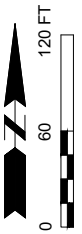


PRELIMINARY PLAT
LOTS 11 THROUGH 15B OF BLOCK 2; LOTS 7A THROUGH 18B OF BLOCK 4; LOTS 1A THROUGH 6B OF BLOCK 5; BLOCK 6; ALL IN FOX RUN ADDITION
 AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA

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

DEVELOPER

ADVANTAGE INVESTMENT GROUP LLC
 120 MAIN 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
 AUSTIN JOHNSON, LS
 AUSTINJ@BANNERASSOCIATES.COM

EXISTING LEGAL

FOX RUN ADDITION EXC. PLATTED AREAS
 13.4± ACRES

LEGEND:

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- - - SETBACK LINE
- ▨ PROPOSED DRAINAGE ESMT



VICINITY MAP
 SCALE: NONE



| R-1D | | | | | | | |
|---|--------------------------|-----------------------|----------------|-----------------|----------------|----------------|-------------|
| | 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, SMALL LOT | 4,500 | 4,500 | 40 FT | 10 FT | 5 FT | 10 FT | 35 FT |
| SINGLE FAMILY | 6,000 | 6,000 | 50 FT | 20 FT | 6 FT | 20 FT | 35 FT |
| SINGLE FAMILY, 0 FEET SIDE YARD - 2 UNITS | 6,000 | 12,000 | 80 FT | 20 FT | 0 FT* | 20 FT | 35 FT |
| SINGLE FAMILY, 0 FOOT SIDE YARD, 2 UNITS, SMALL LOT | 4,500 | 9,000 | 65 FT | 20 FT | 0 FT** | 10 FT | 35 FT |
| TWO-FAMILY | 4,500 | 9,000 | 75 FT | 20 FT | 6 FT | 20 FT | 35 FT |
| OTHER ALLOWABLE USES | | 10,000 | 75 FT | 20 FT | 6 FT | 20 FT | 35 FT |

* OR 6' ON NON-PARTY WALL.
 ** OR 5' ON NON-PARTY WALL.

| R-2 | | | | | | | |
|---|--------------------------|-----------------------|----------------|-----------------|----------------|----------------|-------------|
| | 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 | 7,500 | 7,500 | 50 FT | 25 FT | 7 FT | 25 FT | 35 FT |
| SINGLE FAMILT 0 FT SIDE YARD, 2 UNITS | 6,000 | 12,000 | 80 FT | 25 FT | 0 FT* | 25 FT | 35 FT |
| SINGLE FAMILY 0 FT SIDE YARD, 3 UNITS | 5,000 | 15,000 | 100 FT | 25 FT | 0 FT* | 25 FT | 35 FT |
| SINGLE FAMILY 0 FT SIDE YARD, 4 UNITS | 4,500 | 18,000 | 120 FT | 25 FT | 0 FT* | 25 FT | 35 FT |
| TOWNHOUSES | | | | | | | |
| 2 UNITS | 4,950 | 9,900 | 65 FT | 25 FT | 7 FT | 25 FT | 35 FT |
| 3 UNITS | 4,100 | 12,300 | 80 FT | 25 FT | 7 FT | 25 FT | 35 FT |
| 4 UNITS | 3,675 | 14,700 | 95 FT | 25 FT | 7 FT | 25 FT | 35 FT |
| APTS, CONDO, TOWNHOUSES** (5 OR MORE UNITS) | 2,420** | 16,000 | 100 FT | 25 FT | 7 FT*** | 25 FT | 35 FT |
| OTHER ALLOWABLE USES | | 7,500 | 50 FT | 25 FT | 7 FT*** | 25 FT | 35 FT |

* OR 7' ON NON-PARTY WALL.
 ** A MAXIMUM OF 18 DWELLING UNITS PER ACRE SHALL BE ALLOWED.
 *** THE SIDE YARD WILL BE REQUIRED TO BE INCREASED TO 10 FT 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 | 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 FEET SIDE YARD | | | | | | | |
| 2 UNITS | 9,600 | 75 FT | 20 FT | 0 FT* | 25 FT | 35 FT | |
| 3 UNITS | 12,000 | 90 FT | 20 FT | 0 FT* | 25 FT | 35 FT | |
| 4 UNITS | 14,000 | 105 FT | 20 FT | 0 FT* | 25 FT | 35 FT | |
| APTS, CONDO, 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' ON NON-PARTY WALL.
 ** SECTION 94-399.1 BUFFERYARDS APPLICABLE



| | |
|------------------------|-------------------------|
| PROJECT / SHEET TITLE: | FOX RUN ADDITION |
| DESCRIPTION: | PRELIMINARY PLAT |
| LOCATION: | BROOKINGS, SOUTH DAKOTA |
| REV. DATE | |

