY EASEMENTS TO BE DETERMINED BY BMU BEFORE FINAL PLAT.

WETLAND PROTECTION EASEMENTS TO BE DETERMINED IN COORDINATION WITH THE US ARMY CORPS OF ENGINEERS.

**Brookings City Council**

Approved *Keith Willett*  
 (Mayor)

Date *6/2/18*

**FOR REVIEW ONLY  
 NOT FOR CONSTRUCTION**

JOB No.:	2286 00
DATE:	MAY 2018
DESIGNED BY:	JDB
CHECKED BY:	PJC
DRAWN BY:	JDB



FOX RUN ADDITION  
 PRELIMINARY PLAT  
 BROOKINGS, SD  
 DESCRIPTION

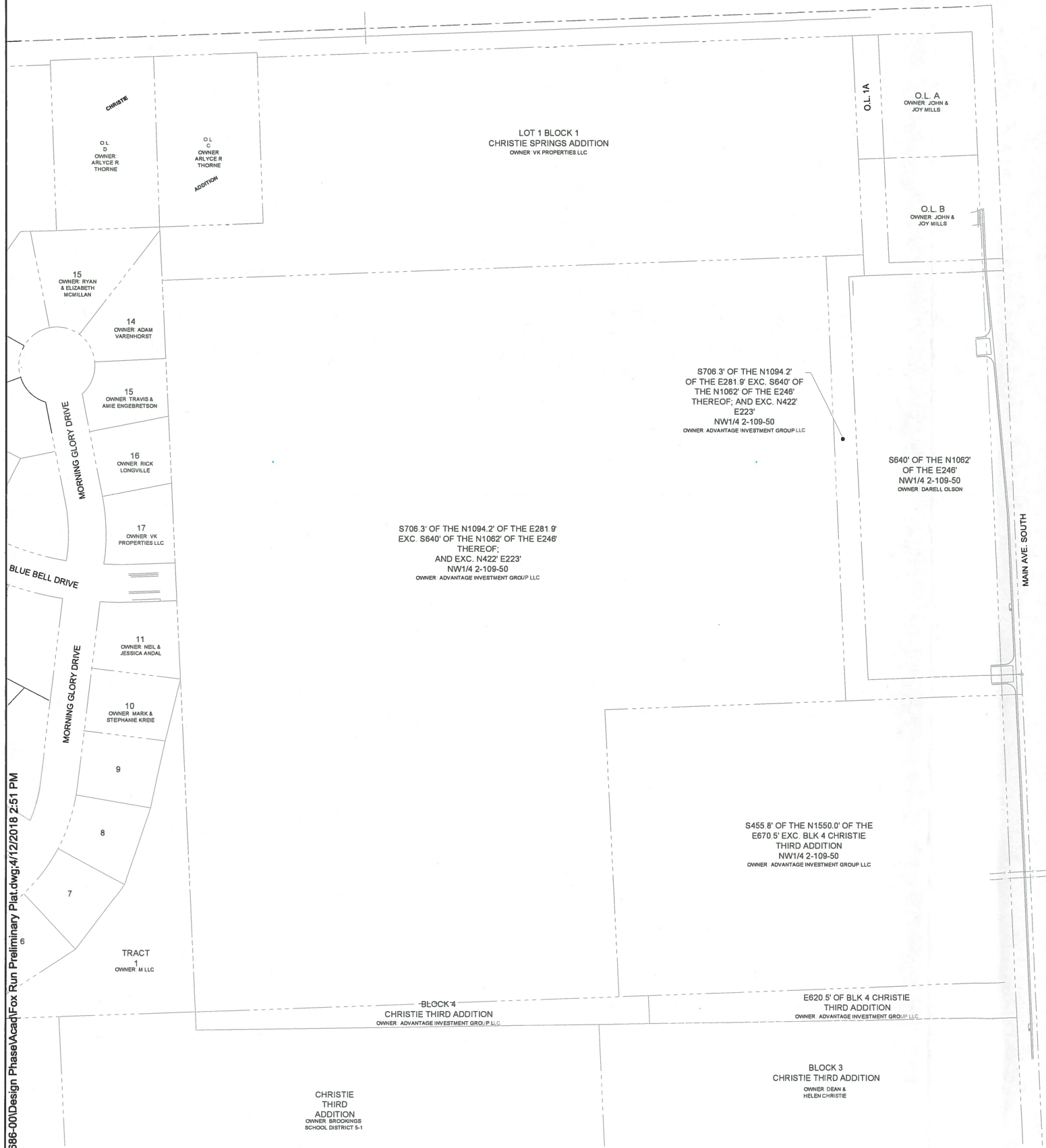
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CHRISTIE  
 THIRD  
 ADDITION  
 OWNER: BROOKINGS  
 SCHOOL DISTRICT #1

