

# Preliminary Plat

BLOCK 1 OF SOUTH HAVEN ADDITION AND KALANI PLACE RIGHT-OF-WAY, ALL IN THE NW 1/4 OF THE SE 1/4 OF SECTION 11, T109N, R50W OF THE 5<sup>TH</sup> P.M., BROOKINGS COUNTY, SOUTH DAKOTA



Scale: 1" = 80'



### SITE LEGEND

- 1700 Existing Contours
- Monument Recovered
- Monument Set

Owner/Developer: PMVK Limited LLC  
 611 6th St  
 Brookings, SD 57006  
 Ph. 605.690.0618

Surveyor: Civil Design Inc.  
 609 Main Ave. S.  
 Brookings, SD 57006  
 Ph. 605.696.3200

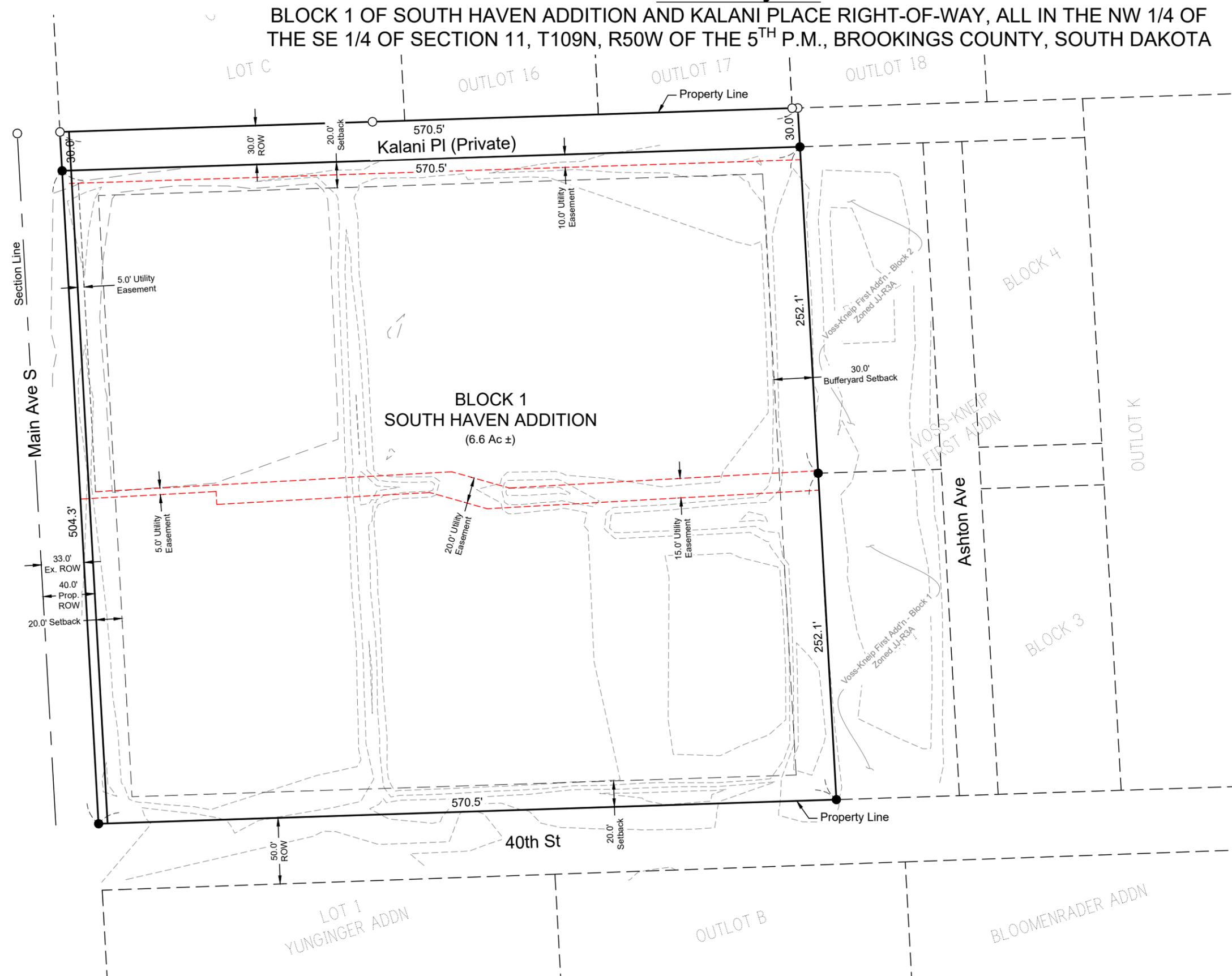
Legal Description: Block 1 of South Haven Addition and Kalani Place Right-of-Way, All in the NW 1/4 of the SE 1/4 of Section 11, T109N, R50W of the 5<sup>th</sup> P.M., Brookings County, South Dakota.

