

PRELIMINARY PLAT
LOT 1 IN BLOCK 1 AND LOTS 1, 2, AND 3 IN BLOCK 2 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

LEGEND

	MONUMENT (FOUND)
	EXISTING CONTOURS
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	PROPOSED BUILDING SETBACK LINE
	EXISTING WATER LINE
	EXISTING SANITARY LINE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING FIBER OPTIC LINE
	EXISTING TELEPHONE LINE
	EXISTING SANITARY MANHOLE
	EXISTING STORM MANHOLE
	NEW WATER LINE
	NEW WATER VALVE
	NEW FIRE HYDRANT
	NEW SANITARY SEWER LINE
	NEW SANITARY MANHOLE
	NEW STORM SEWER LINE
	NEW DROP INLET

OWNER INFORMATION

CD PROPERTIES LLC
 302 32ND AVE. S.
 BROOKINGS, SD 57006

LEGAL DESCRIPTIONS

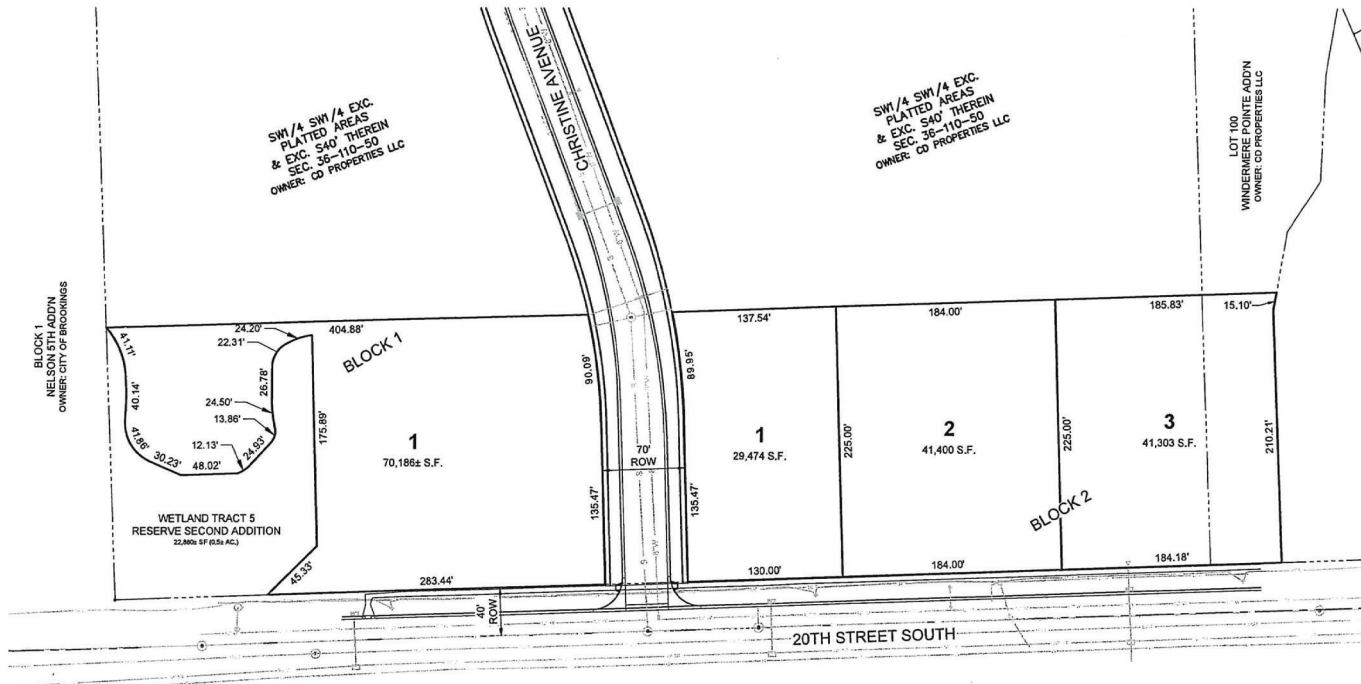
SW1/4 SW1/4 EXCEPT ALL PLATTED AREAS THEREOF, AND EXCEPT THE SOUTH FORTY FEET (S40') OF THE SW1/4 SW1/4 THEREOF, OF SECTION 36-T110N-R50W OF THE 5TH P.M., IN THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA.

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 B-2A
 BUSINESS/OFFICE DISTRICT



Brookings City Council

Approved
 (Mayor)

Date

8-24-21

PRELIMINARY PLAT
RESERVE FOURTH ADDITION BLOCK 2 LOTS 2-3; BLOCK 3;
AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA

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

NAT'L FLOOD INSURANCE PROGRAM
MAP PANEL NO. 46011C0441D
DATE: APRIL 23, 2025
ZONE "X" OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN

ZONING REGULATIONS

ZONED B-2 BUSINESS DISTRICT AND
R-3 HEAVY COMMERCIAL DISTRICT

HORIZONTAL DATUM:

- NAD 83
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COORDINATES NORTH ZONE

VERTICAL DATUM:

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BASIS OF BEARING: GEODETIC NORTH

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

LEGEND

O	MONUMENT (FOUND)
---	EXISTING CONTOURS
---	EXISTING PROPERTY LINE
---	PROPOSED PROPERTY LINE
---	PROPOSED BUILDING SETBACK LINE
---	ZONING BOUNDARY

B-2						
	MIN. LOT AREA (SQ FT)	MIN. LOT WIDTH	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MAX. HEIGHT
COMMERCIAL USES	15,000	100 FT	25 FT	5 FT*	20 FT*	60 FT
OTHER ALLOWABLE USES	15,000	100 FT	25 FT	7 FT**	20 FT	60 FT
*REFER TO SECTION 94-399.1 BUFFERYARDS						
** THE SIDE YARD WILL BE REQUIRED TO BE INCREASED TO 10 FEET IF THE BUILDING IS THREE OR MORE STORIES IN HEIGHT.						

R-3						
	MIN. LOT AREA (SQ FT)	MIN. LOT WIDTH	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MAX. HEIGHT
SINGLE FAMILY DWELING	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*	25 FT	35 FT
SINGLE FAMILY ATTACHED, 0 FT SIDE YARD - 3 UNITS	12,000	90 FT	20 FT	0 FT*	25 FT	35 FT
SINGLE FAMILY ATTACHED, 0 FT SIDE YARD - 4 UNITS	14,000	105 FT	20 FT	0 FT*	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**
*OR 7 FT ON NON-PARTY WALL						
** SECTION 94-399.1 BUFFERYARDS APPLICABLE						