BLOCK 3  
 CHRISTIE THIRD ADDITION  
 OWNER: DEAN &  
 HELEN CHRISTIE

S640' OF THE N1062'  
 OF THE E246'  
 NW1/4 2-109-50  
 OWNER: DARRELL OLSON

EXISTING PARCEL MAP

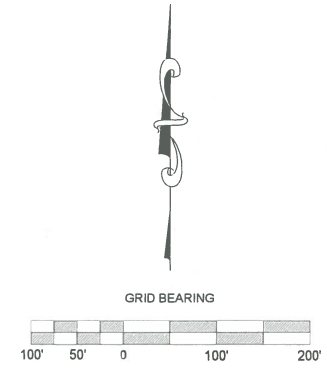


HORIZONTAL DATUM:  
 - NAD 83  
 - PROJECTION: SOUTH DAKOTA STATE PLANE COORDINATES NORTH ZONE

VERTICAL DATUM:  
 - NAVD 88  
 - GEOID 08

BASIS OF BEARING: GEODETIC NORTH

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



**LEGEND**

- MONUMENT (FOUND)
- - - - - EXISTING CONTOURS
- - - - - EXISTING PROPERTY LINE

**OWNER INFORMATION**

ADVANTAGE INVESTMENT GROUP LLC  
 120 MAIN AVE. S  
 BROOKINGS, SD 57006

VK PROPERTIES LLC  
 326 6TH ST. W.  
 BROOKINGS, SD 57006

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PROJECT / SHEET TITLE:

FOX RUN ADDITION  
 EXISTING PARCEL MAP

BROOKINGS, SD

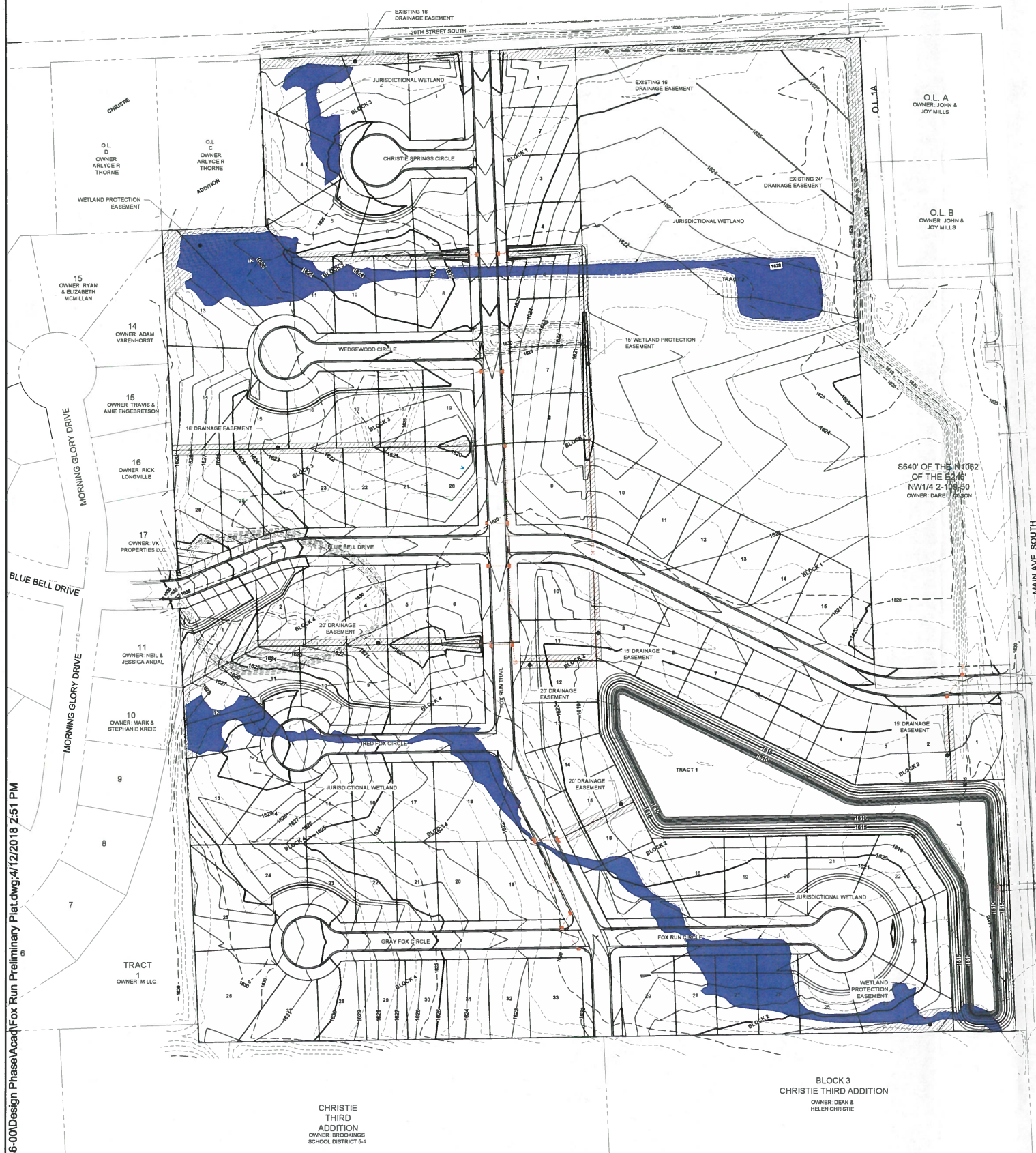
REV.	DATE	DESCRIPTION

**FOR REVIEW ONLY  
 NOT FOR CONSTRUCTION**

JOB No.:	22686 00
DATE:	MAY 2018
DESIGNED BY:	JDB
CHECKED BY:	PJC
DRAWN BY:	JDB

0 1/2" 1"  
 SCALE REDUCTION BAR

**GRADING PLAN**  
**LOTS 1 THROUGH 15 OF BLOCK 1, LOTS 1 THROUGH 29 OF BLOCK 2, LOTS 1 THROUGH 26 OF BLOCK 3, LOTS 1 THROUGH 33 OF BLOCK 4, LOTS 1 THROUGH 11 OF BLOCK 5, TRACT 1, AND TRACT 2, ALL IN FOX RUN ADDITION**  
 AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA

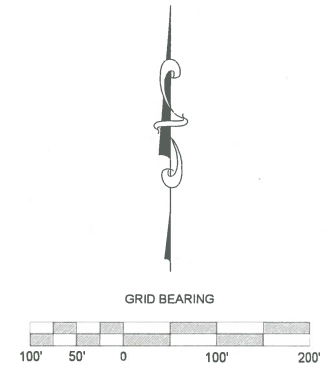


HORIZONTAL DATUM:  
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VERTICAL DATUM:  
 - NAVD 88  
 - GEOID 08

BASIS OF BEARING: GEODETIC NORTH

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



**FLOOD ZONE DESIGNATION**  
 NAT'L FLOOD INSURANCE PROGRAM  
 MAP PANEL NO. 46011C0445C  
 DATE: JULY 16, 2008  
 ZONE "X" OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN

F:\22686-00\Design Phase\Acad\Fox Run Preliminary Plat.dwg; 4/12/2018 2:51 PM

CHRISTIE  
 THIRD  
 ADDITION  
 OWNER: BROOKINGS  
 SCHOOL DISTRICT 5-1

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

PROJECT / SHEET TITLE:	FOX RUN ADDITION
PRELIMINARY GRADING PLAN	
BROOKINGS, SD	
DESCRIPTION	
REV:	DATE

**FOR REVIEW ONLY**  
**NOT FOR CONSTRUCTION**

JOB No.:	22686 00
DATE:	MAY 2018
DESIGNED BY:	JDB
CHECKED BY:	PJC
DRAWN BY:	JDB
0 1/2" 1" SCALE REDUCTION BAR	