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

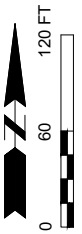
| | |
|-------------|------------|
| JOB No.: | 22686-00 |
| DATE: | MARCH 2024 |
| ENG / ARCH: | JDB |
| DESIGNER: | JDB |
| TECHNICIAN: | |

GRADING PLAN
LOTS 11 THROUGH 15B OF BLOCK 2; LOTS 7A THROUGH 18B OF BLOCK 4; LOTS 1A THROUGH 6B OF BLOCK 5; BLOCK 6; ALL IN FOX RUN 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



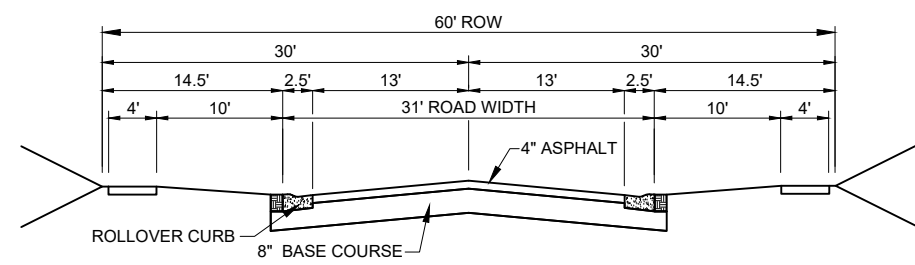
FLOOD ZONE

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

2023 PRELIMINARY MAP UPDATE
 MAP PANEL NO. 46011C0443D
 DATE: APRIL 28, 2023
 ZONE "X" OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN

LEGEND:

- EXISTING STORM SEWER
- PROPOSED PROPERTY LINE
- SETBACK LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED STORM DROP INLET
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR



TYPICAL SECTION - LOCAL STREETS

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

| | |
|------------------------|-------------------------|
| PROJECT / SHEET TITLE: | FOX RUN ADDITION |
| DESCRIPTION: | GRADING PLAN |
| DATE: | BROOKINGS, SOUTH DAKOTA |
| REV.: | |

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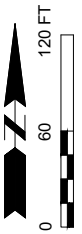
| | |
|-------------|------------|
| JOB No.: | 22686-00 |
| DATE: | MARCH 2023 |
| ENG / ARCH: | JDB |
| DESIGNER: | JDB |
| TECHNICIAN: | |

UTILITY PLAN
LOTS 11 THROUGH 15B OF BLOCK 2; LOTS 7A THROUGH 18B OF BLOCK 4; LOTS 1A THROUGH 6B OF BLOCK 5; BLOCK 6; ALL IN FOX RUN ADDITION
 AN ADDITION TO THE CITY OF BROOKINGS, BROOKINGS COUNTY, SOUTH DAKOTA

HORIZONTAL DATUM:
 - NAD 83
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 COORDINATES NORTH ZONE

VERTICAL DATUM:
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 - GEOID 09

BASIS OF BEARING: GEODETIC NORTH
 ALL DIMENSIONS SHOWN ARE IN
 TERMS OF U.S. SURVEY FEET



LEGEND:

- | | | | |
|----------|-------------------------------|----------|-----------------------------|
| — W — | EXISTING WATER LINE | — 8" S — | PROPOSED SANITARY SEWER |
| — S — | EXISTING SANITARY SEWER | — FM — | PROPOSED SANITARY FORCEMAIN |
| — ST — | EXISTING STORM SEWER | ⊙ | PROPOSED SANITARY MANHOLE |
| — G — | EXISTING GAS LINE | — ST — | PROPOSED STORM SEWER |
| — UGE — | EXISTING UNDERGROUND ELECTRIC | □ | PROPOSED STORM DROP INLET |
| — UGTV — | EXISTING CABLE TV | — 8" W — | PROPOSED WATER MAIN |
| — UGT — | EXISTING TELEPHONE LINE | --- | EXISTING PROPERTY LINE |
| — UGF — | EXISTING FIBER OPTIC LINE | --- | PROPERTY LINE |
| — OHE — | OVERHEAD ELECTRIC LINE | --- | SETBACK LINE |
| | | ▨ | PROPOSED DRAINAGE ESMT |

PROJECT / SHEET TITLE:
FOX RUN ADDITION
UTILITY PLAN
 BROOKINGS, SOUTH DAKOTA

| REV. | DATE | DESCRIPTION |
|------|------|-------------|
| | | |

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| | |
|-------------|------------|
| JOB No.: | 22686-00 |
| DATE: | MARCH 2023 |
| ENG / ARCH: | JDB |
| DESIGNER: | JDB |
| TECHNICIAN: | |

SCALE REDUCTION BAR
 0 1/2" 1"

SHEET No. :
3