Zoning: Joint Jurisdiction - B-3

#### Setbacks

Front: 20 feet  
 Rear: 20 feet  
 Side: 5 feet

Buffer Yard - Adjacent to Joint Jurisdiction R-3A  
 Type C: Minimum Buffer to Structure = 30-ft  
 Plantings per 100 lineal feet of Bufferyard = 6 trees and 14 shrubs



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PMVK Properties - VIP Storage

CAD Filename:  
Preliminary Design

CDI Project No.  
2025-029

Drawn By:  
JLU

Checked By:  
JDP

Scale:  
1" = 80'

Date:  
2/12/2026



609 Main Ave S  
 Brookings, SD  
 605-696-3200

Sheet No:  
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# Preliminary Grading Plan

BLOCK 1 OF SOUTH HAVEN ADDITION AND KALANI PLACE RIGHT-OF-WAY, ALL IN THE NW 1/4 OF THE SE 1/4 OF SECTION 11, T109N, R50W OF THE 5<sup>TH</sup> P.M., BROOKINGS COUNTY, SOUTH DAKOTA

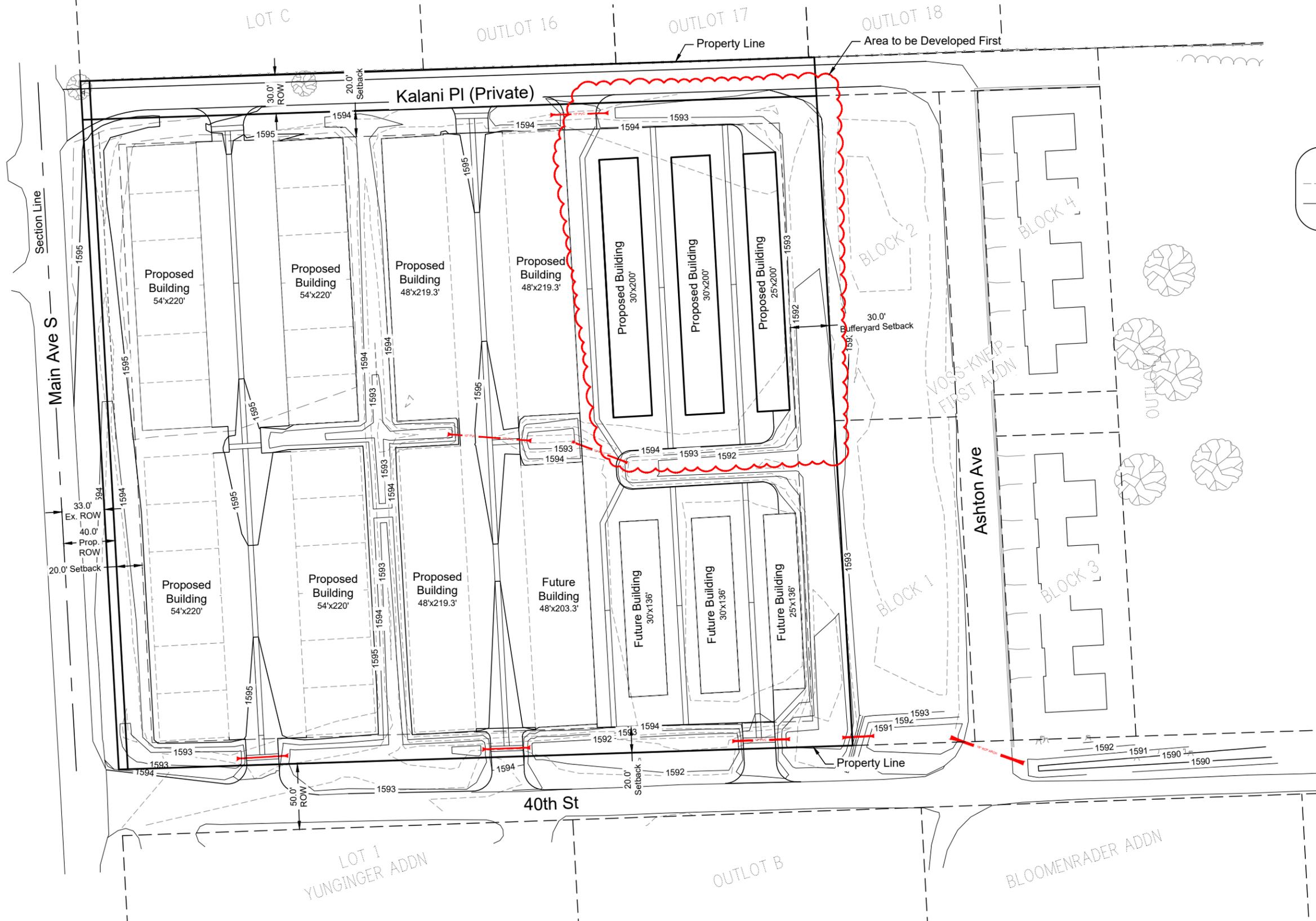


Scale: 1" = 80'



### SITE LEGEND

- Existing Contours
- Proposed Contours



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# Preliminary Drainage Plan

BLOCK 1 OF SOUTH HAVEN ADDITION AND KALANI PLACE RIGHT-OF-WAY, ALL IN THE NW 1/4 OF THE SE 1/4 OF SECTION 11, T109N, R50W OF THE 5<sup>TH</sup> P.M., BROOKINGS COUNTY, SOUTH DAKOTA

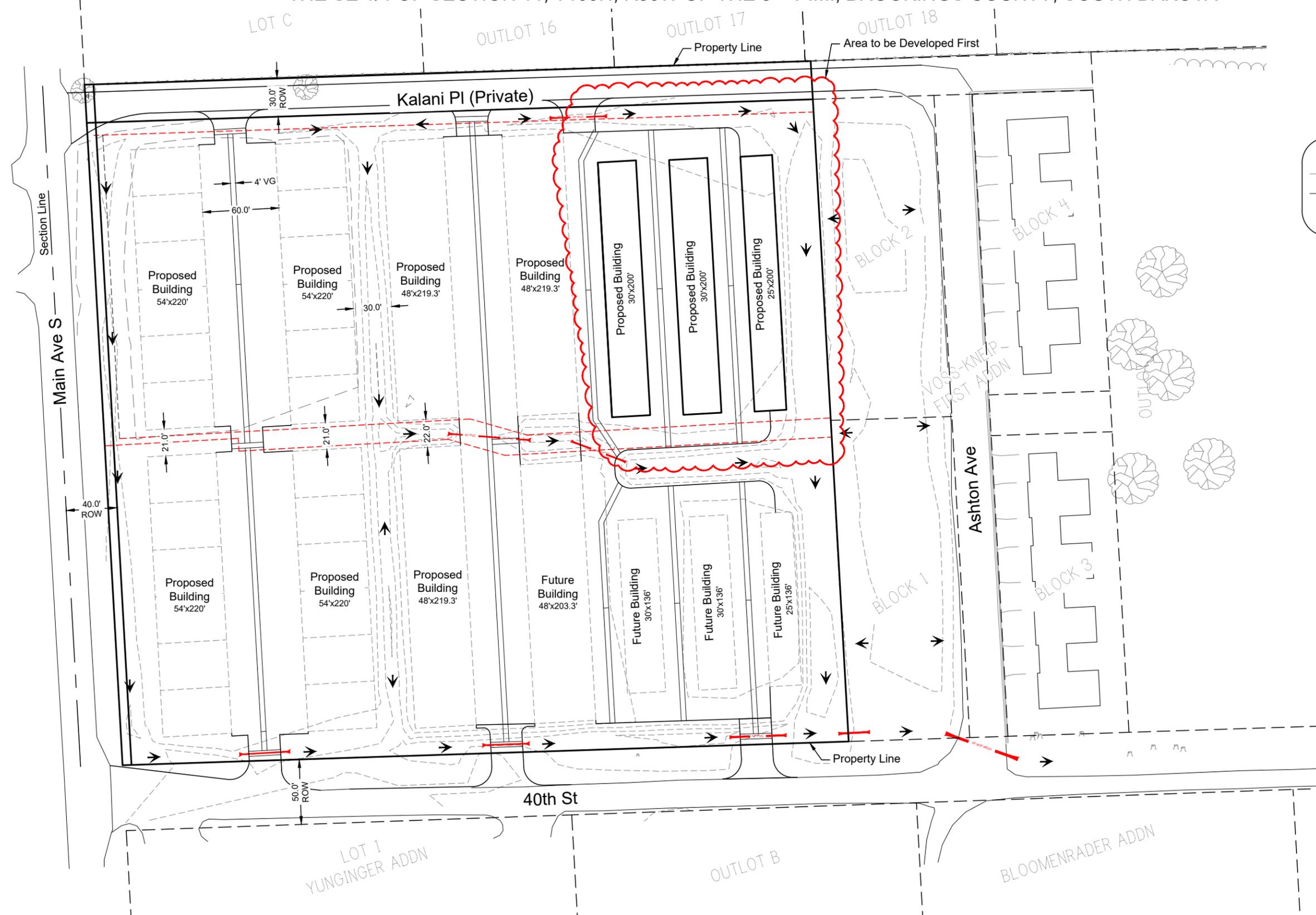


Scale: 1" = 80'



### SITE LEGEND

- 1606 Existing Contours
- 1606 Proposed Contours
- Drainage Arrow



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# Preliminary Utility Plan

BLOCK 1 OF SOUTH HAVEN ADDITION AND KALANI PLACE RIGHT-OF-WAY, ALL IN THE NW 1/4 OF THE SE 1/4 OF SECTION 11, T109N, R50W OF THE 5<sup>TH</sup> P.M., BROOKINGS COUNTY, SOUTH DAKOTA

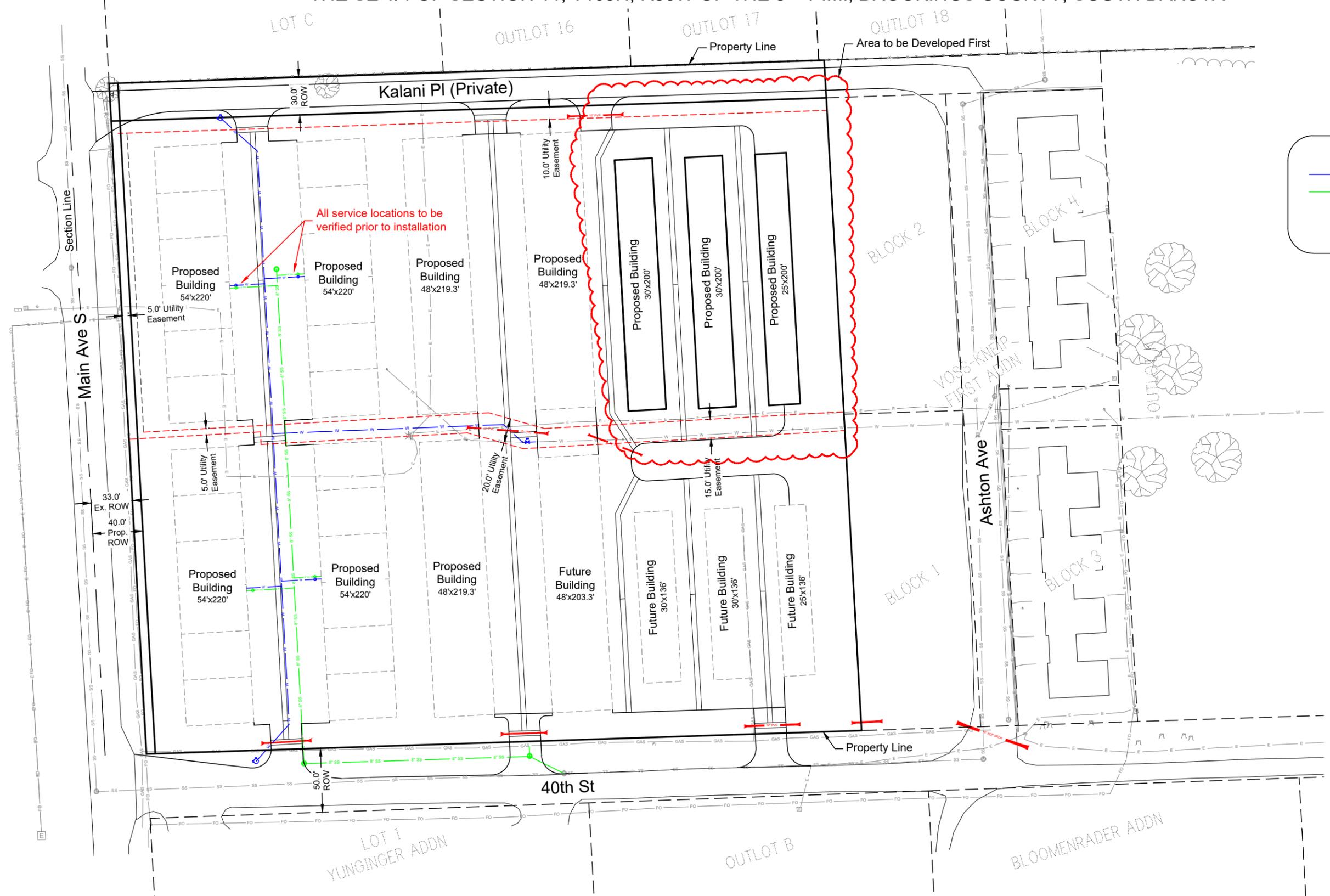


Scale: 1" = 80'



## SITE LEGEND

- Proposed Water
- Proposed Sanitary Sewer
- Proposed Fire Hydrant
- Proposed Sanitary Manhole



All service locations to be verified prior to installation



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# Preliminary Landscaping Plan



Scale: 1" = 80'



## SITE LEGEND

-  Proposed Tree
-  Proposed Shrub
-  Proposed Foundation Planting

Buffer Yard - B-3 Adjacent to Joint Jurisdiction R-3A  
 Type C: Minimum Buffer to Structure = 30-ft  
 Plantings per 100 lineal feet of Bufferyard = 6 trees and 14 shrubs

Bufferyard Length = 464-ft  
 Trees = 28  
 Shrubs = 65

Note: This layout was not prepared by a landscape architect and is being provided for visual purposes. The final layout and details shall be performed by a landscaper having knowledge and experience performing the work required to meet the City Landscaping Ordinances.



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